Smiths Beach Project

Visual and Landscape Assessment

9 December 2021

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To some people, all the countryside that has been touched by man is spoiled, and so an unspoiled environment is an empty one.

The view that an unspoiled environment is one untouched by man can hardly be pushed to its logical conclusion, and in any case it is misleading, first because it sets Man against Nature, where it is more illuminating to see man as a part of nature; and secondly, because man is not always a despoiler. He can also be creative. Some of the world's finest landscapes are man-made.

Sense of Place. (George Seddon, 1972)

Contents

Executive Summary

Smiths Beach, A Visual and Landscape Assessment

The proposed development (Proposal) has been informed by a comprehensive assessment of the environmental and landscape values of this place. This approach has benefitted from the wealth of previous studies of the locality and the district.

The planning and design of this Proposal adopted guiding principles that were landscape focussed;

- Retention of natural landform and landscape character.
- Vegetation management for bushfire protection.
- Regenerate all disturbed areas.
- Enhanced foreshore with increased public amenity.

The project vision included the following key objectives;

- Landscape Led - allowing the landscape to define where the appropriate location for development is.
- Visual Integration - design and location of built form sensitively located within the landscape to minimise visual impact.
- Environmental Safeguard - protecting the site from bushfire risk and coastal erosion processes.
- Landscape Rehabilitation - regenerating degraded areas of the site with endemic species.

Image 1. *The promontory and headland that is the site is the western end of a sweeping bay and seen in panoramic views from the north and east.*

The location of the Proposal is sited on a promontory within the Leeuwin-Naturaliste coastline. It has a direct relationship with the Cape to Cape Track. The site is situated towards the south end of a large sweeping bay extending north east to Yallingup and Torpedo Rocks. The Smiths Beach bay lies below the primary ridge line that forms the skyline to the south. The site is well vegetated with low granite heath dominating the western portion and headland and Peppermint low forest and Banksia woodland the rest.

The site and its immediate contextual landscape is a naturalistic landscape and includes the existing settlement of Smiths Beach. This comprises Smiths Beach Resort and Canal Rocks Apartments, a dense group of holiday units located adjacent the north east boundary of the subject land and the holiday units located higher on adjacent land to the east known as Chandlers.

The topography of the site separates two primary areas of landscape character units. The promontory ridge and western side exhibiting wilderness like qualities and the eastern side, a naturalistic landscape forming a broadly convex landform containing existing buildings.

Views to the site from the south west are all experienced within the context of a wilderness like setting with limited human infrastructure in the view. It has therefore been important to ensure the proposed development does not affect

this experience. From Canal Rocks along the Cape to Cape walking track towards the site, this has been the objective. The views experienced from the north east, generally have the great majority of the subject site in view. These views commonly are within the context of the existing observed settlement but are naturalistic. These views will change as the majority of the site area is always in view.

To address minimising adverse visual impacts, the approach to development has been to adopt Visual Management Measures as design responses rather than to consolidate significant change to an area that would then be in contrast to the character. Consolidating to an area was considered to create an intrusive urban-like element into all potential views and is an outcome that could be delivered under the current Structure Plan. To address this challenge, the Proposal has adopted landscape led site planning and design to achieve a form that can contribute to the landscape positively, creating an unobtrusive tourism facility that retains vegetation through a dispersed low rise built form and utilises materials that are complementary in colour and texture to the existing landscape.

The key objectives adopted in the iterative design process included;

- PROTECT THE ROCKY HEADLAND, SECONDARY WESTERN RIDGE AND FLANKS, WHEN VIEWED FROM THE EAST AND NORTH EAST, MIDDLE DISTANCE AND LONG DISTANCE VIEWING LOCATIONS.
- MAINTAIN THE WILDERNESS QUALITIES OF THE WALKING TRAIL EXPERIENCE WEST OF THE RIDGE THAT FORMS THE SMITHS POINT PROMONTORY.
- HAVE REGARD TO THE VALUE OF RIDGE BACKDROPS WHEN THE DEVELOPMENT IS VIEWED FROM THE COASTLINE AND TRAVEL ROUTE CORRIDORS.
- RETAIN AS MUCH VEGETATION AS PRACTICAL.
- ENSURE THE DEVELOPMENT IS RECESSIVE AND NOT OBTRUSIVE IN RECOGNISED VIEWS OF IMPORTANCE.
- DISAGGREGATION OF BUILT FORM AND EXCLUSION OF FENCING.
- ENSURE REFLECTIVITY AND COLOUR OF MATERIALS DO NOT ADVERSELY AFFECT SIGNIFICANT VIEWS.

Disaggregated buildings are spread to allow for retention of managed vegetation. The ridgeline that forms the skyline in panoramic views is protected and form, colour and texture of buildings arranged to create a scene that respects and is equal to its setting. Built form, materials, roads and paths have been arranged to blend where practicable and arranged as a composition in the landscape rather than an imposition on it.

The plan is the outcome of responding to the values of this landscape as illustrated by this summary (opposite).

Image 2. *The site is seen as a component of the larger panoramic landscape.*

LEGEND

1. Excellent vegetation maintained.
2. Ridgelines maintained as skylines from key views.
3. Distinctive straight firebreak revegetated or utilised for proposed accessway to Western holiday homes.
4. Disaggregated, low-rise built form comprising natural materials and colours. Dispersered built form enables managed vegetation to be established.
5. Low- profile, grouped building form.
6. Potential visual impact of vehicle parking on Smiths Beach Road avoided.
7. Spine of managed, retained vegetation.
8. Primary roads integrated along contours.
9. Built form positioning offset within lots for optimisation of vegetation framework with no fencing to retain local character and avoiding a 'suburban-based' outcome which would greatly increase any visual impact.
10. Builtform setback from entry roads to limit visual impact of development from key entry locations and maintain naturalised entry.
11. Predominance of curved road design to maximise visual mitigation while minimising contrasting straight lines.
12. No visible development views from the west and south-west
13. Area of development visible from north and eastern locations designed to effect greatest visual mitigation of built form and a composed aesthetic for visual integration.

N

Not to Scale

Figure 1. *Key Elements of the Design Approach*
Base Plan created by McGregor Coxall

1.0 - INTRODUCTION

This report has been prepared to assess the visual implications, effects and impacts of the proposed development at Smiths Beach. There is a long history of proposals at this sensitive location and this report has the benefit of being informed by a body of opinion, previous assessments, statements by various parties including the Environmental Protection Authority, State Administrative Tribunal, Government Departments and community groups.

The assessment has been undertaken in broad compliance with the guidance contained within Visual Landscape Planning in Western Australia, 2007 WAPC (VLPWA). It also reflects the guidance provided by the Western Australian Planning Commission endorsed "Methodologies" in regard to the landscape and visual assessment and analysis of this location.

The guidance provided by WAPC for Visual Landscape Planning sets out two processes that are used to obtain a position for implementation. This is set out in VLPWA, Part Two.

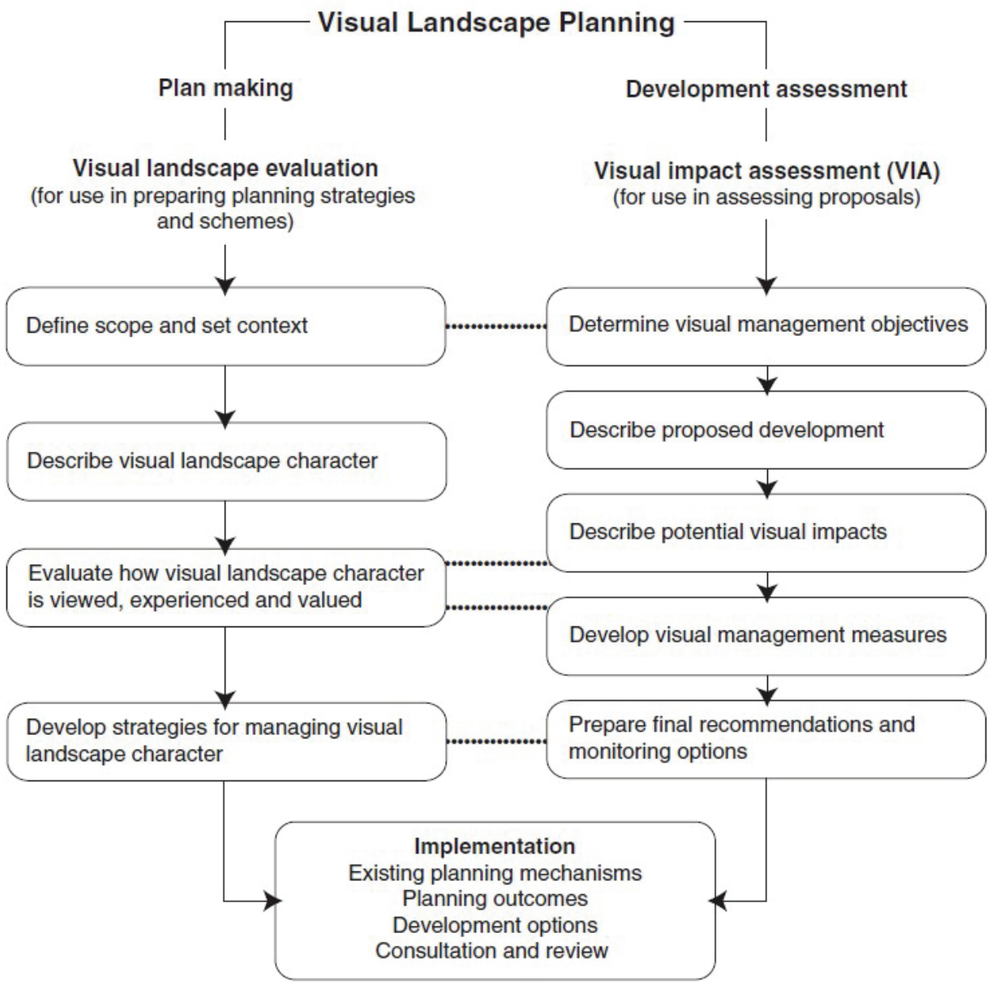


Figure 2. *Relationship between visual landscape evaluation and visual impact assessment*

Within the context of this project, the visual landscape evaluation is an inherent part of the process of site planning and detailed design. This in depth understanding of the landscape character and how it is experienced, is one of the steps that is also set out within the “Methodologies”. As this proposal is for a specific development, the process has been to embrace landscape evaluation as the foundation of a design approach and adopt visual management measures in all aspects of the proposal as the design progressed. This detailed development application is the result of extensive studies of the location ensuring cultural knowledge, ecological factors, fire management implications and visual change are addressed holistically.

The past planning for the site created a Structure Plan (formerly a Development Guide Plan) that reflected historical planning issues. To a great extent this was borne out of the application of the “Methodologies” identifying an area of development. The Proposal is an entirely different approach that is based on a comprehensive understanding of the significant landscape importance of this location and of the need to deliver a known development that acknowledges the inevitable changes in the landscape that will result. This approach has an objective of visual integration through responsive designs.

The adopted design approach is to create a unique landscape response that is a new and relevant landscape of integrated, site specific built form and vegetation outcomes, composed to create a valued landscape element within the broader district.

Throughout the current planning and design process, various studies have been integral to the progress of the proposal. The current plans benefited from collaborations and critical comment from many leading planning and design professionals and refinement and amendment arising from comments received through the Design Review Process. The approach to this proposal included an iterative site planning and design process that recognises the significant landscape values that are important.

This report clarifies the work undertaken, placing it within the framework guided by the VLPWA and being cognisant of the Methodologies. The purpose of the report is to define a study process to be undertaken to:

- Assess the aesthetic values of Location 413 Smiths Beach and its setting;
- Define objectives and standards for future management of these values; and
- Inform the detailed design of the Proposal.

This report sets out how the proposed development has been advanced to address the challenges of designing an environmentally responsive development that reflects the scenic values of this place. It analyses the attributes of the area that are the very reason for visitation and assesses the visual changes that are inevitable when buildings and infrastructure become part of a new landscape.

2.0 – VISUAL LANDSCAPE EVALUATION

Step 1: Part 2. Visual Landscape Planning in Western Australia.
Methodologies Part One - Step A, Assessment of Values.

2.1 Scope and Context

The scope of this report is to ensure that the Proposal benefitted from a wealth of understanding, garnered over time of how important this location is as a landscape. The design team and their decisions were informed through an iterative process that reflected the value placed on the location. The site, district and region has been assessed for its landscape values through many studies over years leading to a rich resource to draw on. This resource has assisted in understanding community perceptions and sentiment in regards to how this significant landscape is valued.

Importantly the literature review included an appreciation of the guidance provided by 'Visual Landscape Planning in Western Australia, a manual for evaluation assessment, siting and design. WAPC' (Nov 2007). This expansive document has become the key reference when addressing visual change in the Western Australian landscapes.

In addition, a great amount of existing research exists in relation to landscape and visual assessment. Many studies have been undertaken to try and quantify values or record what elements are valued when experiencing various landscape types. Classification and measurement of aesthetic values has been the subject of many papers and studies that address subjectivity and shared values. (see Fabos and McGregor (1979), Ribe 1989, and Zube et al (1982), 'Visual Quality Assessment Methods in Landscape Architecture Studies', Mehmet Kivanc Ak (2013), 'Integrating The Aesthetic Value Of Landscapes And Biological Diversity', Anne-Sophie Tribot, Julie Deter and Nicolas Mouquet (2018).

Much of this research focuses on visual aesthetic values and uses a psycho-physical approach to identify the relationships between environment characteristics and a person's response. It is understood that cultural context, and a person's own cultural and life experiences as well as other emotional and sensory inputs affect appreciation of a landscape.
Valuable guidance is also provided in The Landscape Institute and the Institute of Environmental Assessment jointly published, Guidelines for Landscape and Visual Assessment (2002).

In all the techniques of evaluation and assessment, there is a reliance on an understanding of where changes within the landscape may be seen from and how they are experienced. Therefore the identification of important views and the definition of the "zone of visual impact" or "seen area" forms a primary tool.

Landscape evaluation can include a review assessing the ranking of landscape values and importance, placing values and assessment criteria against particular attributes. Many historical studies have provided exhaustive dialogue in this regard. The premise of the current proposal is that this location is a highly valued landscape that is natural in character. Repeating or breaking down this core awareness does not contribute to an assessment. To align with the Methodologies the scope included establishing a knowledge base and literature review that was a valuable resource in considering development form and structure.

The various evaluation techniques pursue the task of eliminating or defining subjective values and aim to understand those elements that combine to create an aesthetic that is valued. Within the context of this location the acknowledged characteristics that are of great value are well recorded being:

- The naturalistic landscape that accommodates few buildings in broad views;
- The expansive panoramic views of ocean and landform;
- The ridges and geographical features that make up the landscape; and
- The expanse of natural vegetation.

2.1.1 Relevant Data

To update all previous studies of the site, comprehensive contemporary information has been assembled primarily from new terrain and feature survey information produced by consultant surveyors MNG. Site specific Lidar survey has enabled exacting computer modelling for the project based upon topographic data, site features and existing vegetation massing. This data was used to construct a three-dimensional digital model of all vegetation on the site as well as the landform. This information provided an accurate height of all vegetation to be assessed and analysed. The survey data was then used in various computer software programs to inform development decisions and address visual impact.

The immediate area of location 413, Smiths Beach has 2m interval contours, elsewhere the contextual topography has 5m intervals. Datum used is AMG zone 50/AHD.

The digital terrain model (DEM) prepared for the Proposal was used within architectural and engineering design software. The survey data was used within various AutoCAD, Autodesk and SketchUp software programs to supplement and check aspects of the study and used by the architectural design team for the Proposal. The Proposal data was also installed into a 3D interactive suite of visualisation software called SKYLINE. The SKYLINE interactive environment is created by fusing (overlaying) aerial imagery and terrain elevation data and other 3D / 2D information sources including GIS layers. This model was used to fully understand the landform and topographic features and to evaluate the visual effects of the Proposal within the broader landscape.

On the site the height accuracy of survey is to plus/minus 0.25m. The DEM for the balance of the model external to the site was based on the 2m contour series mapping available from Landgate.

A key source of data has been Landgate and information sourced from dataWA, the State Government's open data catalogue and Landgate's shared location information platform (SLIP). In addition, reviews of previous reports of related work and a comprehensive field survey, was undertaken by members of the project's planning and design team. In addition, supplementary field surveys were undertaken to validate aspects of the visual appraisal and landscape analysis.

2.1.2 The Policy Framework

Primary policy guidance for development within sensitive landscapes is provided through State Planning Policy No2 (SPP No 2), the Environment and Natural Resources Statement of Planning Policy No.2 (WAPC June 2003). This policy paper provides broad guidance and states that planning strategies, schemes and decision making should identify high value landscapes, and consider the capacity of the landscape to accommodate change. It requires consideration of the need for a landscape assessment for changes that may have a significant impact on sensitive landscapes. The Environment and Natural Resources Policy (WAPC, 2003) defines the principles and considerations that represent good and responsible planning in terms of environment and natural resource issues within the framework of the State Planning Strategy. The policy identifies the importance of protecting and enhancing landscapes and states the need:

- to identify and protect landscapes with high natural resource value;
- for careful planning, siting and design of development proposals in a way that is sensitive to the landscape character; and
- for landscape or visual impact assessment for proposals that may impact on sensitive landscapes (DPI,2007).

Refer to Appendix 1. Statement of Planning Policy No 2 Section 5.9

The SPP No 2 provides overarching guidance and as this site is within an area valued for its natural beauty it is subject to additional specific policy guidance. The site and its surrounds provide people with experiences of a natural landscape character that has local and regional significance. Reflecting this while acknowledging the tourist demands and resultant development pressures of the region, a specific policy framework exists to protect the landscape values. The main instrument being the Leeuwin Naturalist Ridge Statement of Planning Policy (SPP No 6.1), prepared under the Section 5AA of the Town Planning and Development Act 1928. The policy has key statements in relation to the site including;

- The site is identified as a Tourist Node;
- It identifies the site as being within a Travel Route Corridor and an area of Natural Landscape Significance;
- The land is in a National Park Influence Area; and
- Principle Ridge Protection Area, for the Western portion of the land.

The Leeuwin Naturaliste Ridge Statement of Planning Policy (SPP No 6.1) Statements and Land Use Strategies and the LNRSPP Vision and Overall objectives set out to;

- Conserve and enhance the special benefits arising from the landscape elements that form the fabric of the region;
- Respect and conserve its outstanding natural and cultural heritage and environmental values;
- Cater for population growth consistent with the objectives of the LNRSPP and provide a range of settlement options located to enhance the economic, social and environmental functions while promoting high quality and innovation in urban design and built form;
- Protect agricultural land for its economic, landscape, tourism and social values;
- Encourage a mix of compatible land uses while separating conflicting land uses;
- Foster a sense of community and creativity for the benefit of all residents and visitors for future generations; and

- Protect agricultural land for its economic, landscape, tourism and social values.

The City of Busselton Local Planning Scheme No. 21 provides requirements and guidance specifically related to the site.

- Clause 3a of Schedule 2 requires the preparation of a Visual Impact Analysis and Management Plan to be endorsed for the subject site.
- Clause 2(g) of Schedule 8 requires a Visual Landscape Assessment to be prepared as part of the Structure Plan for the subject site.
- Clause 4(a) of Schedule 8 requires the Developable Land Area of any development on the site to be informed by various matters, including the overriding need to protect the visual amenity, natural landscape and environmental values of the area.
- The proposed development site is also included in the Landscape Value Area Special Control Area in the Scheme. Clause 5.4.2 of the Scheme states that development approval will not be granted in the Landscape Value area or on land on or near any ridgelines where, in the opinion of the local government, that development is likely to substantially detract from the visual amenity of the area, having regard to, among other things, the cumulative visual effect of the development related to other development that may be anticipated in the locality and in the area generally.

As well as the planning framework, the Environmental Protection Authority (EPA) Guidance Statement Number 33 (EPA, 2008), provides a position on Visual Amenity in Part B (Landscape and Landforms) and Part D (Social Surroundings). The objective for visual amenity is to ensure that visual amenity is considered and measures are adopted to reduce adverse visual impacts on the surrounding environment as low as reasonably practicable (Section D.32).

2.1.3 The Previous Studies

This location specifically and the broader district and region have been the subject of extensive previous studies. The relevant studies have been accessed again within the present process. These relevant studies are:

- landscape character type mapping of the region as part of a state-wide project (CALM 1994) ;
- broadscale 'visual resource' mapping of the SW region (CALM), the western half of the Shire of Augusta-Margaret River (James 1992), the Leeuwin-Naturaliste National Park (CALM 1989), and the Cape Naturaliste area (DPUD) ;
- landscape assessment of the region for the Leeuwin Naturaliste Ridge Planning Review (CALM 1997) ; and
- project level assessments for Bunker Bay, 'Ridgelands', Wyadup, Injidup, Gnarabup/Prevelly Park and Hamelin Bay.

These historical references establish that the area holds significant landscape values that are consistently upheld through various levels of assessment. In addition there have also been well recorded analysis that has been undertaken on previous proposals which provide additional insights;

- Visual Imapact Assessment Lot 783 Mitchell Dv, Lots 501, 502, 504, Reef Dv Lot 503 Seagrass Pl, 5484 Wallcliffe Rd,

Image 3. *Smiths Beach, looking north to Yallingup and Torpedo Rocks. Gunyulgup Brook seen at the base of the dune.*

Gnarabup (Emerge 2021);
- Smiths Beach Additional Visual & Landscape Analysis from Torpedo Rocks (EPCAD 2009);
- Smiths Beach Applied Methodologies - Landscape and Visual (EPCAD 2007);
- Location 413 Smiths Beach Western Australia, Landscape and Visual Assessment Technical Report (Land Design Partnership 2005); and
- Portion of Sussex Location 815 Wallcliffe Road Landscape Study, Gnarabup, Beach Pty Ltd (John Cleary Planning 2000)

These studies generally confirm the significant landscape values and characteristics of the site and its context and the significance of the locality that attracts visitors and in turn has led to development initiatives to accommodate demand. The accepted and acknowledged position being that the contextual landscape to the south west of the promontory ridge has wilderness like characteristics and these need to be protected. The views from the north east are of special importance as the whole site is largely observed within a panorama of a naturalistic landscape. Within these views the protection of the primary ridge and secondary spur that form the skyline, is of key importance.

2.1.4 Consolidated Technical Mapping

The project team has access to all mapping of the detailed vegetation survey, drainage, landform and landscape assessment, available in report and data formats. This report has been prepared in broad accordance with the guidance of The Visual Landscape Planning in Western Australia and doesn't include one consolidated composite mapping of opportunities and constraints as was part of the Methodologies. The current design and this Visual and Landscape Assessment process has been informed by exhaustive reports such as the following documents and are supporting appendices to the main Development Application:

- Landscape Report, prepared by McGregor Coxall ;
- Bushfire Management Plan, prepared by Strategen-JBS&G ;
- Waste Management Plan, prepared by Encycle ;
- Heritage Report, prepared by Ethnosciences ;
- Environmental Assessment Report, prepared by Strategen-JBS&G ;
- Foreshore Management Plan, prepared by Strategen-JBS&G ;
- Coastal Hazard Assessment, prepared by MP Rogers & Associates ; and
- Engineering Report, prepared by Stantec

2.2 The Visual Character

Step 2: Part 2. Visual Landscape Planning in Western Australia.
Methodologies Part One - Step B, Classify the Area into Landscape Units.

2.2.1 Introduction

The visual characteristics of this location are well documented and accepted as being of high value, naturalistic and with wilderness like qualities. The site has its own intrinsic local characteristics which vary across its area but importantly the site constitutes a important component of a much broader landscape when viewed from contextual locations and travel routes. The primary travel route being the Cape to Cape walking track.

The broad regional landscape set within the policy of SPP 6.1 Landscape Classes Map identifies the area as being within the Western Coastal landscape character unit (Refer Figure 3).

The site forms an important landscape component of the broader area and is categorised in SPP 6.1 as comprising three landscape classifications. These are illustrated in the Landscape Classes Map as being part of a Travel Route Corridor within Natural Landscape Significance, a Travel Route Corridor within Rural Landscape Significance and the higher land to the south eastern corner of the site being of Rural Landscape Significance. After careful analysis, the present assessment of the site suggests that this small area is a local topographic feature of the site that has good vegetation cover and should be classified as an area of Natural Landscape Significance (Refer Fig 4).

The site is seen as just one part of a large scale, expansive landscape. The characteristics of this landscape are different when viewed from the south east and when viewed from the north east. The ridge line that runs out to Smiths Point being the dividing topographic feature that separates the two major landscape character units.

When seen from all areas to the north east, the landscape has a texture formed by a seemingly consistent vegetation cover over a broad sloping landform that terminates in the promontory that is the northern extremity of the site. This panoramic experience is balanced by the expanse of ocean. Dependent on the weather and light conditions the ocean has the potential to produce a calm character but the ocean movement can be very dynamic in character changing the experience. The muted colours of the vegetation are also dependant on season and light. Weather and light play a role in creating the mood experienced. Pattern of colour and textures, which although could be said to be random in nature create a cohesive uniform balanced panoramic landscape. Within this broad naturalistic landscape, buildings are present, dispersed on higher ground and grouped low at the edge of the bay as it extends out to the point.

The site is also a prominent element of the broad landscape character unit to its south and west. Here the promontory is a significant feature that meets the ocean in a rocky headland. This broad landscape that is a character running from Canal Rocks to the Smiths Point headland presents wilderness like characteristics. Human evidence is limited to the roads and infrastructure that enable access. Built forms are not apparent in the broad, steep topography that has a consistent cover of vegetation. As previously mentioned, the weather and light conditions can be very dynamic, creating a landscape of changing visual character with muted colours dependant on the light.

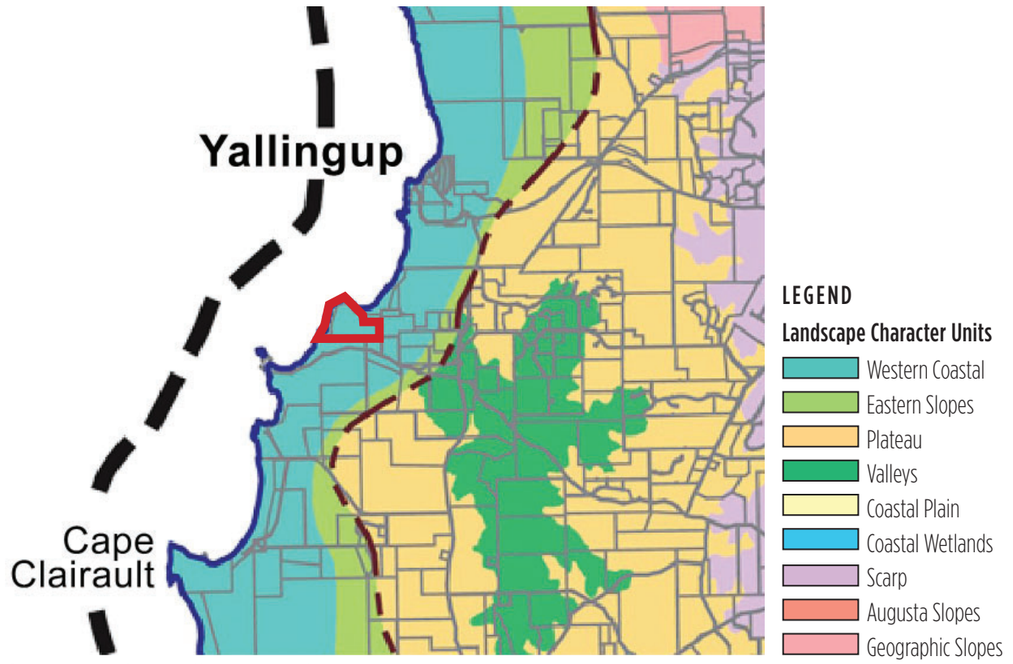


Figure 3. *Landscape Character Units*

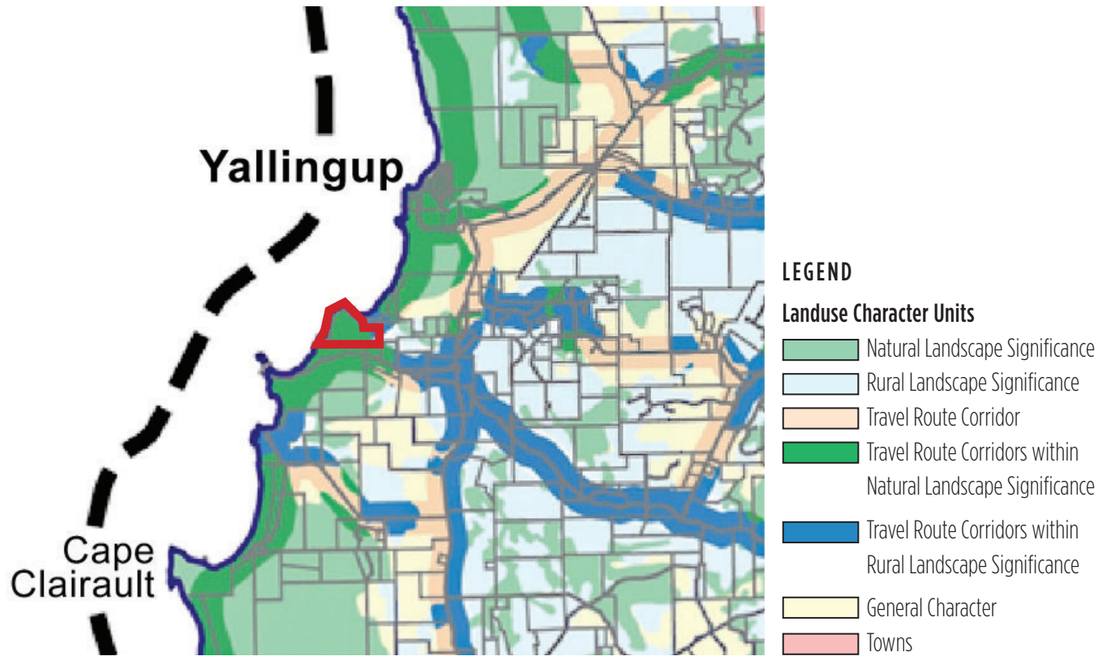


Figure 4. *Landuse Character Units*

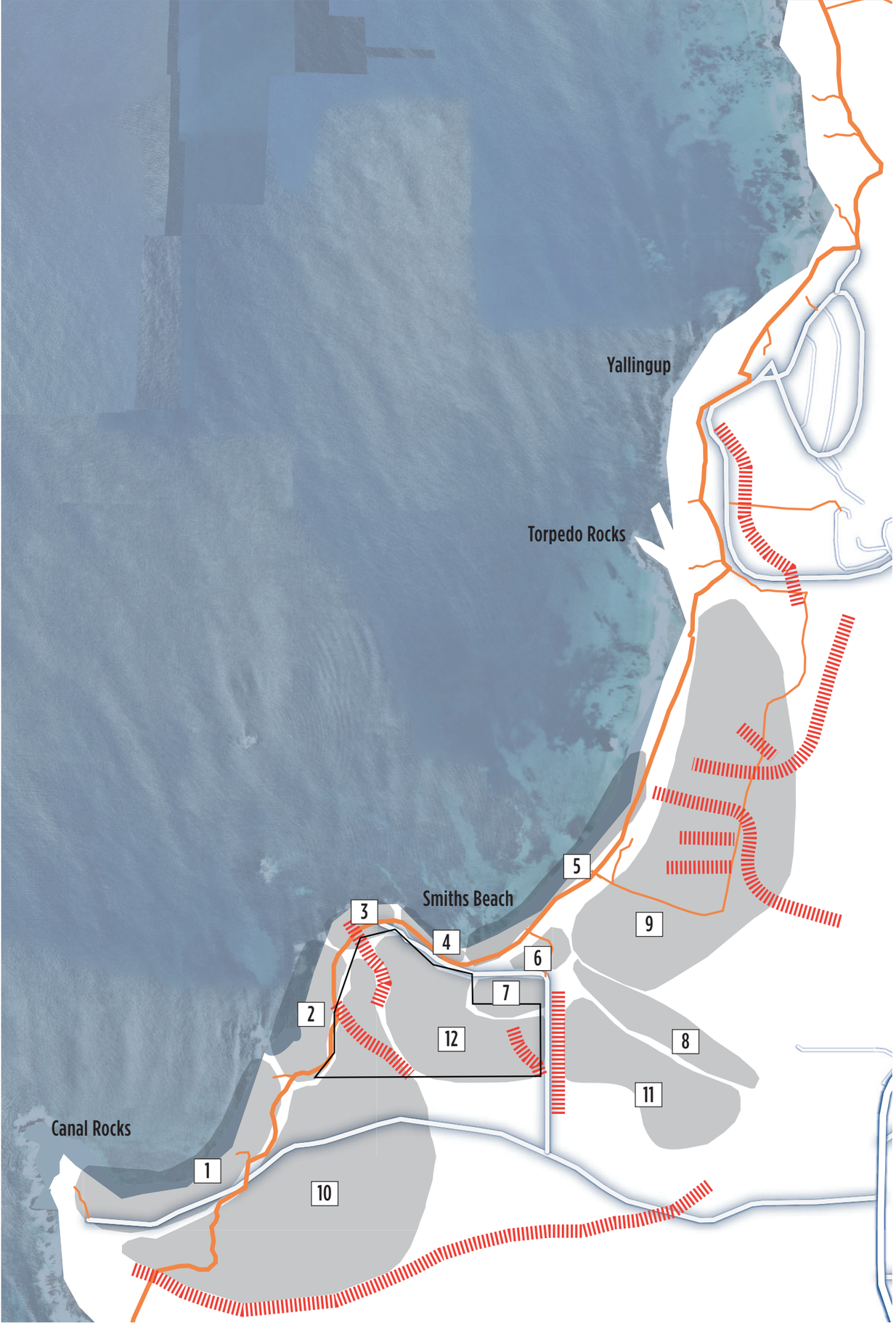
2.2.2 Landscape Character Units

The landscape architectural lead designer (McGregor Coxall) and the built form Design Team comprising, Kerry Hill Architects, Space Agency, Peter Hobbs, Morq and Officer Woods, all visited the site and accessed available material from previous studies. The landscape value of this place was at the core of design decisions that were informed by a new appraisal based on comprehensive updated information. The Design Team has, from the beginning, been aware and informed of the significant landscape values of this location. The area of study for classifications of landscape character was determined by understanding where the site could be observed from and how it may be perceived.

Character units have been identified based on landform and topographic features, the ocean influence, vegetation colour and texture, and land use activities. As well as the broader landscape characteristics experienced as panoramas, the subject land and its contextual setting was assessed at more detailed levels.

Refer Figure 5 Site Contextual Local Landscape Character Units Page 17

1. Sweeping Craggy Bay: rocky bay enclosed by a shallow convex landform with little evidence of human activity.
2. Craggy Rocky Coast: very steep sided granite rocks, cliffs and rock outcrops. Limited low ground vegetation, exposed to the south westerly winds.
3. Rocky Headland: very exposed and rugged point with the sea crashing into low rock groups. Low vegetation, expansive ocean views.
4. Broad Shallow sloping Rocky Coast: Foreshore of rock debris, and rock pools with some granite heath vegetation to higher ground. The area being less exposed than the coast on the west side of the headland and has a sense of enclosure.
5. Broad Sweeping Beach: long sandy beach. Human recreation activity and signs of activity.
6. Dune Coast: steep and high sand dunes with one primary peak being the dominant topographic feature. Infrastructure including car parking, fencing, electrical poles, dune access ways, signage and small structures.
7. Settlement: intensive cluster of two storey buildings, forming an urban character of contemporary buildings. Development prominent in the local environment.
8. Narrow Valley: narrow valley with meandering stream cutting through dunes. Not easily visible from publicly accessible areas.
9. Broad convex hill covered in vegetation: large topographic feature with lower steep slopes grading to higher rounded landform, heavily vegetated with little signs of human activity.
10. Broad convex hill, natural and semi natural: large topographic feature with lower steep slopes grading to higher rounded landform, heavily vegetated with little signs of human activity. Lower area forms flank to promontory.
11. Settlement: broad open hill side largely cleared of vegetation with very prominent chalet development.
12. Settlement influenced natural: concave land form, rising steeply from existing development and clothed in vegetation masking landform. Strong firebreaks cross the area.



LEGEND:

- Site boundary
- Level 1 (Cape to Cape) walk track
- Level 2 walk track
- Ridge lines

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N 0 1000m

Figure 5. *Site Contextual Local Landscape Character Units*

Very local characteristics were considered and this identified more intimately experienced character units. These were not necessarily always seen but could be experienced when the observer passed through them or near them.

Refer to Figure 6. Site Landscape Character Units Page 19

The site itself has its own character units only perceived when walking the area. These intrinsic characteristics combine and merge but can be defined. The Peppermint low forest and Banksia woodland that makes up the eastern area of the site is crossed by fire breaks and defined by the strong firebreak that rises as a straight feature across the topography. These character units are listed as secondary detail landscape character units as from a distance they can be hard to discern.

Granite Heath: area of low coarsely textured closed shrubland vegetation, sparse in areas, visually more prominent during spring flowering season.

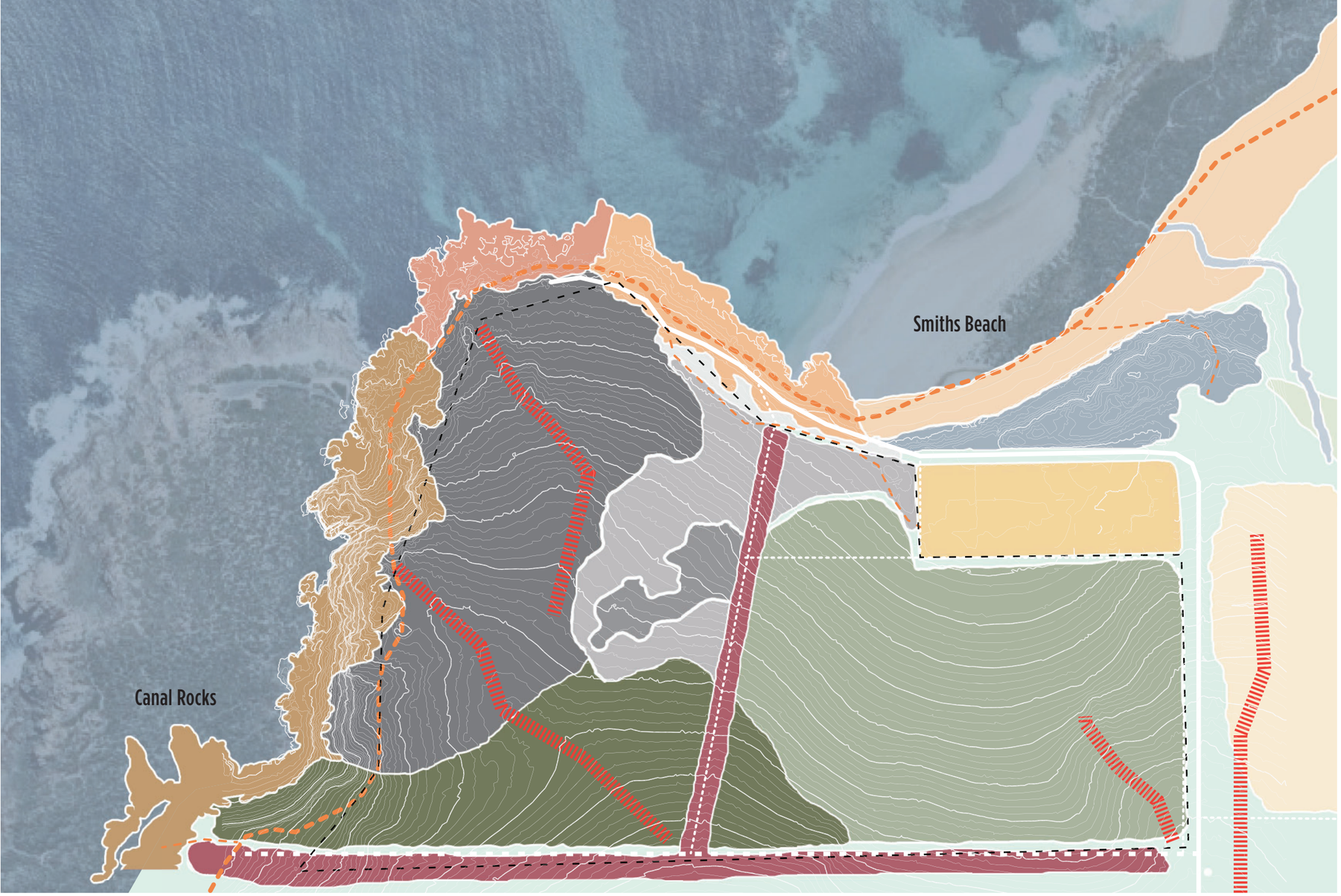
Transitional Woodland: an area that contains both low growing shrubland vegetation and isolated higher specimens providing a different textural quality to that of adjacent heath or Banksia and Peppermint vegetation.

Open Heath: more open coastal shrubland vegetation, disturbed with erosion.

Tree Outcrop: distinctive group of small trees based around Western Australian Christmas Tree (*Nuytsia floribunda)*

Low Open Forest and Woodland: Banksia, Melaleuca and Peppermint vegetation creating one strong textural and colour element across the area.

Highly Disturbed: linear cleared space with overhanging peppermint trees, sandy track undulating across landform.



LEGEND:

Character Units

- Site boundary
- Ridge lines
- Craggy rocky coast, steep sided
- Exposed rocky headland
- Broad shallow sloping rocky coast
- Sweeping beach
- Settlement
- Urban
- High Dune

Secondary Character Units

- Granite heath
- Tree outcrop
- Open heath
- Transitional woodland
- Low open forest and woodland
- Highly disturbed
- Road
- Walk track

N 0 250m

Figure 6. *Site Landscape Character Units*

2.2.3 Significant Features

Methodologies Part One - Step C, Identify Significant Features

The site including the immediate context of the foreshore has a number of significant features that combine to present its intrinsic characteristics. The ridge that forms the key topographic feature runs north west to south east and separates landscape character units that are experienced in the district.

The rocky foreshore that forms the promontory's interface with the ocean is broader and lower on the eastern flank of the promontory and steep and craggy on the western side. The eastern portion is covered in a low woodland and open forest that creates a homogeneous mass when observed from any distance and masks the underlying land form. The granite heath shrubland that dominates the western area is punctuated by visually obvious groups of trees. A strong firebreak clearing line rises in a straight line perpendicular to the topography. Other firebreaks are not as visually obvious running East to West.

Within the foreshore at the south west of the site is a very significant feature of a cove, colloquially known as the Aquarium. This distinctive location is not a feature that is obviously seen unless observed from the walking trail.
A local small ridge forms a higher area of land in the south eastern corner. This localised steepening of the landform is easily experienced on the site but is not a strong visual element within the contextual landscape.

Adjacent to the site there are landscape elements that are significant. These consist of the existing buildings and infrastructure associated with its use as a tourist destination. The resort "Chandlers" is an obvious built form that is highly visible from the beach and from more distant viewpoints. The Smiths Beach Resort and Canal Rocks Apartments form a dense grouping of buildings immediately fronting Smiths Beach Road. This built form is quite urban in character and although partially concealed behind a sand dune is seen from a distance. In close proximity the building group is the dominating element from the adjoining public realm. The sand dune that separates the built form from the beach creates a localised significant high point and has a viewing platform and access to its top. The roads and car parking that service existing uses are an element that contribute to the scene at close proximity but not within broader views.

As the site sits within important landscape character units and is a component of the wider contextual high value landscape, understanding its setting has been a foundation of site planning and design responses. The significant features in the local landscape combine to form a naturalistic coastal environment. From the exposed steep rugged rocky headland to the broad expansive white beach with a back drop of wooded rolling topography.

The contextual landscape from the site up to the settlement of Yallingup can be experienced as one large landscape, from the prominent headland of the site to the township and coastal feature of Torpedo Rocks. The broad rolling topography and panoramic ocean dominates with the skyline formed by the ridgeline, the colours and textures of the land creating the scenic qualities of the area. The individual residences set within the vegetation, Smiths Beach Resort, Canal Rocks Apartments and Chandlers Villas are the prominent built features in the local area.

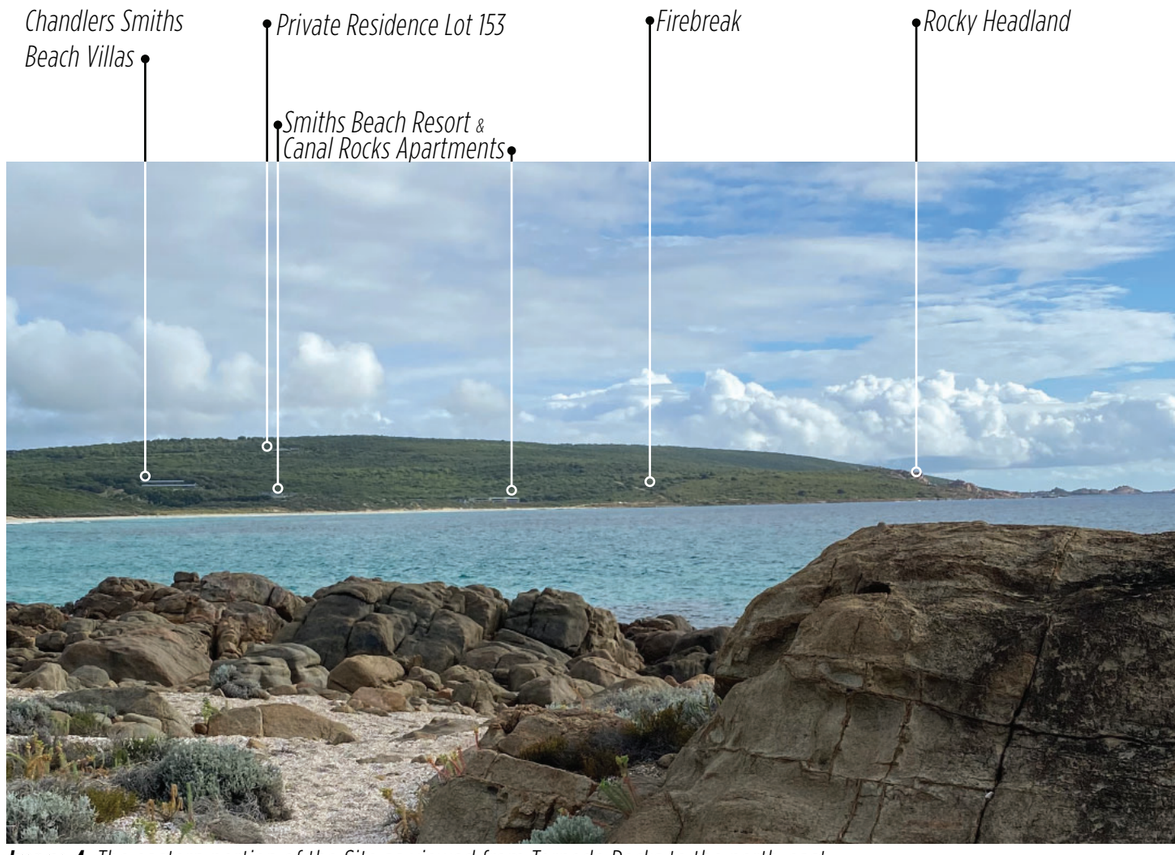
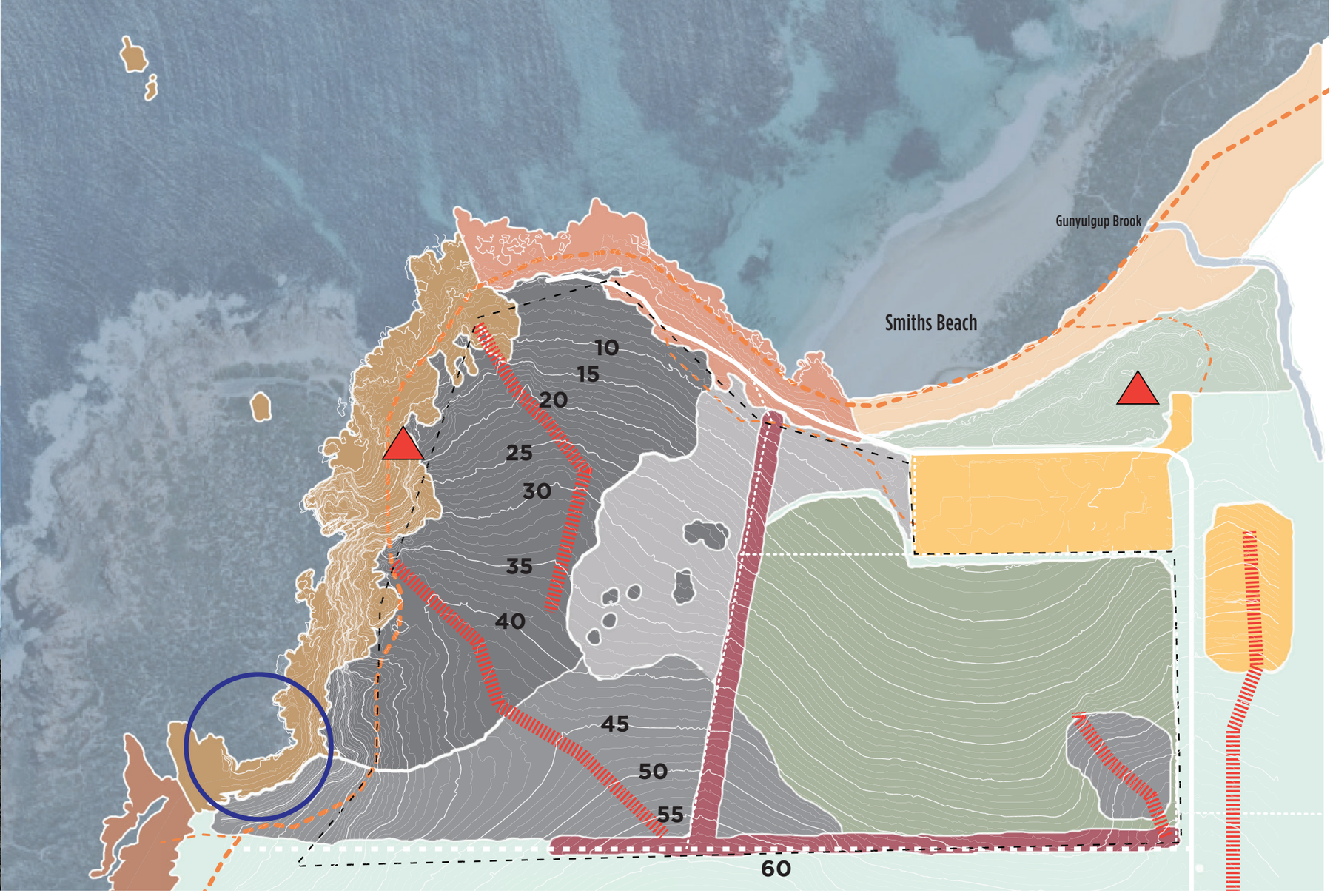


Image 4. *The eastern portion of the Site as viewed from Torpedo Rocks to the north-east.*

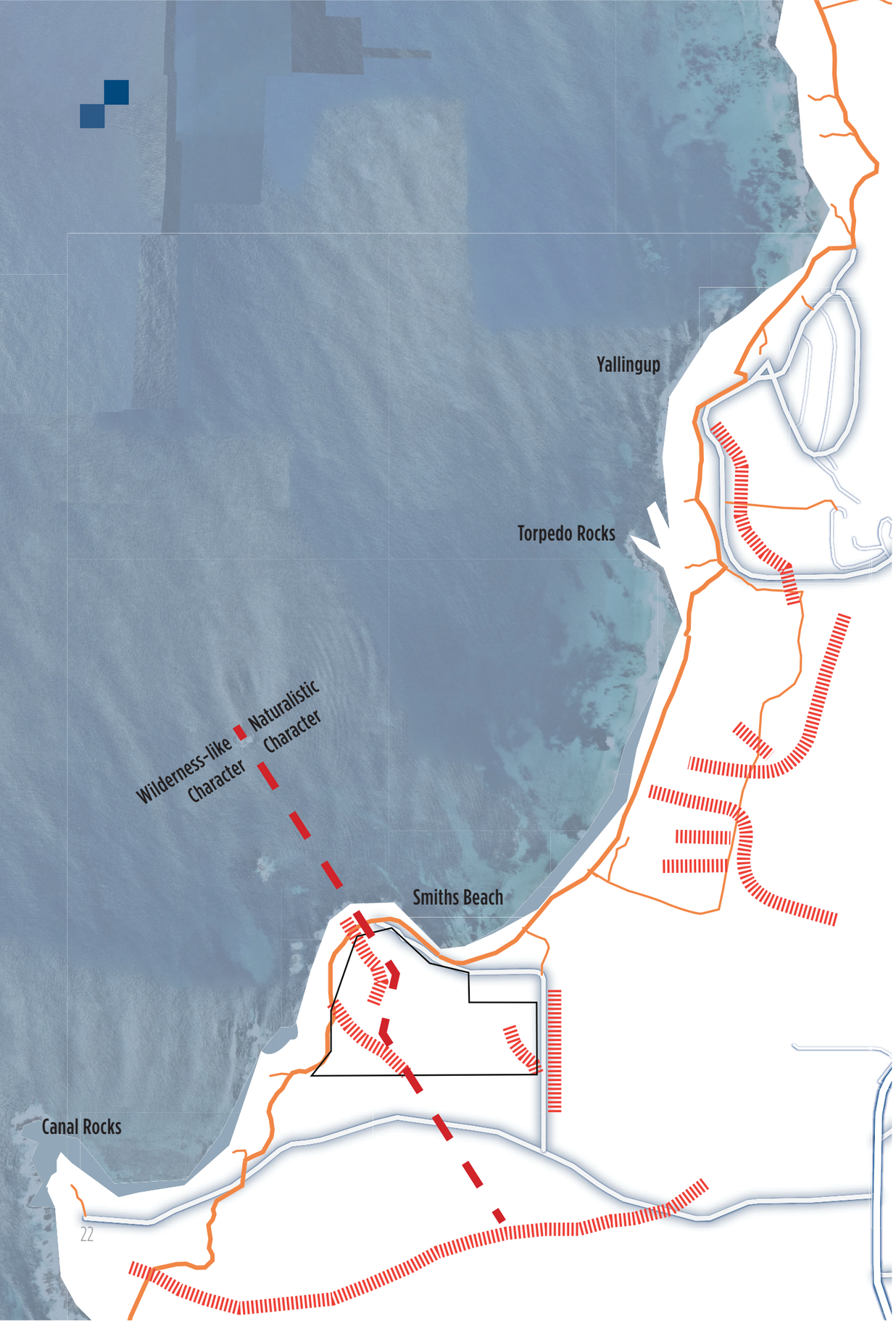


LEGEND:

- Site boundary
- Ridge lines
- Coast - Crags
- Coast - Shelf and cliffs
- Coast - Sloping Rocks
- Fire breaks (Strongly visible, others exist)
- Beach
- Dunes
- Open forest of Banksia & Peppermint
- Prominent vegetation/closed shrubland
- Prominent vegetation/forest/low woodland
- Open coastal heath shrubland
- Prominant Development
- Local high points
- Road
- Walk track
- Cove "The Aquarium"

N 0 250m

Figure 7. *Detail Site Landscape Significances*

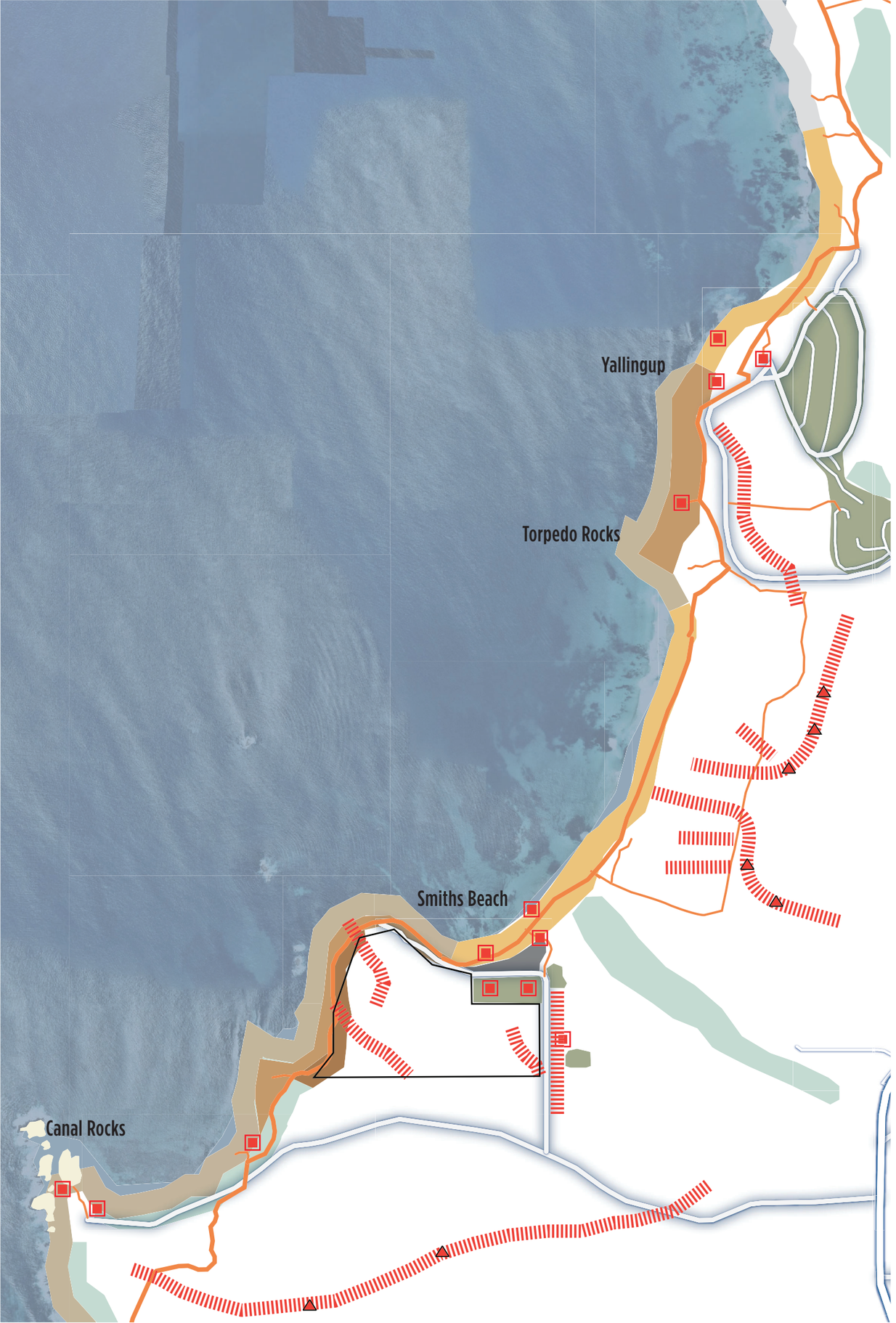


LEGEND:

- Site boundary
- Level 1 (Cape to Cape) walk track
- Level 2 walk track
- Ridge lines

N 0 1000m

Figure 8. *Primary Local Ridges & Landform*



LEGEND:

- Recreation use node
- Site boundary
- Level 1 road
- Level 2 road
- Level 3 road
- Level 1 (Cape to Cape) walk track
- Level 2 walk track
- Islands
- Dune
- Coast - shelf & cliffs
- Coast - beach
- Coast - crags
- Rock outcrops
- Steep slopes
- Heath & boulders
- Settlement
- Ridge lines
- High points

N 0 1000m

Figure 9. *Contextual Local Landscape Significance*

2.2.4 The Wilderness Quality of the Area

Methodologies Part One - Step E, Assess the Wilderness Quality (not required by VLPWA)

A proportion of the site itself as well as the contextual landscape to the south west exhibits visual and experiential qualities that have been identified as having wilderness like qualities. The area from Canal Rocks to the site's western extremities and rocky headland, creates a landscape that does not have substantial evidence of human activity other than infrastructure that enables access to the area.

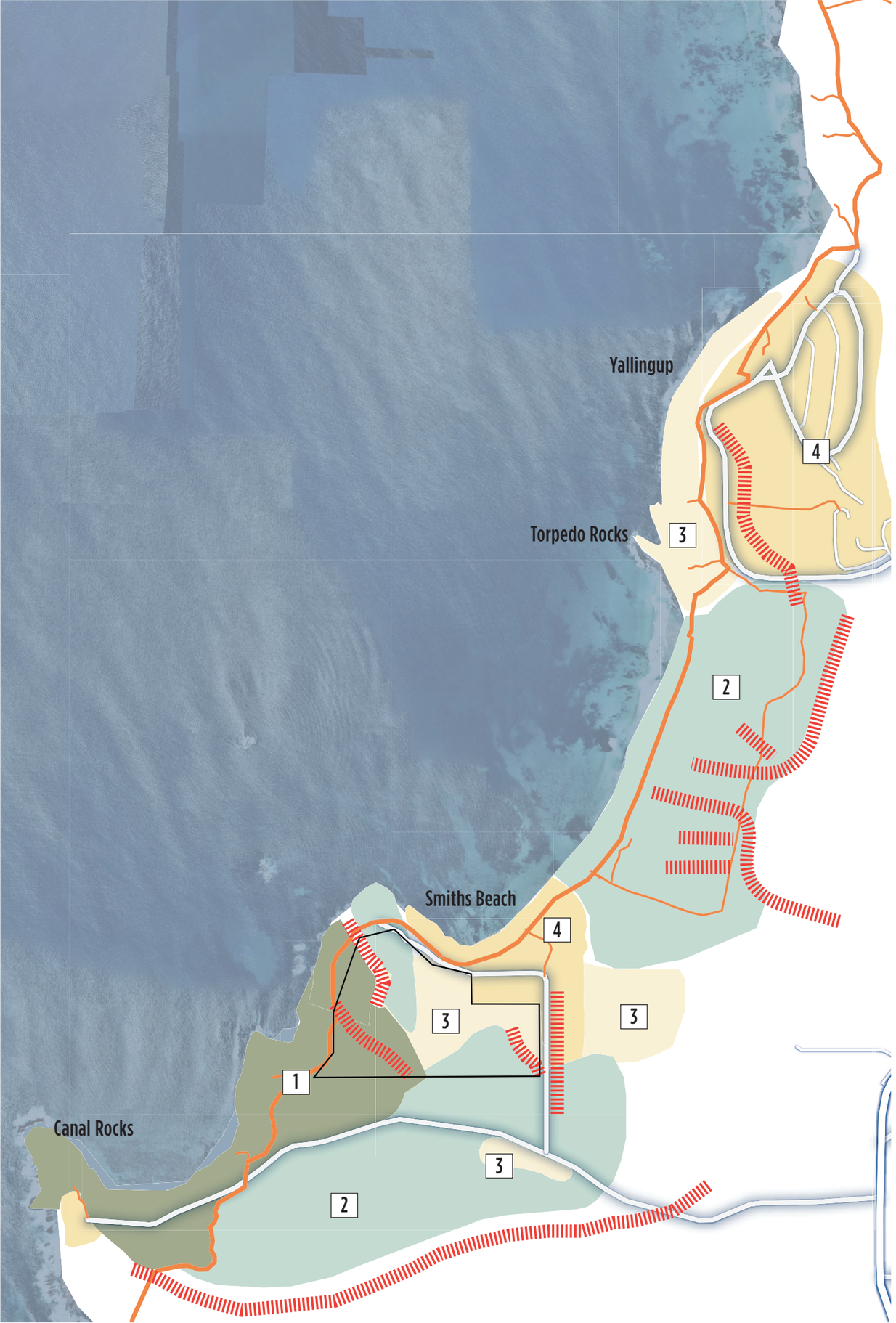
It is accepted that "Wilderness quality" means the extent to which a location is remote from and undisturbed by the influence of modern technological society. (DBCA Policy Statement No 62).

As such the area west of the ridgeline extending to the South, presents landscape attributes that although not strictly defined as such, are seen and experienced as "wilderness-like". This landscape with its rocky shoreline, expansive ocean views, rolling wooded landform and lack of major structures, is experienced from static views in and around Canal Rocks and from the Cape to Cape walking track to the west of the site.

The relatively low level of development that does exist in the area means that there is very little light pollution at night. This is also a consideration that any proposed development would include an associated lighting requirement and its nightime effects would need to be mitigated with an intent to minimise light pollution and spill. Daylight experiences will be the most common in terms of the public's amenity but identifying the qualities of this area requires consideration and sensitivity to also retain the experience of a wilderness at night time such as observing the horizon and night sky.

The Cape to Cape Track provides access to enjoy the amenity of remoteness. The section from Canal Rocks to Smiths Point is through an area that has little evidence of human influence. From the Smiths Point headland to Yallingup the observer is potentially aware of settlements and buildings.

Refer to Figure 8 . Primary Local Ridges and Landform Page 22
Refer to Figure 10 . Wilderness Quality Page 25



LEGEND:

- Road
- Walk track
- Site boundary
- 1 — Wilderness Like Zone 1 (High quality, little evidence of human influence)
- 2 — Wilderness Like Zone 2 (Quality, some evidence of human influence)
- 3 — Zone 3 (Moderate quality, human activity or structure)
- 4 — Zone 4 (Prominent human activity)
- Ridge lines

N 0 1000m

Figure 10. *Wilderness Quality*

2.3 Viewing Experience and Values

Step 3: Part 2. Visual Landscape Evaluation. VLPWA
Methodologies Part One - Step D, Identify Community Use

2.3.1 General Accessibility

The site is seen and experienced by visitors, tourists and locals who use the area for recreation, vacations, surfing and walking. It is seen from a wide range of locations where in many views it is a part of wide panoramas. Although the site is seen from roads and from vehicles, it is by far mostly seen and experienced “on foot”. The beach, walking trails and look outs provide the majority of experiences. Close views to the site are those that are obtained from the adjacent road, car parks, dune lookout and beach. The site is openly seen from Yallingup and Torpedo Rocks and if walking towards it on the beach or Cape to Cape walk, is generally in open view. When walking towards the site from Torpedo rocks, the site is seen but only that portion that is to the east of the promontory ridge. This site is seen and experienced when walking on the Cape to Cape Track on the west side of the promontory. The track is within the rocky foreshore and also enters the site for sections, winding through rocks and vegetation. Recognising the experiential importance the project adopted a foundation vision that the proposed development would be a focus of walking on the Cape to Cape track.

The value that these views have has been expressed over the years by the planning and environmental authorities and by publication of community sentiment. These have again been reinforced through stakeholder engagement. The project team fully recognises the sensitivity of any change to the landscape in this location. The site planning and design process adopted continual testing and refinement of their works to address visual management objectives.
The local community’s perceptions and attitudes to change of landscape character in this location have been consistent. The views to the site are highly valued. Its scenic qualities, recreational uses and naturalistic character are attributes that are perceived as a whole, as being one place, one landscape. The location is perceived as being a naturalistic environment. The existing development (Smiths Beach Resort, Canal Rocks Apartments) adjacent to the site is accepted, but not necessarily valued as contributing aesthetically to the area. The site itself is devoid of buildings and visual change within this existing status is considered by the local community as threatening the landscape value.

The site is in view from the majority of public viewing points. From the beach, the surf and routes from the north east. The view from the Torpedo Rocks area is of special significance. This location is a well-used and recognised tourist lookout. Other views are from vantage points on the road, car park, tracks and rocks. Changes to this view are therefore considered sensitive. All views to the site are considered to be of Level 1 or Level 2 significance levels as set out by the VLPWA. (Refer Appendix 2).

2.3.2 Community Use

Circulation patterns around this location are defined by the limited road network and walking trail. There is currently no public access around the site although within the context of this proposal the walking trail and foreshore areas have been taken into consideration. To the south west side of the site, the Cape to Cape walking trail is within the subject site, leaving the foreshore area as it navigates the rugged terrain and has become established on a route of least resistance. Users encounter the site in a number of ways, in close proximity along its northern boundary, within the site on the western side of the western ridgeline and as a component of the broader landscape when viewed from a distance on

sections of the track between Torpedo Rocks and Canal Rocks. The existing track within the road reserve that forms the southern boundary of the site provides access to the Cape to Cape trail and a small cove (the Aquarium). Small numbers of people are known to utilise this track for recreational purposes such as walking, fishing, snorkelling and swimming in the secluded cove at its western end.

The public access to Smiths Beach is by the adjacent road leading to car parking located north east of the site at the base of a large sand dune. This dune has access steps and paths leading to the beach and also to a high viewing point. From this viewing area the expansive stretch of beach and broad vistas of the landscape are obtained. The beach itself is heavily used especially through vacation periods. As well as a family beach the area is a good surf beach attracting many users. Activities within the local area are generally community and tourism based recreational activities. The sandy stretch of Smiths Beach and rocky outcrops provide opportunities for walking, swimming and fishing.

The access to views from the roads and walking tracks in the locality were analysed. Primary (Level 1) foreground views are gained however, the more distant viewing locations looking directly at the site were identified as being of more importance.

Levels of significance and distance zones are taken from LVPWA (WAPC 2007). Appendix 1 (table 5) Levels of significance for viewing locations and viewer experience, states, Level 1 views include “walking, cycle or bridle tracks of national or state significance” and “designated tourist routes, scenic drives”.

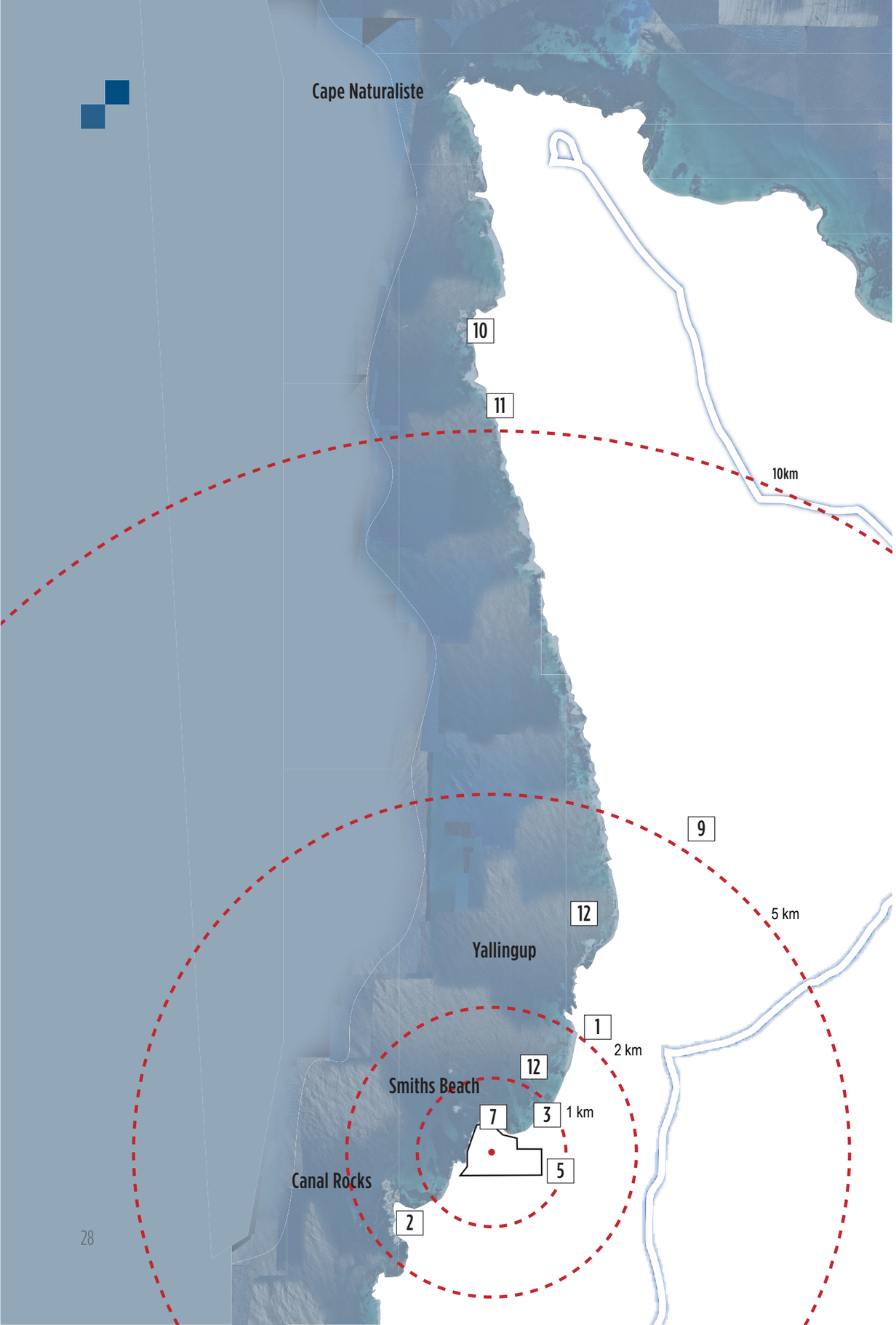
Refer to Figure 11 . Previously Identified Important Views Page 28
Refer to Figure 12 . Access and Local Use Levels and Distance Zones Page 29

2.3.3 Valued Views

All views of this location and within the broader context can be said to be valued. The previous studies and expressed community sentiment reiterate the importance of the landscape and specific viewing locations. The views that were established as being of importance through various studies are;

1. Torpedo Rocks including the carpark;
2. Canal Rocks area;
3. Smiths Beach
4. Cape to Cape walking track;
5. Smiths Beach Road
6. Rotary lookout;
7. Smiths Beach headland carpark;
8. Lookouts on Canal Rocks Road;
9. Mount Duckworth - Distant;
10. Sugarloaf Rock - Distant;
11. Three Bears; and
12. Surf breaks (including Smiths Beach and Yallingup).

The project team acknowledged these as viewing locations but adopted a position that all views were of high values.



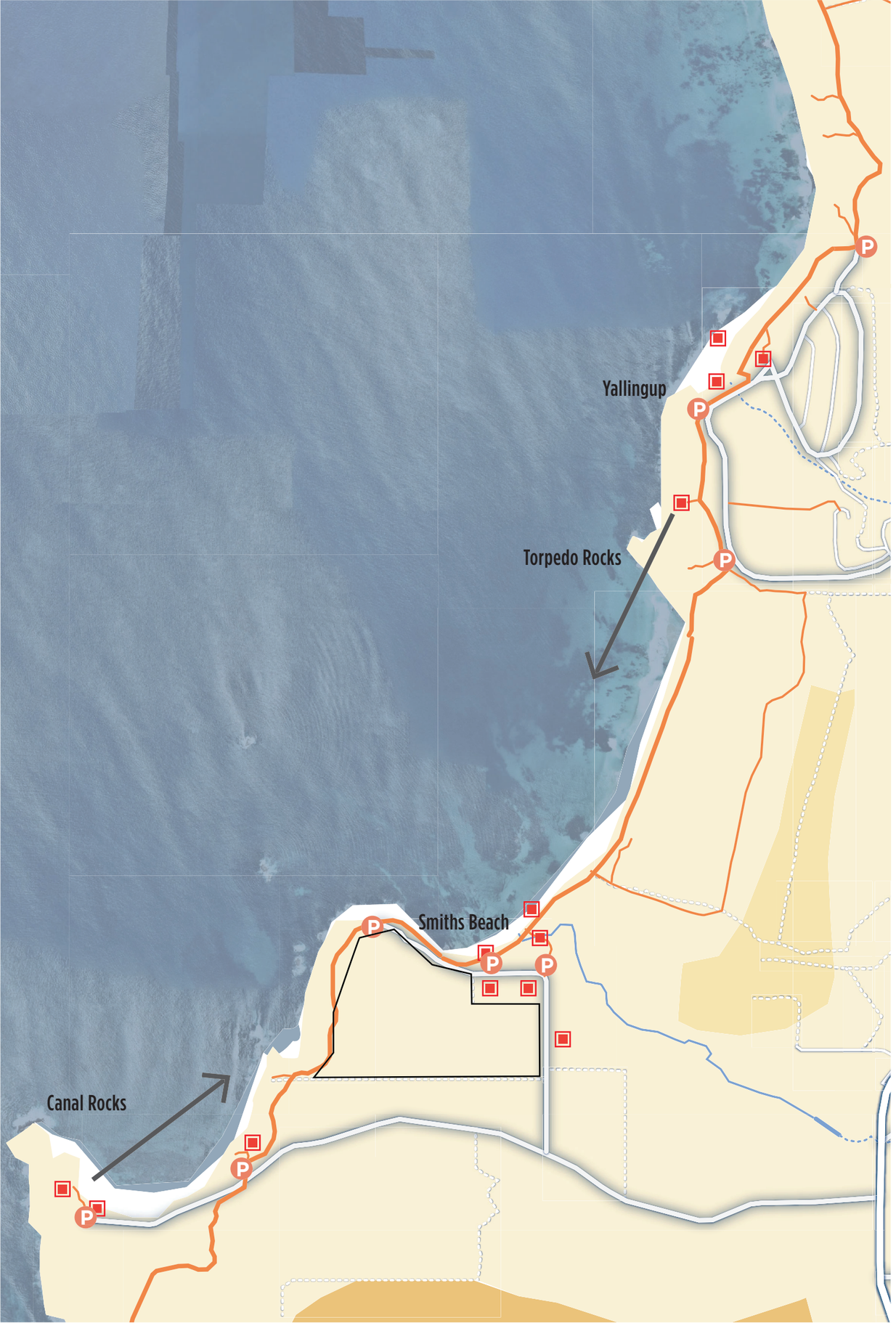
LEGEND

1. Torpedo Rocks including the carpark;
2. Canal Rocks area;
3. Smiths Beach
4. Cape to Cape walking track;
5. Smiths Beach Road
6. Rotary lookout;
7. Smiths Beach headland carpark;
8. Lookouts on Canal Rocks Road;
9. Mount Duckworth; - Distant;
10. Sugarloaf Rock; - Distant;
11. Three Bears; and
12. Surf breaks (including Smiths Beach and Yallingup).

N

Not to Scale

Figure 11. *Previously Identified Important Views*



LEGEND:

- Recreation use node
- Public parking
- Site boundary
- Level 1 road
- Level 2 road
- Level 3 road
- Level 4 road
- Level 1 (Cape to Cape) walk track
- Level 2 walk track
- Foreground/viewing area from Level 1 (0-0.5km)
- Foreground/viewing area from Level 2-4 (0-0.5km)
- Middle ground/viewing area (0.5-3km)
- Significant View

N 0 1000m

Figure 12. *Access & Local Use Levels & Distance Zones*

2.4 Strategies for Managing Landscape Character

Step 4: Part 2. Visual Landscape Planning in Western Australia.

Recognising that the whole site is of significant value, it is understood that any change that involves development and built form will change the character of the landscape from its existing state. Managing change therefore had to be a strategic position adopted by the Proposal.

Development changes on this site require a holistic approach to managing the multi-layered range of factors that arise. Vegetation retention and modification, infrastructure alignment, fire management, drainage, building form and material all being inter-related and affecting aesthetics.

As the site is seen within two broad landscape character units a clear decision was taken to have a strategy for each area. The topography and importantly the ridge that forms the back of the Smiths Point promontory, divides these two character units. The area that has wilderness like qualities extending to Canal Rocks and the strongly naturalistic sweeping bay extending to Yallingup and Torpedo Rocks.

2.4.1 Strategy for Wilderness-like Character Unit

As there is little evidence of manmade structures observed within the wilderness-like area, the strategy for managing change to this area is to ensure that the development is not seen, retaining the existing experience. The strategy is protection and maintenance of the visual character. The retention of the experience of viewing and travelling through the landscape, walking the Cape to Cape trail in this area assisted in determining development location and height.

2.4.2 Strategies for Naturalistic Character Unit

The strategies for this unit are best practice siting and design and enhancement of opportunities for public amenity. As views to the site from the north eastern area will always observe change, the landscape character will also be changed. The potential changes to the landscape character were assessed using different development forms and as it was considered detrimental to the landscape to introduce an urban form, strategies for integration were adopted. The approach was to consider how a development might be an appropriate contribution to a landscape, creating an element that although containing built form, was integrated within the landscape.

The key response to managing change within this landscape character area was therefore that of designing for visual integration. This does not mean visual screening nor does it mean that if something is seen within the landscape that it is a negative. Preconceptions of change within a view can be generally considered an intrusion however the design response has the potential to contribute to a new valued landscape that respects identified elements of value and character.

To achieve a development that addresses the potential changes to the character required that the design was landscape led and the design had to be an iterative process.

2.4.3 The Iterative Planning and Design Process

The process of design has been led by landscape architects McGregor Coxall and included a team from Kerry Hill Architects, Peter Hobbs Architects, Sharni Howe Architects and Space Agency Architects working in collaboration with a team of specialist consultants providing inputs on all environmental and infrastructure aspects.

As analysis of the land revealed constraints and opportunities, the plans were amended and subjected to reviews with the objective of minimising visual impacts and achieving integration resulting in many iterations. In terms of the response to the landscape values of the site, the masterplan tested many different building locations, massing and forms. Infrastructure alignments and earthwork considerations were informed by analysis of topography and options of materials and colours within the landscape setting reviewed. The evolution of the designs were presented to internal peer review and external design review.

Refer to the following Table 1. Design Review Process. Page 32.

The process suggests sequential steps however design amendments and site planning reconfiguration also reflected arising information as options were considered and tested and a greater understanding of issues as information became available.

The key objectives adopted in the process included;

- PROTECT THE ROCKY HEADLAND, SECONDARY WESTERN RIDGE AND FLANKS, WHEN VIEWED FROM THE EAST AND NORTH EAST, MIDDLE DISTANCE AND LONG DISTANCE VIEWING LOCATIONS.
- MAINTAIN THE WILDERNESS QUALITIES OF THE WALKING TRACK EXPERIENCE WEST OF THE RIDGE THAT FORMS THE SMITHS POINT PROMONTORY.
- HAVE REGARD TO THE VALUE OF RIDGE BACKDROPS WHEN THE DEVELOPMENT IS VIEWED FROM THE COASTLINE AND TRAVEL ROUTE CORRIDORS.
- RETAIN AS MUCH VEGETATION AS PRACTICAL.
- ENSURE THE DEVELOPMENT IS RECESSIVE AND NOT OBTRUSIVE IN RECOGNISED VIEWS OF IMPORTANCE.
- DISAGGREGATION OF BUILT FORM AND EXCLUSION OF FENCING.
- ENSURE REFLECTIVITY AND COLOUR OF MATERIALS DO NOT ADVERSELY AFFECT SIGNIFICANT VIEWS.

Meeting/Workshop	Date	Description/Outcomes
Site Kick-off Meeting / Workshop	13th-15th August 2019	• McGregor Coxall (Landscape Architect) was the first consultant appointed and were established as lead consultant to prepare the Project Master Plan which was required to formulate the Cape to Cape Vision document. • A site visit was held with McGregor Coxall and consultant group to convey the Project's Cape to Cape regional setting (e.g. light house, torpedo rocks, bunkers etc). • This visit also included an intensive charrette/workshop approach to identifying key issues, master planning options, appropriate density and built form etc. (refer agenda) • All technical consultants were required to review previous technical reports and identify key considerations to inform masterplan design. A key consideration that informed the development footprint was to retain as much of the 'Excellent' quality vegetation as possible. • A key notion identified as part of this process was a decision to 'repair' the coastal character experience, this helped guide key site planning decisions e.g. 'repair' straight firebreak line and define boundary extent naturally being guided by environmental qualities of the site.
Presentation of Initial Master Plan	28th August 2019	• Following the site visit and workshop, McGregor Coxall presented the initial master plan. • Master plan design formulated through thorough understanding of onsite vegetation condition. • Key design principle - landscape as visual mitigation.
Internal Review/Feedback of Master Plan	September 2019 to December 2019	• Feedback collated and provided in relation to initial master plan design. • Preference for reduced number of crossovers to Smiths Beach to consolidate green buffer. • Road layouts to be more sweeping and less rigid to allow a more site responsive approach. • Lower density and dispersed distribution of built form preferred; massing analysis conducted to inform this. • Building principles progressed: following contours, responding to existing vegetation, touching the earth lightly, materiality to mitigate visual impact.
Consultant Team Briefings	April 2020 to August 2020	• Briefing of consultant team to prepare relevant Development Application inputs. • Consultant Brief identified key characteristics of the concept master plan developed to date and the overarching Cape to Cape Project Vision to ensure consultants are aligned with these aspects.
Internal Design Workshop #1	14th September 2020	• First design review session with design team (architects and landscape architects). • Further massing analysis and consideration of site views. • Further consideration of site analysis including flora, topography, geology etc.
Design Review Panel #1	22nd September 2020	• Update to the DRP of landscape principles leading to concept master plan and design principles informing the built form.
Internal Design Workshop #2	24th September 2020	• Further massing refinement of Hotel and Commercial area.
Internal Design Workshop #3	8th October 2020	• Progression of built form materiality for HQ building. • Hotel disaggregation and increased permeability of building volumes from Smiths Beach. • Disaggregated Western Holiday Homes to reduce height impact in relation to ridgeline. • Streetscape network and road refinement.
Internal Design Workshop #4	27th October 2020	• Advancement of landscaping palette for foreshore and streetscape. • Review of width of Hotel rooms and further integration of façade into landscape
Internal Design Workshop #5	17th November 2020	• Further exploration of Eastern and Western Holiday Homes distribution. • Campground integration and design evolution.
Design Review Panel #2	3rd December 2020	• Presentation updating panel of design progression since DRP1
Internal Design Workshop #6	14th December 2020	• Refinement of road network ensuring streetscape sits in existing firebreaks and along contours as much as possible to reduce vegetation clearing.

Table 1. *Design Review Process*

Meeting/Workshop	Date	Description/Outcomes
Cultural Working Group – Workshop #3	21st December 2020	• Retention of Moodjar trees (WA Christmas Trees / *Nuytsia floribunda*) are of particular importance. They are also a visual element, especially when flowering, towards the middle of the site to be retained. • Revegetation should use plants grown from seed taken locally and where practical, relocation of existing plants is preferred.
Internal Design Workshop #7	15th January 2021	• Further disaggregation of Hotel building to improve vegetation between buildings and break down building bulk. • Review of APZ implications within the Western Holiday Homes and consider amending lot configuration and road layout for further retention.
Internal Design Workshop #8	5th February 2021	• HQ separated from main building and formalised as a landmark building. • Further ground truthing of road layout and building locations of Western Holiday Homes in relation to key vegetation. • Natural materiality expression for Hotel to minimise visual impact. • Eastern Holiday Home review of lot product in consideration of built form and vegetation retention.
Landscape Character Workshop	26th February 2021	• Refinement of landscape character throughout the project defined by the existing landscape and indigenous engagement. • Focus on using as many materials from site and keeping within the natural palette.
Site Workshop - Final Master Plan Ground truthing	5th March 2021	• Final onsite ground truthing with MNG GPS Maps in order to identify any design changes required to retain significant vegetation. • Eastern Holiday Home building footprint analysis for maximising vegetation retention. • Hotel massing analysis to increase green space between hotel blocks. • Investigate reduced width for a Western Holiday Home dwelling type to increase vegetation retention between buildings.
Eastern Holiday Home Design Workshop	15th March 2021	• Analysis of shape and location of building footprints and interaction with adjoining lots to maximise as much vegetation between houses. • Involved a group of 5 architects collaboratively working together. • Review and testing of APZ standards on clearing of vegetation on lot. • Review of form and materiality in order to reduce visual impact.
Cultural Working Group – Workshop #4	28th March 2021	• Campground location is identified in the Peppermint Grove, this area has always been used as a natural camp site due to its shelter and protection as well as proximity to food sources of the ocean and river. • Foreshore revegetation and interaction to include nature play and rock pool to protect the natural soak on the site. • Removal of parking in the foreshore area for above uses and to improve visual amenity. • Design preference to use materials including Granite, limestone, local timbers, rammed earth, pea gravel reddish colour, local vegetation throughout site, fire retardant species.
Internal Design Workshop #9	1st April 2021	• Incorporation of changes from ground truthing site visit – key focus was vegetation retention.
Ongoing Design Refinement	May 2021 onwards	• Refinement of Bushfire Management measures to ensure key locations of vegetation which assists with visual integration of dwellings were retained as much as possible whilst maintaining bushfire safety. • Consolidation of campground hub building to the west of the campsite, closer to the communal facilities of the Project. This assists with providing a more naturalised entry down Smiths Lane and also responds to feedback from Smiths Beach Resort residents over concerns in relation to noise associated with a hub on the east side of the campground. • Western Holiday Homes – removed two storey loft above garage due to impact on ridgeline views. • Reduction in the length of the Southern Access Road to retain seclusion of the Aquarium and limit the extent of road as seen from Canal Rocks Rd lookout and other views of significance. • Increased accessibility/legibility to Smiths Point through consultation and feedback from the community. Ensuring a naturalised foreshore entry that prioritises pedestrians however also maintains vehicle access to Smiths Point • Bespoke fire management regime incorporated into the Bushfire Management Plan aligned with staging of the delivery of built form construction in order to manage the visual impact of construction over time.
Local Residents Meeting #2	24th June 2021	• Southern road to the Aquarium (natural rock pools) has been removed in response to the residents request to maintain its seclusion. • Vehicle access to Smiths Point has been retained in response to residents desire to keep the existing access for vehicles to the point.

Table 1. *Design Review Process (continued)*

3.0 VISUAL IMPACT ASSESSMENT

3.1 Visual Management Objectives

Step 1: Visual Impact Assessment. VLPWA
Methodologies Part Two - Step G, Management Objectives

3.1.1 Define Management Objectives for Visual Aesthetic Values.

The landscape of the site and the immediate locality can be split into two distinctive zones. From the promontory to the Torpedo Rocks, the area exhibits a naturalistic character. The large majority of the site is in view from most locations when viewed from locations to the north east. As any change to the existing landscape will be observed, development will always be seen and consequently change the landscape values of this area. The objectives adopted to address this are;

- To create development responses that are not obtrusive within the broader context.
- To maintain intact ridgelines and other dominant landforms.
- To maintain the character of high wilderness qualities between the south western locality of the promontory tip to Canal Rocks.
- Specific site planning objectives to create a new landscape that is of the location, not visually prominent in the broader landscape views from high wilderness quality areas free of development.

Objectives: Site Planning
The key aspect in terms of the landscape is that of visual integration. This does not mean visual screening nor does it mean that if something is seen within the landscape that it is a negative. From a purely visual objective, the current proposal seeks to recognise that it is non-urban in character while developing a potential positive contribution to the composition of the receiving environment when experienced from the north. The following objectives have delineated conceptual thinking for the design process:

Context:
- A prime objective is to limit the extent of the development's visual impact within the wider region.
- Enable openness, reduce developable site density and increase visual integration for the site.
- Establish design guidance to assist.
- Develop protocols for understanding landscape and visual effects of the proposed development on the landscape.

Environment:
- Retain or reinforce the site's ecological qualities.
- Protect areas of high wilderness character from development.
- Protect geographical features such as ridgelines and promontories.

Objectives: Architectural and Built Form
Any earthworks proposed for the development site in creating building platforms, access and infrastructure requirements will produce effects on the physical aspects of the landscape including extant landform and vegetation as will subsequent built form. To guide the design process the following objectives were created at the start of the

initial investigations:

Context:
- The built form aesthetic should reflect and work within the physical context of the site.
- Buildings should display contextual responsiveness while enabling user experiential qualities via a diversity of options.
- Buildings should display design, form and spatial positioning to contribute to the existing context, adding to user experience with further richness and character.

Massing and Scale:
- Wherever possible, built form should be recessed into contours, integrating into the existing natural matrices.
- Building spacing should consider existing site features, internal and external views and maximise extant vegetation retention around structures.
- Large blank facades should be avoided were possible.
- Articulation to facades and roof lines should provide for the mitigation of extensive strong and “unnatural” lines in the landscape.

Materiality:
- Architectural form should incorporate robust, locally sourced and low-impact materials where possible.
- Materials should include products that allow for weathering to occur and which are non-reflective.
- Colouring should be subdued and recessive with tonal qualities taken from the supporting landscape.
- Textural qualities of materials should respond to the underlying landscape textures over whole or partial walls and facades.

Legibility:
- The built form should provide opportunities for distinctive, community-oriented “landmark” designs by being visually engaging, appealing and inviting exploration while maintaining sensitivity to the receiving environment.
- Façade design should be influenced by maximising the quality of experience via proportion, transparency, the interplay of light and shade, materiality and colour.

3.2 The Proposed Development

Step 2: Visual Impact Assessment. VLPWA
Methodologies: Note - Not Applicable. Step H and Step I only applied to notional development and guidelines.

3.2.1 The Proposal

This Proposal will form the premier destination for visitors to the region. It has been formulated to support walking the Cape to Cape Track as well as creating tourist accommodation and a range of community facilities. The Proposal includes, 65 room hotel, managed camping (36 platforms), 61 holiday homes, Surf Lifesaving Club, Café, and General Store / Bakery, Cape to Cape Welcome Centre and public foreshore and enhancements including universal access ramp to the beach. The immediate beach and strategic walking track are acknowledged natural landscape assets that are enjoyed by thousands of visitors and the local community and it is the stated project’s guiding principles include;

- Retention of natural landform and landscape character.
- Vegetation management for bushfire protection.
- Regenerate all disturbed areas.
- Enhanced foreshore with increased public amenity.

Furthermore, the project's intentions are to envision four key objectives:

- Landscape Led - allowing the landscape to define where the appropriate location for development is.
- Visual Integration - design and location of built form sensitively located within the landscape to minimise visual impact.
- Environmental Safeguard - protecting the site from bushfire risk and coastal erosion processes.
- Landscape Rehabilitation - regenerating degraded areas of the site with endemic species.

Development in this location needs to form an integral part of an important and highly valued landscape and not be in contrast to it. The proposed development has been the result of an exhaustive process that has been a continual evolution of planning and design responses to the constraints and opportunities of the site. Importantly, understanding the critical values of this place has been central to site planning and design. The result delivers a cohesive design that is landscape led.

3.2.2 Site Layout

Summary Design Response

- minimum 50 metre coastal setback
- spatial built form arrangement along contours
- placement of built form not extending above ridgelines when viewed from outside of site
- built form separation with no fencing allowing for extant vegetation retention and new revegetation
- extensive portion of site with high visual amenity remaining untouched
- minimised vehicular access
- improved pedestrian access across site
- exclude boundary fencing from within the entire development

N

Not to Scale

Figure 13. *Proposed Site Layout*

Illustrative View from Beach. *Proposed site layout demonstrating built form facade articulation with colouring and materiality highly responsive to existing hues in underlying landscape.*

3.3 Potential Visual Impacts

Step 3: Visual Impact Assessment. VLPWA

EPCAD has undertaken an appraisal of the area and proposal in accordance with the principles set out in the VLPWA using three methods;

- Site survey and analysis, by vehicle and walking;
- Desktop study of cartographic and photographic material; and
- Survey and computer modeling of the site and the surrounding landscape.

The Desktop study included the analysis of local mapping and aerial imagery to assess the general land uses, building locations, vegetation and topography of the local area around the site. This was conducted at three different scales. The first analysis was conducted on the immediate area round the site with a specific focus on the beach, the trail walks and road network. The second analysis took into consideration the local views and all the previously identified views of significance, the third reflected on the broader district.

The potential visual impacts were assessed with the aid of a comprehensive computer model that tested built forms and vegetation retention visual implications and the general site layout.

As part of the process, the broad zone of visual influence (ZVI) or theoretical seen area was determined based upon topography. Historically those areas had been identified and important views identified extending to 12 kilometers away. The importance of the site demanded that a more rigorous detailed assessment was made by generating ZVIs with and without vegetation based on accurate site survey and using contemporary computer methods.

Refer to Figure 12 . Previously Identified Important Views Page 28

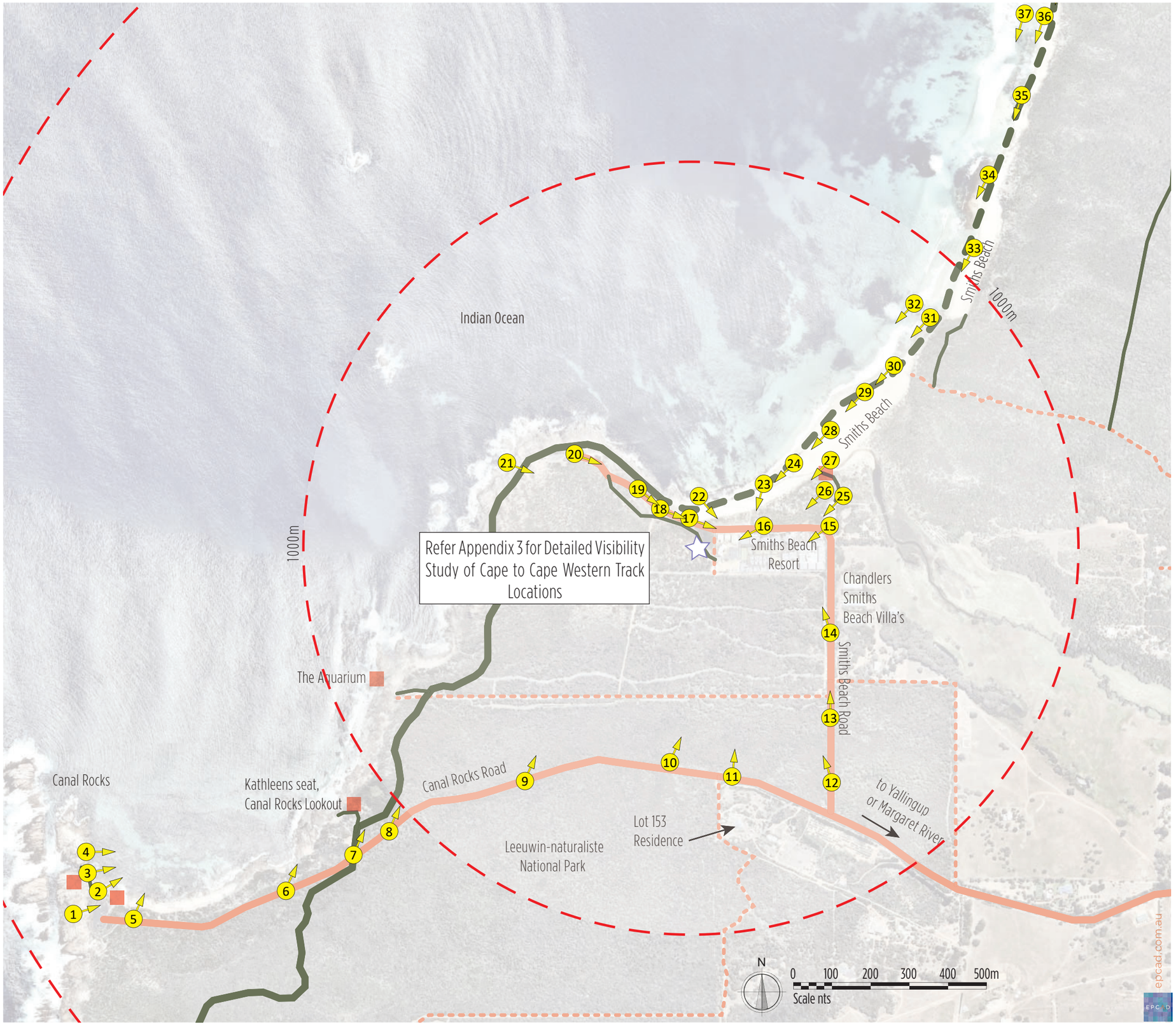
The following record of locations indicates where the site will be seen from, where it will not be seen from and comments on the implications.

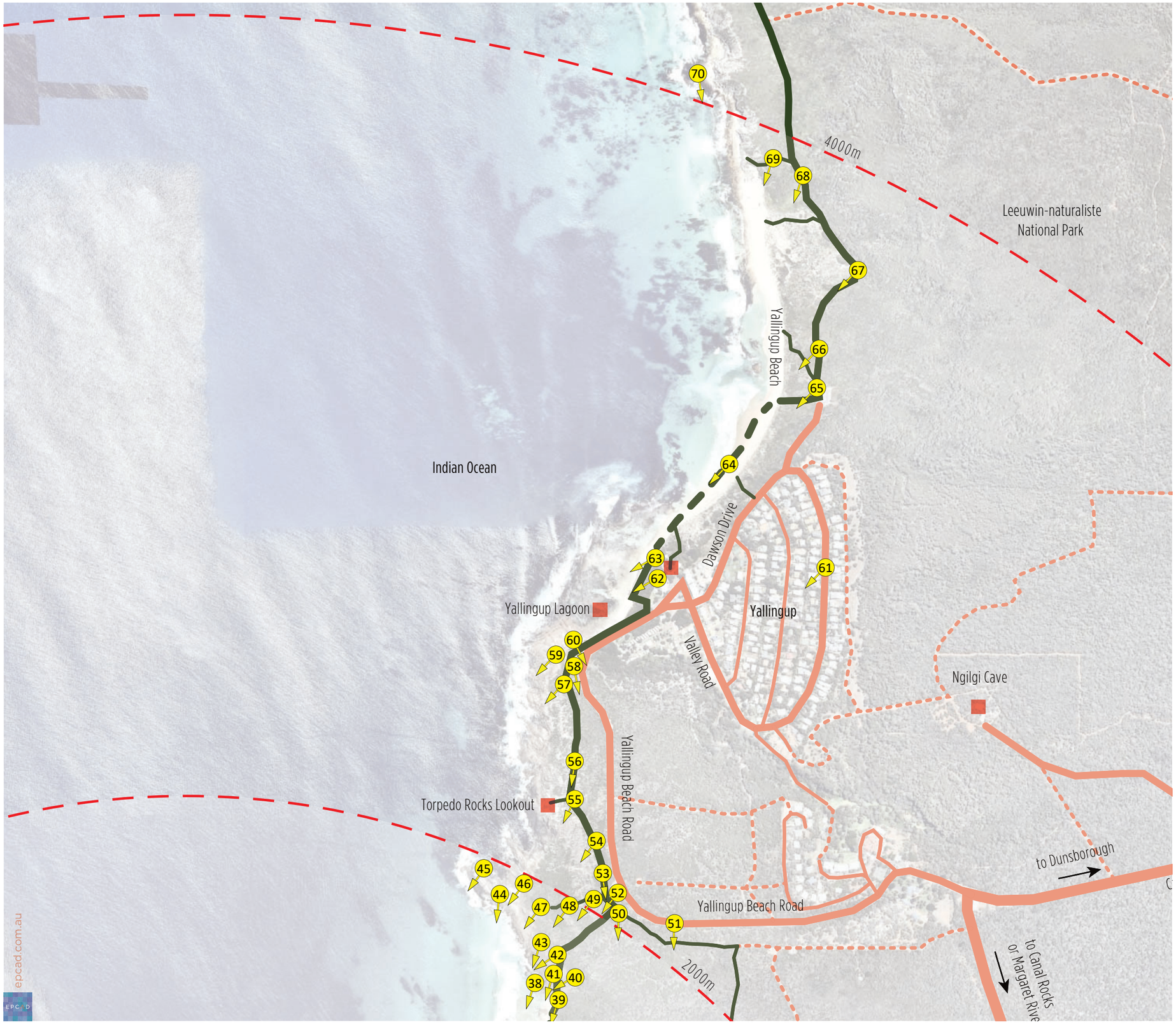
3.3 Potential Visual Impacts

3.3.1 View Locations and Viewshed Illustrations

Legend

- Site
- Views from Public Realm
  Location of Image & Direction of View
- Radial Distances Considered
- Tourism / Recreation use node



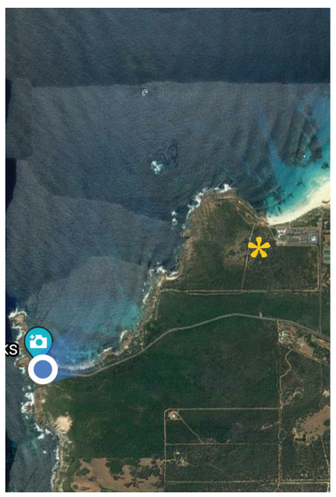


Legend

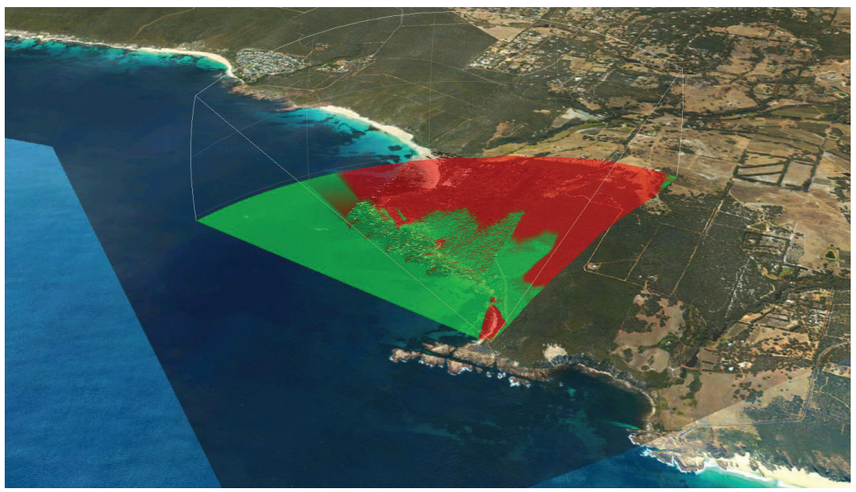
- Site
- Views from Public Realm
  Location of Image & Direction of View
- Radial Distances Considered
- Tourism / Recreation use node

Location 1 - Canal Rocks

Approximate Extent of the Proposed Development within the Panorama



Location Plan NTS



Zone of Visual Influence

Note:
Photo taken: 13:28 5th March 2021

The locations 1 to 8 are representative example views experienced from Canal Rocks and the approach along the road heading north. Apart from the infrastructure that enables access, there are no man made landscape components. The land scape character is of a wilderness like area, with a defined bay, steep craggy coastline and a cover of vegetation.

Strategy for Managing Landscape Character:
Protection and maintenance of the visual character.

Visibility of Proposed Development:
The development is not seen from these locations. The seen area is shown green.

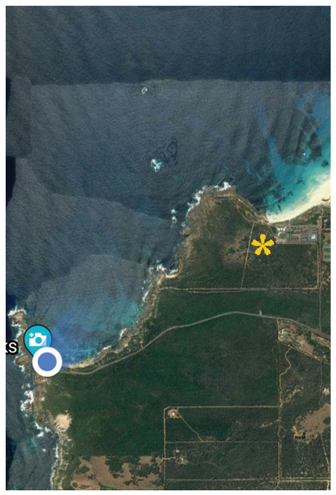
Location 2 – Canal Rocks Carpark & Boat Ramp

Approximate Extent of the Proposed Development within the Panorama

Note:
Photo taken: 13:31 5th March 2021

Strategy for Managing Landscape Character:
Protection and maintenance of the visual character.

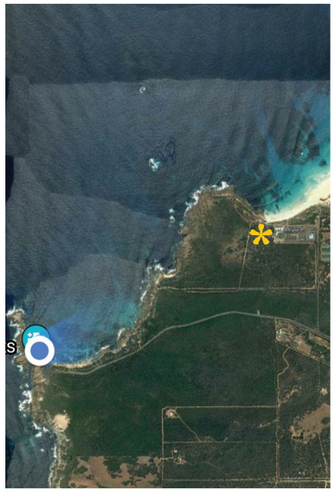
Visibility of Proposed Development:
The development is not seen from these locations.



Location Plan NTS

Location 3 - Canal Rocks Walkbridge #1

Approximate Extent of the Proposed Development within the Panorama



Location Plan NTS

Note:
Photo taken: 13:35 5th March 2021

Strategy for Managing Landscape Character:
Protection and maintenance of the visual character.

Visibility of Proposed Development:
The development is not seen from these locations.

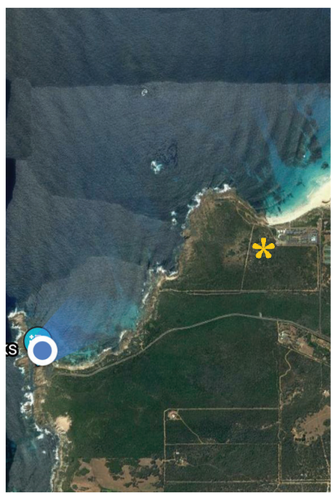
Location 4 - Canal Rocks Walkbridge #2

Approximate Extent of the Proposed Development within the Panorama

Note:
Photo taken: 13:34 5th March 2021

Strategy for Managing Landscape Character:
Protection and maintenance of the visual character.

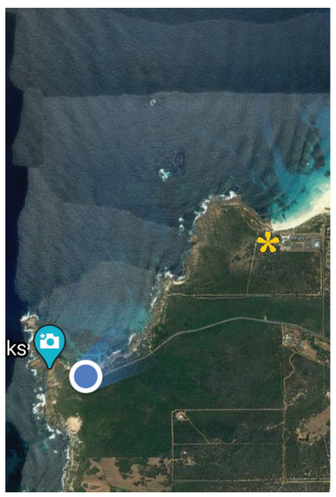
Visibility of Proposed Development:
The development is not seen from these locations.



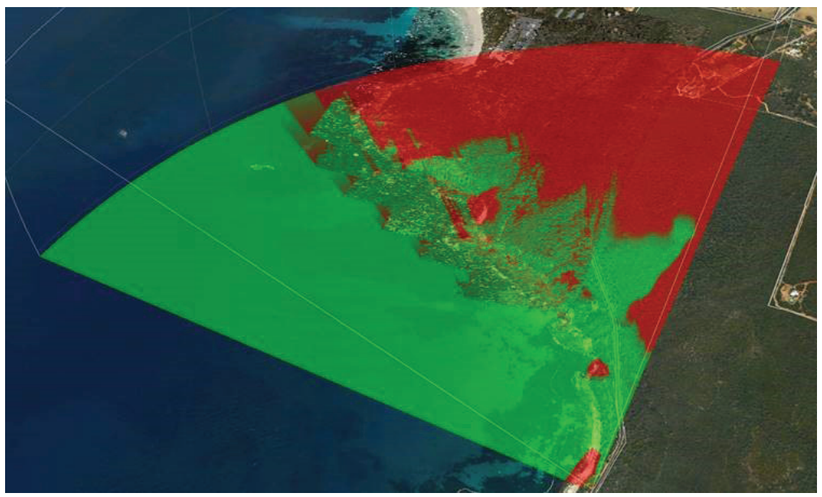
Location Plan NTS

Location 5 - Canal Rocks Road - West #1

Approximate Extent of the Proposed Development within the Panorama



Location Plan NTS



Zone of Visual Influence

Note:
Photo taken: 13:23 5th March 2021

Strategy for Managing Landscape Character:
Protection and maintenance of the visual character.

Visibility of Proposed Development:
The development is not seen from these locations. The seen area is shown green.

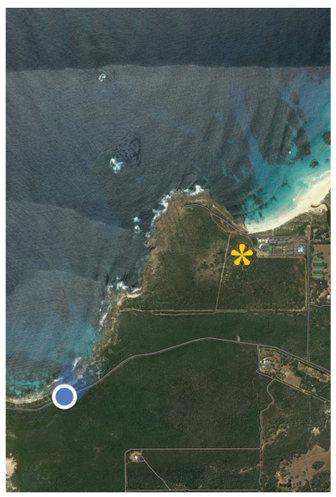
Location 6 - Canal Rocks Road – West #2

Approximate Extent of the Proposed Development within the Panorama

Note:
Photo taken: 13:20 5th March 2021

Strategy for Managing Landscape Character:
Protection and maintenance of the visual character.

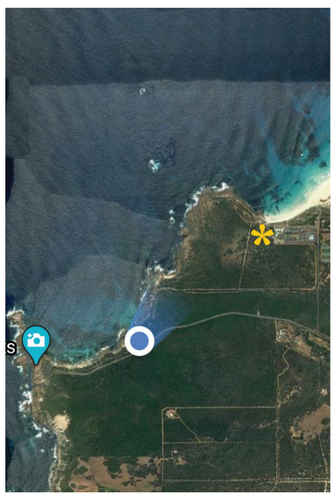
Visibility of Proposed Development:
The development is not seen from these locations.



Location Plan NTS

Location 7 - Canal Rocks Road – Cape to Cape Walk Track Crossover / Kathleen's Seat Carpark

Approximate Extent of the Proposed Development within the Panorama



Location Plan NTS

Note:
Photo taken: 13:42 5th March 2021

Strategy for Managing Landscape Character:
Protection and maintenance of the visual character.

Visibility of Proposed Development:
The development is not seen from these locations.

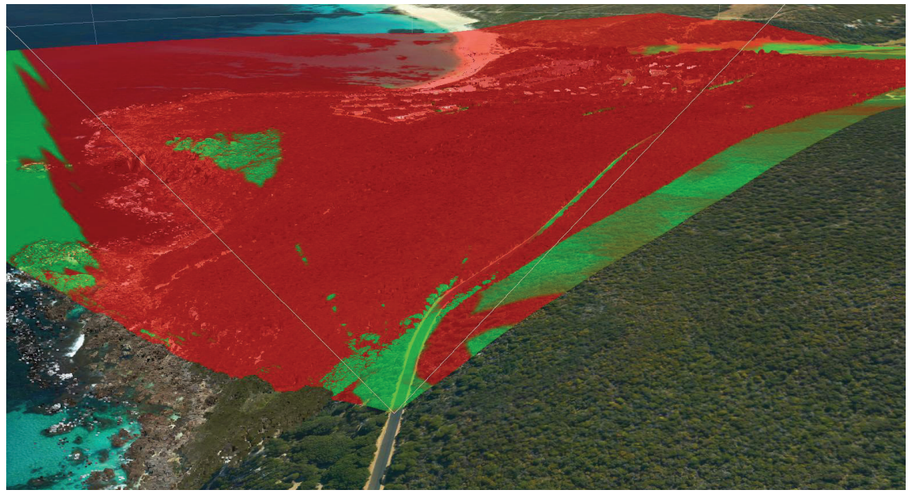
Location 8 - Canal Rocks Road – Central #1

Approximate Extent of the Proposed Development within the Panorama

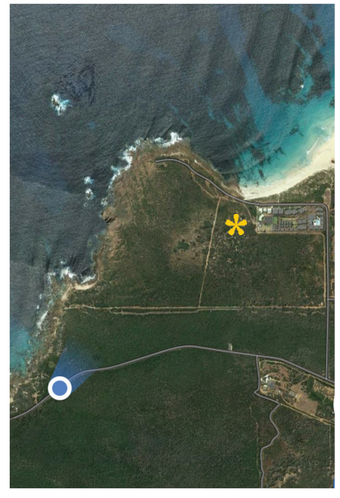
Note:
Photo taken: 13:19 5th March 2021

Strategy for Managing Landscape Character:
Protection and maintenance of the visual character.

Visibility of Proposed Development:
The development is not seen from these locations. The seen area is shown green.



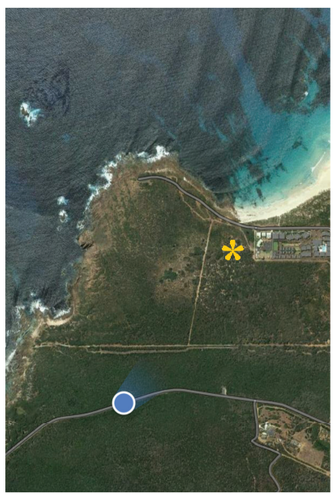
Zone of Visual Influence



Location Plan NTS

Location 9 - Canal Rocks Road – Central #2

Approximate Extent of the Proposed Development within the Panorama



Location Plan NTS

Note:
Photo taken: 13:16 5th March 2021

The locations 9 to 11 are representative example views experienced from Canal Rocks Road. The landscape character along the road is still dominated by vegetation. Glimpse views may be apparent through vegetation while on the road. The road is not a common pedestrian use area and static views are only obtained by stopping the vehicle. Views to the site are not in the direction of travel.

Strategy for Managing Landscape Character:
Protection and maintenance of the visual character, best practice siting and design.

Visibility of Proposed Development:
The development is not generally seen but is overlooked from the vehicle parking and viewing area Location 10.