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Date Plans Provided: 21/01/2019

108 Walls Road, Werribee

Landscape & Viewshed Analysis



October 2018

Introduction

This Landscape and Viewshed Analysis is prepared in support of an application for town planning permit seeking residential subdivision of 108 Walls Road, Werribee and being Stage 3 of the Bela Rosa Estate. The schedule 1 to the Environmental Significance Overlay (ESO1) titled 'Waterway Corridors' of the Wyndham planning scheme requires the preparation of the analysis to ensure that any application to develop the subject land affords due consideration to the surrounding landscape amenity and the environmental significance of the waterway corridor as detailed within the schedule.

The ESO1 sets out the environmental significance of the waterway corridor which includes the below:

The major waterways in Wyndham were identified in the Wyndham Waterways Strategy Plan as being, from east to west, Skeleton Creek including the Dry Creek tributary, Werribee River including the Davis Creek tributary, Lollypop Creek and Little River. These are major ecosystems that include permanent and intermittent watercourses and their banks, riparian lands and wetlands associated with the floodplain, escarpments and other geological or topographical features, and connected creeks and tributaries.

The "waterways" within Wyndham support a multitude of habitats and species, some of which are threatened or endangered. The waterways provide:

- *a break in the subtle, undulating landscape of the Western Plains;*
- *obvious visual benefits;*
- *an environment for flora and fauna to thrive in;*
- *linear open space reserves and other public lands which are a major contributor to the open space system;*
- *irrigation water (from the Werribee River) which is used extensively in Werribee South;*
- *places of abundant food sources and likely camping locations for Aboriginal communities; and places that supported the settlement of post-contact farmers and graziers;*
- *part of Wyndham's image and identity.*

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The Subject Land & Context

----- Subject Land



Critical View lines



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Photo Location



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Photo Analysis

Photo 1



Comment – View to the east along the northern boundary of the site where abutting the drainage reserve to the north. The photo shows the established landscape buffer located along this boundary. The landscape buffer extends around the periphery of the drainage reserve at the interface with residential land. The landscape buffer has been established on top of a constructed raised flood levee to provide flood protection to surrounding land. The landscaping consists of native species which are yet to reach mature growing height.

Photo 2



Date Plans Provided: 21/01/2019

Comment – Shows views to the raised landscape buffer along the northern boundary and towards the drainage reserve. The photo shows that views to the drainage reserve are substantially screened by the raised landscaped flood levy.

Photo 3



Comment – Shows close up view of the raised landscape buffer and flood levee along the northern boundary. The photo shows the levee height of approximately 2.5 metres with young Eucalypt and Acacia species having been planted. The raised flood levee and matured vegetation will provide substantial visual screening of future residential development of the subject land.

Photo 4



Comment – Shows views to the east along the interface of the shared landscaped boundary of the subject site and the adjoining drainage reserve within the reserve.

Photo 5



Comment – View east within the drainage reserve along the shared boundary showing existing residential development located to the north of the subject land.

Photo 6



Date Plans Provided: 21/01/2019

Comment – View towards the subject land from within the drainage reserve showing that direct views to the subject land from the reserve are limited to the canopy of the plantings trees.

Photo 7



Comment – Shows views to the north through the drainage reserve with existing residential development located around its periphery. The proposed residential development will result in a consistent interface treatment with the drainage reserve to that which currently exists. It is considered that such a response is satisfactory and will preserve the landscape amenity of the drainage reserve and waterway corridor to the north of the site.

Photo 8



Date Plans Provided: 21/01/2019

Comment – View of existing residential development along the eastern boundary of the drainage reserve and to the north of the subject land. The interface support is a landscape/ buffer and integrated flood levee. The height of the flood levy appears to be reduced compared to that adjoining the boundary of the subject land.

Photo 9



Comment – View to the western rear boundary of the subject land abutting McGrath Road. The photo shows that views to the waterway located to the west of McGrath Road are not available due to the fact that McGrath Road has been raised and constructed above the prevailing natural ground level.

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Photo 10



Comment – Shows existing River Red Gums located along the west boundary in addition to more recently established landscaping within McGrath Road. The photo shows that views to the waterway corridor located to the west are blocked by McGrath Road which is raised approximately 2 metres above the natural ground level of the subject land.

Photo 11



Comment -
Shows views to the south-west through the waterway to the west of the site.

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Plan: 10 of 11

Photo 12



Comment – Shows views south along McGrath Road adjoining the subject land. Established landscaping along the each side of McGrath Road in addition to its raised finished level and the setback of proposed residential development from the waterway corridor demonstrates the ability to undertake future development of the land in a manner which will have limited visual impact on the landscape amenity of the waterway corridor.

Conclusions

It is submitted that development of the subject land as proposed will not have a significant or detrimental impact on the landscape amenity or environmental significance of the waterway corridor. The proposed development of the land will maintain the high quality landscape amenity that exists in association with the immediate waterway corridor as:

- it is proposed to maintain single dwelling development at the interface to the waterway corridor;
- the raised flood levee abutting the northern boundary will limit views to future dwellings;
- the proposed subdivision layout proposes a public open space reserve along part of the northern boundary;
- the raised finished level of McGrath Road will limit views to dwellings backing onto this road from the waterway;
- established landscaping within the waterway corridor and along McGrath Road will mature and provide further visual screening of future residential development on the land.