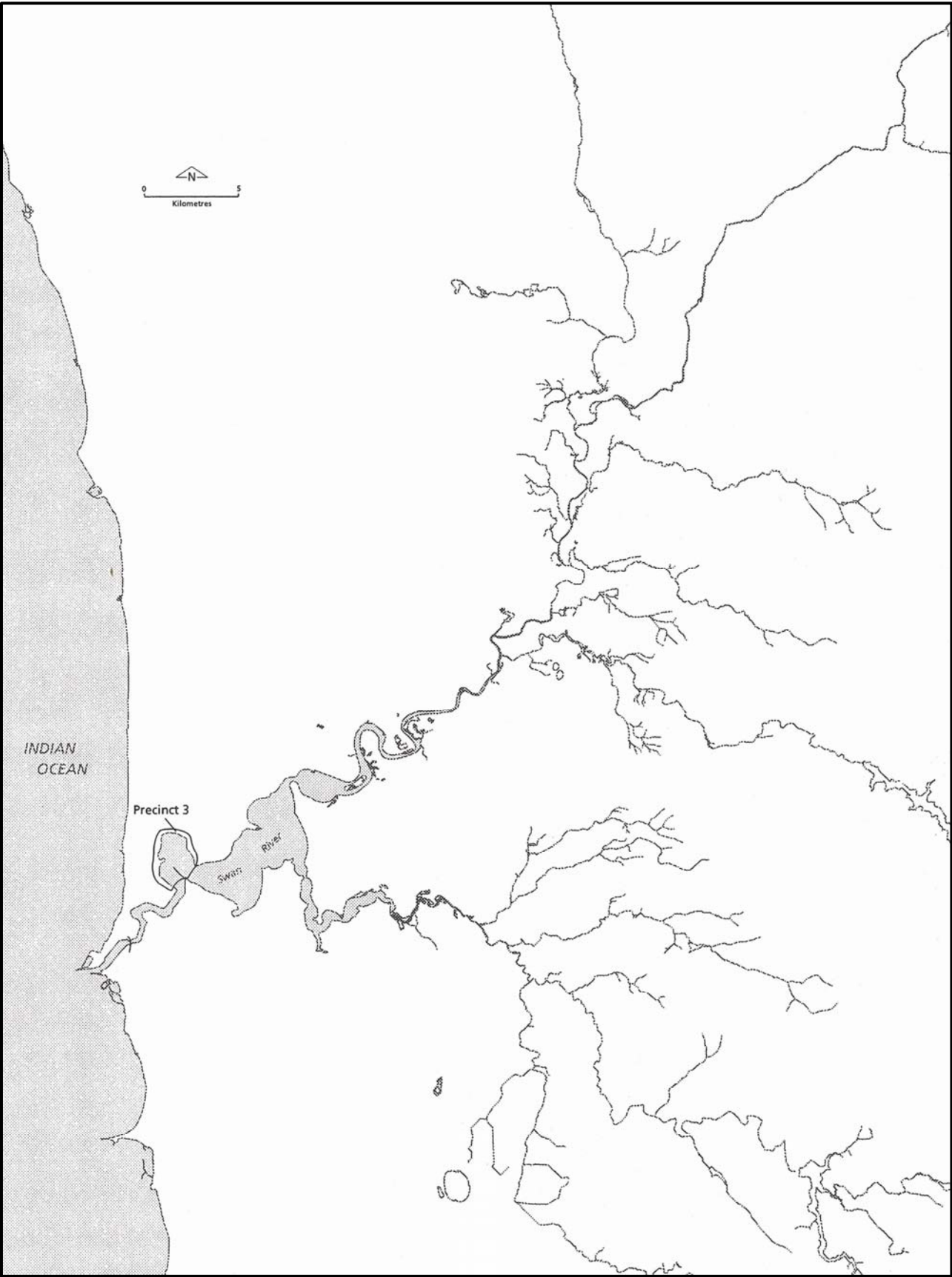


Precinct 3

Point Roe to Point Resolution (Mosman & Freshwater Bays)



Summary

Point Roe to Point Resolution (Mosman & Freshwater Bays)

The precinct area is defined as between Point Roe and Point Resolution and including Mosman and Freshwater Bays. The area is characterised by the steeply sloping limestone landform upon which the residential areas of Mosman Park, Claremont and Dalkeith have been built. Much of the original limestone form has been cut by quarrying in the early history of the area and more recently with development of the residential areas.

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The section of river in this precinct is considered prime land as it has been historically been owned by the 'old' Perth families and notable business people. The greatly sought after properties have aesthetically pleasing views of the river's bays. In this precinct, much of the residential area encroaches right up to the high water mark or the cliff edge. This makes public foreshore access limited in places; however there are several wide foreshore reserves which encourage recreational activities. There are three yacht clubs and several rowing sheds along the Foreshore. Water space is allocated for kayaking and water skiing. There are several reserves which are popular picnic spots and all of which provide panoramic views.

The regeneration of native species within the reserves has been encouraged by the local authorities; however most of the native vegetation has been replaced by residential gardens. The houses have a high degree of urban pride; however each house is an isolated entity in architectural and garden design. The visual unity is created by the spacing of the houses on the blocks which is relatively even.

Recently, a number of new houses have been built in areas such as Mosman Bay, which are at odds with the limestone topography. There are also a number of flats at Freshwater Bay which are multistorey and therefore are highly prominent on the landscape.

Biophysical Processes and Features

Geological Processes

Freshwater Bay is part of the Pleistocene Tamala Limestone geological unit, which is made up of cemented quartz dune sand and calcareous shell material (Seddon, 1972). One of the surface expressions of the Tamala formations occurs near Pindari Place, Peppermint Grove. Here the cliff face exposes the shell rock, termed the Peppermint Grove Formation, which has been estimated as forming about 30,000 BC. The formation gives evidence that the river was a marine gulf rather than an estuary. Fauna that is representative of three different environments including open rocky shore or reef, sandy beach with moderate exposure and sheltered shallow marine gulf have been found (Seddon, 1970).

Overlying the geological unit are the Cottesloe and Karrakatta Soil Formations which are shallow and infertile. The Cottesloe Formation is made up of shallow yellow and brown sand, while the Karrakatta soil is a deeper formation. The boundary between these formations is approximately just north the Cliff Way and Richardson Avenue intersection (Swan River Trust, 1994).

Topography

The topography of the precinct ranges from relatively gently sloping terrain to cliffed foreshores. It is part of the geomorphological unit termed the Spearwood Dune System, which consists of a core of limestone overlain by yellow sand. There has been differential wind erosion to form two distinct landscapes associated with the Cottesloe and Karrakatta Soil Formations. The first has more exposed limestone and is less gently undulating than the Karrakatta areas.

Behind the foreshore is an undulating landscape of gentle low lying hills. At the western portion of the precinct between Green Place Reserve and Bay View Park, steep limestone cliffs rise up to 45 metres. There is a small valley at Chine Street. The centre of Peppermint Grove foreshore has contours of 5 -10 metres from the high water mark (AHD), which again rises to a cliffed section from Pindari Place, known locally as 'Devils Elbow'. The embankment has a small cave and adjacent to this the cliff has subsided due to an earth tremor in the 1970s. There are exposed solution pipes at Point Resolution which form pinnacle-like structures.

Hydrological Processes

Water features

Historically, freshwater springs existed at the base of the cliffs, hence the name 'Freshwater Bay'. One spring occurred at Keanes Point, Peppermint Grove' and another was adjacent to the present day Wilson St, Claremont. The springs are now less apparent or not present due to the extensive use of groundwater. Mosman Bay curves in a hook shape between Chidley Point and Keanes Point and the water body is separated from Freshwater Bay by the Point Walter spit which extends from the southern river bank towards Keanes Point. Freshwater Bay is approximately 1 km wide between Keanes Point and Point Resolution. At the centre of Freshwater Bay, there is a shallow sand bank known to the Nyungar people as *Karrakatta*, which has less than 2 metres of water over it.

Bathymetry

The bathymetry of Mosman Bay quickly falls to a depth greater than 5 metres just off the foreshore. Freshwater Bay reaches a depth of over 5 metres; however a bank in the centre of the bay is less than two metres in depth. There is a deep body of saline water which is flushed out only once every 20 years with heavy rain. With the winter rain the surface water becomes fresh while in spring the water is brackish. The area experiences an approximately 0.5 metre tidal range (Thurlow *et al*, 1986). The basin sediments are sand flats and sills (Thurlow *et al*, 1986). The grey silty sands are a mixture of fine and coarse particles which are derived from the offshore sea floor and relocated by tidal movements to areas such as Karrakatta Bank in Freshwater Bay (Riggert, 1978). Armstrong sandbank runs parallel to the Dalkeith-Nedlands foreshore and therefore the bathymetry is much shallower than that of the western precinct foreshore.

Flooding

Small retaining walls of limestone have been built along the beach, such as at Victoria Avenue, which has reduced the risk of flooding in these lower lying areas. Where the river is bound by the limestone cliffs, there is no risk of flooding. It is believed that the low lying areas were originally subject to inundation during high water periods.

Erosion and accretion

The Peppermint Grove Shire Council has built a limestone retaining wall to combat wave erosion between Devils Elbow and Keanes Point (Seddon, 1970). There are several small beaches at the base of the cliffs and along Pt Resolution which are subject to minor seasonal erosion and accretion processes.

Vegetation Communities

Native

Cottesloe Complex

The natural vegetation complex of the western side of the precinct is identified as being the Cottesloe Complex (DCE, 1980). The complex would have ranged from a woodland of tuart (*Eucalyptus gomphocephala*), jarrah (*Eucalyptus marginata*) and marri (*Eucalyptus calophylla*) to a closed heath on the limestone outcrops. The understorey includes chenille honeymyrtle (*Melaleuca huegelii*), tangling melaleuca (*Melaleuca cardiophylla*), hazel (*Trymalium ledifolium*), spider net grevillea (*Grevillea thelemanniana*), stinkwood (*Jacksonia sternbergiana*) and tree smoke bush (*Conospermum triplinervium*).

Karrakatta Complex

At the eastern side of the precinct, the natural vegetation complex is classified at the Karrakatta Complex (DCE, 1980). This complex is predominantly tuart (*Eucalyptus gomphocephala*), jarrah (*Eucalyptus marginata*) and marri (*Eucalyptus calophylla*). The understorey consists of slender banksia (*Banksia attenuata*), firewood banksia (*Banksia menziesii*) and bull banksia (*Banksia flexuosa*). In addition, sheoak (*Allocasuarina fraseriana*) and peppermint (*Agonis flexuosa*) are found.

The types of communities that make up these complexes are described below.

Juncus communities

A narrow fringe of shorerush (*Juncus kraussii*), knotted club (*Isolepis nodosa*) rush are found along the foreshore at Mosman Bay, Point Roe and Point Resolution (SRT, 1994).

Among the shorerush communities there is a dense stand of swamp sheoak (*Casuarina obesa*) and Rottneest cypress (*Callitris preissii*) at Point Roe. A few peppermint trees (*Agonis flexuosa*) are dotted along the foreshore in amongst exotic trees.

Dryandra communities

Dense heath remains on the limestone cliffs and supports cockies tongues (*Templetonia retusa*), parrot bush (*Dryandra sessilis*) and the occasional coastal wattle (*Acacia cyclops*). The understorey consists of mostly introduced species, but once would have been made up of small bushes and native grasses.

Agonis communities

The open scrubland that is present at Bay View Road includes cockies tongues (*Templetonia retusa*), parrot bush (*Dryandra sessilis*), various *Acacia* species, peppermint trees (*Agonis flexuosa*) and honey-myrtle (*Melaleuca huegelii*).

The dense scrub that once occurred in the precinct is reduced to isolated trees or small pockets of vegetation such as at Point Resolution. The understorey would have been represented by such species as zamia palms (*Macrozamia riedlei*), Geraldton wax (*Chamelaucium uncinatum*) and kangaroo grass (*Themeda triandra*).

Eucalyptus communities

The woodlands were originally dominated by tuart (*Eucalyptus gomphocephala*), marri (*Eucalyptus calophylla*), flooded gum (*Eucalyptus rudis*) and Rottneest teatree (*Melaleuca lanceolata*) (SRT, 1994). (Between Bay View Reserve and Butler Hump there are a number of remaining woodland trees including flooded gum, banksia and acacia.

Exotic

*Much of the foreshore vegetation is grassed and planted with exotic species. However, the indigenous peppermint trees (Agonis flexuosa) have been planted along the foreshore north of Keane's Point. There are several dense stands of giant reed (*Arundo donax) along the foreshore. The precinct also has castor oil trees (*Rinicus communis), domestic fig trees (*Ficus carica), olives (*Olea europaea) and Japanese pepper (*Shinus terebinthifolius). There are several understorey species such as buffalo grass (*Stenotaphrum secundatum), clover (*Trifolium repens), dandelion (*Taraxacum officinale), and kikuyu grass (*Pennisetum clandestinum).*

Historical Land Use & Resulting Environmental Changes

At the suggestion of R.J. Yeldon, a member of the local Roads Board, Mosman Bay was probably named in recollection of Mosman in Sydney in 1907 (Seddon, 1970). The bay was originally considered part of Freshwater Bay and for a time was known as Samson Bay. It was also known as Quarryman's Bay, as between 1850s and 1900 convicts and other workers cut the sheer 30 metre cliffs for building material. The spoil was dumped into the river and large lumps are still evident today. Mosman Bay gave its name to the suburban town of Mosman Park, previously known as Cottesloe Beach and Buckland Hill. The early settlers in the area used old English descriptive terms for topographical and geological features in the Bay. The *Coombe* is an old English term for a valley and is now used as a street name.

Henry Prinsep bought a few acres for a holiday place and named it *The Chine* which refers to the collapsed solution structure and means 'ravine' in old English. He employed a quarry man to cut a cave for storage into the limestone. Adventurous holiday makers would camp in the cave or in tents. The quarryman is reputed to have etched into a nearby well and boulder in Greek (ΑΙΙΥΡΝΟΖΙΝ) meaning 'dip your nose in' which was not translated till years later. The cave is reputed to have been occupied in 1917 by Paul 'Bunny' Statham, a lands department draftsman, who travelled by canoe for part of his journey to work.

Green Place was originally an old colonial home which was used as a psychiatric hospital from 1916 for treatment of female alcoholics. The building was later closed and demolished.

Butler Hump was the original name for Keanes Point. John Butler (d. 1847) was granted 250 acres of land here in 1830, known as Prospect Place; he kept a halfway house or inn on the Perth-Fremantle Road near the present Albion Hotel. At View Street, where a freshwater spring occurred Butler built a wattle and daub farm. Here he built two lime kilns in 1835. By this time only six of the 250 hectares of foreshore flat were cleared for cultivation, and keeping pigs and goats. After the subdivision of the area the land at the point was bought by Mrs Lilla Keane in 1891. The promontory became widely known as Keane's Point, and the family homestead later became the clubhouse of the Royal Freshwater Bay Yacht Club. The southern boundary of Butler's grant met the river at a remarkable cave known as 'James Chair', evidently referring to Governor Stirling. The cave is no longer present although several similar caves are further upstream at Devils Elbow

The Butler family sold their entire property (Swan location 84) for £1,200 to a syndicate of three men: George Leake, Alexander Forrest and Charles Crossland. The latter was a surveyor and he and a second surveyor, Hardy, subdivided the land for sale and the subdivisions became known as Peppermint Grove. It was not notably different in quality from a number of other sites around the river; for example Freshwater Bay was very similar, however, their subdivision plan was so enlightened that it has held its quality and, its economic value, ever since.

Freshwater Bay was first indicated on the HMS Beagle Map of 1841 showing the fresh water oozing through the base of the limestone cliffs (Seddon, 1970). Early settlement was concentrated at the north end of the bay where allotments were granted to the pensioner guards. The settlement was known as Freshwater Bay and is now known as Claremont. Freshwater Bay foreshore was a very popular recreational node in the latter part of the nineteenth century. There were a number of jetties and public baths along the foreshore and the grassed area was a popular spot for picnics. The present day Meads Restaurant was the site of the Smith's Boat Shed which for many years hired small boats and served food. This was demolished recently and the new restaurant was built in a similar style to the previous building. The Claremont Jetty (Chester Road) was a popular fishing spot; however it was closed and demolished. A new jetty was built in 1991 and the use of 'White Beach' once more as a recreation spot has been encouraged. Limestone was quarried adjacent to the Claremont Yacht Club last century and as a result the area has a level topography.

Point Resolution was named in honour of Captain James Cook's Pacific voyages in 1772-6 on the Resolution. The site had convict built buildings at its base which were later demolished (Williams, 1984). In 1860s convicts quarried back the foreshore cliff face for limestone. Olive and aloe plants on the level ground are surviving reminders of the convict encampment.

A large part of the precinct has been subject to clearing and residential development. The result has been the removal of the natural vegetation communities. These have been replaced by lawned parks and residential gardens. The foreshore vegetation has been dramatically reduced due to the restriction of local water inundation by a small limestone wall. This wall was constructed to reduce wave erosion along the Peppermint Grove foreshore to Warwick Street, Claremont.

Present Land Use and Social Patterns

The precinct is dominated by its residential use. The Mosman Bay cliff has recently been subdivided and old houses have been demolished to make way for new prestigious homes which extend from the cliff top to the foreshore. The flatter land extending out to Keanes Point has a mix of houses and units which vary in style and height. Peppermint Grove has mainly single homesteads on large blocks which are separated from the foreshore by The Esplanade. The suburb of Claremont is highly developed and in recent years there have been many subdivisions of the older larger blocks for new residences. There are a number of multistorey units, such as Continental Towers and Roseneath Units. Dalkeith's Victoria Avenue is considered to be on one of Perth's prime locations. The houses are typically surrounded by high walls and extend right down to the high water level (AHD).

Recreation nodes

Despite the foreshore being restricted in places there are several reserves which have facilities for picnics, lookouts and car parks, such as Bay View Reserve, Manners Hill, Bishop Road Reserve and Pt Resolution. Historically, the foreshore was frequently used as a swimming spot and this was encouraged by the presence of infrastructure such as jetties and baths. The Claremont Jetty was the site of the Claremont Baths (built 1903) and was a particularly popular swimming spot. At present, the river is a less popular swimming location, however, Freshwater Bay still provides for sheltered swimming. There are designated speed boat areas at Green Place Reserve, Claremont, and Pt Resolution. There are a number of parklands such as Manners Hill which provide important open space for the region.

Public access

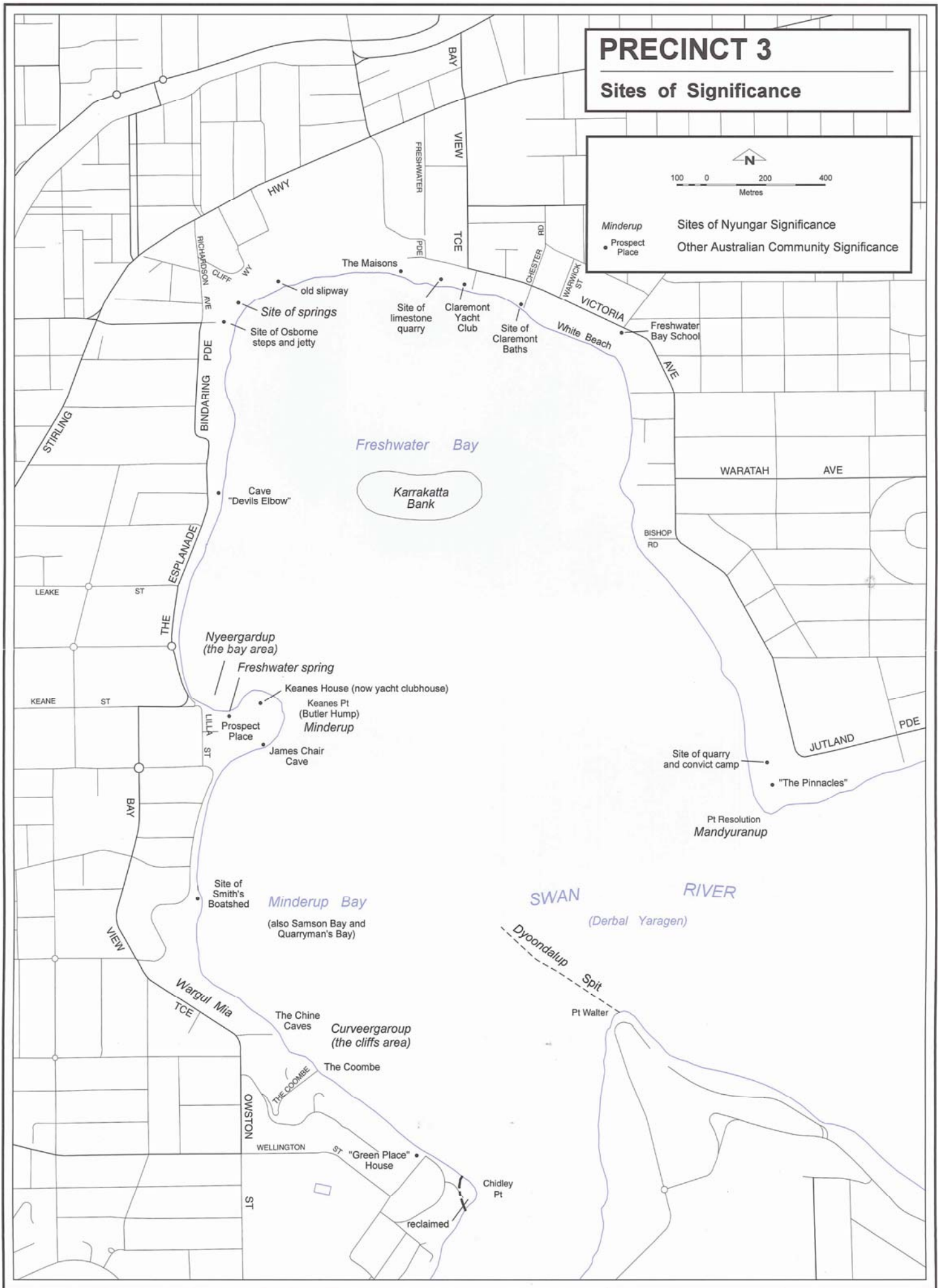
Public access is limited along the Mosman Bay foreshore which has a steep embankment and very narrow public reserve. The adjacent residences make the foreshore difficult to access. However, Chidley Point and Green Place Reserve have a number of picnic areas and car parks which are quite often used. Royal Freshwater Bay Yacht Club restricts the pedestrian user along Butler Point. Public access is restricted along the foreshore in front of the Claremont Yacht Club which has several jetties and car parks. Unlike other yacht clubs, the land is owned by the club to the waters edge, although there are no physical barriers to people walking along the foreshore. A number of private landowners gain direct boating access from their Victoria Avenue properties. Two of the landowners have built boat houses on their land. The beaching of boats along Victoria Avenue impedes public access to the foreshore.

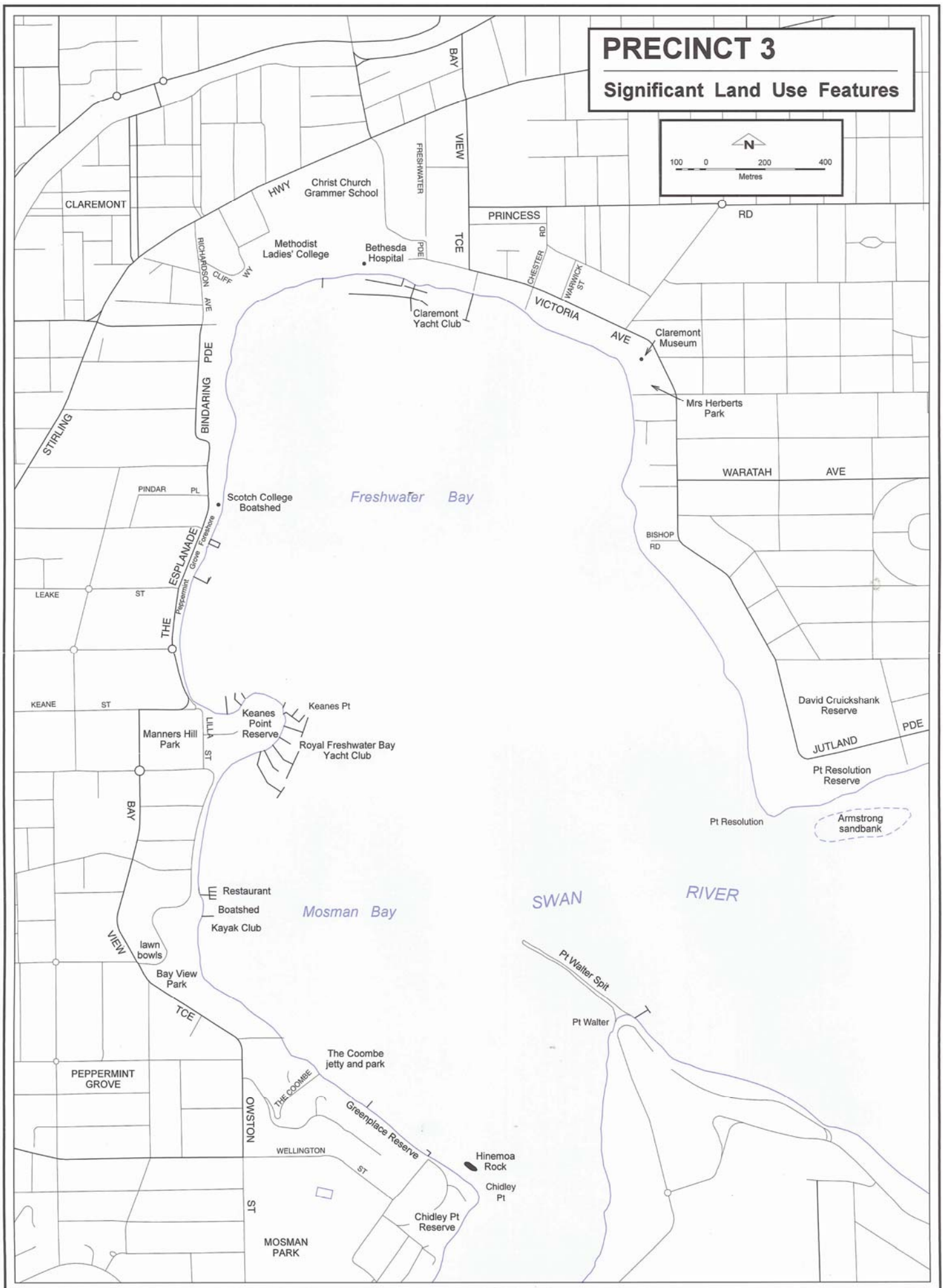
Much of the precinct is cliffed and therefore the pedestrian user cannot easily access the water. However, Bay View cliffs have become a popular climbing spot and free jumping parasailing/parachuting. For the less adventurous, there is a limestone retaining wall at Devils Elbow that has limestone blocks which act as stairs to access the foreshore.

Sites of Nyungar & wider Australian community significance

Nyungar significance

Willem de Vlamingh explored the beaches and cliffs of Mosman Park and Peppermint Grove on 5 January, 1697, and found a freshwater spring near the intersection of today's Lilla and Keane Streets, just within the boundary of Peppermint Grove (Tuettemann, 1991). This is probably near the spring that later gave its name to Freshwater Bay. There were many such springs around this foreshore, but not many were flowing strongly in January when Vlamingh located this one. Whadjug Nyungars had a campsite in the area as it was a main source of water (Pascoe and Cumpston, 1983). The cliffed area is called *Curveergaroup* and the bay itself is termed *Minderup*. *Karrakatta* refers to the sand bar in Freshwater Bay and means 'the place of crabs'.





The small bay at Keanes Point is called *Nyeergardup* meaning place of the pelican (Collard *et al*, 1996). Point Resolution (*Mandyuranup*) means place of banksia (Pascoe and Cupton, 1983). This area is very steep and therefore was not an easy or favourite location to gather food. However on the northern side of the point the beaches were flat and sandy being an ideal fishing and trading area (Claremont Museum, 1995). Butler Point is referred to as *Minderup* which is a place for alleviating sickness because of the freshwater springs (which were possibly heated). Point Roe is known as *Berreegup* to Nyungar which means the place of the banksias (Collard *et al*, 1996). Inland at Mount Claremont is referred to as the 'black hill', or *Karbomunup* (Collard *et al*, 1996).

Other significance

Claremont developed in the 1860s and was the first suburb of Perth. The suburb still retains a number of historic sites such as the Claremont Museum (Freshwater Bay School, 1862) which was built for the children of the pensioner guards at Freshwater Bay. Other sites of historic significance to the area include the Victorian Bayview Mansions (The Mansions 1898), House 4 at Richardson Avenue (1890s), Claremont Jetty (1898) and the Claremont Yacht Club (1905). The small cave at Keanes Point was called 'James Chair', referring to Governor Stirling.

The term *chine* means ravine in Hampshire, England. Adjacent to the depression is a valley and the old English descriptive term *the coombe* refers to the 'valley'. Within the base of the limestone cliffs is a small cave which is now adjacent to the Clough property.

Point Resolution is cliffed with a number of exposed solution pipes which have been termed 'the pinnacles' by local residents. The levelled out section at the site of the Claremont Yacht Club is likely to be the site of limestone quarrying last century.

Conservation areas

Wetlands

There are no conservation wetland areas in this precinct.

System 6

M54 - Foreshore Reserve, Peppermint Grove

The northern end of the reserve is uncleared and supports a thriving closed scrub community with some emergent tuarts. The area is significant as it is representative of most areas of the Coastal Plain which were formally closed scrub. This reserve has been unburnt for some time, and supports some rare species. It is also geologically important, as it contains one of Australia's few Pleistocene deposits. It was recommended that the area be subject to regional park planning, and a management plan be implemented for the geological site. These have yet to be implemented.

M56 - Foreshore Reserves, Mosman Park

The recommended area includes Chidley Point and the southern portion of Mosman Bay Reserves. Adjacent to Chine St there is a narrow rocky shore with a dense fringe of the rush, *Scirpus nodosus*. Behind is a steep slope which rises to approximately 50 metres, in which are a number of small caves. On the slope there are scattered scrub and tuarts which are recommended for regeneration. At Chidley Point the vegetation is in good condition and it was recommended that this be maintained. Also quandong and snakebush, which do not occur anywhere along the river, are present at this location.

M59 - Point Resolution Foreshore, Dalkeith

The shoreline around the point is sandy and rocky and is backed by a short steep slope with picturesque coastal limestone pinnacles and rocks. The area supports various indigenous plant species and it is recommended that growth and regeneration of these species be encouraged.

Landscape Description

Precinct Description

Waterform

The attractive waterform of the hook shaped curve from Chidley Point out to Keanes is echoed in Freshwater Bay. Point Walter spit provides a visual boundary between Mosman and the northern section of Freshwater Bay. It helps to create Mosman Bay water body as a visually separate entity. As Keanes Point and Point Resolution are parallel to each other they seem to suggest the end points of the u-shaped bay. This gives the water the characteristics of an enclosed and sheltered water body, isolated from the rest of the river.

Natural riparian zone

Mosman Bay has a very narrow and rocky shoreline. There are a number of small sandy beaches dotted in between the limestone pinnacles which emerge from the water adjacent to the steep embankment. The Chine and Peppermint Grove have small white seasonal beaches which form against the natural and man made limestone walls. Along Devils Elbow there is no beach only a rocky edge of the cliff. Claremont's White Beach and the Dalkeith foreshore are characterised by a wider beach. This provides a visually distinct white line between the water's edge and the adjacent landform and use.

Landform

The precinct is part of the gently undulating coastal plain. The river edge is quite linear until Bay View Park from where the slope decreases to a flat promontory and the water's edge curves around to Keanes Point. At Chidley Point the topography quickly rises from the water's edge to a steep embankment. Keanes Point is a knoll like headland which is higher than the surrounding land. From the gently sloping Peppermint Grove foreshore, the land form rises to a cliffed escarpment. In front of this steep slope at Dalkeith, there is a small sandy beach, however the land behind is raised and relatively flat due to levelling for residential purposes. Both at Bay View Park and Pt Resolution, limestone pinnacles emerge from the cliff face. These cone shaped forms stand out from the surrounding cliff due to the forms emerging from surrounding sand or vegetation.

Vegetation

The natural vegetation in this precinct has for the most part been removed or degraded by urban activities. At Roe Point there is a narrow point of natural scrubland. A number of mature sheoaks and associated understorey are an important visual focus for the water user.

This promontory together with the natural vegetation at Point Walter give the impression of two relatively undisturbed points as the river closes into the Blackwall Reach channel.

The cliff at Bay View is predominantly covered in native flora species. Due to the shallow soil the trees, such as eucalypts and peppermints, have a stunted form. There are a number of interesting-shaped dead tree trunks which emerge from the scrub. Parrot bush is the dominant scrub species and its soft green and small spiky leaves give a dense dusty form. From the water the cliff face has a dotted effect towards the top as the dense vegetation of the lower embankment is thinned out due to the lack of soil. Around the pinnacles near the top of the face is grey grass which has the same grey tone of the adjacent weathered limestone. There is a small stand of riparian reeds at the base of the escarpment that have a spiky dusty form which is overshadowed by a number of sheoaks which curve over the water edge. The parkland overlooking the water has been planted with lemon scented gum whose mature graceful forms dominate the landscape. These are not endemic to the region; however due to the well maintained lawn beneath them, the general impression is of an urban park-scape which merges into the residential gardens on Bay View Road.

There is similar presence of natural vegetation at Pt Resolution which is graded from riparian reeds to mature peppermints on the peak of the gently sloping embankments. The parkland at Pt Resolution consists of banksias and eucalypts each standing isolated, to be viewed as a single specimen of that species rather than banksia woodland. This effect has been accentuated by planting of trees which are not endemic to the Point, such as a couple of palms, and the well maintained lawn beneath the trees. There are a number of introduced trees within the more dense vegetation of the embankment; however their non endemic forms are overshadowed by the more dominant native species.

Native species are able to grow along the steep embankments and natural riparian zones, however on most of the gently sloping bays and land behind the embankments the vegetation consists of exotic species. At Keanes Point the viewer is presented with the large deep green angular pine trees which rise above the yacht club and houses. The Peppermint Grove foreshore has grassed embankments and peppermint trees planted at regular intervals around the bay. There are a couple of large Moreton Bay figs which stretch out over the road and beach and as individual specimens are quite impressive. Behind the houses are highly maintained gardens, some of which have been transformed into formal English enclaves, while others have neat eclectic gardens.

These isolated gardens do not at any point along the river grade into the riparian zone as there are distinct zones created by fences and lawn edges. This point is exemplified at Dalkeith where riparian reeds grow on the sandy beach, and behind a straight line of fences gardens and lawn are maintained at the edge of the properties.

Riparian land use

There are a number of jetties in the precinct which jut into the river, including Green Place Jetty and Claremont Jetty. At Mosman Bay, there is an old boat shed which is made from overlapping horizontal wooden boards and has a steeply gabled tin roof. This simple functional construction has been reflected in the new Meads Restaurant which has a similarly wooden shell and board walk, and a double peaked gable galvanised roof. These simple buildings have minimal intrusion and reflect the riparian nature of their location.

The Royal Perth Yacht Club has the historic Keanes homestead as its club house. This building is a two storey Federation building with more recent additions added to the back. The building can best be viewed from the water, and with its rose gardens presents a pretty residential feature. The moorings form a square nucleus of large white boats and yachts which stretch out into the Bay. From Peppermint Grove, the club house is obscured by old boat houses made of wood and corrugated metal roofs. These are at present slightly weathered and give a well used effect.

The beach at Freshwater Bay has formed in front of a limestone retaining wall. The wall gives a curved and contained nature to the beach. At Devils Elbow, the limestone has been cleverly used to build steps to the water's edge so that they have a minimal impact on the natural beach.

Claremont Yacht Club is a small building and its moorings form a double 'T' in the water. From the Claremont Jetty to Dalkeith the foreshore remains relatively free from urban structures.

Land use

The precinct is dominated by residential land use. The houses include various styles according to the fashion at the time of building such as Federation bungalows, interwar Mediterranean, Old English houses and late twentieth century styles. From the river, the residences at Mosman Bay stand out from the topography. The houses are large, extravagant constructions. Most are characterised by large reflective windows which draw the viewer's attention to the angular bold designs. At present, a substantial development is occurring and a great deal of the cliff has been quarried out. The newer homes and some of the formal grassed gardens do not have large trees to soften the edges of the houses and as a result they are extremely prominent.

Between Manners Hill and the foot of Bay View Park, the curve of the hills and the lower topography give a nested urban precinct. The houses and units are restricted in height and therefore no forms stand out from the general urban scape. The designs are highly varied from nostalgic to modern styles and well maintained. The mature trees of the suburbs obscure the roof tops and houses behind the foreshore residences.

At Devils Elbow and Claremont a number of large modern white units rise above the surrounding landforms. The water user is in particular attracted to these buildings' forms. The foreshore buildings are quite prominent at Claremont. Both Methodist Ladies College and Bethesda Hospital are built right to the edge of the cliff in modern block like forms. The houses and units along the foreshore are prominent, however, the residences behind these are hidden due to flatter topography and mature trees hiding the roof forms. At Dalkeith the houses are well spaced and isolated from their neighbours. As there is no concave meeting of two hills, such as at Mosman Bay, the buildings do not have the same overlapping effect. There are a number of high walls which cut off the houses and gardens from the river and the effect to the foreshore user is rather unfriendly and isolating.

Landscape Interpretation

Dominant Landscape Character

The original landscape would have been the dense heath on the shallow limestone soils ranging to open eucalyptus woodlands on the sandy Karakatta Soils. Today the overall topography of relatively high limestone dunes on the western foreshore which grade to a flatter sandy landform is still evident despite quarrying and reshaping. The present dominant landscape character type is a suburban landscape. The suburban landscape is made interesting by the varied landform on which it has been built. Also the wealthy nature of the area has brought about a high degree of urban pride.

The other dominant landscape character is the parkland/recreational character which is identified as being a thin section of Point Resolution, Freshwater and Mosman Bay, and Chidley Point. The Point Resolution section has remnant vegetation and grassed areas with scattered trees. The Freshwater Bay section has a thin line of grassed foreshore with a number of peppermint trees. The Mosman Bay area is a section of remnant vegetation around the steep limestone outcrops while the flatter areas have mostly been grassed with a few remnant or planted trees.

Significant Viewscapes

The views from the river to the foreshore are very pleasing in this precinct. From most positions from the water there is a panoramic view of the surrounding foreshore and land use. The precinct has a limited horizon due to the enclosed landforms and bays. This sheltered and limited viewscape is considered by most people to be attractive. From the raised position of Johnston Parade and View Street, there are spectacular views of the two bays and the city skyline over the Nedlands Peninsula. Similarly, from most points around the foreshore there are pleasant panoramic views of the water and opposite land uses.

Conforming and Non Conforming Elements in the Landscape

Sheltered beaches and sandy bays provide opportunities for recreation. There are a number of established facilities for boating and other water based uses. It is fortunate that the riparian buildings at Peppermint Grove and Mosman Bay are simple and functional and have a design which is in keeping with their water based use. The boat ramps in the precinct are quite small and the associated car parks are similarly made for only a small number of users. However, other boating facilities such as yacht clubs and rowing clubs are generously catered for in the area and are positive visual elements in the riparian environment.

The style of the old wooden boatsheds has been reflected in the new Meads Restaurant. Steeply sloping gabled corrugated metal roofs and wooden board walks give the viewer the impression of minimal impact and simple functional constructions. One of the benefits to the land based user in this precinct is that their view of the river bay is rarely impeded by prominent riparian structures.

Along the Dalkeith foreshore the walls edging the properties have created a linear boundary. This detracts from in the environment and there are opportunities to alter these features.

Recommendations for Maintenance and Enhancement of the Present Landscape Character

- There is the opportunity to promote education of the historical significance of features such as Keanes Point and the boat sheds and highlight the geological significance of the area. Major European historic sites are identified in the Claremont Museum. It may be of benefit to highlight these points by signs and information. Sites of Nyungar significance could also be further researched.
- There is a problem of access to the foreshore in certain areas of this precinct such as Mosman Bay. Steep topography, private property to high water mark and private yacht clubs limit access. The problem is also exacerbated since the public foreshore zones appear to be private due to development by adjacent land holders. The reserves are often narrow and the cliff embankment is vertical to the water's edge making physical access difficult except to the very athletic. The carparks are small, therefore restricting the number of river users in the precinct. The foreshore between Chidley and Keanes Point highlights the problems, as there are a number of private roads and properties extending right to the foreshore. Due to the rocky nature and narrowness of the foreshore reserve, it is difficult to walk along the river. Access by boat is possible as there is a small jetty and beach at Green Place Reserve. If it is considered that pedestrian access should be possible then a raised walkway may be the most visually acceptable solution.
- It is important that any further foreshore development be complementary to the present developments and take into consideration the riparian nature of the environment.
- Along the Dalkeith foreshore, in particular, planting native shrubs would minimise the impact of the walled homes and linearity of the property edges. Indigenous species would create continuity with the remnant vegetation at Point Resolution and the western side of the bay. In addition, the remnant species would give local identity and be visually pleasing with the adjoining waterform. They would also be of great ecological value.

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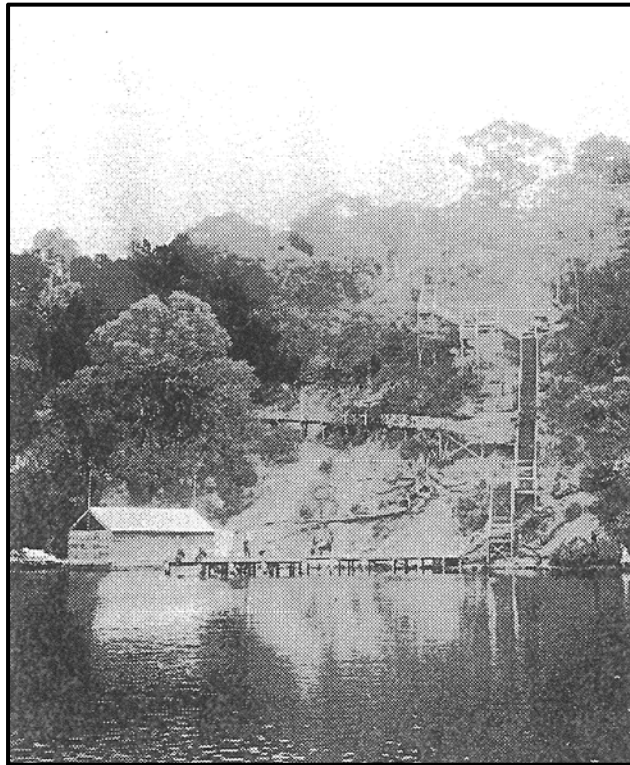
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Osbourne Steps, Freshwater Bay, c1890.

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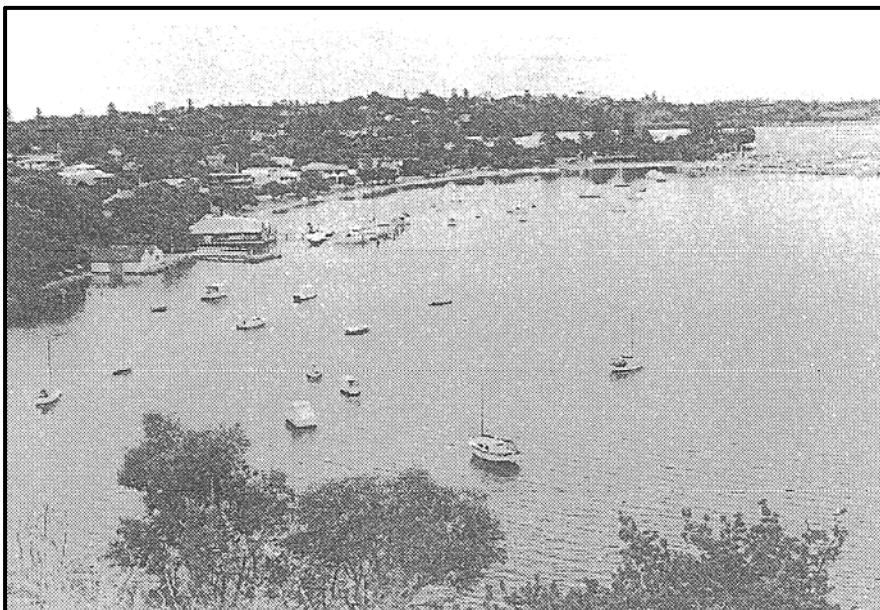


Peppermint Grove, picnic near Keane Street, c1900.

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Coombe Reserve, Saunders Street, Mosman Park, 1962.
Swan River Trust.



Mosman Bay from Bay View Park, 1996.
Swan River Trust.