PETER HAACK
CONSULTING

340074 – Chirnside Park North East - 8 Meadow Fair Way

Landscape and Visual Impact Assessment

17th November 2023

THIS REPORT HAS BEEN PREPARED FOR INDARA DIGITAL INFRASTRUCTURE

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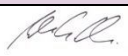
Quality Assurance

File Name	Version	Version Date	Details	Reviewed and Authorised	
Chinside Park Telco_LVIA_PHC	FINAL	17th November 2023	For review	Peter Haack	

1. Introduction

This Preliminary Landscape and Visual Impact Assessment (PLVIA) has been prepared by Peter Haack Consulting (refer to ***Appendix A***) for Indara Digital Infrastructure (Indara) in response to a request for further information (RFI) from Yarra Ranges Council (Council).

In their RFI dated the 6th October 2023, Council has requested:

B 2) – Landscape and Visual Impact Assessment Report

A Landscape and Visual Impact Assessment Report is required with images from the points in blue below (these are low points in the topography where the development will be most prominent as viewed from the ridge. It is to include photomontages as appropriate.

The following must be taken into account in the preparation of the assessment report:

- The development post construction in the context of all trees and vegetation that are to be retained (i.e., not include those that will be removed) and the planting proposed as part of the landscaping plan as planted – not the expected future outcome at full maturity.
- The Landscape and Visual Impact Assessment (LVIA) must include, at a minimum, an assessment from the locations identified below (refer to ***Figure 1***).
- Arrows are indicative in direction and direction of view should be towards proposed development.
- Photo points should be selected from within the road reserve to ensure that immediate roadside vegetation and vehicles do not block views of the site, as much as is practicable. LVIA methodology may identify additional locations and should not be limited to these locations only.

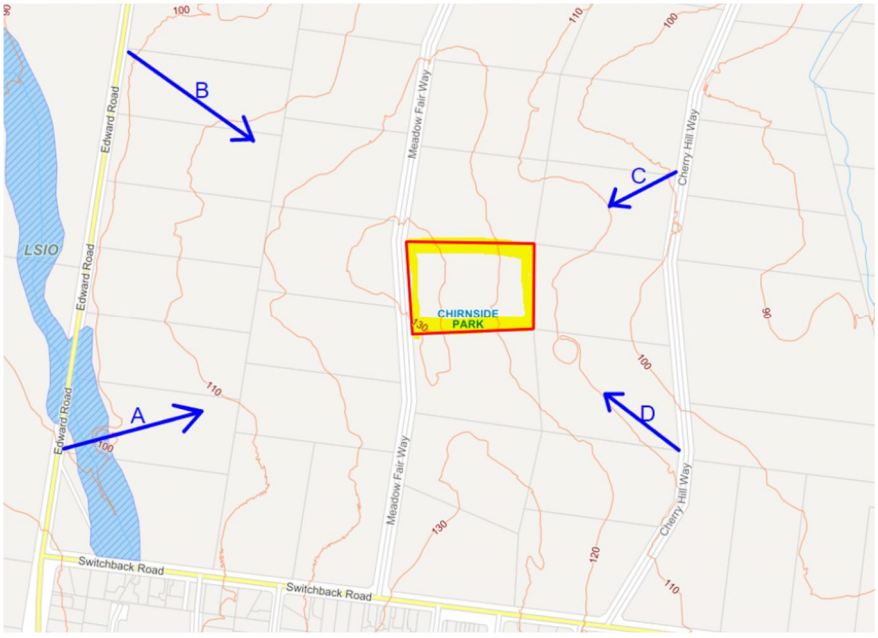


Figure 1 – Required viewpoint assessment locations (Source: Council RFI)

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2. The Proposal

Indara proposes to construct a mobile telecommunications facility at 8 Meadow Fair Way (refer to ***Figure 1***). The proposal comprises (refer to ***Figure 2*** and ***Figure 3***):

- A six bay equipment cabinet, "Pale Eucalypt" in colour.
- A 35 metre (m) high monopole topped with a triangular headframe mounted with 15 panel type antennae, and 21 smaller radio remote units installed in line with the panel antennas. The overall structure height is approximately 38m.
- A barbed wire topped chainmesh security fence.

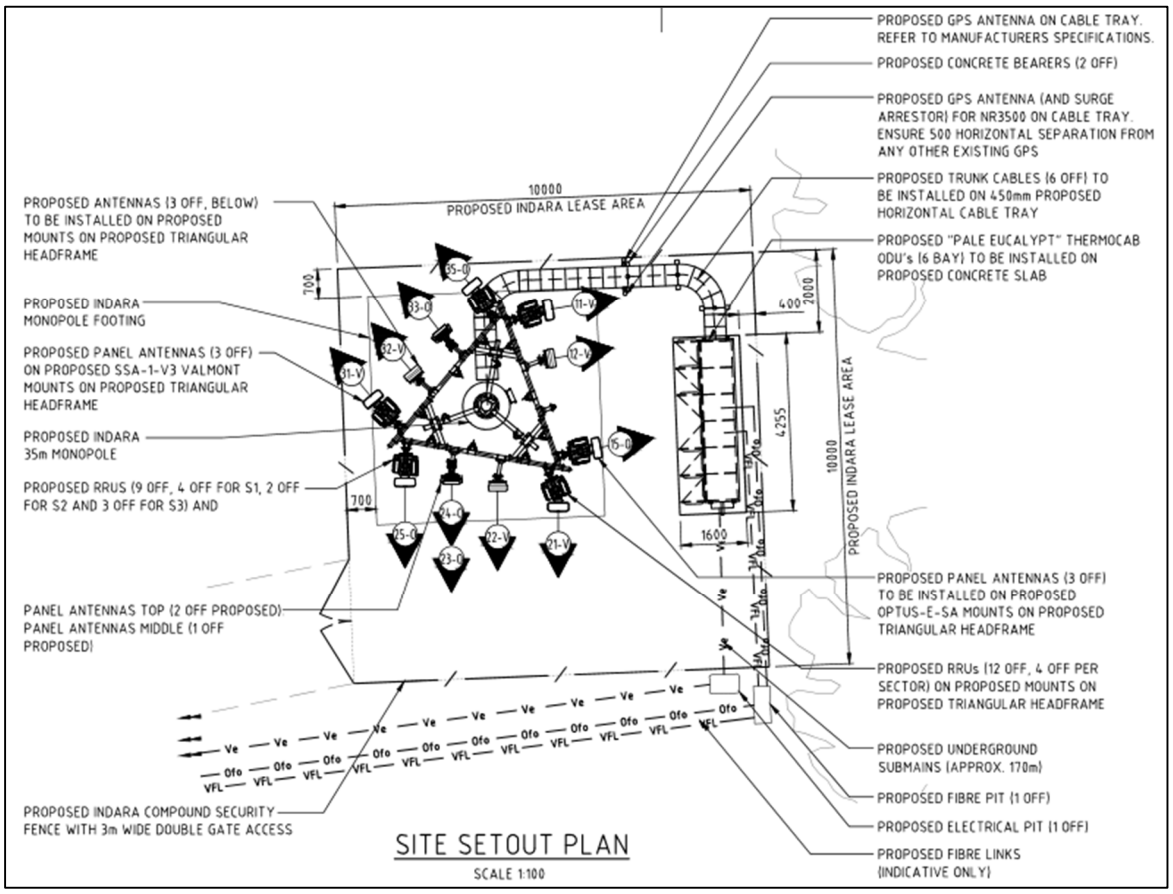

Figure 2 – Proposal - Site setout plan (Source: Indara).

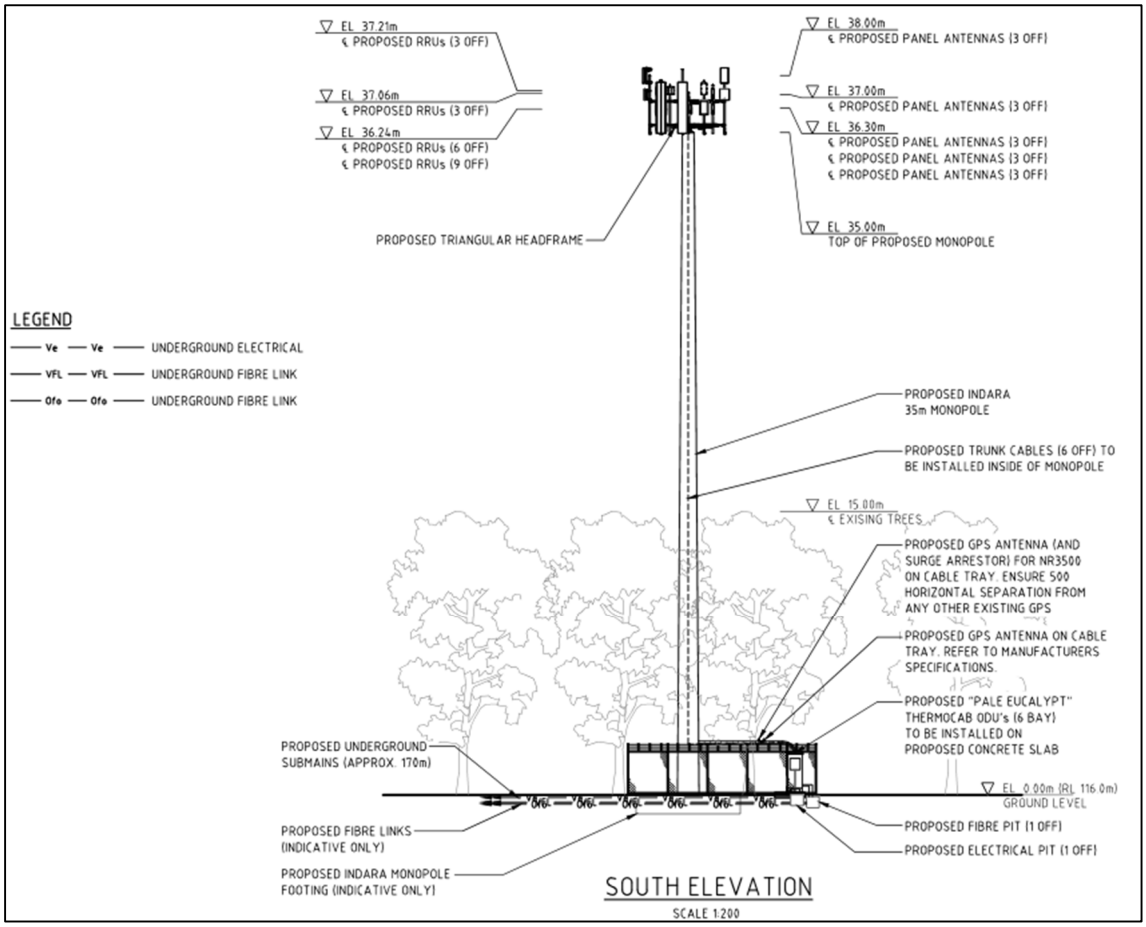

Figure 3 – Proposal – South elevation (Source: Indara).

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3. The Landscape Setting of the Proposal

The proposal is located in the southeastern corner of the subject property, approximately 200m from Cherry Hills Way and 150m from Meadow Fair Way (refer to ***Figure 4***).

The landscape of the site and surrounding area is undulating with elevation ranging between 135m AHD, at a high point approximately 200m to the west northwest of the proposal, and approximately 90m AHD at Cherry Hill and Paynes Road drains. Slopes are typically in the order of 6%, and at their steepest 13%.

The landscape character is rural residential and most residences in the surrounding area, which are primarily single storey, have large footprints and are typically surrounded by vegetation which will filter or screen outward views (refer to ***Figure 5*** and ***Figure 6***). Rural residential property boundaries adjacent to roads are mostly lined by vegetation.

The subject property is well treed, with bands of mature canopy vegetation lining the boundaries as well as running north to south inside the property (refer to ***Figure 7, Figure 8, Figure 9 and Figure 10***). Grassed areas fill the spaces between the trees, however, the grassed area immediately adjacent to the north of the proposal also contains large, scattered trees.

The proposal is located in the context of existing power poles and overhead wires located along the sides of Edward Road, Meadow Fair Way and Cherry Wills Way (refer to ***Figure 11***). These power poles, to 12m in height, would appear as tall as the proposal when viewed from the road with perspective effect taken into account, and would be far more numerous in occurrence.

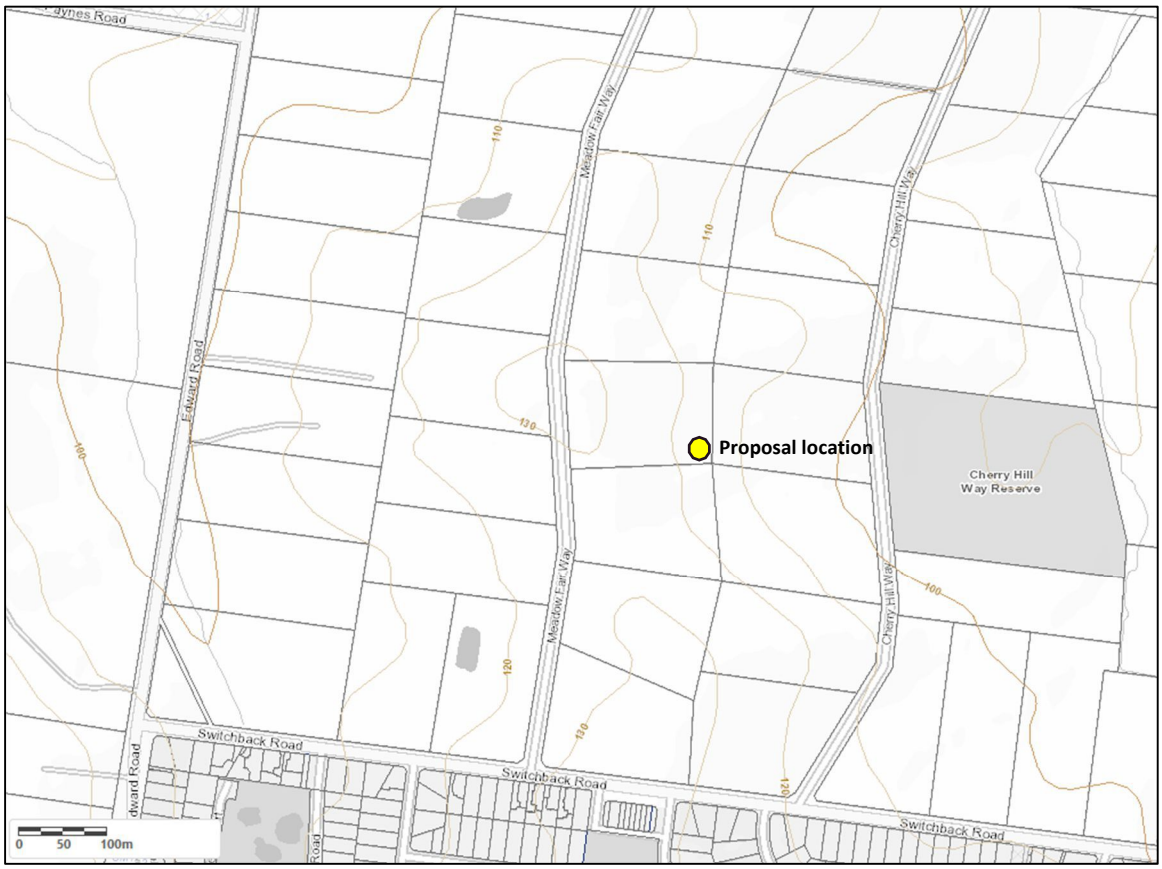

Figure 4 - Topography of the subject site and surrounding area – 10m intervals (Source: mapshare.vic.gov.au).

Figure 5 – Residence at 8 Cherry Hill Way, approximately 320m to the east of the proposal showing typical vegetation surrounding residences in the area (Source: Google Earth – 2018 imagery).

Figure 6 – Residence at 5 Meadow Fair Way, approximately 190m to the west of the proposal, showing dense surrounding vegetation.

Figure 7 – Vegetation coverage of the subject property (Source: Google Earth – 2018 imagery).

Figure 8 - View east southeast along the southern boundary of the subject property towards the location of the proposal.

Figure 9 - View east northeast along the northern boundary of the subject property.

Figure 10 – View south along the subject site's western boundary to meadow Fair Way.

Figure 11 - Existing infrastructure – Existing power infrastructure and lighting poles along Edwards Road. Both Meadow Fair Way and Cherry Hill Way have overhead power infrastructure.

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4. Planning Considerations Relevant to Landscape and Visual Matters

Green Wedge A Zone – Schedule 1 (GWAZ1)

Of relevance to landscape and visual matters are planning policies that seek to protect attributes that individually, or combined, contribute to landscape character and scenic quality.

The proposal is located within GWZ1. The purpose of the zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.
- To encourage use and development that is consistent with sustainable land management practices.
- To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.
- To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.
- To protect and enhance the biodiversity of the area.

Significant Landscape Overlay 6 (SLO6)

The proposal is subject to SLO6. The Landscape character objectives to be achieved are:

- To maintain a comparatively open rural landscape of farmland and bushland patches in which houses, farm buildings and tourist facilities are generally inconspicuous.
- To ensure that the siting and design of new buildings complements their setting and reinforces the rural landscape character of the area.
- To retain established trees and patches of indigenous vegetation as an important element of the rural landscape and habitat for wildlife.
- To allow middle and long distance views from the valley to the surrounding ranges.
- To maintain the appearance of an uninterrupted forested backdrop to views.

Compliance with GWZ1 and SLO6

The siting of the facility immediately adjacent to, and surrounded by tall vegetation (approximately 15m in height), is consistent with best practice for the minimisation of visual impact of vertical infrastructure.

- The proposal is consistent with the objectives of GWZ1 as it has been sited and designed to minimise impacts on scenic landscapes and the amenity of rural living areas.
- The proposal is consistent with the objective of SLO6 in that it has been sited and designed to minimise impact on visual and landscape amenity, particularly long views to forested backdrops and ranges.

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5. Preliminary Viewpoint Assessment

The following preliminary viewpoint assessment was undertaken to identify the viewshed of the proposal and to assess the potential visual impact on four sensitive locations identified within Council's RFI.

Viewshed/TZVI Analysis

The viewshed, or theoretical zone of visual influence (TZVI), is the area from which views of a proposed development may be possible.

Figure 12 indicates the theoretical viewshed of the Project. It should be noted that the TZVI is based on topography only and does not consider the screening effects of vegetation. As a result, it is essentially demonstrating a theoretical or worst-case scenario. In reality, bands of vegetation throughout the landscape and surrounding residential areas will further contribute to the screening of views towards the proposal from most viewpoints.

The green shading indicates locations from which the proposal may be theoretically visible. The dark, or unshaded areas indicate locations where views will not be possible due to the screening effects of topography. ***Figure 13*** demonstrates the profile of the landform that screens views from the west.

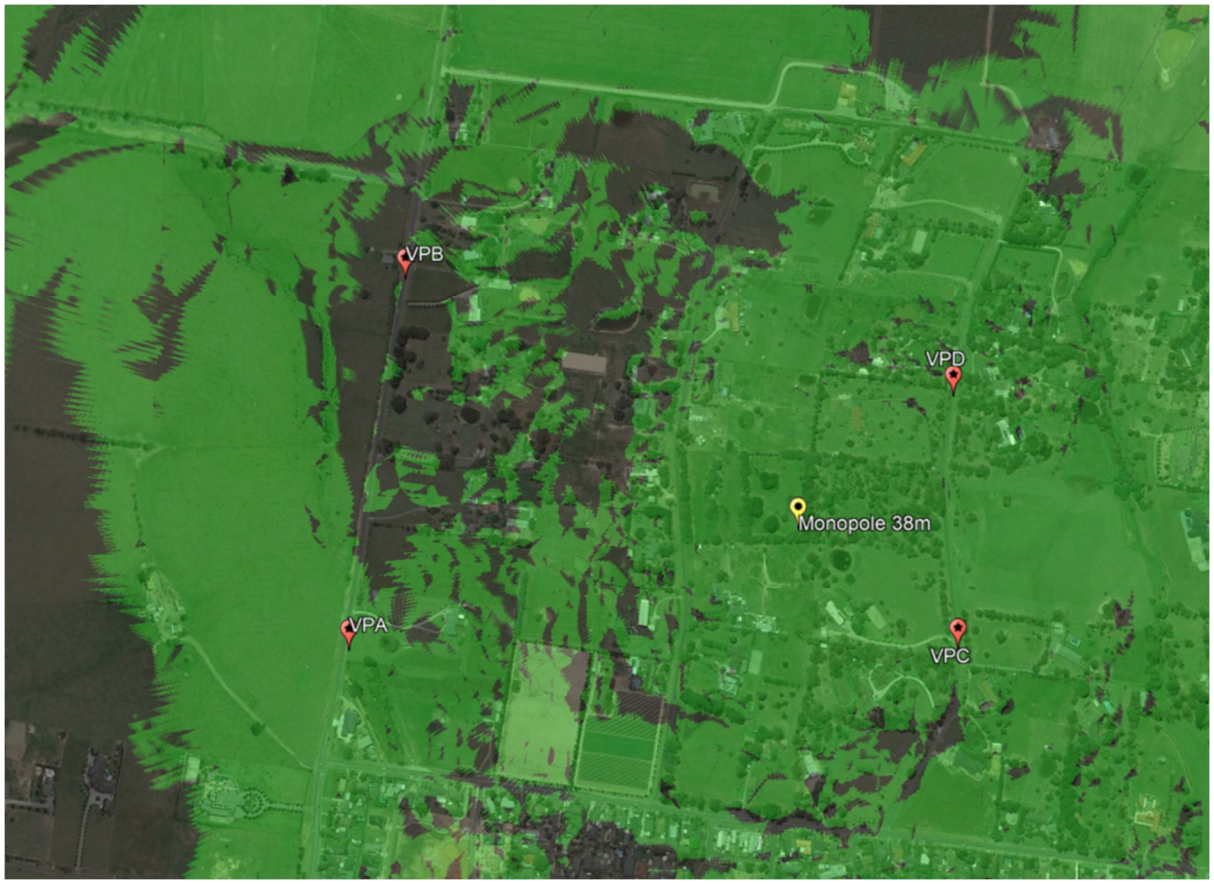

Figure 12 – TZVI analysis of the proposal and location of assessed viewpoints (Source: Google Earth).

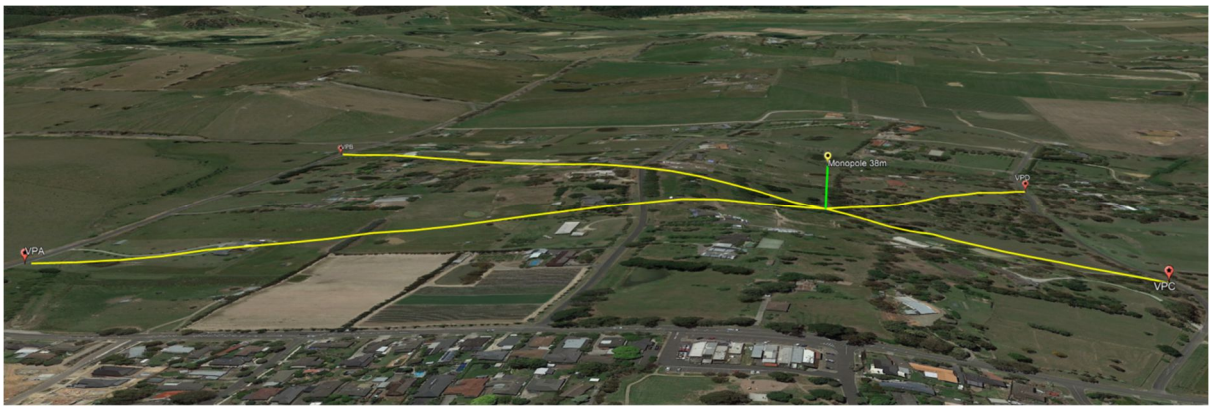

Figure 13 - Oblique aerial view from Google Earth highlighting the elevated topography to the west of the proposal which provides varying degrees of screening of views.

Viewpoint Assessment

The viewpoint locations identified by Council in their RFI are typical of surrounding views in that they represent commonly occurring topography form and vegetation coverage. These viewpoints are shown in ***Figure 14***.

Although the assessment and photo simulations have been undertaken from publicly accessible locations, potential impacts on views from the associated residences has also been undertaken based on interpolation of the results, as well as professional experience.

Figure 14 – Viewpoint locations identified in Council's RFI (Source: Google Earth).

The following viewpoint assessments should be read in conjunction with the photo simulations which were prepared by Mr Ashley Poon, Senior Visual Technologies Consultant of Urbis Pty Ltd (refer to ***Appendix A*** and ***Appendix B***).

Vertically exaggerated elevation profiles or sections were also prepared to demonstrate how topography effects visibility.

Viewpoint A (VPA) – 190 Edward Road

VPA is located on Edward Road, approximately 140m to the west of the residence at 190 Edward Road, and approximately 660m from the proposal (refer to ***Figure 14***).

The proposal is located approximately 500m to the east of the residence.

This residence represents the minority in the rural residential area surrounding the proposal that are not surrounded by dense vegetation.

This viewpoint is representative of others along the southern portion of Edward Road with the lower part of the proposal being blocked from view by topography, and the upper part of the proposal being either screened or filtered by vegetation (refer to ***Figures 15*** and ***16***).

The visual impact for this viewpoint is considered to be non-apparent to very low.

Potential impact on adjacent residential viewpoint

Intervening rising topography is likely to block the lower half of the proposal from view (refer to ***Figure 16***).

Tall vegetation of approximately 15m in height surrounding the western and southern boundaries of the subject site is likely to further screen views of the upper part of the proposal. If views are possible, through or over vegetation, they are likely to be of the upper monopole and antennae only. Additionally, foreground vegetation proximate to the residence is likely to be highly effective at screening views.

The visual impact for the residential viewpoint is considered very low to low.

Figure 15 - VPA – Photo simulation of view east northeast from Edward Road, to the residence at 190 Edward Road and towards the proposal in the distance.

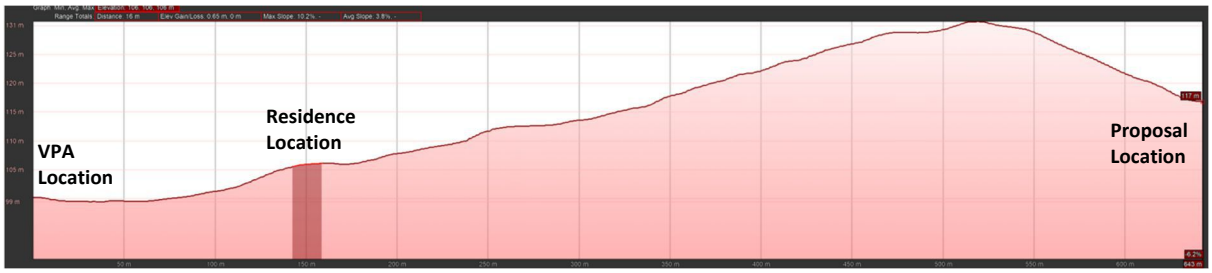

Figure 16 - VPA – Elevation profile from viewpoint to proposal showing elevated topography that will block views of the lower part of the proposal (Source: Google Earth).

Viewpoint B (VP) – 230 Edward Road

VPB is located on Edward Road, approximately 100m to the west northwest of the residence at 230 Edward Road, and approximately 650m from the proposal (refer to ***Figure 14***).

The proposal is located approximately 530m to the northeast of the residence.

This residence represents the majority in the rural residential area surrounding the proposal that are surrounded by relatively dense vegetation.

This viewpoint is representative of others along the northern portion of Edward Road where most of the proposal would be blocked from view by topography. Where the upper parts of the monopole or antennae do protrude above the landform, they will be typically screened or filtered by vegetation (refer to ***Figures 17*** and ***18***).

The visual impact for this viewpoint is considered non-apparent.

Potential impact on adjacent residential viewpoint

Intervening rising topography is likely to block a large proportion of the proposal from view (refer to ***Figure 14***).

Tall vegetation of approximately 15m in height surrounding the western and northern boundaries of the subject site is likely to further screen views of the upper part of the proposal. If views are possible, through or over vegetation, they are likely to be of the most upper monopole and antennae only. Additionally, vegetation between the residence and the proposal is likely to be highly effective at screening views.

The visual impact for the residential viewpoint is considered very low.

Figure 17 - VPB – Photo simulation of view east southeast from Edward Road, to the residence at 230 Edward Road and towards the proposal in the distance.

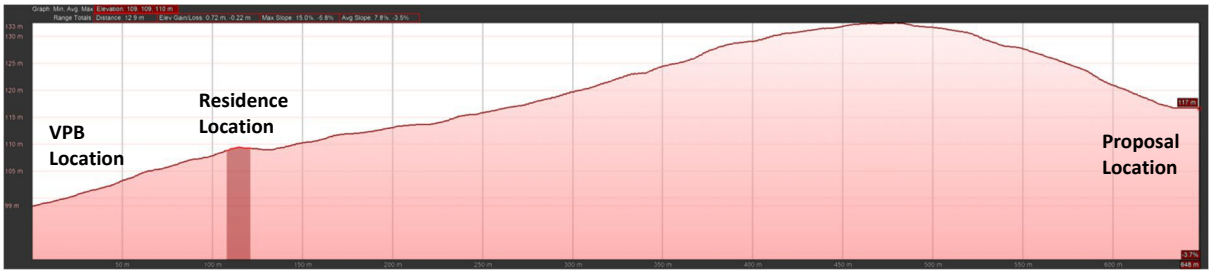

Figure 18 - VPB – Elevation profile from viewpoint to proposal showing elevated topography that will block views of most of the proposal (Source: Google Earth).

Viewpoint C (VPC) – 5 Cherry Hill Way

VPC is located on Cherry Tree Way, approximately 160m to the east of the residence at 5 Cherry Tree Way, and approximately 280m from the proposal (refer to ***Figure 14***).

The proposal is located approximately 110m to the northeast of the residence.

This residence represents the majority in the rural residential area surrounding the proposal that are surrounded by relatively dense vegetation.

This viewpoint is representative of others along the southern portion of Cherry Hill Way where the proposal will extend above the landform and, for many locations, will be screened or filtered to varying degrees by vegetation (refer to ***Figures 19*** and ***20***).

Figure 19 shows the proposal rising above vegetation near the boundary of the subject site. ***Figure 21*** shows that relocating the viewpoint only a few metres to the north or south results in the proposal being obscured by vegetation. This is typical of the majority views from surrounding areas to the east.

The visual impact for this viewpoint is considered low.

Potential impact on adjacent residential viewpoint

Tall vegetation of approximately 15m in height surrounding the southern and eastern boundaries of the subject site will screen views of the lower part of the proposal. Tall vegetation to the north of the residence, between the proposal and the outdoor living area, is likely to be highly effective at screening views of any components of the proposal that protrude above the subject site's perimeter vegetation (refer to ***Figure 22***).

The visual impact for the residential viewpoint is considered low.

Figure 19 - VPC – Photo simulation of view west northwest from Cherry Tree Way, to the property at 5 Cherry Tree Way and towards the proposal.

Figure 20 - VPC – Elevation profile from viewpoint to proposal showing that elevated topography does not block views of the proposal (Source: Google Earth).

Figure 21 – VPC - Relocation of the viewpoint only a few metres to the north or south results in the proposal being obscured by vegetation. This is typical of all views from surrounding areas.

Figure 22 – Residence adjacent to VPC – Aerial image of tall vegetation located directly between the proposal and the outdoor living area to the east of the residence (Source: Google Earth - 2018 imagery).

Viewpoint D (VPD) – 9 Cherry Hill Way

VPD is located on Cherry Hill Way, approximately 140m to the west of the residence at 9 Cherry Tree Way, and approximately 290m from the proposal (refer to ***Figure 14***).

The proposal is located approximately 150m to the southwest of the residence.

This residence has relatively dense vegetation around the property boundaries with scattered vegetation surrounding the house itself.

This viewpoint is representative of others along the northern portion of Cherry Hill Way where relatively dense and continuous vegetation lines property boundaries adjacent to the road reserve.

Where not screened by foreground vegetation, the proposal will occasionally extend above the rising intervening landform and the tall vegetation surrounding the subject site's boundaries (refer to ***Figure 23*** and ***24***).

However, where it does protrude above the dense perimeter vegetation, the upper parts of the proposal will often be screened or filtered to varying degrees by vegetation throughout the landscape.

The visual impact for this viewpoint is considered very low.

Potential impact on adjacent residential viewpoint

Tall vegetation of approximately 15m in height surrounding the northern and eastern boundaries of the subject site will screen views of most of the proposal. Additionally, a large expanse of tall, scattered vegetation on the property immediately to the south of the residence, and to the east of the subject site, will provide foreground screening vegetation to the south of the residence which is

likely to be highly effective at screening views of any components of the proposal that protrude above the subject site's perimeter vegetation (refer to ***Figure 51***).

The visual impact for the residential viewpoint is considered very low.

Figure 23 - VPD - Photo simulation of view southwest from Cherry Hill Way, to the property at 9 Cherry Tree Way and towards the proposal.

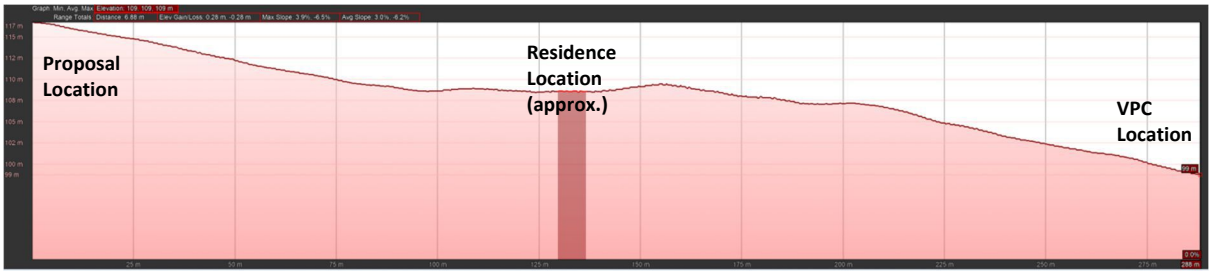

Figure 24 - VPD– Elevation profile from viewpoint to proposal showing slightly elevated intervening topography that will block views of the lower part of the proposal (Source: Google Earth).

Figure 25 – Residence adjacent to VPD – Aerial image of tall vegetation located directly between the proposal and the residence (Source: Google Earth - 2018 imagery).

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6. Amelioration

Given the position of the proposal within a band of dense and tall surrounding vegetation, landscape amelioration is not required, as only the upper part of the monopole, headframe and antennae will be visible, backdropped against the sky. The lower part of the monopole, the equipment compound and fencing will be screened from view from surrounding residences.

Colour and Materiality of Facility Equipment

Where back dropped by the sky, colours such as pale greys provide improved visual amelioration under a range of atmospheric and lighting conditions. This approach has been borne out through numerous studies into the colouration of wind turbines that are usually painted with RAL Colour 7035 - Pale Grey).

RAL 7035 is actually very similar in colour to standard concrete poles (refer to ***Figure 26***).

If the monopole is to be constructed of steel, consideration should be given to colouring the monopole and antennae with a similar colour. Another similar colour used by telco providers is Colorbond Surfmist® (refer to ***Figure 27***).

Figure 26 – Sample of colour RAL 7035 – Light Grey

Figure 27 – Sample of Colorbond colour "Surfmist"

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7. Summary

As is apparent from the viewpoint analysis, there are few locations from where the proposal will dominate the setting or look out of place with typical peri-urban or rural infrastructure.

To serve their function, telecommunications facilities need to be elevated which invariably can make them noticeable within the landscape. However, the assessment finds that the proposal is not of a scale or level of visual dominance to significantly impact the setting.

The assessment has found that siting has been well considered, with the proposal being located immediately adjacent to existing, tall and dense vegetation. Views towards it from surrounding roads and residences will be mostly well screened by existing vegetation, or topography in conjunction with vegetation to the west.

The assessment has found that, where visible, the upper part of the monopole and antennae will be backdropped by sky. As a result, amelioration should focus on the selection and application of an appropriate colour for these elements, such as “Surfmist”.

In conclusion, the assessment finds that the proposal would not have any unreasonable visual impacts and that it strikes an appropriate balance between the provision of expected community infrastructure and the need to minimise visual intrusion and impact on landscape values.

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APPENDIX A – Company Profile and CVs

PETER HAACK CONSULTING

Urban Design &
Landscape Architecture

Independent Thought

After over 30 years working in some of Australia's leading planning and design consultancies, Peter Haack Consulting has been established to provide independent and expert advice for clients in a wide range of sectors with projects requiring specialist Urban Design and Landscape Architecture support.

Peter Haack Consulting has significant experience throughout Australia, New Zealand and PNG on a wide range of projects including some of Victoria's largest infrastructure projects.

Our Expert Team

The team is led by Peter Haack, an Urban Designer and Landscape Architect with over 30 years experience with Urbis, EDAW and Loder and Bayly.
Peter's career has included significant collaboration with both internal allied disciplines, as well as external consultants. Additionally, engagement with stakeholders and the community has been critical to project outcomes.

Peter also works collaboratively with highly skilled, independent consultant Josie Alvaro. Peter and Josie are supported by other independent consultants as required.

Services

- Design
- Strategic advice
- Independent design review / Peer review
- Expert witness – Planning tribunals and panels.
- Strategy plans
- Guidelines
- Landscape and visual impact assessment
- CPTED review and assessment
- Landscape planning and management

Sectors and Key Projects

Public Realm

- Rosebud Streetscape
- Lyndarum town centre
- Epping Town Centre placemaking
- Village Street Docklands

Transport

- Chandler Highway Upgrade
- Melbourne Metro Project
- Burke and Greater North LXRs
- Western Road Upgrade

Mixed Use and Infill

- 299 Pascoe Vale Road
- 105 Punt Road Winsor
- 2 Neilson Place Footscray
- Melbourne Square CPTED

Infrastructure

- North East Link Project Early Works
- Optus and Telstra mobile roll-out
- Brunswick Terminal Station

Residential Development

- Dalestone Estate
- Chatsworth Park Estate
- Norvel Estate
- Ravenswood Run Estate

Sport and Recreation

- Maddingley Park Masterplan
- Monash Highway Reserve ISP
- Wallan Recreation Reserve Masterplan
- Yawa (Rosebud) Aquatic Centre
- Richmond Oval Redevelopment CPTED

Contact

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Urban Design & Landscape Architecture

Peter Haack – Landscape & Visual Impact Assessment CV

Registered Landscape Architect #619, FAILA

Qualifications

Bachelor of Landscape Architecture, RMIT University,
Diploma of Applied Science (Amenity Horticulture), University of Melbourne

Professional Experience

Urbis – Director and Studio Lead Director 2008 – 2021
EDAW/AECOM – Senior Associate and Principal 1995 – 2008
Loder and Bayly Consulting Group – Consultant and Associate 1985 -1995

After over 30 years working in some of Australia's leading planning and design consultancies, I have established my own practice, focussing on advisory and expert evidence.

My projects have positioned me to be one of the country's most experienced landscape architects and urban designers. I have a passion for highly creative design solutions that improve functional, aesthetic, social and environmental outcomes.

I have led private and public sector landscape architecture, urban design and landscape planning projects – including transport, energy infrastructure and major renewal projects, conducting visual assessments of wind farms, and developing open space strategies and park master plans.

I led the urban and public realm reference design for the Melbourne Metro Rail project, one of Victoria's largest public transport projects; the urban design and landscape architecture for the Peninsula Link Freeway and the preparation of a master plan for Living Links, an environmental and recreational corridor in the Dandenong Creek catchment, which received an award from the Australian Institute of Landscape Architects.

Contact

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e peter@peterhaack.com.au

Relevant Projects

Renewable Energy

Mt Fyans Wind Farm, VIC
Bulgana Wind Farm, VIC
Willatook Wind Farm Review, VIC
Kentbruck Wind Farm Review, VIC
King Island Wind Farm, TAS
Taralga Wind Farm, NSW
Clifton Beach Wind Farm, WA
Crookwell II Wind Farm NSW
Mt Bryan Wind Farm, SA
Elliston Wind Farm, SA
Black Springs Wind Farm, NSW
Bannister Wind Farm, NSW
Starfish Hill Wind Farm, SA
Tungketta Hill Wind Farm, SA
Berrybank Wind Farm, VIC
Waterloo Wind Farm, SA
SA Planning Wind Farm Assessment Guidelines, SA
Woolnorth Wind Farm, TAS
Portland Wind Energy Project, VIC
Mokoan Solar Farm, VIC
Naring Solar Farm, VIC
Elaine Solar Farm, VIC
Bairnsdale Solar Farm, VIC
Lancefield Solar Farm, VIC
Mokoan 1 and 2 Solar Farms, VIC
Flynn Solar Farm, VIC
Portland BESS, VIC
Limestone Coast BESS, SA
Portland Wave Energy Project, VIC

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Infrastructure

Optus and Telstra Mobile Deployment, NSW, VIC, QLD
Brunswick Terminal Station, VIC
Nowingi Long Term Waste Facility EES, VIC
SNI Interconnector Powerline, SA, NSW, VIC
Eastern Gas Pipeline EES, VIC and NSW
Northern Tasmanian Gas Pipeline, TAS
Waverley Park HV Powerline Undergrounding, VIC
Energy from Waste Facility, NSW
Brunswick Terminal Station, VIC
Golden Plains Peak Power Station, VIC
Lilydale Treatment Facility, VIC
Cape Jervis to Yankalilla Powerline, SA
Maryvale Mine - Morwell River Diversion, VIC
Emerald - Cockatoo Pipeline, VIC
Apollo Bay Treatment Plant, VIC
OneWeb Satellite Base Station, QLD
OZ Minerals Powerline, SA
Port Campbell to Corio Gas Pipeline, VIC

Urban and Other Development

Northern Beaches Hospital, NSW
Biasin Flinders Estate, VIC
Smith's Beach Estate, WA
Iwasaki Resort, QLD
Campbells Stores Redevelopment, NSW
12 Coppin Grove, Hawthorn, VIC
Portsea Inclinator, VIC
Barwon Prison, VIC
Ravenhall Prison, VIC
329 Point Nepean Road, Rosebud, VIC
101 Miller Street, North Sydney, NSW
JC Decaux Signage Rollout, NSW
RMIT University Signage, Melbourne, VIC
City of Sydney Art Project, NSW
11A Welfare Street, Portarlington – Viewline Assessment, VIC
269 Autumn Street, Geelong – Viewline Assessment, VIC

Relevant Projects cont'

Energy and Resources

PNG LNG Project, PNG
Fingerboards Mineral Sands, VIC
Wimmera Mineral Sands, VIC
Wafi Golpu Project, PNG
Kanmantoo Copper, SA
Port Campbell Gas Storage, VIC
Minerva Offshore Gas, VIC
Northern Murray Basin Project Mineral Sands, VIC
Jimblebar Mining Project, WA
Williams United Gold Mining Project, VIC
Big Hill Mine Project, VIC
Carshalton Gold Mine, VIC
Fosterville Gold Expansion, VIC
Yandera Copper Mine, PNG
Fosterville Gold Mine, VIC
Cowal Gold Mine, VIC
Gorgon LNG, WA
WIM150 Mineral Sands, VIC
Area C Mine, WA
Donald Mineral Sands, VIC
Sepon Mine, Laos
Mt Arthur Coal, NSW
McPhillamys Gold Project, NSW
Wambo Coal Mine, NSW
Vickery Coal Mine, NSW

Transport

Melbourne Metro Rail Project, VIC
West Gate Tunnel Project, VIC
Frankston Bypass Project, VIC
State Highway 19, NZ
Inland Rail Project, NSW
Scoresby Freeway (Eastlink), VIC

Other Sectors

Portarlington Safe Harbour, VIC
Tasmanian Hydro Lakes Assessment, TAS
Webb Dock Extension, VIC
Southern Fertilizer Facility, VIC
Moura Urea Facility, QLD
Eulie Piggery, NSW
Wallacia Memorial Park, NSW
Wanless Recycling Park, QLD

ASHLEY POON

LEAD VISUAL TECHNOLGIES CONSULTANT

SERVICES

Design

SECTORS

Commercial
Education
Government
Health and Aged Care
Industrial
Mixed Use
Residential
Retail
Telecommunications
Tourism and Leisure
Transport Infrastructure

QUALIFICATIONS

Bachelor of Planning and Design - Architecture - The University of Melbourne

CONTACT

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E apoon@urbis.com.au

Ashley has had over 15 years professional experience working on a wide range of 3D Visualisation and Multimedia projects to deliver presentation quality content for the architectural, urban planning, engineering automotive and other industries. Ashley makes use of various current and emerging visual technologies to prepare content ranging from volume and shadow analysis through to lighting engineering visualisation and photo simulations for EIS/LVIA, submissions for panel and tribunal hearings. The approach to building up visualisation for data allows the resulting outputs to be validated.

Ashley combines his in-depth knowledge of computer graphics and related visual technologies with GIS and photography knowledge to continually develop methodologies for creating visualisation that is accurate and verifiable.

Ashley also applies his technical direction and software knowledge skills to assist designers in establishing workflows and projection processes through various methods of automation, data extraction and verification.

PROJECTS

WIM150 Mineral Sands Project - Visual Assessment

Waubra Wind Farm - Comparative Visual Assessment

Wafi-Golpu – Landscape and Visual Impact Assessment

Jupiters Casino Redevelopment (Various projects)

Bells Creek Arterial, Caloundra (Pedestrian Bridge and Freeway Signage design)

Telstra - Communications Infrastructure (various projects including for tribunal)

Bay Street, Brighton (Tribunal - VCAT)

Gladstone East Shores Redevelopment -3D Model and Animation

Ipswich City Council - Interactive City & Master Plan 3D model

Waverley Park Photo simulations/Analysis, Visual Assessment

Eastlink - Portal Lighting analysis - Community Consultation

PETER HAACK
CONSULTING

APPENDIX B – Photo Simulations

URBIS

CHIRNSIDE PARK NE

VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR
INDARA DIGITAL INFRASTRUCTURE
NOVEMBER 2023

URBIS

CHIRNSIDE PARK NE - VISUAL ASSESSMENT

PHOTOMONTAGES - VIEW LOCATION MAP

DATE: 2023-11-17
JOB NO: P0050220
DWG NO: VP_MAP
REV: -

URBIS

CHIRNSIDE PARK NE - VISUAL ASSESSMENT

VPA (PHOTO 8340) : LOOKING EAST FROM EDWARD ROAD | EXISTING CONDITIONS 2023-11-01 10:38 AEDT

DATE: 2023-11-17
JOB NO: P0050220
DWG NO: VP_A1
REV: -

URBIS

CHIRNSIDE PARK NE - VISUAL ASSESSMENT

VPA (PHOTO 8340) : LOOKING EAST FROM EDWARD ROAD | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2023-11-17
JOB NO: P0050220
DWG NO: VP_A2
REV: -

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

CHIRNSIDE PARK NE - VISUAL ASSESSMENT

VPB (PHOTO 8351) : LOOKING SE FROM EDWARD ROAD | EXISTING CONDITIONS 2023-11-01 10:43 AEDT

DATE: 2023-11-17
JOB NO: P0050220
DWG NO: VP_B1
REV: -

URBIS

CHIRNSIDE PARK NE - VISUAL ASSESSMENT

VPB (PHOTO 8351) : LOOKING SE FROM EDWARD ROAD | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2023-11-17
JOB NO: P0050220
DWG NO: VP_B2
REV: -

URBIS

CHIRNSIDE PARK NE - VISUAL ASSESSMENT

VPC (PHOTO 8325) : LOOKING NW FROM CHERRY HILL WAY | EXISTING CONDITIONS 2023-11-01 10:31 AEDT

DATE: 2023-11-17
JOB NO: P0050220
DWG NO: VP_C1
REV: -

URBIS

CHIRNSIDE PARK NE - VISUAL ASSESSMENT

VPC (PHOTO 8325) : LOOKING NW FROM CHERRY HILL WAY | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2023-11-17
JOB NO: P0050220
DWG NO: VP_C2
REV: -

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

CHIRNSIDE PARK NE - VISUAL ASSESSMENT

VPD (PHOTO 8314) : LOOKING SW FROM CHERRY HILL WAY | EXISTING CONDITIONS 2023-11-01 10:27 AEDT

DATE: 2023-11-17
JOB NO: P0050220
DWG NO: VP_D1
REV: -

URBIS

CHIRNSIDE PARK NE - VISUAL ASSESSMENT

VPD (PHOTO 8314) : LOOKING SW FROM CHERRY HILL WAY | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2023-11-17
JOB NO: P0050220
DWG NO: VP_D2
REV: -

A3

NOTES

- **PHOTOGRAPH TAKEN APPROXIMATELY 350M NORTHWEST OF SITE, FROM MEADOW FAIR WAY**
- **MONTAGE SHOWS FACILITY WITH SINGLE HEADFRAME IN AN UNFINISHED GREY COLOUR**
- **MONTAGES HAVE BEEN PREPARED AS ACCURATELY AS POSSIBLE BUT ARE NOT TO SCALE AND ARE INDICATIVE ONLY**

PHOTOMONTAGE – VIEW OF FACILITY FROM MEADOW FAIR WAY

FOR REFERENCE

indara DIGITAL INFRASTRUCTURE
LEVEL 1, 110 PACIFIC HIGHWAY
ST LEONARDS NSW 2065
COMMUNITY@INDARA.COM
02 9495 9000

Project:
340074 CHIRNSIDE PARK NORTH EAST
8 Meadow Fair Way
Chirnside Park VIC 3116

Drawing Title:
MONTAGE 1

Drawn: DP
Date: 31/8/2023
Scale: NTS