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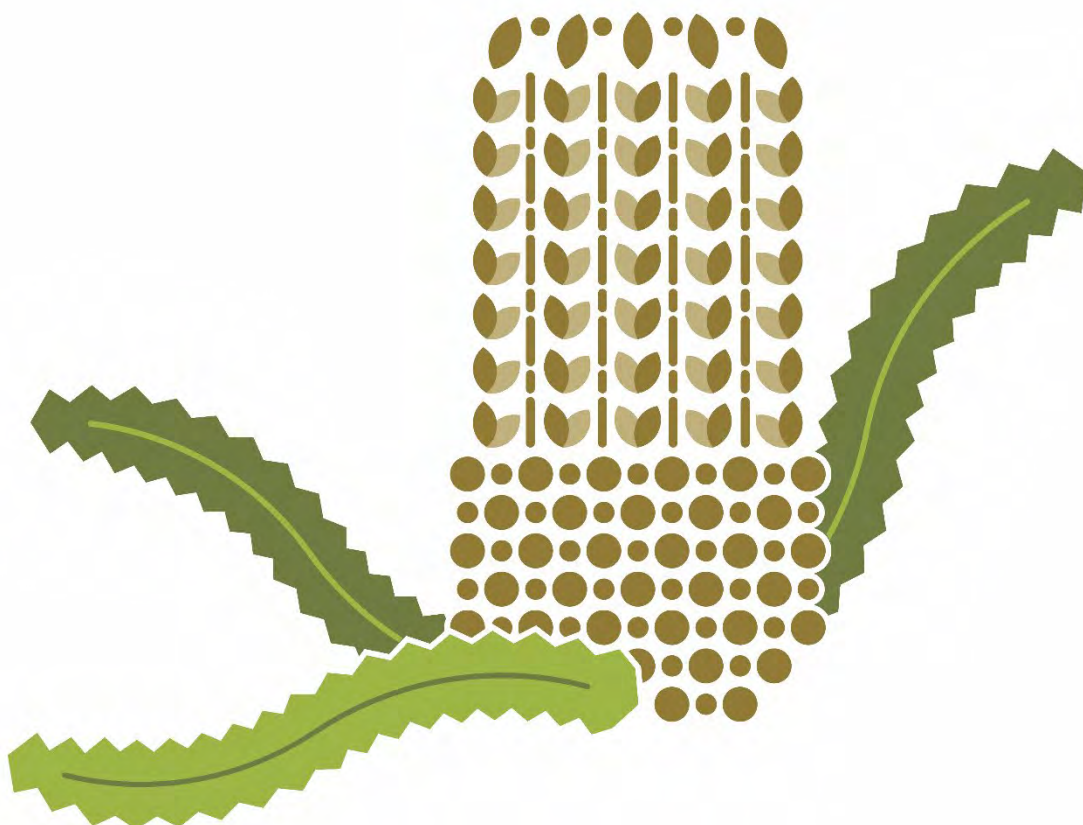
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# **Anakie Anaerobic Digester Visual Impact Assessment**

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**445 Carrs Road, Anakie**

**April 2022**



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## Glossary

### ***Amenity***

The pleasantness of a place as conveyed by desirable attitudes including views.

### ***Receptor***

A place that has been selected for assessment of the effect of the proposal.

### ***Character***

A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, and often conveys a distinctive 'sense of place'. The term does not imply a level of value or importance.

### ***Sensitivity of View***

The value placed on a landscape or view by the community. This report classifies Sensitivity of View as High, Moderate or Low. Section 4.1.1. outlines the attributes of these classifications.

### ***Magnitude of Change***

The extent of change that will be experienced by receptors. Factors that are considered in assessing magnitude include:

- The proportion of the view/landscape affected,
- Extent of the area over which the change occurs,
- The size and scale of the change,
- The rate and duration of the change, and
- The level of contrast and compatibility.

### ***View***

Any sight, prospect or field of vision as seen from a place. A view may be wide or narrow, pleasant, or unattractive, distinctive or nondescript, and may include background, mid ground and /or foreground elements or features.

### ***Viewpoint***

The specific location of a view typically used for assessment purposes.

### ***Mitigation***

Measures to avoid, reduce and manage identified potential adverse impacts.

### ***Visual Effect***

- See Magnitude of Change

### ***Photomontage***

A visual representation of a proposed from a particular receptor viewpoint, on a photographic base. Photomontages in this report have been prepared using Adobe Photoshop and AutoCAD software.

### ***Visual Impact***

The visual outcome of a proposed change. It is the combined result of Sensitivity of View together with Magnitude of Change.

### ***Proposal***

The proposed works and operation relating to the anaerobic digester.

### ***Zone of Visual Influence***

The Zone of Visual Influence is the theoretically defined area where modification to the subject site, as a result of the proposal, could be potentially discernible to the naked eye.



## 1.0 Introduction

Pavilion Biogas Pty Ltd is seeking planning approval for the development of an anaerobic digester at 445 Carrs Road in Anakie, Victoria. The proposed works will occupy a footprint of approximately 1.69 hectares within the larger 120-hectare subject site. This Visual Impact Assessment for the proposed energy generation plant has been prepared by Davidson Design Studio Pty Ltd. This assessment seeks to provide an objective review of the proposed anaerobic digester and the potential visual impacts on the surrounding environment.

### 1.1 Davidson Design Studio Pty Ltd Personnel

This report has been written and prepared by Amy Davidson with mapping undertaken by Jason Davidson. Data was collected and collated by Amy Davidson with both Amy Davidson and Jason Davidson undertaking site inspections. Amy Davidson's qualifications are Bachelor of Landscape Architecture (Melbourne University). Jason Davidson's qualifications are Bachelor of Landscape Architecture (Melbourne University). Jason is an AILA Registered Landscape Architect.

### 1.2 Background

The purpose of this assessment is to identify, in detail, impacts to the visual and landscape character of the site and its surrounds in line with the relevant guidelines and legislative context. The report includes a series of photomontage images that demonstrate the visual impact of the proposed facility when seen from a series of representative viewpoints in the public domain.

### 1.3 Regional Context

The Werribee Plain in Victoria is an expansive landscape west of Melbourne notable for its extensive and flat spans interspersed by occasional vertical features, such as the You Yangs and the Brisbane Ranges. The Werribee Plain makes up the eastern bayside portion of the vast Western Volcanic Plain and supports the townships of Bacchus Marsh, Werribee, Moorabool and Anakie. The proposed anaerobic digester is to be located south of the township of Anakie, within the City of Greater Geelong. The area has a strong agricultural base with important secondary energy industries.



Figure 1 – Map illustrating the subject site in regional context. Not to scale. Source: Author.

## 1.4 Subject Site

The site in Anakie measures approximately 120 hectares and is located 65 kilometres west of Melbourne and 25 kilometres north of Geelong. The site is bordered by Carrs Road to the north and farming land to the south, east and west. The proposed works measure 1.69 hectares and sit within the subject site. Relatively flat and zoned Farming, the site has historically been used for agricultural and farming purposes. Two dwellings are located on the site with both being accessed from Carrs Road. Four large broiler sheds are located in the northern precinct of the site while 8 broiler sheds are located within the southern precinct. The proposed works are located between these broiler farms. The land was extensively cleared in the past with several planted trees remaining around the dwellings. Established windrows occur on the site boundary while extensive juvenile plantings undertaken during the development of the broiler sheds are starting to establish. The land is owned by Pavilion Farms.

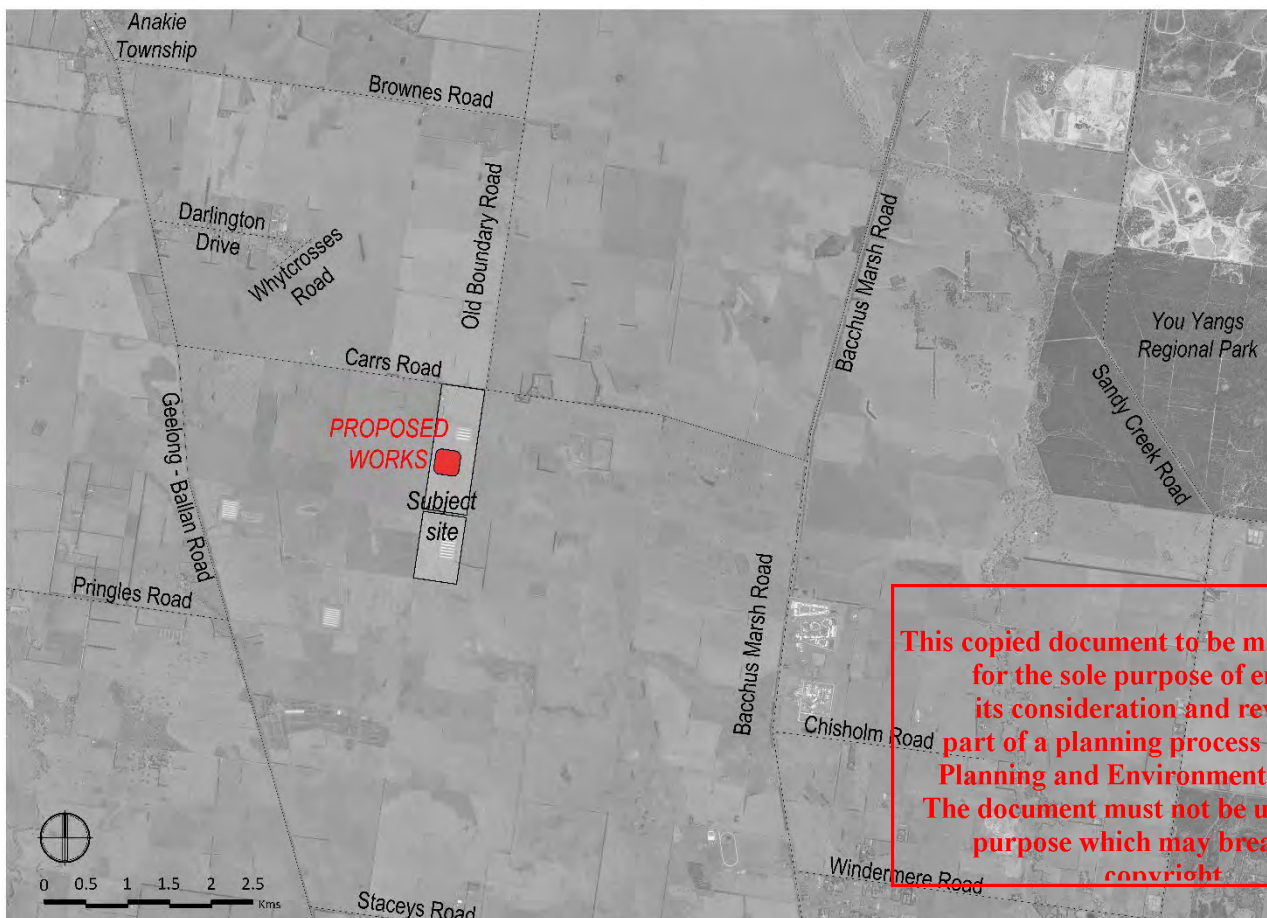


Figure 2: Aerial photograph with subject site outlined. Not to scale. Source: Author.

The majority of the surrounding land is zoned Farming and utilised for agricultural purposes. Barwon Prison and Marngoneet Correctional Centre, located on the eastern side of Bacchus Marsh Road, are zoned Special Use.

## 1.5 Proposal

Anaerobic digestion is widely used as a source of energy generation. Microorganisms, in conjunction with a sequence of processes, break down biodegradable material in the absence of oxygen and produce biogas and nutrient rich digestate. An anaerobic digester is proposed for the subject site and will be located between the northern broiler farm and the southern broiler farm. Setback 900 metres from Carrs Road and occupying an area of approximately 1.69 hectares, the anaerobic digester will be accessed from the existing internal road of the subject site. The facility includes a perimeter access road, primary and secondary digester tanks, waste bays, and water tanks for firefighting purposes. A mounded landscape buffer,



approximately 7.5m wide, surrounds the proposed works and includes the access road into the facility. Figures 8 and 9 illustrate the proposed design for the anaerobic digester.

## 1.6 Legislative Context

The subject site falls within the Farming Zone of the City of Greater Geelong municipality, which seeks:

- To implement the Municipal Strategy and the Planning Policy Framework,
- To provide for the use of land for agriculture,
- To encourage the retention of productive agricultural land,
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture,
- To encourage the retention of employment and population to support rural communities,
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision, and
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

Clause 22.64 of the Planning Scheme relates to Discretionary Uses in Rural Areas and seeks to maintain the unique rural landscape character of rural areas. The Clause also seeks to preserve the productive agricultural capacity of the land and where possible enhance the environmental condition of land.

A permit is required for a waste-to-energy facility and must meet the relevant requirements of the Greater Geelong Planning Scheme.

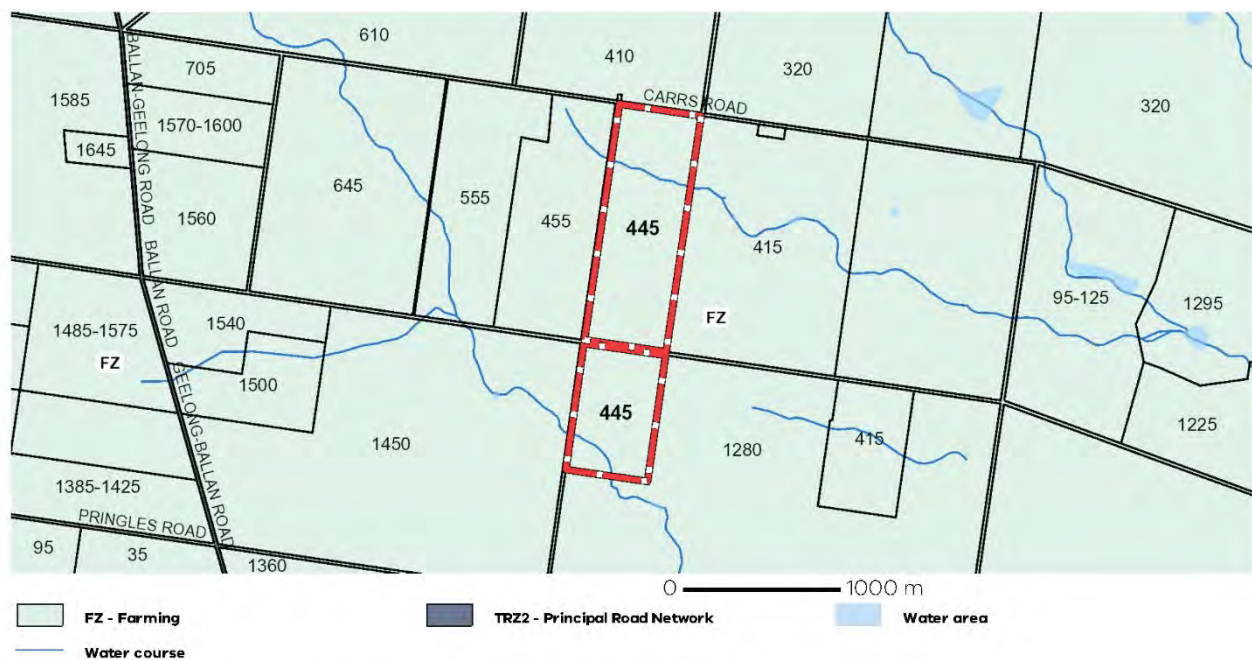


Figure 3: Zoning Map illustrating the site and the Farming Zone. Source: [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

An Environmental Significance Overlay affects the subject site. The property falls within a designated bushfire prone area. The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

## 2.0 Existing Site Conditions and Visual Context

### 2.1 Roads and Access

Carrs Road borders the subject site to the north with farming land bordering the south, east and west boundaries. Carrs Road is sealed bitumen with single lane dual access. Access to the site is via a gravel driveway off Carrs Road. This access is located towards the western boundary of the site. The access leads to a vehicle sanitisation unit at the site entry before providing vehicular access to Broiler Farm 1 and Broiler Farm 2. There are no secondary access roads to the site. Carrs Road provides the greatest visual access to the proposed works while the neighbouring roads of Bacchus Marsh Road, Geelong-Ballan Road and Staceys Road provide some visual access.

### 2.2 Topography

The land is relatively flat and is typical of the landscapes of the Werribee Plain. The surrounding land parcels are gently undulating while the quarry, to the east of the site, provides more undulation. The You Yangs, located 9 kilometres to the east, are a series of granite ridges that rise above the flat and low-lying Werribee Plain. Rising to the west of the site is the Brisbane Ranges National Park. Similar to the You Yangs, the Brisbane Ranges contrasts strongly with the subject site. Located more than 10 kilometres to the east, visual access from peaks and lookouts within the Brisbane Ranges is not considered as relevant as the views from the You Yangs.

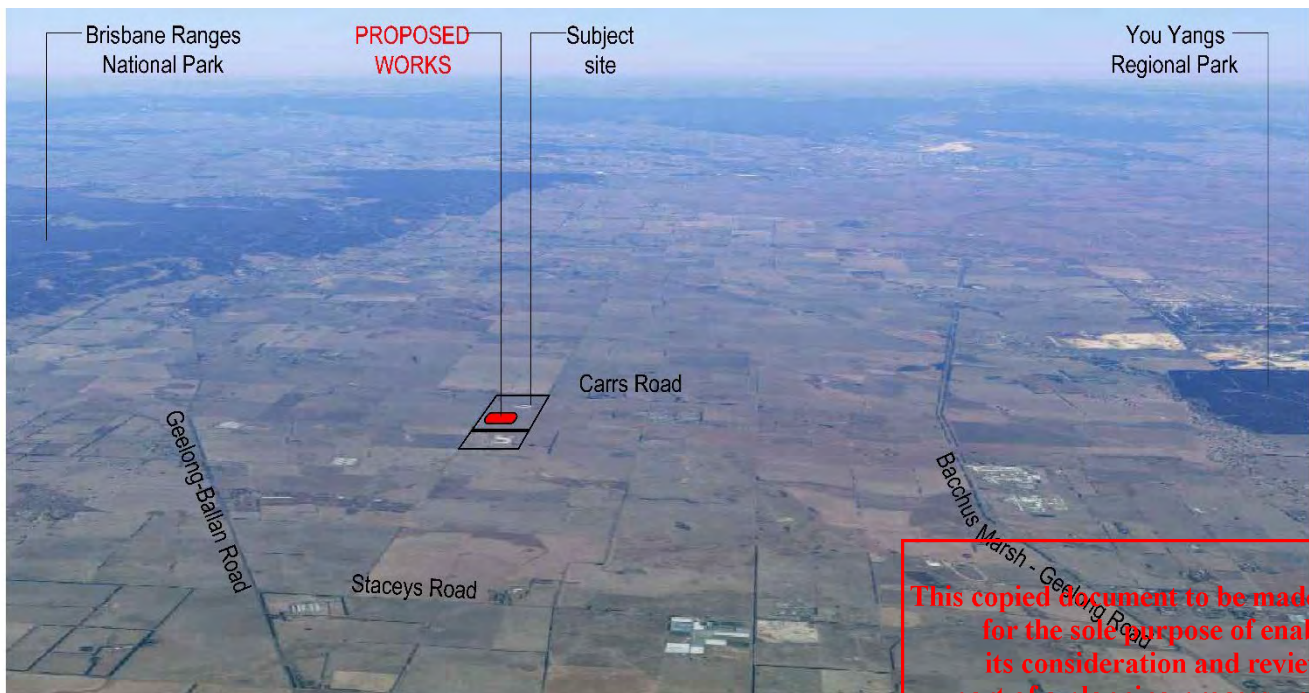


Figure 4: Birds eye view of the landscapes of the Werribee Plain. Source: Author

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### 2.3 Waterbodies

Several small dams are located on the site. A minor tributary of Hovells Creek traverses the southern precinct of the site towards the southeast. Aerial photographs indicate the land drains freely and there doesn't appear to be any land that is subject to inundation. Properties surrounding the site have similar sized dams and minor tributaries traversing the landscape. All water bodies on the site and the surrounding landscapes have a minor impact on the visual landscape.



## 2.4 Structures

Two residences, 12 broiler sheds, farm infrastructure and a series of associated outbuildings are contained within the subject site. There are no structures within the proposed works site. Dwellings, farm infrastructure and outbuildings occur across the surrounding landscape with the closest residence being located immediately north of the proposed works site at 420 Carrs Road.

## 2.5 Electrical Infrastructure

No transmission lines traverse the subject site and all electrical lines are located underground. Significant transmission lines run north south through the surrounding landscape and are visually prominent.

## 2.6 Vegetation

The land was extensively cleared in the past. A number of scattered trees occur around the residences on the site. Significant windbreak and buffer plantations have been introduced to the site recently with the development of the broiler shed. This vegetation, which is largely composed of native plants, is starting to establish.

The verge of Carrs Road is largely devoid of vegetation apart from where concentrated planting has occurred. The interface of the subject site to Carrs Road has been extensively planted out. Other public roads providing visual access to the proposed works also have a sporadic approach to verge side plantings. This is a common approach to roadside planting in the immediate area.

## 2.7 Immediate Surrounds

With the exception of Barwon Prison and Marngoneet Correctional Centre to the east and Avalon Equine Centre to the southeast, the immediate surrounds are visually similar to the subject site with gently undulating plains. Broiler sheds are visually prominent when they occur and transmission lines are dominant across the landscape. The majority of vegetation occurs in windbreaks or as scattered trees around residences. Roadside plantings are sporadic occasionally allowing long views across the plains. The quarry provides contrast to the smooth ground plane while the creek lines are not immediately apparent.



Figure 5: Photograph of juvenile planting within the subject site along the Carrs Road interface. Source: Author.

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Figure 6: Photograph illustrating typical agricultural land within Anakie. Source: Author.



Figure 7: Photograph taken from the You Yangs Regional Park illustrating the Werribee Plain landscape. Source: Author.

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## 3.0 Project Description

The project comprises the construction of an anaerobic digester. The project will be developed in one stage and it is estimated the facility will have a project design life of 30 years.

The project will include the following elements:

- A sealed access road surrounding the plant,
- 2 x 16.4m high x 28m diameter circular primary digester tanks,
- 2 x 8m high x 15m diameter secondary digester tanks,
- 4 x poultry manure bays,
- Car parking,
- 4 x 2.9m high x 12.6m diameter water storage tanks for fire fighting purposes,
- Technology units,
- Perimeter mounded landscape buffer,
- Dried solid fertiliser product yard, and
- Batteries and infrastructure storage associated with the plant.

A layout plan is presented below.

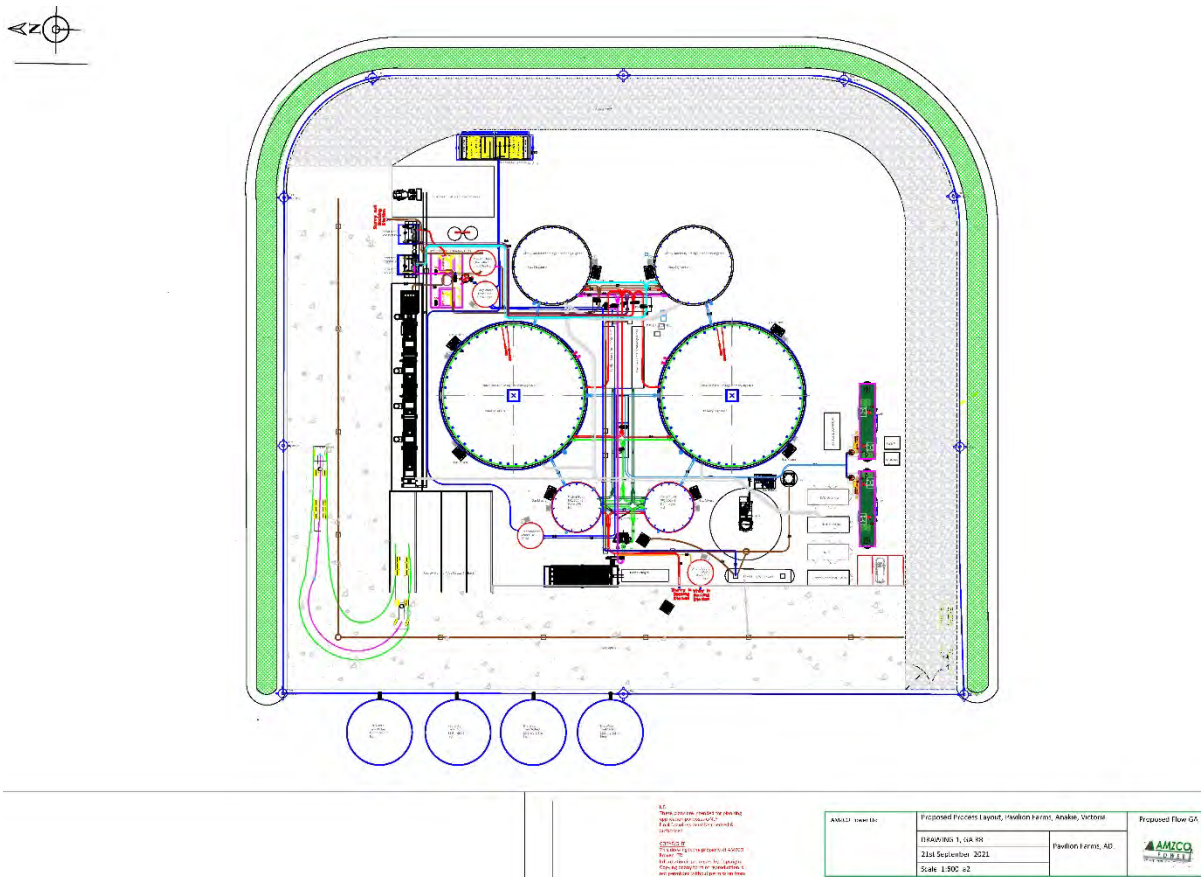


Figure 8: Proposed Process Layout Plan prepared by AMZCO Power Ltd. Source: AMZCO Power.

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The elevation plan presented below illustrates the height of the digester tanks and the visual bulk of the proposed works.

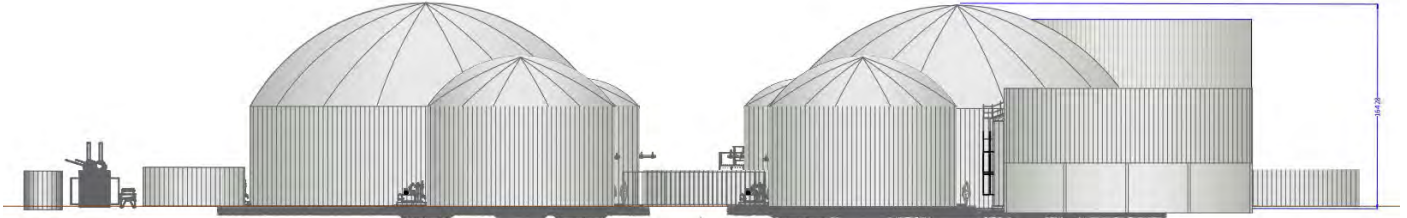


Figure 9: Elevation illustrating proposed works. Source: AMZCO Power.

The proposed works will be pale green to better blend into the environment.

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## 4.0 Visual Impact Evaluation

### 4.1 Methodology

The visual impact of the proposed facility has been determined by considering both visual sensitivity and visual effect, which when considered together determine impact level. Visual sensitivity relates to the consideration of the existing visual environment and how it is seen from various viewing locations, referred to as receptors. Visual effect, or the magnitude of change, of the project is determined by considering the visual characteristics of the project in the context of the landscape within which it is seen. A combined consideration of both visual sensitivity and magnitude of change identifies impacts and directs if any mitigation strategies are required. The matrix shown in Figure 10 illustrates how visual impact is determined from sensitivity of view and magnitude of change.

		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Figure 10: Matrix illustrating how visual impact is determined.

#### 4.1.1 Sensitivity of View

The following are classifications of the existing landscape settings for rural landscapes and how they are viewed from various viewing locations within the public domain:

Sensitivity of View – Rural Setting	
Classification	Description
<b>High</b>	A view that provides a positive and pleasing aesthetic with minimal weed cover and natural elements. The ground plane is vegetated and appears ecologically healthy. There may be undulating topography with a range of aspects and a combination of distant views and foreground elements. The landscape will appear natural with minimal alteration and there will be a suggestion of healthy biodiversity.
<b>Moderate</b>	A view that provides a mostly positive aesthetic. There is an acceptable level of alteration to the landscape and minor erosion and land degradation may be present. Areas of clearing are apparent and there may be weed cover. Natural elements are retained although there may be poor drainage in isolated locations. There may be long views or undulating topography but rarely both. There may be minor evidence of damage to pasture. Minor, inoffensive infrastructure may be present.
<b>Low</b>	A view that provides a negative aesthetic. Land is cleared, generally lower lying and may show evidence of erosion, salinity and degradation. There may be high weed cover, poor drainage or compaction to the ground plane. There may be evidence of flood or drought, pollution and the environment may appear ecologically redundant. The topography is monotonous and there is little to hold the viewer's interest. Infrastructure is present and may be visually dominant.

Table 1: Sensitivity of View – Rural Setting Classification

## 4.1.2 Magnitude of Change

Visual effect, or the magnitude of change, of the project is determined by considering the visual characteristics of the project in the context of the landscape within which it is seen. The classifications for magnitude of change are determined by the descriptions in the table below.

Magnitude of Change – Rural Setting	
Classification	Description
High	Where the proposal would cause a significant deterioration in the existing view
Moderate	Where the proposal would cause a noticeable deterioration in the existing view
Low	Where the proposal would cause a barely perceptible deterioration in the existing view
Very Low	Where the proposal would cause little to no discernible deterioration in the existing view.

Table 2: Magnitude of Change – Rural Setting Classification

## 4.2 Desktop Analysis

A desktop evaluation was undertaken prior to conducting a site visit to determine zones of visual influence. The zone of visual influence is the theoretically defined area where modification to the subject site, as a result of the proposal, could be potentially discernible to the naked eye. Review of aerial photography, topographical data and documented landforms and features identified 25 (A-Y) potential viewing locations within a 9.5-kilometre radius from the subject site. Topographical data to determine potential visual access was sourced from VicMap and online topographic information.

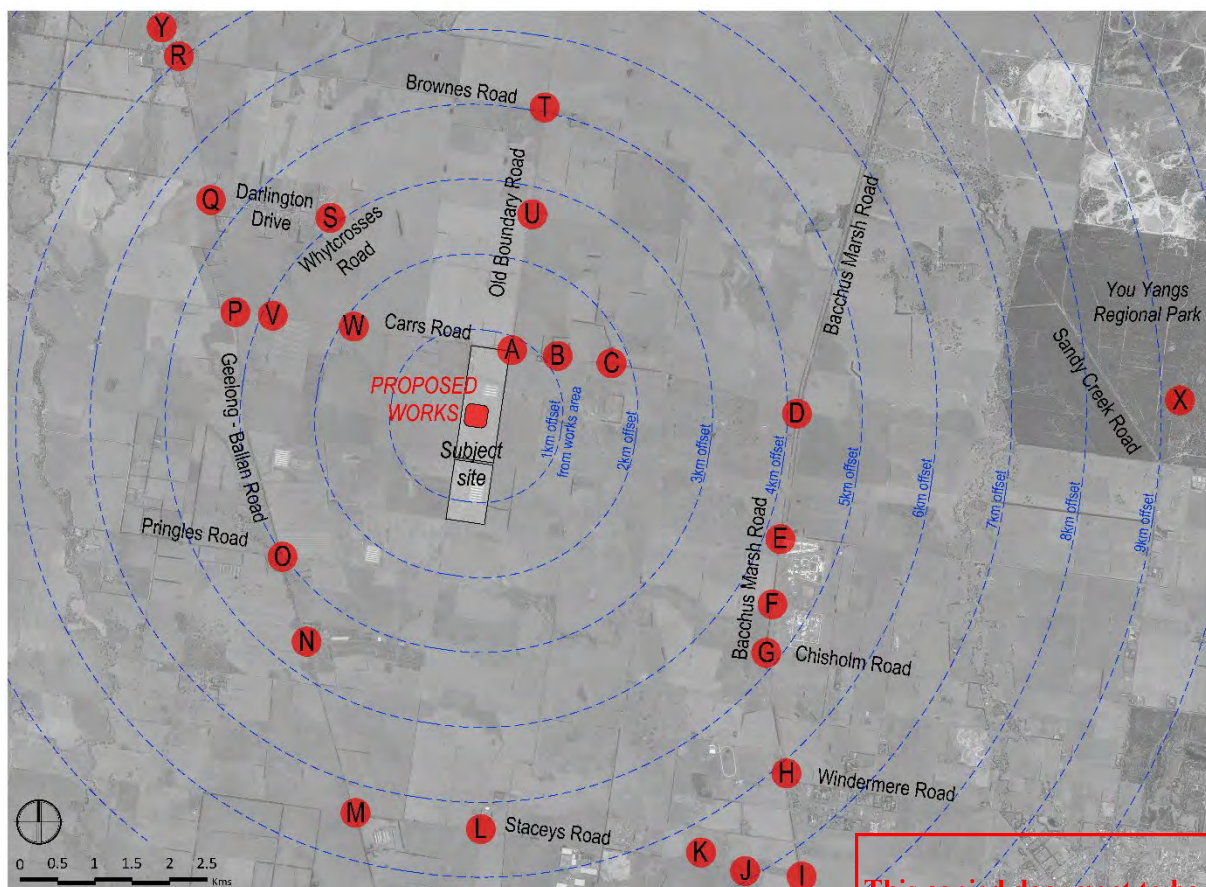


Figure 11: Map illustrating desktop sites selected for viewing potential. Source: Author



### 4.3 Site Visit

A site visit was conducted on the 25<sup>th</sup> of March 2022. The predetermined locations were visited, photographed and assessed for their sensitivity of view and magnitude of change. An additional 13 sites were identified and also assessed for their potential visual impact. These additional receptors are identified as Z – LL and shown in blue in Figure 12.

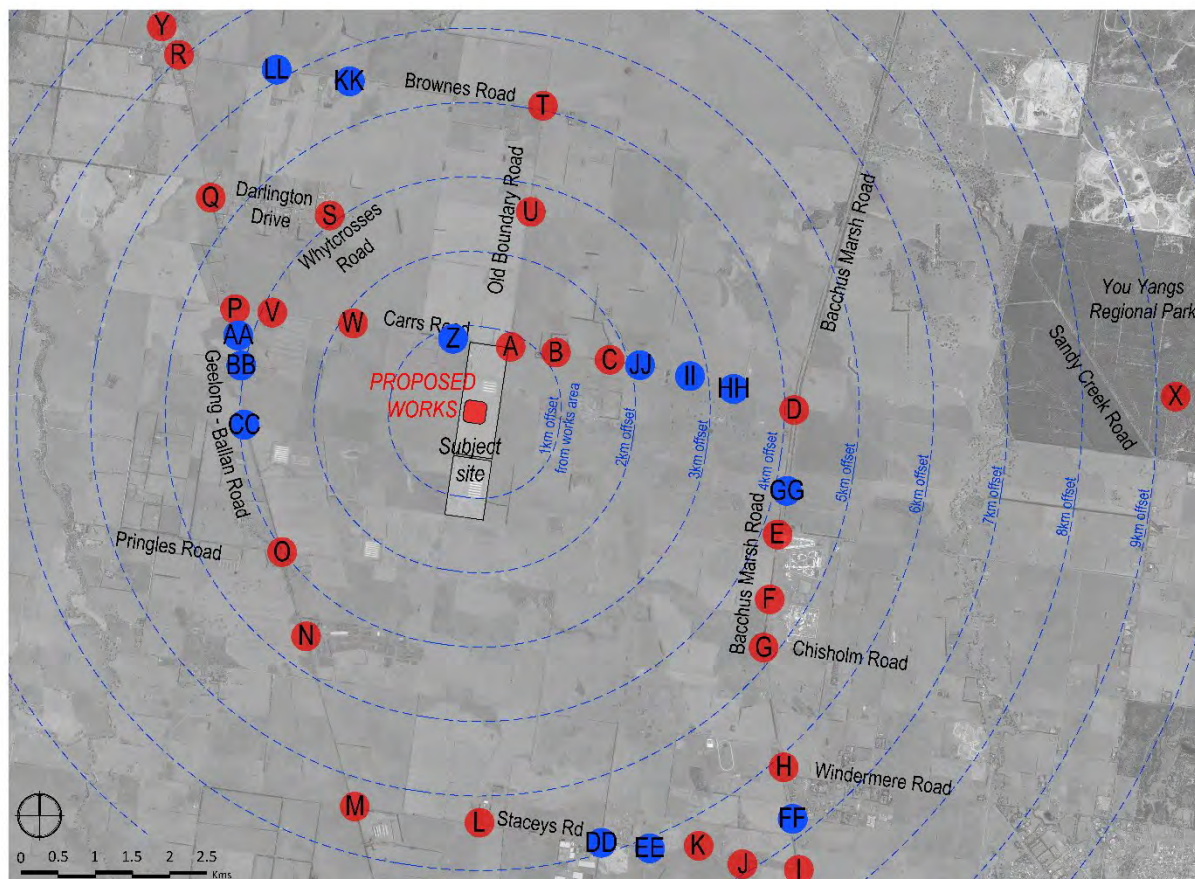


Figure 12: Map illustrating desktop sites and sites selected onsite for viewing potential. Source: Author.

All 38 sites were documented to ensure an accurate representation of views. Of these 38 sites, 23 were deemed irrelevant due to distance, existing topography, and lack of public access. Table 3 outlines a brief assessment of each location and a justification for whether the location has been selected as a receptor.

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Viewing Locations			
Location Ref.	Receptor Reasoning	Photo-montage?	Justification
A	Potential view of the proposed works from the north	Yes	View of proposed works. Photomontage required - Receptor 01
B	Sensitive receptor (residence)	Yes	Clear view of proposed works. Photomontage required - Receptor 02
C	Sensitive receptor (residence)	Yes	Clear view of proposed works. Photomontage required - Receptor 03
D	Potential view of proposed works from intersection	No	Proposed works not visible. Quarry and topography obstructs view
E	Sensitive receptor (prison)	No	Proposed works not visible. Topography and vegetation obstructs view
F	Sensitive receptor (prison)	Yes	Clear view across to proposed works. Photomontage required - Receptor 04
G	Potential view of proposed works from intersection of Chisholm Road and Bacchus Marsh Road	No	Proposed works not visible. Topography and vegetation obstructs view
H	Potential view of proposed works from intersection of Windermere Road and Bacchus Marsh Road	No	Proposed works not visible. Topography and vegetation obstructs view
I	Potential view of proposed works from intersection of Staceys Road and Bacchus Marsh Road	No	Proposed works not visible. Distance, topography and vegetation obstructs view
J	Potential view of proposed works from sensitive receptor (residence)	No	Proposed works not visible. Distance and topography obstructs view
K	Potential view of proposed works from sensitive receptor (residence)	No	Proposed works not visible. Distance and topography obstructs view
L	Potential view of proposed works from sensitive receptor (business)	Yes	Clear view towards proposed works. Photomontage required – Receptor 05
M	Potential view of proposed works from intersection of Staceys Road and Geelong-Ballan Road	Yes	Clear view across plains to proposed works. Photomontage required – Receptor 06
N	Potential view of proposed works from sensitive receptor (residence)	No	Proposed works not visible. Distance and topography obstructs view
O	Potential view of proposed works from intersection of Pringles Road and Geelong-Ballan Road	Yes	Clear view across plains to proposed works. Photomontage required – Receptor 07
P	Potential view of proposed works from intersection of Carrs Road and Geelong-Ballan Road	No	No clear view towards potential works. Location AA more suitable for assessment
Q	Potential view of proposed works from intersection of Darlington Drive and Geelong-Ballan Road. Sensitive receptor (residences)	No	Proposed works not visible. Distance, topography and urban built form obstructs view
R	Potential view of proposed works from intersection of Brownes Road and Geelong-Ballan Road. Sensitive receptor (residences)	No	Proposed works not visible. Distance, topography and urban built form obstructs view

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Location Ref.	Receptor Reasoning	Photo-montage?	Justification
<b>S</b>	Potential view of proposed works from intersection of Whytcrosses Road and Darlington Drive. Sensitive receptor (residences)	Yes	Clear view of proposed works. Photomontage required – Receptor 08
<b>T</b>	Potential view of proposed works from intersection of Old Boundary Road and Brownes Road	No	Proposed works not visible. Topography obscures view
<b>U</b>	Potential view of proposed works from Old Boundary Road looking south	Yes	Clear view to proposed works. Photomontage required – Receptor 09
<b>V</b>	Sensitive receptor (residences)	No	Vegetation obscures view of proposed works. Other adjacent receptors more appropriate for assessment
<b>W</b>	Sensitive receptor (residences)	Yes	Clear view to proposed works. Photomontage required – Receptor 10
<b>X</b>	Significant location (regional park). Sensitive receptor	Yes	View across Werribee Plain. Photomontage required – Receptor 11
<b>Y</b>	Anakie shops – sensitive receptor (residences and commercial)	No	Distance, topography and urban built form obstructs view
<b>Z</b>	Sensitive receptor (residences)	Yes	Clear view towards proposed works. Photomontage required – Receptor 12
<b>AA</b>	Just south of intersection of Carrs Road and Geelong-Ballan Road	Yes	Clear view towards proposed works. Photomontage required – Receptor 13
<b>BB</b>	Sensitive receptor (residences)	Yes	Clear view towards proposed works. Photomontage required – Receptor 14
<b>CC</b>	Bend on Geelong-Ballan Road. Potential for view	No	Receptor 14 considered more appropriate for assessment
<b>DD</b>	Southern entrance to quarry	No	Distance and topography obstructs view
<b>EE</b>	Sensitive receptor (residence and business)	No	Distance and topography obstructs view
<b>FF</b>	Potential view across plains towards proposed works	No	Distance and topography obstructs view
<b>GG</b>	Potential view across plains towards proposed works	No	Quarry and topography obstructs view
<b>HH</b>	Potential view from Carrs Road towards proposed works	No	Topography (ridge) obstructs view
<b>II</b>	Potential view from Carrs Road towards proposed works	No	Topography (ridge) and vegetation obstructs view
<b>JJ</b>	Potential view from Carrs Road towards proposed works	No	Topography (ridge) obstructs view
<b>KK</b>	Potential view from Brownes Road towards proposed works	No	Proposed works not visible. Vegetation obstructs view
<b>LL</b>	Sensitive receptor (residence)	Yes	Clear view across to proposed works. Photomontage required – Receptor 15

Table 3: Viewing Location Justification

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The selected 15 viewing locations all occur within a 9.5 kilometre radius from the proposed works. 14 of the selected viewing locations are within a 5.5 kilometre radius.

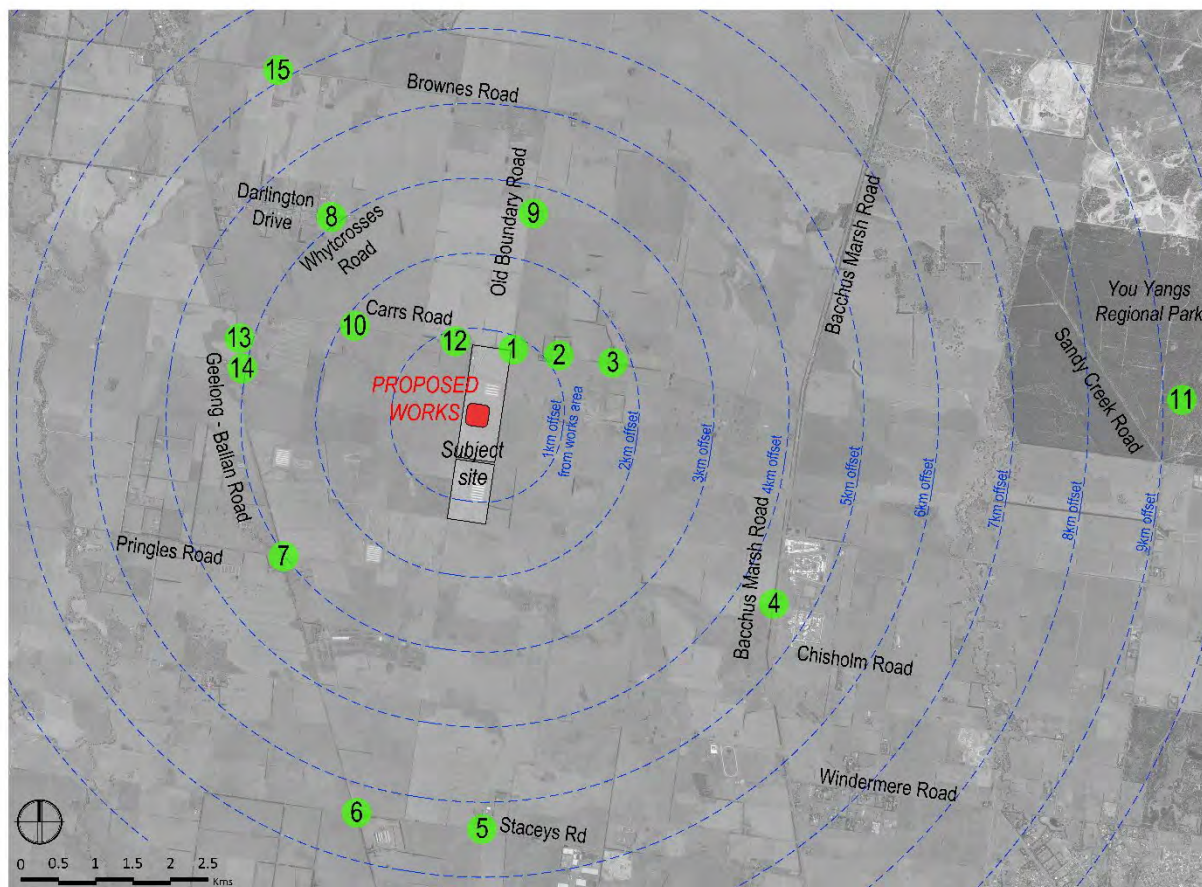


Figure 13: Map illustrating location of selected receptors. Source: Author.

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## 4.4 Photomontages

Photographs were taken horizontally at each viewing location 1,500mm above the ground. An Apple iPhone 11 was used to digitally capture the images with the following specifications:

- Dual 12-megapixel Ultra Wide and Wide Lens
- Ultra Wide: f/2.4 aperture and 120-degree field of view
- Wide: f/1.8 aperture
- Five element lens (Ultra Wide); six element lens (Wide)

All images were captured as .jpeg files.

Multiple photographs were taken in an arc, pivoting around the viewing location with the proposed works location central to the viewing zone. At all times the camera remained horizontal, and the photographs were taken 1,500mm above the ground. Figure 14 illustrates the location from which all images were taken and the angle of view.

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Figure 14: Plan illustrating the location from which all receptor images were taken and the angle of view. Source: Author.

Photographs were merged using Adobe Photoshop (version 23.1.1) to create a single panoramic view reflective of the viewer's full field of vision. This image formed the basis for the sensitivity of view assessment and is titled Existing View on each of the following Sensitive Receptors.

Photoshop tools were further applied to superimpose the proposal within each photomontage. The resulting image then formed the basis for the magnitude of change assessment and is titled Photomontage within each Sensitive Receptor's page. All proposed infrastructure is shown.

An additional image was also prepared illustrating the proposal without the inclusion of any intended landscaping. This resulted in the image titled Photomontage Without Intended Landscaping.

There are no existing elements that have been reconstructed or modified in the photomontages. The following assumptions have been applied in the preparation of the imagery:

- No change is to occur in adjacent landscapes, including public land,
- No change is to occur to adjacent infrastructure including neighbouring dwellings, and
- No change is to occur to road pavements or road infrastructure.

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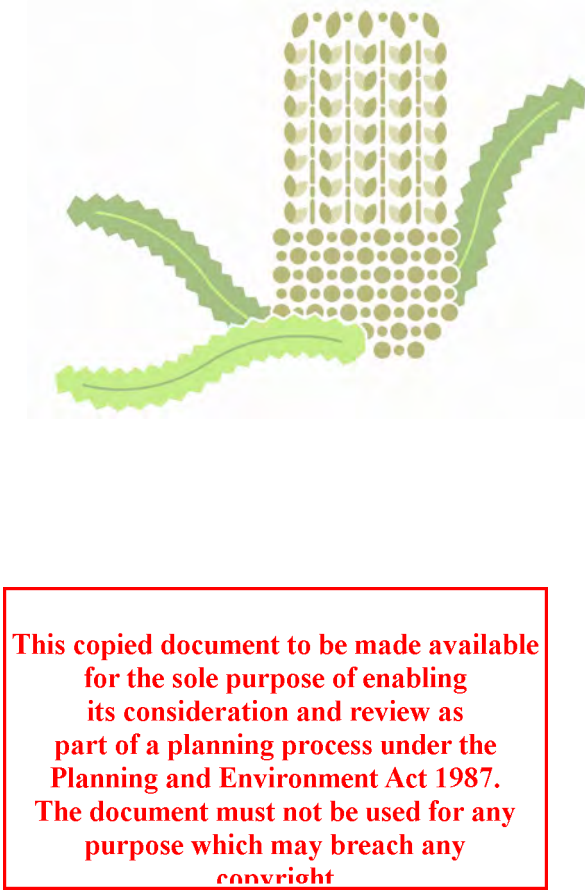
**ADVERTISED  
PLAN**



Sensitive Receptor 01



LOCATION: Carrs Road			
CO-ORDINATES: 37.951314 S, 144.307711 E		DATE: 25.03.2022	
ORIENTATION:	South south west	TIME:	10:55am
CAMERA BRAND:	Apple iPhone 11 (dual 12 mexapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM PROPOSED WORKS:		840 metres	



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Existing View



SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

This receptor provides a mostly positive aesthetic. The ground plane is vegetated with an acceptable level of alteration for agricultural activity. There are long views across the flat plain and the foreground is vegetated, albeit with juvenile species. Infrastructure, in the form of low level powerlines and sheds, is inoffensive. This receptor is classified as a **Moderate** sensitivity of view.

Photomontage without Intended Landscape



Photomontage



		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

Whilst the proposed works are located beyond the existing farm infrastructure and windbreaks, the proposed works will be barely perceptible from this receptor. Once the intended landscape has established, the proposal will cause little to no discernable deterioration to this view. This classifies the magnitude of change as **low**. When the moderate sensitivity of view is applied to this magnitude of change, the resulting visual impact is a **moderate/low visual impact**.

ADVERTISED PLAN

Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.



Sensitive Receptor 02



LOCATION: Carrs Road			
CO-ORDINATES: 37.952153 S, 144.314383 E		DATE: 25.03.2022	
ORIENTATION:	South west	TIME:	10:53am
CAMERA BRAND:	Apple iPhone 11 (dual 12 mexapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM PROPOSED WORKS:		1,170 metres	

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Existing View



SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

A flat plain, infrastructure, a high level of land alteration and weed cover within the road verge define this sensitivity of view as being **low**. Despite the presence of native vegetation to the left of view and the visual absence of erosion, salinity and poor drainage, the dominant characteristics of this view is of a highly altered agricultural landscape.

Photomontage without Intended Landscape



Photomontage



Magnitude of Change and Visual Impact Rationales

The proposed works sit above the horizon line and will cause a noticeable deterioration in the existing view. Cleared land and the absence of vegetation in the foreground contribute to this. The proposed landscaping will soften this change. The magnitude of change is classified as **moderate**. When the low sensitivity of view is applied to this magnitude of change, the resulting visual impact is **moderate/low**.

		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

ADVERTISED PLAN

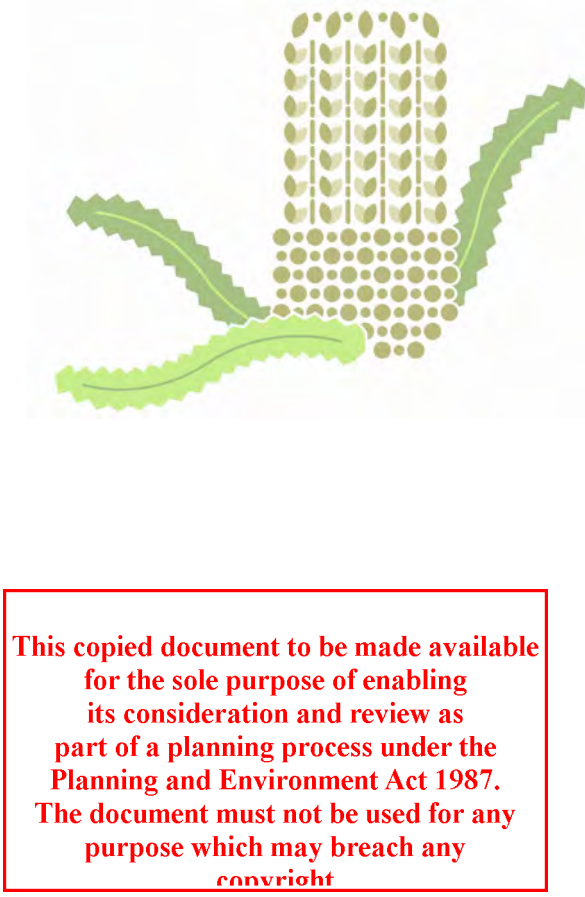
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.



Sensitive Receptor 03



LOCATION: Carrs Road			
CO-ORDINATES: 37.953163 S, 144.322738 E		DATE: 25.03.2022	
ORIENTATION:	South west	TIME:	10:51am
CAMERA BRAND:	Apple iPhone 11 (dual 12 mexapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM PROPOSED WORKS:		1,650 metres	



Existing View



SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

A flat plain, infrastructure, a high level of land alteration and weed cover within the road verge define this sensitivity of view as being **low**. Despite the presence of native vegetation adjacent to Carrs Road and the visual absence of erosion, salinity and poor drainage, the dominant characteristics of this view is of a highly altered agricultural landscape.

Photomontage without Intended Landscape



Photomontage



		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

The proposed works sit on the horizon line and will cause a barely perceptible deterioration in the existing view. Although the land is cleared and vegetation is absent in the foreground, the distance from this receptor to the proposed works mitigates the visual impact. The magnitude of change is classified as **low**. When the low sensitivity of view is applied to this magnitude of change, the resulting visual impact is **low**.

ADVERTISED PLAN

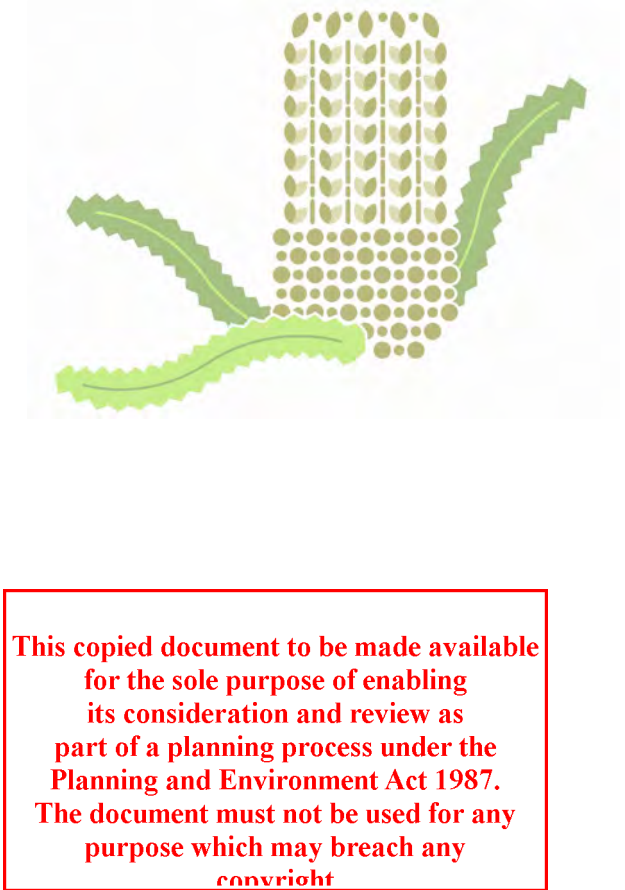
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.



Sensitive Receptor 04



LOCATION: Bacchus Marsh Road			
CO-ORDINATES: 37.981637 S, 144.347372 E		DATE: 25.03.2022	
ORIENTATION:	West north west	TIME:	10:30am
CAMERA BRAND:	Apple iPhone 11 (dual 12 mexapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM PROPOSED WORKS:		4,530 metres	



Existing View

Bacchus Marsh Road

SITE OF PROPOSED WORKS

Bacchus Marsh Road



SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

This view presents a high level of alteration as an agricultural landscape. Distant major infrastructure is evident with high-tension power lines traversing the viewshed. The foreground is dominated by a degraded ground plain and weed cover. The sensitivity of view at this receptor is classified as **low**.

Photomontage without Intended Landscape

Bacchus Marsh Road

PROPOSED WORKS

Bacchus Marsh Road



Photomontage

Bacchus Marsh Road

PROPOSED WORKS

Bacchus Marsh Road



		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

The major infrastructure and agricultural elements throughout this receptor minimise the visual impact of the proposed works. The proposed works sit below the horizon line and are secondary to long views to the Brisbane Ranges and scattered vegetation. The change to this receptor is barely perceptible resulting in a **low** magnitude of change. When the low sensitivity of view is applied to this magnitude of change, the resulting visual impact is **low**.

ADVERTISED PLAN

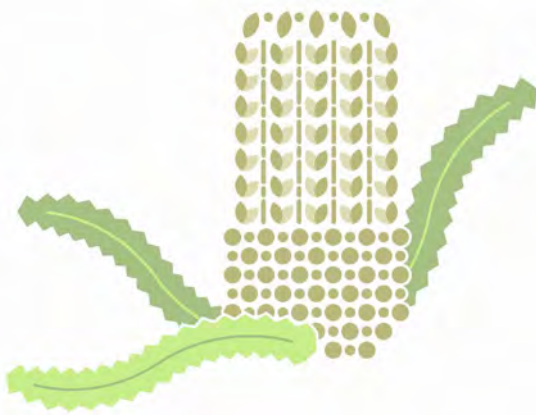
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.



Sensitive Receptor 05



LOCATION: Staceys Road			
CO-ORDINATES: 38.008955 S, 144.303707 E		DATE: 25.03.2022	
ORIENTATION: North		TIME: 10:01am	
CAMERA BRAND: Apple iPhone 11 (dual 12 mexapixel)		CAMERA ANGLE: Horizontal	
IMAGE TYPE: Digital		IMAGE HEIGHT ABOVE GROUND: 1,500mm	
APPROXIMATE DISTANCE FROM PROPOSED WORKS:		5,370 metres	



Existing View



SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

This view provides a mostly positive aesthetic with an acceptable level of alteration as an agricultural landscape. There are long views to the Brisbane Ranges, there is vegetation in the fore and middle ground and the high tension powerlines sit below the horizon line and to the right. This view has been classified as **moderate**.

Photomontage without Intended Landscape



Photomontage



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		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

The proposed works sit below the horizon line and will cause little deterioration in the existing view. The distance from this receptor to the proposed works also contributes in mitigating this visual impact. The magnitude of change is classified as **very low**. When the moderate sensitivity of view is applied to this magnitude of change, the resulting visual impact is **very low**.

ADVERTISED PLAN

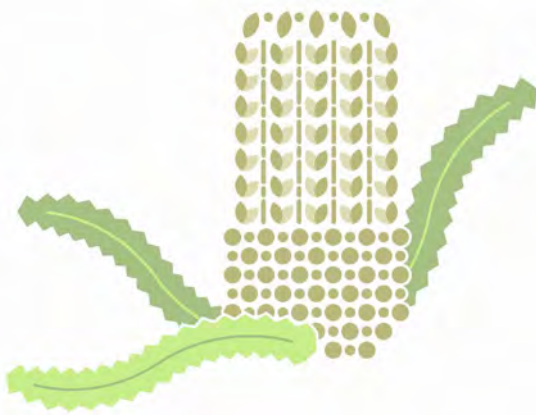
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.



Sensitive Receptor 06



LOCATION: Corner of Staceys Road and Geelong-Ballan Road			
CO-ORDINATES: 38.006519 S, 144.283742 E		DATE: 25.03.2022	
ORIENTATION: North		TIME: 9:57am	
CAMERA BRAND: Apple iPhone 11 (dual 12 mexapixel)		CAMERA ANGLE: Horizontal	
IMAGE TYPE: Digital		IMAGE HEIGHT ABOVE GROUND: 1,500mm	
APPROXIMATE DISTANCE FROM PROPOSED WORKS:		5,410 metres	



Existing View



SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

Minor and major infrastructure, a predominately cleared foreground and a level of weed cover classify this sensitivity of view as **low**. Long views to the Brisbane Ranges and the You Yangs are apparent; however this view is dominated by flat and monotonous agricultural land.

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Photomontage without Intended Landscape



Photomontage



		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

The proposed works sit on the horizon line but the distance to the works mitigates the change and causes little deterioration in the existing view. The magnitude of change is therefore classified as **very low**. When the low sensitivity of view is applied to this magnitude of change, the resulting visual impact is **very low**.

ADVERTISED PLAN

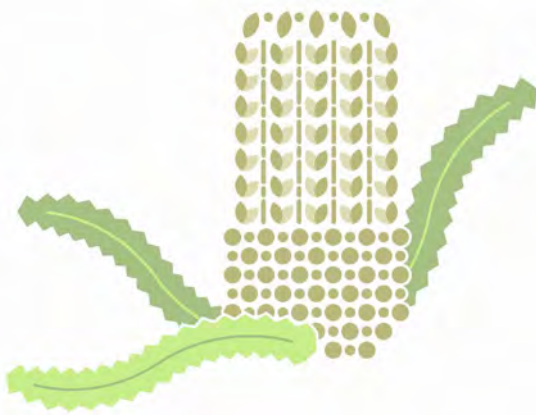
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.



Sensitive Receptor 07



LOCATION: Corner of Pringles Road and Geelong-Ballan Road			
CO-ORDINATES:	37.975763 S, 144.272578 E		DATE: 25.03.2022
ORIENTATION:	East north east	TIME:	9:45am
CAMERA BRAND:	Apple iPhone 11 (dual 12 mexapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM PROPOSED WORKS:		3,010 metres	



Existing View



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SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

Although native vegetation is apparent along the road verge in the foreground, this receptor presents a generally negative aesthetic. While some undulation is apparent, the view is of cleared and degraded agricultural land. The foreground is dominated by scattered road infrastructure including signage and powerlines, and the road verge is weedy and littered. The sensitivity of view for this receptor is **low**.

Photomontage without Intended Landscape



Photomontage



MAGNITUDE OF CHANGE	SENSITIVITY OF VIEW			
		HIGH	MODERATE	LOW
	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

The proposed works sit on the horizon line but the distance to the works mitigates the change and causes little deterioration in the existing view. The magnitude of change is therefore classified as **very low**. When the low sensitivity of view is applied to this magnitude of change, the resulting visual impact is **very low**.

ADVERTISED PLAN

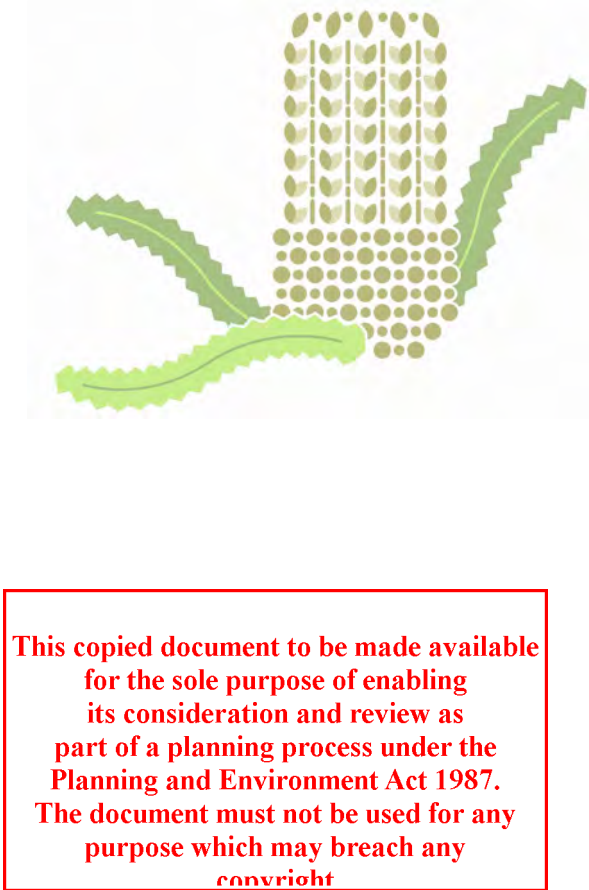
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.



Sensitive Receptor 08



LOCATION: Corner of Darlington Drive and Whytcrosses Road			
CO-ORDINATES: 37.936395 S, 144.281829 E		DATE: 25.03.2022	
ORIENTATION:	South east	TIME:	11:13am
CAMERA BRAND:	Apple iPhone 11 (dual 12 mexapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM PROPOSED WORKS:		3,115 metres	



Existing View



SENSITIVITY OF VIEW		
HIGH	<b>MODERATE</b>	LOW

Sensitivity of View Rationale

Distant views to the You Yangs and scattered vegetation provide a mostly aesthetic as a healthy agricultural landscape. The absence of weedy cover and slight undulations in the ground plane further contribute to the classification of this view as moderate. Minor farm infrastructre is evident in the distance but is inoffensive. The high tension powerlines are just visible in the far distance.

Photomontage without Intended Landscape



Photomontage



		SENSITIVITY OF VIEW		
		HIGH	<b>MODERATE</b>	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	<b>MODERATE</b>	High/moderate visual impact	<b>Moderate visual impact</b>	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

The proposed works sit on the horizon line and cause a noticeable deterioration in the existing view. An existing windrow in proximity to the works area mitigates the change of view to an extent while the proposed buffer landscaping will aid further in minimising this change. The magnitude of change for this receptor is **moderate** with the resulting visual impact being **moderate**.

**ADVERTISED PLAN**

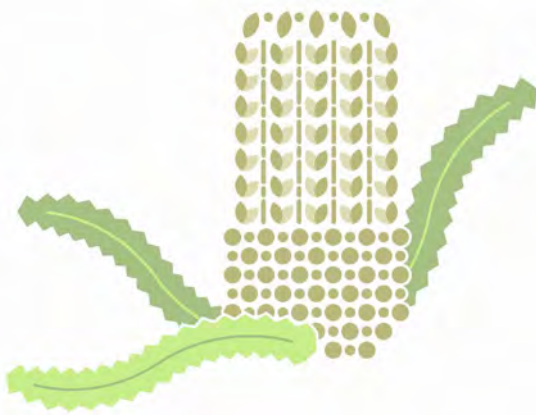
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.



Sensitive Receptor 09



LOCATION: Old Boundary Road			
CO-ORDINATES:		37.935028 S, 144.310825 E	DATE: 25.03.2022
ORIENTATION:		South	TIME: 10:57am
CAMERA BRAND:		Apple iPhone 11 (dual 12 mexapixel)	CAMERA ANGLE: Horizontal
IMAGE TYPE:		Digital	IMAGE HEIGHT ABOVE GROUND: 1,500mm
APPROXIMATE DISTANCE FROM PROPOSED WORKS:		2,645 metres	



Existing View



SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

This view provides a generally negative aesthetic. The land is cleared with flat topography. There is some weed cover and whilst the vegetation on the horizon line holds the viewers interest, this sensitivity of view has been classified as low.

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Photomontage without Intended Landscape



Photomontage



		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

The proposed works will sit amongst established vegetation and just below the horizon line. Once the proposed landscape establishes, the works will not be visible. The proposal will cause a barely perceptible deterioration in the existing view. This classifies the magnitude of change as **low**. When the low sensitivity of view is applied to this magnitude of change, the resulting visual impact is **low**.

ADVERTISED PLAN

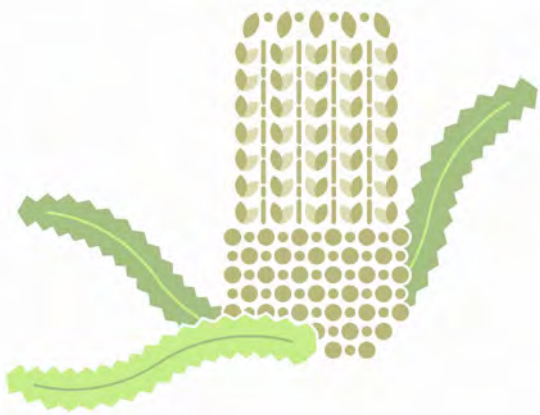
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.



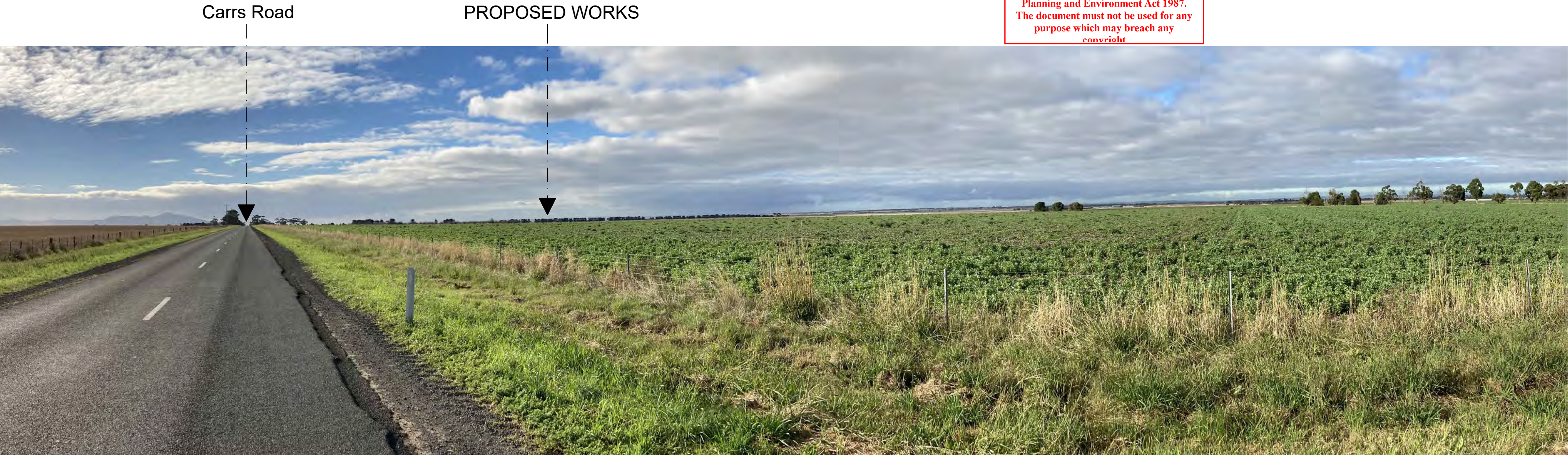
Sensitive Receptor 10



LOCATION: Carrs Road			
CO-ORDINATES:		37.948491 S, 144.284397 E	DATE: 25.03.2022
ORIENTATION:		East	TIME: 9:30am
CAMERA BRAND:		Apple iPhone 11 (dual 12 mexapixel)	CAMERA ANGLE: Horizontal
IMAGE TYPE:		Digital	IMAGE HEIGHT ABOVE GROUND: 1,500mm
APPROXIMATE DISTANCE FROM PROPOSED WORKS:		1,855 metres	



Existing View



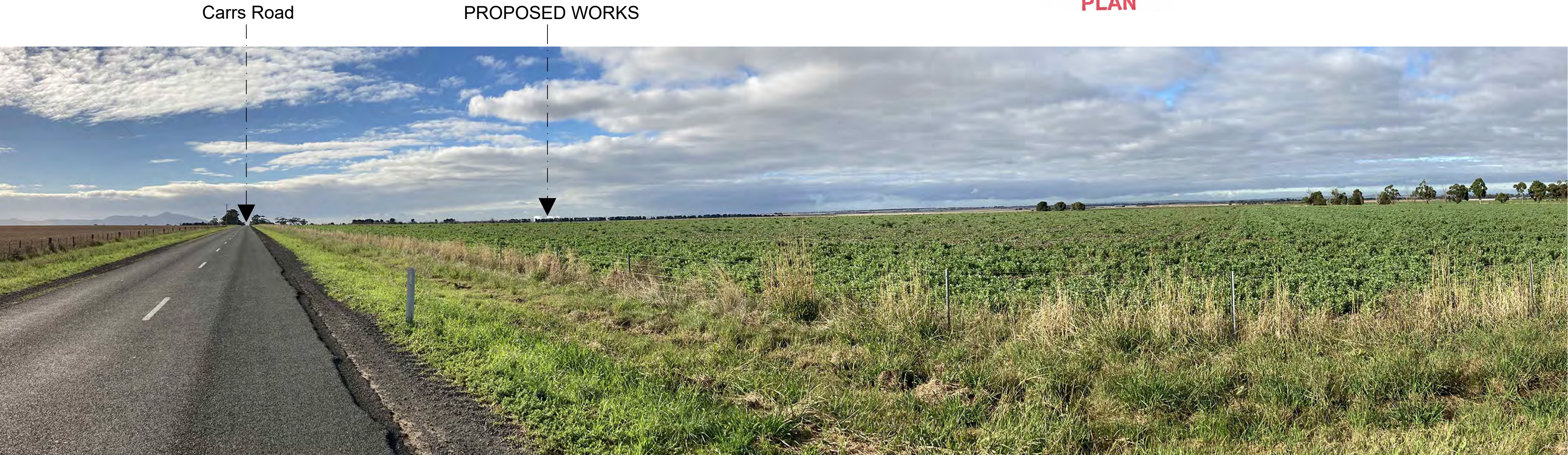
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SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

The ground plane is vegetated and appears ecologically healthy with the presence of crops in the foreground. There are long views to the You Yangs and distant scattered vegetaton. Infrastructre is present but is minor and inoffensive. This sensitivity of view is classified as **moderate**.

Photomontage without Intended Landscape



Photomontage



		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

The absence of other agricultural infrastructure and the works sitting on the horizon line result in a noticeable deterioration in the existing view. This will be alleviated to an extent by the existing windrow vegetation and once the proposed landscaping establishes. The resulting magnitude of change is **moderate**. When the moderate sensitivity of view is applied, the visual impact is **moderate**.

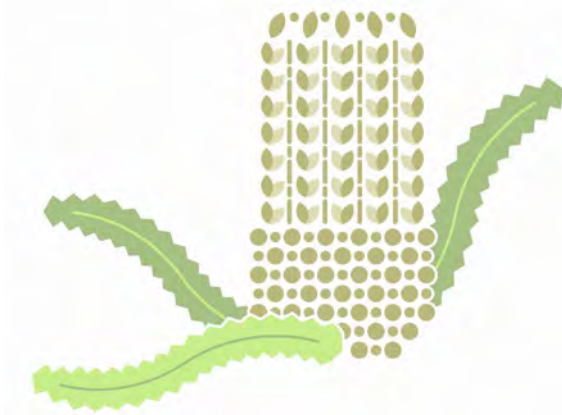
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.



Sensitive Receptor 11



LOCATION: Big Rock, You Yangs Regional Park			
CO-ORDINATES:	37.955298 S, 144.412741 E	DATE: 25.03.2022	
ORIENTATION:	West	TIME:	11:54am
CAMERA BRAND:	Apple iPhone 11 (dual 12 mexapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM PROPOSED WORKS:		9,275 metres	



Existing View

SITE OF  
PROPOSED WORKS

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SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

This elevated view from within the You Yangs Regional Park provides a positive and pleasing aesthetic. This broader viewshed provides a combination of distant views, undulating topography and natural elements that hold the viewers interest. The sensitivity of view at this receptor is classified as **high**.

Photomontage without Intended Landscape

PROPOSED WORKS



Photomontage

ADVERTISED  
PLAN

PROPOSED WORKS



		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

The change to this view as a result of the proposed works would cause little to no discernable deterioration. The works are over 9 kilometres away and do not sit on the horizon line. Varied infrastructure is visible from this receptor including Barwon Prison and Marngoneet Correctional Centre, the high tension powerlines and numerous agricultural facilities. Amongst these elements the addition of the anaerobic digester plant will be negligible. The magnitude of change at this receptor is **very low**. When the high sensitivity of view is applied to this magnitude of change, the resulting visual impact is **low**.

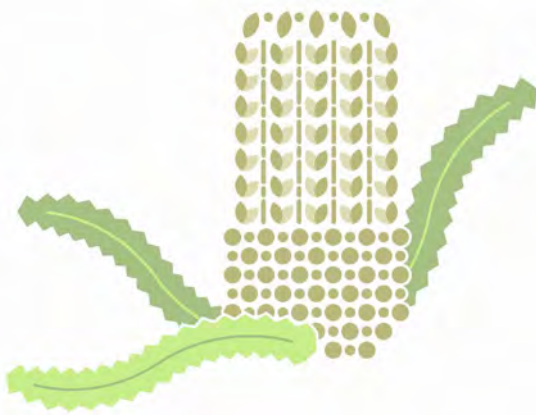
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.



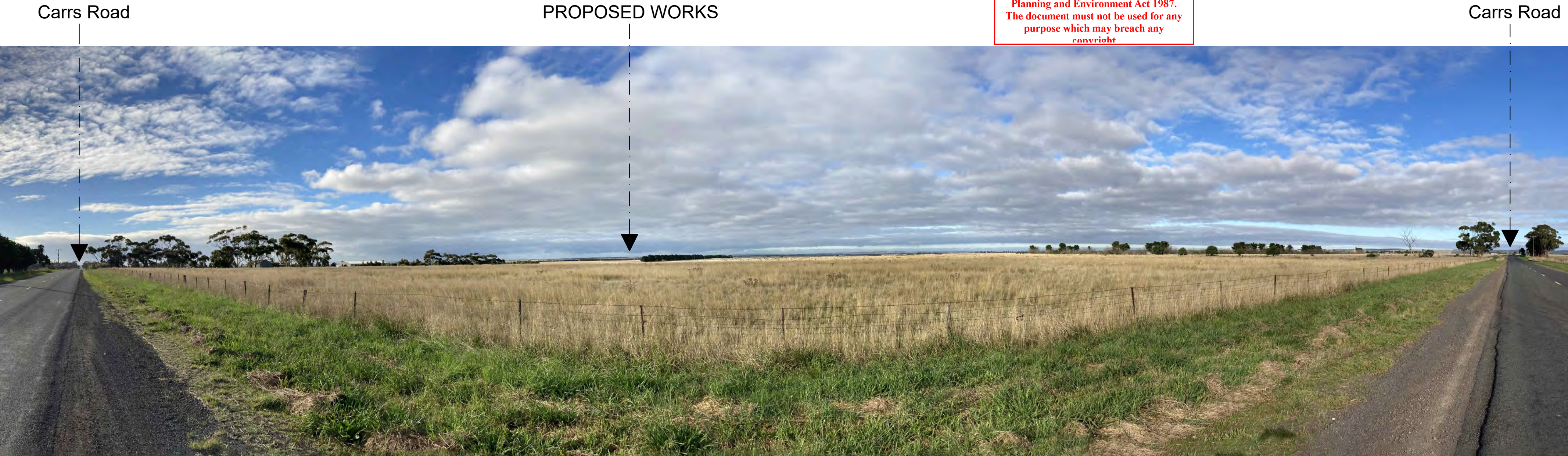
Sensitive Receptor 12



LOCATION: Carrs Road			
CO-ORDINATES:	37.950449 S, 144.300541 E	DATE: 25.03.2022	
ORIENTATION:	South east	TIME:	9:28am
CAMERA BRAND:	Apple iPhone 11 (dual 12 mexapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM PROPOSED WORKS:		850 metres	



Existing View



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SENSITIVITY OF VIEW		
HIGH	<b>MODERATE</b>	LOW

Sensitivity of View Rationale

This receptor provides a mostly positive aesthetic as an agricultural environment. There is an acceptable level of alteration to the landscape with scattered trees and windrows in the distance and a low level of weed cover to the road verge. Minor farm infrastructure is visible and inoffensive. There is variation to the topography in the distance. The sensitivity of view at this receptor is **moderate**.

Photomontage without Intended Landscape



Photomontage



		SENSITIVITY OF VIEW		
		HIGH	<b>MODERATE</b>	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	<b>MODERATE</b>	High/moderate visual impact	<b>Moderate visual impact</b>	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

The proposed works will cause a noticeable deterioration in the existing view. From this receptor the anaerobic digester plant would be visible on the horizon line with existing windrows only partially obscuring it from view. The proposed landscape buffer will aid in mitigating this, however a **moderate** magnitude of change will result. When the moderate sensitivity of view is applied to this magnitude of change, the resulting visual impact is **moderate**.

ADVERTISED PLAN

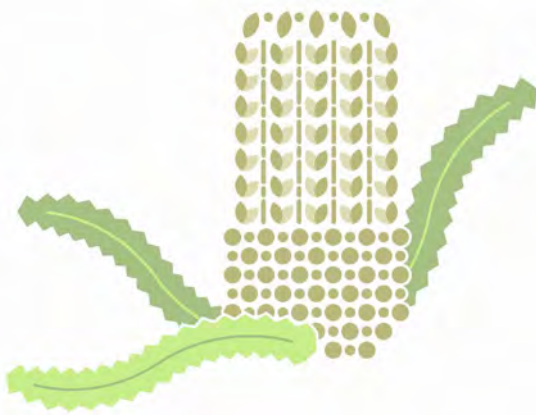
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.



Sensitive Receptor 13



LOCATION: Geelong - Ballan Road			
CO-ORDINATES: 37.947969 S, 144.265992 E		DATE: 25.03.2022	
ORIENTATION: East		TIME:	9:38am
CAMERA BRAND: Apple iPhone 11 (dual 12 mexapixel)		CAMERA ANGLE:	Horizontal
IMAGE TYPE: Digital		IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM PROPOSED WORKS:		3,190 metres	



Existing View



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SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

This sensitivity of view is **low** and provides a generally negative aesthetic. The cleared flat topography is devoid of significant vegetation. There is a level of weed cover to the ground plain and infrastructure is obvious. The occasional scattered tree does little to elevate the aesthetic.

Photomontage without Intended Landscape



Photomontage



ADVERTISED PLAN

		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

The prposed works are located on the horizon however sit behind existing windrow vegetation. When the proposed landscape works establish, the view of the facility will be further mitigated. Due to these factors and the distance to the proposed works, the magnitude of change at this receptor is **low**. When the low sensitivity of view is applied to this magnitude of change, the resulting visual impact is **low**.

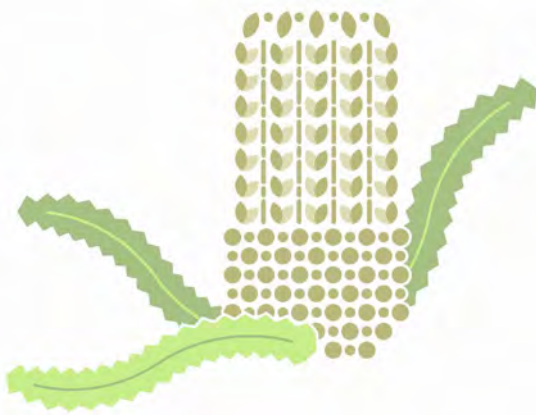
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.



Sensitive Receptor 14



LOCATION: Geelong - Ballan Road		
CO-ORDINATES:	38.121102 S, 146.971171 E	DATE: 25.03.2022
ORIENTATION:	East	TIME: 9:40am
CAMERA BRAND:	Apple iPhone 11 (dual 12 mexapixel)	CAMERA ANGLE: Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND: 1,500mm
APPROXIMATE DISTANCE FROM PROPOSED WORKS:		3,065 metres



Existing View



SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

The view from this receptor provides a mostly positive aesthetic as an altered agricultural landscape. The foreground is cleared, however scattered vegetation is evident to the middle ground and distant views to the Brisbane Ranges and You Yangs provide visual interest. Minor agricultural infrastructure is evident, however it is inoffensive. The sensitivity of view at this receptor is **moderate**.

Photomontage without Intended Landscape



Photomontage



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		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

The proposed works are located on the horizon and behind existing vegetation and windrow planting. Amongst the scattered vegetation that can be seen from this receptor, the proposed works will cause little to no deterioration to the existing view. The magnitude of change at this receptor is classified as **very low**. When the moderate sensitivity of view is applied to this magnitude of change, the resulting visual impact is **very low**.

ADVERTISED PLAN

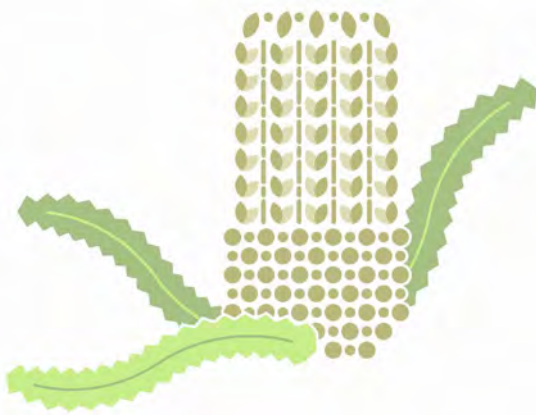
Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.



Sensitive Receptor 15



LOCATION: Brownes Road			
CO-ORDINATES: 37.917435 S, 144.272566 E		DATE: 25.03.2022	
ORIENTATION:	South west	TIME:	11:05am
CAMERA BRAND:	Apple iPhone 11 (dual 12 mexapixel)	CAMERA ANGLE:	Horizontal
IMAGE TYPE:	Digital	IMAGE HEIGHT ABOVE GROUND:	1,500mm
APPROXIMATE DISTANCE FROM PROPOSED WORKS:		5,145 metres	



Existing View

Brownes Road

SITE OF  
PROPOSED WORKS

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SENSITIVITY OF VIEW		
HIGH	MODERATE	LOW

Sensitivity of View Rationale

Despite variation in topography and scattered vegetation, this view provides a generally negative aesthetic. The land is cleared and low lying. Farm infrastructure is visible and the ground plane appears degraded with the absence of vegetative cover in places. The road verge shows some weed cover and, overall, there is little to hold the viewers interest. The sensitivity of view at this receptor is **low**.

Photomontage without Intended Landscape

Brownes Road

PROPOSED WORKS

ADVERTISED  
PLAN



Photomontage

Brownes Road

PROPOSED WORKS



		SENSITIVITY OF VIEW		
		HIGH	MODERATE	LOW
MAGNITUDE OF CHANGE	HIGH	High visual impact	High/moderate visual impact	Moderate/low visual impact
	MODERATE	High/moderate visual impact	Moderate visual impact	Moderate/low visual impact
	LOW	Moderate/low visual impact	Moderate/low visual impact	Low visual impact
	VERY LOW	Low visual impact	Very low visual impact	Very low visual impact

Magnitude of Change and Visual Impact Rationales

The proposed works can be seen in the distance; however they sit below the horizon line. Amongst the existing agricultural infrastructure that can be viewed from this receptor, the proposal would cause a barely perceptible deterioration. This classifies the magnitude of change as **low**. When the low sensitivity of view is applied to this magnitude of change, the resulting visual impact is **low**.

Note: The photomontages produced and illustrated above are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. This can be subject to change and the photomontages are not intended to be an accurate description of completed proposal.



## 5.0 Results

Of the 15 receptors analysed in this assessment, 8 were classified as low sensitivity of view. This was largely due to the receptors distance from the site or the cleared agricultural landscape devoid of vegetation common for the area. Six receptors were classified as moderate sensitivity of view. These receptors were characterised by pleasing distant views, planted natural vegetation and inoffensive rural infrastructure. One receptor was classified as high sensitivity of view. This was the elevated view from the You Yangs across the Werribee Plain.

The proposal includes the buffer planting specified on the Landscape Plan (Mark Trengrove Ecological Services, 2022) to mitigate the potential impact of the proposed anaerobic digester plant. This assessment has therefore considered the buffer planting within the magnitude of change observations. The landscape proposal is composed of a mounded planting buffer to the perimeter of the proposed works composed of species from the Plains Woodland (#803) Ecological Vegetation Class (Victorian Volcanic Plain Bioregion). These are the plants that likely would have occurred across most of the site prior to European settlement and land clearing. The species selected from the EVC have been chosen to provide screening at various heights. The plants have also been selected for their root thatch characteristics to reduce erosion.

Photomontages were prepared to illustrate the proposal and enable magnitude of change to be determined at each receptor. By applying the sensitivity of view to the magnitude of change, a visual impact was determined. Of the 15 receptors, four were found to have a very low visual impact, six were found to have a low visual impact, two were found to have a low/moderate visual impact, and three were found to have a moderate visual impact.

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## 6.0 Mitigation

Observations made during the site visit identified that the subject site is well suited to this proposal due to the land's topography, pre-emptive windbreak and buffer planting, existing agricultural use, sufficient drainage, and size to accommodate a renewable energy plant. The land is well connected to a main road and key transport routes and is adjacent to other agricultural land.

The predominate landscape character of the area is generally flat, largely cleared paddocks with occasional exotic windrow vegetation. Road reserves are generally cleared and views to agricultural land are unobstructed. The agricultural landscape contains infrastructure elements including high tension powerlines. The character and topography of the area contrasts with the You Yangs Regional Park to the east and the Brisbane Ranges National Park to the west.

Moderate visual impacts as a result of the proposed works were concentrated on Carrs Road to the north and northwest of the site and at the intersection of Whytcrosses Road and Darlington Drive. These locations provided clear, unobstructed views to the proposed works site. Moderate to low visual impact was concentrated to the northeast of the proposed works site along Carrs Road. The landscape plans prepared by Mark Trengrove Ecological Services show concentrated buffer planting to the perimeter of the proposed facility. This vegetation, once established, will mitigate the visual impact of the proposed works and is a general improvement on the otherwise sparse plain typical of the region.

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## 7.0 Summary of Assessment and Recommendations

This Visual Impact Assessment was undertaken to provide an objective appraisal of the likely extent and magnitude of impacts on the landscape and visual environment from the proposed anaerobic digester plant at 445 Carrs Road in Anakie, approximately 65 kilometres west of Melbourne.

Following the desktop assessment and identification of potential receptors, a site visit was conducted and key viewsheds confirmed. The 15 selected receptors all occur within a nine-kilometre radius from the proposed works site with 14 of these occurring within 5.5 kilometres of the proposed works site. The proposal was found to have very low - moderate visual impact on the identified viewsheds.

The siting, design and scale of the proposed works respects and complements the rural landscape character. Visual impacts on the natural environment have been mitigated and minimised through sensitive design, muted colours and appropriate materials. Extensive perimeter buffer planting, which seeks to mitigate detrimental views from the selected receptors, has been incorporated into the proposed works. The buffer planting will be composed of locally indigenous plant species to provide ground level, mid and upper storey vegetative cover.

The compact footprint of the proposed works preserves the productive agricultural capacity of the land whilst enhance the environmental condition of the landscape through plantings that provide improved benefit to local ecologies.

Based on the appraisal and findings of this Visual Impact Assessment it is considered that the proposed anaerobic digester would have a low effect on the existing landscape characters and values as well as the local context.

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## References

*City of Greater Geelong Planning Scheme*

Department of Environment, Land, Water and Planning (April 2022)

<https://planning-schemes.delwp.vic.gov.au/schemes/greatergeelong>

*Guidance Note for Landscape and Visual Assessment*

Australian Institute of Landscape Architects (June 2018)

*Landscape Report*

Mark Trengrove Ecological Services

*Market Analysis of Opportunities in Australia for Anaerobic Digestion Deployment*

Department of Australian Renewable Energy Agency (April 2022)

<https://arena.gov.au>

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## Appendix A – Landscape Report

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# ***Pavilion BioGas – 455 Carrs Road Landscape Report***

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Prepared for

**PAVILION BIOGAS PTY LTD**

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**ADVERTISED  
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Prepared by

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**ph. 0428 298087**

**January 2022**

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  - PART 2
  - PART 3
  - PART 4
  - PART 5
- **INTENT**
  - **TUBE STOCK AMOUNTS**
  - **OBJECTIVE**
- **APPROVED MEASURES & RESPONSE**
- **NATIVE VEGETATION**
- **SITE LOCATION**
- **SITE DESCRIPTION**
- **SPECIES SPECIFICATIONS**
- **SPECIES LIST**
- **MAINTENANCE PLAN**
  - WATERING
  - WEED CONTROL
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  - MAINTAIN TREE GUARDS
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## Document History

Version	Date	Prepared by
Draft	January 7 2022	Mark Trengove
Final	February 9 2022	Mark Trengove

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# ADVERTISED PLAN

## Introduction

This landscape plan has been developed to comply with Planning Permit D050/20 issued by the Geelong Greater City Council for the construction of a Biogas Plant at the property known as 445 Carrs Road Anakie.

For general reading purposes there has been two general arrangement plans include in the report (figure 1a and 2a). An accurate Landscape Plan has been completed and is attached with this document and to be read in conjunction with this report as *Appendix A*. This also applies for *Appendix B*.

The planning permit requires:

*1) Prior to the commencement of the development allowed by this permit, the permit holder must submit the following plans/document(s) to the Responsible Authority for approval:*

- 1. A detailed landscape plan, prepared by a suitably qualified person, which identifies the species of plant(s) to be used within the landscaping buffer(s) identified on the plans 'PBLA-001' submitted with the application. The landscaping plan must include a detailed planting schedule which indicates the species proposed to be planted and respond to the approved measures within Standard E 4 S 1 under the Code of practice.*
- 2. A detailed landscape plan, prepared by a suitably qualified person, which identifies the species of plant(s) to be used within the landscaping buffer(s) in accordance with condition 42 of this permit. The landscaping plan must include a detailed planting schedule which indicates the species proposed to be planted and respond to the approved measures within Standard E 4 S 1 under the Code of practice.*
- 3. Landscape area(s) as shown on the endorsed plan(s) must be planted within three (3) months of the commencement of use and thereafter maintained in a healthy condition to the satisfaction of the Responsible Authority, with any dead or diseased trees to be replaced as soon as possible.*
- 4. The landscaping buffer must be maintained to the satisfaction of the Responsible Authority.*

It is intended that landscape plantings will be established, consisting of 3 rows (each row 2-3m apart) of tree and shrub tube stock planted 2m apart. This results in 1,200 mostly local indigenous plants, planted at the site in the following areas:

## Tube Stock Amounts

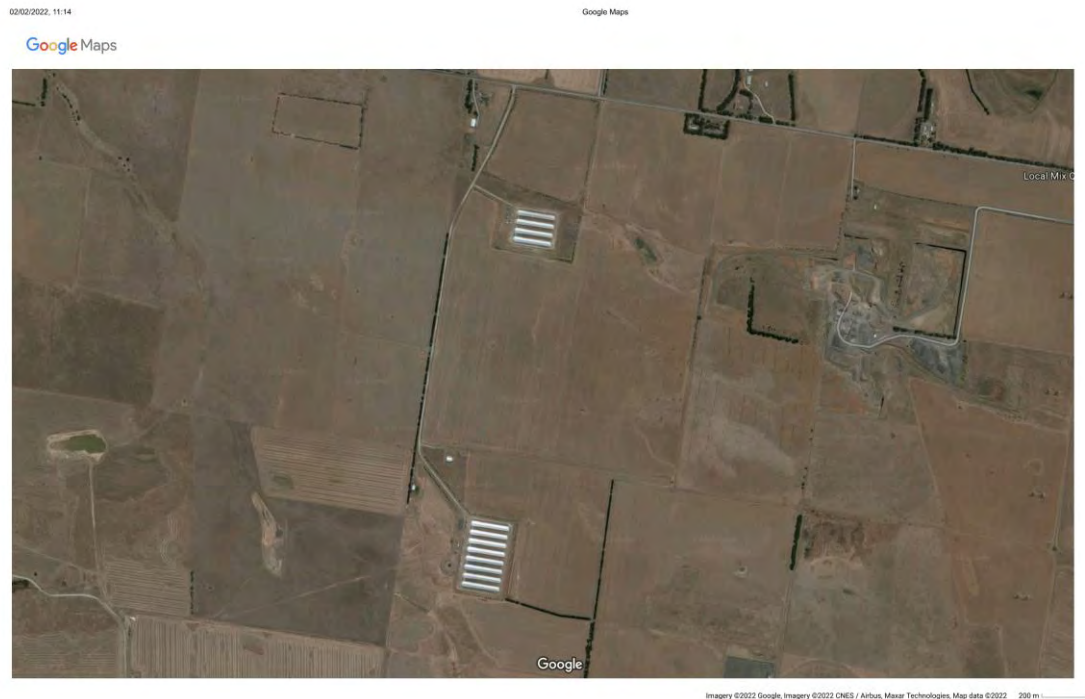
- 120 Tube stock planted for 100m on each side of the property entrance.
- 270 (1080) Tube stock planted for 200m on each side of the build north, west and east side.

## Objective

Through this report and drawings Pavilion Farms aims to outline its clear intentions as to how it will protect the surrounding environment. Through this, Pavilion Farms will ensure the landscape is used efficiently to minimise the visual impact of the biogas plant as well as reducing the risk of dust and light using vegetation and landscape.

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**Figure 1. Study area location.**

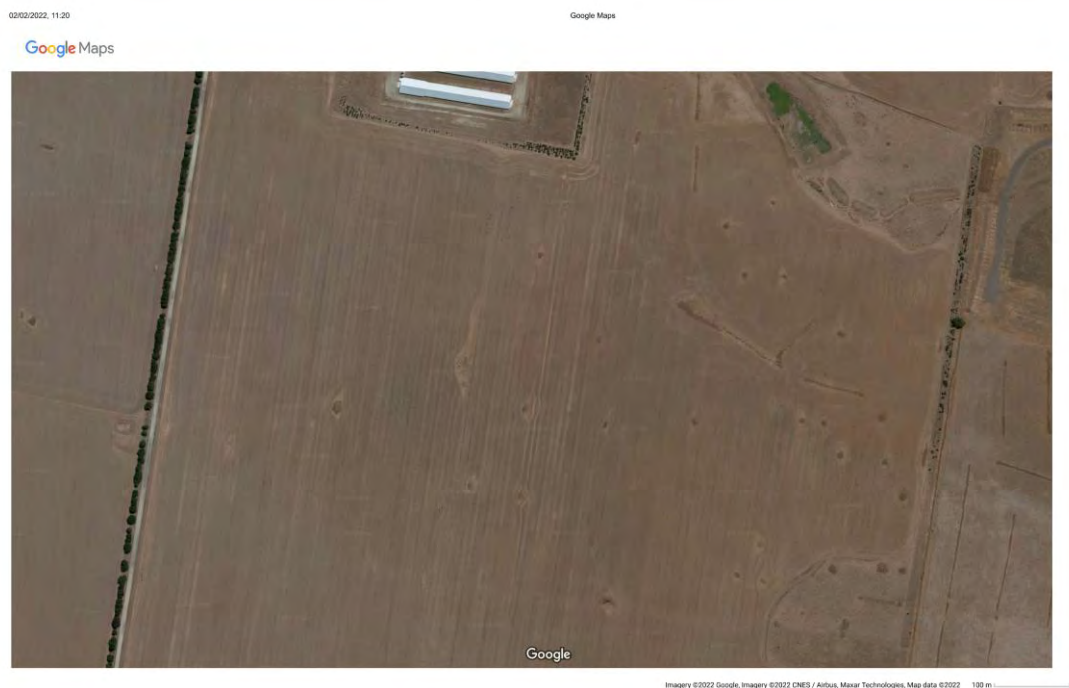


<https://www.google.com/maps/@-37.9614145,144.3050966,2483m/data=!3m1!1e3>

1/1

## ADVERTISED PLAN

**Figure 2. Biogas locality**



<https://www.google.com/maps/@-37.959932,144.3057416,805m/data=!3m1!1e3>

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# ADVERTISED PLAN

## Approve Measures Applied

*Below outlined is the approved and proven effective measures to be used by Pavilion Biogas*

### LANDSCAPE PLAN

A Landscape plan will be provided to detail planting schedule

### VEGETATION PLANTING

3 Species of plants will be planted to help create visual blocks and wind breaks. Each plant has different growth ranges to help with coverage at different heights. Each plant also has different root depths which will help with and land erosion. The vegetation plantings will help sensitive areas from visual impacts.

### MOUNDING

Mounding's of 2 metres dressed in topsoil to help the growth of plants but also enhance the visual blocking and land erosion.

## Native Vegetation Removal

*There is no removal of native vegetation required.*

## Site Location

The site location is 445 Carrs Road. Refer to Figures 1 and 2.

For a more concise plan please refer to appendix A. pg. 2

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## Site Preparation

All vegetation/tree sites will be sprayed with Glyphosate for weed control prior to planting, then deep ripped and rotary hoed to achieve suitable soil tilth and moisture retention in this relatively low rainfall area. (450-550 mm.)

## Site Description

The site contains clay loam soils and tree planting pads will be created by banking topsoil which was removed from the shed pad sites – approx. 10,000 cubic meters of topsoil has been used in creating the planting pads.

Screw augers will used to plant tube stock and to avoid glazing in these clay soils.

## Species Specifications

Planting will comprise mostly local indigenous species derived from EVC 803 Plains Woodland with trees and shrubs planted at 2-meter spacings in rows 2-3 meters wide, in an alternating pattern to ensure under storey and upper storey structure, to screen sheds and provide effective windbreaks with habitat value.



## Plant Species List

BOTANICAL NAME	COMMON NAME
<i>Acacia implexa</i>	Lightwood
<i>E. microcarpa</i>	Grey Box
<i>Melicytis dentatus</i>	Shrub Violet

Figure 3a

## Maintenance Plan

- **Watering** tube stock 4-10 L/seedling every 2-3 weeks for first 6 months to achieve good subsoil moisture. In hot windy weather water, more often to avoid plant defoliation and to maintain subsoil moisture. Best watering times are late afternoon/evening or mornings. Watering is critical for seedling survival due to the risk of hot windy weather, exposed sites, hard setting clay soils and rock.
- **Weed control** – Glyphosate at 1 metre diameter circle of spray around each tree guard especially shed area for first 6 months to enable best plant growth and to maximize available moisture for tubestock. Hand weed inside tree guard if needed.
- **Rabbits and Hares** – tree guards should provide protection for next 6 months but be prepared to control rabbits esp. if they damage or eat tubestock – consult DELWP/Landcare groups for local knowledge, best methods, contractors etc.
- **Maintain tree guards** e.g. replace stakes as needed while watering, spraying etc.

## Appendices

### Appendix A

- *Pavilion BIOGAS Landscape Architectural Drawings – PBLA-001*

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