XURBAN

# *Mollers Lane, Leopold, Victoria*

## *Geelong Planning Scheme Amendment C367*
## *Permit Application No. PP1463/2016*

For: Minter Ellison

November 2018 | Final

# *Mollers Lane, Leopold, Victoria*

## *Geelong Planning Scheme Amendment C367*
## *Permit Application No. PP1463/2016*

| | |
|---|---|
| **Client** | **Minter Ellison** |
| **Project No** | 15029 |
| **Version** | Final |
| **Signed** |  |
| **Approved by** | Allan Wyatt |
| **Date** | 22 November 2018 |

**XURBAN**

Suite 1103 | 408 Lonsdale Street | Melbourne 3000 | Victoria | Australia

**ABN | 18831715013**

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# 1. Introduction

Minter Ellison are acting for a consortium of owners who own property affected by a proposed Permit Application (PP1463/2016 and Planning Scheme Amendment (C367) at Mollers Lane, Leopold.

The amendment seeks to:

- rezone the Subject Land from Farming Zone to the General Residential Zone Schedule 1 (GRZ1);
- apply the Design and Development Overlay Schedule 43 (DDO43) to the Subject Land;
- remove the Significant Landscape Overlay Schedule 10 (SLO10) from part of the Subject Land; and
- extend the Leopold settlement boundary to include a small portion of the Subject Land which it does not already include.

The Planning Permit Application seeks:

- approval for a staged multi-lot subdivision;
- removal of native vegetation; and
- creation of access to a road in a Road Zone Category 1 at the Subject Land.

## Instructions

My instructions set out in a letter from Minter Ellison dated the 16th November 2018 are appended to this report (Annexure A). These instructions asked that I particularly address the following matters:

- *Views to the land from Lake Connewarre;*
- *The proposed removal of the SLO10 from the land and the new boundaries of that overlay;*
- *The removal of vegetation from the land, having regard to the Arborist Report prepared by Rob Galbraith and the Vegetation Assessment and Native Vegetation Removal Report prepared by Mark Trengrove.*
- *The provision of open space on the land, having regard to the exhibited development plan and the amended development plan which proposes to develop the south-west corner of the land.*
- *The submissions made to the amendment insofar as they are relevant to your expertise.*

## Site visits

In preparing the reports mentioned above I visited the site and properties within the area on the 17th February 2016 and more recently on the 13th November 2018.

# Expert Evidence – Practice Note

I acknowledge that I have read and complied with the Planning Panels Victoria 'Guide to Expert Evidence' (dated April 2015). In compliance with this Guide, I provide the following information.

## Name & address

Allan Wyatt
XURBAN
Suite 1103, 408 Lonsdale Street
Melbourne, Victoria, 3000.

## Qualifications & experience

I am a registered Landscape Architect with over 30 years' experience. I have a Grad.Dip.L.D. from RMIT (1980) and I am a member of the Australian Institute of Landscape Architects.

I have given expert evidence on landscape, urban design and visual impact assessment at the former Administrative Appeals Tribunal (AAT) and VCAT and provided expert evidence before panel hearings in Victoria. I have also given expert evidence before planning appeal bodies in NSW, South Australia, Tasmania, Queensland and New Zealand.

A Curriculum Vitae is attached as Annexure B to this statement.

## Facts, matters and assumptions

The facts, matters and assumptions, on which the opinions expressed in this statement are based are set out in the following report and have included:

Application drawings dated 14/12/2017 prepared by TGM Group and which were:

| | | | |
|---|---|---|---|
| ○ | 15196-100 OPT U | Version U | Overall Development Plan |
| ○ | 15196-100 CATCHMENT | Version U | Catchment Plan |
| ○ | 15196-100 STAGING | Version U | Plan of Proposed Subdivision &Staging |
| ○ | 15196-100 IP | Version U | Integration Plan |
| ○ | 15196-100 DENSITY | Version U | Low Density & Diversity Plan |
| ○ | 15196-100 OSP | Version U | Open Space Plan |

Subsequent to the Application the Overall Development Plan was amended on the 31/10/2018 and the replacement drawing was:

| | | | |
|---|---|---|---|
| ○ | 15196-100 OPT Y2 | Version Y2 | Overall Development Plan |

As well as these drawings I was also provided with:

- Vegetation Assessment & Native Vegetation Removal Report, dated November 2018 (Mark Trengrove Ecological Services);
- Arborist Report, dated 16 November 2018 (Galbraith & Associates); and
- Street Tree – Landscape Master Plan, drawing no. LMP1, dated 23.01.2018 (Mexted Rimmer Associates Pty Ltd – Landscape Architects).

Background documents which I have perused as part of the research into the existing SLO boundary included:

- Coastal Spaces Landscape Assessment Study, dated September 2016 (Planisphere); and
- Siting & design guidelines for structures on the Victorian Coast, dated May 1998 (Tract Consultants Pty Ltd).

### People assisting with this statement

I have written this statement and no other people were involved in its preparation or in the preparation of the graphics within this report unless attributed otherwise.

### Declaration

I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have, to my knowledge, been withheld from the Panel.

# 2. The subject site and environs

Mollers Lane is a local road which runs south from the Bellarine Highway (Queenscliff Road) to the edge of Lake Connewarre. The township of Leopold lies to the west of Mollers Lane.

*Figure 1* *Mollers Lane and locality (Map source: Spatial vision - Melbourne)*

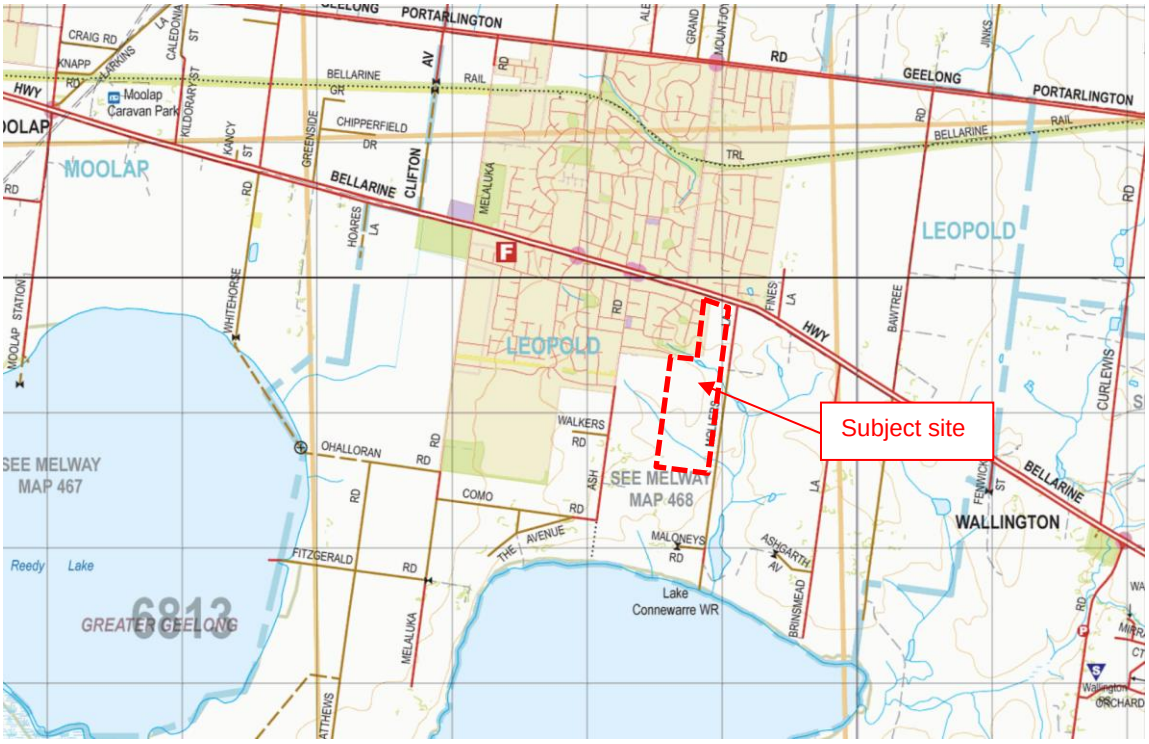
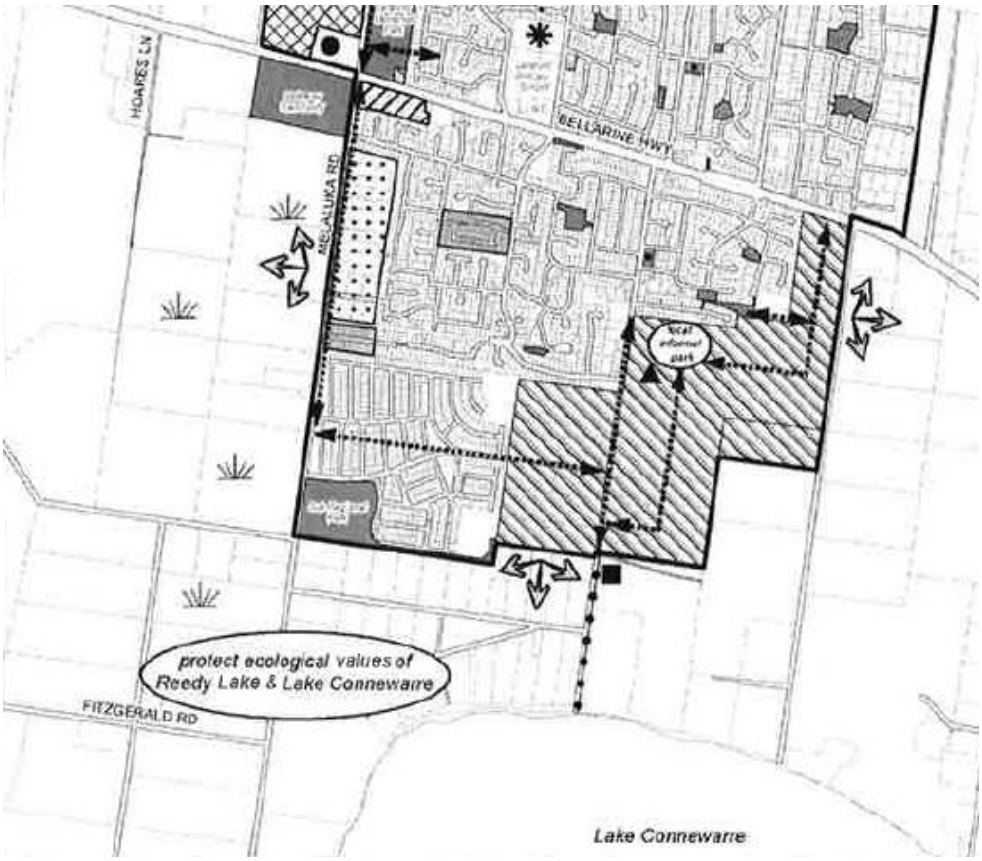



**Figure 1** shows the location of the subject site (red dotted outline) and the urban areas of Leopold. **Figure 1** also shows that the existing urban boundary of Leopold varies in its proximity to the edge of Lake Connewarre. This will be discussed later in this report.

The Settlement Boundary, defined in the Structure Plan, is substantially larger and includes both the subject site and the land between the subject site and the existing urban areas. This Settlement Boundary is shown in **Figure 2**.

*Figure 2* *Settlement boundary (Source: Leopold Structure Plan, City of Greater Geelong.*



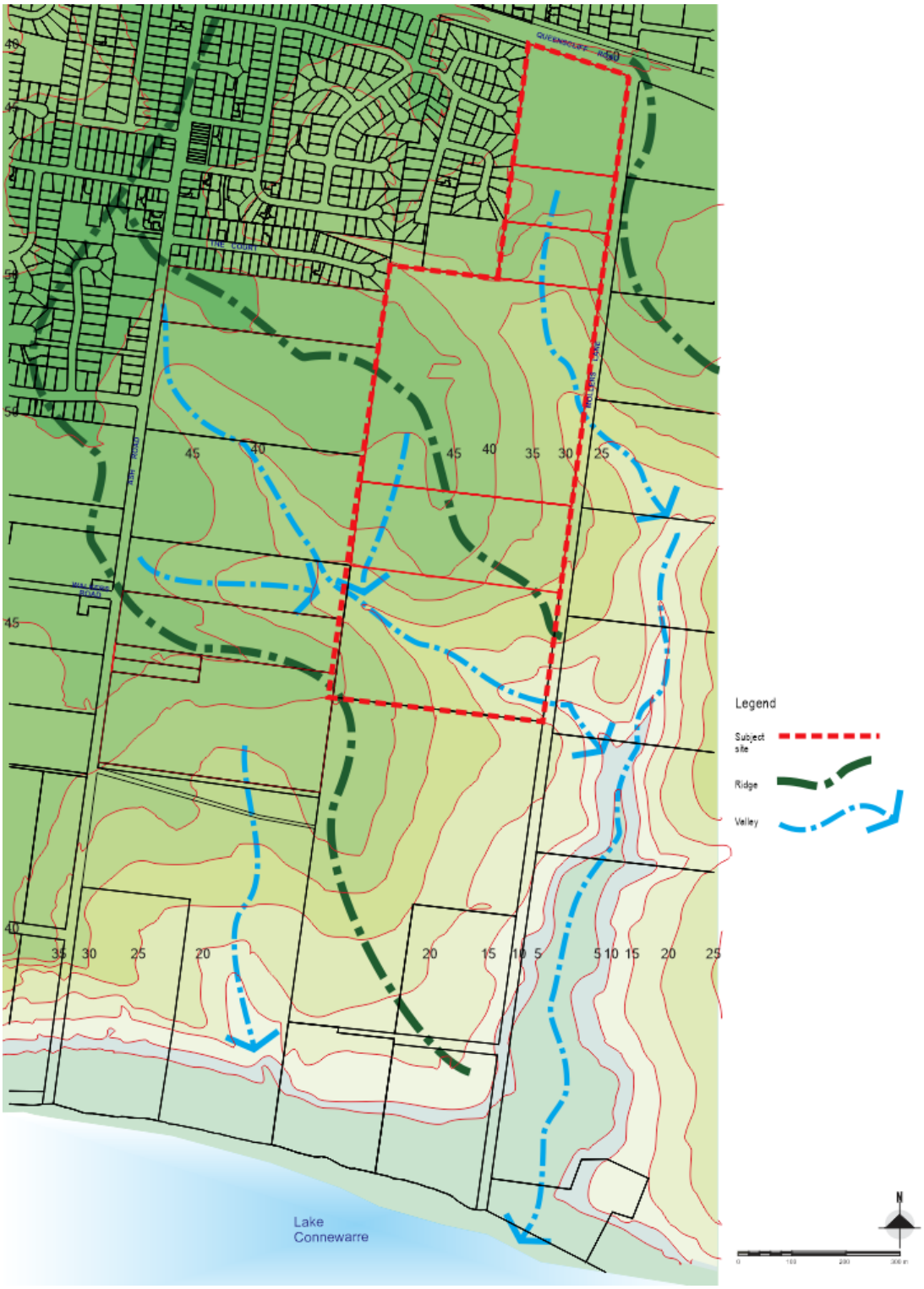

## The existing topography

Mollers Lane, as it traverses south from the Bellarine Highway, rises and falls across two valleys and three ridge lines.

These ridgelines restrict views to Lake Connewarre until a driver is on a ridge or at the southern end of Mollers Lane.

**Figure 3** shows the topography and these existing ridgelines and valleys.

*Figure 3* *Topography*




The undulating topography restricts views from the upper section of Mollers Lane to Lake Connewarre. The first view of Lake Connewarre is from a ridge some distance south of the Bellarine Highway.

*Figure 4* *Lake Connewarre seen from Mollers Lane*


Lake Connewarre is just visible in **Figure 4**. The location from which this photograph was taken is approximately 800m south of the intersection of Mollers Lane and the Bellarine Highway.

The view looking back to the Bellarine Highway, from the same location, is shown in **Figure 5**.

*Figure 5* *Mollers Lane looking towards the Bellarine Highway*

This view from approximately 800m south of the Bellarine Highway shows the undulating topography. The valley visible in **Figure 4** is the drainage line closest to the Bellarine Highway, the northern valley shown in **Figure 3.**

## Existing built form

Figure **5** shows the existing telecommunications facility infrastructure on the ridge closest to the Bellarine Highway. The powerlines are also evident running along the eastern side of Mollers Lane.

As well as this infrastructure there are also existing dwellings and a church on the subject site.

Mollers Lane is a gravel road from the Bellarine Highway to the driveway of the house at its southern end. From this drive to the edge of Lake Connewarre there is a muddy access track which terminates at a small irregular and un-made roundabout.

*Figure 6* *Mollers Lane at its southern end*

When looking north from the Lake's edge the intervening ridgeline completely screens views to the telecommunications facilities which were evident in **Figure 5**.

*Figure 7* *Mollers Lane looking north from the edge of Lake Connewarre*

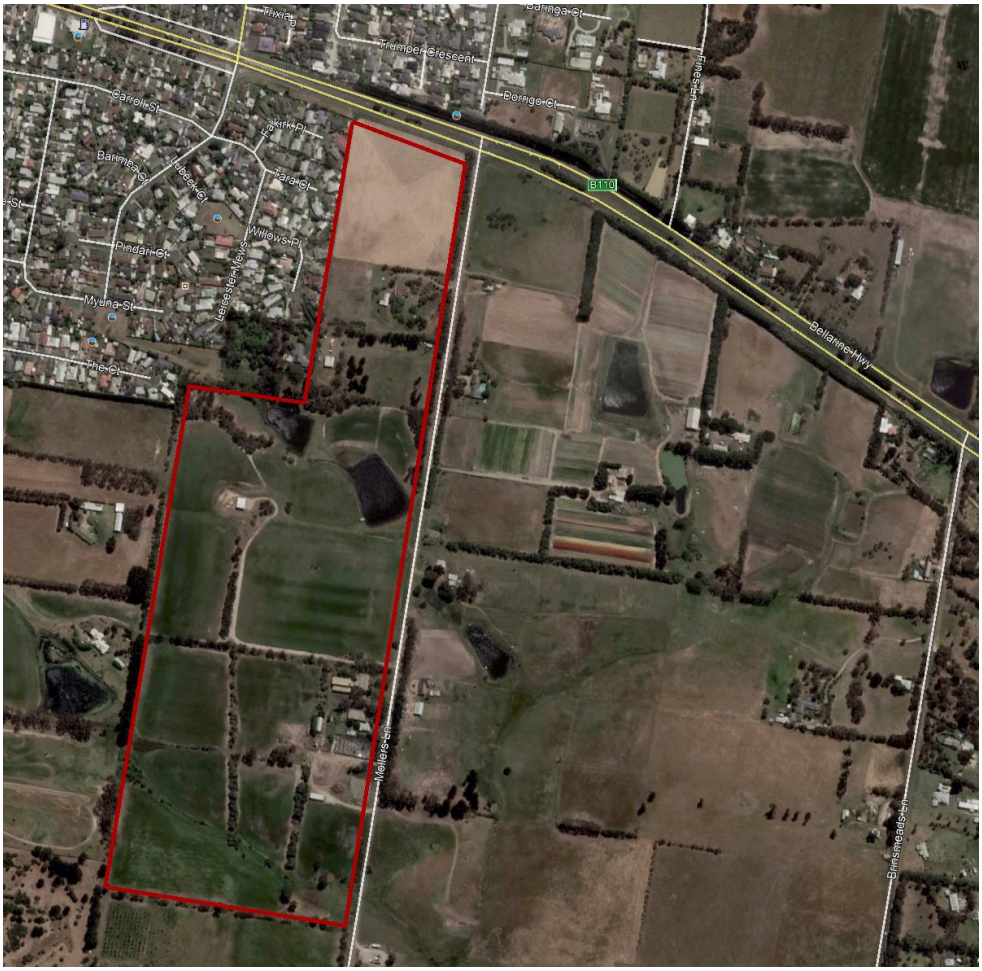
The top section of an existing powerline is just visible to the west of the southern ridge line to the west of Mollers Lane. The telecommunications facilities are not visible.

The subject site is completely screened from view from the Lake's edge by the escarpment in the foreground.

## Vegetation

The subject site is used for agricultural purposes and is predominately cleared. This is evident on the aerial photograph in Figure **8**.

*Figure 8* *Aerial of the subject site (Source: Google Earth, Imagery date 11/12/2017)*




There are some rows of trees along the boundaries and along Mollers Road. Their retention will be discussed later in this report.

# 3. The removal of the SLO

Amendment 367 seeks to remove the Significant Landscape Overlay Schedule 10 (SLO10) from part of the Subject Land. I

Schedule 10 to the Significant Landscape Overlay (SLO) in the Greater Geelong Planning Scheme is designed to protect the Lake Connewarre Escarpment.

> *This landscape contains the prominent escarpment that wraps around the northern and eastern edges of Lake Connewarre and the lower reaches of the Barwon River Estuary. This escarpment is part of the largest area of remnant indigenous vegetation on the Bellarine Peninsula. It provides an attractive entrance to the township of Ocean Grove and is of regional visual significance.*
>
> *The landscape is valued by the local community for its scenic qualities and views over the wetlands, and as a natural landscape that provides a habitat for flora and fauna. The adjacent wetlands system has been recognised internationally as a Ramsar site and is listed on the Register of the National Estate as an important wetlands system with significant tertiary fossils. The area is also recognised for its role in contributing to the ecological and aesthetic diversity of the region.*

The first section of this summary of the key elements is focused on the escarpment which wraps around the northern and eastern edges of Lake Connewarre. This escarpment would be the first ridgeline parallel to the shore. This ridgeline or escarpment would typically also form the edge of the visual catchment as land behind the escarpment would be screened from view from Lake Connewarre.

The second section is focused on the views from land across Lake Connewarre.

## Landscape character objective to be achieved

Schedule 10 sets out the following Landscape Character Objectives:

- *To protect locally significant views and vistas that contribute to the landscape, including extensive and scenic outviews across waterbodies from main roads and settlements.*
- *To ensure that the prominent slopes above Lake Connewarre retain a largely unbuilt and partially vegetated character, free from intrusive built development.*
- *To improve the appearance of rural living development within the landscape.*
- *To minimise the visual impact of infrastructure and signage throughout the landscape.*
- *To maintain and improve indigenous vegetation throughout the landscape, particularly at roadsides, in riparian strips and on lake escarpments.*
- *To protect cultural vegetation elements that positively contribute to the character of the landscape, including exotic wind breaks and feature planting around homesteads.*
- *To recognise and protect the continuation of the land as a working farmed landscape.*

The protection of views includes the protection of views from roads, in this case Mollers Lane. View protection is also concerned about protection of views from the Lake's edge back to the escarpment or intervening ridgeline.

The boundaries of the existing SLO are shown in Figure 9.

*Figure 9* *SLO boundaries (Source: Planning Schemes Online)*


The dimensions shown on Figure 9 have been calculated to illustrate the existing separation between Lake Connewarre and residential areas. They are not shown on the map within the Planning Scheme.

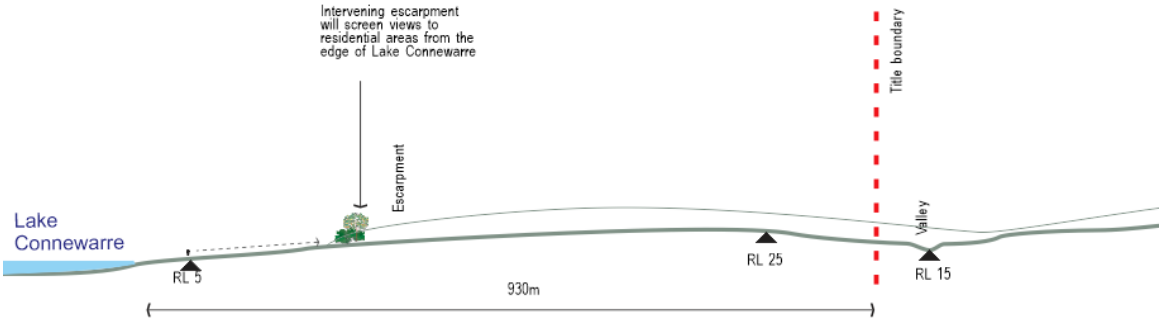
To the west of Mollers Lane, the existing SLO boundary is approximately 200 m north of the Lake Connewarre edge, whilst the edge of existing higher density residential land is approximately 600 m from the edge of the Lake. In contrast the edge of the SLO is approximately 950 m north of Lake Connewarre adjacent to Mollers Lane.

The existing boundaries do not seem to be related to the topography of the land, nor the visual catchment of Lake Connewarre. The topography and the visual implications will be further analysed in the following Chapter of this report.

**Figure 9** shows that the existing boundary of the SLO varies along the edge of Lake Connewarre and that this boundary is not based on any topographical feature. It roughly runs along existing title boundaries, until the curved section at Mollers Lane.

**Figure 10** shows a section from the Lake edge along Mollers Lane to the title boundary.

*Figure 10* *Section from the lake edge to existing residential areas*

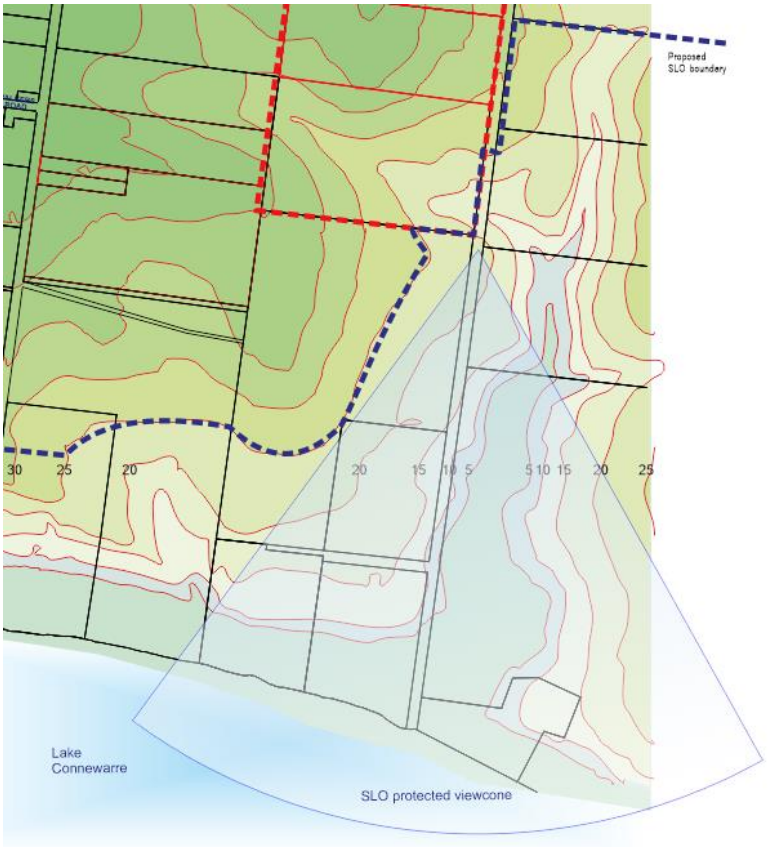



This section on **Figure 10** shows that a residential property on the subject site is visually screened from the edge of Lake Connewarre by the escarpment face.

The escarpment referred to in the Planning controls is a gentle rise from the edge of the lake to the edge of the subject site. In an earlier report I suggested that the escarpment edge could be roughly defined by the 25m contour line and recommended that this form the edge of the SLO. This realigned SLO boundary would protect the escarpment from development and meet the character objectives set out in the planning scheme. This modified SLO boundary would also preserve a widening viewcone as a driver or pedestrian approached Lake Connewarre from Mollers Lane.

Council has agreed with this suggestion with a minor modification that the SLO boundary be slightly adjusted to align with the southern title boundary of the subject site. This still preserves the viewcone or a motorist or pedestrian approaching Lake Connewarre from the north along Mollers Lane as shown in **Figure 11**.

*Figure 11* *Section from the lake edge to existing residential areas*



Such a boundary alteration would still achieve the objectives set out in the SLO which would include the protection of views from the edge of Lake Connewarre and provide a widening corridor of protection as a viewer travelled south along Mollers Lane.

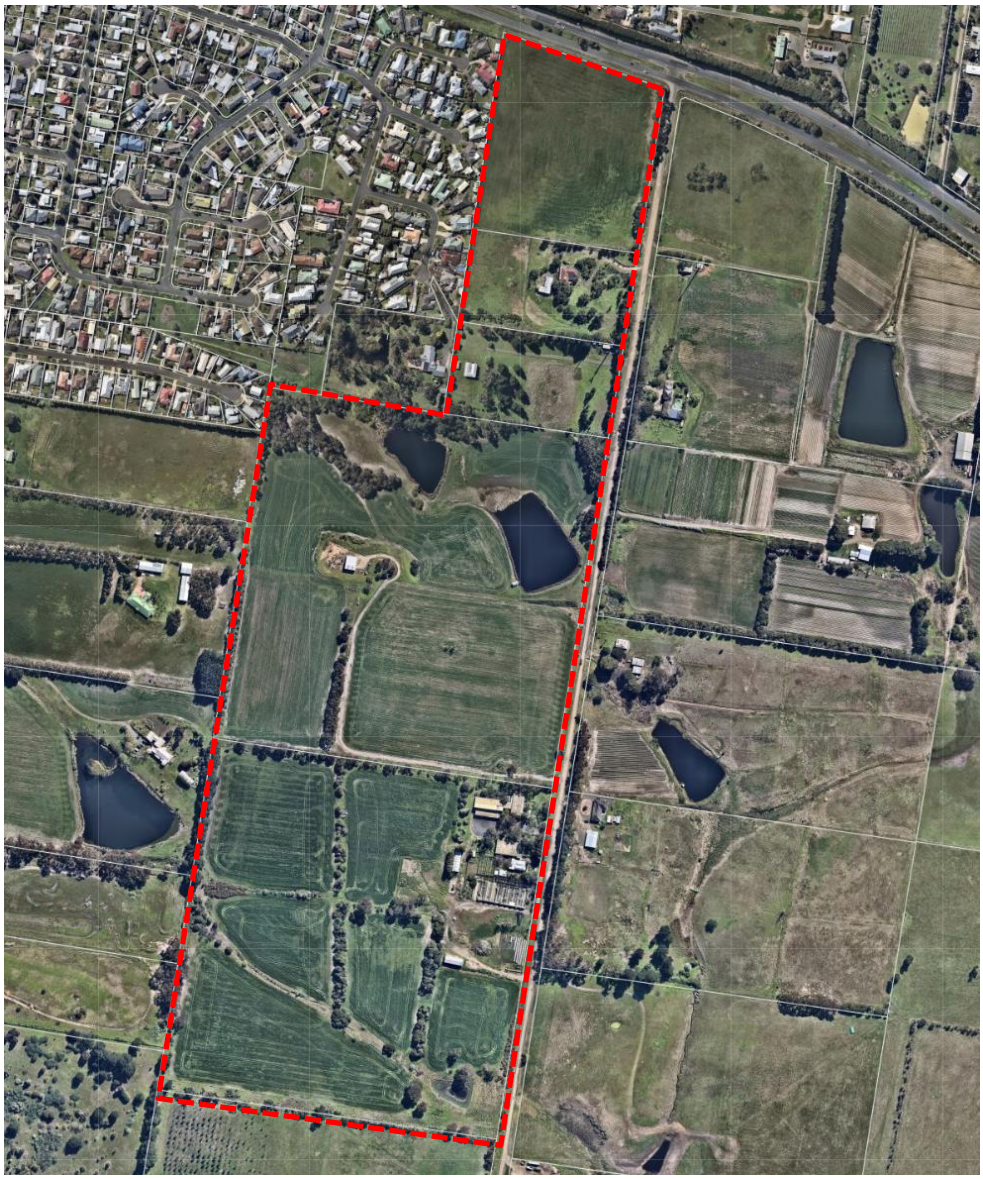
The difference between the recommended SLO and the Council's suggested southern boundary is also mitigated by the need for a retention basin in the south eastern corner of the subject site which, in effect, preserves this area of land from development and maintains the objective of a widening viewcone from this valley.

For these reasons I support the removal of the Significant Landscape Overlay Schedule 10 (SLO10) from part of the Subject Land.

# 4. Vegetation removal

Amendment 367 and the planning applications seek to remove existing vegetation.

*Figure 12* *Aerial of the subject site (Source: Nearmap, Imagery date 8 September 2018)*



There are some rows of trees along the boundaries and along Mollers Road. Most of these are either pine trees (*Pinus* radiata) which are in poor condition or younger eucalypts. There is also a copse of self-seeded Desert Ash (*Fraxinus angustifolia)*. The Pines and Desert Ash are environmental weeds.

In my opinion these existing trees are not worthy of retention and this is supported by the arborists report (Galbraith & Associates, 16 November 2018).

## Tree planting

A Landscape Master Plan (Mexted Rimmer) has been prepared which shows street tree planting along the proposed subdivision roads.

*Figure 13 Landscape Master Plan (Source: Mexted Rimmer & Associates 23.01.2018)*

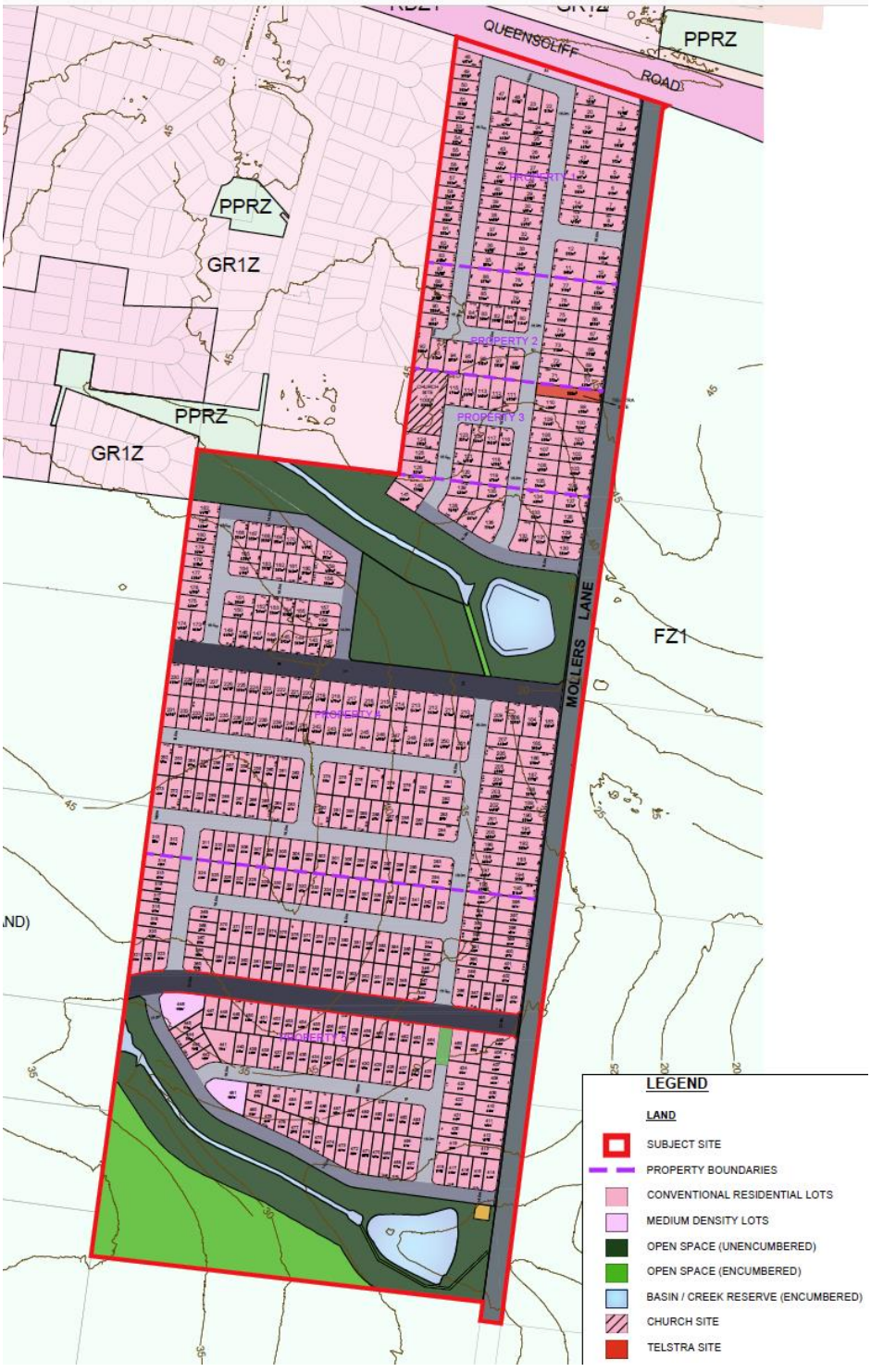

This plan is based on the Application Plans and does not show the proposed landscape treatment for the Public Open Space Reserves along the drainage lines.

However, the street tree planting proposed will not be dissimilar to that in the current township of Leopold.

# 5. Open space provision

The Application drawings (Version U) showed additional open space to the south of the two drainage lines.

*Figure 14* *Open space allocation – Version U*




This open space allocation has been amended and reduced in the latest plans (Version Y2).

*Figure 15* *Open space allocation – Version Y2*


I have been advised that the extent of open space complies with the local provisions and have been asked to comment on these additional open space areas which were on the Application Plans.

The southern open space area does not, in my opinion, protect the escarpment as this area would not be visible from the edge of Lake Connewarre. There does not appear to be a visual reason for this southern open space allocation. Being at the southern end of the residential land it is also not central and would appear to have little useful function.

Council also considered the open space could provide a buffer to the rural and farming land to the south. It is more typical and common in all the other edges of Leopold and other urban settlements that rural land can abut townships without the need for an open space buffer.

The additional land to the north also appears to have little reason. It increases open space, but it would not appear to offer any additional recreational experience as the amended reserve still maintains drainage and pedestrian access in an east-west linkage.

For these reasons I would support the residential use of these areas as shown on the amended plans (Version Y2).

# 6. Visual impact

The visual impact of the proposed subdivision has been raised as a concern. This will be addressed in the following section of this report.

## Scale of Effects

The 'Scale of Effects', for rating the overall visual impact of the proposed subdivision from selected viewpoints, could range from no impact (**nil**) to a potentially **positive** visual impact. Negative visual impacts are graded from **negligible** to **high**.

**Nil** – there is no perceptible visual change.

**Positive** – is a visual change that improves the outlook or view.

**Negligible** – minute level of effect that is barely discernible over ordinary day-to-day effects. The assessment of a "negligible" level of visual impact is usually based on distance. That is, the proposed subdivision would be at such a distance that, when visible in good weather, it would be a minute element in the view within a man-modified landscape or will be predominantly screened by intervening topography and vegetation.

**Low** – visual impacts that are noticeable but that will not cause any significant adverse impacts.

Therefore, a development in a landscape which is man-modified and which already contains many buildings or other vertical elements may be rated as a low level of visual impact. Similarly, if the distance from which it is viewed means that its scale is similar to other elements in the landscape it would also be assessed as a low level of visual impact.

**Medium** – visual impact occurs when significant effects may be able to be mitigated / remedied.

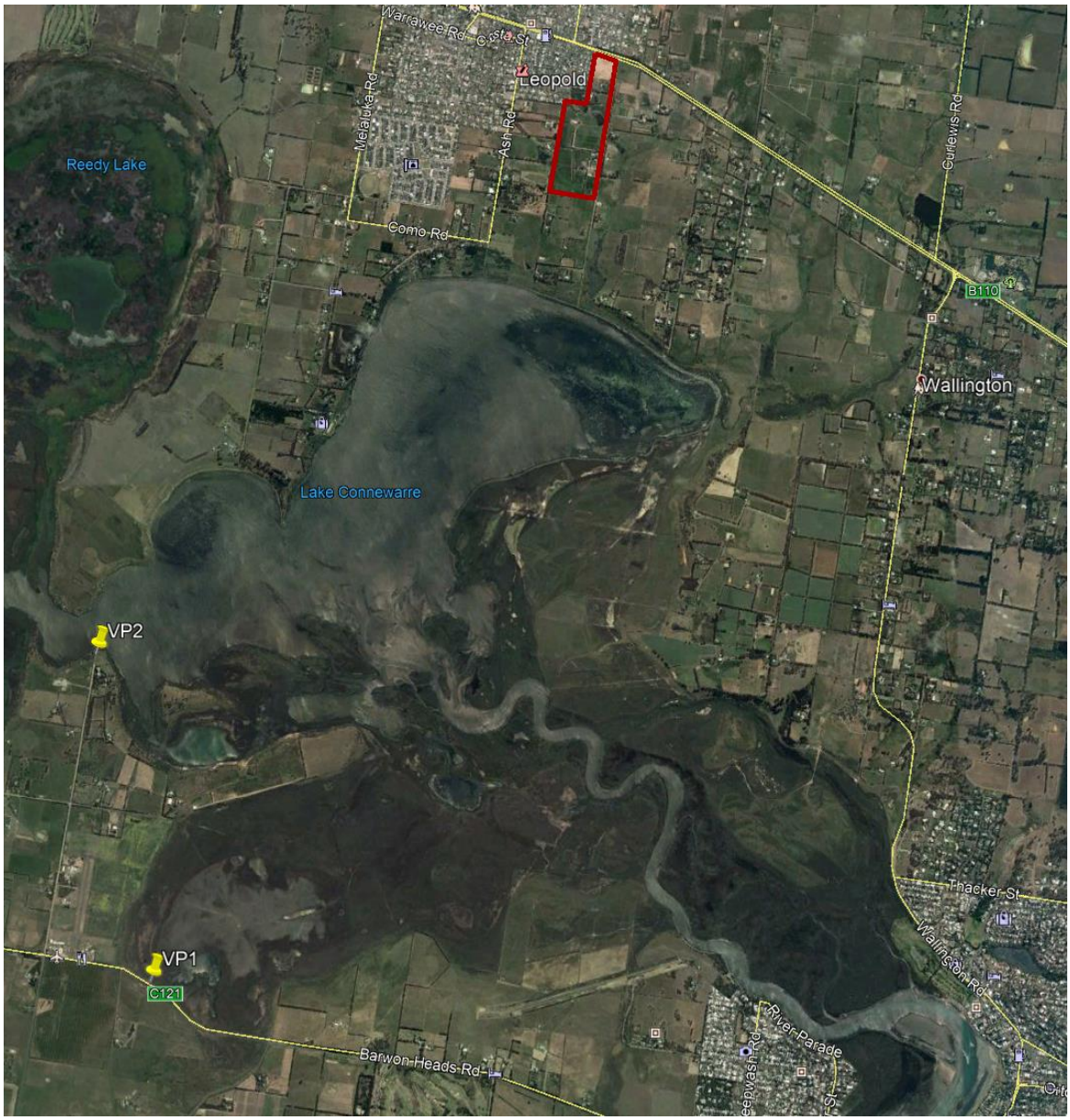
**High or unacceptable adverse effect** – extensive adverse effects that cannot be avoided, remedied or mitigated. The assessment of a "high or unacceptable adverse effect" from a publicly accessible viewpoint typically requires a highly sensitive landscape, viewed by many people, with the proposed subdivision in close proximity and largely visible would lead to an assessment of an unacceptable adverse effect.

## Views from Barwon Heads Road

In the directions hearing a query was raised regarding the views and the potential visual impact of the proposed subdivision on views from across Lake Connewarre, in particular, the views from Barwon Heads Road to the south.

To assess the likely impact from locations along Barwon Heads Road two locations were assessed in locations where roadside vegetation did not screen views across the Lake. These locations are shown in **Figure 16**.

*Figure 16 View point location map (Source: Google Earth*




The potential visual impact from each of these viewpoints is addressed below.

### Viewpoint 1 (VP1)

Viewpoint 1 (VP1) is on Barwon Heads Road and is approximately 7.2 km from the southern edge of the subject site.

*Figure 17* *Viewpoint 1 - looking north*

Views from VP1 are at such a distance that the presence of additional houses on the escarpment would be barely noticeable across Lake Connewarre. This location (VP1) is near a bend on Barwon Heads Road and is not a recommended or safe viewing location.

Views across the Lake are, in many other locations along Barwon Heads Road, restricted by existing vegetation which both lines the road and is also established in adjoining properties.

*Figure 18* *Existing vegetation near 13th Beach Golf Course entry*

There would be no views from the entry to the 13th Beach Golf Course and from adjoining location because of established roadside vegetation.

Vegetation along Barwon Heads Road also screens and filters views to Lake Connewarre and to the proposed subdivision on the opposite side of Lake Connewarre.

For these reasons the visual impact of the proposed subdivision on views from Barwon Heads Road is assessed as **Negligible** to **Nil.**

### Viewpoint 2 (VP2)

Viewpoint 2 (VP2) is from a picnic ground and carpark at the northern end of Staceys Road and is approximately 5.3 km from the southern edge of the subject site.

*Figure 19* *Viewpoint 2 – looking north east*

There are no views from the carpark and picnic area to the subject site as a low promontory, which extends into Lake Connewarre, completely screens any view to the opposite shoreline and Mollers Lane.

For these reasons the visual impact of the proposed subdivision on views from VP2 is assessed as **Nil.**

## Views from the Bellarine Highway

The Bellarine Highway running along the top of a slightly convex ridgeline with the extended ridgeline blocking views to Lake Connewarre from locations near the subject site. This is shown on **Figure 20**.

I have deliberately used images from Google Earth for this section of the assessment as they are taken from a higher vantage point and would give a more conservative assessment than photos taken 1.6m above the ground line.

*Figure 20* *View from the Bellarine Highway to the subject site looking west (Source: Google Earth)*

Intervening vegetation screens view to the subject site at locations both closer and further from Mollers Lane intersection with the Bellarine Highway. At this location the existing telecommunications facilities can be seen on the left of **Figure 20** as well as the trees which line Mollers Lane.

*Figure 21* *View from the Bellarine Highway to the subject site looking east (Source: Google Earth)*

Further west of the Mollers Lane intersection the junction of the proposed subdivision and the existing edge of Leopold is visible, however there are no views to Lake Connewarre. The proposed subdivision would read as part of Leopold and would have no impact on views to Lake Connewarre.

For these reasons the visual impact of the proposed subdivision on the Lake, which was to be protected by the SLO, would be assessed as **Nil**.

## Existing lookouts

There is an existing lookout at the edge of Lake Connewarre which is at the corner of Ash Road and Como Road, Leopold.

*Figure 22* *Lookout at Ash Road / Como Road intersection*

This lookout is orientated away from the subject site which would be screened by an intervening ridgeline and vegetation.

For these reasons the visual impact from this lookout is assessed as **Nil**.

# 7. Submissions

The submission that were received and the two late submissions from Echelon Planning and Tract Consultants have been reviewed and do not, in my opinion, raise issues that have not been addressed in this report.

# 8. Conclusion

## Removal of the SLO

The landscape setting of Lake Connewarre is an important feature that should be maintained, and the amended SLO boundary and its removal from the subject site would have no visual implications on views to Lake Connewarre.

Such a change has been illustrated in this report and a relocation of the SLO boundary would not impact on the amenity of Lake Connewarre.

## Vegetation removal

Existing vegetation is proposed to be removed. Much of this is environmental weed species and their replacement with new vegetation as shown on the Landscape Master Plan will more than replace the existing vegetation.

## Open space provision

The open space provision extends existing links within the township of Leopold and allows for continued east west pedestrian connections. There would not appear to be any landscape reasons to extend these links as shown initially in the application plans.

## Visual impact

The visual impact of the proposed subdivision would be minor and limited to the views from the Bellarine Highway to the expanded urban area of Leopold.

There would be no visual impact on distant views from the opposite side of Lake Connewarre and as explained in the SLO analysis, the proposed subdivision would not be located on the visible escarpment face and would therefore have no visual impact on views from the edge of Lake Connewarre.

Similarly, views from the lookout on Como and Ash Roads and from the lookout on the southern side of Lake Connewarre at Staceys Road would be Nil.

# Annexure A

Instructions

MinterEllison

16 November 2018

**BY EMAIL**

Allan Wyatt
Director
Xurban
Suite 1103, 408 Lonsdale Street
Melbourne 3000
allan.wyatt@xurban.com.au

Dear Allan

**Greater Geelong Planning Scheme Amendment C367 (Amendment)**
**Permit Application No PP1463/2016 (Planning Permit Application)**

**Background**

1. The Amendment and the Planning Permit Application concern land at 2 – 120 Mollers Lane, Leopold (**Subject Land**).

2. We act for the persons who are the proponents of the Amendment and the Planning Permit Application:

    a. Mollers Lane Developments Pty Ltd, who owns, or has entered into contracts to purchase, land at 2 – 20, 22 – 30 and 32A Mollers Lane, Leopold; and

    b. Pamas Property Pty Ltd, who owns land at 92 – 120 Mollers Lane, Leopold.

3. The land at 42 – 90 Mollers Lane, Leopold is owned by the Leopold Lutheran Church. The Leopold Lutheran Church supports the Amendment and Application.

4. The Amendment seeks to, in summary:

    a. rezone the Subject Land from Farming Zone to the General Residential Zone Schedule 1 (**GRZ1**);

    b. apply the Design and Development Overlay Schedule 43 (**DDO43**) to the Subject Land;

    c. remove the Significant Landscape Overlay Schedule 10 (**SLO10**) from part of the Subject Land; and

    d. extend the Leopold settlement boundary to include a small portion of the Subject Land which it does not already include.

5. The Planning Permit Application seeks approval for a staged multi-lot subdivision, removal of native vegetation and creation of access to a road in a Road Zone Category 1 at the Subject Land.

6. The Amendment and Planning Permit Application were placed on exhibition by the City of Greater Geelong (**Council**). Submissions were received and have been referred to a Planning Panel.

7. A two person Panel has been appointed to hear and consider submissions. The Panel consists of:

    a. Sarah Carlisle (chair); and

    b. Gabby McMillan.

8. The Panel hearing will take place in the Geelong City Hall on 3 – 5 December 2018.

**Instructions**

9. You are instructed to prepare a statement of landscape and urban design evidence in compliance with the Planning Panels Victoria Guide to Expert Evidence (https://www.planning.vic.gov.au/panels-and-committees/planning-panel-guides).

10. We are required to circulate your evidence in hard and soft copy by 12.00pm on Friday 23 November 2018.

11. Please provide a final version of your evidence to us on 22 November 2018.

12. In your statement of evidence, please address the following matters:

    a. Views to the land from Lake Connewarre.

    b. The proposed removal of the SLO10 from the land and the new boundaries of that overlay.

    c. The removal of vegetation from the land, having regard to the Arborist Report prepared by Rob Galbraith and the Vegetation Assessment and Native Vegetation Removal Report prepared by Mark Trengrove.

    d. The provision of open space on the land, having regard to the exhibited development plan and the amended development plan which proposes to develop the south-west corner of the land.

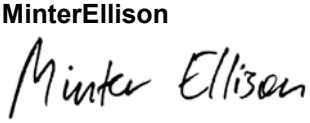
    e. The submissions made to the amendment insofar as they are relevant to your expertise.

13. Please set out reasons for your opinions.

14. As well as the exhibited materials, Council reports and submissions, please consider the further materials enclosed to this letter which were provided to the Panel and parties on 16 November 2018. As part of this review, please comment on the access arrangements in the south-west corner of the land.

15. Please let me know if you have any questions in relation to this matter or require any further information.

Yours faithfully
**MinterEllison**



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# Annexure B

Allan Wyatt – Curriculum vitae

# Allan Wyatt - Curriculum Vitae

Allan has extensive experience in assessing the landscape and visualimpacts of wind energy developments to assist in the management of environmental and related risks.

Allan also has the capabilities to prepare and present evidence in legal hearings in all states and territories with regard to landscape and visual impacts. . Allan regularly appears before independent panel hearings, the Victorian Civil and Administrative Tribunal (VCAT) and other appellant bodies as an expert witness in the areas of urban design, visual assessment and landscape architecture.

More recently, Allan has specialised in large scale masterplanning and urban design work with major projects being undertaken for local government, boards of management as well as for private developers both in Australia and in China, Hong Kong, India and Malaysia

## 2015 to present

Landscape Architect - XURBAN

## 1997 to 2015

Environmental Resources Management Pty Ltd Partner & Practice Leader - Urban Design and Landscape Architecture - Asia Pacific

## 1989 to 1996

Ratio Consultants Pty Ltd Partner

## 1980 to 1989

Allan Wyatt Pty Ltd - Principal

## 1976 to 1979

Public Works Department, Victoria - Landscape Architect

## 1974 to 1976

Peter Jones Architect & Landscape Consultant - Landscape Architect

## Professional Affiliations and Registrations

Associate, Australian Institute of Landscape Architects

Fellow, Victorian Planning and Environmental Law Association

## Fields of Competence

Urban Design

Landscape Architecture

Visual Assessments.

## Education

Graduate Diploma Landscape Design (RMIT) 1979

## Languages

English

## Publications

*Community perception studies as a means of evaluating landscape quality*, NZ Wind Energy Conference.

*Photomontages and perceptual accuracy,* NZ WE Conference paper.

*Visual assessment and environmental restoration of mine and quarry operations*, paper presented to the joint VPELA and Victorian Chamber of Mines

*Trees in the urban jungle and other Neighbourhood conflicts*, paper represented to joint AILA/VPELA/RAPI Seminar.

*Concerns regarding statutory control on tree planting in our cities*, published in Victorian Planning and Environmental Law Association Newsletter.

# Key Projects

Some examples of key projects are listed below.

## Infrastructure projects

Allan Wyatt has been the team leader for landscape and visual assessment for many large infrastructure projects.

***Basslink***

Visual assessment of proposed transmission line options and associated components for major inter-connector between Tasmania and Victoria.

***Melbourne Desalination Plant***

Landscape and visual assessment for this major infrastructure project that also involved the assessment of a 220kV transmission line and a pipeline easement cutting through residential and rural landscapes.

***Yarra Pedestrian Bridge***

Urban design and landscape involvement on this major pedestrian link between the MCG and Birrarung Marr.

***LNG Terminal, South Soko, Hong Kong***

Landscape and Visual Assessment components within an EES that also included a fly through model of the proposed development on South Soko Island.

***Channel Deepening Project, Port of Melbourne (POMC)***

Visual assessment of this major piece of Victorian infrastructure which included an examination of the visual impacts of the plume created by dredging activities in Port Philip Bay.

***Parramatta Rail***

Visual assessment and the development of subsequent site design and documentation for key nodal areas on this railway line upgrade***East West Link***

Provided advice as to urban design and landscape opportunities which would form part of the tender package for the East West Link.

***North East Link***

Currently providing input into the North East Link project in areas of landscape and urban design as well as leading the team responsible for the visual assessment of the route.

***Various Road projects***

Allan has been the Project Director within ERM for various road projects which have included highway bridge duplication in NSW as well as more recently providing visual assessment input and providing the photomontages for the Geelong Bypass and working on the Urban Design Framework for East West Link.

***Airports at Cairns, Broken Hill, Alice Springs and Devonport***

Site and landscape design of pedestrian and entry treatments. Typically these projects involved extensive external landscape treatment for visual amelioration and, in the case of Broken Hill, the landscape treatment was critical for dust control.

***Mallacoota Boat Launching Ramp & foreshore masterplan***

Responsible for the revised Masterplanning in response to a visual assessment for this foreshore redevelopment project.

***Peer reviews***

Recently, XURBAN has undertaken peer reviews for the government for the Western Distributor and the Metro Tunnel projects.

## Windfarm projects

Allan Wyatt has provided advice and visual assessments for more than 30 wind farms in Australia and New Zealand. These include:

***Golden Plains Wind Farm (WestWind Energy Pty Ltd)***

XYRBAN has undertaken the preparation of a Landscape & Visual Assessment as part of the Notification to the Minister for Planning (Vic) under the Environment Effects Act 1978 and the subsequent preparation and lodgement of the EES for the proposed Golden Plains Wind Farm.

***Murra Warra Wind Farm (RES Pty Ltd)***

XURBAN provided advice as part of the Notification to the Minister for Planning (Vic) under the Environment Effects Act 1978 and preparation and lodgement of the Planning Application material for the proposed Murra Warra Wind Farm near Horsham. This project was granted planning approvals in April 2017.

***Timboon & Ferguson Wind Farms (Future Energy Pty Ltd)***

XURBAN undertook the Landscape and Visual Assessment for these two small wind farms near the Great Ocean Road.

***Mount Mercer Wind Farm (WestWind Energy Pty Ltd)***

Allan Wyatt provided advice as part of the Notification to the Minister for Planning (Vic) under the Environment Effects Act 1978 and preparation and lodgement of the Planning Application material for the proposed Mount Mercer Wind Farm. This project was granted planning approvals in April 2007.

***Ryan Corner Wind Farm (TME Australia Pty Ltd)***

ERM was engaged to prepare the Environment Effects Statement (EES), subject to the provisions of the Environment Effects Act 1978. Allan Wyatt was commissioned to prepare and present evidence on Landscape and Visual Assessment at the hearing before Planning Panels Victoria.

***Lal Lal Wind Farm (WestWind Energy Pty Ltd)***

Allan Wyatt managed a research project to determine the attitudes of the community to wind farm developments in Victoria, and in particular in relation to the proposed Lal Lal Wind Farm. This research is designed to provide a quantitative and defendable data as to the level of community support or opposition for the project. The data was utilised in the application material.

***Other wind farm projects***

Other wind farm projects on which Allan Wyatt prepared visual and landscape assessments include:

- Golden Plains Wind Farm
- Murra Warra Wind Farm
- Ferguson Wind Farm
- Dundonnell Wind Farm, Victoria
- Stockyard Hill Wind Farm;
- Turitea Wind Farm, New Zealand;
- Waubra Wind Farm;
- Darlington & Berrybank Wind Farm;
- Newfield Wind Farm;
- Mount Mercer Wind Farm;
- Hawkesdale Wind Farm;
- Oaklands Hill Wind Farm;
- Newfield Wind Farm;
- Sidonia Hills Wind Farm;
- Gullen Range Wind Farm;
- Mortlake Wind Farm;
- Macarthur Wind Farm;
- Dollar Wind Farm;
- Bald Hills Wind Farm;
- Ararat Wind Farm;
- Crowlands Wind Farm;
- Portland Wind Energy Project;
- Yass Wind farm, NSW
- Taralga Wind Farm, NSW;
- Nirranda South Wind Farm;
- Black Springs Wind Farm, NSW;
- Berrybank Wind Farm;
- Yoloak Estate Wind Farm; and
- Waubra Wind Farm.

## Visual Assessment of telecommunications facilities

XURBAN has undertaken the visual and landscape assessment of the impacts more than 30 telecommunications facilities for both Telstra and nbn co. These have included:

- Minerva Road, Herne Hill (Telstra);
- Elizabeth Street, Hobart (Telstra);
- Flagstaff Road, Bethanga (nbn co);
- Ration Hill Road, Stanley (nbn co);
- You Yangs Road, Little River (nbn co);
- Echo Road, Lovely Banks (nbn co); and
- Lewis Road, Silvan (nbn co).

## Urban design, masterplanning & golf courses

***Dalingshan, Dongguan Provence, China***

Urban design for a city expected to grow to 3 million. As a central component of the urban planning for the revitalisation of this City, open space provided contiguous corridors for both recreational needs, flood management and pollution control.

***Nanjing Lake and the Purple Mountain***

The masterplanning of this central 44 $km^2$ area in central Nanjing involved heritage issues as well as ideas to dramatically retreat major freeways that were dividing the historic precinct in central Nanjing.

***Pukou, Central China***

This 21 $km^2$ new urban area in central China was designed around LEED ND principles and incorporated a new arterial road network as well as urban planning for a design population of 200,000 along with commercial and employment nodes.

***Royal Palms, Goregaon, Mumbai, India***

The masterplanning of this 90 ha precipitous quarry site in India encompassed a golf course, a 5 star and a 4 star hotel, luxury housing and condominiums set in a high quality lake and parkland setting.

***Integrated Tourism Resort, Powai, India - Stage 2***

Preparation of a site masterplan for a golf course, hotels, convention centre, time share and residential apartments, golf lodges, aquarium, butterfly house

and cultural village. The site was on a steeply sloping volcanic ridge.

***Pearl Island Golf & Country Club, Penang, Malaysia***

Following the masterplanning of this site and the subsequent documentation of the golf course, ERM has been engaged to create the extensive landscape spaces which are to be an integral part of this major facility

***PPH Resorts, Penang, Malaysia***

Landscape and masterplanning options as well as on-going documentation and contract administration of a major 18 hole golf course and associated facilities in a mountainous region of Malaysia.

***Queenscliff Coastal Action Plan ***

Undertake a study of future land use options, pedestrian and vehicular strategies for the on-going development of one of Victoria's premier coastal resorts for the Central Coastal Board. Community and stakeholder consultation was a key component of the study.

***City of Casey Planning and Urban Design***

Various structure plan reviews and urban design works examining built form, streetscape, traffic and landscape improvements to increase the identity, character and pedestrian amenity of the City of Casey.

***Victoria Racing Club (VRC), Melbourne, Victoria, Australia***

Flood wall treatments along the Maribyrnong River were followed with the masterplanning, documentation and contract administration for the new wetlands at Flemington Racecourse, Melbourne. The entries on Flemington Road were also part of this project.

***Eli Waters, Hervey Bay, Queensland***

Landscape Masterplan for this large residential estate in Queensland, which focuses on an 18-hole golf course and an extensive wetlands and lakes system.

***Dalian Waterfront, Dalian, China***

Design team for a new waterfront including parklands and commercial facilities.

***Clifton Park, Victoria***

Project coordination and contract administration for the construction of a large community park in Brunswick.

***HK University Ideas Competition, Hong Kong***

Preparation of landscape masterplan for the existing university campus and the proposed western expansion.

***Residential project, Wo Shang Wai, Hong Kong***

Preparation of a Landscape Master Plan and Sustainable Landscape Design Guidelines for a confidential project near a sensitive wetland environment in Hong Kong.

## Open space planning

***Karkarook Lake and Wetlands***

The masterplanning & documentation of the lake and wetlands of the largest man-made wetlands in Melbourne and treats urban run-off as well as providing a substantial recreation resource.

***Confidential project, Taiwan***

Preparation of a Landscape Master Plan and Sustainable Landscape Design Guidelines for a confidential new city development in Taiwan.

***Croydon Open Space Study***

The City of Croydon contained many areas of open space derived from residential contributions. This study examined their ecological value and made recommendations for future development.

***Tarneit Wetlands, Victoria, Australia***

Masterplanning of a large new wetlands system at the head of the Werribee River to deal with stormwater retention, habitat creation and is to create community open space for the surrounding residential developments.

***Botanica Springs, Melbourne, Australia***
Concept and detailed design of an ornamental wetlands system associated with a large residential development.

## Mines and quarries

Preparation of end use masterplans as well as staged rehabilitation plans for large long term mining and quarrying projects. Many of these projects have also involved a visual assessment of the proposal and integrated this visual assessment with proposed staging and rehabilitation works.

***Quarries as part of the Dundonnell Wind Farm***

Two quarries were proposed as part of the infrastructure to construct the Dundonnell Wind Farm.

***Chiltern Quarry***

Visual assessment as well as a landscape proposal which sought to replicated the landscape pattern of the surrounding countryside.

***Mount Shamrock Quarry, Pakenham***

Visual and Landscape assessment for proposed Works Authority extension to existing quarry. The work involved Landscape Rehabilitation and Mitigation Planting to address environment and visual issues.

***Uranium Mine, Northern Territory, Australia***

Preparation of 3D modelling, photomontages based on a conceptual site layout and landscape plans for a confidential client in Australia.

***Montrose Quarry***

Development of end use guidelines and rehabilitation recommendations for Montrose Quarry.

***Gold mine, WA***

Preparation of confidential end use plans for mining tenements that were reaching completion.

**Grantville Sand Quarry**

Staged rehabilitation plans for this sand quarry, particularly the slimes storage areas.

**Yea Sand & Gravel Quarry**

Quarry rehabilitation of an area subject to flooding and adjacent to the Yea River.

**Sunshine Quarry**

The rehabilitation of this quarry involved the creation of a nine-hole golf course as well as special landscape treatments for the extensive battered slopes on the Maribyrnong River.

**Niddrie Quarry redevelopment masterplan**

Residential and recreational land use planning of the quarry.