



**Great Ocean Road
Adventure Park**

Photomontage Report

SURF COAST SHIRE

25 MAR 2015

PLANNING
DEPARTMENT

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Great Ocean Road Adventure Park

Introduction

This Report describes the visual impact of the photomontages. This has been created to satisfy the further information requests made by Ms Maggie Juniper, Surf Coast Council, in her letter dated 28 November 2014 (attached Schedule 1) regarding Great Ocean Road Adventure Park Pty Ltd Planning Permit Application.

The further information requested by Surf Coast Council included a

"Landscape Assessment that shows the visual impact of the stations from:

- *The southern approach to the site from the Great Ocean Road at a height of 1.50m above road level*
- *The north eastern approach to the site from the Great Ocean Road at a height of 1.50m above road level*
- *Views to the site from Gundrys Road in the northwest at a height of 1.50m above road level"*

As requested, our Landscape Assessment is by photomontage that is scaled¹ and proportioned and based on land contours. The 4 camera locations are as prescribed in Ms Juniper in her correspondence dated 21st January 2015, attached as Schedule 2.

This Report examines the visual outcomes of the photomontage of the proposed Ropes Course Stations ("Stations") and Park Centre Building from these 4 camera locations as set in the current Site Plan (attached as Schedule 3). There are 2 camera locations located on the Great Ocean Road and 2 located on Gundrys Road.

¹ Please see photomontage and wireframe photos for camera locations 1,2,3 and 4 as set out in Schedules 4,5,6 & 7 respectively





Great Ocean Road Adventure Park

Report Findings

Camera 1 Photomontage

This photomontage (Schedule 4) from the camera 1 location indicates that the Stations 1, 2, 3, 4, 5 and 6 shall not be visible by travellers on the Great Ocean Road at all. This is due to the land contours and respective drop offs that these Stations are located on the site. Furthermore, there is no visual impact of Stations from this camera location due to the existing dense vegetation cover in the foreground and proposed planted out embankments.

The top of the Park Centre building shall be slightly visible even though it is set back more than 100meters from Great Ocean Road and existing RL satisfy building requirements. It's rural farm shed form in terms of size, corrugated iron color and general appearance shall minimise the visual impact due to the existing dense vegetation and proposed planted out embankments.

Camera 2 Photomontage

This photomontage (Schedule 5) from the camera 2 location indicates that Stations 1,2,3,4, 5 and 6 shall not be visible by travellers on the Great Ocean Road at all. This is due to the land contours and respective drop offs and the existing dense vegetation cover in the foreground. Furthermore, there is no visual impact from this camera location due to the existing dense vegetation cover in the foreground and proposed planted out embankments.

In addition, the Park Centre building shall not be visible from this camera location due to the existing vegetation.

Camera 3 Photomontage

This photomontage (Schedule 6) from the camera 3 location indicates that Stations 1,2,3,4, 5 and 6 shall not be visible by travellers on Gundrys Road at all. This is due to the land contours and respective drop offs and the existing dense vegetation cover in the foreground. There is no visual impact from this camera location due to the existing dense vegetation cover in the foreground and proposed planted out embankments.

Furthermore, the Park Centre building shall not be visible due to the proposed planted out embankments.





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Camera 4 Photomontage

This photomontage (Schedule 7) from the camera 4 location indicates that Stations 1 and 6 shall not be visible by travellers on Gundrys Road at all. This is due to the land contours and respective drop offs and the existing dense vegetation cover in the foreground.

The Park Centre and Stations 2, 3, 4 and 5 shall have a low visual impact due to the distance from the Gundrys Road, existing land contours and dense vegetation cover in the foreground. Furthermore, the introduction of the proposed planted out embankments shall further minimise any visual impact.

Please note that a digital copy of this Report and related Schedules has been emailed to Ms Juniper and a flash drive delivered by hand to the SCC offices on 24 March 2015.

For further information regarding this Report and its related Schedules please contact Great Ocean Road Adventure Park (info@greatoceanroadadventurepark.com) or call 0417 10 66 25.

Yours sincerely

Alan D'Andrea

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Schedule 2 –

Camera Location Requested Letter 21st January 2015

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DATE 01.2015 0000_A1	0 200	
WB NO. 0	DRAWING NO. A01	REVISION P2

① Looking north from CRZ toward Stations 1, 6, 2, 3 + 5.

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PROPOSED SITE PLAN

1:2000

WEST SHIRE
1913
1913


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05.01.2015

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JOB NO.
030

DRAWING NO.
A01

REVISION
P2





Great Ocean Road Adventure Park

Schedule 3 –

Current Plan Site

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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ENSURING THAT ALL WORK IS COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACTING OFFICER OF THE DEPARTMENT OF PLANNING AND CONSTRUCTION. ALL DIMENSIONS ARE TO BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK.

AMENDMENTS	
REV	DATE
P1	06.01.2014
P2	06.01.2015

LEGEND	
BRICKWORK WALL	1:6 ROOM No.
STUD FRAME WALL	DOOR No.
GLAZED WALL	WINDOW No.
EXISTING WALL/FLOOR	INTERNAL WINDOW No.
CONCRETE WALL/FLOOR	

AC	AIR CONDITIONING UNIT	MS	MILD STEEL
ADJ	ADJUSTABLE	MSB	MAIN
AL	ALUMINIUM	O/S	OUTSIDE FACE
AP	ACCESS PANEL TYPE 1	OB-1	OBSCURE GLASS
BA-1	BANKING AREA TYPE 1	P-1	PARTITION TYPE
BS	BLUESTONE	PA	PAVING
BK-1	BRICKWORK	PB-1	PLASTERBOARD
BRK-1	BRICKWORK TYPE 1	PFC	PARALLEL
BS	BLUESTONE	PLT	PLATE
CAP	CAPING	PLY	PLYWOOD
CFC	COMPRESSED FIBRE	PO-1	POOR FLOW
CH	CEILING CHANNEL	PP-1	PERFORATED
CL	CENTRE LINE	PLYWOOD	
CQ	CONCRETE PAVING TILE	RA	RADIATOR
CONC	CONCRETE	RC	REINFORCED
CPT-1	CARPET TYPE 1	RC	REINFORCED
CR-1	CERAMIC TILES TYPE 1	RF	REDUCED LEVEL
DB-1	DISTRIBUTION BOARD	RL	REDUCED LEVEL
DM-1	DOWN PIPE TYPE 1	RWH	RAIN WATER HEAD
DP-1	DOWN PIPE TYPE 1	S/A	SUPPLY AIR
DR	DIMMER RACK	SBJ	SILICONE BUTT
EX-1	EXISTING	SCR	CONCRETE FLOOR
EX-L	EXISTING LIGHTS TO BE	SMS	SCREED
FAB-1	FABRIC PANEL	SK-1	SKIRTING TYPE 1
FCU	FAN COIL UNIT	SKL	SKYLIGHT
FFL	FINISHED FLOOR LEVEL	SS	STAINLESS
FG	FLOOR GRILLE	ST-1	STONE TYPE 1
FH	FIRE HYDRANT	SW	STORM WATER
FIR	FIRE HOSE REEL PANEL	SWB	SWITCHBOARD
FL-1	FLOOR TILE TYPE 1	TO	PAPER TOWEL
FT-1	FENCE TYPE 1	TF-1	TIMBER FLOOR
GL	GLASS	TM-1	TIMBER FLOOR
GHS	GALVANISED MILD STEEL	TM-1	TIMBER FLOOR
GPD	GENERAL POWER OUTLET	TL-1	WALL TILE
GR-1	GRILL TYPE 1	TM-1	TACTILE MARKER
HOG	HOT DIPPED GALVANISED	TM-1	TACTILE MARKER
HR-1	HAND RAIL	TVP-1	TIMBER VENEER
INS-1	INSULATION	VB	VILLA BOARD
KDHW	KILN DRIED HARDWOOD	WIP	WIP
L-1	EX LIGHT TO BE REUSED	WT-1	WALL TYPE 1
M-1	MEMBRANE TYPE 1	WT-1	WALL TYPE 1
MB-1	MEMBRANE TYPE 1	WT-1	WALL TYPE 1
ML	MECHANICAL LOUVRES	WT-1	WALL TYPE 1
MP-1	METAL PANEL TYPE 1	WT-1	WALL TYPE 1
WL	WALL LIGHT	WT-1	WALL TYPE 1

- NOTES:
- REFER TO SPECIFICATION FOR FULL DESCRIPTION OF LEGEND ABBREVIATIONS
 - ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SERVICES, LANDSCAPE AND STRUCTURAL DRAWINGS
 - ALL LEVELS ARE TO AHD



AKS 147 738 035
GPO BOX 1377
MELBOURNE VIC 3001

PROJECT
GREAT OCEAN ROAD ADVENTURE PARK

DRAWING TITLE
PROPOSED SITE PLAN

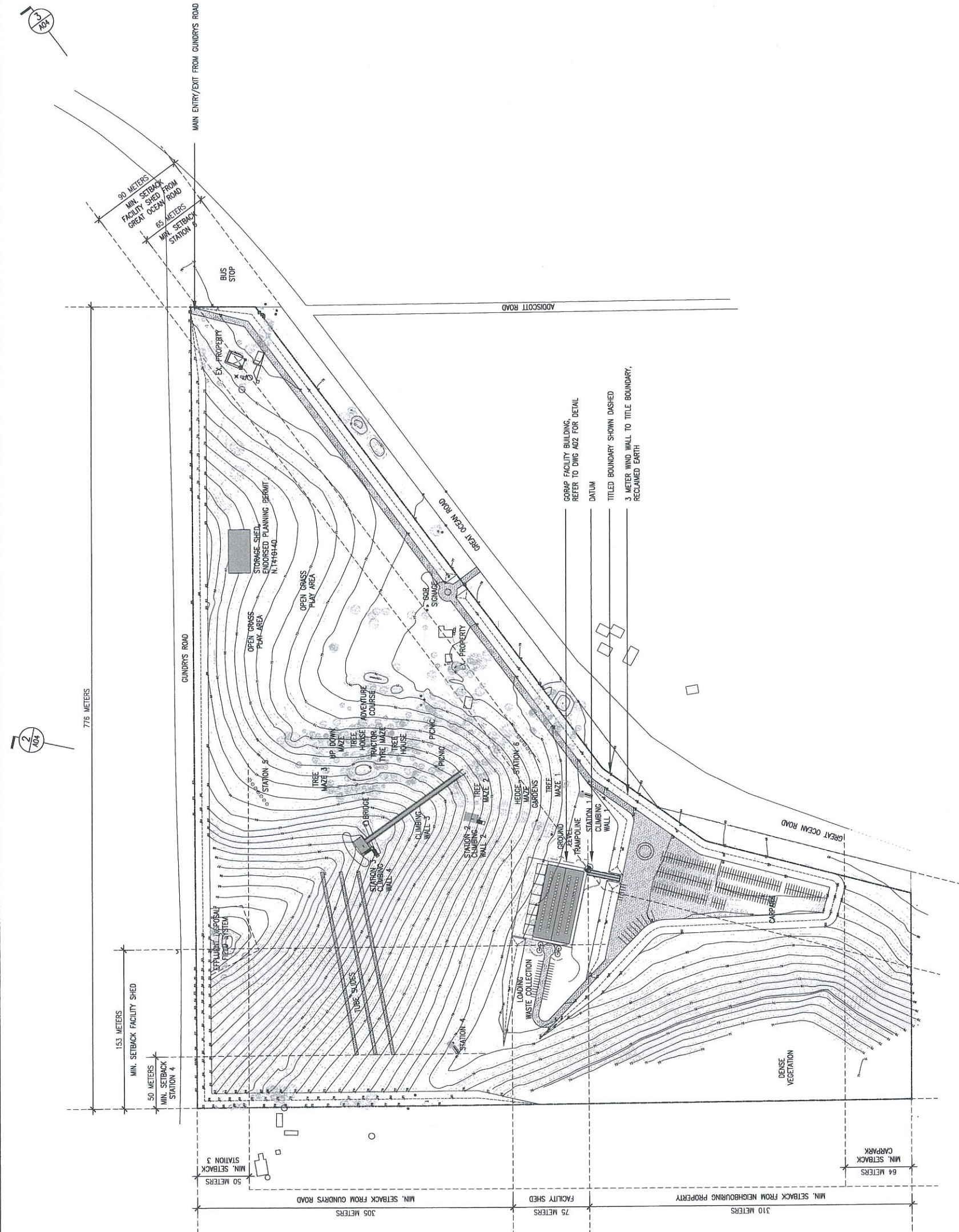
DATE
06.01.2015

1:2000 A1

JOB NO.
633

DRAWING NO.
A01

REVISION
P2



PROPOSED SITE PLAN
1:2000



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Schedule 4 –

Camera 1 Exit – Wireframe - Photomontage

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Camera 1 – Wireframe





Camera 1 - Montage





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Schedule 5 –

Camera 2 Exit – Wireframe - Photomontage

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Camera 2 – Exist



Camera 2 – Wireframe



Camera 2 - Montage





**Great Ocean Road
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Schedule 6 –

Camera 3 Exit – Wireframe - Photomontage



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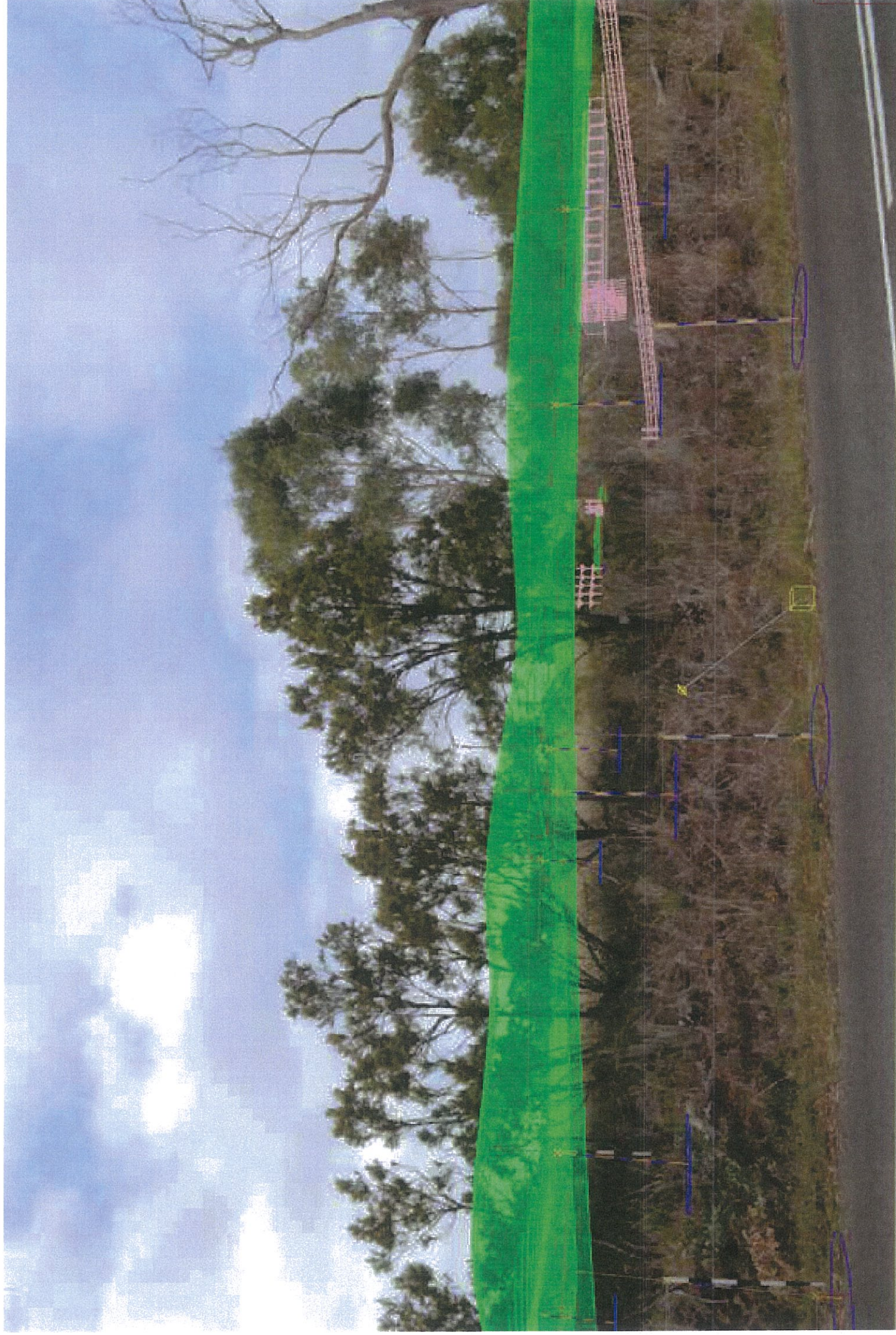
Camera 3 – Exist



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Camera 3 – Wireframe





Camera 3 - Montage





**Great Ocean Road
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Schedule 7 –

Camera 4 Exit – Wireframe - Photomontage

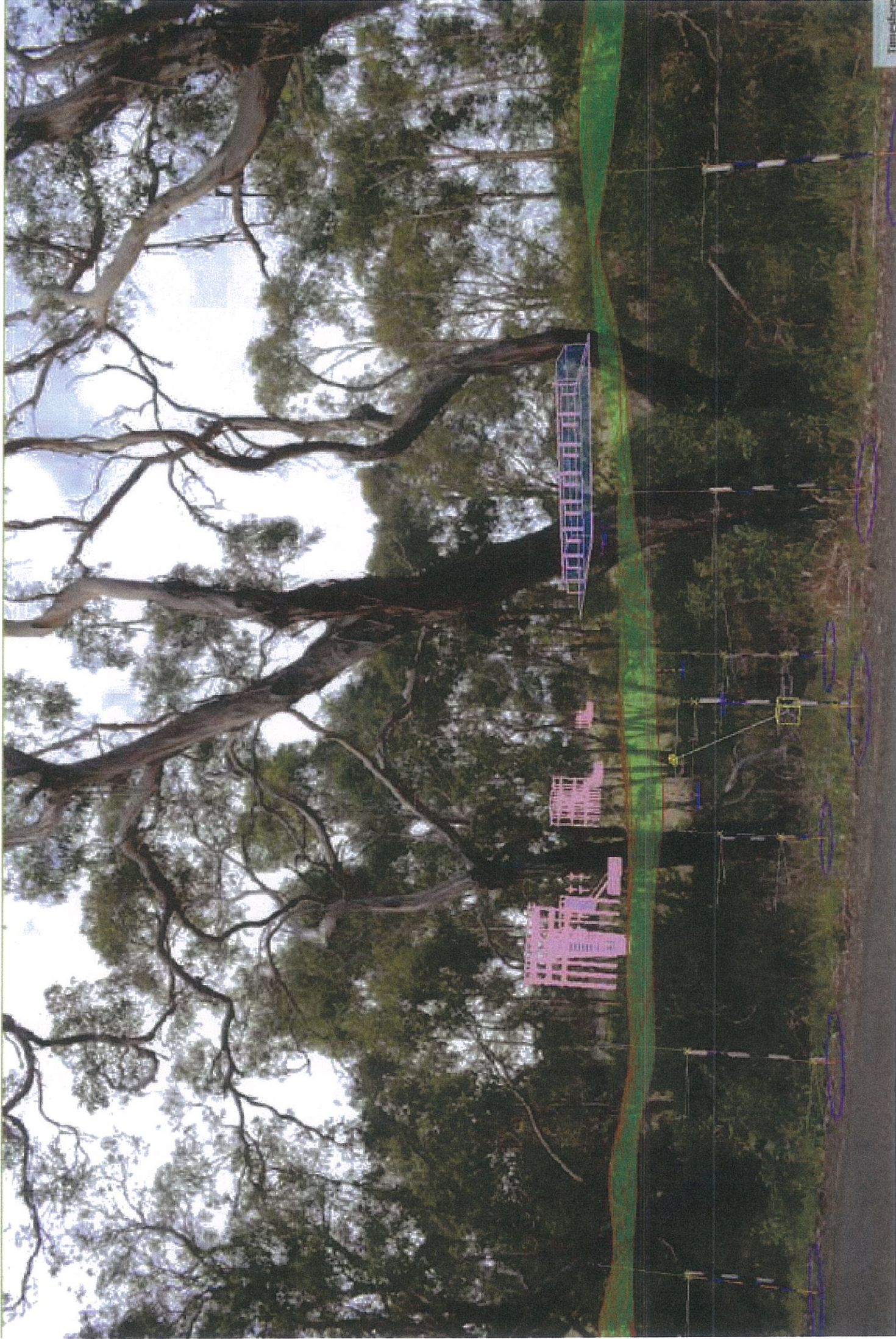
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SURF COAST SHIRE
25 MAR 2015
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Camera 4 – Exist



Camera 4 – Wireframe



Camera 4 - Montage

