



Attachment 4: Urban Design Overshadowing Assessment

NORTH EAST LINK TUNNELS UDLP

ATTACHMENT 4 - ARCHITECTURE AND URBAN DESIGN OVERSHADOWING ASSESSMENT



TABLE OF CONTENTS	
DRAWING NUMBER	TITLE
NEL-CNT-WMI-2990-UUD-DRG-0400	UDLP OVERSHADOWING DIAGRAM COVER SHEET
NEL-CNT-WMI-2990-UUD-DRG-0401	UDLP OVERSHADOWING DIAGRAM OVERALL SITE PLAN
NEL-CNT-WMI-2990-UUD-DRG-0402	UDLP OVERSHADOWING DIAGRAM WATSONIA PORTAL
NEL-CNT-WMI-2990-UUD-DRG-0403	UDLP OVERSHADOWING DIAGRAM NORTHERN VENTILATION STRUCTURE / LP RD PORTAL
NEL-CNT-WMI-2990-UUD-DRG-0404	UDLP OVERSHADOWING DIAGRAM LOWER PLENTY SUBSTATION / IUK (EEL) BRIDGE
NEL-CNT-WMI-2990-UUD-DRG-0405	UDLP OVERSHADOWING DIAGRAM IUK (EEL) BRIDGE ANALYSIS
NEL-CNT-WMI-2990-UUD-DRG-0406	UDLP OVERLOOKING DIAGRAM IUK (EEL) BRIDGE ANALYSIS
NEL-CNT-WMI-2990-UUD-DRG-0407	UDLP OVERSHADOWING DIAGRAM MANNINGHAM INTERCHANGE
NEL-CNT-WMI-2990-UUD-DRG-0408	UDLP OVERSHADOWING DIAGRAM MOTORWAY CONTROL CENTRE
NEL-CNT-WMI-2990-UUD-DRG-0409	UDLP OVERSHADOWING DIAGRAM SOUTHERN VENTILATION STRUCTURE
NEL-CNT-WMI-2990-UUD-DRG-0410	UDLP OVERSHADOWING DIAGRAM SOUTHERN INTERFACE ZONE 1
NEL-CNT-WMI-2990-UUD-DRG-0411	UDLP OVERSHADOWING DIAGRAM SOUTHERN INTERFACE ZONE 2
NEL-CNT-WMI-2990-UUD-DRG-0412	UDLP OVERSHADOWING DIAGRAM SOUTHERN INTERFACE ZONE 3
NEL-CNT-WMI-2990-UUD-DRG-0413	UDLP OVERSHADOWING DIAGRAM SOUTHERN INTERFACE ZONE 4
NEL-CNT-WMI-2990-UUD-DRG-0414	UDLP OVERSHADOWING DIAGRAM SOUTHERN INTERFACE ZONE 5
NEL-CNT-WMI-2990-UUD-DRG-0415	UDLP OVERSHADOWING DIAGRAM WATSONIA PORTAL ANALYSIS
NEL-CNT-WMI-2990-UUD-DRG-0416	UDLP OVERSHADOWING DIAGRAM SOUTHERN INTERFACE ZONE 1 ANALYSIS - PART 1
NEL-CNT-WMI-2990-UUD-DRG-0417	UDLP OVERSHADOWING DIAGRAM SOUTHERN INTERFACE ZONE 1 ANALYSIS - PART 2
NEL-CNT-WMI-2990-UUD-DRG-0418	UDLP OVERSHADOWING DIAGRAM SOUTHERN INTERFACE ZONE 1 ANALYSIS - PART 3
NEL-CNT-WMI-2990-UUD-DRG-0419	UDLP OVERSHADOWING DIAGRAM SOUTHERN INTERFACE ZONE 1 ANALYSIS - PART 4
NEL-CNT-WMI-2990-UUD-DRG-0420	UDLP OVERSHADOWING DIAGRAM SOUTHERN INTERFACE ZONE 2 ANALYSIS
NEL-CNT-WMI-2990-UUD-DRG-0421	UDLP OVERSHADOWING DIAGRAM SOUTHERN INTERFACE ZONE 5 ANALYSIS

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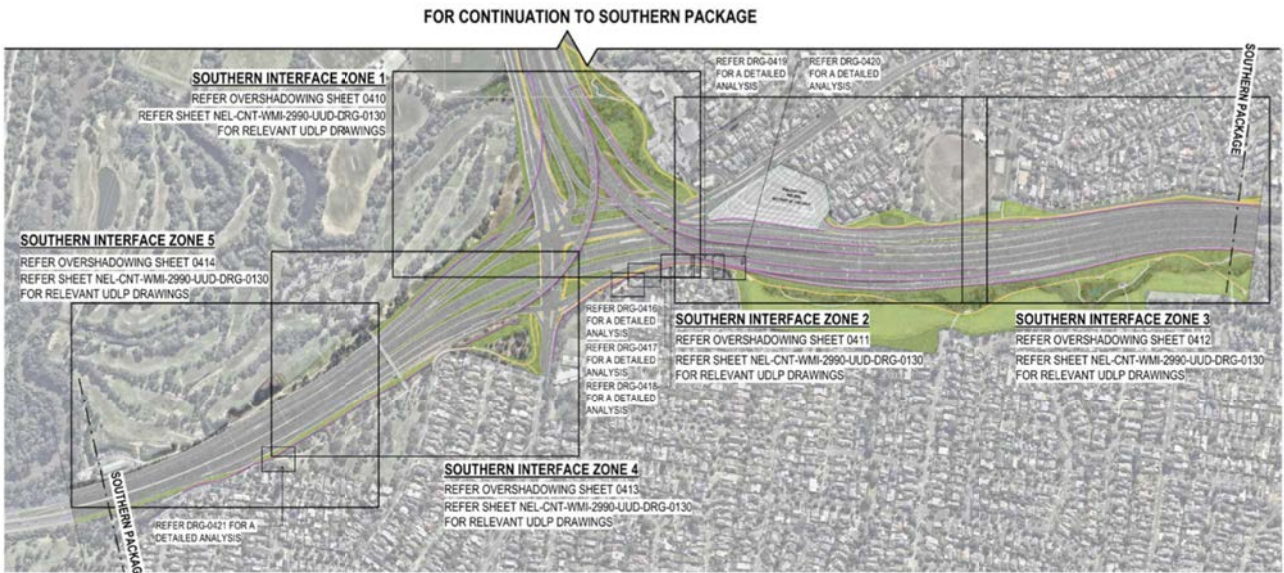
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				PROJECT CONTRACT:			
				NELP DRAWING No.: _____			
				SUIT. CODE			
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				06			



NORTHERN PACKAGE SITE PLAN
SCALE 1 : 7000



SOUTHERN PACKAGE SITE PLAN
SCALE 1 : 7000



SOUTHERN INTERFACE SITE PLAN
SCALE 1 : 7000

SHADOW AND OVERLOOKING DIAGRAMS AND ANALYSIS

THE FOLLOWING SHADOW AND OVERLOOKING DIAGRAMS DEMONSTRATE IN-PRINCIPAL COMPLIANCE WITH THE NORTH EAST LINK PROJECT ENVIRONMENTAL MANAGEMENT FRAMEWORK DOCUMENT. THE DIAGRAMS CONSIDER THE FOLLOWING PERFORMANCE REQUIREMENTS AND REGULATIONS:

REQUIREMENT LP4 | REGULATION EMF, EPR LP4
MINIMISE OVERSHADOWING FROM NOISE WALLS AND ELEVATED STRUCTURES AND OVERLOOKING FROM ELEVATED STRUCTURES.

TYPICALLY ELEVATED STRUCTURES WILL CASTING SHADOWS BACK ONTO NEW SITE ELEMENTS OR WITHIN THE PROJECT SITE BOUNDARIES DUE TO A COMBINATION OF NATURAL TOPOGRAPHY, ORIENTATION AND PARTIAL SUBMERSION OF ARCHITECTURAL ELEMENTS. THE MAJORITY OF ELEMENTS ARE LOCATED OUTSIDE OF THE FIFTEEN (15) METRE AREA OF CONSIDERATION FOR OVERLOOKING. DETAIL PLANS HAVE BEEN PROVIDED FOR THE EXCEPTIONS.

REQUIREMENT LV1 | REGULATION EMF, EPR LV1
DESIGN TO BE IN ACCORDANCE WITH THE URBAN DESIGN STRATEGY.

THE PACKAGES HAVE BEEN DESIGNED GENERALLY IN ACCORDANCE WITH THE URBAN DESIGN STRATEGY, INCLUDING REQUIREMENTS REGARDING SHADOWS AND OVERLOOKING REGULATIONS. A MORE DETAILED ASSESSMENT OF THESE COMPLIANCES IS INDICATED IN THE URBAN DESIGN REPORT.

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						NEL-CNT-WMI-2990-UUD-DRG-0401	REVISION
							06



WATSONIA PORTAL



SEPTEMBER 22nd, 9AM
SCALE 1 : 2500

WATSONIA PORTAL
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ALL SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY AND OVER NON-SENSITIVE URBAN ELEMENTS.

OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



SEPTEMBER 22nd, 12PM
SCALE 1 : 2500

WATSONIA PORTAL
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY. MINIMAL SHADING TO NEW SUP TO EAST OF PORTAL.

OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



SEPTEMBER 22nd, 3PM
SCALE 1 : 2500

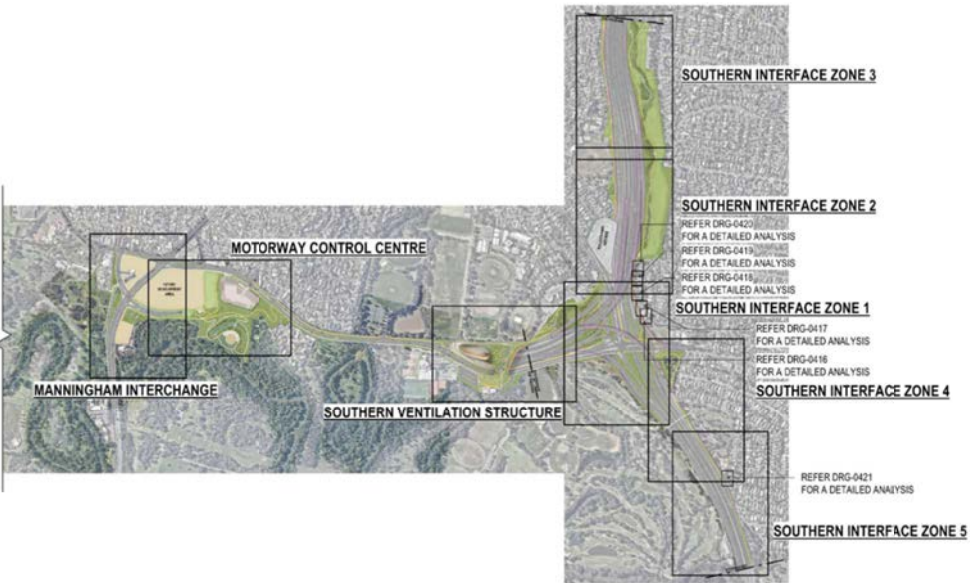
WATSONIA PORTAL
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY AND OVER NON-SENSITIVE URBAN ELEMENTS. SOME SHADING (APPROX 30%) TO PROPOSED FITNESS PARK TO EAST OF PORTAL.

OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



OVERALL PACKAGE KEY PLAN
SCALE 1:15000



OVERSHADOWING DISCLAIMER NOTE:
OVERSHADOWING DIAGRAMS HAVE BEEN DRAFTED FOR THE PURPOSES OF DEPICTING SHADOWING EFFECTS FROM MAJOR BUILDING ELEMENTS AND THEREFORE DO NOT ILLUSTRATE SHADOWS CASTED FROM MINOR ELEMENTS SUCH AS GANTRIES, LIGHT POLES AND LOW-HEIGHT RETAINING WALLS.

THIS ANALYSIS IS SUBJECT TO SITE SURVEYS WHICH ARE TO BE UNDERTAKEN DURING THE DESIGN DEVELOPMENT PHASE WHICH WILL INCLUDE:
SURVEYS OF EXISTING BUILDING LOCATIONS, SOLAR PANEL LOCATIONS, SITE LEVELS, HABITABLE WINDOWS, ETC.
SUBSEQUENT ADDITIONAL OVERSHADOWING ASSESSMENT WILL BE UNDERTAKEN AND THE RELEVANT IMPACTED PROPERTIES CONSULTED.

LEGEND
EXTENT OF SHADOWS

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DESIGN SUBJECT TO RELEVANT CODES AND STANDARDS

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NORTH EAST LINK TUNNELS UDL P
ATTACHMENT 4 - ARCHITECTURE AND URBAN DESIGN
UDLP OVERSHADOWING DIAGRAM WATSONIA PORTAL

NORTHERN VENTILATION STRUCTURE / LOWER PLENTY RD PORTAL



SEPTEMBER 22nd, 9AM
SCALE 1 : 2500

NORTHERN VENTILATION STRUCTURE
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ALL SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY AND OVER NON-SENSITIVE URBAN ELEMENTS

OVERLOOKING ANALYSIS
THERE ARE NO ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



SEPTEMBER 22nd, 12PM
SCALE 1 : 2500

NORTHERN VENTILATION STRUCTURE
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY. MINIMAL SHADING TO RE-ESTABLISHED VEGETATION AND DAY-LIGHTED CREEK COURSE.

OVERLOOKING ANALYSIS
THERE ARE NO ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



SEPTEMBER 22nd, 3PM
SCALE 1 : 2500

NORTHERN VENTILATION STRUCTURE
REQ. LP4 | REG. EMF, EPR LP4

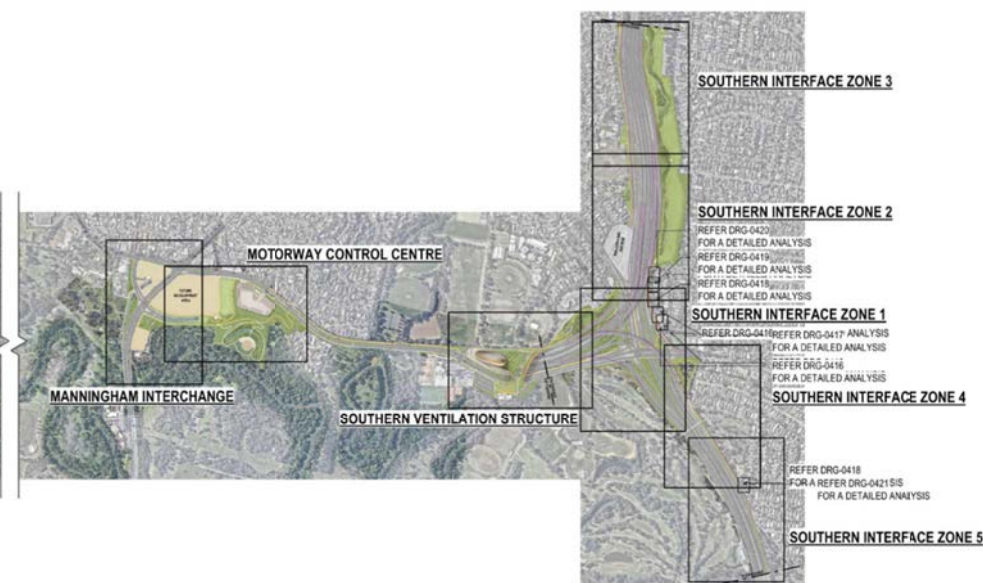
SHADOW ANALYSIS
SHADOWS CAST ARE MAINLY WITHIN PROJECT SITE BOUNDARY. SOME SHADING TO ESTABLISHED WOODLAND AND DAY-LIGHTED CREEK COURSE.

OVERLOOKING ANALYSIS
THERE ARE NO ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



OVERALL PACKAGE KEY PLAN
SCALE 1:15000

DESIGN SUBJECT TO RELEVANT CODES AND STANDARDS



OVERSHADOWING DISCLAIMER NOTE:
OVERSHADOWING DIAGRAMS HAVE BEEN DRAFTED FOR THE PURPOSES OF DEPICTING SHADOWING EFFECTS FROM MAJOR BUILDING ELEMENTS AND THEREFORE DO NOT ILLUSTRATE SHADOWS CASTED FROM MINOR ELEMENTS SUCH AS GANTRIES, LIGHT POLES AND LOW-HEIGHT RETAINING WALLS.

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LEGEND
EXTENT OF SHADOWS

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LOWER PLENTY SUBSTATION / IUK (EEL) BRIDGE



SEPTEMBER 22nd, 9AM
SCALE 1 : 2500

LOWER PLENTY ROAD SUP BRIDGE
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
SHADOWS CAST ARE MAINLY WITHIN PROJECT SITE BOUNDARY. SOME SHADING OVER NON-SENSITIVE URBAN ELEMENTS. SOME SHADING TO RE-ESTABLISHED VEGETATION AND BANYULE DRAIN. MINIMAL SHADING TO ADJACENT RESIDENTIAL PROPERTIES. REFER DRG 0405 FOR FURTHER ANALYSIS.

OVERLOOKING ANALYSIS
POSSIBILITY OF OVERLOOKING FROM IUK (EEL) BRIDGE TO ADJACENT RESIDENTIAL PROPERTIES. REFER DRG 0406 FOR FURTHER ANALYSIS.



SEPTEMBER 22nd, 12PM
SCALE 1 : 2500

LOWER PLENTY ROAD SUP BRIDGE
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY. MINIMAL SHADING OVER NON-SENSITIVE URBAN ELEMENTS. MINIMAL SHADING TO RE-ESTABLISHED VEGETATION AND BANYULE DRAIN.

OVERLOOKING ANALYSIS
POSSIBILITY OF OVERLOOKING FROM IUK (EEL) BRIDGE TO ADJACENT RESIDENTIAL PROPERTIES. REFER DRG 0406 FOR FURTHER ANALYSIS.



SEPTEMBER 22nd, 3PM
SCALE 1 : 2500

LOWER PLENTY ROAD SUP BRIDGE
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY. SOME SHADING OVER NON-SENSITIVE URBAN ELEMENTS. SOME SHADING TO ESTABLISHED WOODLAND VEGETATION AND BANYULE DRAIN.

OVERLOOKING ANALYSIS
POSSIBILITY OF OVERLOOKING FROM IUK (EEL) BRIDGE TO ADJACENT RESIDENTIAL PROPERTIES. REFER DRG 0406 FOR FURTHER ANALYSIS.



OVERALL PACKAGE KEY PLAN
SCALE 1:15000

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NORTH EAST LINK TUNNELS UDLP
ATTACHMENT 4 - ARCHITECTURE AND URBAN DESIGN
UDLP OVERSHADOWING DIAGRAM LOWER PLENTY SUBSTATION / IUK (EEL) BRIDGE

SUIT. CODE: 06

LEGEND
EXTENT OF SHADOWS

OVERSHADOWING DISCLAIMER NOTE:
OVERSHADOWING DIAGRAMS HAVE BEEN DRAFTED FOR THE PURPOSES OF DEPICTING SHADOWING EFFECTS FROM MAJOR BUILDING ELEMENTS AND THEREFORE DO NOT ILLUSTRATE SHADOWS CASTED FROM MINOR ELEMENTS SUCH AS GANTRIES, LIGHT POLES AND LOW-HEIGHT RETAINING WALLS.

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LOWER PLENTY SUP / IUK (EEL) BRIDGE



SEPTEMBER 22nd, 9AM

SCALE 1 : 250

LOWER PLENTY ROAD SUP BRIDGE
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
BRIDGE CONSTITUTES 9.3% ADDITIONAL SHADING OF EXISTING SECLUDED PRIVATE OPEN SPACE
OVERLOOKING ANALYSIS
REFER NEXT PAGE



SEPTEMBER 22nd, 12PM

SCALE 1 : 250

LOWER PLENTY ROAD SUP BRIDGE
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
BRIDGE CONSTITUTES 5.1% ADDITIONAL SHADING OF EXISTING SECLUDED PRIVATE OPEN SPACE
OVERLOOKING ANALYSIS
REFER NEXT PAGE



SEPTEMBER 22nd, 3PM

SCALE 1 : 250

LOWER PLENTY ROAD SUP BRIDGE
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
BRIDGE CONTRIBUTES NO ADDITIONAL SHADING OF EXISTING SECLUDED PRIVATE OPEN SPACE
OVERLOOKING ANALYSIS
REFER NEXT PAGE



OVERALL PACKAGE KEY PLAN

SCALE 1:15000

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NORTH EAST LINK TUNNELS UDLP
ATTACHMENT 4 - ARCHITECTURE AND URBAN DESIGN
UDLP OVERSHADOWING DIAGRAM IUK (EEL) BRIDGE ANALYSIS

DOT DRAWING No.: Rev:

PROJECT CONTRACT: NLP DRAWING No.: NEL-CNT-WMI-2990-UUD-DRG-0405

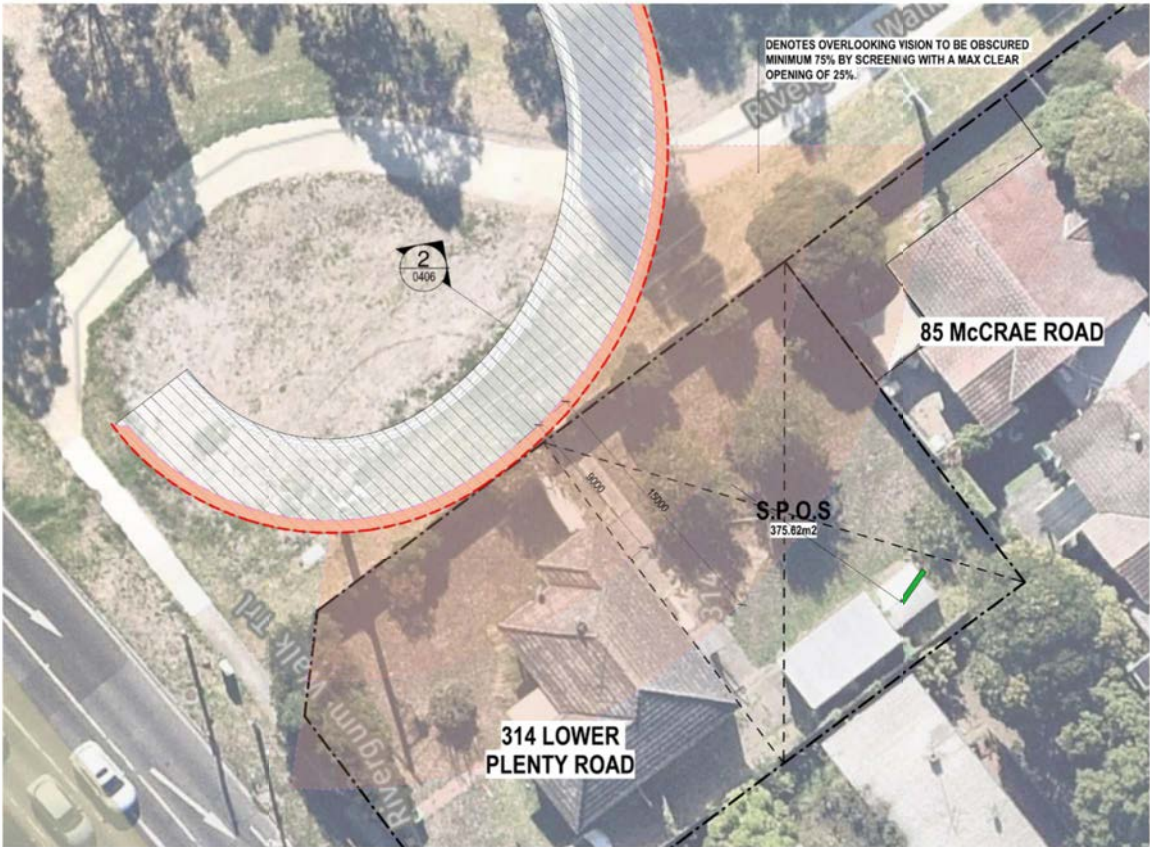
SUIT. CODE: REVISION: 06

LEGEND	
	PROPOSED SHADOWS
	EXISTING FENCE SHADOWS
	SECLUDED PRIVATE OPEN SPACE (S.P.O.S.)
	EXTENT OF OVERSHADOWING INTO S.P.O.S.
	IUK (EEL) BRIDGE

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LOWER PLENTY SUP / IUK (EEL) BRIDGE



OVERLOOKING PLAN
SCALE 1 : 200

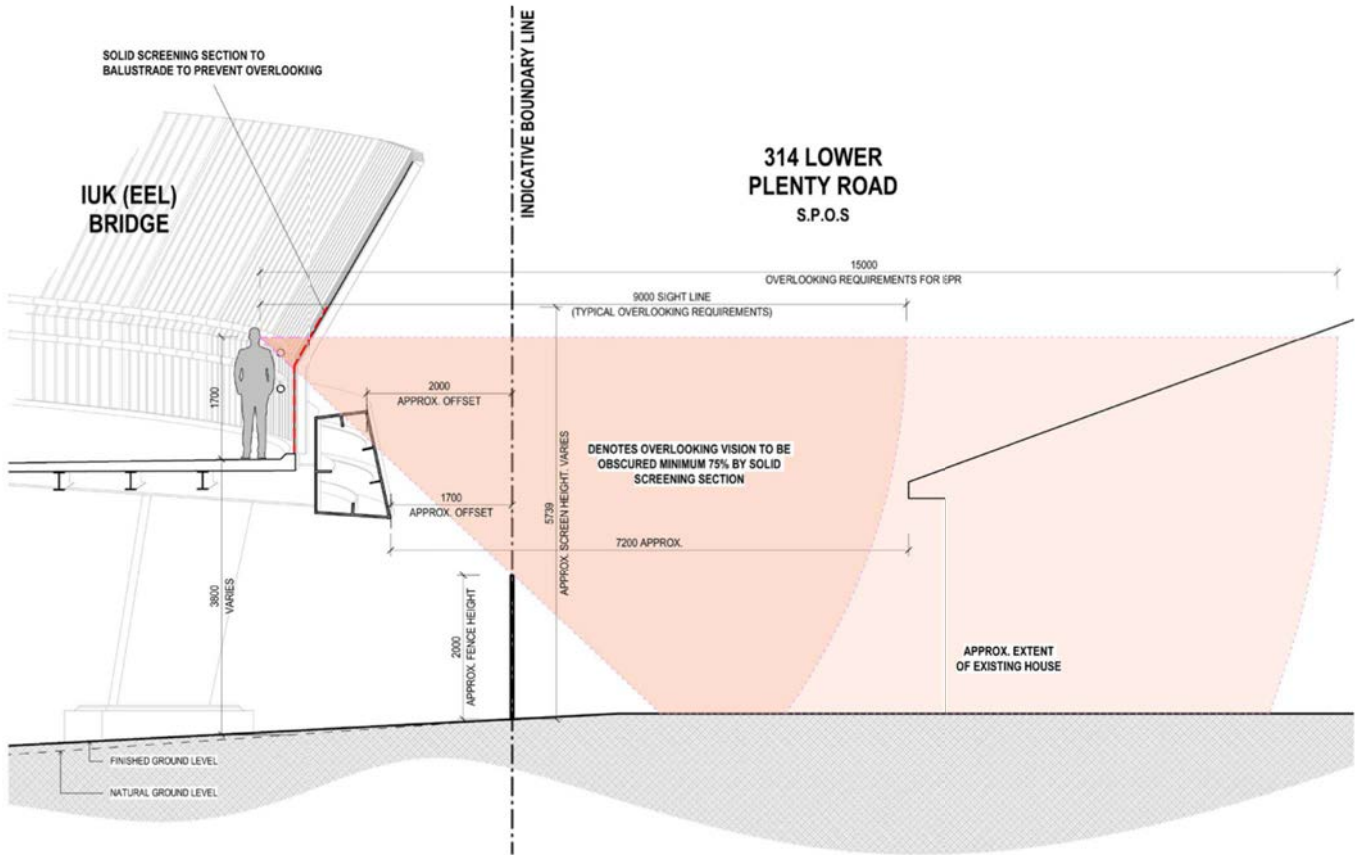
LEGEND

- OBSCURED VISION
- UN-OBSCURED VISION
- SOLID OBSCURED SCREENING OR SIMILAR APPROVED, SUBJECT TO DESIGN DEVELOPMENT.
- IUK (EEL) BRIDGE

LOWER PLENTY ROAD SUP BRIDGE
REQ. LP4 | REG. EMF, EPR LP4

OVERLOOKING ANALYSIS
THERE ARE OVERLOOKING CONCERNS FOR BOTH 314 LOWER PLENTY ROAD AND THE REAR UNIT OF 85 McCRAE ROAD. BOTH PROPERTIES REQUIRE MITIGATION FROM THE PROPOSED SUP BRIDGE.

THE DESIGN PROPOSES A SCREEN ALLOWING FOR A MAXIMUM CLEAR OPENING OF 25% IN THE REGION SHADED IN THE ABOVE DIAGRAM TO PREVENT VISUAL INTRUSION ON THE SECLUDED PRIVATE OPEN SPACES OF THESE PROPERTIES.



OVERLOOKING SECTION
SCALE 1 : 50

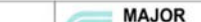




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05	FOR REVIEW	12.10.2022	CHECKED BY	M. KEDDELL	14.10.2022							
04	FOR REVIEW	01.09.2022	DESIGNED BY	R. MARSH	14.10.2022							
03	FOR REVIEW	10.08.2022	ENGINEERING	R. WOOD	14.10.2022							
02	FOR REVIEW	23.06.2022	CHECKED BY	R. NAYLOR	14.10.2022							
01	PUBLIC EXHIBITION	02.05.2022	VERIFIED BY									
REV	DESCRIPTION	DATE	APPROVED	R. NAYLOR	14.10.2022			PROJECT CONTRACT:	NELP DRAWING No.: NEL-CNT-WMI-2990-UUD-DRG-0406	SUIT. CODE	REVISION 06	
	REVISIONS		APPROVALS			DRAWN: J. HO	SIZE: A1	SCALE: As indicated	CAD FILE: NEL-CNT-WMI-2990-UUD-MD3.rvt			



NORTH EAST LINK TUNNELS UDLP
ATTACHMENT 4 - ARCHITECTURE AND URBAN DESIGN
UDLP OVERLOOKING DIAGRAM IUK (EEL) BRIDGE ANALYSIS

MANNINGHAM INTERCHANGE



SEPTEMBER 22nd, 9AM
SCALE 1 : 2500

MANNINGHAM INTERCHANGE
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ALL SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY AND OVER NON-SENSITIVE URBAN ELEMENTS.

OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



SEPTEMBER 22nd, 12PM
SCALE 1 : 2500

MANNINGHAM INTERCHANGE
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ALL SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY AND OVER NON-SENSITIVE URBAN ELEMENTS.

OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



SEPTEMBER 22nd, 3PM
SCALE 1 : 2500

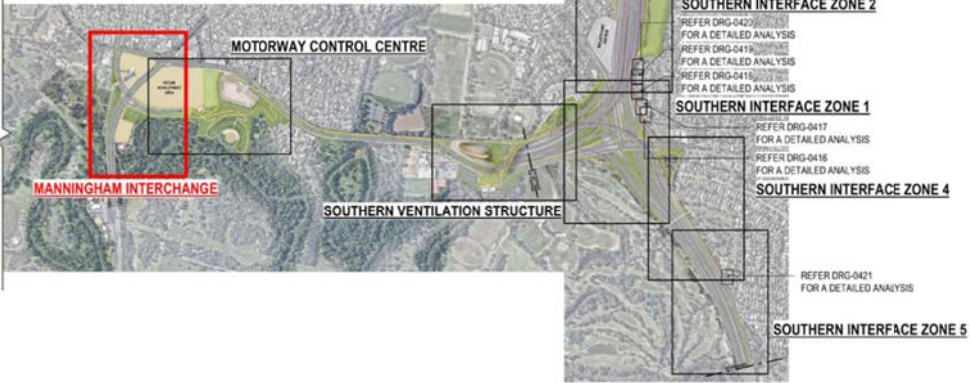
MANNINGHAM INTERCHANGE
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ALL SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY AND OVER NON-SENSITIVE URBAN ELEMENTS.

OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



OVERALL PACKAGE KEY PLAN
SCALE 1:15000








OVERSHADOWING DISCLAIMER NOTE:
OVERSHADOWING DIAGRAMS HAVE BEEN DRAFTED FOR THE PURPOSES OF DEPICTING SHADOWING EFFECTS FROM MAJOR BUILDING ELEMENTS AND THEREFORE DO NOT ILLUSTRATE SHADOWS CASTED FROM MINOR ELEMENTS SUCH AS GANTRIES, LIGHT POLES AND LOW-HEIGHT RETAINING WALLS.

THIS ANALYSIS IS SUBJECT TO SITE SURVEYS WHICH ARE TO BE UNDERTAKEN DURING THE DESIGN DEVELOPMENT PHASE WHICH WILL INCLUDE:
SURVEYS OF EXISTING BUILDING LOCATIONS, SOLAR PANEL LOCATIONS, SITE LEVELS, HABITABLE WINDOWS, ETC.
SUBSEQUENT ADDITIONAL OVERSHADOWING ASSESSMENT WILL BE UNDERTAKEN AND THE RELEVANT IMPACTED PROPERTIES CONSULTED.

LEGEND
EXTENT OF SHADOWS

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North East Link Program						DOT DRAWING No.:		Rev.:					
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05	FOR REVIEW	12.10.2022	CHECKED BY	E. GRIFFITH	14.10.2022								
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REV	DESCRIPTION	DATE	APPROVED	APPROVALS		DRAWN: J. HO	SIZE: A1	SCALE: As indicated	CAD FILE: NEL-CNT-WMI-2990-UUD-MD3.rvt	PROJECT CONTRACT:	NELP DRAWING No.: NEL-CNT-WMI-2990-UUD-DRG-0407	SUIT. CODE	REVISION 06
REVISIONS													



MOTORWAY CONTROL CENTRE



SEPTEMBER 22nd, 9AM
SCALE 1 : 2500

MOTORWAY CONTROL CENTRE
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ALL SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY. MINIMAL SHADING TO NEW VEGETATION (SENSITIVE RECEPTORS) IN YARRA FLATS PARK AREA.

OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS TO SENSITIVE RECEPTORS.



SEPTEMBER 22nd, 12PM
SCALE 1 : 2500

MOTORWAY CONTROL CENTRE
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ALL SHADOWS CAST ARE BACK INTO OR WITHIN PROJECT SITE BOUNDARY, OVER HARD SURFACES.

OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



SEPTEMBER 22nd, 3PM
SCALE 1 : 2500

MOTORWAY CONTROL CENTRE
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ALL SHADOWS CAST ARE BACK INTO OR WITHIN PROJECT SITE BOUNDARY. MINIMAL SHADING OVER HARD SURFACES AND NON-SENSITIVE URBAN ELEMENTS. SOME SHADING TO LANDSCAPING TOWARD BULLEEN ROAD LANDSCAPING.

OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



OVERALL PACKAGE KEY PLAN
SCALE 1:15000

DESIGN SUBJECT TO RELEVANT CODES AND STANDARDS

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01	PUBLIC EXHIBITION	02.05.2022	VERIFIED BY				

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- May not rely upon the information contained in this document, and must rely absolutely on their own opinion and professional advice.



MAJOR TRANSPORT INFRASTRUCTURE AUTHORITY
VICTORIA'S BIG BUILD

NORTH EAST LINK PROGRAM
GPO BOX 4088
MELBOURNE, VICTORIA 3001
PHONE 1800 100 100

PROJECT CONTRACT:

DOT DRAWING No.:
Rev: 06

NORTH EAST LINK TUNNELS UDLP
ATTACHMENT 4 - ARCHITECTURE AND URBAN DESIGN
UDLP OVERSHADOWING DIAGRAM MOTORWAY CONTROL CENTRE

NELP DRAWING No.:
NEL-CNT-WMI-2990-UUD-DRG-0408

SUIT. CODE
REVISION
06

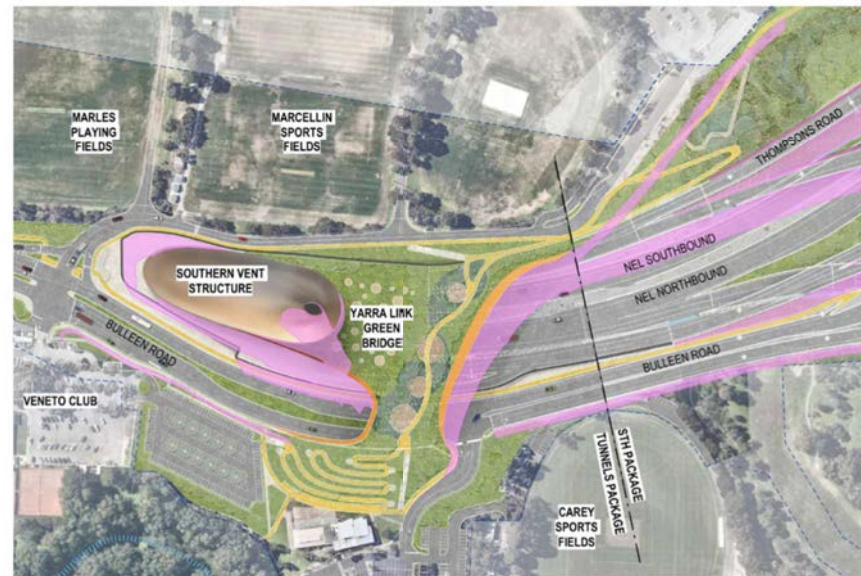
OVERSHADOWING DISCLAIMER NOTE:
OVERSHADOWING DIAGRAMS HAVE BEEN DRAFTED FOR THE PURPOSES OF DEPICTING SHADOWING EFFECTS FROM MAJOR BUILDING ELEMENTS AND THEREFORE DO NOT ILLUSTRATE SHADOWS CASTED FROM MINOR ELEMENTS SUCH AS GANTRIES, LIGHT POLES AND LOW-HEIGHT RETAINING WALLS.

THIS ANALYSIS IS SUBJECT TO SITE SURVEYS WHICH ARE TO BE UNDERTAKEN DURING THE DESIGN DEVELOPMENT PHASE WHICH WILL INCLUDE:
SURVEYS OF EXISTING BUILDING LOCATIONS, SOLAR PANEL LOCATIONS, SITE LEVELS, HABITABLE WINDOWS, ETC.
SUBSEQUENT ADDITIONAL OVERSHADOWING ASSESSMENT WILL BE UNDERTAKEN AND THE RELEVANT IMPACTED PROPERTIES CONSULTED.

LEGEND
EXTENT OF SHADOWS



SOUTHERN VENTILATION STRUCTURE

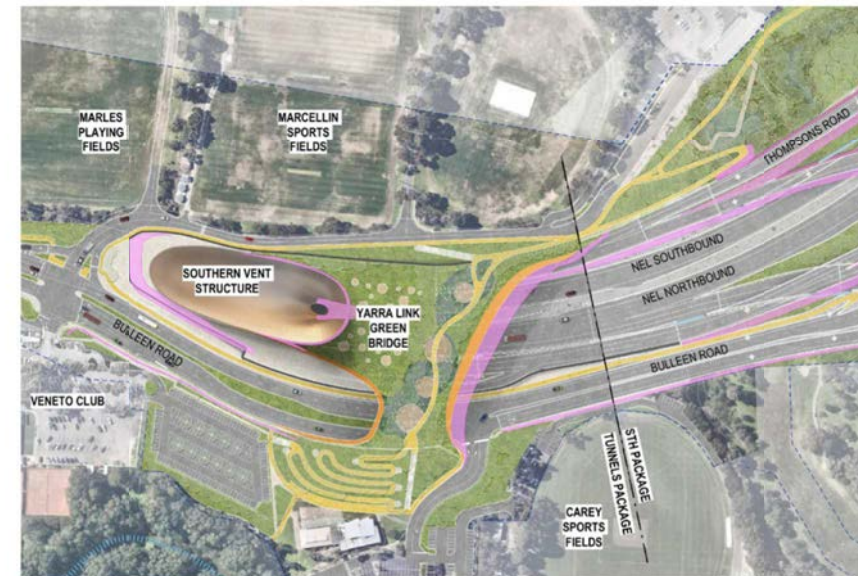


SEPTEMBER 22nd, 9AM
SCALE 1 : 2500

SOUTHERN VENTILATION STRUCTURE
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
SHADOWS CAST ARE MAINLY WITHIN PROJECT SITE BOUNDARY. SOME SHADOWING OVER NON-SENSITIVE URBAN ELEMENTS. MINOR SHADOWING OVER OLD CAREY CRICKET CLUB AND FREWAY GOLD COURSE.

OVERLOOKING ANALYSIS
OVERLOOKING FROM YARRA LINK GREEN BRIDGE TO VENETO CLUB AND MARCELLIN SPORTS FIELDS ARE NON-SENSITIVE AREAS.



SEPTEMBER 22nd, 12PM
SCALE 1 : 2500

SOUTHERN VENTILATION STRUCTURE
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY. MINIMAL SHADING TO NEW SUP TO EAST OF PORTAL.

OVERLOOKING ANALYSIS
OVERLOOKING FROM YARRA LINK GREEN BRIDGE TO VENETO CLUB AND MARCELLIN SPORTS FIELDS ARE NON-SENSITIVE AREAS.



SEPTEMBER 22nd, 3PM
SCALE 1 : 2500

SOUTHERN VENTILATION STRUCTURE
REQ. LP4 | REG. EMF, EPR LP4

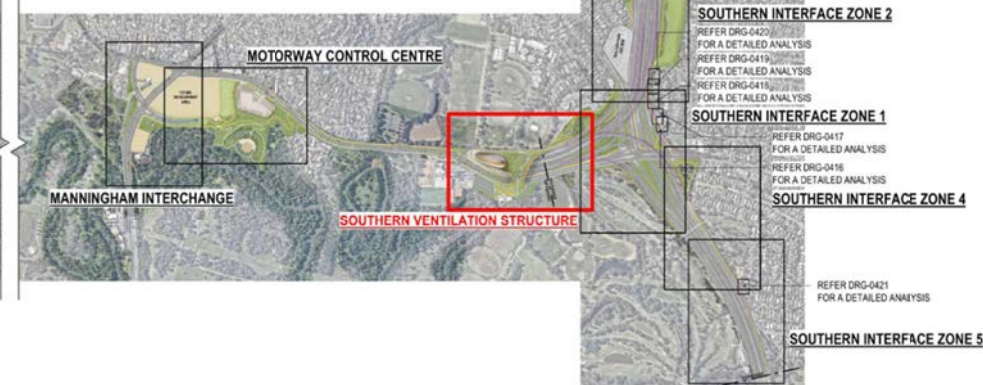
SHADOW ANALYSIS
SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY. SHADING (LESS THAN 5%) TO MARCELLIN SPORTS FIELD TO EAST OF PORTAL.

OVERLOOKING ANALYSIS
OVERLOOKING FROM YARRA LINK GREEN BRIDGE TO VENETO CLUB AND MARCELLIN SPORTS FIELDS ARE NON-SENSITIVE AREAS.



OVERALL PACKAGE KEY PLAN
SCALE 1:15000

DESIGN SUBJECT TO RELEVANT CODES AND STANDARDS



OVERSHADOWING DISCLAIMER NOTE:
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THIS ANALYSIS IS SUBJECT TO SITE SURVEYS WHICH ARE TO BE UNDERTAKEN DURING THE DESIGN DEVELOPMENT PHASE WHICH WILL INCLUDE:
SURVEYS OF EXISTING BUILDING LOCATIONS, SOLAR PANEL LOCATIONS, SITE LEVELS, HABITABLE WINDOWS, ETC.
SUBSEQUENT ADDITIONAL OVERSHADOWING ASSESSMENT WILL BE UNDERTAKEN AND THE RELEVANT IMPACTED PROPERTIES CONSULTED.

LEGEND
EXTENT OF SHADOWS

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01	PUBLIC EXHIBITION	02.05.2022	VERIFIED BY	R. NAYLOR	14.10.2022		
				APPROVED		MAJOR TRANSPORT INFRASTRUCTURE AUTHORITY VICTORIA'S BIG BUILD	
				SPARK NORTH EAST LINK		NORTH EAST LINK PROGRAM GPO BOX 4008 MELBOURNE, VICTORIA 3001 PHONE 1800 100 100	
				Protective Marking: OFFICIAL: Sensitive		PROJECT CONTRACT:	
				CAD FILE: NEL-CNT-WMI-2990-UUD-MD3.rvt		NEL DRAWING No.: NEL-CNT-WMI-2990-UUD-DRG-0409	
						SUT CODE 06	

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SOUTHERN INTERFACE ZONE 1



SEPTEMBER 22nd, 9AM
SCALE 1 : 2500

SOUTHERN INTERFACE ZONE 1
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ALL SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY AND OVER NON-SENSITIVE URBAN ELEMENTS. SOME SHADING TO VIEWPOINT ROAD AND MOUNTAIN VIEW ROAD PROPERTIES. LOCALISED MITIGATION SHOULD BE ACHIEVED THROUGH REDUCED WALL HEIGHTS WHERE POSSIBLE AND TRANSPARENT MATERIALS.

OVERLOOKING ANALYSIS
NEL INBOUND AND WEST APPROACH RAMP POSE POSSIBLE OVERLOOKING INTO 154 - 158 MOUNTAIN VIEW ROAD. THESE VIEWS ARE MITIGATED BY SPEED OF VEHICLES AND BRIDGE BARRIERS.



SEPTEMBER 22nd, 12PM
SCALE 1 : 2500

SOUTHERN INTERFACE ZONE 1
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
SHADOWS CAST ARE TYPICALLY WITHIN PROJECT SITE BOUNDARY. MINIMAL SHADING TO 1 VIEWPOINT AND 162 MOUNTAIN VIEW ROADS. LOCALISED MITIGATION SHOULD BE ACHIEVED THROUGH REDUCED WALL HEIGHTS WHERE POSSIBLE AND TRANSPARENT MATERIALS.

OVERLOOKING ANALYSIS
NEL INBOUND AND WEST APPROACH RAMP POSE POSSIBLE OVERLOOKING INTO 154 - 158 MOUNTAIN VIEW ROAD. THESE VIEWS ARE MITIGATED BY SPEED OF VEHICLES AND BRIDGE BARRIERS.



SEPTEMBER 22nd, 3PM
SCALE 1 : 2500

SOUTHERN INTERFACE ZONE 1
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
SHADOWS CAST ARE GENERALLY WITHIN PROJECT SITE BOUNDARY AND OVER NON-SENSITIVE URBAN ELEMENTS. SOME SHADING TO VIEWPOINT ROAD PROPERTIES. LOCALISED MITIGATION SHOULD BE ACHIEVED THROUGH REDUCED WALL HEIGHTS WHERE POSSIBLE AND TRANSPARENT MATERIALS.

OVERLOOKING ANALYSIS
NEL INBOUND AND WEST APPROACH RAMP POSE POSSIBLE OVERLOOKING INTO 154 - 158 MOUNTAIN VIEW ROAD. THESE VIEWS ARE MITIGATED BY SPEED OF VEHICLES AND BRIDGE BARRIERS.

OVERSHADOWING DISCLAIMER NOTE:
OVERSHADOWING DIAGRAMS HAVE BEEN DRAFTED FOR THE PURPOSES OF DEPICTING SHADOWING EFFECTS FROM MAJOR BUILDING ELEMENTS AND THEREFORE DO NOT ILLUSTRATE SHADOWS CASTED FROM MINOR ELEMENTS SUCH AS GANTRIES, LIGHT POLES AND LOW-HEIGHT RETAINING WALLS.

THIS ANALYSIS IS SUBJECT TO SITE SURVEYS WHICH ARE TO BE UNDERTAKEN DURING THE DESIGN DEVELOPMENT PHASE WHICH WILL INCLUDE:
SURVEYS OF EXISTING BUILDING LOCATIONS, SOLAR PANEL LOCATIONS, SITE LEVELS, HABITABLE WINDOWS, ETC.
SUBSEQUENT ADDITIONAL OVERSHADOWING ASSESSMENT WILL BE UNDERTAKEN AND THE RELEVANT IMPACTED PROPERTIES CONSULTED.

ASSUMED NOISE WALL HEIGHTS: 10 METRES

DESIGN NOTE:
SHADOW ANALYSIS HAS BEEN DEVELOPED BASED ON AN ASSUMED WALL HEIGHT OF 10 METRES, OR "WORST CASE SCENARIO" PENDING FURTHER DESIGN DEVELOPMENT AND RATIONALISATION OF WALL HEIGHTS.

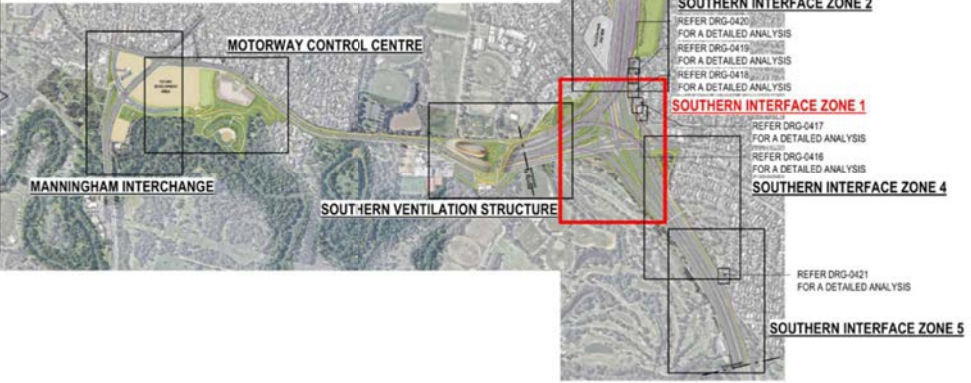
REFER TO SOUTHERN INTERFACE DRAWING 0131 FOR PROPOSED WALL HEIGHTS BASED ON LATEST ADVICE AND NOISE MODELLING BY ACOUSTIC CONSULTANTS, WHICH MAY DIFFER AND THEREFORE AFFECT (MINIMISE) THE SHADOW CAST TO THAT SHOWN HERE.





LEGEND
EXTENT OF SHADOWS

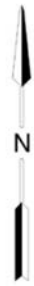


OVERALL PACKAGE KEY PLAN
SCALE 1:15000

DESIGN SUBJECT TO RELEVANT CODES AND STANDARDS



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06	FOR REVIEW	14.10.2022	DRAFTING	E. GRIFFITH	14.10.2022	<p>This Document has been developed for the purposes of the North East Link Program.</p> <p>Recipients of this document:</p> <ul style="list-style-type: none">- Are subject to obligations of confidentiality in relation to this document, and information handling obligations indicated by the Protective Marking/Security Classification as per Department of Transport Information Security Policy; and- May not rely upon the information contained in this document, and must rely absolutely on their own opinion and professional advice				<p>VICTORIA'S BIG BUILD</p> <p>GPO BOX 4088 MELBOURNE, VICTORIA 3001 PHONE 1800 100 100</p>		PROJECT CONTRACT:		NELP DRAWING No.: NEL-CNT-WMI-2990-UUD-DRG-0410		SUIT. CODE 06		
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REV		DESCRIPTION		DATE	APPROVALS													
		REVISIONS																



SOUTHERN INTERFACE ZONE 2



SEPTEMBER 22nd, 9AM
SCALE 1 : 2500

SOUTHERN INTERFACE ZONE 2
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS

MAJORITY OF SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY. MINIMAL SHADOWING OVER KOONUNG CREEK RESERVE AND MOUNTAIN VIEW ROAD. HIGH-LEVEL ANALYSIS INDICATES MINIMAL SHADOWING TO 150 & 152 MOUNTAIN VIEW ROAD. FURTHER ASSESSMENT FOLLOWING DETAILED LAND SURVEY AND MITIGATION THROUGH USE OF SEMI-TRANSPARENT BARRIERS WILL OFFSET THIS.

OVERLOOKING ANALYSIS

OVERLOOKING PRESENT FROM NEL INBOUND RAMP OVER MOUNTAIN VIEW ROAD PROPERTIES. THIS IS MITIGATED BY DISTANCE (OVER 20 METRES) AND TYPICAL EXPERIENCE OF FAST-MOVING TRAFFIC.



SEPTEMBER 22nd, 12PM
SCALE 1 : 2500

SOUTHERN INTERFACE ZONE 2
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS

SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY. MINIMAL SHADOWING OVER KOONUNG CREEK RESERVE AND MOUNTAIN VIEW ROAD.

OVERLOOKING ANALYSIS

OVERLOOKING PRESENT FROM NEL INBOUND RAMP OVER MOUNTAIN VIEW ROAD PROPERTIES. THIS IS MITIGATED BY DISTANCE (OVER 20 METRES) AND TYPICAL EXPERIENCE OF FAST-MOVING TRAFFIC.



SEPTEMBER 22nd, 3PM
SCALE 1 : 2500

SOUTHERN INTERFACE ZONE 2
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS

MAJORITY OF SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY AND OVER NON-SENSITIVE URBAN ELEMENTS. MINIMAL SHADOWING OVER KOONUNG CREEK/ KOONUNG RESERVE. HIGH-LEVEL ANALYSIS INDICATES MINIMAL SHADOWING TO 162 MOUNTAIN VIEW ROAD. FURTHER ASSESSMENT FOLLOWING DETAILED LAND SURVEY AND MITIGATION THROUGH USE OF SEMI-TRANSPARENT BARRIERS WILL OFFSET THIS.

OVERLOOKING ANALYSIS

OVERLOOKING PRESENT FROM NEL INBOUND RAMP OVER MOUNTAIN VIEW ROAD PROPERTIES. THIS IS MITIGATED BY DISTANCE (OVER 20 METRES) AND TYPICAL EXPERIENCE OF FAST-MOVING TRAFFIC.



OVERALL PACKAGE KEY PLAN
SCALE 1:15000

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OVERSHADOWING DISCLAIMER NOTE:
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THIS ANALYSIS IS SUBJECT TO SITE SURVEYS WHICH ARE TO BE UNDERTAKEN DURING THE DESIGN DEVELOPMENT PHASE WHICH WILL INCLUDE:
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SUBSEQUENT ADDITIONAL OVERSHADOWING ASSESSMENT WILL BE UNDERTAKEN AND THE RELEVANT IMPACTED PROPERTIES CONSULTED.

ASSUMED NOISE WALL HEIGHTS: 10 METRES

DESIGN NOTE:
SHADOW ANALYSIS HAS BEEN DEVELOPED BASED ON AN ASSUMED WALL HEIGHT OF 10 METRES, OR "WORST CASE SCENARIO" PENDING FURTHER DESIGN DEVELOPMENT AND RATIONALISATION OF WALL HEIGHTS.

REFER TO SOUTHERN INTERFACE DRAWING 0131 FOR PROPOSED WALL HEIGHTS BASED ON LATEST ADVICE AND NOISE MODELLING BY ACOUSTIC CONSULTANTS, WHICH MAY DIFFER AND THEREFORE AFFECT (MINIMISE) THE SHADOW CAST TO THAT SHOWN HERE.

LEGEND
EXTENT OF SHADOWS

DOT DRAWING No.: Rev.:

NORTH EAST LINK TUNNELS UDL
ATTACHMENT 4 - ARCHITECTURE AND URBAN DESIGN
UDLP OVERSHADOWING DIAGRAM SOUTHERN INTERFACE ZONE
2



Protective Marking: **OFFICIAL: Sensitive**

CAD FILE: NEL-CNT-WMI-2990-UUD-MD3.rvt

PROJECT CONTRACT:

NELP DRAWING No.:

NEL-CNT-WMI-2990-UUD-DRG-0411

SUIT. CODE

REVISION

06

SOUTHERN INTERFACE ZONE 3



SEPTEMBER 22nd, 9AM
SCALE 1 : 2500

SOUTHERN INTERFACE ZONE 3
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY AND OVER NON-SENSITIVE URBAN ELEMENTS. MINIMAL SHADOWING OVER KOONUNG CREEK RESERVE.

OVERLOOKING ANALYSIS
MINIMAL OVERLOOKING FROM NORTH EAST LINK RAMP TO KOONUNG CREEK RESERVE.



SEPTEMBER 22nd, 12PM
SCALE 1 : 2500

SOUTHERN INTERFACE ZONE 3
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY AND OVER NON-SENSITIVE URBAN ELEMENTS. SOME SHADOWING OVER KOONUNG CREEK RESERVE.

OVERLOOKING ANALYSIS
MINIMAL OVERLOOKING FROM NORTH EAST LINK RAMP TO KOONUNG CREEK RESERVE.



SEPTEMBER 22nd, 3PM
SCALE 1 : 2500

SOUTHERN INTERFACE ZONE 3
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
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OVERLOOKING ANALYSIS
MINIMAL OVERLOOKING FROM NORTH EAST LINK RAMP TO KOONUNG CREEK RESERVE.



OVERALL PACKAGE KEY PLAN
SCALE 1:15000

DESIGN SUBJECT TO RELEVANT CODES AND STANDARDS

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01	PUBLIC EXHIBITION	02.05.2022	VERIFIED BY	R. WOOD	14.10.2022		



NORTH EAST LINK TUNNELS UDLP
ATTACHMENT 4 - ARCHITECTURE AND URBAN DESIGN
UDLP OVERSHADOWING DIAGRAM SOUTHERN INTERFACE ZONE 3

Protective Marking: OFFICIAL: Sensitive	PROJECT CONTRACT:	NELP DRAWING No.: NEL-CNT-WMI-2990-UUD-DRG-0412	SUIT. CODE	REVISION 06
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OVERSHADOWING DISCLAIMER NOTE:
OVERSHADOWING DIAGRAMS HAVE BEEN DRAFTED FOR THE PURPOSES OF DEPICTING SHADOWING EFFECTS FROM MAJOR BUILDING ELEMENTS AND THEREFORE DO NOT ILLUSTRATE SHADOWS CASTED FROM MINOR ELEMENTS SUCH AS GANTRIES, LIGHT POLES AND LOW-HEIGHT RETAINING WALLS.

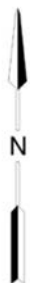
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SURVEYS OF EXISTING BUILDING LOCATIONS, SOLAR PANEL LOCATIONS, SITE LEVELS, HABITABLE WINDOWS, ETC.
SUBSEQUENT ADDITIONAL OVERSHADOWING ASSESSMENT WILL BE UNDERTAKEN AND THE RELEVANT IMPACTED PROPERTIES CONSULTED.

ASSUMED NOISE WALL HEIGHTS: 10 METRES

DESIGN NOTE:
SHADOW ANALYSIS HAS BEEN DEVELOPED BASED ON AN ASSUMED WALL HEIGHT OF 10 METRES, OR "WORST CASE SCENARIO" PENDING FURTHER DESIGN DEVELOPMENT AND RATIONALISATION OF WALL HEIGHTS.

REFER TO SOUTHERN INTERFACE DRAWING 0131 FOR PROPOSED WALL HEIGHTS BASED ON LATEST ADVICE AND NOISE MODELLING BY ACOUSTIC CONSULTANTS, WHICH MAY DIFFER AND THEREFORE AFFECT (MINIMISE) THE SHADOW CAST TO THAT SHOWN HERE.

LEGEND
EXTENT OF SHADOWS



SOUTHERN INTERFACE ZONE 4



SEPTEMBER 22nd, 9AM
SCALE 1 : 2500



SEPTEMBER 22nd, 12PM
SCALE 1 : 2500



SEPTEMBER 22nd, 3PM
SCALE 1 : 2500

SOUTHERN INTERFACE ZONE 4
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
MAJORITY OF SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY AND OVER NON-SENSITIVE URBAN ELEMENTS. MINIMAL SHADOWING OF EXISTING KOONUNG CREEK TRAIL AT CORNER OF LEONIS AVENUE AND COLUMBA STREET.

OVERLOOKING ANALYSIS
NORTH EAST LINK TO EASTERN FREEWAY WESTBOUND RAMP POSES POSSIBLE OVERLOOKING TO LEONIS AVENUE AND COLUMBA STREET PROPERTIES ARE MITIGATED BY EXISTING ELEVATED TOPOGRAPHY.

SOUTHERN INTERFACE ZONE 4
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
MAJORITY OF SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY AND OVER NON-SENSITIVE URBAN ELEMENTS. LANDSCAPED ROAD RESERVE RECEIVES FULL SHADOW BELOW ELEVATED ROADWAY.

OVERLOOKING ANALYSIS
NORTH EAST LINK TO EASTERN FREEWAY WESTBOUND RAMP POSES POSSIBLE OVERLOOKING TO LEONIS AVENUE AND COLUMBA STREET PROPERTIES ARE MITIGATED BY EXISTING ELEVATED TOPOGRAPHY.

SOUTHERN INTERFACE ZONE 4
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
MAJORITY OF SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY AND OVER NON-SENSITIVE URBAN ELEMENTS. MINIMAL SHADOWING TO EXISTING KOONUNG CREEK TRAIL APPROACHING CORNER OF LEONIS AVENUE AND COLUMBA STREET. LANDSCAPED ROAD RESERVE RECEIVES FULL SHADOW BELOW ELEVATED ROADWAY.

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NORTH EAST LINK TO EASTERN FREEWAY WESTBOUND RAMP POSES POSSIBLE OVERLOOKING TO LEONIS AVENUE AND COLUMBA STREET PROPERTIES ARE MITIGATED BY EXISTING ELEVATED TOPOGRAPHY.

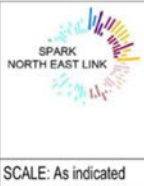


OVERALL PACKAGE KEY PLAN
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NORTH EAST LINK TUNNELS UDLP			
ATTACHMENT 4 - ARCHITECTURE AND URBAN DESIGN			
UDLP OVERSHADOWING DIAGRAM SOUTHERN INTERFACE ZONE			
4			
PROJECT CONTRACT:	NELP DRAWING No.:	SUIT. CODE	REVISION
CAD FILE: NEL-CNT-WMI-2990-UUD-MD3.rvt	NEL-CNT-WMI-2990-UUD-DRG-0413		06

OVERSHADOWING DISCLAIMER NOTE:
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ASSUMED NOISE WALL HEIGHTS: 10 METRES

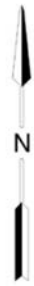
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LEGEND
EXTENT OF SHADOWS

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SOUTHERN INTERFACE ZONE 5



SEPTEMBER 22nd, 9AM
SCALE 1 : 2500

SOUTHERN INTERFACE ZONE 5
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
MINIMAL SHADOWING OVER KOONUNG CREEK TRAIL, APPROACHING ORION STREET.
OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



SEPTEMBER 22nd, 12PM
SCALE 1 : 2500

SOUTHERN INTERFACE ZONE 5
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
MINIMAL SHADOWING OVER KOONUNG CREEK TRAIL, APPROACHING ORION STREET.
OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



SEPTEMBER 22nd, 3PM
SCALE 1 : 2500

SOUTHERN INTERFACE ZONE 5
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
SHADOWS CAST OVER KOONUNG CREEK TRAIL, APPROACHING ORION STREET. HIGH-LEVEL ANALYSIS INDICATES MINIMAL SHADOWING TO REAR FENCE OF 27 & 29 ORION STREET. FURTHER ASSESSMENT FOLLOWING DETAILED LAND SURVEY AND MITIGATION IF REQUIRED THROUGH USE OF SEMI-TRANSPARENT BARRIER TYPE WILL OFFSET THIS.
OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



OVERALL PACKAGE KEY PLAN
SCALE 1:15000

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			APPROVED	R. NAYLOR	14.10.2022		



DOT DRAWING No.: Rev.:
NORTH EAST LINK TUNNELS UDLP
ATTACHMENT 4 - ARCHITECTURE AND URBAN DESIGN
UDLP OVERSHADOWING DIAGRAM SOUTHERN INTERFACE ZONE 5

Protective Marking: **OFFICIAL: Sensitive**

CAD FILE: NEL-CNT-WMI-2990-UUD-MD3.rvt

PROJECT CONTRACT:

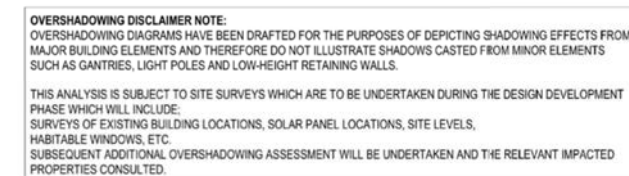
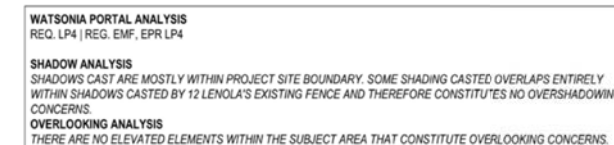
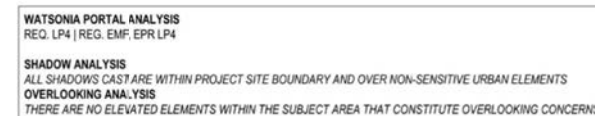
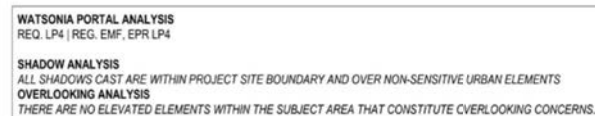
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NEL-CNT-WMI-2990-UUD-DRG-0414






SUIT. CODE






REVISION

06



LEGEND

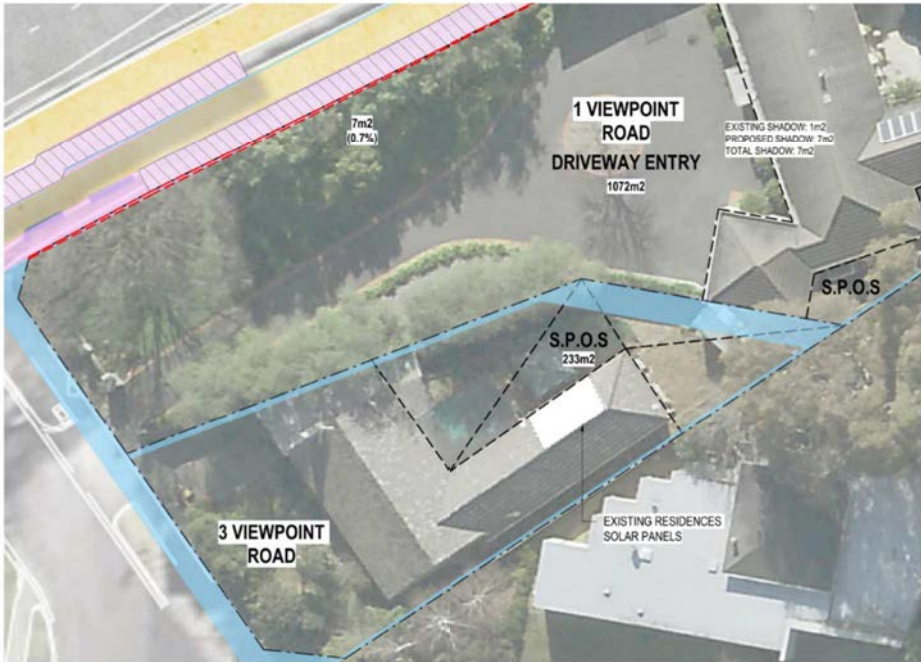
	PROPOSED SHADOWS
	EXISTING FENCE SHADOWS
	SECLUDED PRIVATE OPEN SPACE (S.P.O.S)
	EXTENT OF OVERSHADOWING INTO S.P.O.S
	PROPOSED WALL EXTENT

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	REVISIONS			APPROVALS		DRAWN: J. HO	SIZE: A1	SCALE: As indicated	CAD FILE: NEL-CNT-WMI-2990-UUD-MD3.rvt					

SOUTHERN INTERFACE ZONE 1 ANALYSIS - PART 1

Overshadowing shall not exceed more than 50% of the secluded private open space or 40msq which ever is the greater.

Overshadowing shall not exceed more than 50% of the secluded private open space or 40msq which ever is the greater.



SEPTEMBER 22nd, 9AM

SCALE 1 : 250

SOUTHERN INTERFACE ZONE 1
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ADDITIONAL SHADOW CAST OVER THE PRIVATE OPEN SPACE OF 1 VIEWPOINT ROAD. THE MAJORITY OF NEW SHADOW CAST OVERLAPS WITH EXISTING SHADOWS. NOTE SHADOWS ILLUSTRATED DO NOT INCLUDE ACRYLIC PORTIONS OF NOISE WALL. NO SHADOWING CONCERNS PRESENTED FOR THE PROPERTY OF 3 VIEWPOINT ROAD.

OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.

OVERSHADOWING DISCLAIMER NOTE:
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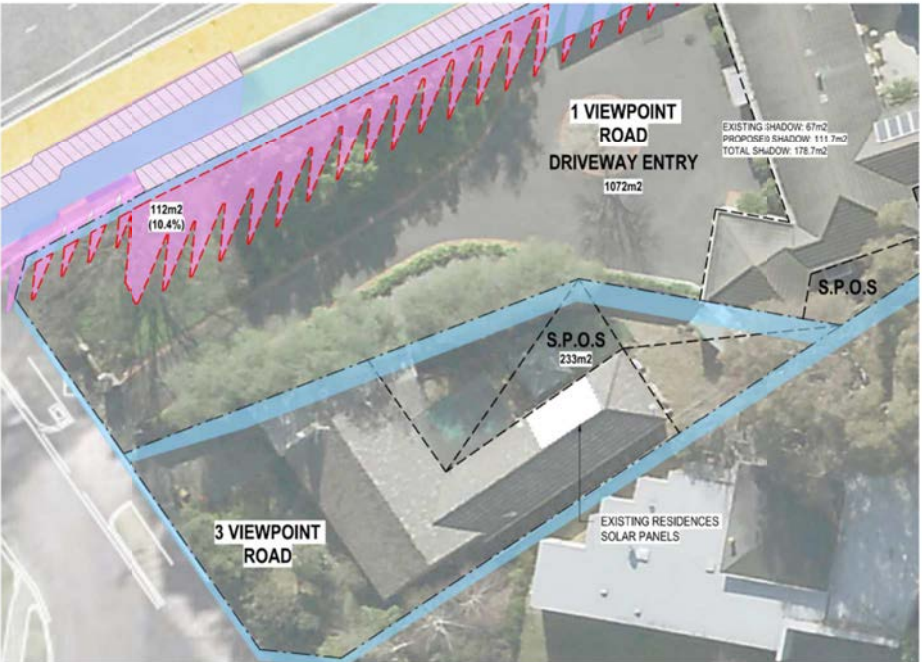
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OVERALL PACKAGE KEY PLAN

SCALE 1:15000

DESIGN SUBJECT TO RELEVANT CODES AND STANDARDS



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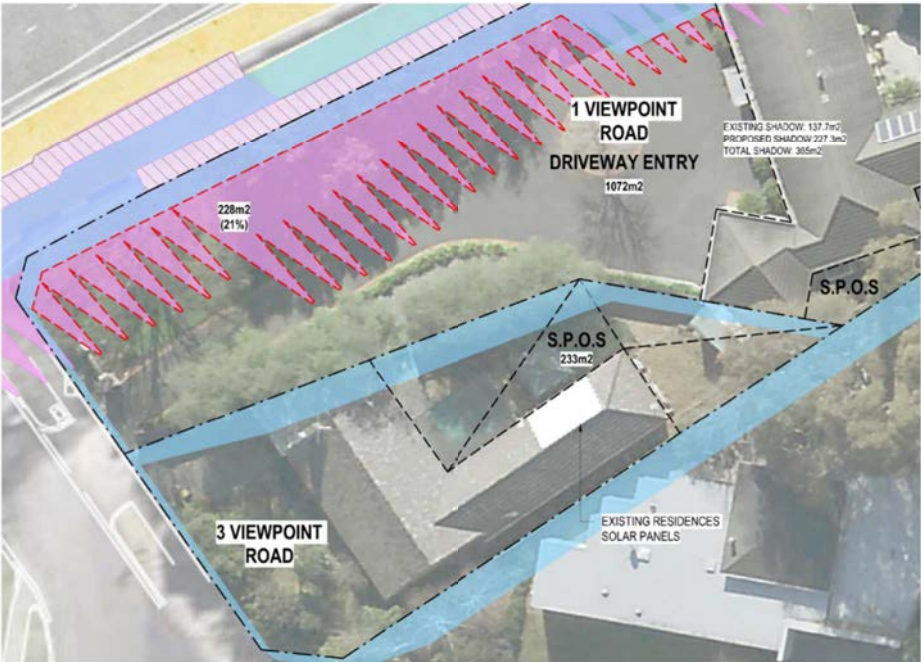
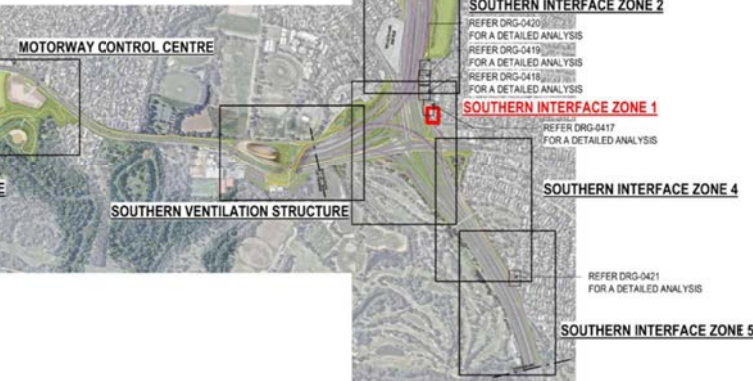
SOUTHERN INTERFACE ZONE 1
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ADDITIONAL SHADOW CAST OVER THE PRIVATE OPEN SPACE OF 1 VIEWPOINT ROAD. SOME OF NEW SHADOW CAST OVERLAPS WITH EXISTING SHADOWS. NOTE SHADOWS ILLUSTRATED DO NOT INCLUDE ACRYLIC PORTIONS OF NOISE WALL. NO SHADOWING CONCERNS PRESENTED FOR THE PROPERTY OF 3 VIEWPOINT ROAD.

OVERLOOKING ANALYSIS
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SEPTEMBER 22nd, 3PM

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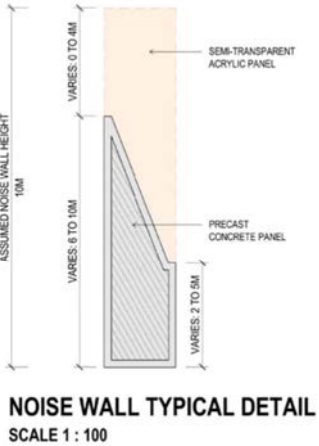
SOUTHERN INTERFACE ZONE 1
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ASSUMED NOISE WALL HEIGHTS: 10 METRES

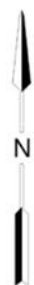
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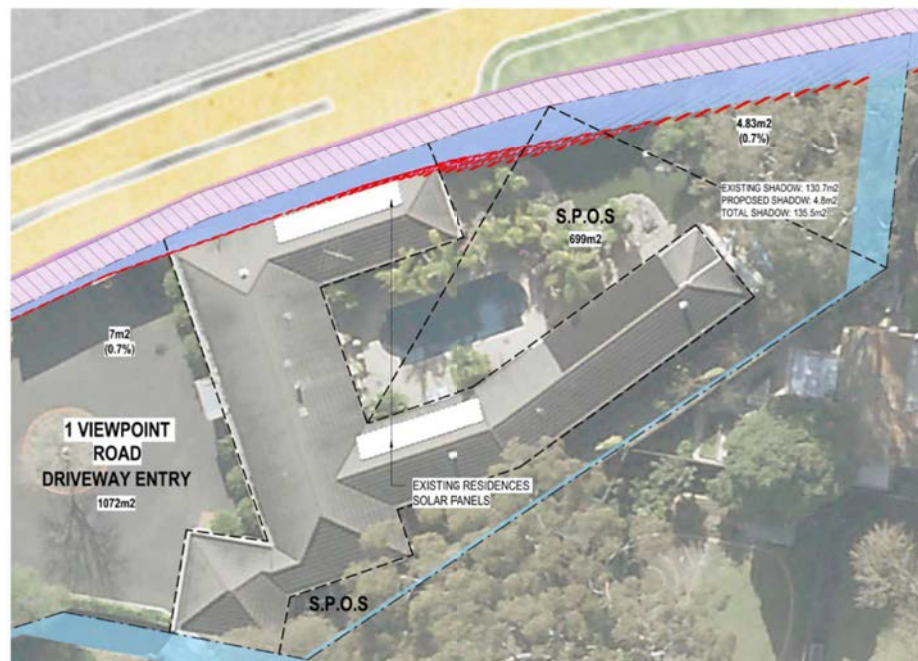
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SOUTHERN INTERFACE ZONE 1 ANALYSIS - PART 2

Overshadowing shall not exceed more than 50% of the secluded private open space or 40msq which ever is the greater.

Overshadowing shall not exceed more than 50% of the secluded private open space or 40msq which ever is the greater.



SEPTEMBER 22nd, 9AM
SCALE 1 : 250

SOUTHERN INTERFACE ZONE 1
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ADDITIONAL SHADOW CAST OVER THE SECLUDED PRIVATE OPEN SPACE OF 1 VIEWPOINT ROAD. THE MAJORITY OF NEW SHADOW CAST OVERLAPS WITH EXISTING SHADOWS. NOTE SHADOWS ILLUSTRATED DO NOT INCLUDE ACRYLIC PORTIONS OF NOISE WALL.

OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.

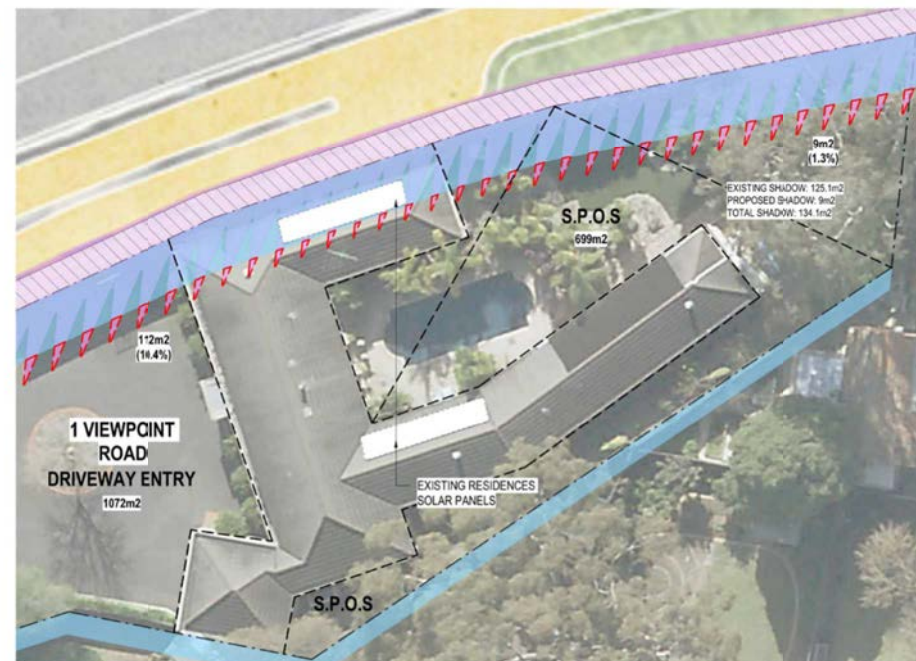
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OVERALL PACKAGE KEY PLAN
SCALE 1:15000

DESIGN SUBJECT TO RELEVANT CODES AND STANDARDS

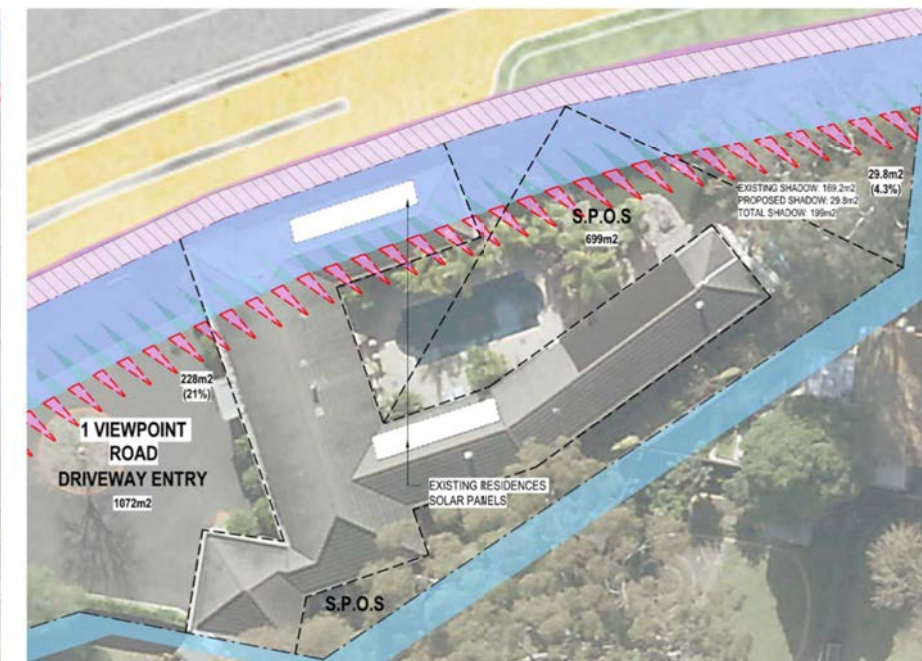


SEPTEMBER 22nd, 12PM
SCALE 1 : 250

SOUTHERN INTERFACE ZONE
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ADDITIONAL SHADOW CAST OVER THE SECLUDED PRIVATE OPEN SPACE OF 1 VIEWPOINT ROAD. THE MAJORITY OF NEW SHADOW CAST OVERLAPS WITH EXISTING SHADOWS. NOTE SHADOWS ILLUSTRATED DO NOT INCLUDE ACRYLIC PORTIONS OF NOISE WALL.

OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.

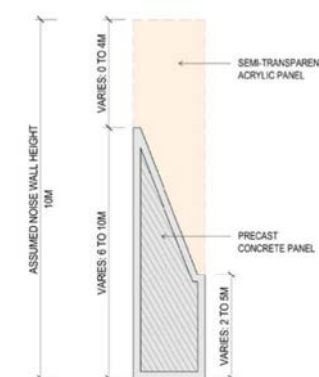


SEPTEMBER 22nd, 3PM
SCALE 1 : 250

SOUTHERN INTERFACE ZONE
REG. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ADDITIONAL SHADOW CAST OVER THE SECLUDED PRIVATE OPEN SPACE OF 1 VIEWPOINT ROAD. THE MAJORITY OF NEW SHADOW CAST OVERLAPS WITH EXISTING SHADOWS. NOTE SHADOWS ILLUSTRATED DO NOT INCLUDE ACYRLIC PORTIONS OF NOISE WALL.

OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.







NOISE WALL TYPICAL DETAIL
SCALE 1 : 100

ASSUMED NOISE WALL HEIGHTS: 10 METRES

DESIGN NOTE:
SHADOW ANALYSIS HAS BEEN DEVELOPED BASED ON AN ASSUMED WALL HEIGHT OF 10 METRES, OR "WORST CASE SCENARIO" PENDING FURTHER DESIGN DEVELOPMENT AND RATIONALISATION OF WALL HEIGHTS.

REFER TO SOUTHERN INTERFACE DRAWING 0131 FOR PROPOSED WALL HEIGHTS BASED ON LATEST ADVICE AND NOISE MODELLING BY ACOUSTIC CONSULTANTS, WHICH MAY DIFFER AND THEREFORE AFFECT (MINIMISE) THE SHADOW CAST TO THAT SHOWN HERE.

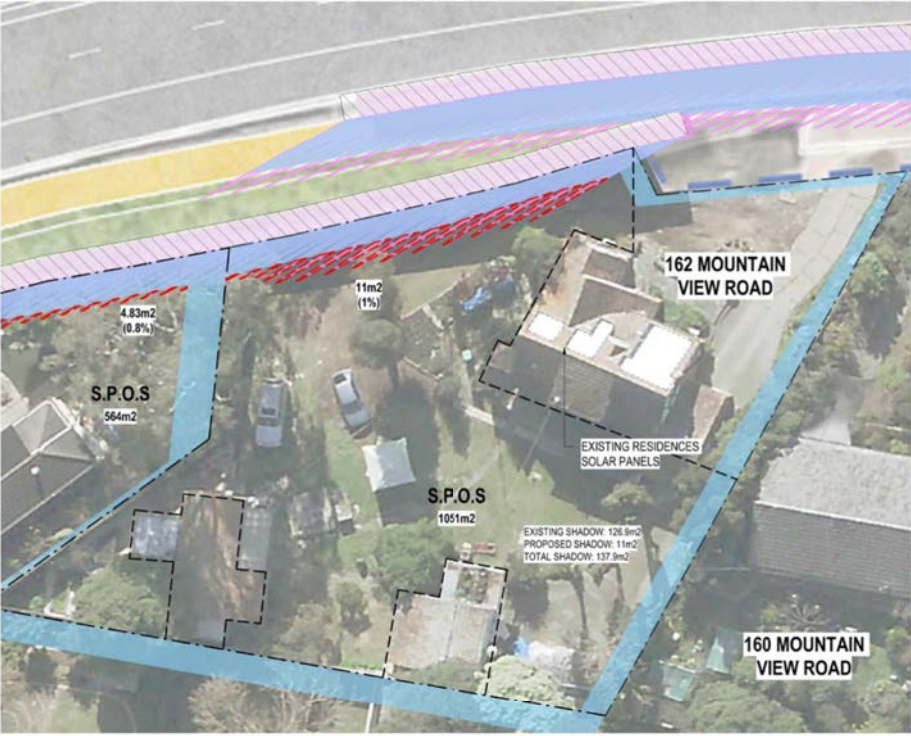


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06	FOR REVIEW	14.10.2022	DRAFTING	E. GRIFFITH	14.10.2022	Conditions of Use This Document has been developed for the purposes of the North East Link Program. Recipients of this document: - Are subject to obligations of confidentiality in relation to this document, and information handling obligations indicated by the Protective Marking/Security Classification as per Department of Transport Information Security Policy; and - May not rely upon the information contained in this document, and must rely absolutely on their own opinion and professional advice.	 	  GPO BOX 4389 MELBOURNE, VICTORIA, 3001 PHONE: 1800 335 135	NORTH EAST LINK TUNNELS UDLP ATTACHMENT 4 - ARCHITECTURE AND URBAN DESIGN UDLP OVERSHADOWING DIAGRAM SOUTHERN INTERFACE ZONE 1 ANALYSIS - PART 2			
05	FOR REVIEW	12.10.2022	CHECKED BY:						PROJECT CONTRACT:	NELP DRAWING No.: NEL-CNT-WMI-2990-UUD-DRG-0417	SUIT. CODE	REVISION 06
04	FOR REVIEW	01.09.2022	DESIGNED BY:	M. KEDDELL	14.10.2022							
03	FOR REVIEW	10.08.2022	ENGINEERING	R. MARSH	14.10.2022							
02	FOR REVIEW	23.06.2022	CHECKED BY:	R. WOOD	14.10.2022							
01	PUBLIC EXHIBITION	02.05.2022	VERIFIED BY:	R. NAYLOR	14.10.2022							
REV	DESCRIPTION	DATE	APPROVED	APPROVALS		DRAWN: J. HO	SIZE: A1	SCALE: As indicated	CAD FILE: NEL-CNT-WMI-2990-UUD-MD3.rvt			
REVISIONS												

SOUTHERN INTERFACE ZONE 1 ANALYSIS - PART 3

Overshadowing shall not exceed more than 50% of the secluded private open space or 40msq which ever is the greater.

Overshadowing shall not exceed more than 50% of the secluded private open space or 40msq which ever is the greater.



SEPTEMBER 22nd, 9AM

SCALE 1 : 250

SOUTHERN INTERFACE ZONE 1
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ADDITIONAL SHADOW CAST OVER THE PRIVATE OPEN SPACE & DRIVEWAY OF 162 MOUNTAIN VIEW ROAD. THE MAJORITY OF NEW SHADOW CAST OVERLAPS WITH EXISTING SHADOWS. NOTE SHADOWS ILLUSTRATED DO NOT INCLUDE ACYRLIC PORTIONS OF NOISE WALL.
OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.

OVERSHADOWING DISCLAIMER NOTE:
OVERSHADOWING DIAGRAMS HAVE BEEN DRAFTED FOR THE PURPOSES OF DEPICTING SHADOWING EFFECTS FROM MAJOR BUILDING ELEMENTS AND THEREFORE DO NOT ILLUSTRATE SHADOWS CASTED FROM MINOR ELEMENTS SUCH AS GANTRIES, LIGHT POLES AND LOW-HEIGHT RETAINING WALLS.

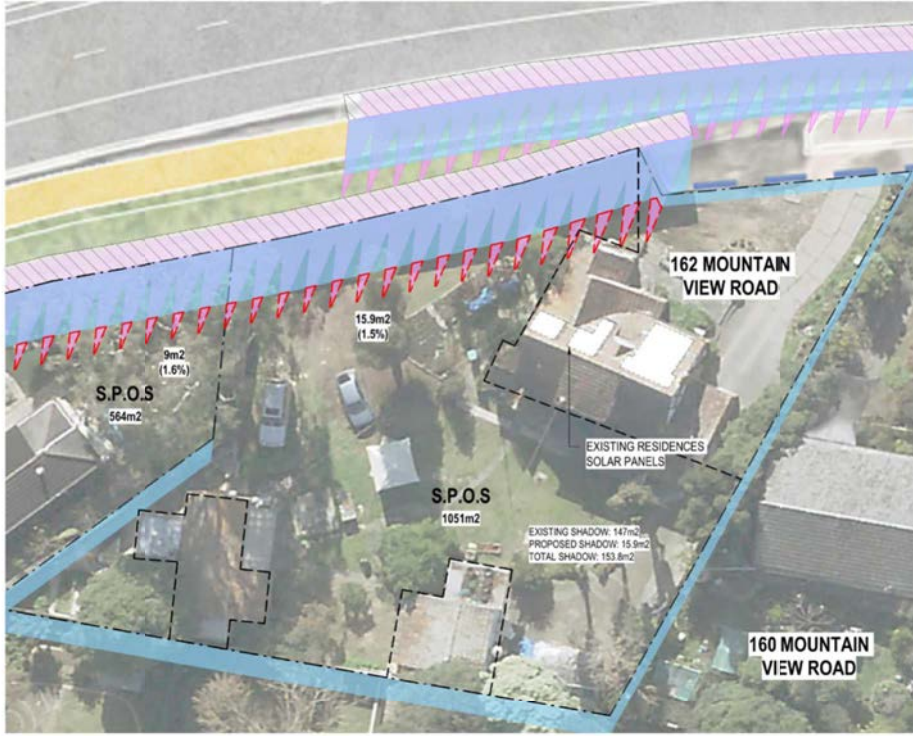
THIS ANALYSIS IS SUBJECT TO SITE SURVEYS WHICH ARE TO BE UNDERTAKEN DURING THE DESIGN DEVELOPMENT PHASE WHICH WILL INCLUDE:
SURVEYS OF EXISTING BUILDING LOCATIONS, SOLAR PANEL LOCATIONS, SITE LEVELS, HABITABLE WINDOWS, ETC.
SUBSEQUENT ADDITIONAL OVERSHADOWING ASSESSMENT WILL BE UNDERTAKEN AND THE RELEVANT IMPACTED PROPERTIES CONSULTED.



OVERALL PACKAGE KEY PLAN

SCALE 1:15000

DESIGN SUBJECT TO RELEVANT CODES AND STANDARDS

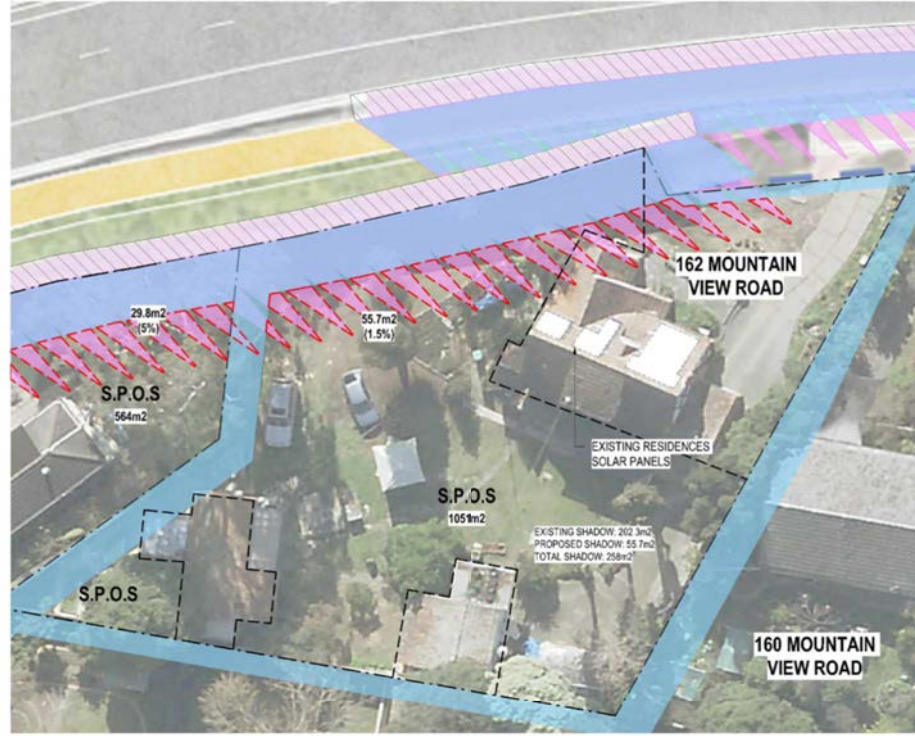


SEPTEMBER 22nd, 12PM

SCALE 1 : 250

SOUTHERN INTERFACE ZONE 1
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ADDITIONAL SHADOW CAST OVER THE PRIVATE OPEN SPACE & DRIVEWAY OF 162 MOUNTAIN VIEW ROAD. THE MAJORITY OF NEW SHADOW CAST OVERLAPS WITH EXISTING SHADOWS. NOTE SHADOWS ILLUSTRATED DO NOT INCLUDE ACYRLIC PORTIONS OF NOISE WALL.
OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



SEPTEMBER 22nd, 3PM

SCALE 1 : 250

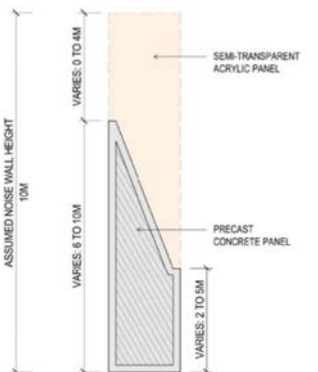
SOUTHERN INTERFACE ZONE 1
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ADDITIONAL SHADOW CAST OVER THE PRIVATE OPEN SPACE & DRIVEWAY OF 162 MOUNTAIN VIEW ROAD. THE MAJORITY OF NEW SHADOW CAST OVERLAPS WITH EXISTING SHADOWS. NOTE SHADOWS ILLUSTRATED DO NOT INCLUDE ACYRLIC PORTIONS OF NOISE WALL.
OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.

ASSUMED NOISE WALL HEIGHTS: 10 METRES

DESIGN NOTE:
SHADOW ANALYSIS HAS BEEN DEVELOPED BASED ON AN ASSUMED WALL HEIGHT OF 10 METRES, OR "WORST CASE SCENARIO" PENDING FURTHER DESIGN DEVELOPMENT AND RATIONALISATION OF WALL HEIGHTS.

REFER TO SOUTHERN INTER-FACE DRAWING 0131 FOR PROPOSED WALL HEIGHTS BASED ON LATEST ADVICE AND NOISE MODELLING BY ACOUSTIC CONSULTANTS, WHICH MAY DIFFER AND THEREFORE AFFECT (MINIMISE) THE SHADOW CAST TO THAT SHOWN HERE.

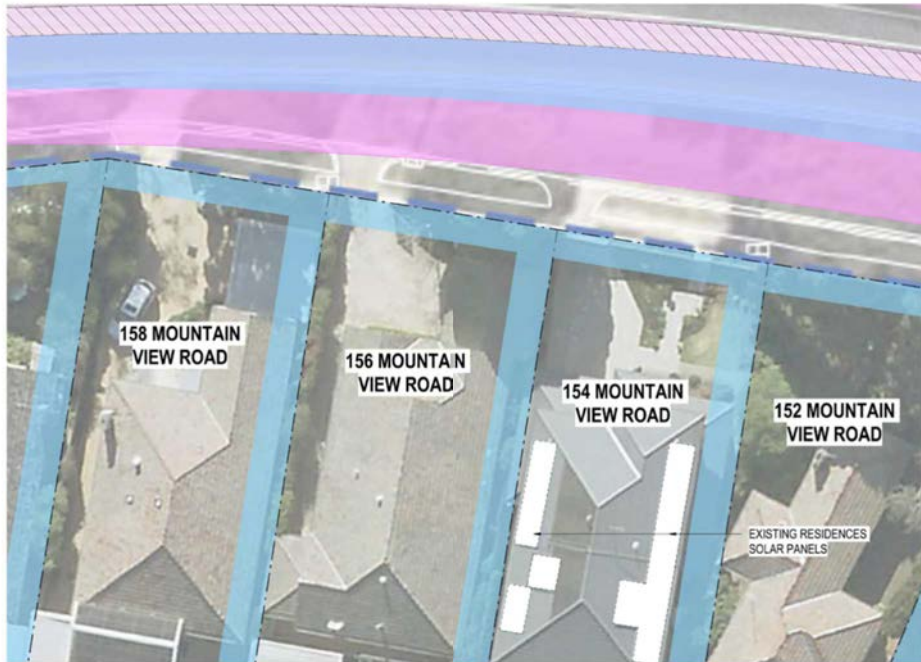


NOISE WALL TYPICAL DETAIL
SCALE 1 : 100

- LEGEND**
- PROPOSED SHADOWS
 - EXISTING FENCE & NOISE WALL SHADOWS
 - SECLUDED PRIVATE OPEN SPACE (S.P.O.S.)
 - EXTENT OF OVERSHADOWING INTO S.P.O.S.
 - PROPOSED WALL EXTENT

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04	FOR REVIEW	01.09.2022	DESIGNED BY	M. KEDDELL	14.10.2022		
03	FOR REVIEW	10.08.2022	ENGINEERING	R. MARSH	14.10.2022		
02	FOR REVIEW	23.06.2022	CHECKED BY	R. MARSH	14.10.2022		
01	PUBLIC EXHIBITION	02.05.2022	VERIFIED BY	R. WOOD	14.10.2022		
REV	DESCRIPTION		DATE	APPROVED	APPROVALS	DRAWN: J. HO	SIZE: A1
REVISIONS						SCALE: As indicated	
				SPARK NORTH EAST LINK		MAJOR TRANSPORT INFRASTRUCTURE AUTHORITY VICTORIA'S BIG BUILD	
				NORTH EAST LINK PROGRAM		PROJECT CONTRACT:	
				GPO BOX 4088 MELBOURNE, VICTORIA 3001 PHONE 1800 105 105		NELP DRAWING No.: NEL-CNT-WMI-2990-UUD-DRG-0418	
				SUIT. CODE		REVISION 06	

SOUTHERN INTERFACE ZONE 1 ANALYSIS - PART 4

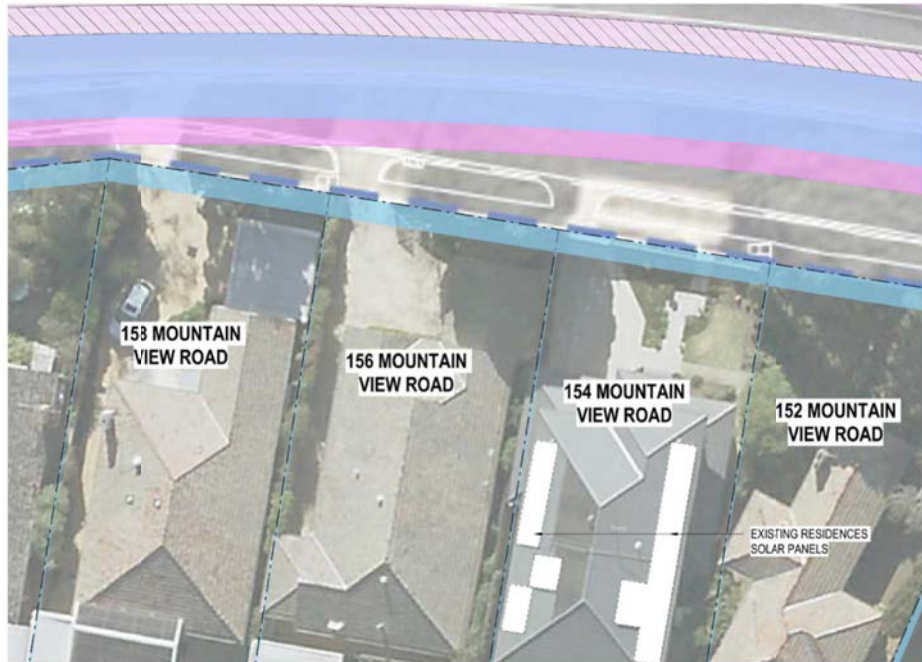


SEPTEMBER 22nd, 9AM

SCALE 1 : 250

SOUTHERN INTERFACE ZONE 1
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ALL SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY AND MAJORITY OVER MOUNTAIN VIEW ROAD.
OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.

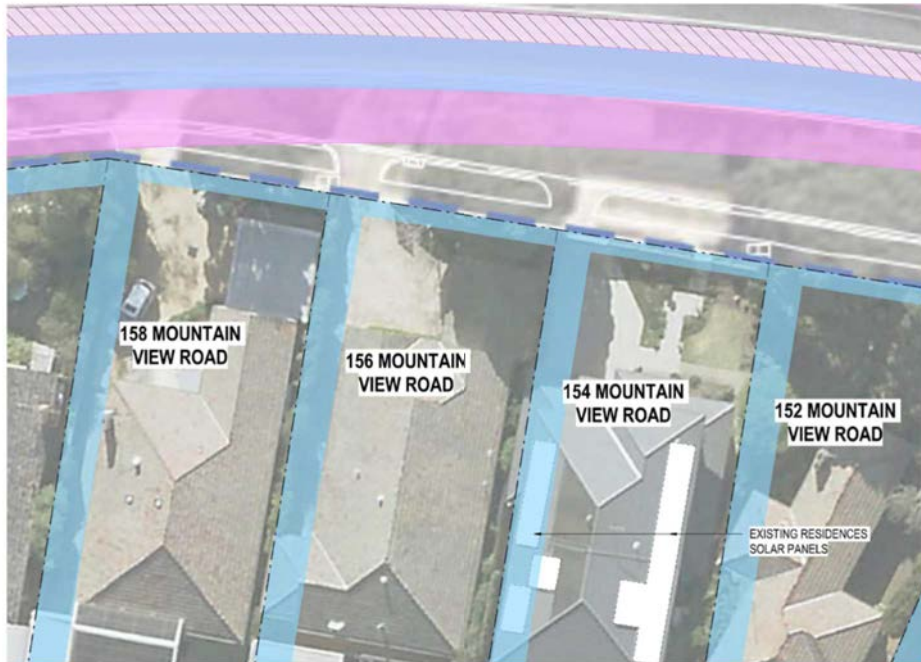


SEPTEMBER 22nd, 12PM

SCALE 1 : 250

SOUTHERN INTERFACE ZONE 1
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ALL SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY AND MAJORITY OVER MOUNTAIN VIEW ROAD.
OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



SEPTEMBER 22nd, 3PM

SCALE 1 : 250

SOUTHERN INTERFACE ZONE 1
REQ. LP4 | REG. EMF, EPR LP4

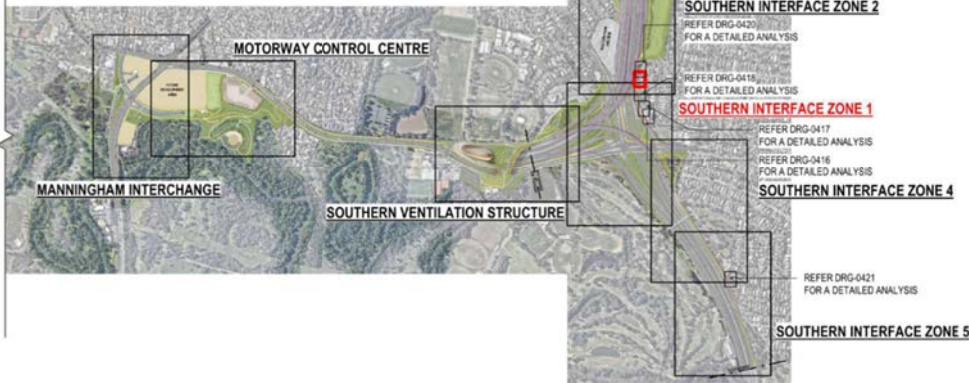
SHADOW ANALYSIS
ALL SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY AND MAJORITY OVER MOUNTAIN VIEW ROAD.
OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



OVERALL PACKAGE KEY PLAN

SCALE 1:15000

DESIGN SUBJECT TO RELEVANT CODES AND STANDARDS



OVERSHADOWING DISCLAIMER NOTE:
OVERSHADOWING DIAGRAMS HAVE BEEN DRAFTED FOR THE PURPOSES OF DEPICTING SHADOWING EFFECTS FROM MAJOR BUILDING ELEMENTS AND THEREFORE DO NOT ILLUSTRATE SHADOWS CASTED FROM MINOR ELEMENTS SUCH AS GANTRIES, LIGHT POLES AND LOW-HEIGHT RETAINING WALLS.

THIS ANALYSIS IS SUBJECT TO SITE SURVEYS WHICH ARE TO BE UNDERTAKEN DURING THE DESIGN DEVELOPMENT PHASE WHICH WILL INCLUDE:
SURVEYS OF EXISTING BUILDING LOCATIONS, SOLAR PANEL LOCATIONS, SITE LEVELS, HABITABLE WINDOWS, ETC.
SUBSEQUENT ADDITIONAL OVERSHADOWING ASSESSMENT WILL BE UNDERTAKEN AND THE RELEVANT IMPACTED PROPERTIES CONSULTED.

ASSUMED NOISE WALL HEIGHTS: 10 METRES

DESIGN NOTE:
SHADOW ANALYSIS HAS BEEN DEVELOPED BASED ON AN ASSUMED WALL HEIGHT OF 10 METRES, OR "WORST CASE SCENARIO" PENDING FURTHER DESIGN DEVELOPMENT AND RATIONALISATION OF WALL HEIGHTS.

REFER TO SOUTHERN INTERFACE DRAWING 0131 FOR PROPOSED WALL HEIGHTS BASED ON LATEST ADVICE AND NOISE MODELLING BY ACOUSTIC CONSULTANTS, WHICH MAY DIFFER AND THEREFORE AFFECT (MINIMISE) THE SHADOW CAST TO THAT SHOWN HERE.

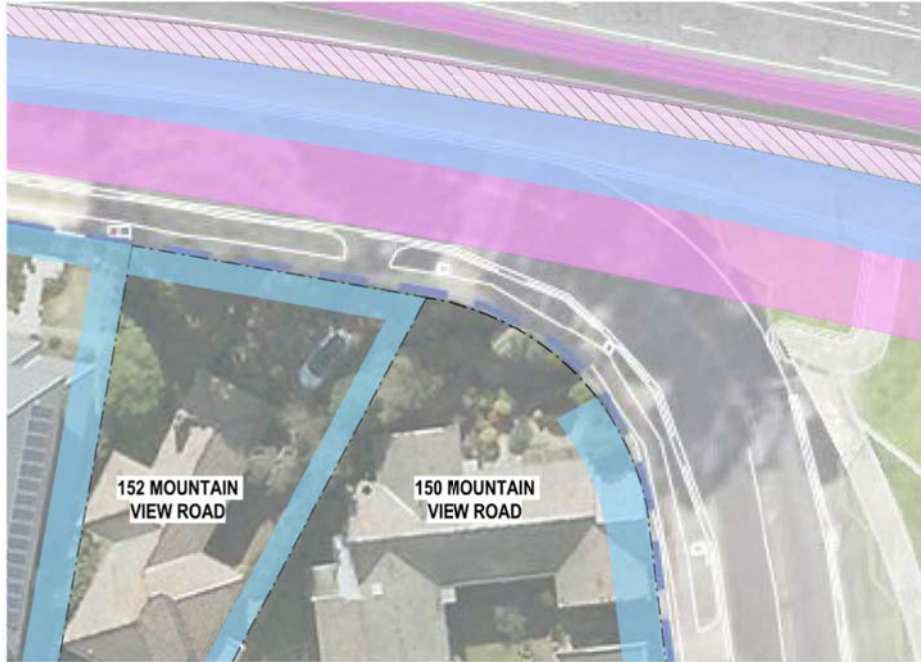
- LEGEND**
- PROPOSED SHADOWS
 - EXISTING FENCE & NOISE WALL SHADOWS
 - SECLUDED PRIVATE OPEN SPACE (S.P.O.S.)
 - EXTENT OF OVERSHADOWING INTO S.P.O.S.
 - PROPOSED WALL EXTENT

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06	FOR REVIEW	14.10.2022	DRAFTING	SPARK NORTH EAST LINK	
05	FOR REVIEW	12.10.2022	CHECKED BY		
04	FOR REVIEW	01.09.2022	DESIGNED BY		
03	FOR REVIEW	10.08.2022	ENGINEERING		
02	FOR REVIEW	23.06.2022	CHECKED BY		
01	PUBLIC EXHIBITION	02.05.2022	VERIFIED BY	MAJOR TRANSPORT INFRASTRUCTURE AUTHORITY VICTORIA'S BIG BUILD	
REV	DESCRIPTION	DATE	APPROVED		
REVISIONS			APPROVALS	DRAWN: J. HO	SIZE: A1
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				CAD FILE: NEL-CNT-WMI-2990-UUD-MD3.rvt	
				PROJECT CONTRACT:	
				NELP DRAWING No.:	
				NEL-CNT-WMI-2990-UUD-DRG-0419	
				SUIT. CODE	REVISION
					06

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SOUTHERN INTERFACE ZONE 2 ANALYSIS



SEPTEMBER 22nd, 9AM
SCALE 1 : 250

SOUTHERN INTERFACE ZONE 1
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ALL SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY AND MAJORITY OVER MOUNTAIN VIEW ROAD.

OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



SEPTEMBER 22nd, 12PM
SCALE 1 : 250

SOUTHERN INTERFACE ZONE 1
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ALL SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY AND MAJORITY OVER MOUNTAIN VIEW ROAD.

OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.

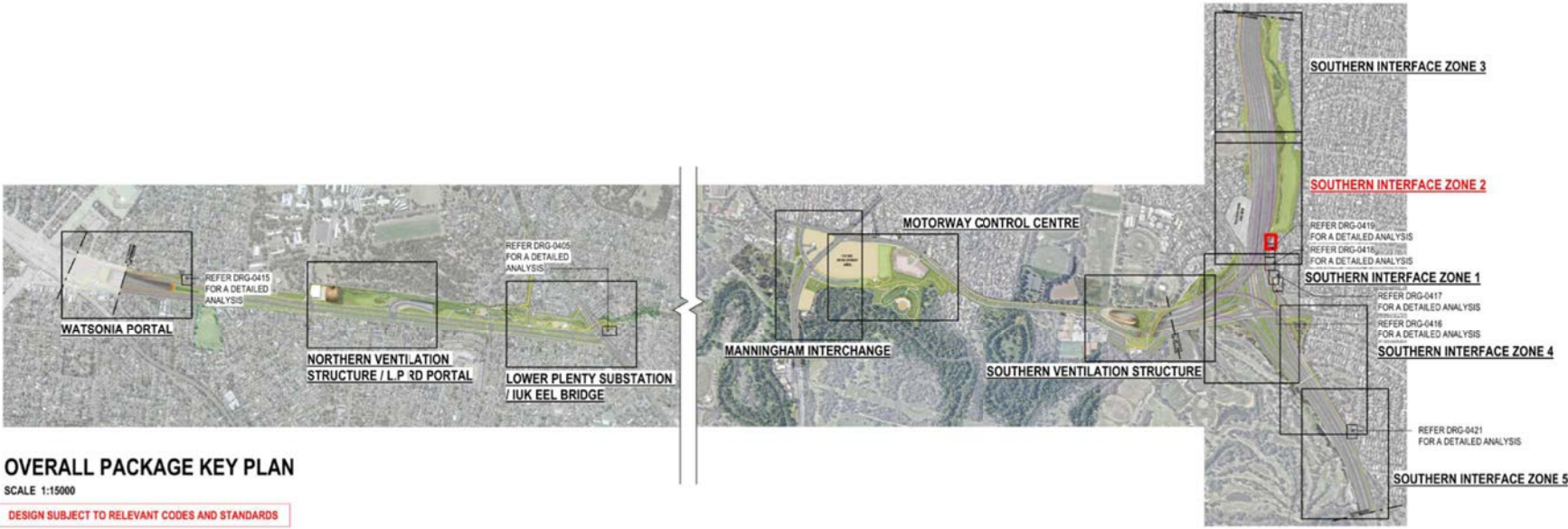


SEPTEMBER 22nd, 3PM
SCALE 1 : 250

SOUTHERN INTERFACE ZONE 1
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
ALL SHADOWS CAST ARE WITHIN PROJECT SITE BOUNDARY. MINIMAL OVERSHADOWING IS CASTED OVER MOUNTAIN VIEW ROAD.

OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



OVERALL PACKAGE KEY PLAN
SCALE 1:15000

DESIGN SUBJECT TO RELEVANT CODES AND STANDARDS

OVERSHADOWING DISCLAIMER NOTE:
OVERSHADOWING DIAGRAMS HAVE BEEN DRAFTED FOR THE PURPOSES OF DEPICTING SHADOWING EFFECTS FROM MAJOR BUILDING ELEMENTS AND THEREFORE DO NOT ILLUSTRATE SHADOWS CASTED FROM MINOR ELEMENTS SUCH AS GANTRIES, LIGHT POLES AND LOW-HEIGHT RETAINING WALLS.

THIS ANALYSIS IS SUBJECT TO SITE SURVEYS WHICH ARE TO BE UNDERTAKEN DURING THE DESIGN DEVELOPMENT PHASE WHICH WILL INCLUDE:
SURVEYS OF EXISTING BUILDING LOCATIONS, SOLAR PANEL LOCATIONS, SITE LEVELS, HABITABLE WINDOWS, ETC.
SUBSEQUENT ADDITIONAL OVERSHADOWING ASSESSMENT WILL BE UNDERTAKEN AND THE RELEVANT IMPACTED PROPERTIES CONSULTED.

ASSUMED NOISE WALL HEIGHTS: 10 METRES

DESIGN NOTE:
SHADOW ANALYSIS HAS BEEN DEVELOPED BASED ON AN ASSUMED WALL HEIGHT OF 10 METRES, OR "WORST CASE SCENARIO" PENDING FURTHER DESIGN DEVELOPMENT AND RATIONALISATION OF WALL HEIGHTS.

REFER TO SOUTHERN INTERFACE DRAWING 0131 FOR PROPOSED WALL HEIGHTS BASED ON LATEST ADVICE AND NOISE MODELLING BY ACOUSTIC CONSULTANTS, WHICH MAY DIFFER AND THEREFORE AFFECT (MINIMISE) THE SHADOW CAST TO THAT SHOWN HERE.

- LEGEND**
- PROPOSED SHADOWS
 - EXISTING FENCE & NOISE WALL SHADOWS
 - SECLUDED PRIVATE OPEN SPACE (S.P.O.S.)
 - EXTENT OF OVERSHADOWING INTO S.P.O.S.
 - PROPOSED WALL EXTENT

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05	FOR REVIEW	12.10.2022	CHECKED BY	E. GRIFFITH	14.10.2022		
04	FOR REVIEW	01.09.2022	DESIGNED BY	M. KEDDELL	14.10.2022		
03	FOR REVIEW	10.08.2022	ENGINEERING	R. MARSH	14.10.2022		
02	FOR REVIEW	23.06.2022	CHECKED BY	R. MARSH	14.10.2022		
01	PUBLIC EXHIBITION	02.05.2022	VERIFIED BY	R. WOOD	14.10.2022	SPARK NORTH EAST LINK	
REV	DESCRIPTION	DATE	APPROVED	R. NAYLOR	14.10.2022		
REVISIONS				APPROVALS		DRAWN: J. HO	SIZE: A1
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						PROJECT CONTRACT:	
						NELP DRAWING No.: NEL-CNT-WMI-2990-UUD-DRG-0420	SUIT. CODE
							REVISION 06

SOUTHERN INTERFACE ZONE 5 ANALYSIS

Overshadowing shall not exceed more than 50% of the secluded private open space or 40msq which ever is the greater.



SEPTEMBER 22nd, 9AM
SCALE 1 : 250

SOUTHERN INTERFACE ZONE 5
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
MINIMAL SHADOWING OVER KOONUNG CREEK TRAIL APPROACHING 27 & 29 ORION STREET.

OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



SEPTEMBER 22nd, 12PM
SCALE 1 : 250

SOUTHERN INTERFACE ZONE 5
REQ. LP4 | REG. EMF, EPR LP4

SHADOW ANALYSIS
MINIMAL SHADOWING OVER THE PROPERTIES OF 27 & 29 ORION STREET; MOST SHADOWS CAST OVERLAP WITH EXISTING FENCE SHADOWS.

OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



SEPTEMBER 22nd, 3PM
SCALE 1 : 250

SOUTHERN INTERFACE ZONE 5
REQ. LP4 | REG. EMF, EPR LP4





SHADOW ANALYSIS
SHADOWS CAST OVER KOONUNG CREEK TRAIL AND INTO THE PROPERTIES OF 27 & 29 ORION STREET. SHADING CAST INTO THE PROPERTY OF 27 ORION STREET REMAINS MINIMAL, WHEREAS THE SHADOWING EXTENT IS MODERATE WITHIN THE PROPERTY OF 29 ORION STREET. NO WALL SHADOWS IMPACT THE BUILT FORM OF EITHER PROPERTIES.

OVERLOOKING ANALYSIS
THERE ARE NO ELEVATED ELEMENTS WITHIN THE SUBJECT AREA THAT CONSTITUTE OVERLOOKING CONCERNS.



OVERALL PACKAGE KEY PLAN
SCALE 1:15000

DESIGN SUBJECT TO RELEVANT CODES AND STANDARDS

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06	FOR REVIEW	14.10.2022	DRAFTING	E. GRIFFITH	14.10.2022										
05	FOR REVIEW	12.10.2022	CHECKED BY	M. KEDDELL	14.10.2022										
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