

FRANKSTON LINE

Visual assessment

We are undertaking a range of technical and non-technical investigations, including a visual assessment and overshadowing investigation of each site.

WHAT IS A VISUAL ASSESSMENT AND WHY IS IT IMPORTANT?

Many residents and stakeholders have raised the issue of visual impact during community engagement.

A visual assessment identifies how different design options, for example, rail under the road, rail over the road-based solutions, affect the landscape character of each site. It is a key element of the environmental assessment process.

More specifically, it seeks to:

- Understand the landscape and visual attributes of each project area
- Assess potential landscape impacts, specifically those that will negatively affect the landscape of the area
- Evaluate visual impacts including specific impacts on the views from certain areas including nearby residential properties, recreational areas, roads, etc.

Findings from the assessment are used to improve the design and either avoid or reduce unwanted changes to the landscape and look and feel of the area.

Removing 50 dangerous and congested level crossings will transform the way people live, work and travel across metropolitan Melbourne and improve safety for drivers and pedestrians.

CONTACT US

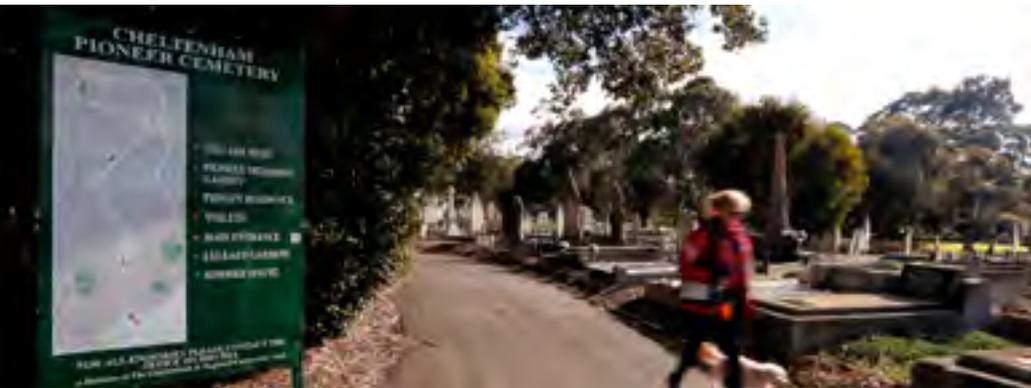
-  levelcrossings.vic.gov.au
-  contact@levelcrossings.vic.gov.au
-  1800 762 667
-  Level Crossing Removal Authority
GPO Box 4509
Melbourne VIC 3001

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THE VISUAL ASSESSMENT WILL:

- Provide recommendations for managing identified landscape and visual changes at each site
- Satisfy regulatory requirements under the Planning and Environment Act 1987 (Vic) which establishes the framework for the use, development and protection of land in Victoria.

HOW IS A VISUAL ASSESSMENT CARRIED OUT?

We have engaged a team of design and planning specialists to carry out the assessment, which involves taking photographs from a number of different locations, including residential properties, recreational and community facilities. The photographs are 'photo matched' with design options to determine potential changes to the landscape and the look and feel of the area, and recommended mitigation measures at the detailed design stages of the project.

The visual assessment of the sites along the Frankston line started in April 2016 and will continue through to late September/October 2016.

Images above and below:
A visual assessment is necessary to evaluate specific changes to the views of residents, people undertaking recreational pursuits, and motorists.

OVERSHADOWING

Any new infrastructure has the potential to cast a shadow into neighbouring private open spaces at certain times of the day.

LXRA will assess overshadowing implications as part of the solution design and take measures to minimise impacts where possible.

For more information on the project, please contact the Frankston Project Team on 1800 762 667 or email contact@levelcrossings.vic.gov.au

