



August 2025

Digital Photomontage Methodology Report

Version 1.0

Address:

1332 Waterford Tamborine Road, Logan Village

Property Description:

Lot 73/RP210268 & 74/RP210268

Prepared By:

Zac Petersen

Zone Landscape Architecture

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1.0 | Statement

I, Zac Petersen, am employed by Zone Landscape Architecture, located at 1638 Tweed Street, Burleigh Heads, Queensland, in the capacity of Associate, Photomontage Specialist, Senior Landscape Urban Designer, and Consulting Arborist. I am a registered member of the Landscape Design Institute and hold Australian Qualifications Framework (AQF) Level 5 Arborist certification.

In addition to my landscape and arboricultural expertise, I act as a Photomontage Expert within the Planning and Environment Court. I have prepared survey-verified photomontages for numerous court proceedings to assist in the assessment of visual impact. A list of relevant appeals to which I have contributed is provided in my curriculum vitae.

This document outlines the purpose and methodology employed in the preparation of photomontages, undertaken to a standard consistent with the expectations of the Planning and Environment Court. The photomontages have been produced to accurately depict the proposed development within its existing context, offering a realistic and reliable visual representation. These visualisations assist stakeholders in evaluating the potential visual impact of the proposal. The methodology integrates precise survey data and follows established industry best practices, ensuring that the outputs meet the requirements of relevant council development assessment frameworks.

A copy of my curriculum vitae has been included as **Appendix 02** of this report.

A handwritten signature in black ink, appearing to be 'Zac Petersen'.

Zac Petersen

Associate / Photomontage Specialist / Senior Landscape Designer / Consulting Arborist



2.0 | Advice Relied On

1. In preparation of the photomontages and report, the following information has been received and relied on from the following consultants.

- (a) **Architectural Plans** (Verve)
- (b) **Civil Engineering Plans** (Cozens Regan Group)
- (c) **Landscape Concept Plans** (Zone Landscape Architects)
- (d) **Reference Control Point Survey** (Leading Surveys)

2. Information relied on to prepare the photomontages has been outlined in the paragraphs below.

(a) **Architectural Plans** (Verve)

Drawing No.	Revision	Revision Date	Description
Architectural Plans	B	08/07/2025	Architectural Plans

(b) **Civil Plans** (Cozens Regan Group)

Drawing No.	Revision	Revision Date	Description
Civil Engineering Plans	B	18/02/2025	Civil Engineering Plans

(c) **Landscape Concept Plans** (Zone Landscape Architects)

Drawing No.	Revision	Revision Date	Description
L24128_Waterford_Tamborine Rd_12.02.2025	B	12/02/2025	Landscape Concept Plans

(d) **Reference Control Point Survey** (Leading Surveys)

Drawing No.	Revision	Revision Date	Description
22048-04-LS-001-230703 Photo Control.dwg	-	03/07/2023	Reference Control Survey



3.0 | Method Statement

3. Engagement & Brief

- (a) I was engaged by Banner S&C to prepare a set of photomontages and a methodology statement to accompany the development application.
- (b) I received a brief, which stated that the viewpoints to be captured should replicate those which were used in the Planning & Environment Court Appeal No. 1994 of 2022.
- (c) It was requested that new base photography be captured from the same locations.

4. Purpose & Format of Photomontages

- (a) The photomontages illustrate the existing site conditions as well as the proposed development located at Lot 73 & 74 on RP210268 in the following sequence:
 - (i) Existing site conditions.
 - (ii) Existing site conditions with the proposed development.
- (b) It was requested that all base imagery for the photomontages be captured using a 27mm focal length on a full-frame sensor camera to be consistent with the same parameters used in the appeal.

5. Preliminary Works

- (a) Photomontages consist of 3D rendered elements of a proposal composited into photographs taken from real-world viewpoints. The following steps were taken to prepare the montages.
- (b) A site visit was undertaken on 13 July 2025 to capture new viewpoint photography. Survey markers for the original photograph locations were still visible onsite and were used to locate new site photography.
- (c) Photos were taken using a Canon RP (full-frame sensor, 24–105mm lens) at a focal length of 27mm and height of 1.75m.
- (d) Reference control survey captured during the appeal was utilised to align cameras and confirm accuracy of the photomontages.
- (e) Leading Surveys (Registered Surveyors) captured the original reference control points and camera locations and supplied the data in AutoCAD & PDF formats. This information was imported into 3D Studio Max for accurate camera alignment.

6. Model Preparation

- (a) I relied on information that has been prepared for the purposes of obtaining a development approval on Lot 73 & 74 on RP210268.



- (b) A 3D model of the proposed development was provided by the project architect. The model was reviewed against the provided architectural documentation and further enhanced by incorporating elements from other relied-upon sources to ensure all design outcomes from each discipline were accurately represented.
- (c) The project architect, Verve, prepared the architectural 3D model used to generate the architectural documentation for the proposed development. This model formed the basis for illustrating the proposed development within the photomontages. Upon receipt, I imported the model and undertook a comprehensive review to ensure its accuracy against the relevant architectural documentation.
- (d) The architectural model was imported into 3D Studio Max and co-ordinated in relation to the surveyed property boundary information. Property boundaries provided a consistent reference across all discipline-specific plans, enabling accurate alignment of all data with both each other and the captured reference control point survey.
- (e) 3D model was reviewed for vertical accuracy to ensure it matched the reduced levels (RLs) shown in the architectural plans.

7. Material & Finish Representation

- (a) Physical-Based Rendering (PBR) shaders were applied to simulate realistic finishes.
- (b) Materials were assigned using architectural elevations, provided within the architectural documentation to inform overall colour and intent.

8. Landscape & Growth Modelling

- (a) Landscaping species and locations have been shown in accordance with the Landscape Concept Plan, prepared by Zone Landscape Architects.
- (b) Proposed landscaping has been shown at a scale in accordance with the measurements identified within the Landscape Plan where applicable.
- (c) Outlined below are the general rules that have been applied.
 - (i) Trees have depicted at a max height of 7m. This is based on a planting height of 2m and a growth rate of 1m per year.
 - (ii) Screening trees to the side boundaries of the development have been depicted at height of 2m.
 - (iii) General garden areas have been depicted at a maximum height of 1.2m,

9. Camera Matching & Rendering

- (a) Cameras were positioned using the 3D Studio Max Camera Match Utility, based on reference control point data captured by Leading Surveys. Camera locations were aligned using the control data identified in the reference imagery and survey, ensuring each virtual camera matched the corresponding real-world photographs and survey data.



- (b) The scene was illuminated using the 3D Studio Max Daylight System with a digital sun and sky environment. Project location, date, and time of capture were input to accurately replicate the lighting conditions present during onsite photography, ensuring consistency between the photomontages and the reference images.
- (c) Digital cameras for each viewpoint were rendered in 3D Studio Max using V-Ray render engine, with outputs generated for compositing with the base photography.

10. Digital Compositing

- (a) Rendered outputs were composited into the base photographs using Photoshop:
 - (i) Digital renderings were imported into Photoshop and overlaid and aligned using reference control data over viewpoint photographs.
 - (ii) Rendered elements are composited into the base photography by selectively masking foreground elements—such as trees and neighbouring buildings—to seamlessly integrate the rendered development into the existing visual context.

11. Software Used

- (a) Several software platforms were used to generate the photomontages and review supporting documentation. For the Court's reference, a summary of each platform used is provided below:
 - (i) **AutoCAD** - a software for creating, editing, and viewing 2D and 3D designs used in architecture, engineering, and other industries.
 - (ii) **3D Studio Max** - a powerful 3D computer graphics software used for modelling, animation, rendering, and visual effects in industries such as architecture, gaming, and film production.
 - (iii) **V-Ray** - a powerful rendering software, widely used in architecture and design for creating photorealistic 3D visualizations efficiently and precisely.
 - (iv) **Photoshop** - image editing software for enhancing, manipulating, and creating digital visuals.
 - (v) **Adobe Acrobat** - a software for working with PDF files.
 - (vi) **Adobe Indesign** - an application for creating, formatting, and laying out various types of documents.

12. Conclusion

- (a) These photomontages represent a reliable, survey-accurate visualisation of the subject site and foreground development. They demonstrate the intended design outcome as informed by all available documentation, across all involved disciplines.



4.0 | Technical Details

13. The technical specifications for the project and each viewpoint point are outlined below, including camera configurations and accuracy parameters applicable to both the overall project and individual viewpoints.

(a) Project Specific Information

For all photography	Response
Make and model of camera, and its sensor format	Canon EOS RP, Full Frame (36 x 24mm) w/ 24-105mm lens
Method to establish the camera location (e.g., handheld GPS/GNSS, GPS/RTK GPS, survey point, visual reference)	Survey Control Point
Geographic coordinate system (GCS) used (e.g., GDA94)	MGA 56 / GDA 94
For the 3D Model	Response
3D Modelling and Rendering Software	3D Studio Max 2025, V-Ray 7, Photoshop
Source of topographic height data and its resolution	N/A
How have the model and the camera locations been placed in the software?	Model and cameras have been placed in accordance with the detailed site survey and reference control survey data captured by surveyors.

(b) Viewpoint VPA

Photographic Equipment	Response
Date and time of captured photography	13/06/2025 2:28pm
Make and focal length of the camera lens(es) used.	Canon EOS RP, 27mm
Height of the camera lens above ground level.	1.75m
Distance (in m) to the nearest boundary or key feature(s) of site, as most appropriate.	43.1m (to site boundary)
3D Model	Response
What elements in the view have been used as target points to check the horizontal & vertical alignment?	Reference control point survey (static features)



(c) Viewpoint VPB

Photographic Equipment	Response
Date and time of captured photography	13/06/2025 2:33pm
Make and focal length of the camera lens(es) used.	Canon EOS RP, 27mm
Height of the camera lens above ground level.	1.75m
Distance (in m) to the nearest boundary or key feature(s) of site, as most appropriate.	105.3m (to site boundary)
3D Model	Response
What elements in the view have been used as target points to check the horizontal & vertical alignment?	Reference control point survey (static features)

(d) Viewpoint VPC

Photographic Equipment	Response
Date and time of captured photography	13/06/2025 2:41pm
Make and focal length of the camera lens(es) used.	Canon EOS RP, 27mm
Height of the camera lens above ground level.	1.75m
Distance (in m) to the nearest boundary or key feature(s) of site, as most appropriate.	32.9m (to site boundary)
3D Model	Response
What elements in the view have been used as target points to check the horizontal & vertical alignment?	Reference control point survey (static features)

05.

Appendix 01 | Plans & Montages



1332 WATERFORD TAMBORINE ROAD
 SURVEY VERIFIED PHOTOMONTGAES - 73/RP210268 & 74/RP210268
DRAWING TITLE:
 VIEWPOINT LOCATION PLAN

REV	DESCRIPTION	DATE	SIGNED
A	PRELIMINARY ISSUE	28/08/2025	ZP

ISSUE: PRELIMINARY ISSUE	CLIENT: BANNER S&C (LOGAN VILLAGE) PTY LTD
INFORMATION PROVIDED: REFER METHODOLOGY REPORT	DESIGNER: ZAC PETERSEN

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DRAWING NO. L23053.2-A01
SHEET NO. 01 OF 07 PAGE NO. 11



1332 WATERFORD TAMBORINE ROAD
 SURVEY VERIFIED PHOTOMONTGAES - 73/RP210268 & 74/RP210268
DRAWING TITLE:
 VPA - EXISTING SITE CONDITIONS
FOCAL LENGTH: 27MM

REV	DESCRIPTION	DATE	SIGNED
A	PRELIMINARY ISSUE	28/08/2025	ZP

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 SURVEY VERIFIED PHOTOMONTGAES - 73/RP210268 & 74/RP210268
DRAWING TITLE:
 VPA - EXISTING SITE CONDITIONS W/ PROPOSED DEVELOPMENT
FOCAL LENGTH: 27MM

REV	DESCRIPTION	DATE	SIGNED
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1332 WATERFORD TAMBORINE ROAD
 SURVEY VERIFIED PHOTOMONTGAES - 73/RP210268 & 74/RP210268
DRAWING TITLE:
 VPB - EXISTING SITE CONDITIONS
FOCAL LENGTH: 27MM

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1332 WATERFORD TAMBORINE ROAD
 SURVEY VERIFIED PHOTOMONTGAES - 73/RP210268 & 74/RP210268
DRAWING TITLE:
 VPB - EXISTING SITE CONDITIONS W/ PROPOSED DEVELOPMENT
FOCAL LENGTH: 27MM

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1332 WATERFORD TAMBORINE ROAD
 SURVEY VERIFIED PHOTOMONTGAES - 73/RP210268 & 74/RP210268
DRAWING TITLE:
 VPC - EXISTING SITE CONDITIONS
FOCAL LENGTH: 27MM

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DRAWING TITLE:
 VPC - EXISTING SITE CONDITIONS W/ PROPOSED DEVELOPMENT
FOCAL LENGTH: 27MM

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06.

Appendix 02 | Curriculum Vitae



Zac Petersen

Associate / Photomontage Specialist /
Senior Landscape Urban Designer / Consulting Arborist
Industry Registrations: LDI Landscape Design Institute

E. zpetersen@zonelandscape.com.au

M. +61 411 807 950

Professional Experience

Diploma of Arboriculture (AHC50520)
November 2021

LDI Registered Landscape Designer
November 2020

Zone Landscape Architecture
May 2019 – Present (6 Years)

Planit Consulting
2008 – May 2019 (11 Years)

Summary of Experience

Zac is a highly experienced Senior Landscape Urban Designer, AQF Level 5 Arborist, and a registered member of the Landscape Design Institute, with over 17 years of experience in the development industry along Australia's east coast. His career spans a diverse range of roles within multi-disciplinary firms encompassing landscape architecture, town planning, environmental planning, and engineering. This integrated exposure has provided him with a comprehensive understanding of the planning process, development requirements, and the interconnected nature of these disciplines—enabling him to navigate complex projects with a strategic and holistic approach.

Zac has played a critical role in the production of high-quality visualisations for a broad range of stakeholders including architects, developers as well as local and state levels of government. His work supports the design communication process for Development Application (DA) submissions, infrastructure projects, and Visual Impact Assessments. In these contexts, his ability to translate technical information into compelling, survey-accurate visual outputs ensures that the design intent and potential visual impacts of proposed developments are clearly conveyed and understood.

Specialising in architectural and landscape visualisation within the built environment, Zac has developed advanced skills in 3D modelling and rendering. His expertise lies in integrating design with technology—leveraging a suite of professional software platforms to produce precise and realistic visual representations that are relied upon in planning approvals, community consultation, and expert witness contexts.

Zac's portfolio includes work for prominent private developers and public sector clients, including GEMLIFE, Stockland, AVID Property Group, Gallery Group, Orchard Property Group, Leda Developments, and Halikos Group, on projects across Queensland, New South Wales, Victoria, and the Northern Territory.



Summary of Relevant Projects

Planning & Environment Court

- Melinda Jane Patterson v Council of the City of Gold Coast & Ors [1410 of 2020]
- Upan Company Pty Ltd v Council of the City of Gold Coast [2009 of 2020]
- Clive Fedrick Palmer v Council of the City of Gold Coast [2800 of 2020]
- DVB Projects Pty Ltd v Council of the City of Gold Coast [1646 of 2021]
- Yorkeys Knob BP Pty Ltd v Cairns Regional Council [2376 of 2021]
- Andrew McLucas & Ors v Council of the City of Gold Coast, Marquee Flora Pty Ltd [2428 of 2021]
- 3580 Main Peach Pde v Council of the City of Gold Coast [3213 of 2021]
- SDA Property Nominees Pty Ltd ATF SDA Holdings Trust v Scenic Rim Council & Ors [2001 of 2021]
- Pinzone & Pfeiffer v Sunshine Coast Regional Council [2014 of 2021]
- Woodstock Nominees (QLD) & Hodson Superannuation v Redland City Council [3291 of 2021]
- Chiodo Corporation Pty Ltd v Douglas Shire Council [2021]
- Ashley Ruffin & Ors v Council of the City of Gold Coast & Perspective Point Break [911 of 2022]
- Dajen Investments & ORS v Council of the City of Gold Coast & Perspective Point Break [918 of 2022]
- Bayview St QLD RB Pty Ltd v Council of the City of Gold Coast [815 of 2022]
- Little Projects Co Pty Ltd & Ors v Council of the City of Gold Coast [530 of 2022]
- Sanad Capital Pty Ltd v Sunshine Coast Regional Council & Surf Parks Australia Pty Ltd [201 of 2022]
- Heap & Ors v Logan City Council [630 of 2022]
- Meridien AB Pty Ltd & Meridien Airlie Beach Pty Ltd v Whitsunday Regional Council & Ors [459 of 2022]
- 74 The Esplanade Pty Ltd v Council of the City of Gold Coast [1024 of 2022]
- Starbucks Coffee Australia Pty Ltd v Council of the City of Gold Coast [1347 of 2022]
- S & S No.4 Pty Ltd v Council of the City of Gold Coast [2194 of 2022]
- Banner S&C (Logan Village) Pty Ltd v Logan City Council & Ors [1994 of 2022]
- Greg Dunn & Sue-Maree McEneaney v Council of the City of Gold Coast & Ors [222 of 2023]
- The Body Corporate for 62 Pacific Community Titles Scheme 45586 Michael John Sparksman v Council of the City of Gold Coast & Ors [1333 of 2023]
- Lyndon Garbutt & Ors v Brisbane City Council & Ors [1361 of 2023]
- Noosa Privatised Hospital Pty Ltd v Noosa Council & Ors [3156 of 2023]
- RACV v Noosa Shire Council [3746 of 2023]
- Hookey Group International Pty Ltd v City of Gold Coast [3660 of 2023]
- Peta Lorroway & Ors v Rockhampton Regional Council & Ors [2375 of 2023]
- Hookey Group International Pty Ltd v City of Gold Coast [352 of 2024]
- Alfreda Gillian Frazer and Edwin John Frazer v Brisbane City Council [516 of 2024]
- Junico Pty Ltd v Brisbane City Council v Keylin Riverview Pty Ltd [517 of 2024]
- Heidelberg Business Park Pty Ltd & Ors v Council of the City of Gold Coast & Ors [2405 of 2024]
- Wildlife Preservation Society of Queensland Fraser Coast Branch Incorporated v Fraser Coast Regional Council & Ors [119 of 2024]
- Aesthete 15 Pty Ltd & Ors v City of Gold Coast Council & Ors [64 of 2024]
- Robin Easton-Berry v Council of the City of Gold Coast [1953 of 2024]
- McNamara-Healey Holdings Pty Ltd v Redland City Council & Ors [2578 of 2024]
- Yi Shiu Pty Ltd v Brisbane City Council & Ors [3073 of 2024]



- Chris Burrell & Ors v Brisbane City Council & Ors [3074 of 2024]
- Sparrow & Anor v Rockhampton Regional Council [3009 of 2024]
- Body Corporate for M & A Community Title Scheme 45217 v Brisbane City Council & Ors [3609 of 2024]
- Cedar Pacific Holdings Pty Ltd v Brisbane City Council [553 of 2025]
- Sullivan & Ors v Council of the City of Gold Coast & Anor [571 of 2025]
- RAJ (QLD) Pty Ltd ATF the Jones Asset Trust v. Sunshine Coast Council [653 of 2025]

DA Applications, Visual Amenity Reporting & Community Consultation

- 1332 Waterford Tamborine Road (2025) Banner S&C
- Lake Orr, Varsity Lakes (2025) Crest Project Management
- 1150-1154 Gold Coast Hwy & 6th Avenue, Palm Beach (2025) Sherpa Property Group
- Hedley Drive, Woolmar (2025) Gemlife
- 1332 Waterford Tamborine Road, Logan Village (2025) Banner S&C
- 70-80 Marine Parade, Coolangatta (2025) Ketama Pty Ltd
- 2728 Logan Road, Eight Mile Plains (2024) oOh! Media
- Southern Cross Way & Kingsford Smith Drive (2024) oOh! Media
- 6th Avenue, Palm Beach (2024) Sherpa Property Group
- The Lanes, Lakeview Terrace (2024) Panthera
- 2-10 Maroochydore Boulevard, Maroochydore (2024) Novium Property Group
- Lot 509 East Quarry Drive, Biggera Waters (2024) Crest Project Management
- 55 Eden Avenue, Coolangatta (2023) Arium Property Group
- Parkwood Surf Park & Resort (2023) Parkwood Golf Course
- 14 Seaview Avenue, Mermaid Waters (2023) Aniko Property Group
- 21 Broadbeach Boulevard, Broadbeach (2023) QNY
- Birkdale Park 'n' Ride Facility Upgrades (2022) Transport & Main Roads
- 34-38 Honey Eater Circuit, Murwillumbah NSW (2022) Carlton United Breweries
- 5 Agnes Street, Agnes Waters QLD (2021) Gladstone Regional Council
- 2 Pattison Street, Emu Park QLD (2021) The Carr Group
- 11 Tina Street, Beaudesert QLD (2021) Geyer Properties Pty Ltd
- 89-91 Golden Four Drive, Tugun QLD (2021) Yates Beaggi Lawyers
- 34 Tedder Avenue, Main Beach QLD (2021) Alroe Construction
- 36 Knightsbridge Parade East, Sovereign Islands QLD (2021) Stuart Osman Designs
- 51 Brownell Drive, Byron Bay NSW (2021) Murray Cox
- Salisbury Park 'n' Ride Facility Upgrades (2020) Transport & Main Roads
- 162 Jefferson Lane, Palm Beach QLD (2020)
- Cleveland Redland Bay Road, Thornlands QLD (2020) Usher Group
- 37 Knightsbridge Parade West, Sovereign Islands QLD (2020) Melinda Jane Patterson
- Lot 906 Admiral Crescent, Tugun QLD (2019) Usher Group
- 1388 Gold Coast Highway, Palm Beach (2019) Buddika Kulasekara
- Hanson Tweed Sand Re-Development, Cudgen NSW (2019) Hanson
- Lillium Estate, Clyde North VIC (2019) Villaworld
- Northcrest Estate, Berrimah NT (2018) Halikos
- Akoya, Fannie Bay NT (2018) Halikos



- 81 Mitchel Street, Darwin NT (2017) Halikos
- 105 Mitchel Street, Darwin NT (2017) Halikos
- Gold Coast International Marine Precinct (2015) Maratimo