

# COBAKI LAKES VIEW ANALYSIS

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# PROCESS AND METHODOLOGY

The process and methodology employed to simulate the visual impact of development at Cobaki Lakes from seven selected vantage points both internal and external to the site is discussed below, providing the essential clarity and meaning to the images contained within this View Analysis Report. It was determined early in the process that a high level of detail in the visual analysis was not required in order to draw critical conclusions regarding visual impact, and so a process described by the following outline was employed to achieve the required results.

## **Step 1 Site Photos**

Photos were taken of the site from various vantage points of concern, and their approximate location and direction were recorded on a map for future reference.

## **Step 2 Digital Terrain Mapping**

A 3D digital map of the existing Cobaki Lakes site was created in ArchiCAD software, based on existing contour data.

## **Step 3 Synchronisation of Site Photos and Terrain Maps**

After the 3D Terrain Map has been created in ArchiCAD, perspective views are projected from the locations of the site photos depicting the view represented therein. Although it is impossible to recreate with absolute precision the location of these view points, including their orientation, altitude, and focal length, we have used our CADD expertise and knowledge of the site to synchronise as close as possible each site photo with a corresponding 3D perspective view of the Cobaki Lakes land form, as represented by the digital terrain map. Although some distortions will still exist, the images are aligned close enough for a professional assessment of the view impact to be made.

## **Step 4 3D Mapping of Potential Development Envelopes**

A 3D digital map of the Potential Development Envelopes (breadth and height) within the Cobaki Lakes site are also created in ArchiCAD, depicted as a coloured mass following the natural surface level of the land, and added to the model of the existing site mentioned above. However, it is critical to note that no built-form detail has been simulated, and the intention was not to *illustrate* potential development, but only to *identify* the locations where that development can occur in context with the overall site and environs. Further, as the proposed construction in these precincts would generally range between one and three storeys, the indicative development mass illustrated has been represented as being ten (10) metres in height, equal to the average height of a typical three storey building, being consistent with the maximum development height limit proposed by the application. However, it needs to be noted that actual development would have neither the breadth or height depicted by the post development view projections contained herein, as those projections illustrate the maximum extent of the entire Potential Development Envelope.

## **Step 5 Superimposing Digital Potential Development Envelopes over Site Photos**

Finally, we are now able to superimpose the digital Potential Development Envelopes over the photos, using the synchronised land form as our guide. These superimposed images are created in Photoshop, and serve as the basis of my discussion of the potential view impact of the proposed development at Cobaki.

## **Step 6 Analysis of Images and Formulation of a Visual Impact Statement**

After following the above process, the resulting images are studied, and our professional conclusion is offered regarding the visual impact of the proposed development at Cobaki Lakes on the existing views surveyed.

# PANORAMA PHOTO 1 (PRECINCT 17)



Detailed Map of Photo Location in Precinct 17



Overall Map of Panoramic Photo Location in Precinct 17



**Panoramic View of Cobaki from Precinct 17 (October 2008)**



**Panoramic View of Cobaki from Precinct 17 showing Potential Development Envelopes**

The conclusion that we draw from the image above illustrating the Potential Development Envelopes from the selected panoramic view is that the proposed development sits comfortably within its context, and is in proportion to that accepted for a growing and highly desirable residential community. We believe that the proposed development is of an appropriate scale and extent within the context of the existing and future surrounding communities.

**Please now find below in dot point form the arguments supporting the above conclusion:**

- **The proposed development is offset by the generous provision of public open space in both the foreground and background view, providing an appropriate balance between built form and open space**
- **The horizon line is not impacted by the proposed development from this vantage point, as it is looking predominantly over the flat land of Precincts 6, 7 and 8**
- **The height of the Potential Development Envelopes, although representing contiguous three storey product, is not out of context with the surrounding land forms, the undulation of which serves to soften the impact of the built form**
- **The pink Potential Development Envelopes would be further eroded by setback and site cover limitations to the point where only approximately 50% of the pink coloured mass could potentially exist as built form, and some visibility through these pink masses would therefore be possible**
- **In the remaining 50% that would not be developed, about one half of that area, or 25% of the total pink mass visible, would be ultimately landscaped with street trees and gardens, further eroding the visual impact of the final development product**

# PANORAMA PHOTO 2 (PRECINCT 11/12)



Detailed Map of Photo Location between Precincts 11 and 12



Overall Map of Panoramic Photo Location between Precincts 11 and 12



**Panoramic View of Cobaki from Precinct 9 (October 2008)**



**Panoramic View of Cobaki from Precinct 9 showing Potential Development**

The conclusion that we draw from the image above of the Potential Development Envelopes from the selected panoramic view is that, although the proposed development strongly impacts on the foreground vista, it still sits comfortably within its context, and is in proportion to that accepted for a growing and highly desirable residential community. In addition, it should be noted that this panoramic view had the widest angle of the seven views, spanning from Precinct 4 in the north to Precinct 9 in the south, which is wider than the angle possible to project within the ArchiCAD software (120 degrees), and so some distortion would have occurred. However, we still believe that the proposed development is of an appropriate scale and extent within the context of the existing and future surrounding communities.

**Please now find below in dot point form the arguments supporting the above conclusion:**

- **Although development does form the most significant feature from this vantage point, that would be expected from this vantage point, where the development features in the foreground of the view, and the central open space is foreshortened and hidden by the potential built form, sitting much lower than the development, which is several metres higher on the plateau**
- **The horizon line is only marginally impacted by the proposed development from this vantage point, although new development may impact slightly on the existing tree line of what must be Precincts 4 and 9**
- **Although not as evident from this vantage point, the significance of what seem to be barely perceptible breaks between development areas would become much more significant in reality, as they would contain trees that would extend above the height of the Potential Development Envelope, pictured here at 10m high**
- **The pink Potential Development Envelopes visible would be further eroded by setbacks and site cover restrictions to the point where only approximately 50% of the pink coloured mass could potentially exist as built form, and therefore more visibility through these pink masses would be possible as a result**
- **In the remaining 50% that would not be developed, about one half of that area, or 25% of the total pink mass visible, would be ultimately landscaped with street trees and gardens, further eroding the visual impact of the final development product.**

# PANORAMA PHOTO 3 (PRECINCT 9)



Detailed Map of Photo Location in the Precinct 9



Overall Map of Panoramic Photo Location in Precinct 9





**Panoramic View of Cobaki from Precinct 9 (October 2008)**



**Panoramic View of Cobaki from Precinct 9 showing Potential Development**

The conclusion that we draw from the image above of the Potential Development Envelope from the selected panoramic view is that the proposed development sits comfortably within its context, and is in proportion to that accepted for a growing and highly desirable residential community. We believe that the proposed development is of an appropriate scale and extent within the context of the existing and future surrounding communities.

**Please now find below in dot point form the arguments supporting the above conclusion:**

- **Development does not even form the most significant feature from this vantage point, where the generous extent of the central public open space is emphasised**
- **The horizon line is only marginally impacted by the proposed development from this vantage point, although new development may impact slightly on the existing tree line of what must be Precinct 2**
- **The height of the Potential Development Envelopes, although representing consistent three storey product, is not out of context with the surrounding land forms, which undulate, softening the impact of the built form**
- **The pink Potential Development Envelopes would be further eroded by setbacks and site cover restrictions to the point where only approximately 50% of the pink coloured mass could potentially exist as built form, and some visibility through the pink masses would be possible**
- **In the remaining 50% that would not be developed, about one half of that area, or 25% of the total pink mass visible, would be ultimately landscaped with street trees and gardens, further eroding the visual impact of the final development product.**

# PANORAMA PHOTO 4 (PRECINCT 2)



Detailed Map of Photo Location in Precinct 2



Overall Map of Panoramic Photo Location in Precinct 2



**Panoramic View of Cobaki from Precinct 2 (October 2008)**



**Panoramic View of Cobaki from the Precinct 2 Showing Potential Development**

The conclusion that we draw from the image above of the Potential Development Envelopes from the selected panoramic view is that the proposed development sits comfortably within its context, and is in proportion to that accepted for a growing and highly desirable residential community. We believe that the proposed development is of an appropriate scale and extent within the context of the existing and future surrounding communities.

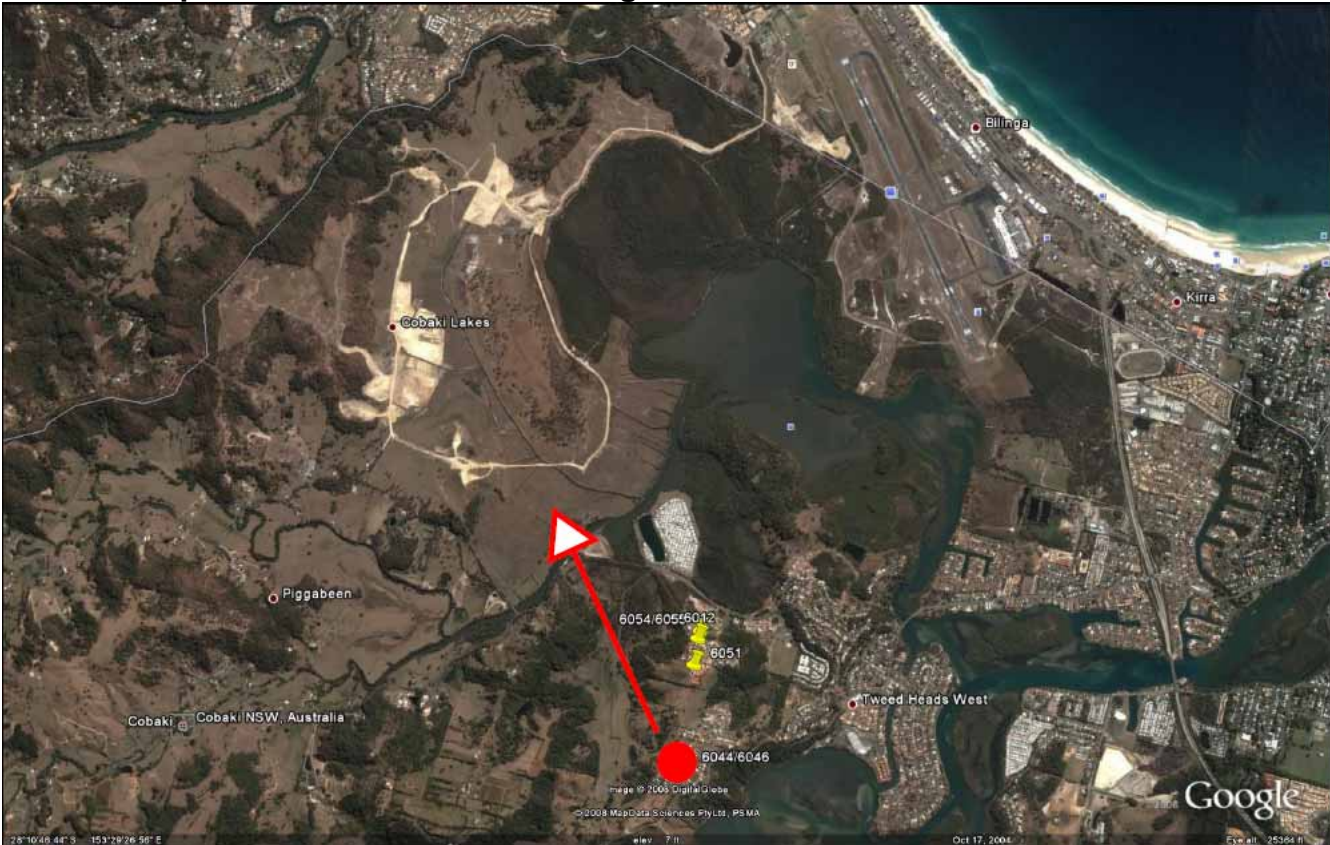
**Please now find below in dot point form the arguments supporting the above conclusion:**

- **Development Precincts are visually broken by significant concentrations of open space, particularly emphasised by the large expanse of public open space located centrally in this view**
- **The horizon line is only marginally impacted by the proposed development from this vantage point, as we can see some new development visible on the foreground high points of Precincts 9 and 12**
- **The height of the Potential Development Envelopes, although representing contiguous three storey product, is not out of context with the surrounding land forms, the undulation of which softens the impact of the built form**
- **The pink Potential Development Envelopes would be further eroded by setbacks and site cover restrictions to the point where only approximately 50% of the pink coloured mass could potentially exist as built form, and some visibility through the pink masses would be possible**
- **In the remaining 50% that would not be developed, about one half of that area, or 25% of the total pink mass visible, would be ultimately landscaped with street trees and gardens, further eroding the visual impact of the final development product.**

# PANORAMA PHOTO 5 (KARINGAL AVENUE)



Detailed Map of Photo Location on Karingal Avenue



Overall Map of Panoramic Photo Location on Karingal Avenue



**Panoramic View of Cobaki from Karingal Avenue (October 2008)**



The conclusion that we draw from the image above of the Potential Development Envelope from the selected panoramic view is that the proposed development sits comfortably within its context, and is in proportion to that accepted for a growing and highly desirable residential community. We believe that the proposed development is of an appropriate scale and extent within the context of the existing and future surrounding communities.

**Please now find below in dot point form the arguments supporting the above conclusion:**

- **Potential Development Envelopes are visually broken by significant patches of open space, particularly emphasised by the large expanse of public open space, located centrally in this view**
- **Although not as evident from this vantage point, the significance of what seem to be barely perceptible breaks between development areas would become much more significant in reality, as they would contain trees that would extend above the height of the Potential Development Envelope, pictured here at 10m high**
- **The horizon line is not at all impacted by the proposed development from this vantage point**
- **The texture of the development represented by the pink Potential Development Envelope would be similar in character to that shown in the foreground of the photo**
- **The pink Potential Development Envelope would be further eroded by setbacks and site cover restrictions to the point where only approximately 50% of the pink coloured mass could potentially exist as built form**
- **In the remaining 50% that would not be developed, about one half of that area, or 25% of the total pink mass visible, would be ultimately landscaped with street trees and gardens, further eroding the visual impact of the final development product.**

# PANORAMA PHOTO 6 (STROTT STREET)



Detailed Map of Individual Photo Locations on Strott Street



Overall Map of Panoramic Photo Location (composed of combined photos above)





**Panoramic View of Cobaki from Strott Street (October 2008)**



**Panoramic View of Cobaki from Strott St showing Potential Development Envelopes**

The conclusion that we draw from the image above of the Potential Development Envelopes from the selected panoramic view is that the proposed development sits comfortably within its context, and is in proportion to that accepted for a growing and highly desirable residential community. We believe that the proposed development is of an appropriate scale and extent within the context of the existing and future surrounding communities.

**Please now find below in dot point form the arguments supporting the above conclusion:**

- **Development precincts are visually broken by significant patches of open space**
- **The horizon line is not at all impacted by the proposed development from this vantage point**
- **The texture of the development represented by the pink Potential Development Envelopes would be similar in character to that shown in the foreground of the photo**
- **Although not as evident from this vantage point, the significance of what seem to be barely perceptible breaks between development areas would become much more significant in reality, as they would contain trees that would extend above the height of the Potential Development Envelope, pictured here at 10m high**
- **The pink Potential Development Envelope would be further eroded by setbacks and site cover restrictions to the point where only approximately 50% of the pink coloured mass could potentially exist as built form**
- **In the remaining 50% that would not be developed, about one half of that area, or 25% of the total pink mass visible, would be ultimately landscaped with street trees and gardens, further eroding the visual impact of the final development product.**

# PANORAMA PHOTO 7 (PRECINCT 3)



Detailed Map of Photo Location in Precinct 3



Overall Map of Panoramic Photo Location in Precinct 3



**Panoramic View of Cobaki from Precinct 3 (October 2008)**



**Panoramic View of Cobaki from Precinct 3 showing Potential Development**

The conclusion that we draw from the image above of the Potential Development Envelope from the selected panoramic view is that the proposed development sits comfortably within its context, and is actually dominated by the abundant environmental areas surrounding it. We believe that the proposed development is of an appropriate scale and extent within the context of the existing and future surrounding communities, and this entry precinct should serve well to introduce and feature the product style and residential living concepts that will become synonymous with Cobaki Lakes.

**Please now find below in dot point form the arguments supporting the above conclusion:**

- **The proposed development is diminished by the extremely generous provision of environmental public open spaces in both the foreground and background view, generating a first impression of a green development beyond**
- **The horizon line is not impacted by the proposed development from this vantage point, as the horizon is predominantly composed of environmental areas, which natural exclude all development**
- **The height of the Potential Development Envelopes, although representing contiguous three storey product, is, for the most part, dwarfed by the surrounding land forms, rising abruptly to the north and diminishing the height of the built form**
- **The pink Potential Development Envelopes would be further eroded by setbacks and site cover restrictions to the point where only approximately 50% of the pink coloured mass could potentially exist as built form, and some visibility through the pink masses would be possible**
- **In the remaining 50% that would not be developed, about one half of that area, or 25% of the total pink mass visible, would be ultimately landscaped with street trees and gardens, further eroding the visual impact of the final development product.**

# VIEW ANALYSIS SUMMARY STATEMENT

The panoramic views represented within this report provide a genuinely varied appreciation of the development site, illustrated in its existing context and then with the overlay of Potential Development Envelopes. These Development Envelopes have been purposely devised to depict a view that exceeds all actual potential development scenarios, as our professional analysis of these illustrations can then be much more confidently prepared, knowing that the full extreme of the Development Envelope has been considered.

Having viewed all of the above vantage point photos and illustrations, it is easy to confirm the conclusion that the development proposed at Cobaki Lakes is of an intensity that fits comfortably within the context of its environs, both natural as well as man-made existing neighbourhoods. Although the illustrations show that there are significant areas of development on the site, they are always balanced with public open spaces, particularly environmental areas, which serve to blend this new development with the existing site, allowing original land forms and features to continue to predominate. Fortunately, existing vegetation within these environmental areas would generally remain in tact, therefore making these open spaces even more significant, due to the existing height of the vegetation thereon.

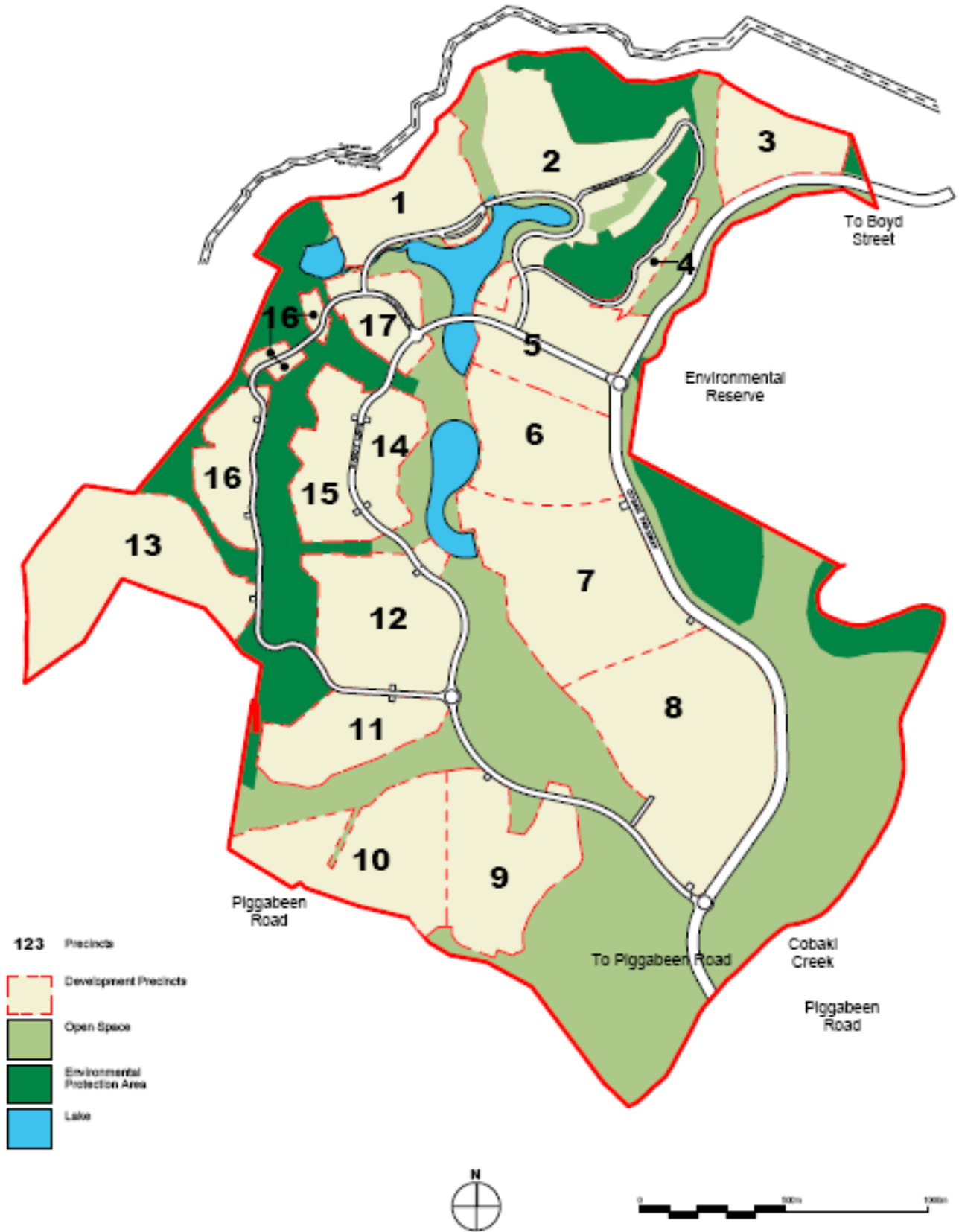
Further, as the Potential Development Envelopes illustrated would be eroded by at least 50% in both plan extent and height, then further balanced with new landscape vegetation replacing nearly a quarter of the pink masses visible, the actual impact of development would be considerably less than what might actually be perceived by the illustrations provided herewith, if taken out of context in relation to their meaning.

As a result of the application of a rigorous analysis process, we are able to offer the professional visual assessment that the view impact of proposed development at Cobaki Lakes is in context with a quality, emerging residential community, representing an activation of the site that will deliver population to this significant area, while housing that population within a built form envelope that is appropriate to and balanced with its surroundings.

**Amy Degenhart**

**DESIGN FORUM** *architects*  
Director/Architect, B.Arch, H.Hons, FRAIA

# REFERENCE PRECINCT PLAN



- 123** Precincts
- Development Precincts
- Open Space
- Environmental Protection Area
- Lake