

Kodak Site Coburg Viewshed Analysis Report

PREPARED FOR **URBEX** NOVEMBER 2009 REV F

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Executive Summary

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The following provides a summary of the key findings and recommendations contained within this report. For further detail on the methodology behind the conclusions and recommendations raised herein refer to the detailed methodology and analysis which follows.

Key Views

The demolition works that have occurred within the subject site have significantly opened up views into and through the site. In addition to the views which were previously available within the study area, there are new opportunities for new visual linkages into, through and out from the site. The key views (both positive and negative) identified within this report include:

Key views around the project site

- Existing views to the city skyline south along Elizabeth Street
- Views through the site into the Edgar's Creek Corridor that have opened up following the demolition works
- Views from the Edgar's Creek Corridor into the subject site
- Views from all surrounding existing residential development into the subject site and the Edgar's Creek corridor
- Views towards the high voltage powerlines on the western side of Edgar's Creek

Key views from the project site

- Views to the city skyline from the high point in the centre of the development site
- Views towards and into the Edgar's Creek Corridor and associated environs
- Views towards the high voltage power lines

Recommendations

Any development proposed within the subject site must seek to:

- preserve the view lines currently existing in and around the site;
- wherever possible, embrace the opportunities created by the demolition works by maintaining and enhancing the views which have subsequently opened up;
- mitigate the visual impact of the proposed development upon the surrounding existing development;
- mitigate unsightly views (such as those towards the high voltage power lines).

The following are recommendations for maintaining, enhancing and mitigating the views into and around the site.

Views to open space & Edgar's Creek

- Align streets and open space linkages to capture views toward the Edgar's Creek Corridor;
- Create viewing corridors through the site toward key locations;
- Utilise open space, vegetation and built form to frame the views that have been opened up following the demolition of the built form that previously occupied the site.
- Utilise the existing topography along the interface between the creek corridor and subject site to create viewing opportunities along the creek corridor. Suitable locations include the existing bridge and the sandstone bluff to the north west.

Views of built form

- Utilise building heights along the interface with existing residential development to provide a sensitive interface with adjacent residences and contribute to screening of views of the remainder of the proposed development.

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- For recommendations relating to specific elements and view lines, refer to the methodology, analysis and recommendations contained within the content of this report.

- Utilise an upright street tree species along Elizabeth Street to maintain views along here towards the city;



Introduction

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Background

This report has been prepared for Urbex in response to the requirement to address the DPO Schedule 10 of Moreland City Council Planning Scheme which requires the following:-

- Identification of important views to be protected/ enhanced (including views of the site and views from the site;
- Recommend ways in which these views could be protected/ enhanced by the development.

This objective also requires the Viewshed Analysis to have regard for the site's heritage significance and the contribution the remaining buildings make to views of the site.

To address this criteria, section 1 of the report locates the viewpoints referred to within this report, section 2 of the report identifies significant views as seen from the existing project site (as at 11 April 2007) while section 3 outlines significant views to the project site from the immediate surrounds. Each view identified includes recommendations for how they should be protected or enhanced as appropriate.

Viewshed Analysis

Typically a *viewshed* is identified as an area of land, water or other environmental element that is visible from a fixed vantage or observation point. For this report we have termed these locations viewpoints. In urban planning, viewshed analysis is used to establish whether a particular scene/ setting or element is likely to be impacted on by change. It is often used as a tool to determine ways to minimise visual impact if it is considered a negative change or assess a preferred location for introduction of a new feature such as a telecommunications tower.

As this report requires the identification of important views to and from the site and recommendations for how they should be protected/ enhanced, the following viewshed analysis diagrams and supporting photographs have been used to demonstrate the view catchments for key locations around the perimeter of the site and then identify what might be considered key view elements to be addressed during development. As the site is being developed within an existing established suburb there is not the same extent of undeveloped scenic views as would traditionally be the case.

Viewsheds for this report have been created using GIS software interpreting contours in and around the project site. The views taken are approximately 2 metres height above the contour line which is generally indicative of what a person would see from the viewpoint.

Methodology

Typically a viewshed analysis is undertaken to provide an assessment of the potential visual impacts of a proposed development. The analysis would be used to identify such aspects as:-

- Key features of the project which may give rise to visual impact;
- Assess the potential changes to the landscape and associated visual impacts of the proposal;
- Assess visual impacts from key vantage points in the vicinity of the site including from residences, roads, sites of topographical prominence and sites of natural, scientific, cultural, recreational or aesthetic values;
- Assess the implications of the development on the visual/ landscape character of the subject site as well as adjoining areas taking into account different distances and user group sensitivities to landscape modification;
- Specify intended measures to minimise and mitigate the visual impact of the project and integrate with the surrounding landscape (when appropriate);

The approach would be based on analysis of the setting and assessment of the anticipated impacts of the development the project with a methodology which is primarily qualitative and includes consideration of the following factors:-

- Visual modification – How does the proposed development contrast with the landscape character of the surrounding setting?
- Sensitivity – How sensitive will viewers be to the proposed development?
- What is the quality of the landscape setting?

However, given that the proposal for the site is currently under design and not available to be evaluated in this way, the methodology for this analysis is unable to be applied. Therefore to fulfil the DPO Schedule 10 requirement, prior to the availability of the proposed development works, the following methodology has been created for this report:-

- Location of a sufficient number of viewpoints around the perimeter of the subject site on the eastern portion of the site and in prominent locations in the western portion to ensure that as much as the subject site extent has been covered by the plans as possible;
- Creation of GIS viewshed plans indicating the extent of area which is visible from each viewpoint location based on the topographic information that is currently available as received from Moreland City Council and the current site survey as provided by Urbex;
- Identification of prominent landscape features which can be seen from the site which include city views, the high voltage power lines, the existing bridge across Edgar's Creek;
- Identification of prominent landscape features which can be seen on the site which include Administration Building 8, Warehouse Distribution Building 21 and pedestrian access to Edgar's Creek corridor;
- Photographic record of views into and from the site to support and illustrate the GIS map information;

- Recommendations for how these features and the site context should be addressed in any redevelopment proposals.

Typically the methodology employed for this type of analysis would be based on an established system such as the Visual Management System (VMS) developed by the US Forestry Service whereby the visual impact of a proposed development is determined by evaluating the degree of visual modification/ fit of the development in the context of the visual sensitivity of surrounding land use areas from which the proposed development may be visible.

The visual modification level of a proposed development can be best measured as an expression of the visual interaction, or the level of visual contrast between the development and the existing visual environment. While visual sensitivity is a measure of how critically a change to the existing landscape will be viewed from various use areas.

Therefore without the details of a development proposal to use as the basis for evaluation, it is difficult for a traditional viewshed analysis to be employed at this stage. Review of the potential visual impact of any building proposals should be undertaken once the massing, style, materials and locations are known such as at the time of dwelling application.

In the absence of this level of information at this time the following report is used to highlight some potential aspects for consideration with a redevelopment proposal.

Evaluation Criteria

Similarly to the methodology, the evaluation criteria would typically be based on creating a visual impact matrix which is a combination of visual modification against viewer sensitivity such as that shown below.

VISUAL MODIFICATION	VIEWER SENSITIVITY				
		H	M	L	
	H	H	H	M	
	M	H	M	L	
	L	M	L	L	
	VL	L	VL	VL	LEVEL OF VISUAL IMPACT

A high degree of visual modification will result if the major components of the development contrast strongly with the existing landscape. Conversely, a low or very low degree of visual modification occurs if there is little or minimal visual contrast and a high level of integration of form, line, shape, pattern, colour or texture values between the development and the environment in which it sits. In this situation the development may be noticeable, but does not markedly contrast with the existing modified landscape.

The viewer sensitivity of the development depends on a range of viewer characteristics. The primary characteristics used may include land use, the distance of the development from viewers and its visibility from critical viewing areas and view angle.

As these evaluation criteria can not be applied at this time, due to detail of the development proposal not being available, the criteria for evaluation of what was considered note worthy for this report therefore included aspects which have been recognised as important character elements for this precinct within the Moreland Neighbourhood Character Guidelines 2006. This includes the remaining landscape features left on site at the time of this study (i.e. Administration Building 8 and Warehouse Building 21) and significant visual elements seen from the site beyond the largely residential surrounds of the site

(i.e. views to Melbourne CBD, high voltage powerlines, the existing vehicle bridge across Edgar's Creek and Edgar's Creek corridor) as .

Viewpoint Selection

The location of viewpoints was determined primarily to ensure that as much of the subject site was covered within the plans as possible. For the eastern portion of the site this located viewpoints at relevant intervals around the perimeter of the subject site while viewpoints on the western portion of the site were located on prominent locations next to the existing Warehouse Building 21.

Information Sources

All GIS Analysis and mapping is the product of EDAW and has been produced for Urbex for the purpose of this report. They were based on survey data and aerial imagery supplied by Bosco Jonson on 26/02/2007 and contour information received from Moreland City Council. The site contour information was provided at 0.2m contour intervals while the broader suburb area was at 1m contour intervals. This information formed the basis of all the viewshed diagrams presented within this report.

The information contained herein is believed to be accurate and suitable for limited uses. EDAW makes no warranty as to the accuracy or suitability of any GIS Analysis and mapping contained herein.

The Site

Previous / Existing Built Form

The site was formerly occupied by Kodak and contained a number of unsightly industrial buildings. As a result of the film manufacturing process a large proportion of these buildings contained little or no windows. These buildings limited visual access into and through the site, and the private nature of the Kodak Factory meant that pedestrian access from the surrounding residential neighbourhood through to the Edgar's Creek corridor was non-existent.

Given the aesthetic appearance of the previous built form, the majority of the houses along Tilley Street to the north of the development were constructed with minimal outlook onto the site.

Demolition works have now been undertaken and these have significantly opened up views into and through the site. The proposed development subsequently creates new opportunities for visual and pedestrian linkages both internal and external to the site.

Topography

The site generally slopes from east to west down towards Edgar's Creek. A high point occurs within the centre of the site which largely screens pedestrian level views from Elizabeth Street towards the Edgar's Creek Corridor, with views gradually opening up as one moves up and over this ridge.

There is a significant escarpment along much the boundary between the subject site and the Edgar's Creek Corridor which currently screens immediate views from creek level up into the site. This escarpment offers opportunities to screen views from the creek corridor into the proposed development.

As a result of the undulating topography and 'domed' landform of the subject site, only isolated portions of the development are visible from any one location within the surrounding development. This is demonstrated in the viewsheds (particularly from points A, B, C, D, E, F, I and K).

The convex land form of the subject site presents opportunities to utilise appropriate massing and siting of built form to ensure that extensive visual expanses of buildings are avoided.

Vegetation

Due to the previous extensive footprint of the built form within the subject site there is little remnant vegetation remaining. There is however significant vegetation within and along the edge of the Edgar's Creek Corridor which currently partly screens views from the creek into the site. Existing street tree planting along the edges of the site offers partial screening from adjacent residential properties into the site.

Viewpoints around the Project Site

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Viewpoints around the Project Site

03



View Point Location Plan

Before important views seen from and within the site can be established, it is first important to review the extent to which the site elements and its surrounds can be seen from key locations along the project site's perimeter.

The view locator plan above shows the location of all viewpoints that will be referred to within this report.

The following section provides a series of GIS diagrams which indicate the extent of view catchment from each given location based on the project site and surrounding topographic information. The area of yellow shows the area which would be visible in all directions from the viewpoint based on the available topographic information as noted in section 1. Viewpoints have been taken at

approximately 2 metres in height above the contour level to indicate what a person would see. For the generation of these diagrams only the footprints of Building 8 and Building 21 have been extruded to represent their indicative height. Information for all other buildings and features were not available so the topographic information was used as the basis of these diagrams.

From this series of diagrams the following sections of the report focus on key visible features of the area and recommendations for how they may be addressed during the redevelopment process of the site.

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Views to the east are generally unobscured while views into the site are limited to a distance of approximately 150 - 200m through the existing entrance/ driveway. While there are limited views into the Edgar's Creek environs from this location due to existing housing, there are strong views up to the existing Warehouse Distribution Building 21 due to its prominent location atop the ridge.



This is the highest point of Elizabeth Street along the project site boundary at approximately RL 73 and provides views to the south along Elizabeth Street to the Melbourne CBD.

Views into the site are limited to approximately 200m with the Administration Building 8 being the most prominent feature. The Warehouse Distribution Building 21 is also visible across the creek while there are no views into the creek environs from this point.

Viewpoints around the Project Site

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View Point C

Corner of Elizabeth and Boyne Street

This southern end of Elizabeth street is 20m lower than view point B with limited views into or across the site. However, the existing Administration Building 8 is quite prominent due to its height.

Views to the Melbourne CBD are maintained along the Elizabeth Street alignment as are views into Boyne Street along the project site boundary.



View Point D

Corner of Boyne and Ronald Street and Jackson Parade

From this viewpoint the existing Administration Building 8 is clear and blocks views across to Elizabeth Street shops and school.

The ridgeline and remaining Kodak buildings to the west are also prominent.

Viewpoints around the Project Site

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View Point E

Ronald Street, 100m west of existing vehicle entrance

From this viewpoint there is clear views into the south and west of the project site.

The ridgeline on the western side of Edgar's Creek is evident including the facade of the Warehouse Building 21.

Views back to the east reveal the top levels of the Administration Building 8.



View Point F

Corner of Ronald Street and the project site boundary at the entrance to Edgar's Creek corridor

From this viewpoint the western edge of the creek and the ridgeline above the creek are highly visible revealing the powerlines, remaining Warehouse Building 21 and views north and south along the creek corridor.

Viewpoints around the Project Site

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View Point G

Vehicle bridge connecting the east and west areas of the project Site

As this existing vehicle bridge connects the two sections of the site at the upper ridge level, there are clear uninterrupted views to the north and south along the creek corridor including the western edge of the creek and Warehouse Building 21.

There are some views back towards the east into the project site although these views are filtered through the existing trees and limit views further into the site.



View Point H

Top of ridge line near Warehouse Building 21

This view point is at approximately RL 70 ensuring exceptional views south towards the city, east across the project site towards Ronald Street and the existing Administration Building 8. There are also some views to the shops along Elizabeth Street on the eastern side of the project site boundary.

Please note that this location is not accessible by the public.

Viewpoints around the Project Site

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View Point I

Elizabeth Street shops, corner of McNamara Street

Views from this viewpoint into the project site are limited due to the existing vegetation along the project site boundary. This vegetation also screens part of the existing Administration Building 8 although the upper levels are visible.

There are also views to the Melbourne CBD south from this viewpoint along Elizabeth Street.

The top of the Warehouse Building 21 on the western edge of the Edgar's Creek corridor can also just be seen from this viewpoint.



View Point J

Ridgeline at Warehouse Building 21

Views from this viewpoint are similar to those from Viewpoint H. However, there are more broad and clearer views to the Melbourne CBD and the former Pentridge Prison site in Coburg.

Due to the elevation of this location there are more extensive views across the site from this location.

Please note that this location is not accessible by the public.

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Views from this viewpoint into the project site are currently limited due to earth works directly along the project site boundary, however, there are clear views of the top levels of Administration Building 8. Edgars Creek corridor is clearly visible to the west and north from this viewpoint on a high ridge. There is a clear line of sight from this viewpoint to the Preston Lions Soccer Club in the north.

Important Views from the Project Site

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Important Views from the Project Site

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As outlined in the Moreland Neighbourhood Character Guidelines 2006 Precinct Data Sheet 22 which includes the Kodak site its identifies that most of the area as an “elevated plateau with steep slopes in all directions towards the creek. Parts of which have panoramic views towards Brunswick and the city skyline.”

The area consists of a series of larger lots accommodating factories like Kodak, Radiant and Coburg Drive - in Cinema making the industrial land use and the landform and views the area’s primary distinguishing characteristic.

To the north the subject site adjoins with the Precinct 23 of the Moreland Neighbourhood Character Guidelines 2006. This area sits on a west facing slope which “becomes steep along the western edge at Edgar’s Creek. A high voltage powerline runs above this area... [and was] largely developed in the immediate post-war period with a mixture of brick and timber suburban houses”

To the south the project site adjoins with Precinct 26 which describes the heritage listed 1960s housing commission estate which is designed to fit with the contours to increase the interaction between the area and linear open space along the creek. The heritage citation recognises that views to the creek are an important factor in the character of the area.

From this assessment of the character of the project site precinct and adjoining precincts, the following section which addresses Council’s objective of reviewing important views from the project site discusses city views, high voltage powerlines, Edgar’s Creek and the existing bridge crossing Edgar’s Creek which adjoins the east and west portions of the previous Kodak site.

Important Views from the Project Site

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City Views

Views to the city are able to be seen from a number of locations from the project site, refer figure 1a. Along Elizabeth Street, from view points C and I, the city skyline is evident, albeit funnelled by housing and trees.

From the ridgeline above the western edge of Edgar's Creek, views to the Melbourne CBD from viewpoints J and H open out across the horizon as they are less obscured by existing development as well being located at a higher elevation than Elizabeth Street at approximately RL 70. The redeveloped Pentridge Prison site in Coburg is also visible to the south west being located on a similar level ridgeline.

From viewpoints J and H the site is much lower so it is unlikely that proposed development would affect views from these locations. It must be noted that these areas are not publicly accessible.

From within the site the city skyline is highly visible from the higher contours towards the centre of the site. Nearer the site boundary to the south, glimpses of the city skyline are still evident over the rooftops of the Newlands Heritage Estate.

Recommendations

Any development of the project site should aim towards retaining views to the Melbourne CBD. This means glimpses of the city from the Elizabeth Street boundary, more open views across the skyline from the western section of the project site and glimpses to the city skyline between existing features. Any proposed street tree planting along Elizabeth Street should be of an upright form to maintain this viewing corridor towards the city.

There may be opportunities to enhance views from the site with the development of multistorey buildings, viewing decks/ towers or maintaining existing view corridors, however, these should consider the surrounding residents existing views. With the demolition of buildings and existing vegetation along the rear of residents on Tilley Street the outlook onto the subject site will be opened up where it has not been previously, however there are currently few habitable windows along the rear of these residential properties.

It is recommended that an open space focal point be maintained at the high point in the middle of the site to capitalise upon the city views available there. These views should be framed by appropriately scaled built form and vegetation.



Figure 1a: Viewshed Analysis from Viewpoint H

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A photograph of a residential street in San Francisco. The street is paved and runs straight into the distance. On the left side, there are large, leafy trees and a yellow traffic sign. On the right side, there is a chain-link fence and more trees. In the distance, a red car and a dark car are visible on the road. The sky is overcast.

A photograph showing a wide, flat, open field, likely a construction site or a cleared area. In the background, a city skyline is visible through a hazy atmosphere. The sky is overcast with grey clouds. There are some trees and a small building on the left side of the field. The foreground is a mix of dirt and sparse vegetation.

A wide, flat, sandy area, likely a beach or a cleared field, with a line of trees and buildings in the background under a cloudy sky.

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Important Views from the Project Site

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High Voltage Power Lines

The high voltage powerlines located within the Edgar's Creek corridor running north-south are a visible feature for much of the project site but primarily along the western edge due to their size and part location on the more elevated ridgeline of the area. Their presence is a recognisable feature for this area as mentioned in the *Moreland Neighbourhood Character Guidelines 2006* Precinct 23.

Viewpoints along Ronald Street and Tilley Street show this more evidently due to their close proximity to the Edgar's Creek corridor and their more elevated position.

The only part of the project site where the powerlines are less evident is along the southern boundary along Boyne and Elizabeth Streets near viewpoints C and D. Here the topography is lower and the vegetation along the creek

corridor helps to obscure the visual impact of the overhead lines.

Recommendation

Recommendations for limiting the impact of the high voltage powerlines are limited due to their size, large frame heights and their placement on the prominent ridgelines. However, redevelopment within the site should ensure that view lines are not directed to tower locations, vegetation is used to provide filtered views of these structures, attention is given to ground and lower level features to draw the eye under the powerlines and landscape elements and vegetation are layered to establish the fore and mid-ground views thereby reducing focus on the powerlines to the background.



Figure 2a: Path of the High Voltage power lines shown as dashed lines

Important Views from the Project Site

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High Voltage Power Lines



Viewpoint G: Powerlines can be seen above the tree line



Viewpoint E: Looking west towards Warehouse Building 21



Near Viewpoint B: Powerlines visible looking west along Tilley Street



The powerline pylons are a visible element above the surrounding suburb rooftops



The powerline pylons are a dominant feature within the adjoining Edgar's Creek corridor



Due to the undulating nature of the site and location of the powerlines there may be opportunities to screen pylons with vegetation to minimise their visual impact

Important Views from the Project Site

04

Existing Bridge & Associated Views Along Creek Corridor

The existing bridge which connects the west (with the remaining Warehouse Building 21) and east sections of the previous Kodak sites for internal use is a visual feature within the Edgar's Creek Corridor due to its location at the upper level of the creek bank, refer figure 3a. While the location and profile of the bridge minimises its visibility from within the site its side elevation and location relatively centrally along the project site boundary ensure its high visual impact when viewed north and south from within the creek corridor. This is further reinforced by the location of the walking path underneath the bridge and the amount of graffiti which has been applied to the bridge abutments due to this area being relatively secluded in the past.

Extensive views along the Edgar's Creek Corridor are available from this point.

Recommendation

While the bridge does not generally fit within the character of a natural, secluded recreation and habitat

reserve, this connection has great potential value for the pedestrian and cycle connectivity across the project site once the industrial use for it ceases.

To reduce the bridge's visual presence graffiti should be removed, the abutments could be clad or painted to make it less visually intrusive and other materials (e.g. timber) could be introduced to assist it integrate more with its surroundings to make it a more human scale to give priority to pedestrian/ bicycle connections. It may also provide opportunities for the integration of public art to improve its visual appeal.

The extensive views available from this location along the Creek Corridor make this an ideal focal point within the development, and it is recommended that it becomes a major nodal point within the development and wider circulation network.



Figure 3a. Viewshed seen from Viewpoint G, on bridge at western edge of site

Important Views from the Project Site

04

Existing Bridge & Associated Views Along Creek Corridor



Viewpoint G: View along bridge East into site



Viewpoint G: View from site along bridge looking west



Graffiti on bridge as seen from path



View of the bridge and internal road crossing Edgar's Creek



The elevation of the bridge above Edgar's Creek makes the bridge a dominating feature in elevation across an otherwise largely under-developed corridor



View of the bridge linking the east and west portions of the Kodak site



The materials of the bridge, abutments and associated security fencing make this bridge a visible element linking the two Kodak sites

Important Views from the Project Site

04

Edgar's Creek Corridor

Edgar's Creek (a tributary of the Merri Creek) runs along the western edge of the project site. With relatively incised banks the creek itself is set lower down in the gully beyond the visual sightline of most of the site. However, vegetation along the broader creek corridor reserve is the more evident feature seen across the site and from the suburb surrounds indicating the creeks location within the established suburb. All views along the western edge of the project site have uninterrupted views to the north, south and west due to the width of the corridor and vegetation clearing that has been undertaken for establishing and maintaining the powerlines.

As well as views of the creek corridor the location just north of viewpoint G also provides views to the Preston Lions Soccer Club located in B.T. Connor reserve some 2km away.

Recommendation

As the key (relatively) natural feature within close proximity to the project site and within the suburb it is extremely important to maintain the extent of current views to the corridor as well as create opportunities to maximise views to this edge as part of any re-development proposals.

The maintenance or enhancement of views could be achieved by aligning streets and open space areas to capture views to the creek corridor, through the retention of the current extent of existing vegetation within the corridor to ensure the creeks green corridor is evident across the surrounding areas rooftops, and the further enhancement of the existing vegetation to increase the visual impact of the corridor.

Views from the surrounding development towards the Creek Corridor should be framed by appropriately scaled vegetation and built form. The existing topography along the interface between the creek corridor and subject site offers significant viewing opportunities into creek corridor. The development should capitalise on the views available along the top of the escarpment through the installation/ improvement of pedestrian paths and potentially viewing platforms.

This approach would be sensitive to the design objectives of the heritage listed Newlands Estate to the south of the project site which was designed to fit within the contours and site houses to increase the interaction between the area and the linear open space along the creek.



Figure 4a. Viewshed of creek corridor from views F & G

Important Views from the Project Site

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Edgar's Creek Corridor



Viewpoint G: Looking North



Viewpoint K: looking north from project site



Near viewpoint G: Looking west from project site



Viewpoint G: Looking south-west



Clear view of Preston Lions Soccer Club from viewpoint K

Important Views to the Project Site

05

Important Views to the Project Site

05

As recognised within the Moreland Neighbourhood Character Guidelines 2006 the area in which the project site is located is predominantly comprised of larger lots accommodating factories like Kodak with a primarily industrial land use. The architectural style is predominantly 1970s-1990s with some 1950s-1960s era buildings ranging from two to four storeys in height with industrial and commercial buildings of small and large scale.

Only a couple of key buildings from the previous Kodak processing plant remain on site including the Administration Building 8 (on the eastern portion) and Warehouse Building 21 (on the western portion). Their mass in the context of a suburb which has predominantly single storey brick residential buildings and their location on generally an “elevated plateau with steep slopes” makes them visible from the immediate surrounds as well as from select locations within the broader municipality.

Additionally, the Edgar’s Creek Reserve has been recognised as having local significance for its historical associations with the Woiworung people (the Aboriginal people who previously occupied parts of Victoria and for which Merri Creek was a meeting area) as well as Coburg’s most important recreation reserve east of the Merri Creek servicing Coburg North and the Housing Commission of Victoria’s Newlands Estate as recognised within the City of Coburg, Heritage Conservation and Streetscape Study October 1990.

Therefore the existing remaining buildings and the views and links to the Edgar’s Creek corridor are recognised as the important views to the site which should be considered as part of this study.

It must be noted that up to the time of the preparation of this report the project site was largely occupied by large scale bulk, single and double storey industrial buildings which were typically windowless factory buildings. Therefore views to the site prior to demolition have not been the open, undeveloped views they are now.



Aerial photo of the eastern portion of the project site prior to demolition of the factory buildings

Important Views to the Project Site

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Views into Proposed Residential Development

As a result of the undulating topography and the domed nature of the site, views from the surrounding residential interface into the site are generally limited to just a portion of the site from any given point. This is illustrated in the view sheds looking from points A, B, C, D, E, F, I and K.

As a result, whilst new development adjacent to existing residential properties will be visible, views of expansive areas of built form will generally be avoided. It should also be noted that the view sheds are generated based upon the assumption of a completely vacant site with no vegetation or built form which would otherwise contribute to the screening of views. In reality, the proposed built form and vegetation along the periphery of the site would screen views of development behind.

Recommendation

It is recommended that a maximum building height of two storeys be used along Boyne, Ronald and Tilley Streets, to create a sensitive interface and to further contribute to the screening of views of the remainder of the proposed development within the site. Appropriate street tree and under storey planting should be installed within the streetscape to soften the facades at street level and further screen views.

Along the Edgars Creek Corridor, built form should generally be orientated so that it fronts on to the Creek. Where buildings do not front onto the Creek a minimum 10 metre setback should be provided. This setback, when combined with the existing topography and vegetation along the creek interface, will help to minimise the visual impact upon this key open space link.

Important Views to the Project Site

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Views into Proposed Residential Development



Viewpoint A



Viewpoint B



Viewpoint C



Viewpoint D



Viewpoint E



Viewpoint F



Viewpoint I



Viewpoint K

Important Views to the Project Site

05

Administration Building 8

The existing Administration Building 8 is one of the most easily seen features from various locations within the suburb. As one of the only remaining features of the site its visibility has increased being visible from nearly all locations around the site's perimeter except for viewpoint F in the south-western corner of the site. The building is most prominent from Elizabeth Street due to its close proximity to the eastern boundary although existing vegetation screens its full impact. Similarly, the view of the building from viewpoint J is filtered through the existing row of cypress trees screening the majority of the building. Obviously the top levels of the building can be seen from greater distances such as the ridge on the western edge of Edgar's Creek corridor, Gilbert Road and McNamara Street approximately 700 metres from the site as well as from Urquhart Street behind Moreland City Council offices, Bell Street between Gilbert Road and Sydney Road. The distinctiveness of the building varies due to its relationship with the undulating landform. In some

locations such as those closer to the site the building can be quite distinctive where it is seen as prominent against skyline which in other locations such as from Urquhart Street its form and materials generally blend with the rooftops in the fore and mid-ground and the ranges in the background.

Recommendation

The building is not intended to be part of the redevelopment works.

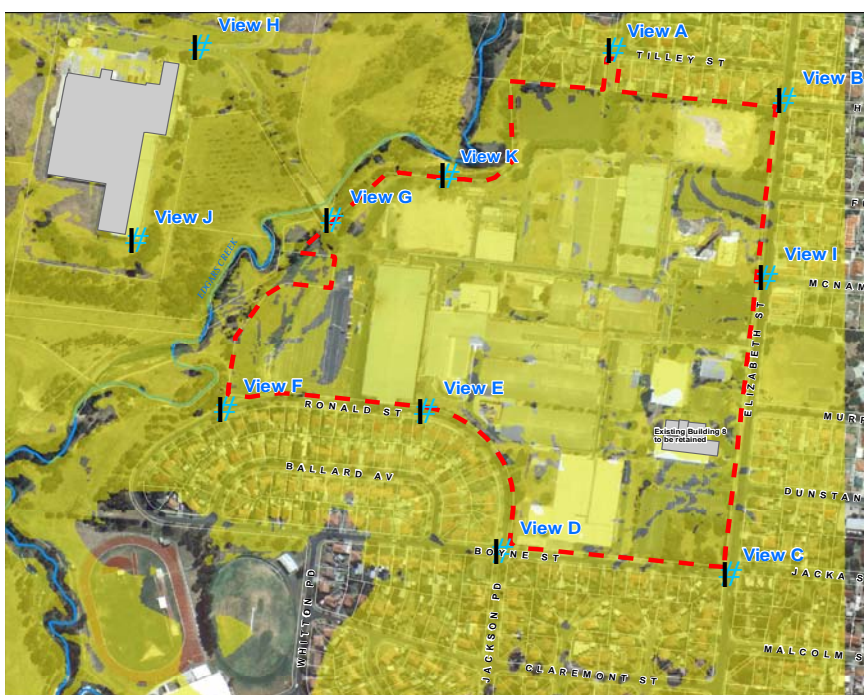


Figure 5a. Viewpoints that can see the Administration Building 8

Important Views to the Project Site

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Administration Building 8



Viewpoint D: View of Building 8



Viewpoint I: View of Building 8 from Elizabeth Street



Viewpoint K: view from Edgar's Creek Corridor



View from near viewpoint J showing the Administration Building 8 within the predominantly cleared site



Aspects of Administration Building 8 are visible against the skyline from certain elevations and consideration should be given to how this building and any new development on the site is undertaken to ensure the appropriate outcome is achieved for viewers close to the site and from within the greater municipality



View to the western elevation of Administration Building 8



View to the northern elevation of Administration Building 8



Viewpoint J: Existing line of Cypress trees with treeline



Viewpoint H



Administration Building 8 as seen from Urquhart Street. With the development in the foreground the remaining Kodak building is not overly distinctive



Administration Building 8 as seen from Urquhart Street. With the development in the foreground the remaining Kodak building is not overly distinctive or dominating



View from McNamara St and Gilbert Road

Important Views to the Project Site

05

Edgar's Creek corridor and views into the Site

The Edgar's Creek reserve is recognised to be of local significance for its associations with the Woiworung and farming which was the original lifeblood of Coburg North. It is also recognised to be "Coburg's most important recreation reserve east of the Merri Creek, servicing Coburg's North and the Housing Commission of Victoria's Newlands Estate" as outlined in *City of Coburg, Heritage Conservation and Streetscape Study October 1990*.

This makes addressing views to the creek corridor and the pedestrian pathway an important aspect to address in any redevelopment proposals.

The existing pedestrian and bicycle entrance to Edgar's Creek reserve is located at the south-west corner of the project site on Ronald Street. This location can be seen from a distance within the creek environs due in part to the clearing of the vegetation under the high voltage powerlines. While currently the shared path continues across the creek south and west away from the site this entrance point provides an important opportunity for future development and enhancement of this section of the creek reserve into a recreation reserve. Views from near Building 21 and from the ridge line to the west ensure this corner of the site and access point is clearly seen.

Views from the corridor itself into the subject site are particularly sensitive given the existing naturalistic character of the creek corridor and the elevated position of the development site above. Whilst the existing batter and vegetation along the interface between the site and the creek corridor provide substantial screening additional measures will need to be employed.

Recommendation

While the access point is not a significant feature in itself, being able to see this point to enhance connectivity and establish a legible link to the recreation reserve is the important objective as well as maintain the heritage aspects of the relationship between how the Newlands Estate houses are sited and the linear open space along the creek.

Proposals for the project sites redevelopment should ensure that this access point remains visible by being selective in the heights of buildings, location and density of vegetation as well as developing connections from the project site to this location and establishing a legible way finding strategy to incorporate this link.

Strategies to minimise views of the development from the creek corridor should include open space and/or road reserve setbacks and additional vegetation along the interface between the development site and the creek corridor. This will provide an additional visual barrier and ensure that development is set back from the view lines at the base of the creek corridor.

Important Views to the Project Site

05

Edgar's Creek corridor and views into the Site



Figure 7a. Viewshed from viewpoint F highlighting the clear views from at this corner of the site



Shared pedestrian and bike path looking west



The existing embankment along the interface of the site & creek corridor has the potential to contribute to the screening of the development



The relationship between how the houses within the Newlands Heritage Estate are sited and the Edgar's Creek reserve as an important aspect to be maintained and addressed as part of any redevelopment proposals



The way in which the project site is developed along the Ronald Street frontage which bounds the 1960s housing commission needs to be reviewed when a detailed proposal is available



Looking south along the creek corridor towards the development



Viewpoint F: Looking into site from shared path

Conclusion

06

Conclusion and Composite Viewshed Analysis

06



Composite viewshed with the red areas highlighting the most seen area from the all viewpoints around the project area

Composite of viewpoints around Project Site

The above composite analysis diagram is created by compiling all the viewsheds from the different viewpoints surrounding the project site.

The viewsheds are weighted on top of each other to produce a viewshed diagram that highlights how often the different features or areas are seen by each of the points. The shading works as a ranking where areas only seen by one viewpoint are highlighted in yellow, the features or areas that are seen by more or all of the viewpoints are shaded in red. The areas with no shading are not seen by any of the viewpoints.

From this composite analysis it is clear to see that parts within the project boundary are only seen by one or two viewpoints, while on the other end of the ranking the ridgeline on the western edge of the Edgar's Creek corridor where the Warehouse Distribution Building 21 sits is the most seen feature and area in the project site seen by most or all of the viewpoints.

Conclusion

As recommended above, key views from within and external to the site including city views, the high voltage powerlines, existing vehicular bridge, Edgar's Creek corridor, pedestrian access locations, Building 8 and 21 are features which should be addressed as part of any redevelopment proposals as they are aspects which have been identified as forming part of the character of the area in the *Moreland Neighbourhood Character Guidelines 2006*.

Once more detail of the proposed development is available then the extent to which the proposal impacts on each of the identified elements can be reviewed and opportunities for enhancement, protection or screening can be identified. Without this level of detail at this stage, the extent of this study was to highlight the likely extent of views from a number of locations in and around the site as shown in the GIS plans, demonstrate generally the context in which the project site is located and provide a photographic study of significant views to and from the site for consideration.

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