

Visual Impact Study

Private Views from Surrounding Residences

BACKGROUND

This document was prepared by Virtual Ideas and includes a methodology of the processes used to create the view impact CGI images and illustrate the accuracy of the results.

Virtual Ideas is an architectural visualisation company that is highly experienced at preparing visual impact assessment media to a level of expertise that is suitable for both council submission and use in court.

Virtual Ideas is familiar with the court requirements to provide 3D visualisation media that will accurately communicate a proposed developments' design and visual impact.

These methodologies and results have been inspected by various court appointed experts in a variety of cases and have always been found to be accurate and acceptable.

DESCRIPTION OF COLLECTED DATA

To create the 3D model and establish accurate reference points for alignment to the photography, a variety of information was collected.

This includes the following:

- 1) Architectural design of existing building envelope
 - Created by: TKD Architects
 - Format: Revit
- 2) Architectural design of proposed building envelope
 - Created by: TKD Architects
 - Format: Revit
- 3) Surveyed 3D city model
 - Created by: AAM
 - Format: 3DS Studio Max file
- 4) 2017 Photogrammetric Digital 3D Model Sydney
 - Created by: Aerometrex
 - Supplied by: Purchased by Virtual Ideas
 - Format: DWG Model referenced to MGA-56
 - Content: 3D model digitised from Aerial photography, referenced to MGA-56 co-ordinates, being 3D models of the existing built environment for North Sydney as it existed in 2017
- 4) SVirtual Ideas 3D Model
 - Created by: Virtual Ideas
 - Format: 3DS Studio Max file
 - Content: Massing model

METHODOLOGY

3D Model

We positioned both the proposed building model and the existing building model to align with the AAM surveyed model using Map Grid Australia (MGA) coordinates.

As the AAM model did not cover parts of Darlinghurst and Woolloomooloo, we imported the 2017 Photogrammetric Digital 3D Model which covered the missing area.

Photogrammetry is the process of creating 3D data from photographs and, in the case of this data, the photographs are taken from an aircraft flown over the city and surrounds. This data can be purchased in a variety of formats suitable for a variety of different software programs, and typically comes with information.

While it has a good level of accuracy (XY: 1.0m RSME Z: 2.0m RSME), the geometry is not clean when it is rendered without its texture.

As a result, we used this model to the create a new massing model which displayed more accurately as just a massing envelope. Once the models were in the correct position, we simply placed cameras in real world space, and rendered out an image for both the proposed and existing buildings

Yours sincerely,

Grant Kolln



CV OF GRANT KOLLN, DIRECTOR OF VIRTUAL IDEAS

Personal Details

Name: Grant Kolln
DOB: 07/09/1974
Company Address: Suite 71, 61 Marlborough St, Surry Hills, NSW, 2010
Phone Number: 02 8399 0222

Relevant Experience

- 2003 - Present

Director of 3D visualisation studio Virtual Ideas. During this time I have worked on many visual impact studies for legal proceedings in various different types of industries including architectural, industrial, mining, landscaping, and several large public works projects. This experience has enables us to create highly accurate methodologies for the creation of our visual impact media and report creation.
- 1999 - 2001

Project Manager for global SAP infrastructure implementation - Ericsson, Sweden
- 1999 - 1999

IT Consultant - Sci-Fi Channel, London
- 1994 - 1999

Architectural Technician, Thomson Adsett Architect, Brisbane QLD.

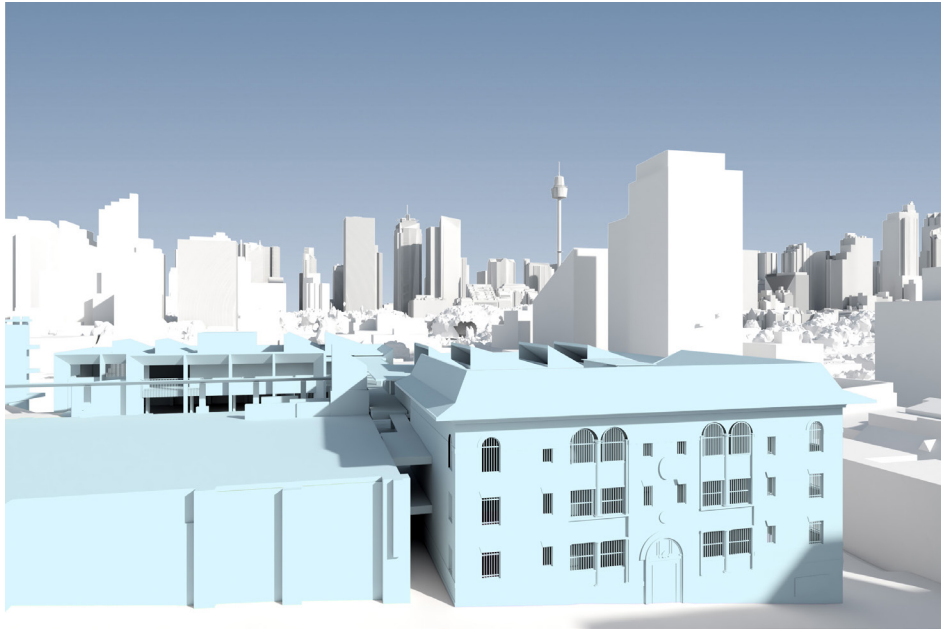
Relevant Education / Qualifications

- 1997

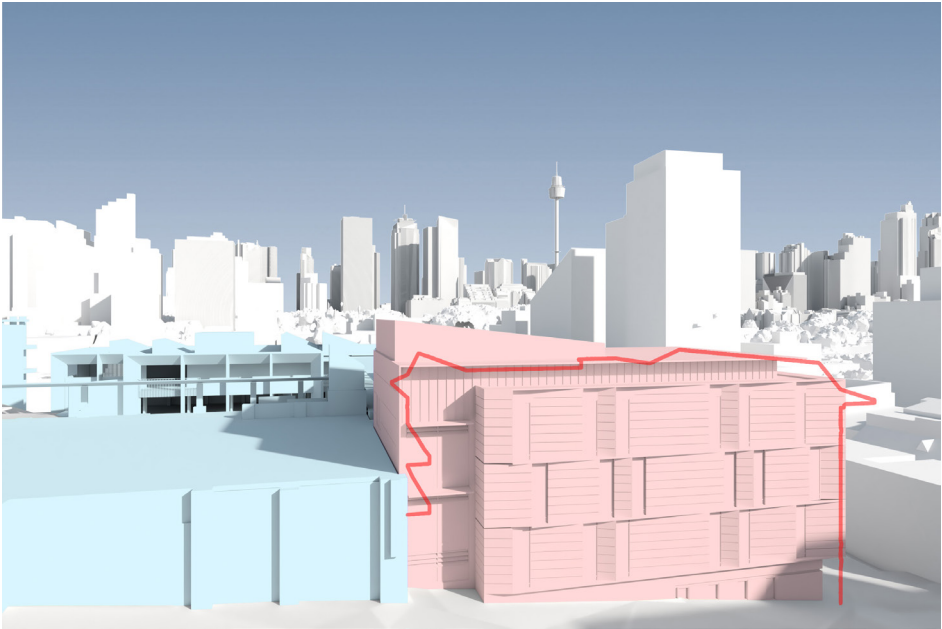
Advanced Diploma in Architectural Technology, Southbank TAFE, Brisbane, QLD

The Horizon Apartments

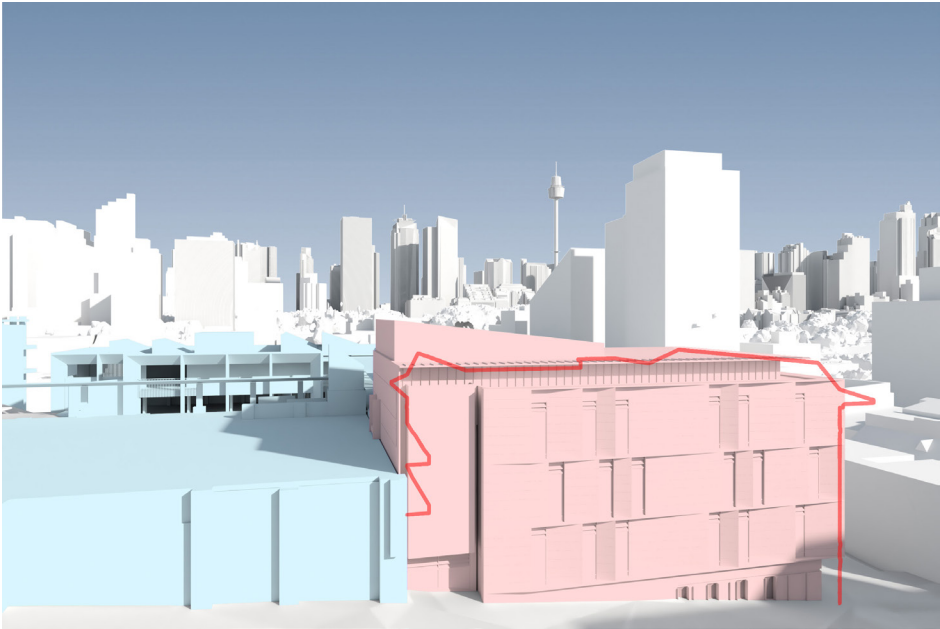
3D view showing existing buildings



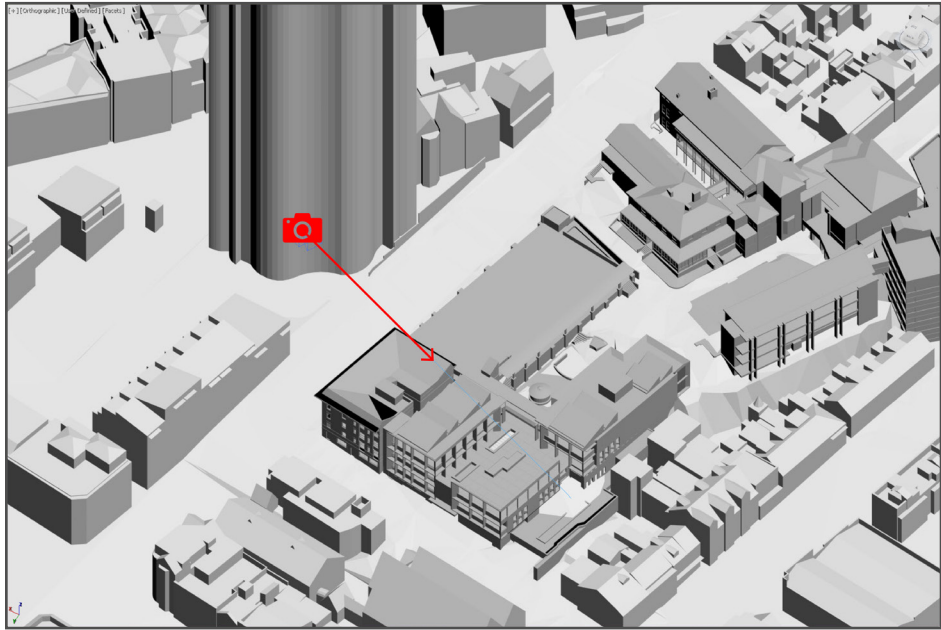
3D view showing DA submission



3D view showing amended DA submission



3D view showing camera position



3D close-up view showing camera position

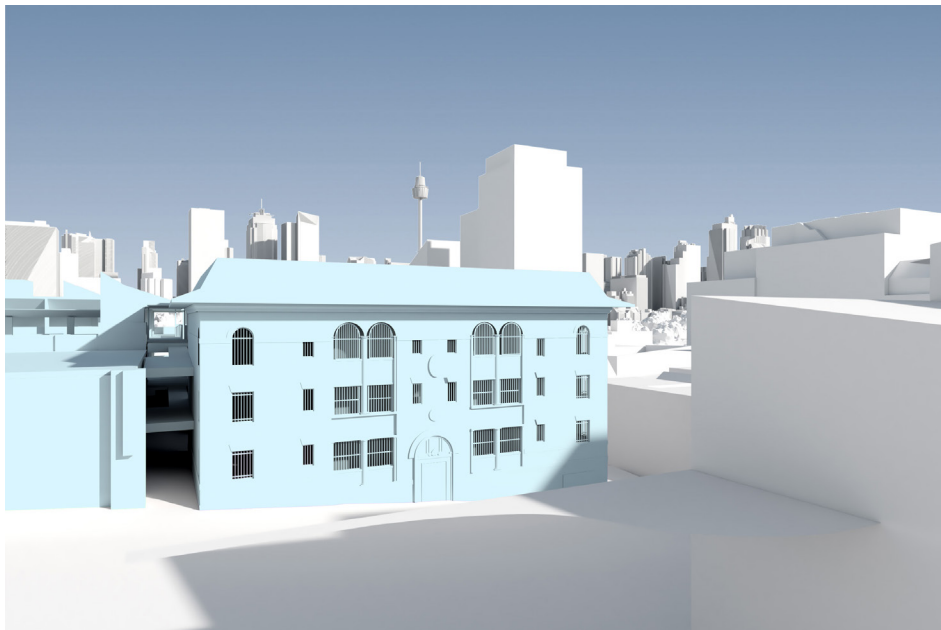


3D Camera Lens: 24mm
RL: 48.5

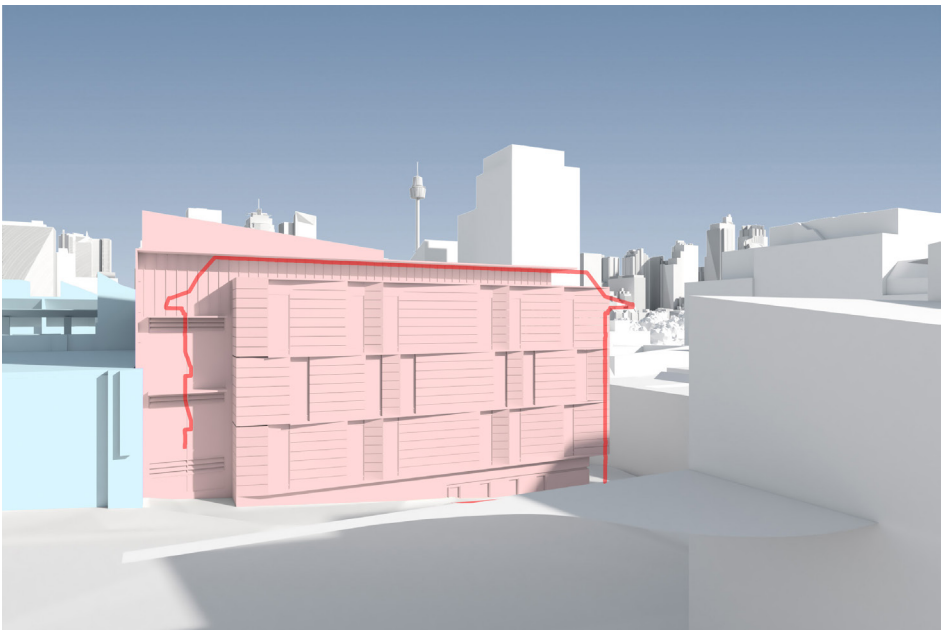
- Existing SCEGGS Buildings
- Proposed SCEGGS Buildings
- Outlines of Existing Buildings

The Horizon Apartments - Level 2 Apartment 1

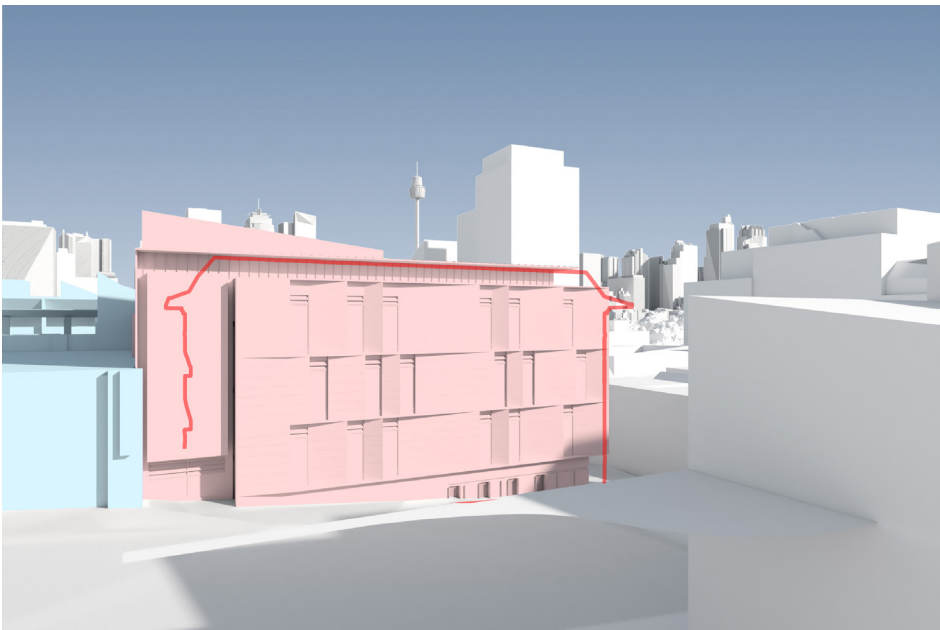
3D view showing existing buildings



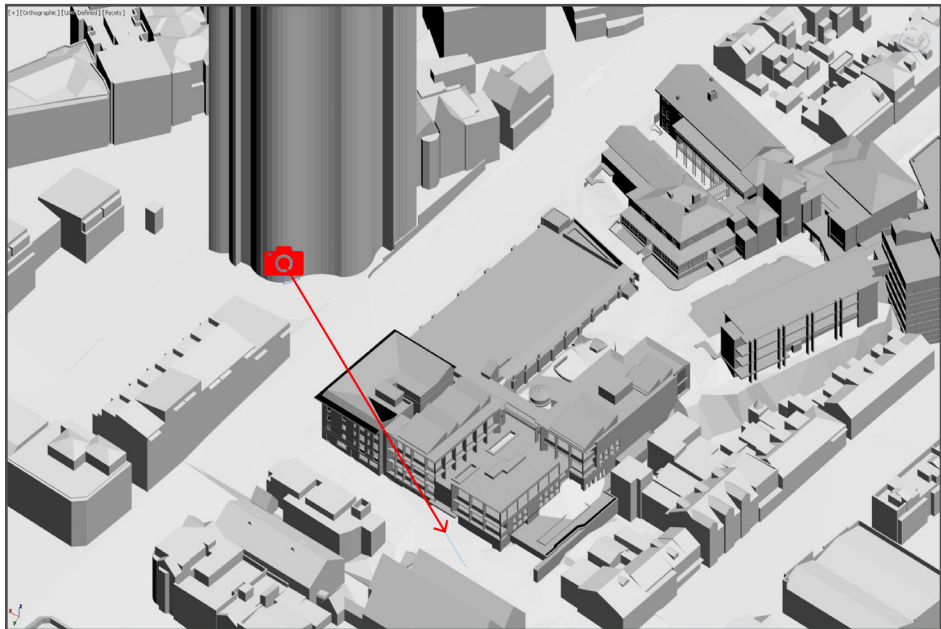
3D view showing DA submission



3D view showing amended DA submission



3D view showing camera position



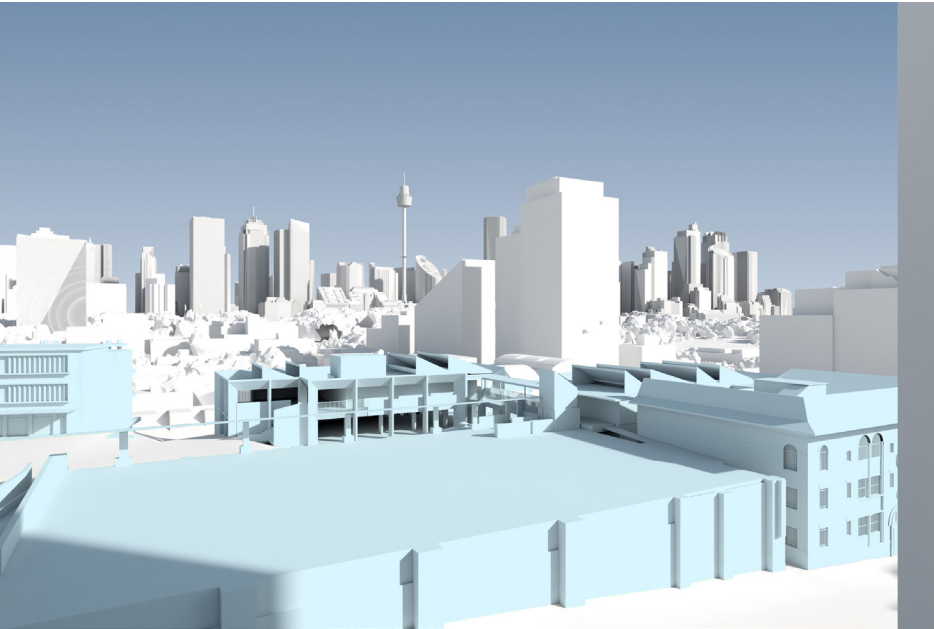
3D close-up view showing camera position



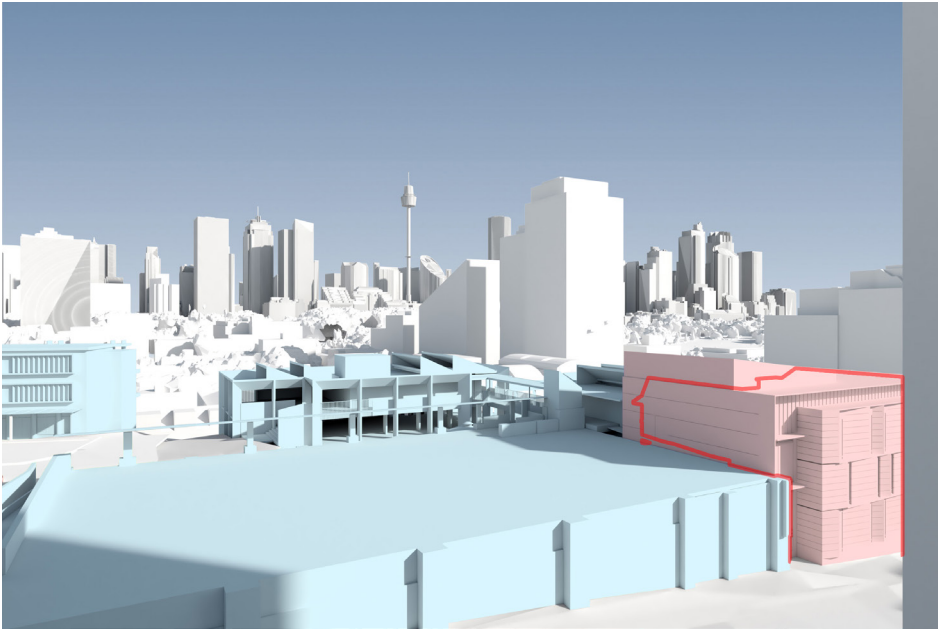
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RL: 42.5

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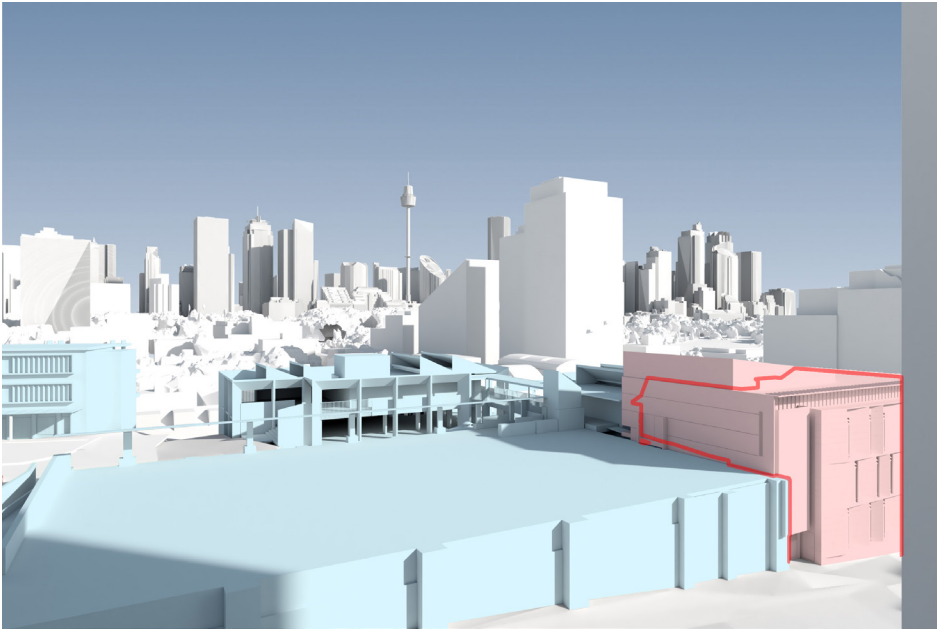
3D view showing existing buildings



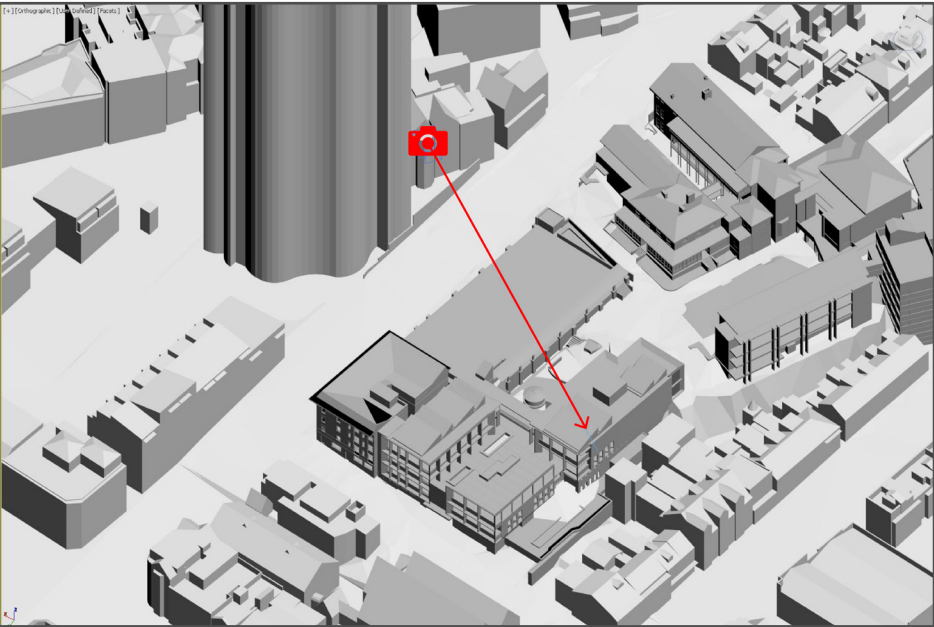
3D view showing DA submission



3D view showing amended DA submission



3D view showing camera position



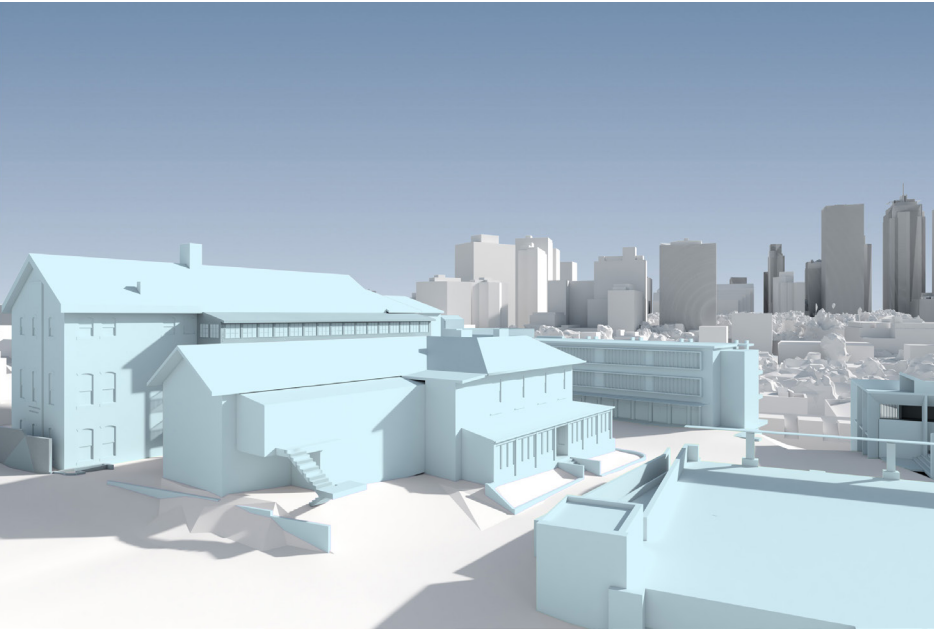
3D close-up view showing camera position



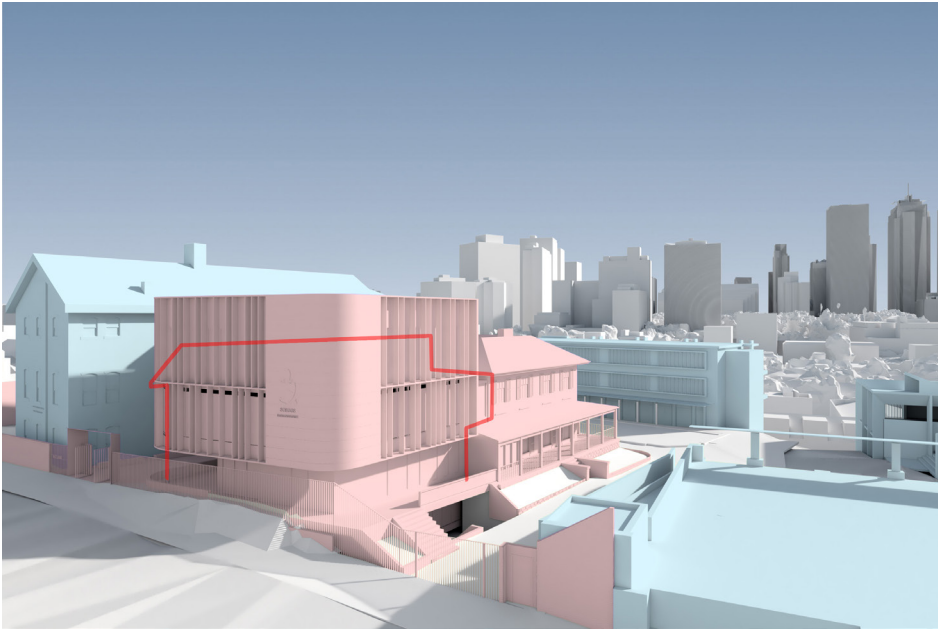
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RL: 51.6

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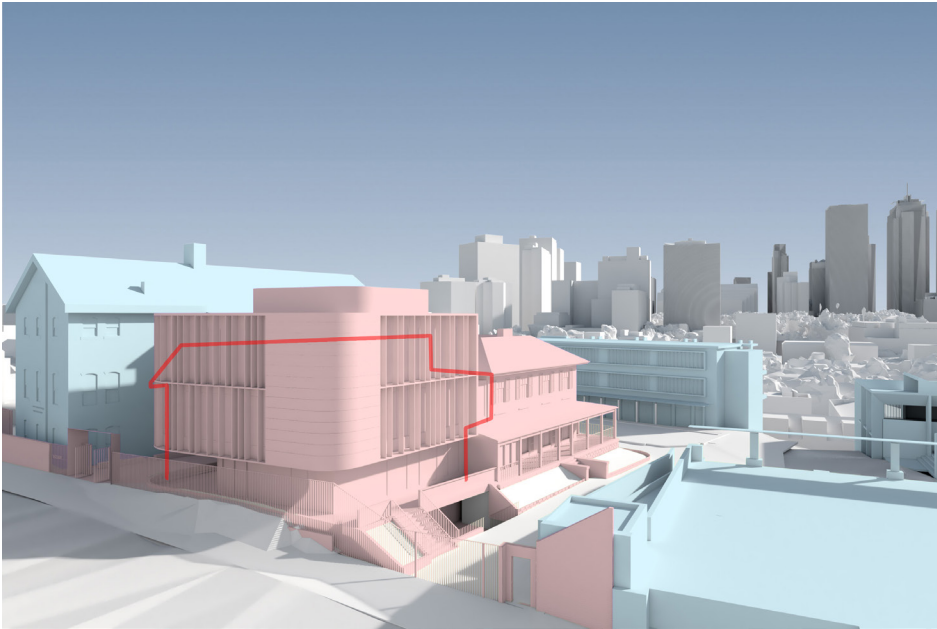
3D view showing existing buildings



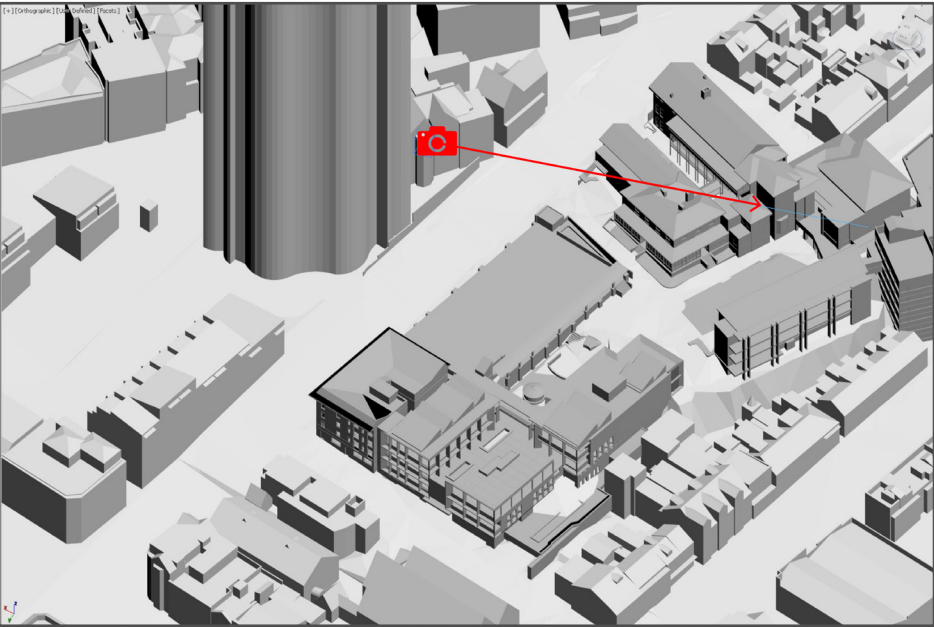
3D view showing DA submission



3D view showing amended DA submission



3D view showing camera position



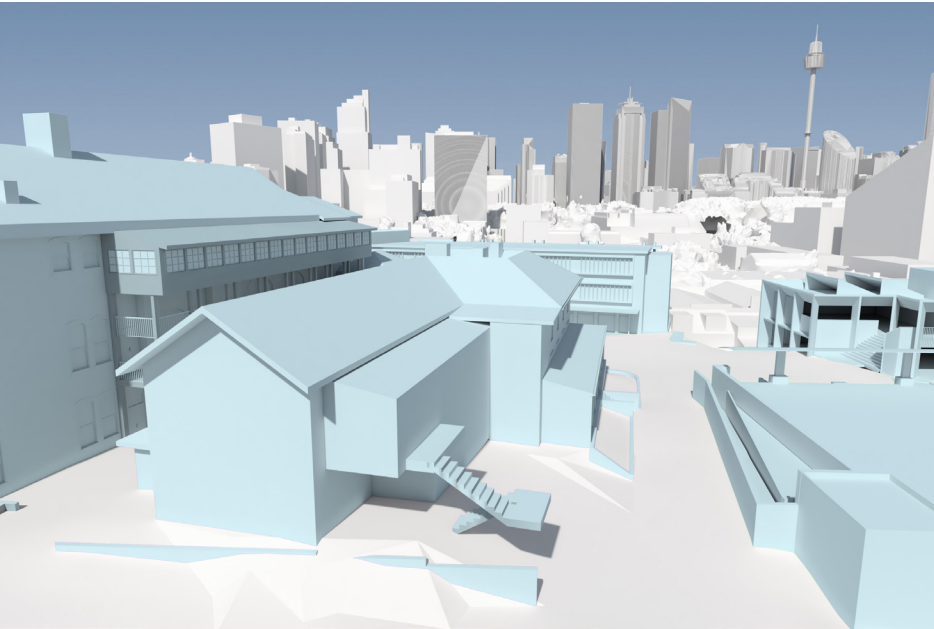
3D close-up view showing camera position



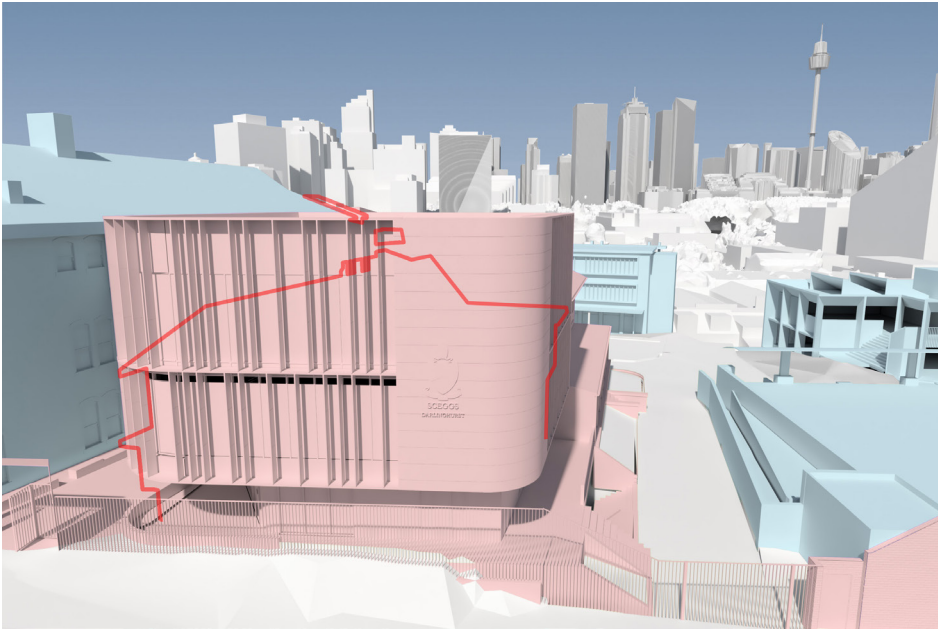
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RL: 51.6

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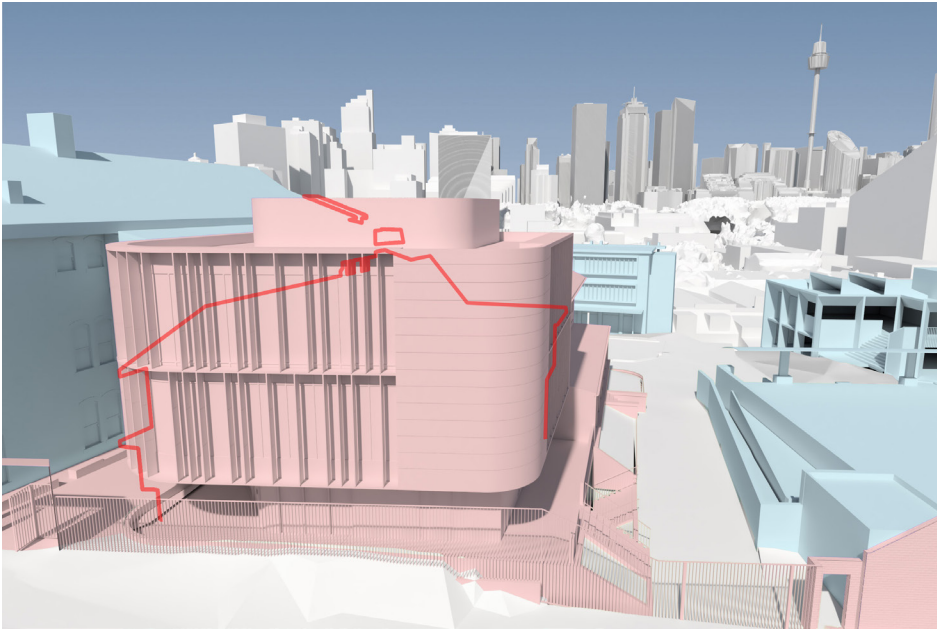
3D view showing existing buildings



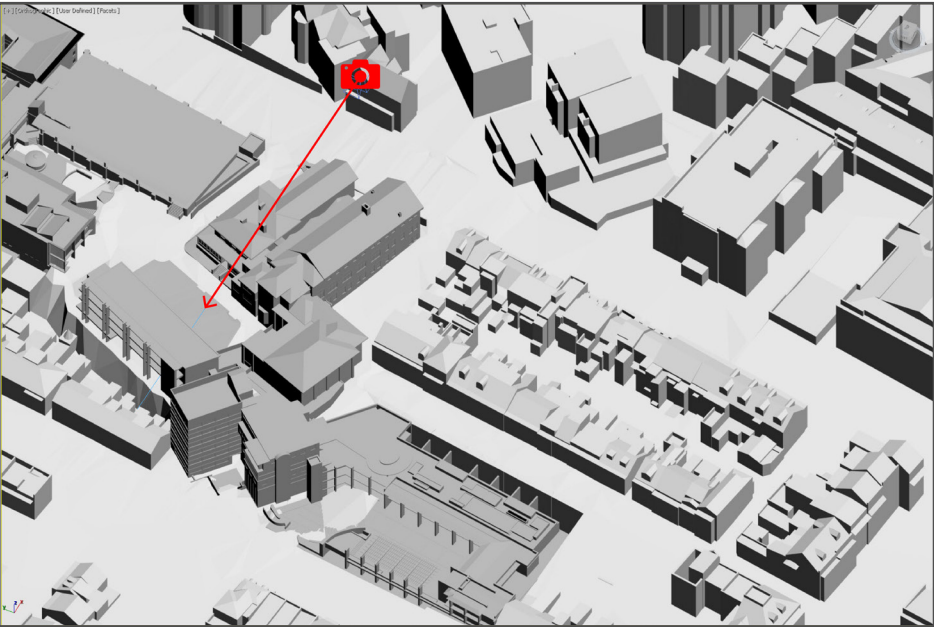
3D view showing DA submission



3D view showing amended DA submission



3D view showing camera position



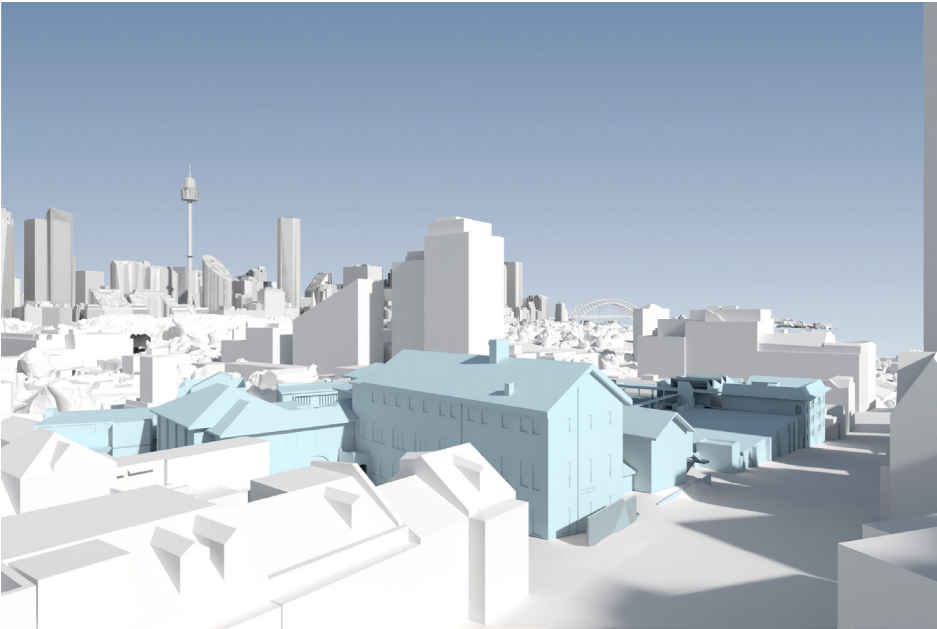
3D close-up view showing camera position



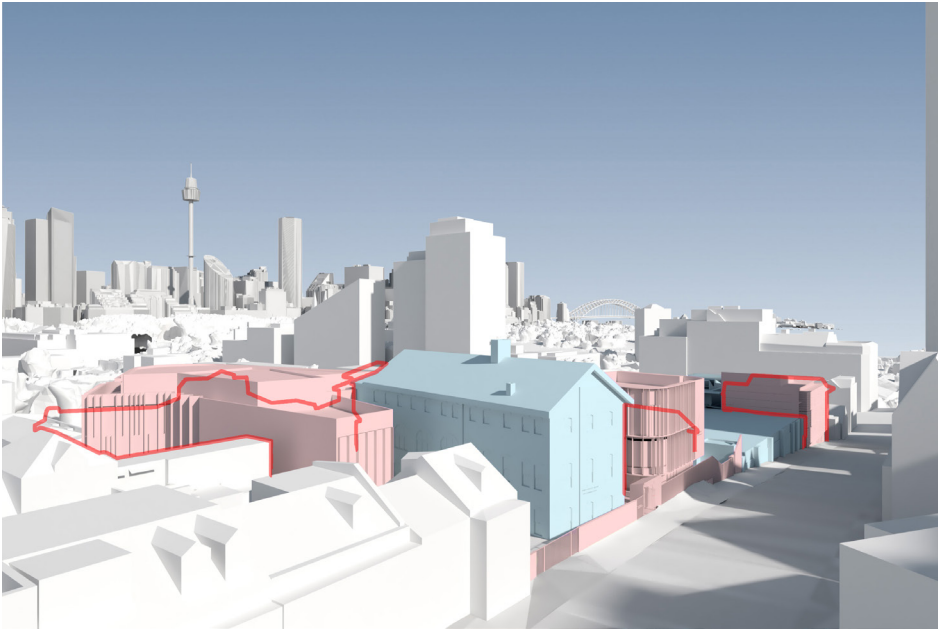
3D Camera Lens: 24mm
RL: 53.2

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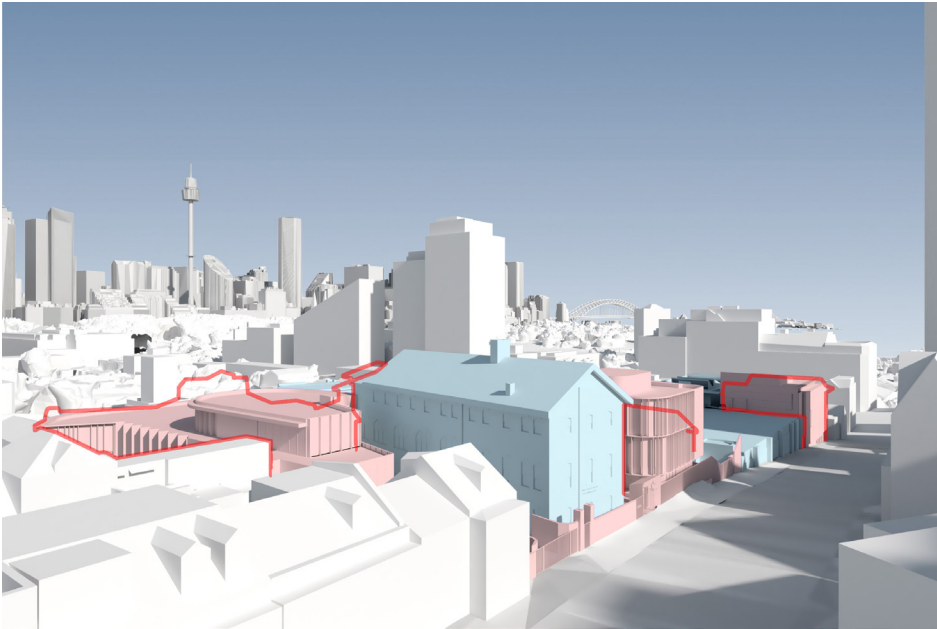
3D view showing existing buildings



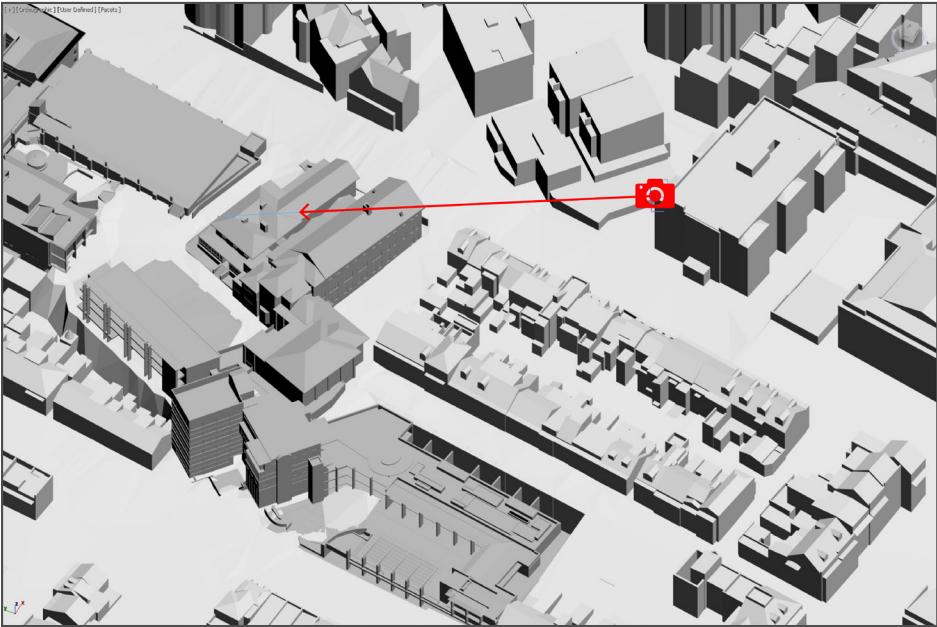
3D view showing DA submission



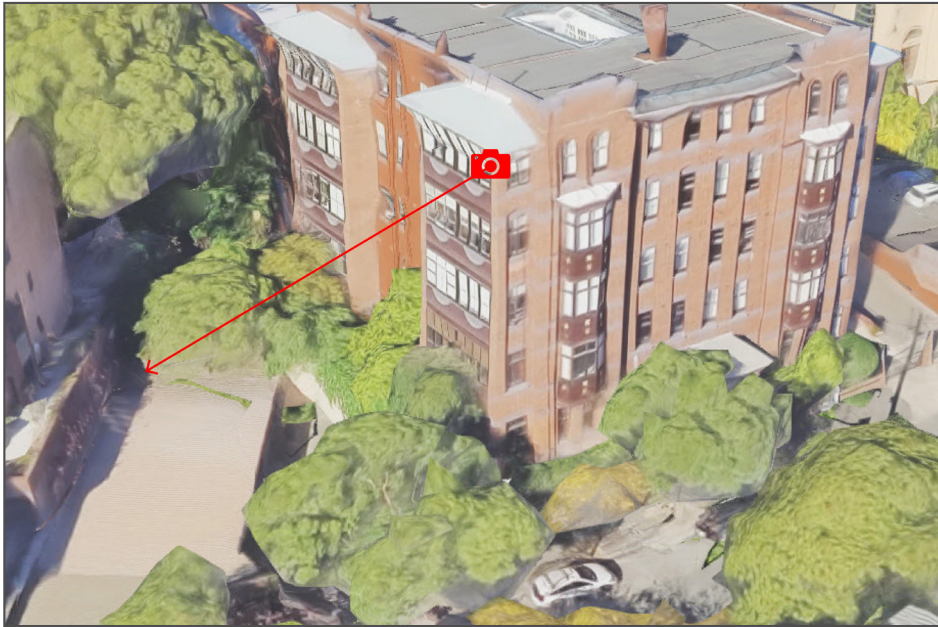
3D view showing amended DA submission



3D view showing camera position



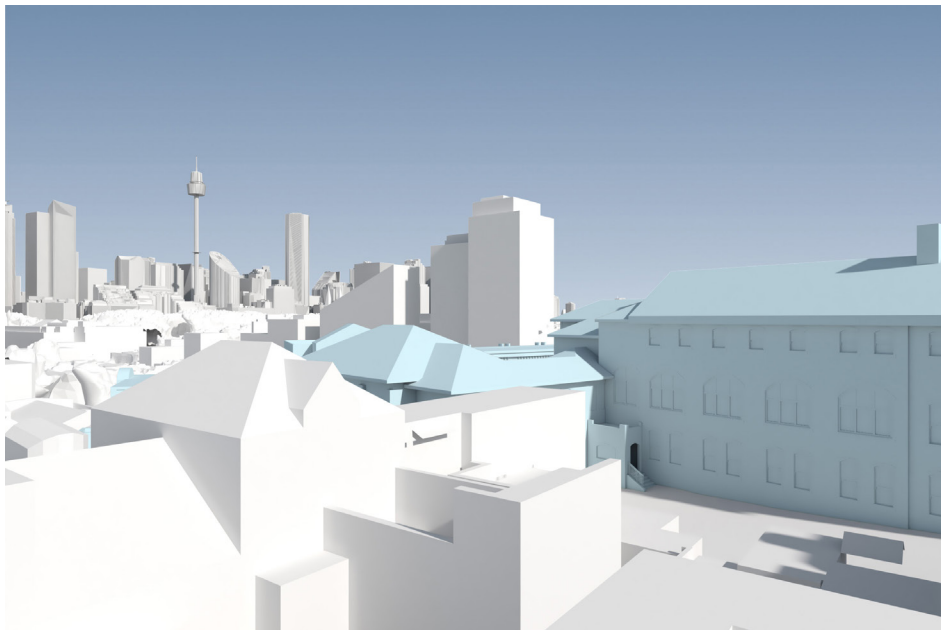
3D close-up view showing camera position



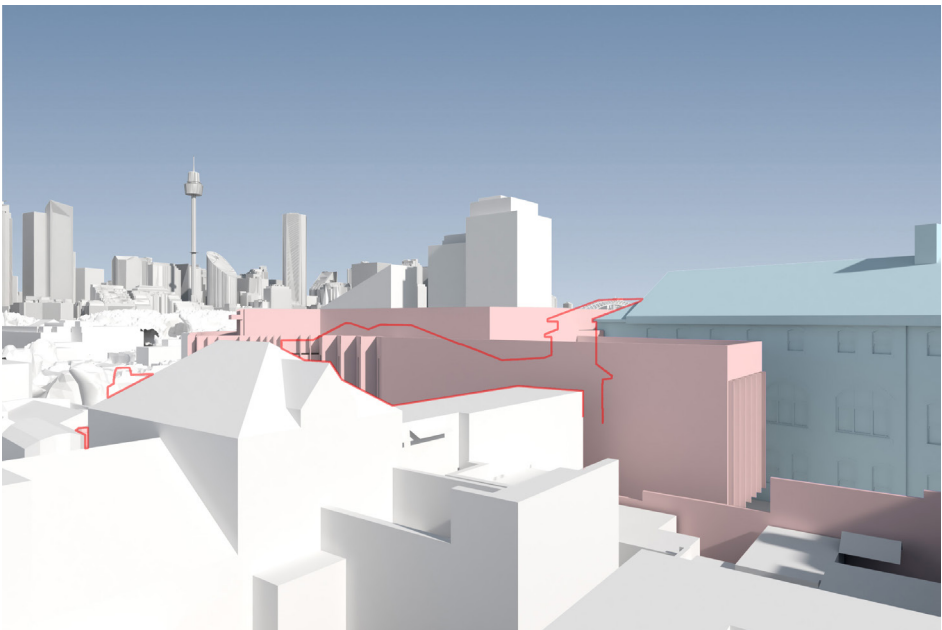
3D Camera Lens: 24mm
RL: 65.0

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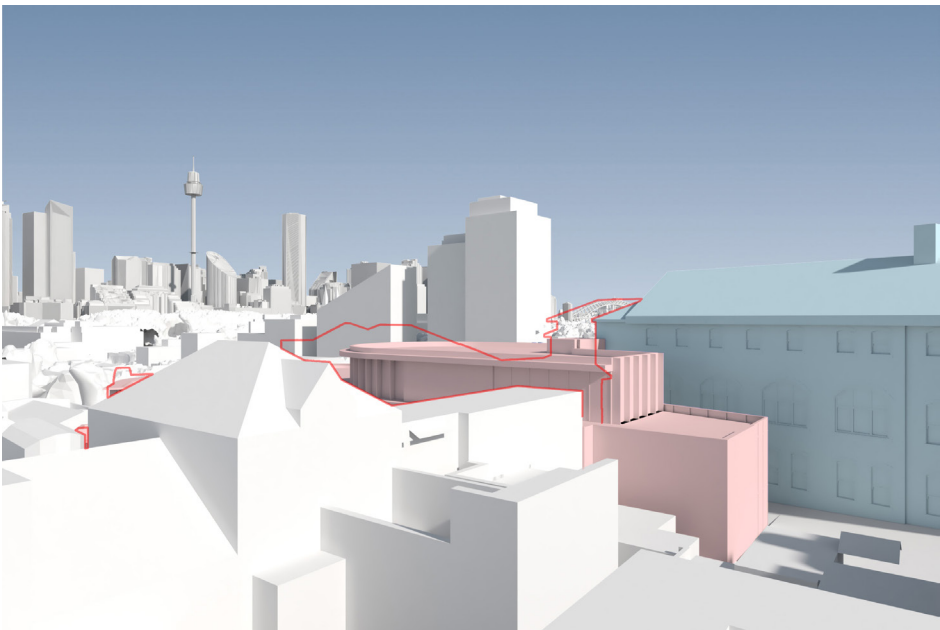
3D view showing existing buildings



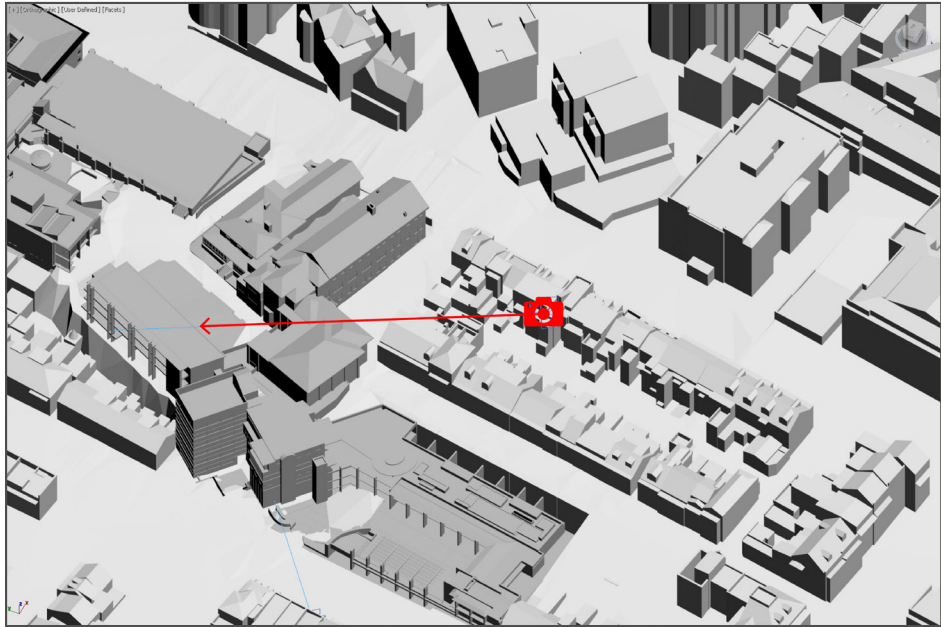
3D view showing DA submission



3D view showing amended DA submission



3D view showing camera position



3D close-up view showing camera position



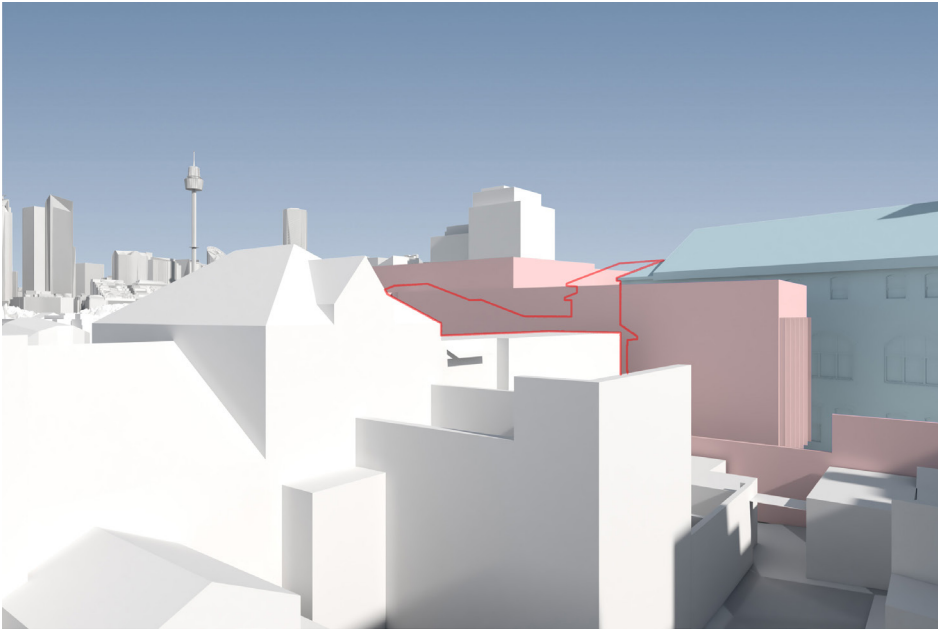
3D Camera Lens: 24mm
RL: 52.2

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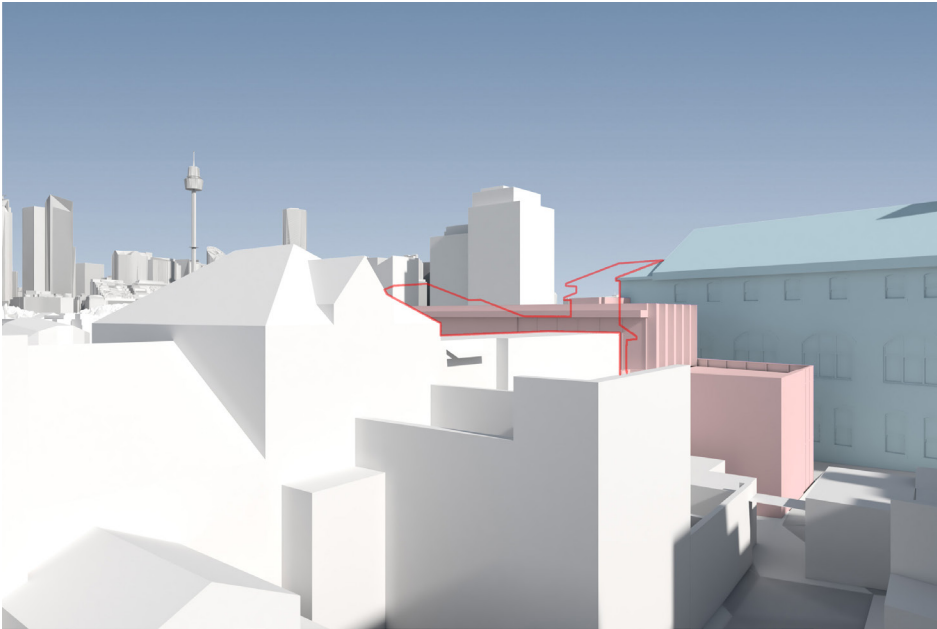
3D view showing existing buildings



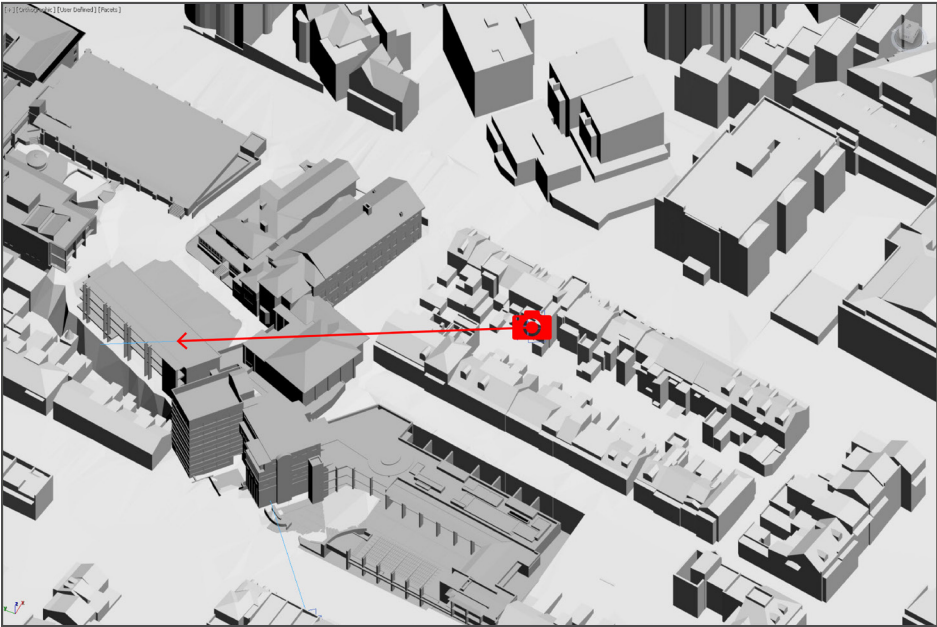
3D view showing DA submission



3D view showing amended DA submission



3D view showing camera position



3D close-up view showing camera position

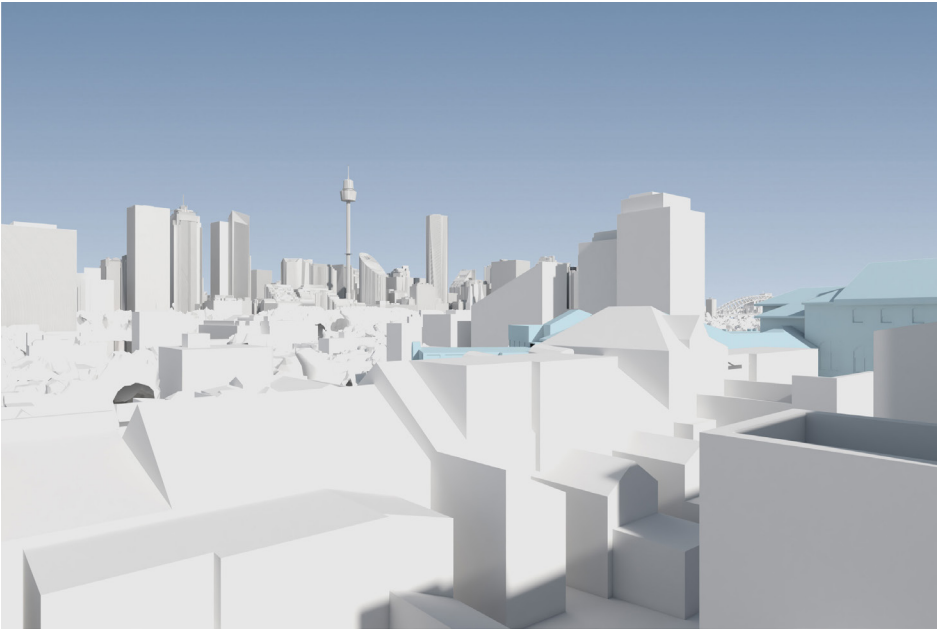


3D Camera Lens: 24mm
RL: 49.1

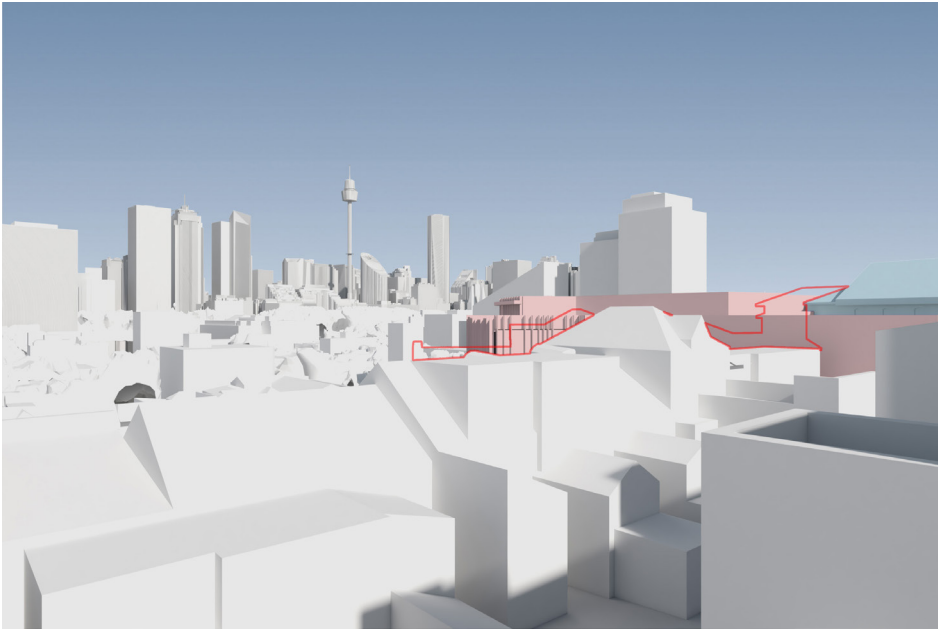
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237 Forbes Street - Top Level, Rear Elevation

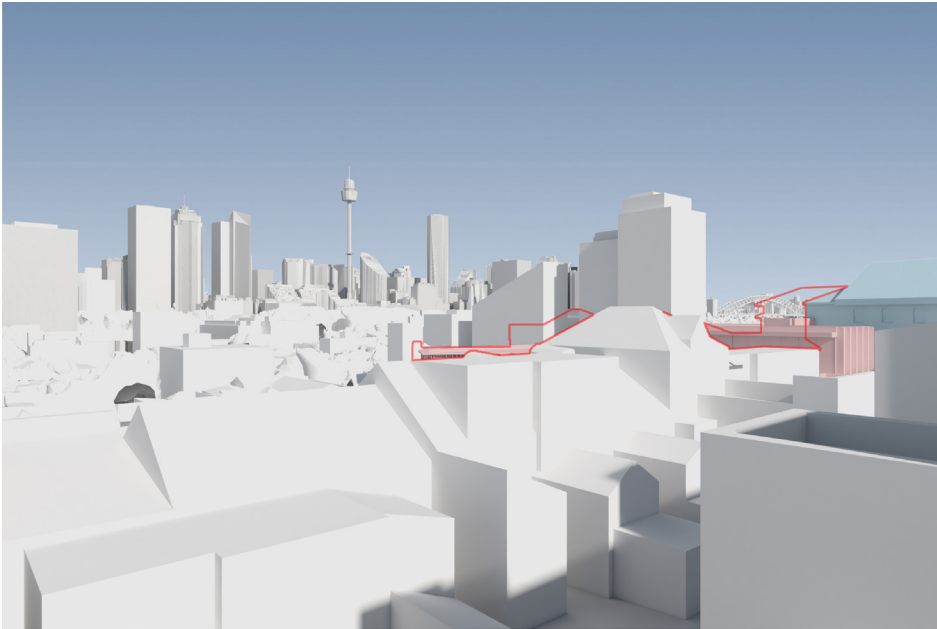
3D view showing existing buildings



3D view showing DA submission



3D view showing amended DA submission



3D view showing camera position



3D close-up view showing camera position

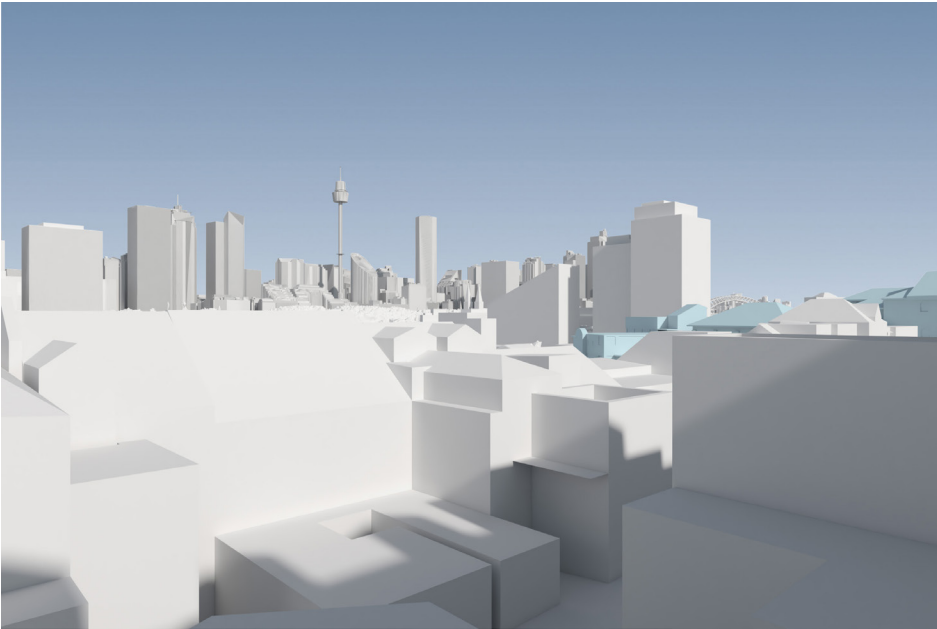


3D Camera Lens: 24mm
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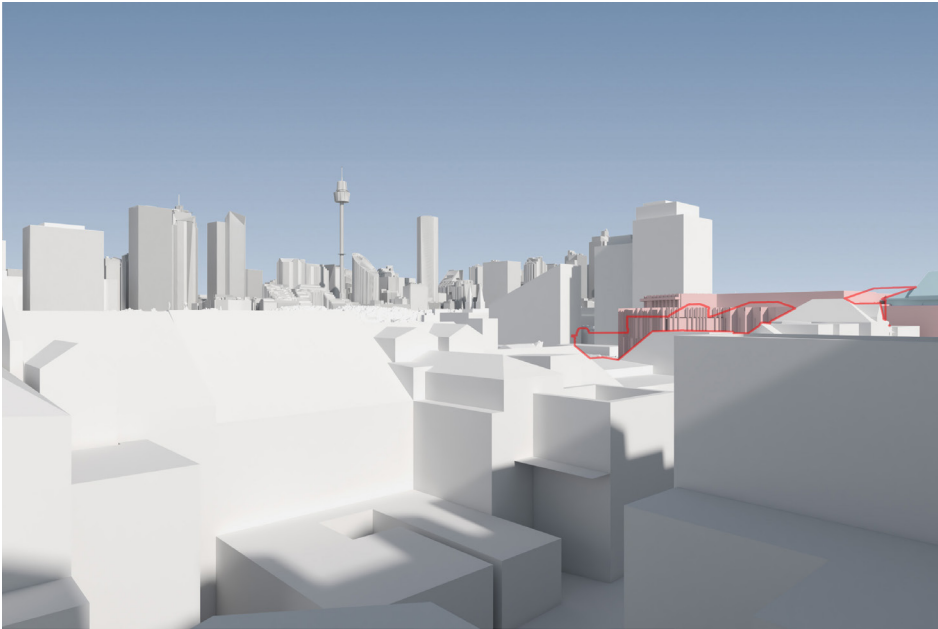
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253 Forbes Street - Level 1, Rear Elevation

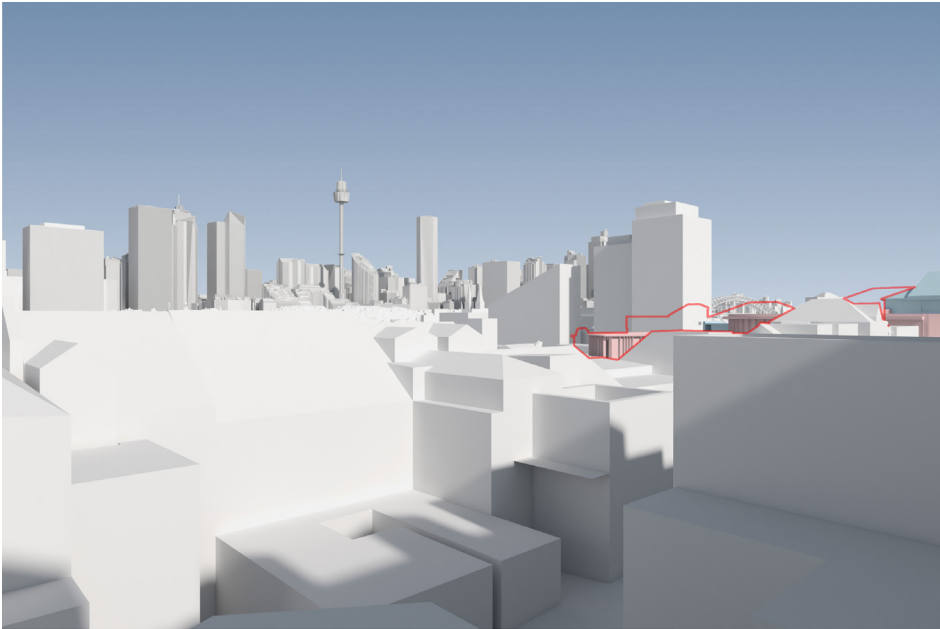
3D view showing existing buildings



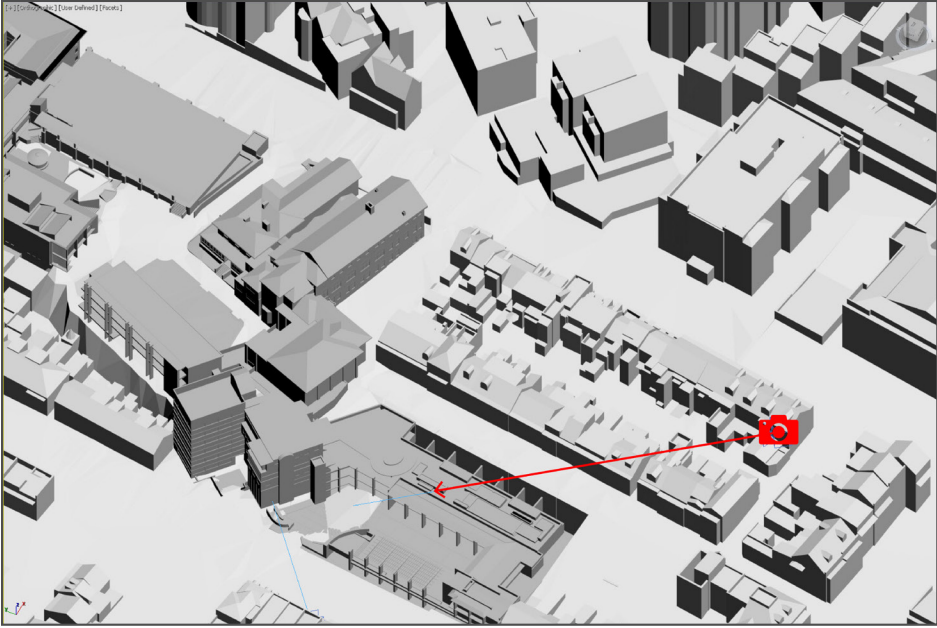
3D view showing DA submission



3D view showing amended DA submission



3D view showing camera position



3D close-up view showing camera position

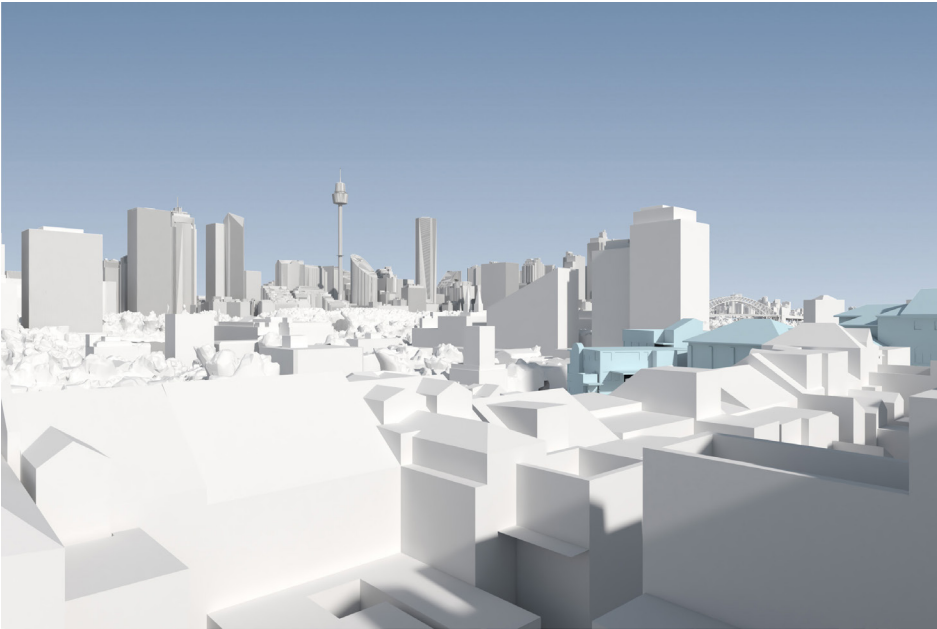


3D Camera Lens: 24mm
RL: 49.5

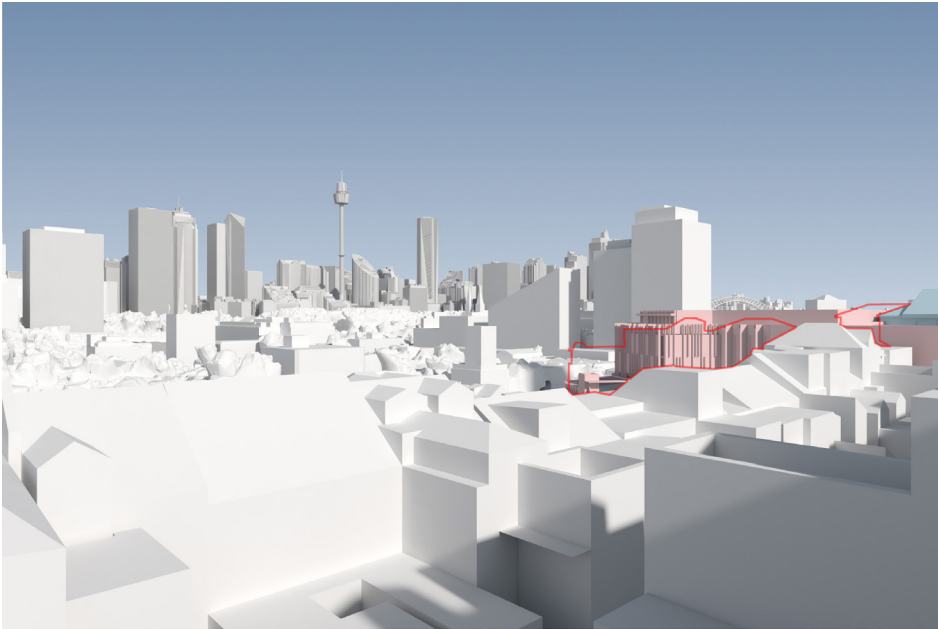
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253 Forbes Street - Attic Dormer Window, Rear Elevation

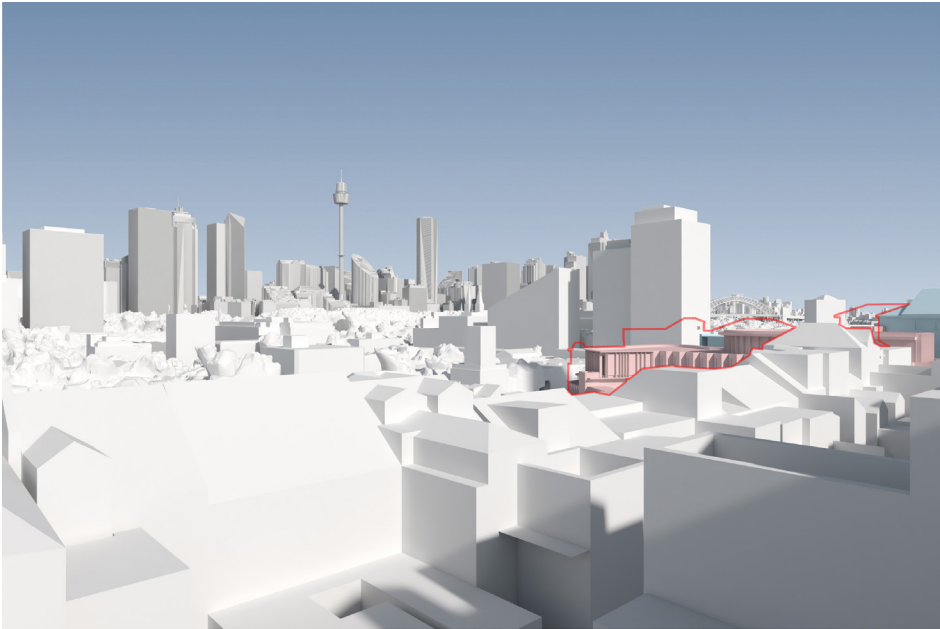
3D view showing existing buildings



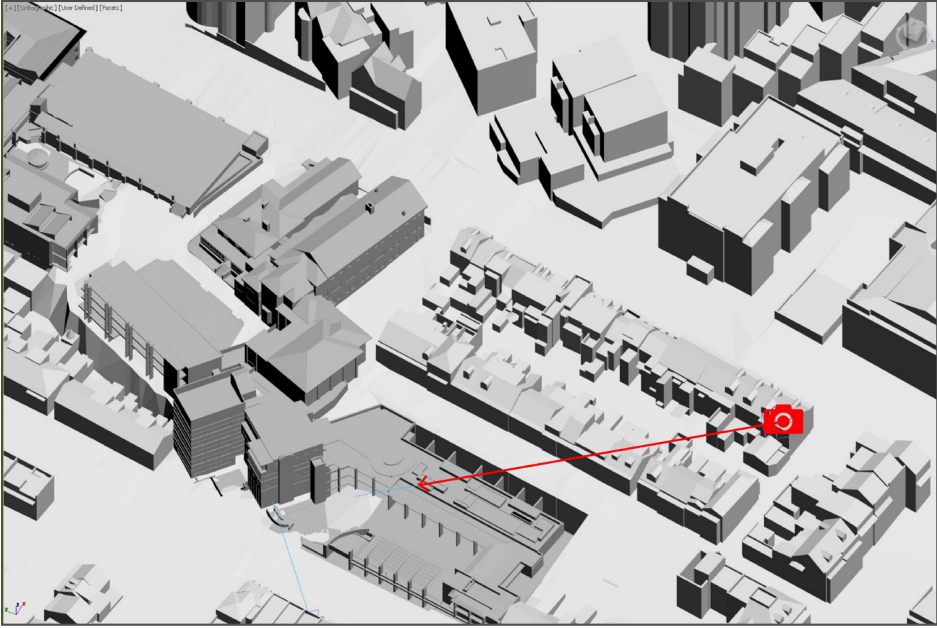
3D view showing DA submission



3D view showing amended DA submission



3D view showing camera position



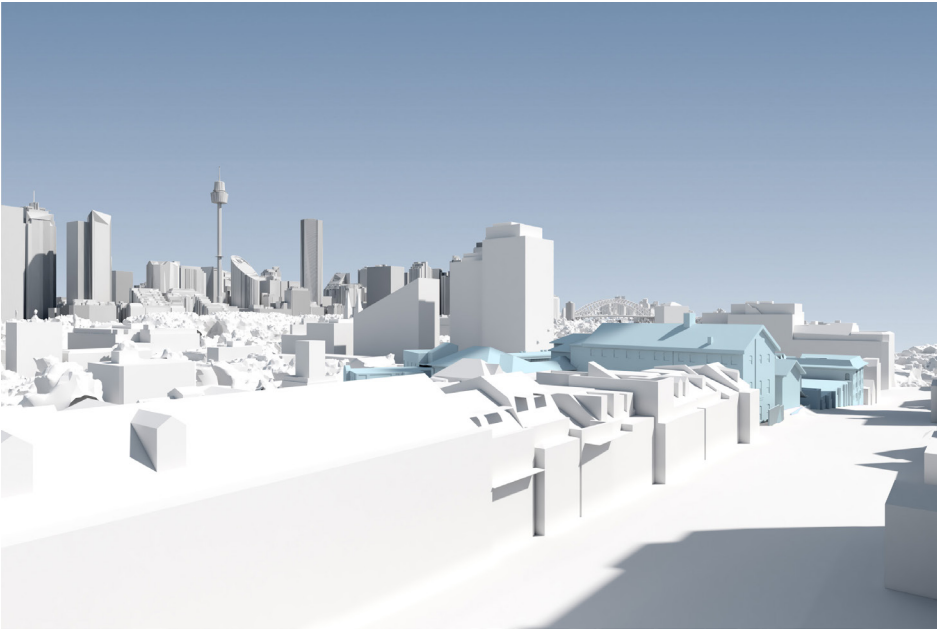
3D close-up view showing camera position



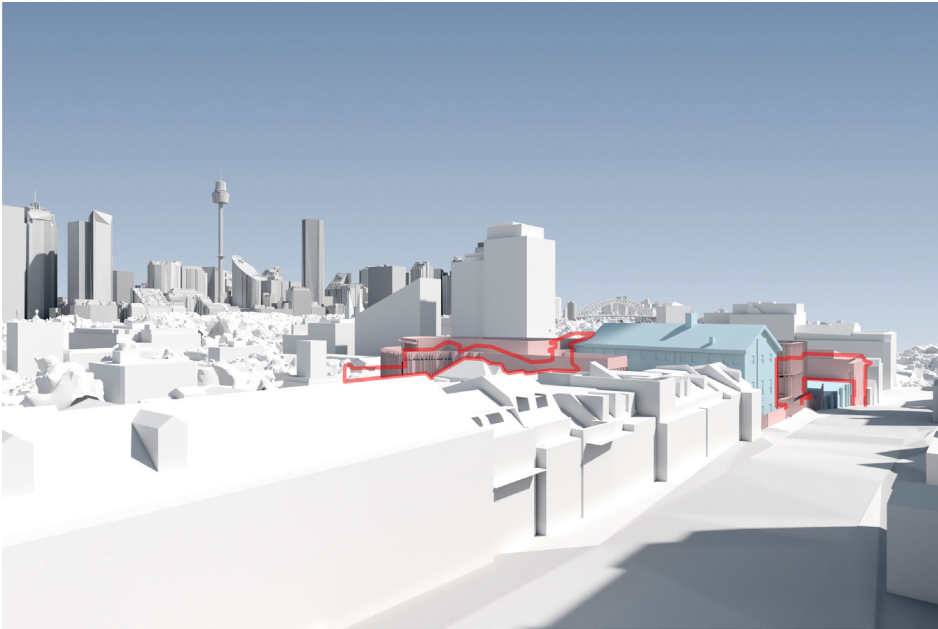
3D Camera Lens: 24mm
RL: 52.1

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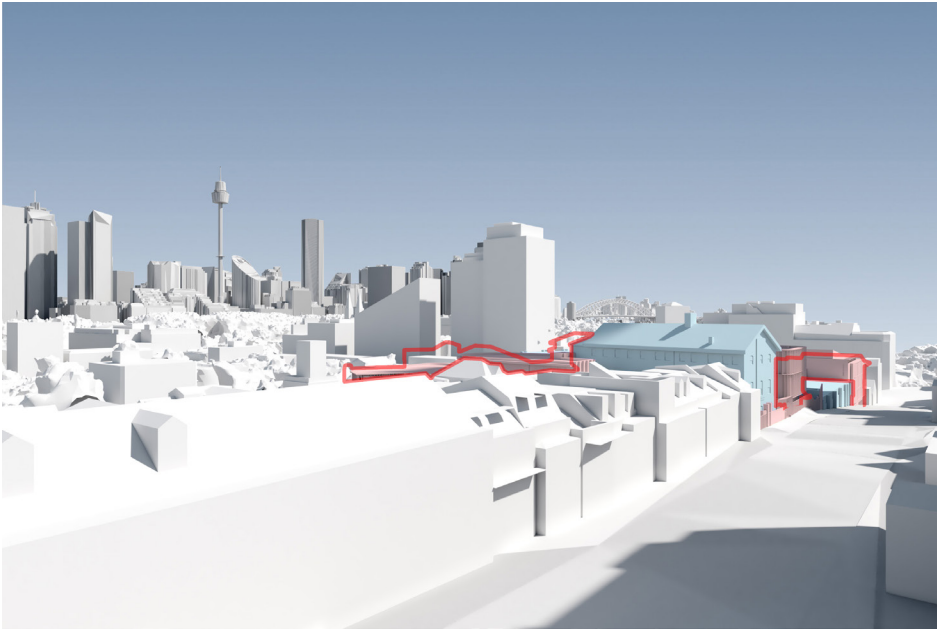
3D view showing existing buildings



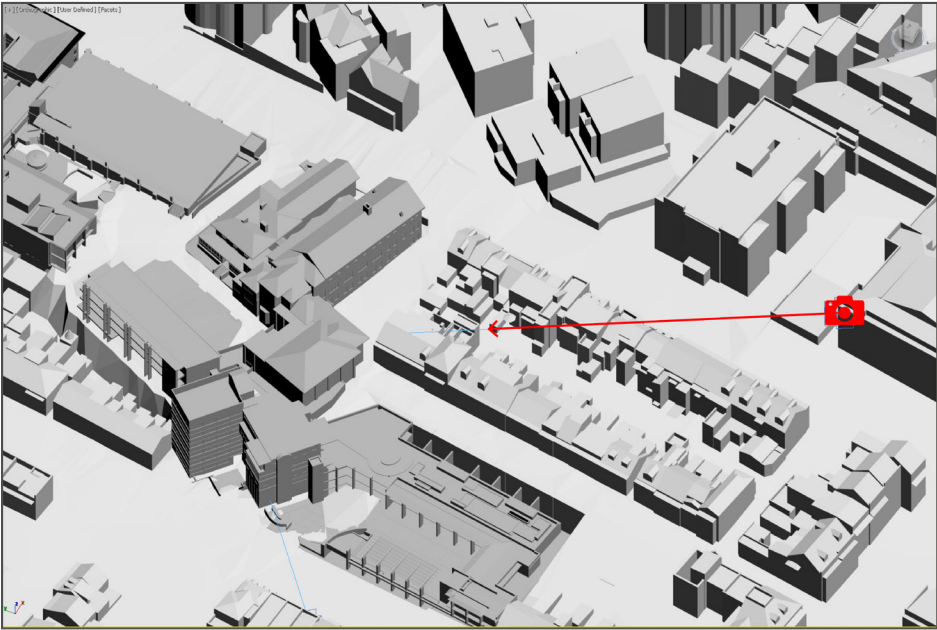
3D view showing DA submission



3D view showing amended DA submission



3D view showing camera position



3D close-up view showing camera position

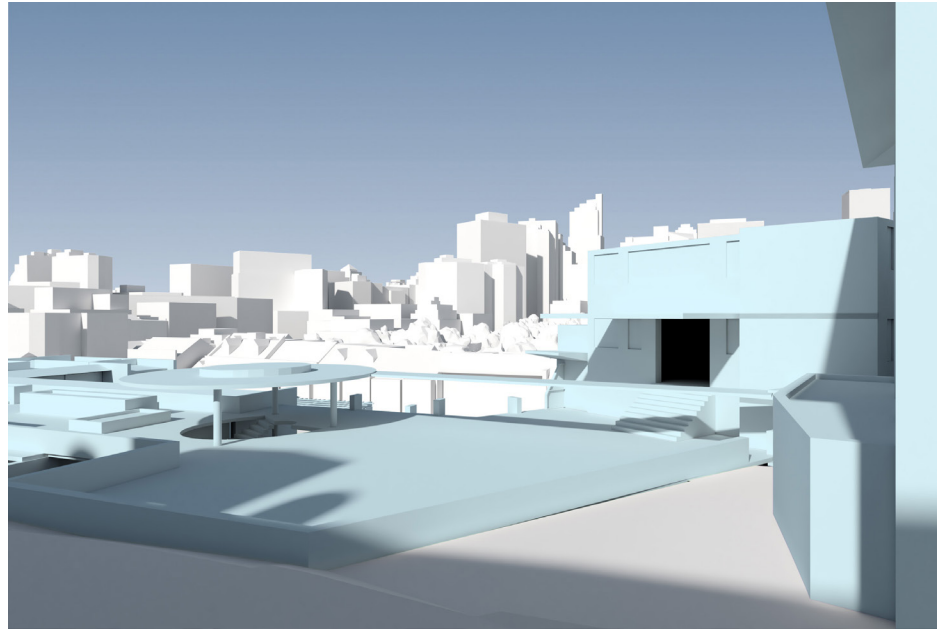


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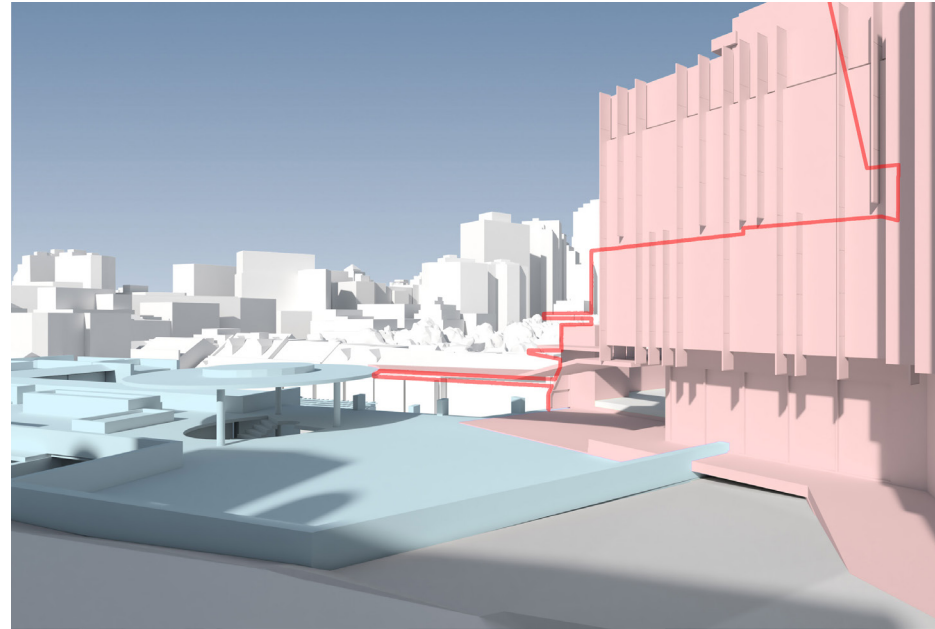
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2 Thomson Street

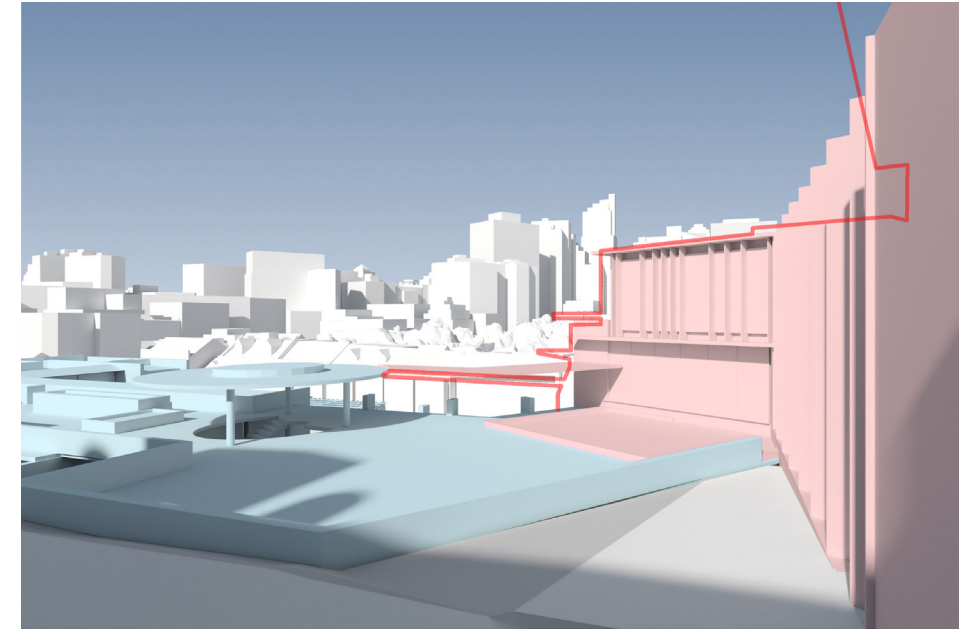
3D view showing existing buildings



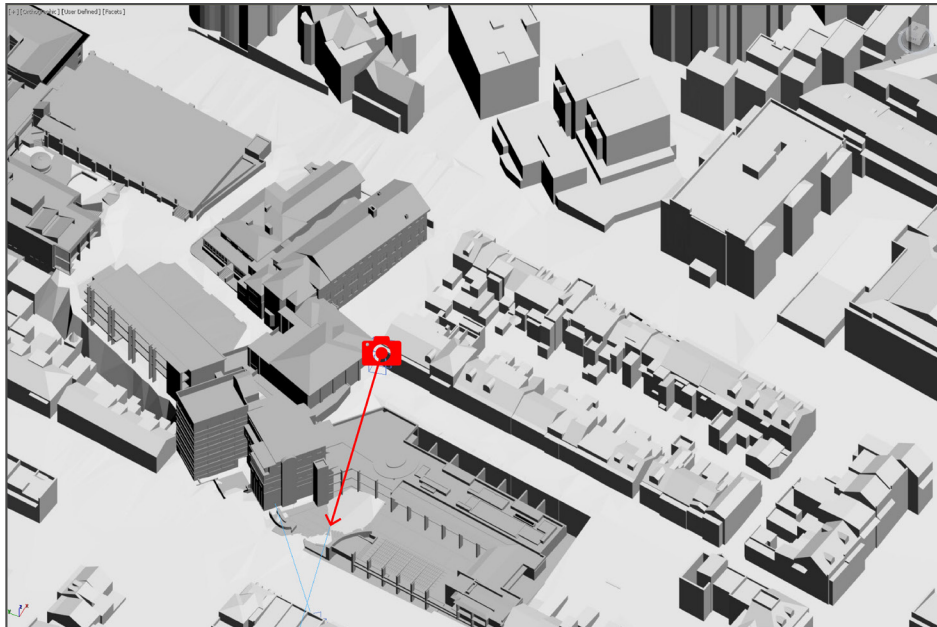
3D view showing DA submission



3D view showing amended DA submission



3D view showing camera position



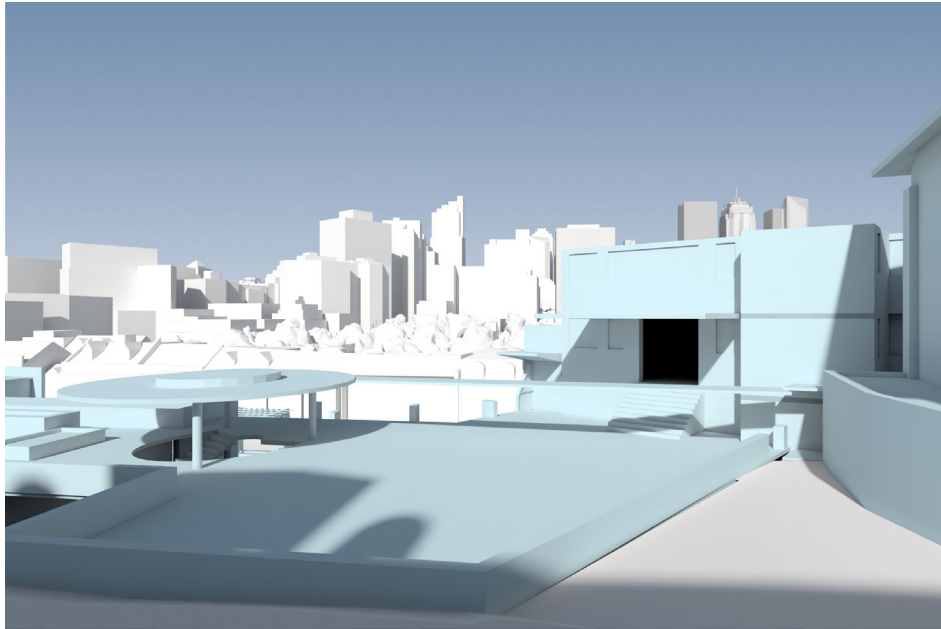
3D close-up view showing camera position



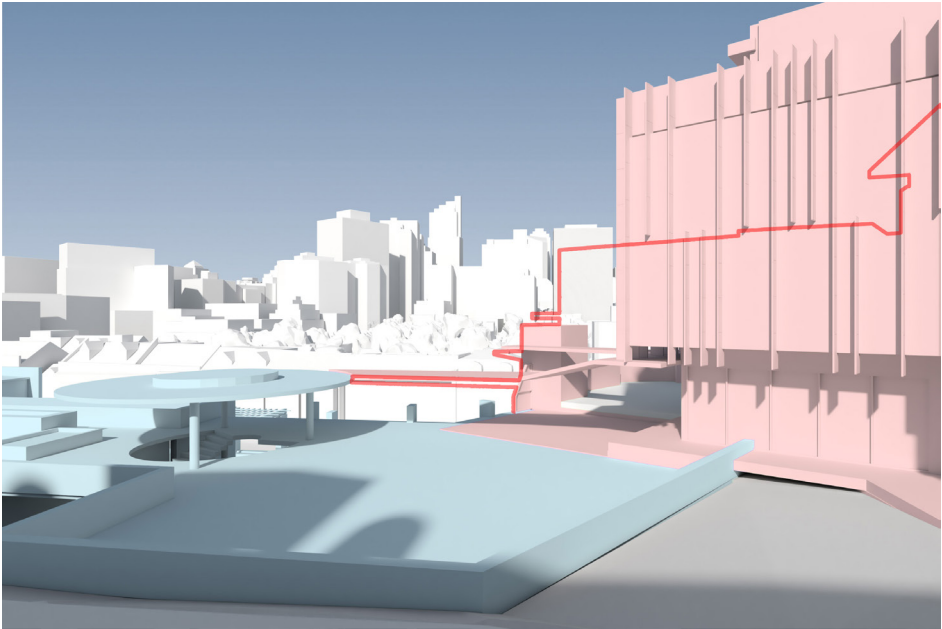
3D Camera Lens: 24mm
RL: 43.0

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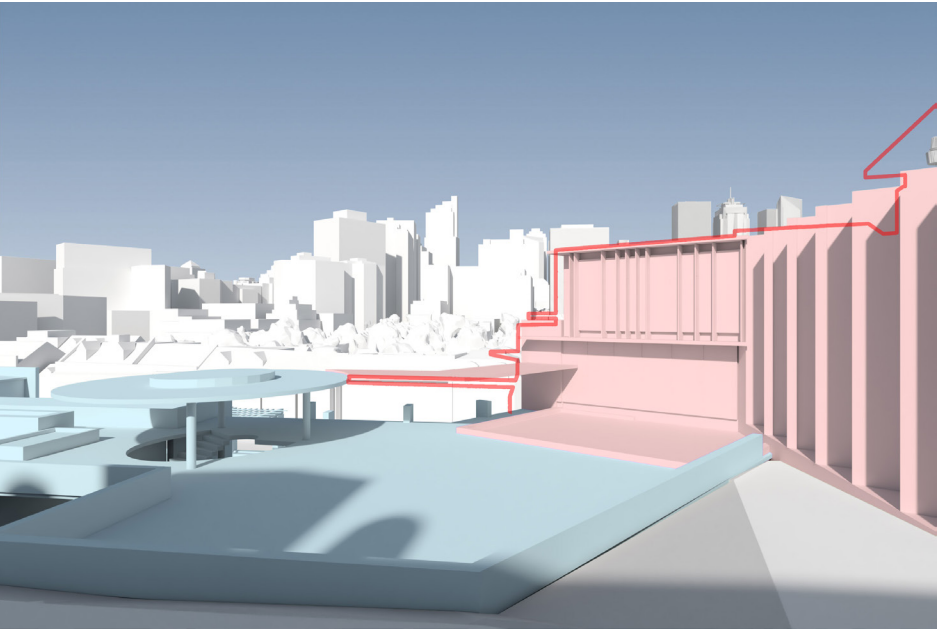
3D view showing existing buildings



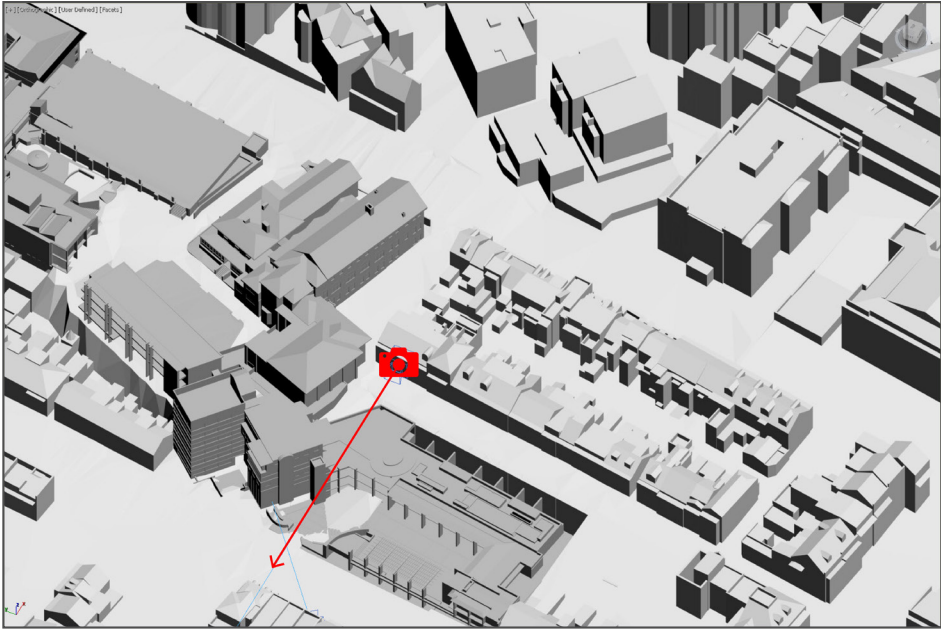
3D view showing DA submission



3D view showing amended DA submission



3D view showing camera position



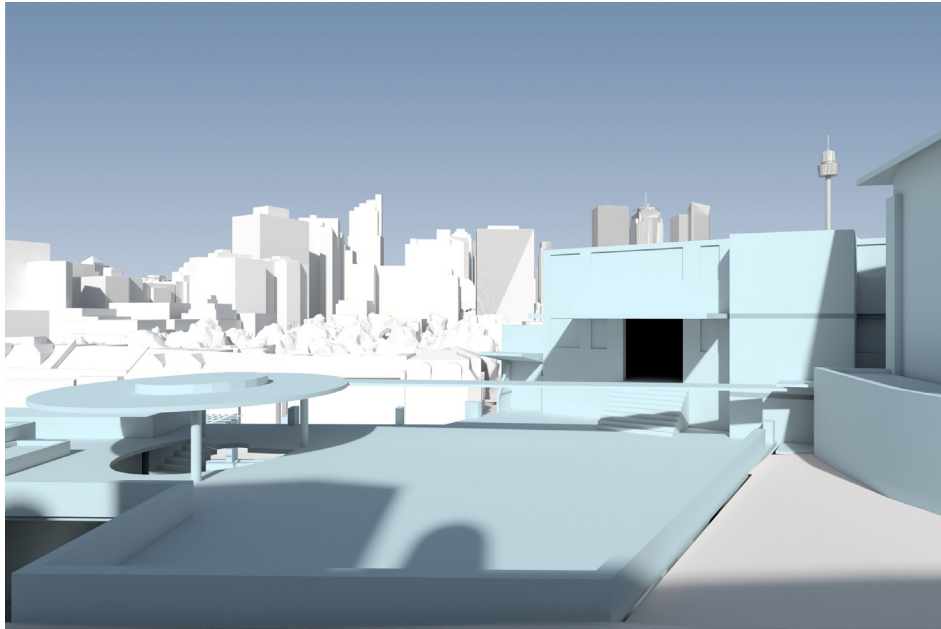
3D close-up view showing camera position



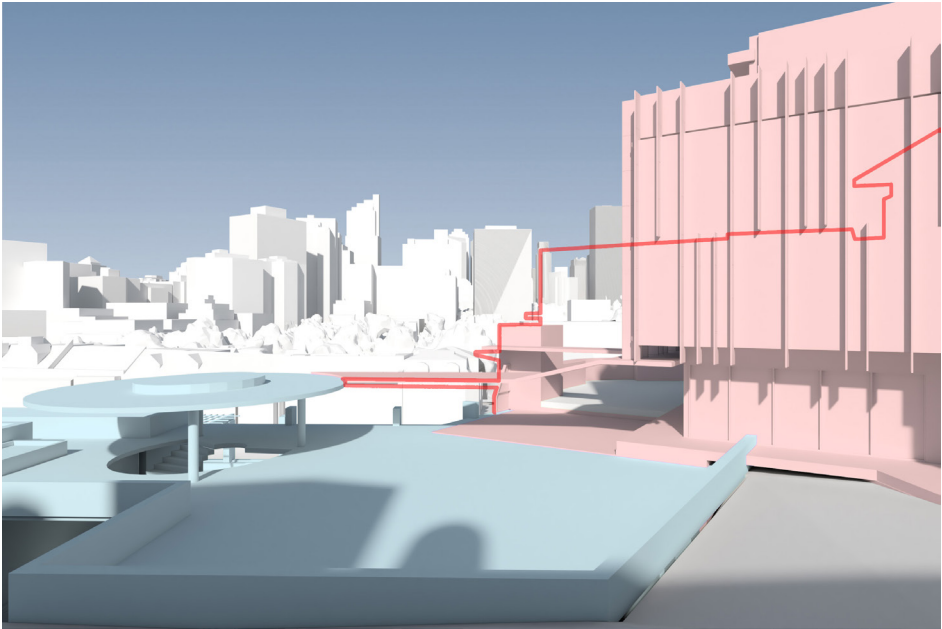
3D Camera Lens: 24mm
RL: 43.0

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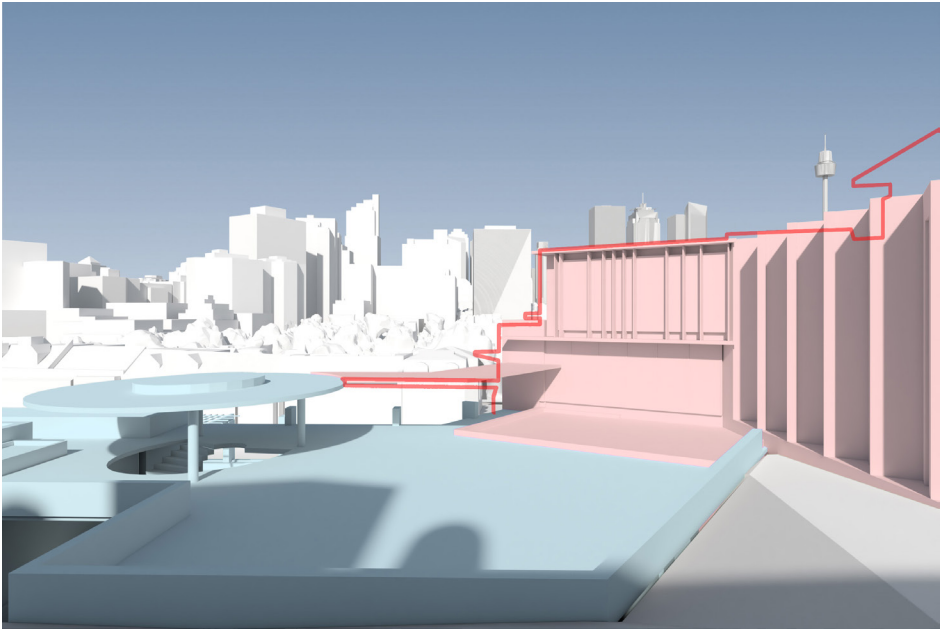
3D view showing existing buildings



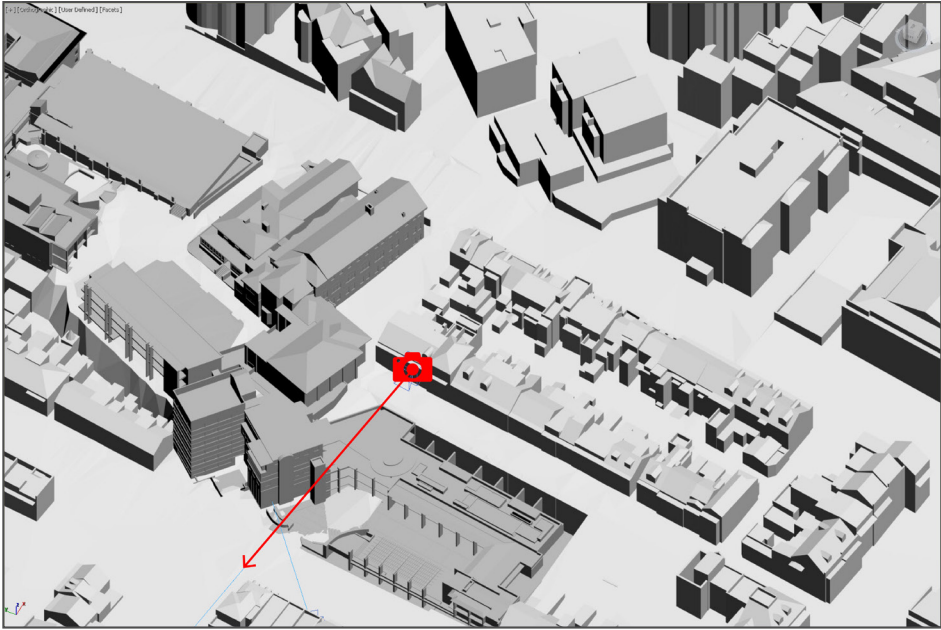
3D view showing DA submission



3D view showing amended DA submission



3D view showing camera position



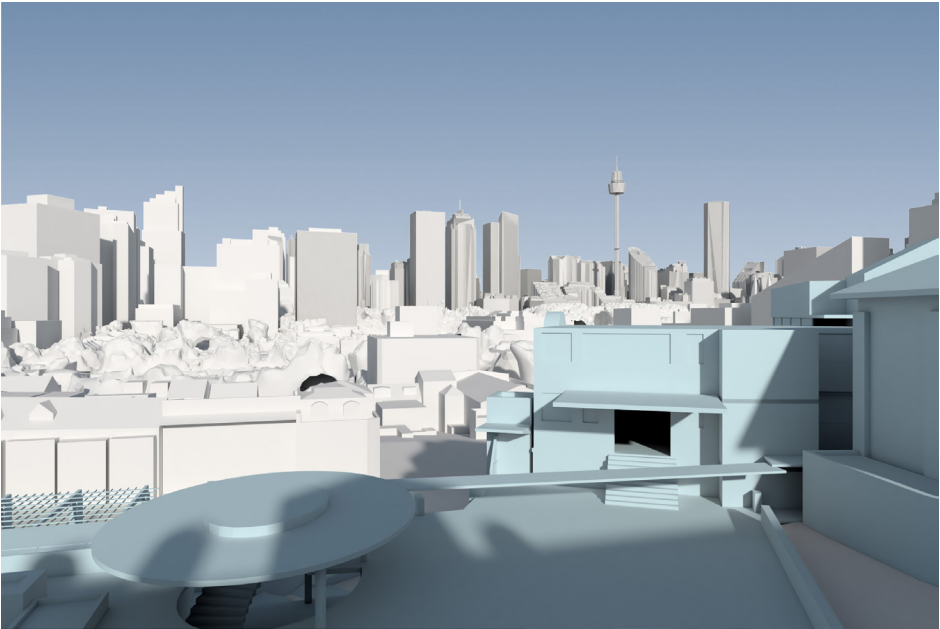
3D close-up view showing camera position



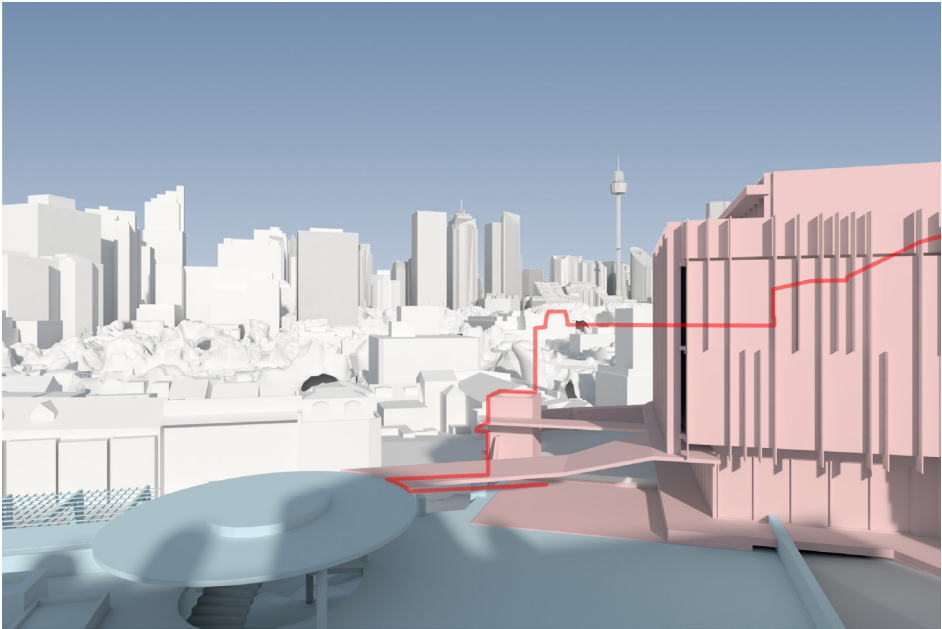
3D Camera Lens: 24mm
RL: 43.0

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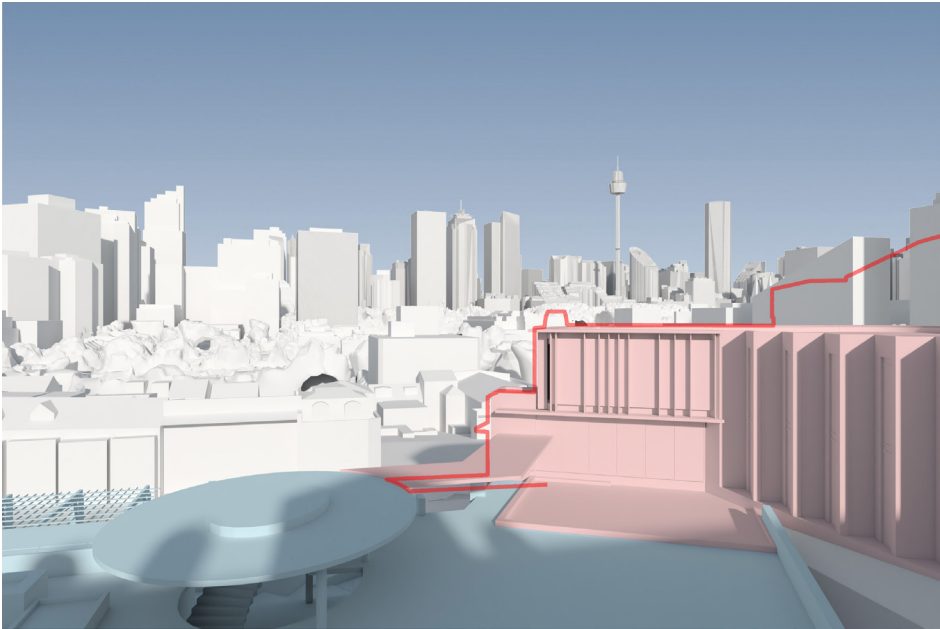
3D view showing existing buildings



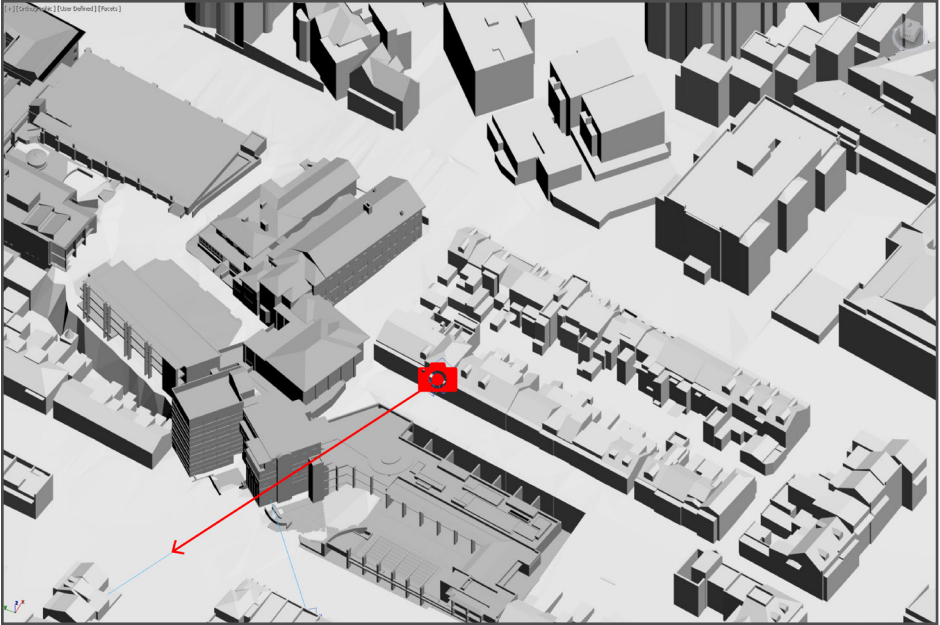
3D view showing DA submission



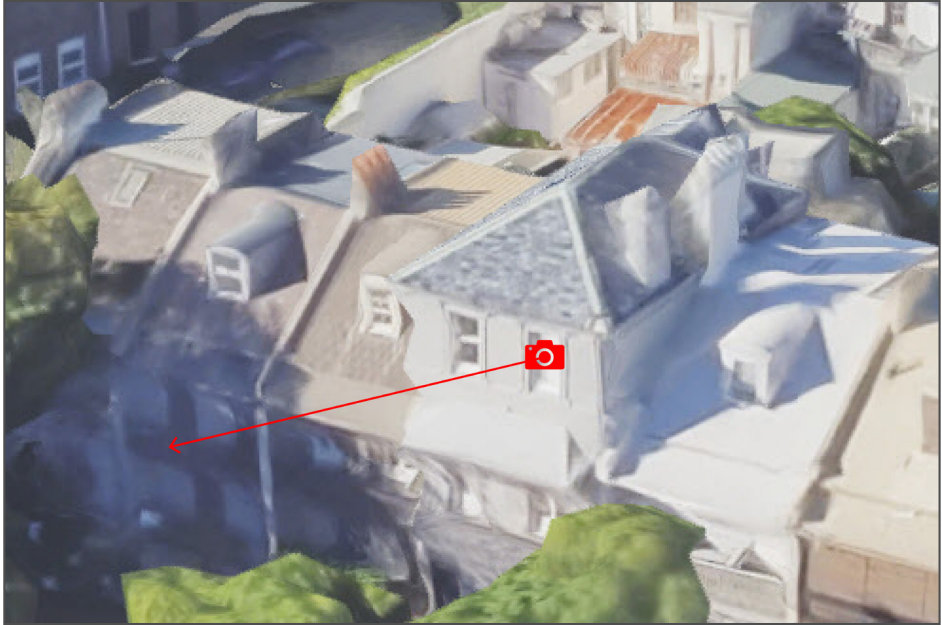
3D view showing amended DA submission



3D view showing camera position



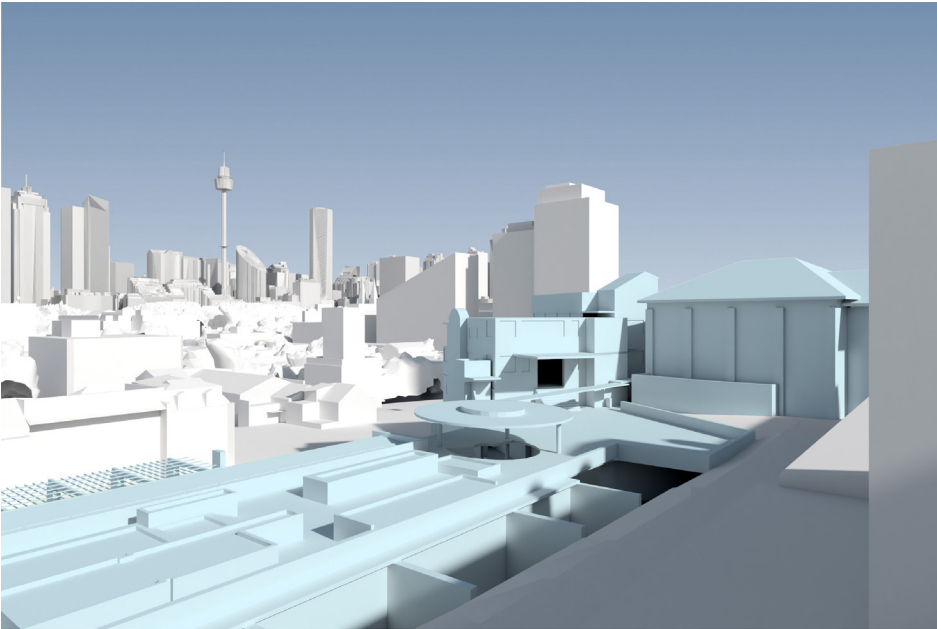
3D close-up view showing camera position



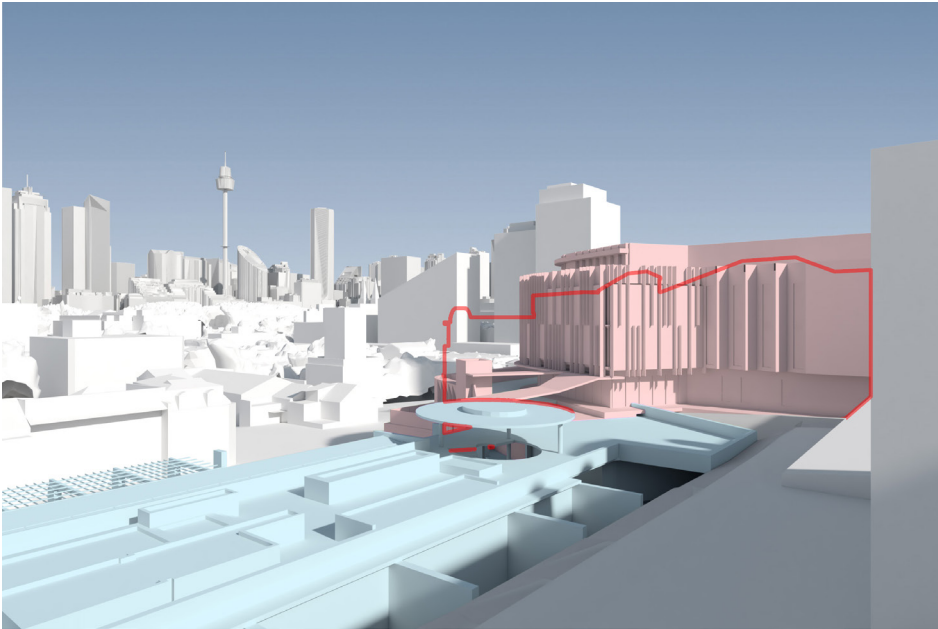
3D Camera Lens: 24mm
RL: 47.0

- Existing SCEGGS Buildings
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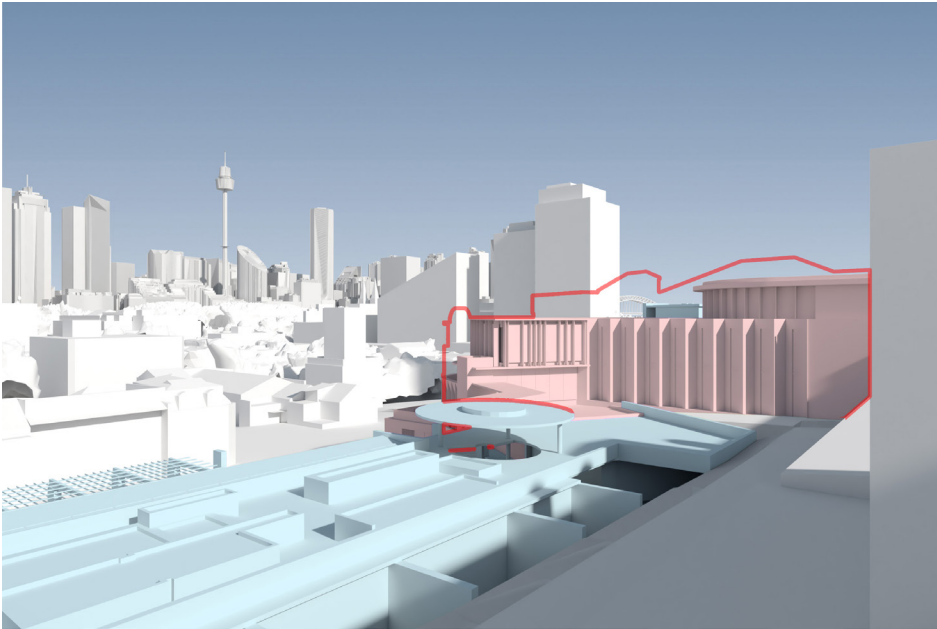
3D view showing existing buildings



3D view showing DA submission



3D view showing amended DA submission



3D view showing camera position



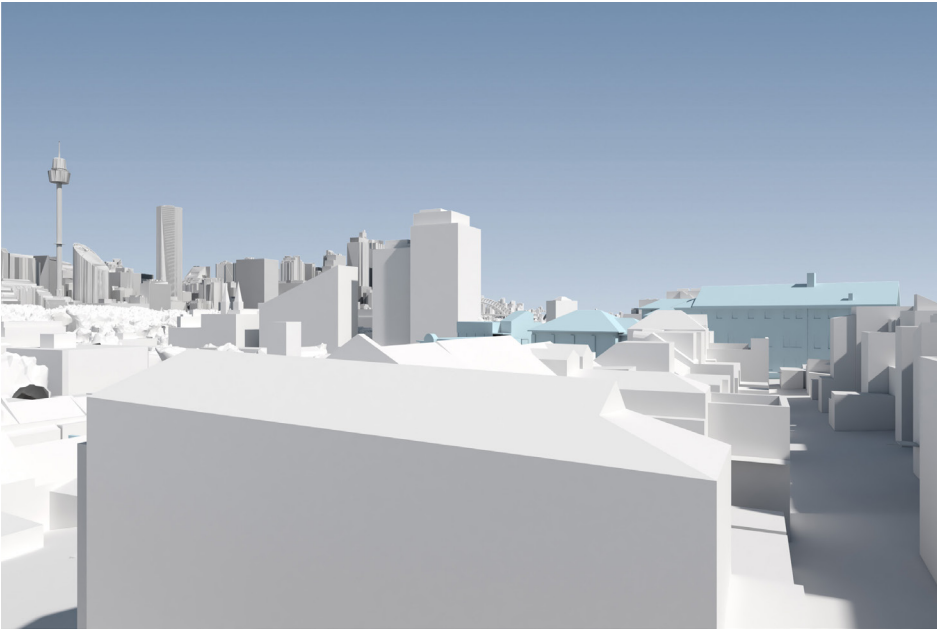
3D close-up view showing camera position



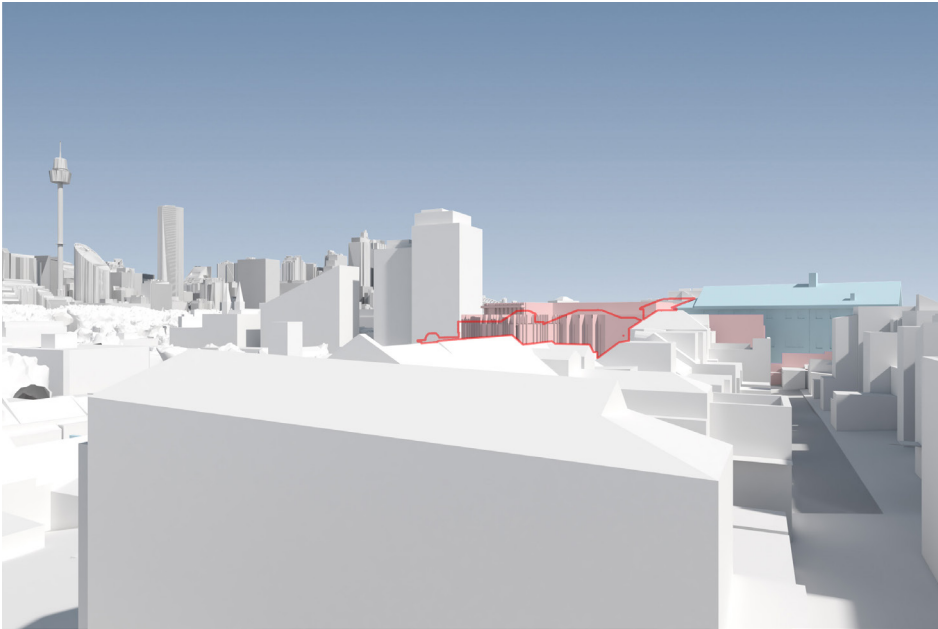
3D Camera Lens: 24mm
RL: 46.5

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- Proposed SCEGGS Buildings
- Outlines of Existing Buildings

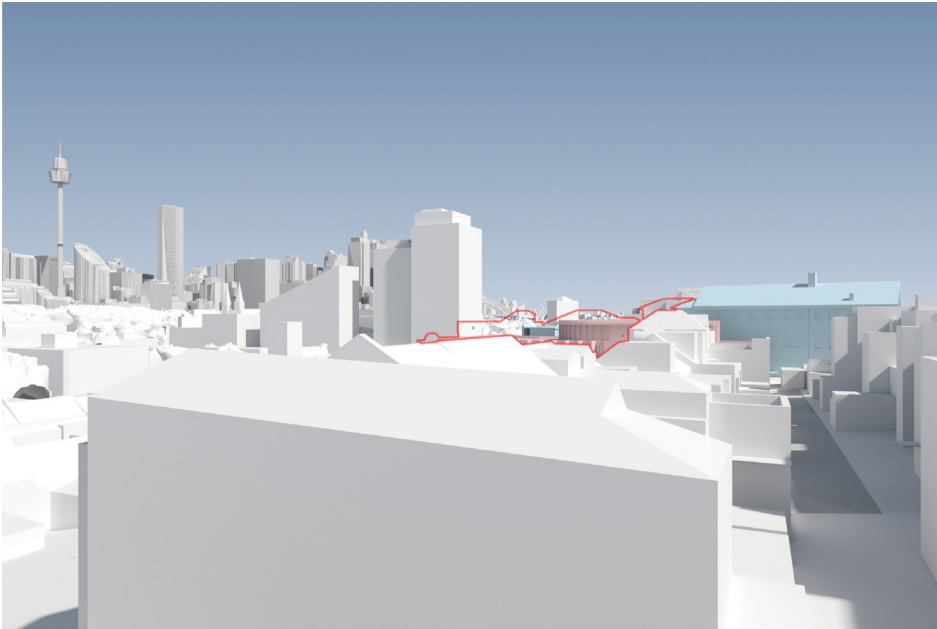
3D view showing existing buildings



3D view showing DA submission



3D view showing amended DA submission



3D view showing camera position



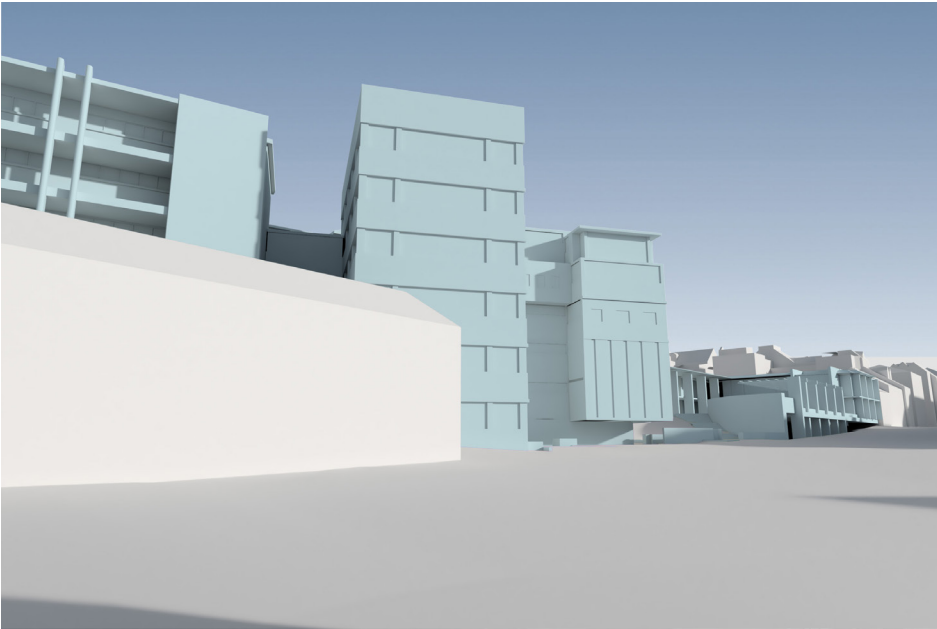
3D close-up view showing camera position



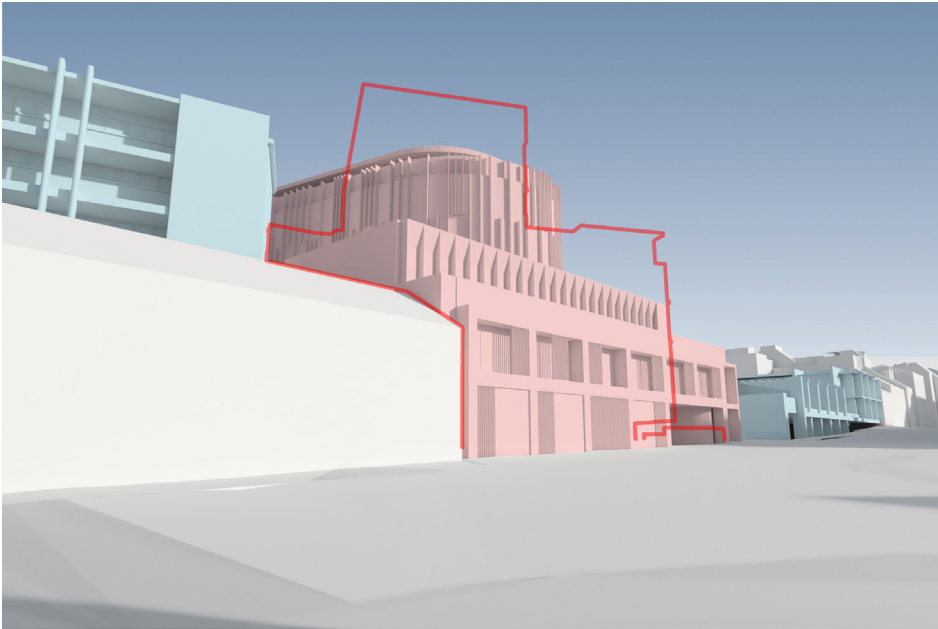
3D Camera Lens: 24mm
RL: 50.6

- Existing SCEGGS Buildings
- Proposed SCEGGS Buildings
- Outlines of Existing Buildings

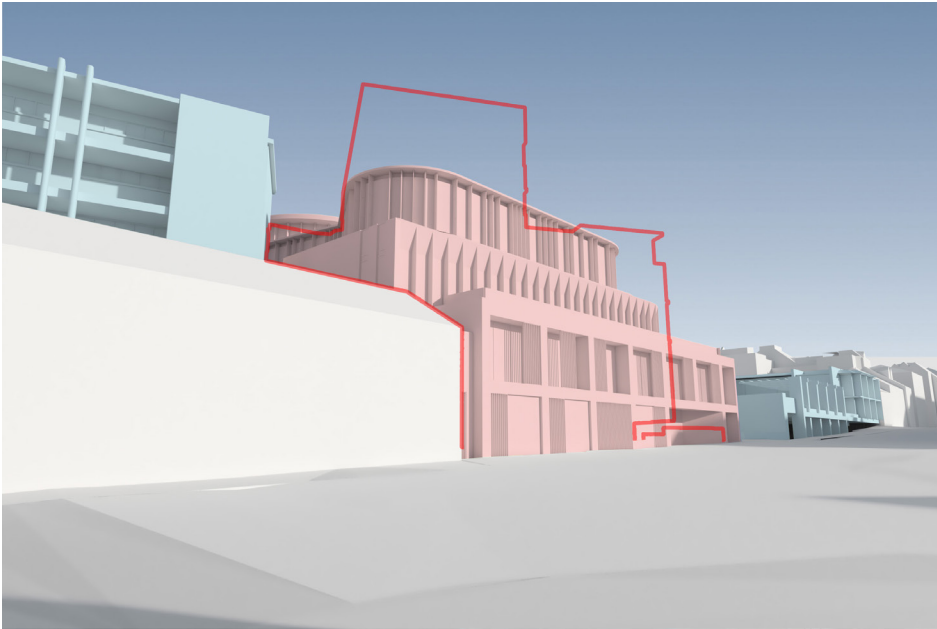
3D view showing existing buildings



3D view showing DA submission



3D view showing amended DA submission



3D view showing camera position



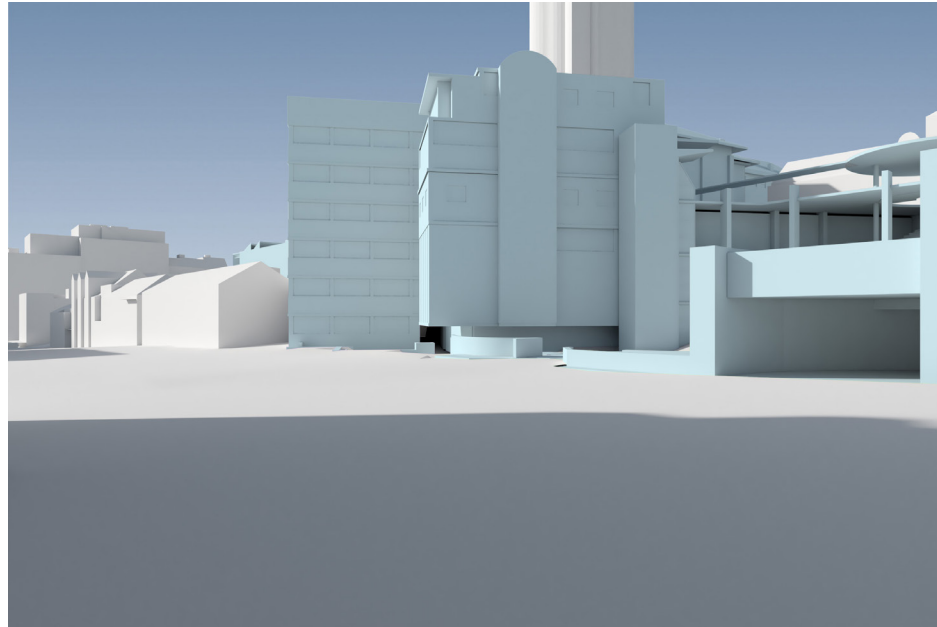
3D close-up view showing camera position



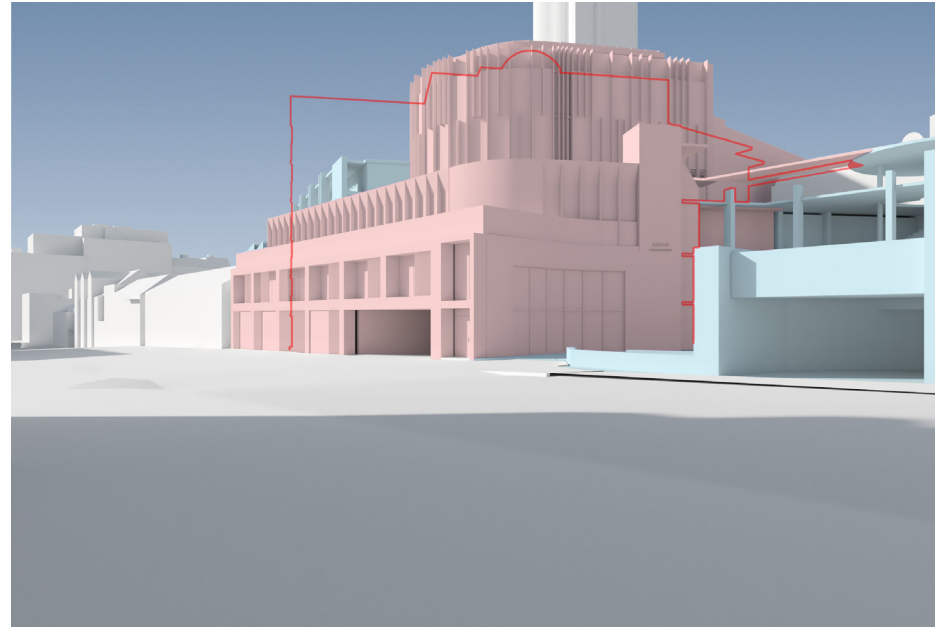
3D Camera Lens: 24mm
RL: 28.8

- Existing SCEGGS Buildings
- Proposed SCEGGS Buildings
- Outlines of Existing Buildings

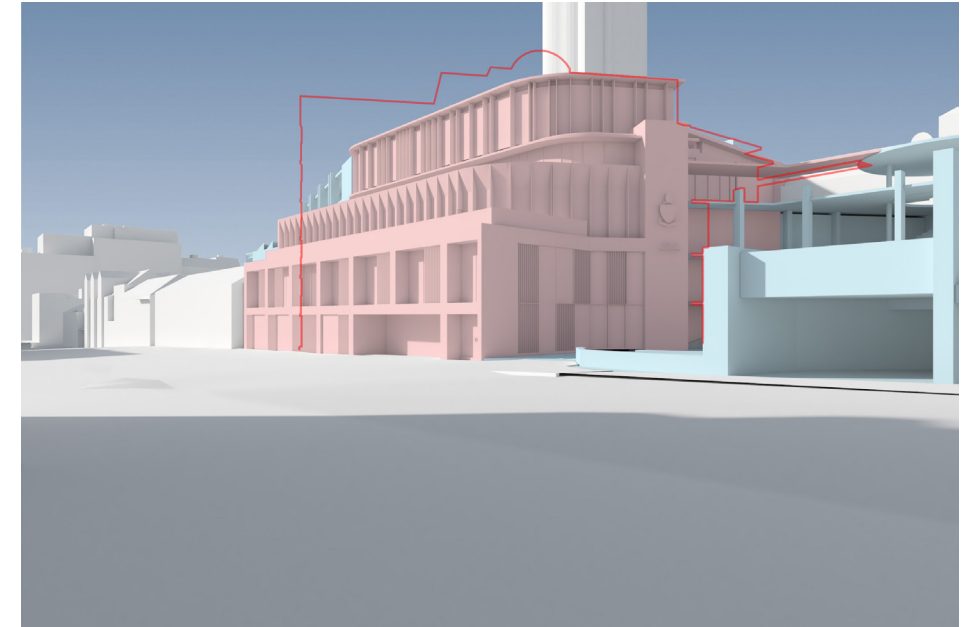
3D view showing existing buildings



3D view showing DA submission



3D view showing amended DA submission



3D view showing camera position



3D close-up view showing camera position



3D Camera Lens: 24mm
RL: 30.9

- Existing SCEGGS Buildings
- Proposed SCEGGS Buildings
- Outlines of Existing Buildings