

The Star Foundation Theatre

Visual impact and methodology report

31st October 2022

VIRTUAL IDEAS

1. INTRODUCTION

This document was prepared by Virtual Ideas to demonstrate the visual impact of the proposed developments at this site with respect to the existing built form and existing site conditions.

We understand that the purpose of the report will be for DA submission.

2. OUR EXPERTISE

Virtual Ideas is an architectural visualisation company that has over 15 years experience in preparing visual impact assessment content and reports on projects of major significance that meet the requirements for relevant local and state planning authorities.

Our reports have been submitted as evidence in proceedings in both the Land and Environment Court and the Supreme Court of NSW. Our director, Grant Kolln, has been an expert witness in the field of visual impact assessment in the Supreme Court of NSW.

Virtual Ideas' methodologies and outcomes have been inspected by various court appointed experts in relation to previous visual impact assessment submissions, and have always been found to be accurate and acceptable.

3. PHOTOMONTAGE METHODOLOGY

The following describes the process that we undertake to create the photomontage renderings that form the basis of this report.

3.1 DIGITAL 3D SCENE CREATION

The first step in our process is the creation of an accurate, real world scale digital 3D scene that is positioned at a common reference point using MGA 56 coordinates system (GDA94).

We use a variety of data from various sources to create the 3D scene, most commonly survey data from registered surveyors, 3D photogrammetric models of cities and building 3D models supplied by Architects. In this case we used 3D models supplied by Altis Architecture and a 2018 surveyed city model supplied by AAM positioned to MGA 56 coordinates system (GDA94). A detailed description of the various data sources used in this report can be found in Appendix A.

All data is imported into the 3D scene at real world scale and positioned to a common reference point. This common reference point is established by using the MGA-56 coordinates system (GDA94). When we receive data sources that are not positioned to MGA-56 coordinates, we use common points in the data sources that can be aligned to points in other data sources that are positioned at MGA-56. This can be data such as site boundaries and building outlines.

Descriptions of how we have aligned each data source can also be found in Appendix A.

Once the various data sources have been imported and positioned with reference to each other, we then create digital 3D cameras in the 3D scene. The camera locations selected for the photomontages in this report were proposed by Ethos Urban.

4.1 OVERVIEW OF CAMERA LOCATIONS



- Camera 01 - City West Housing
7th storey, 88 John Street, Pyrmont.
- Camera 02 - City West Housing
7th storey, 88 John Street, Pyrmont.
- Camera 03 - Watermark Tower
9th storey, 2 Jones Bay Road, Pyrmont.
- Camera 04 - Watermark Tower
8th storey, 2 Jones Bay Road, Pyrmont.
- Camera 05 - Watermark Tower
7th storey, 2 Jones Bay Road, Pyrmont.
- Camera 06 - Watermark Tower
6th storey, 2 Jones Bay Road, Pyrmont.
- Camera 07 - Watermark Tower
5th storey, 2 Jones Bay Road, Pyrmont.
- Camera 08 - Watermark Tower
9th storey, 2 Jones Bay Road, Pyrmont.
- Camera 09 - Watermark Tower
8th storey, 2 Jones Bay Road, Pyrmont.
- Camera 10 - Watermark Tower
7th storey, 2 Jones Bay Road, Pyrmont.
- Camera 11 - Watermark Tower
6th storey, 2 Jones Bay Road, Pyrmont.
- Camera 12 - Watermark Tower
5th storey, 2 Jones Bay Road, Pyrmont.
- Camera 13 - Watermark Pavilion
9th storey, 24 Point Street, Pyrmont.
- Camera 14 - Watermark Pavilion
9th storey, 24 Point Street, Pyrmont.

5.1 CAMERA 01 (24mm lens) - City West Housing, 7th Storey, 88 John Street, Pyrmont.

EXISTING



REVISED PROPOSAL



VIEW LOSS



CAMERA LOCATION



5.2 CAMERA 01 (24mm lens) - City West Housing, 7th Storey, 88 John Street, Pyrmont.

EXISTING



5.3 CAMERA 01 (24mm lens) - City West Housing, 7th Storey, 88 John Street, Pyrmont.

REVISED PROPOSAL



5.4 CAMERA 01 (24mm lens) - City West Housing, 7th Storey, 88 John Street, Pyrmont

VIEW LOSS



6.1 CAMERA 02 (24mm lens) - City West Housing, 7th Storey, 88 John Street, Pyrmont.

EXISTING



REVISED PROPOSAL



VIEW LOSS



CAMERA LOCATION



6.2 CAMERA 02 (24mm lens) - City West Housing, 7th Storey, 88 John Street, Pyrmont.

EXISTING



6.3 CAMERA 02 (24mm lens) - City West Housing, 7th Storey, 88 John Street, Pyrmont.

REVISED PROPOSAL



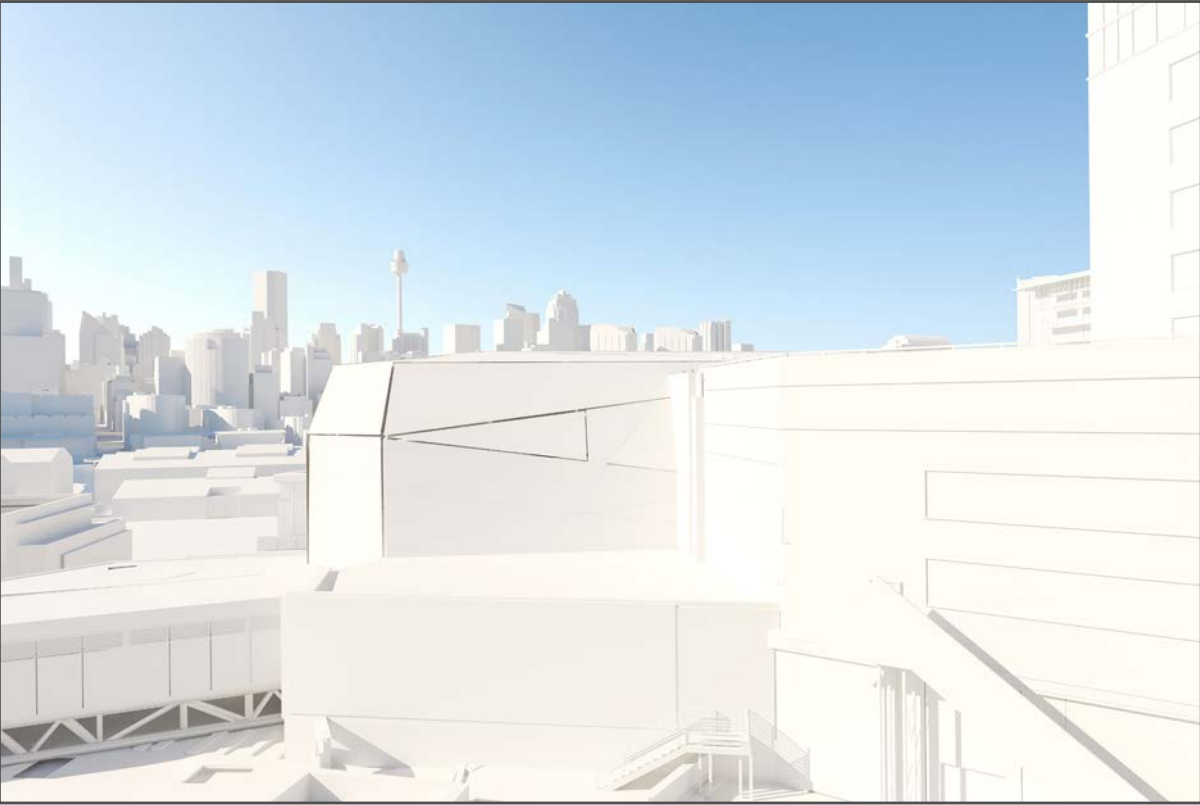
6.4 CAMERA 02 (24mm lens) - City West Housing, 7th Storey, 88 John Street, Pyrmont.

VIEW LOSS

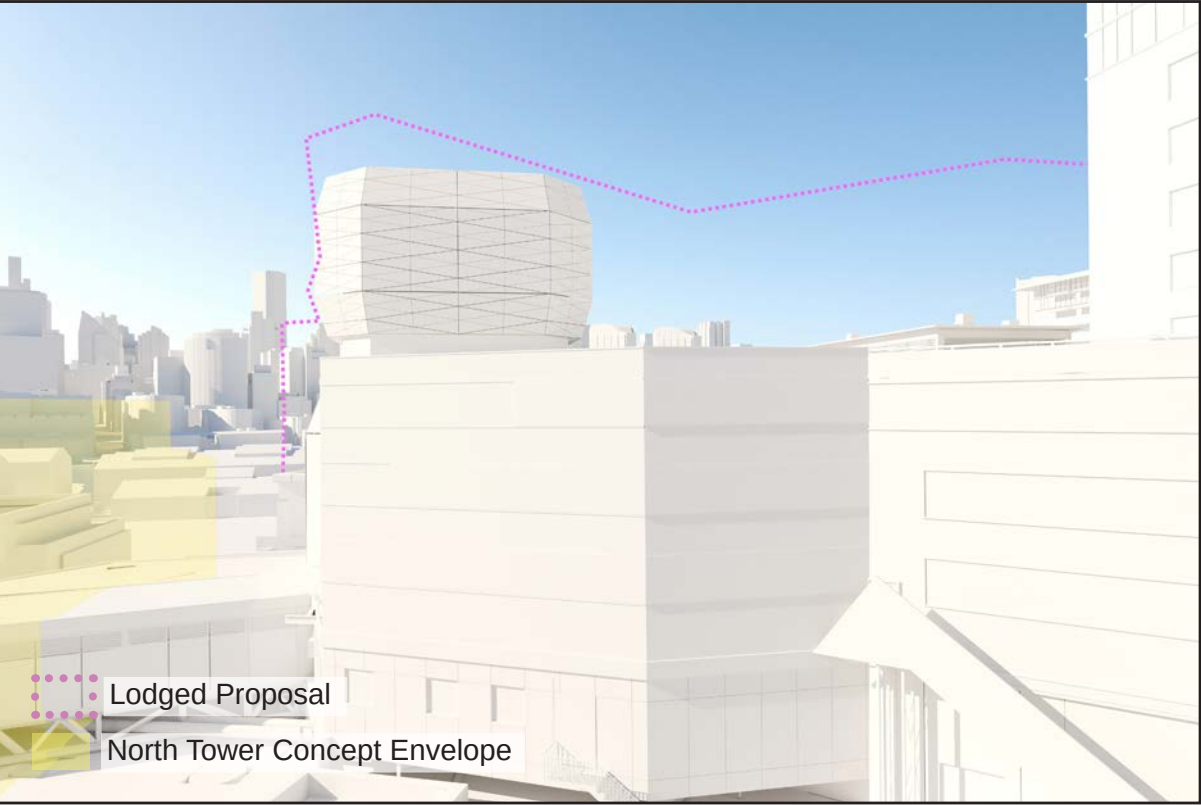


7.1 CAMERA 03 (24mm lens) - Watermark Tower, 9th storey, 2 Jones Bay Road, Pyrmont.

EXISTING



REVISED PROPOSAL



VIEW LOSS

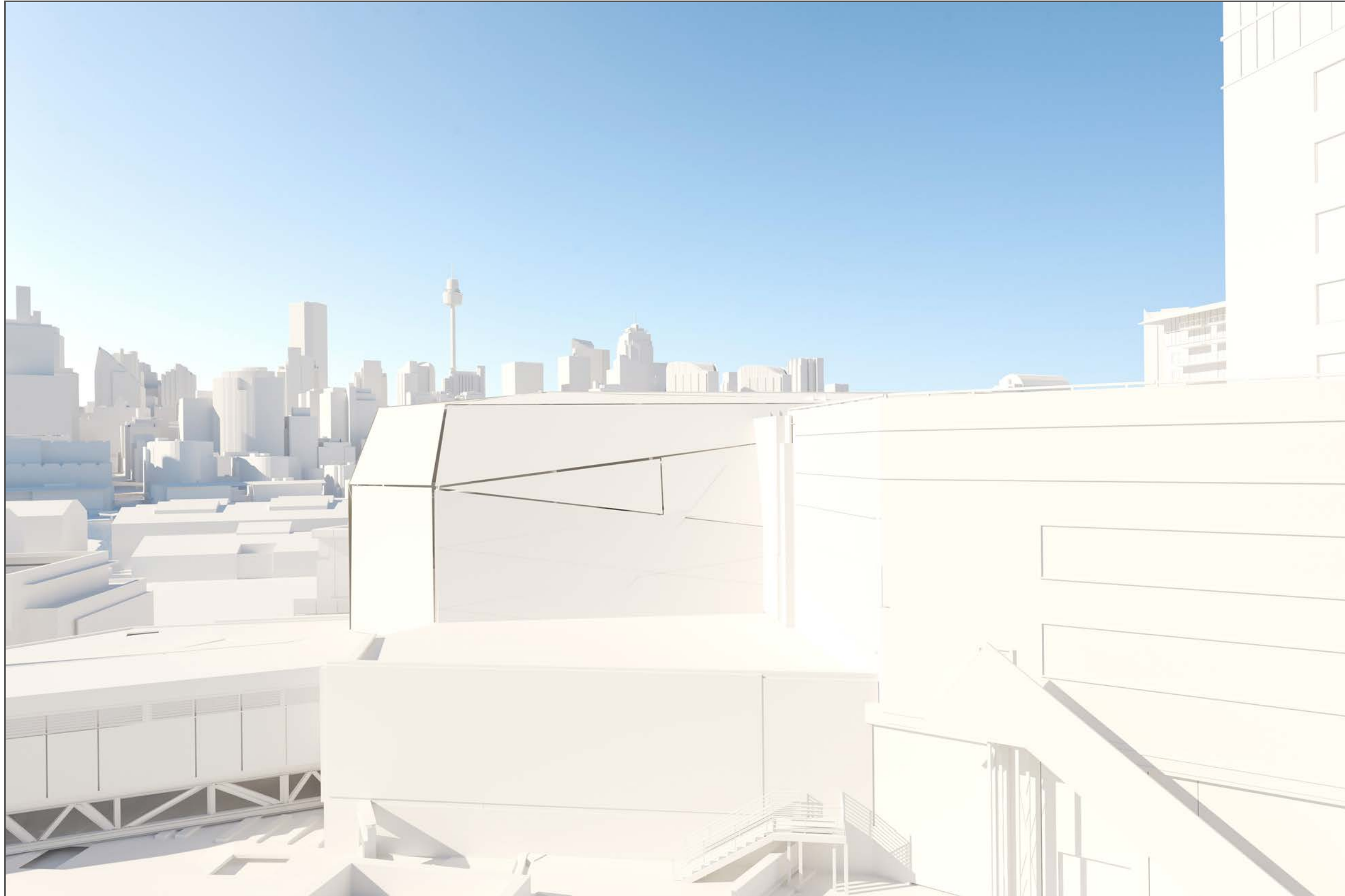


CAMERA LOCATION



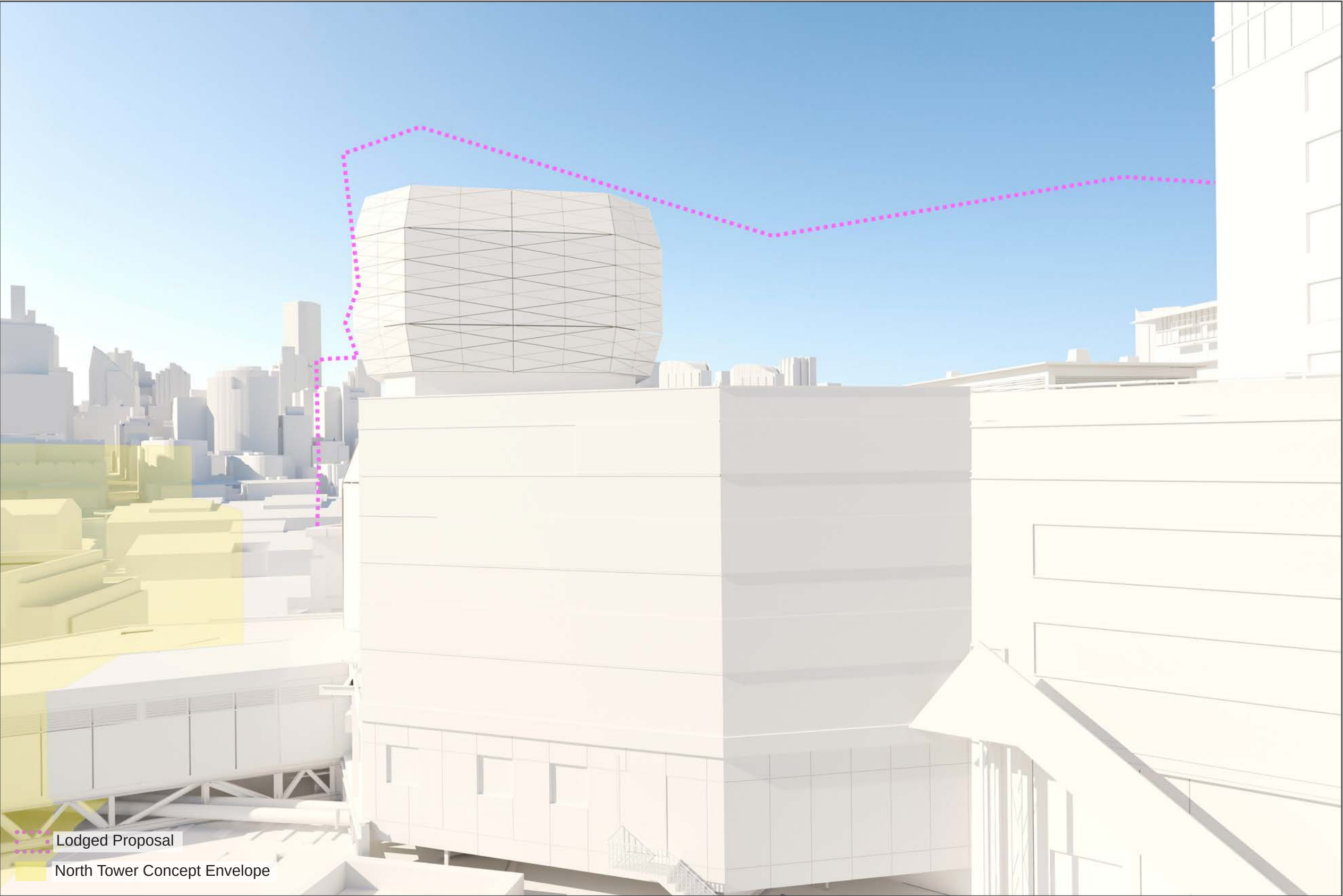
7.2 CAMERA 03 (24mm lens) - Watermark Tower, 9th storey, 2 Jones Bay Road, Pyrmont.

EXISTING



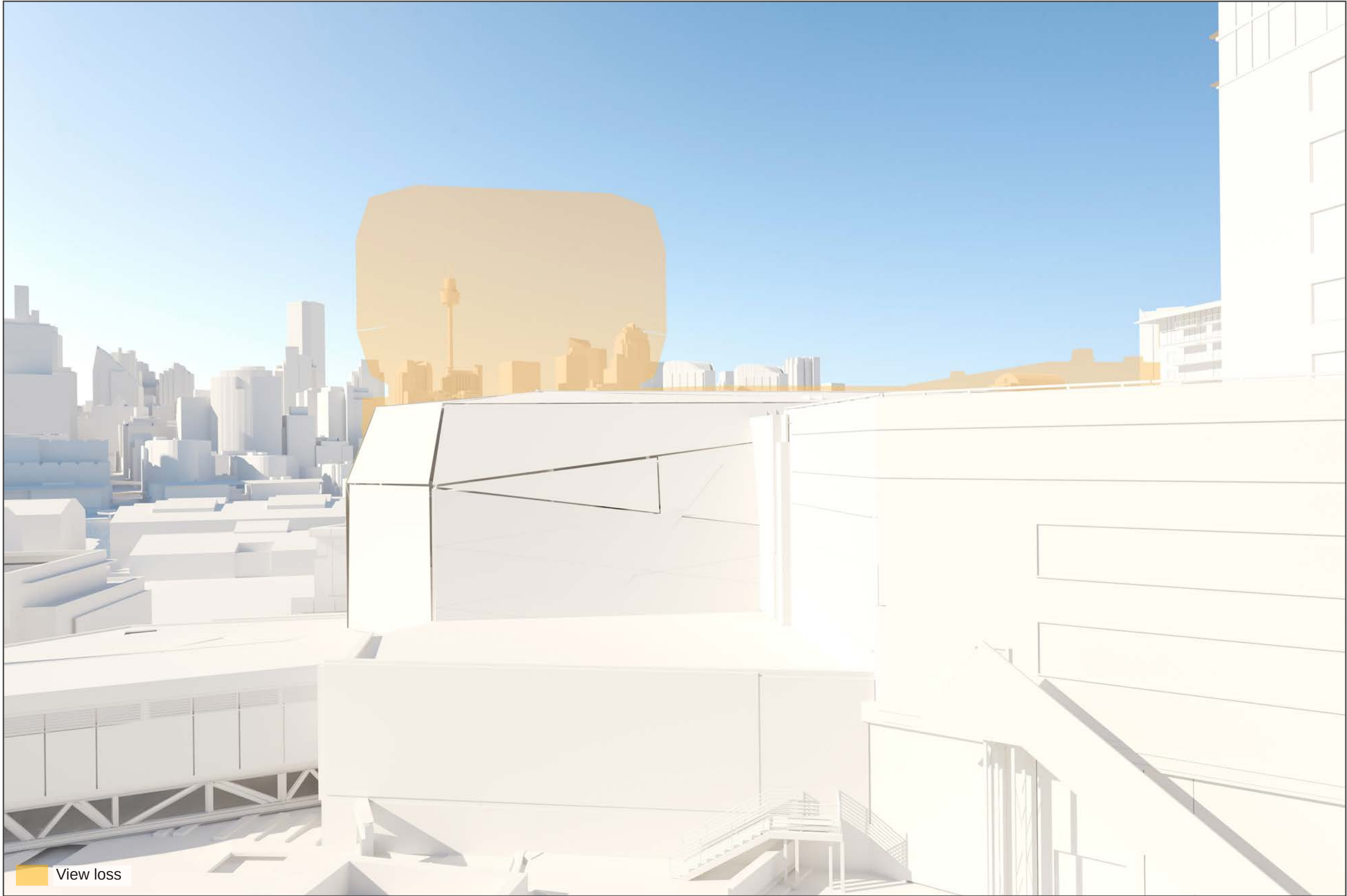
7.3 CAMERA 03 (24mm lens) - Watermark Tower, 9th storey, 2 Jones Bay Road, Pyrmont.

REVISED PROPOSAL



7.4 CAMERA 03 (24mm lens) - Watermark Tower, 9th storey, 2 Jones Bay Road, Pyrmont.

VIEW LOSS

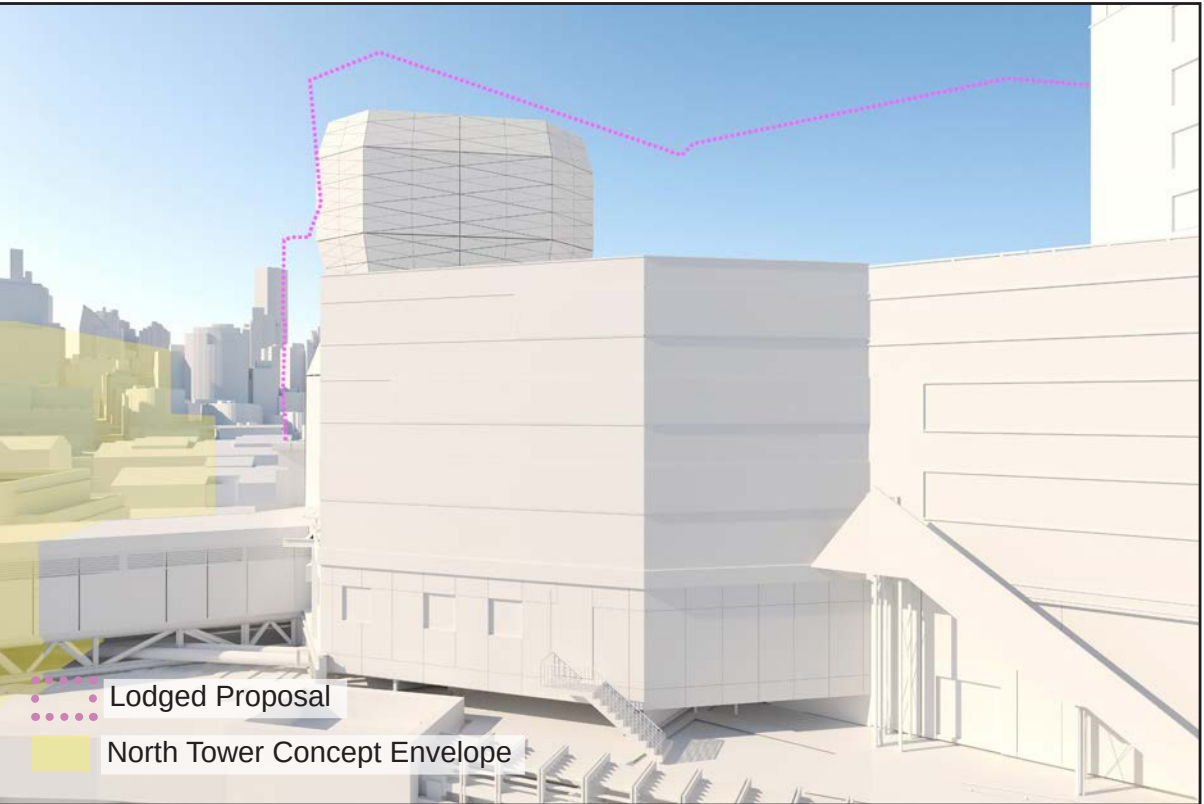


8.1 CAMERA 04 (24mm lens) - Watermark Tower, 8th storey, 2 Jones Bay Road, Pyrmont.

EXISTING



REVISED PROPOSAL



VIEW LOSS

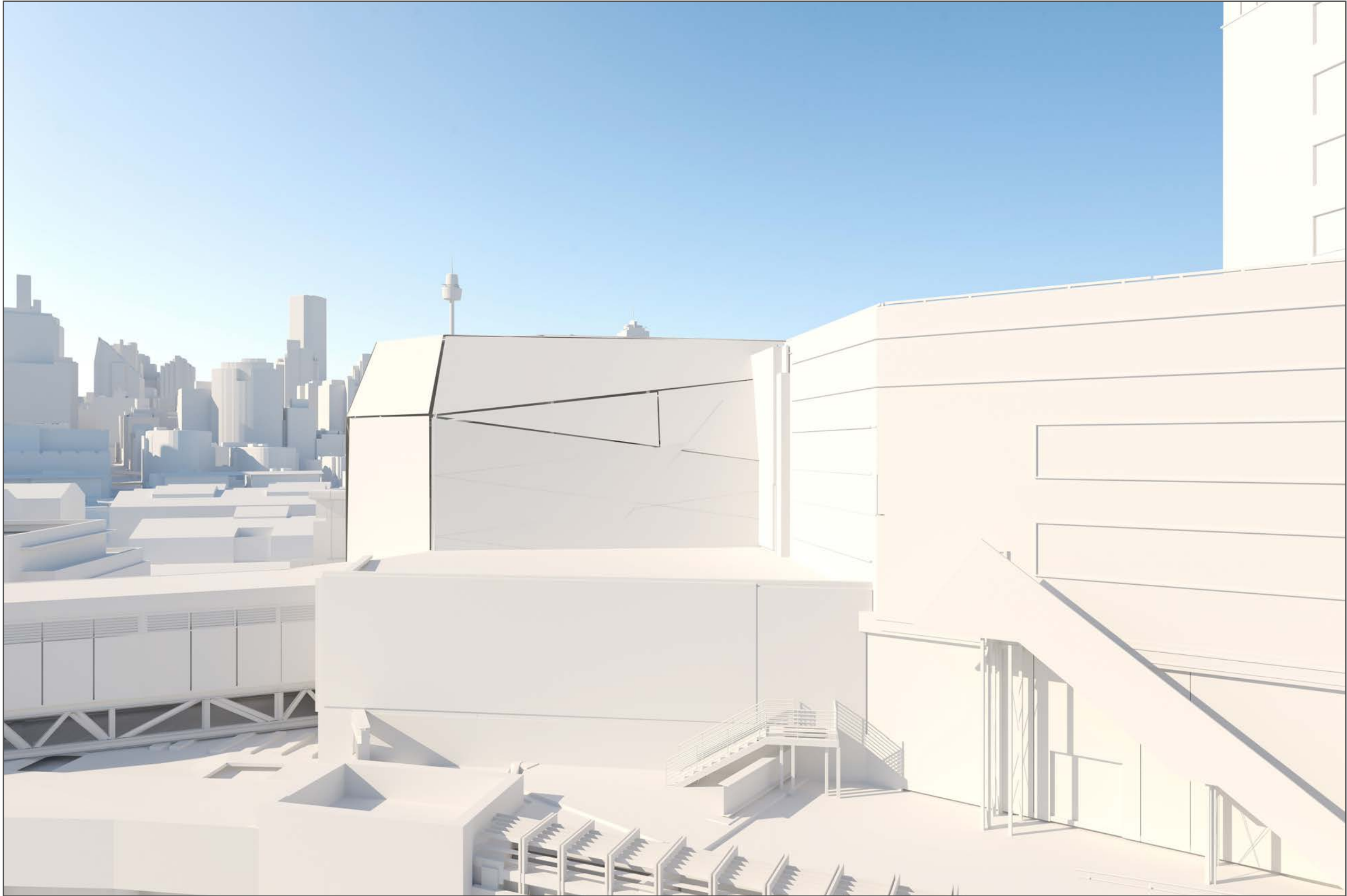


CAMERA LOCATION



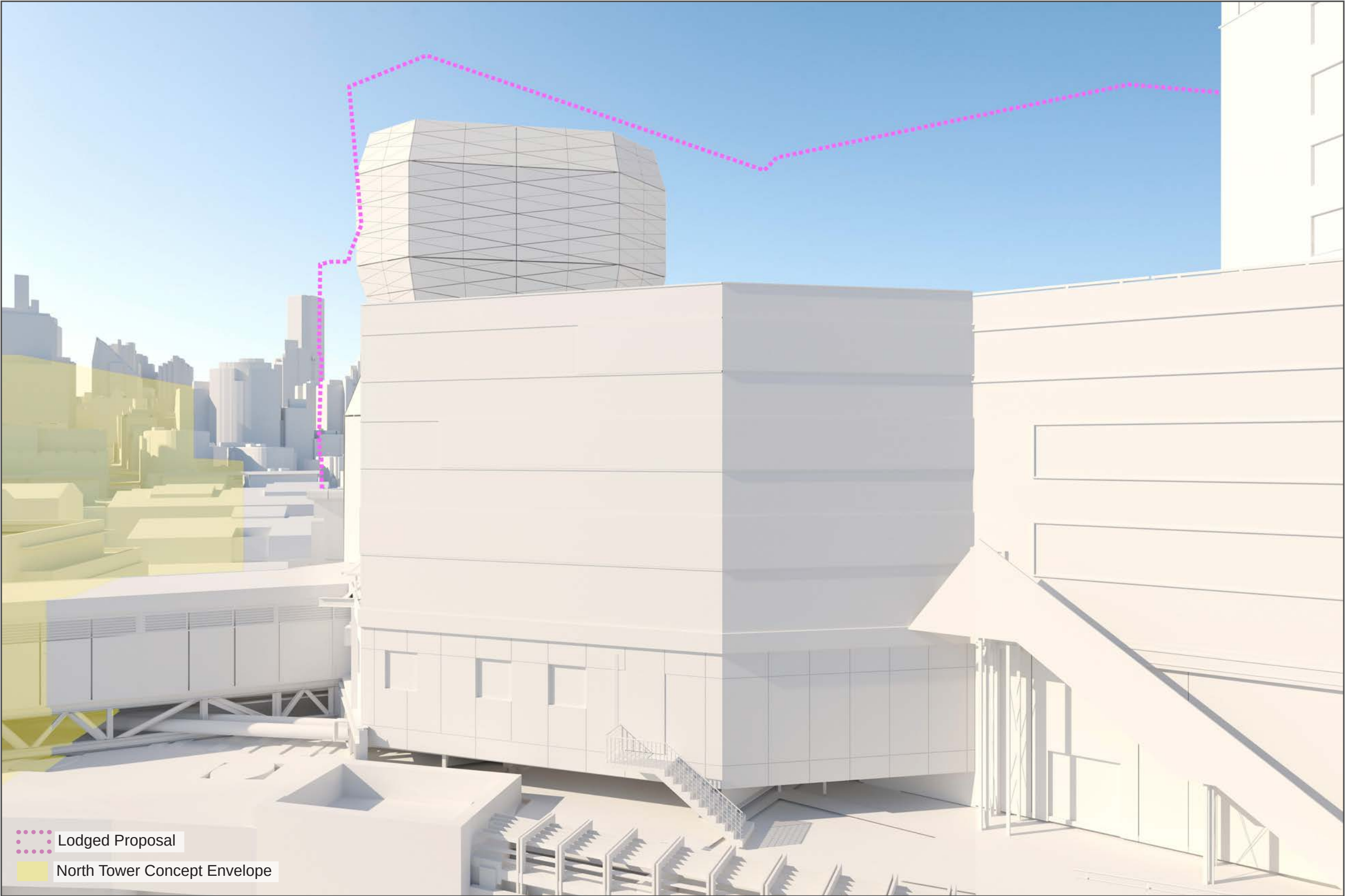
8.2 CAMERA 04 (24mm lens) - Watermark Tower, 8th storey, 2 Jones Bay Road, Pyrmont.

EXISTING



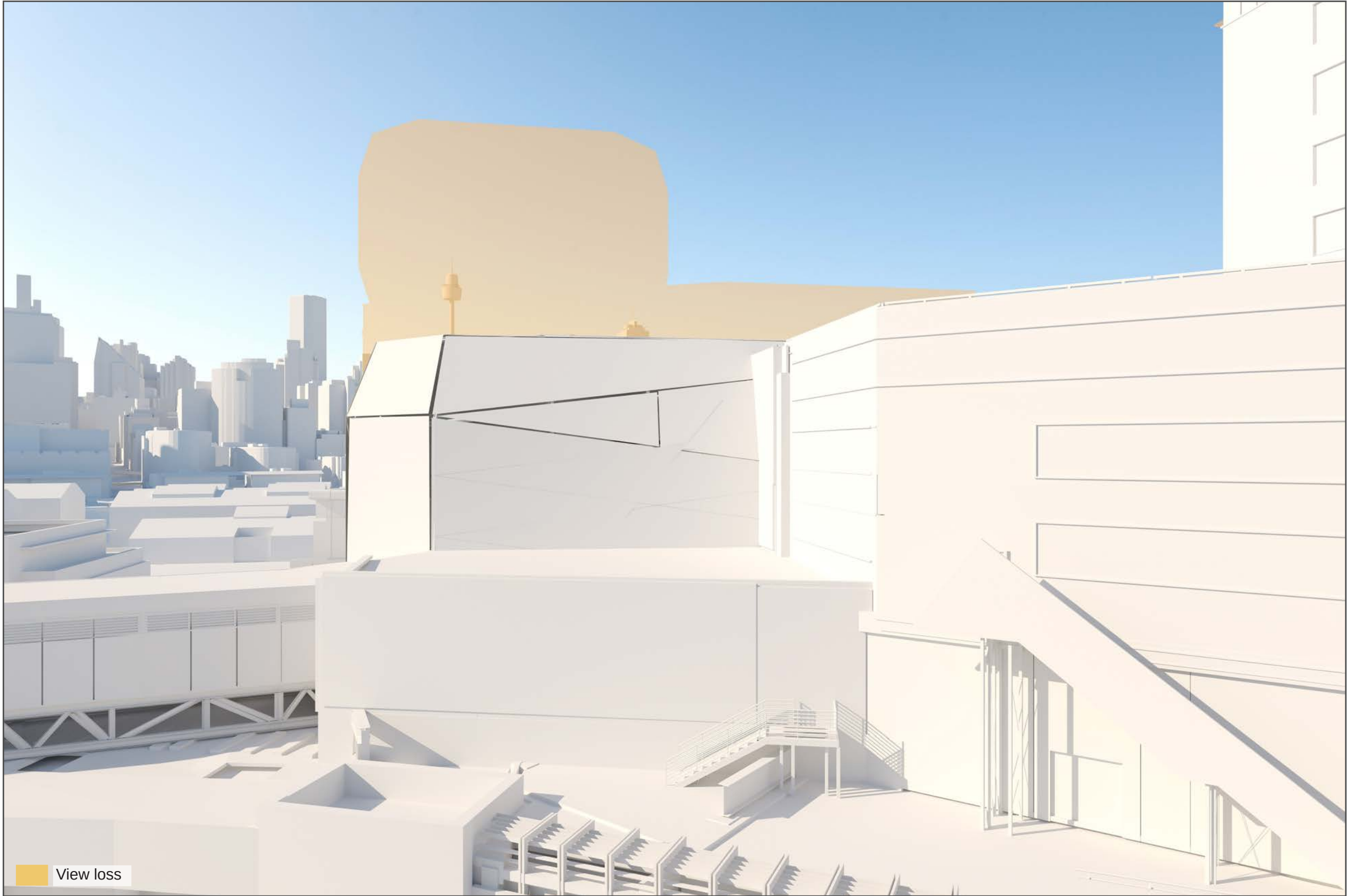
8.3 CAMERA 04 (24mm lens) - Watermark Tower, 8th storey, 2 Jones Bay Road, Pyrmont.

REVISED PROPOSAL



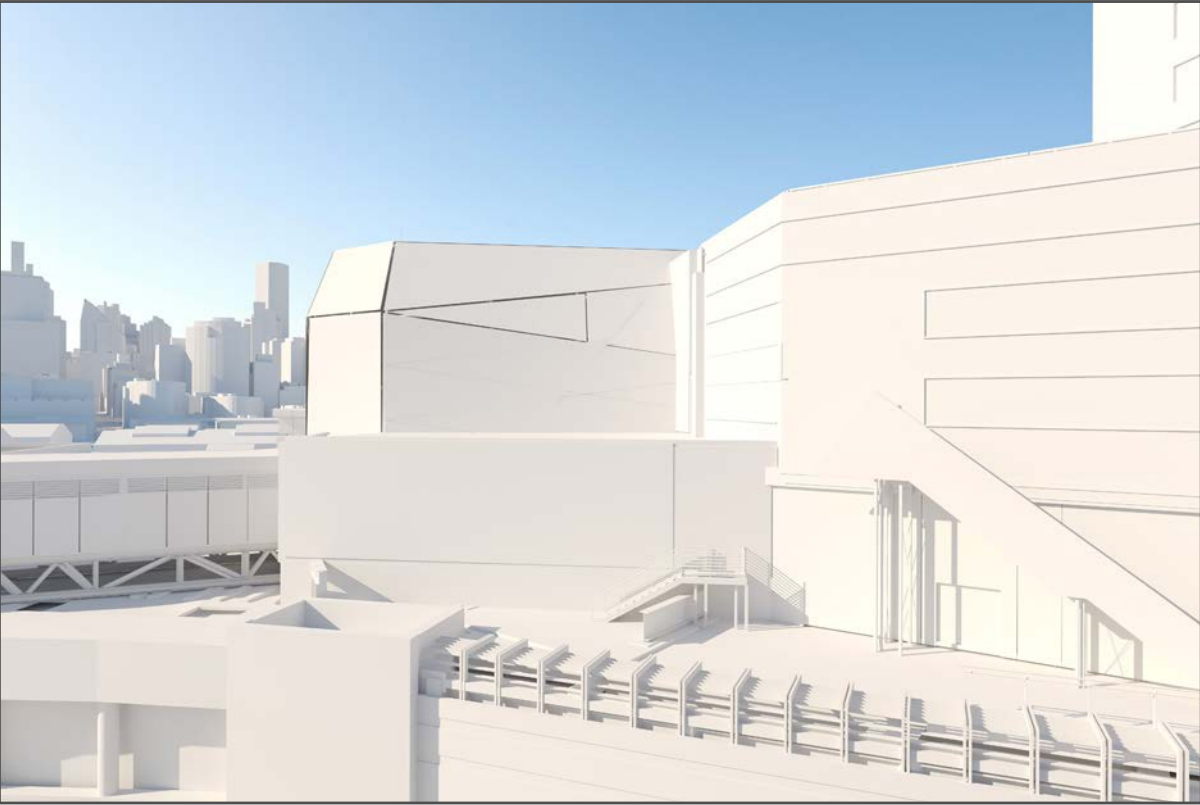
8.4 CAMERA 04 (24mm lens) - Watermark Tower, 8th storey, 2 Jones Bay Road, Pyrmont.

VIEW LOSS

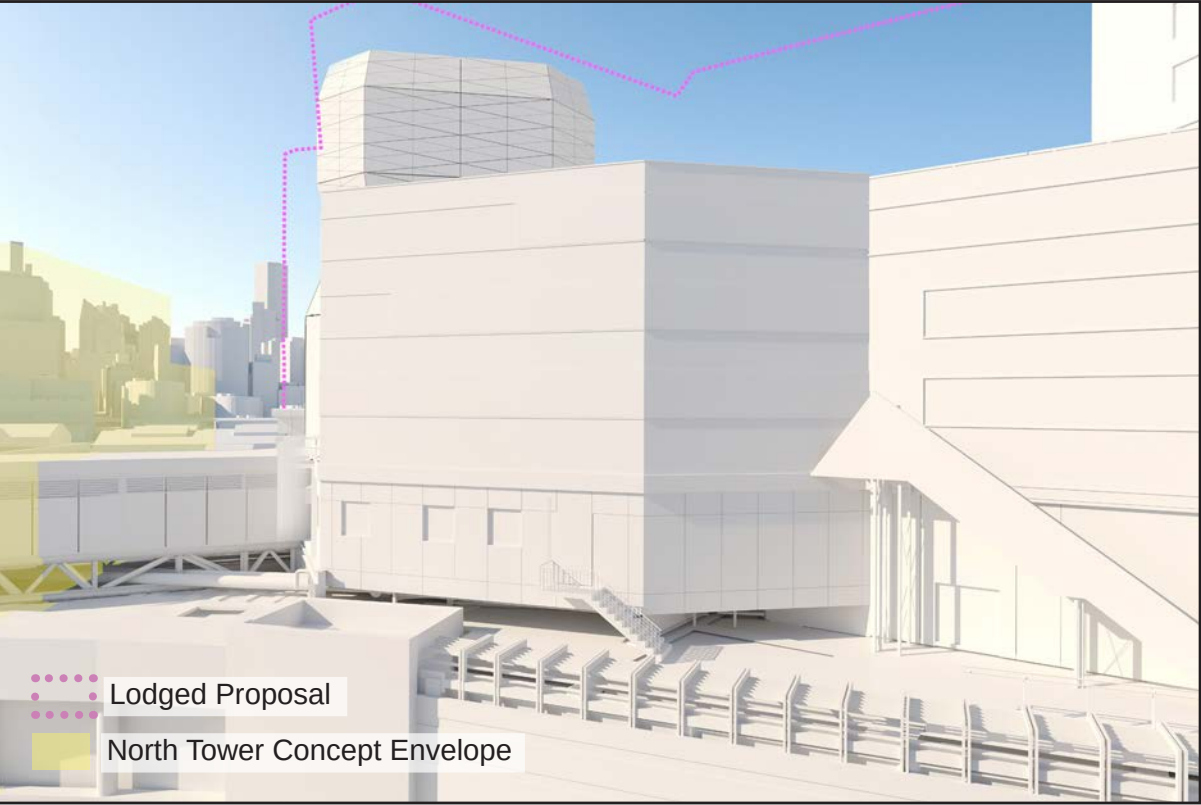


9.1 CAMERA 05 (24mm lens) - Watermark Tower, 7th storey, 2 Jones Bay Road, Pyrmont.

EXISTING



REVISED PROPOSAL



VIEW LOSS

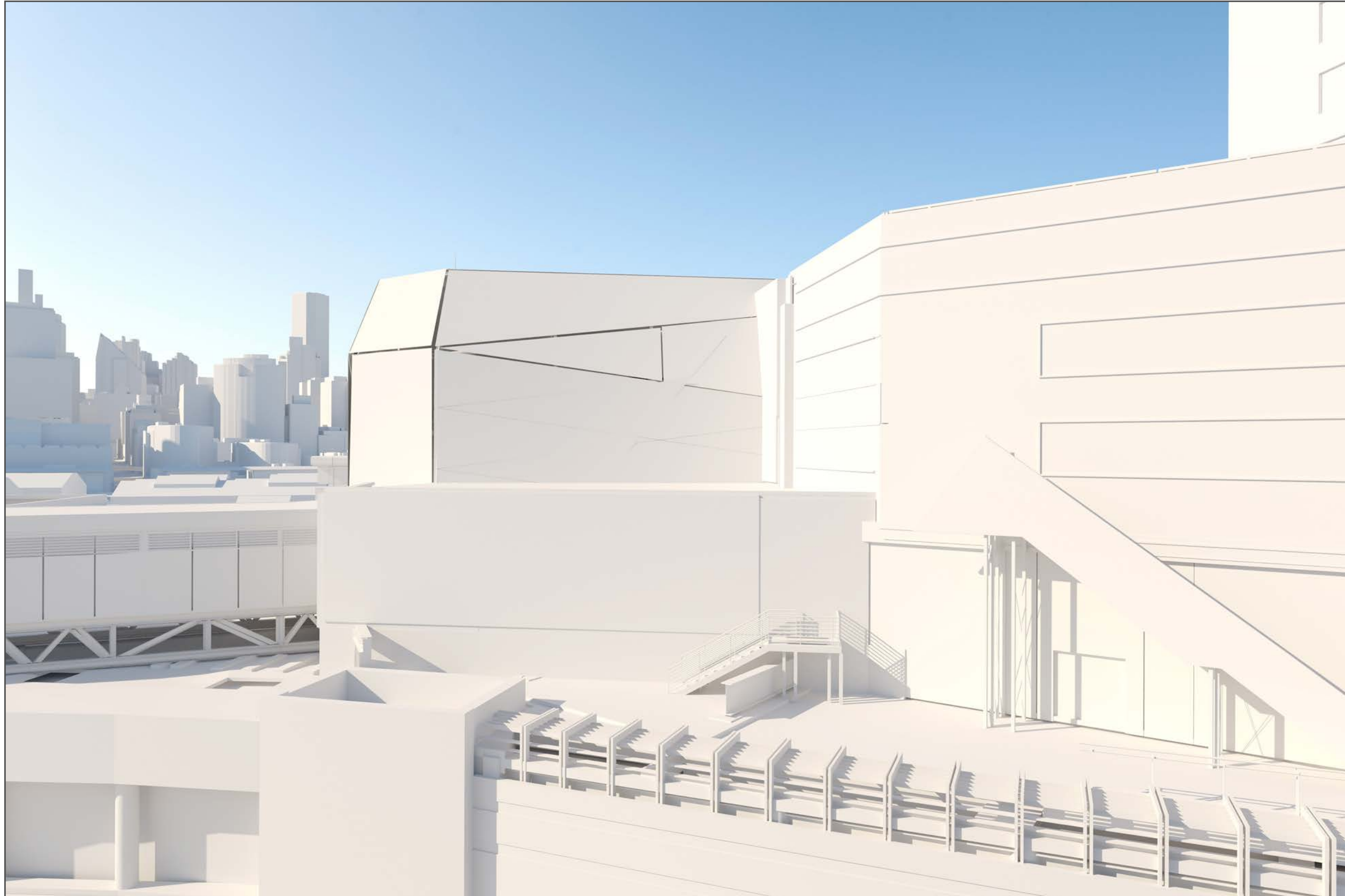


CAMERA LOCATION



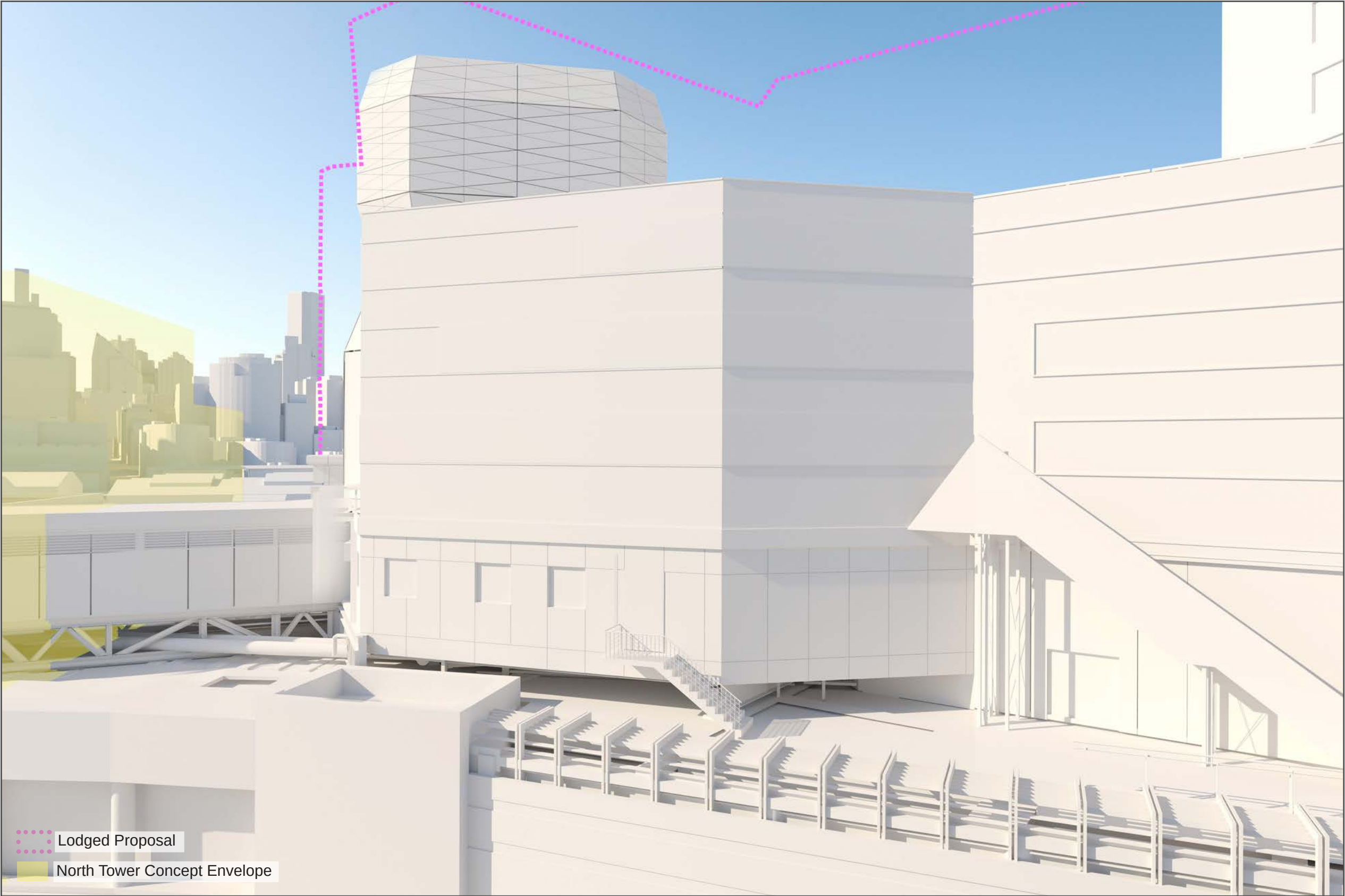
9.2 CAMERA 05 (24mm lens) - Watermark Tower, 7th storey, 2 Jones Bay Road, Pyrmont.

EXISTING



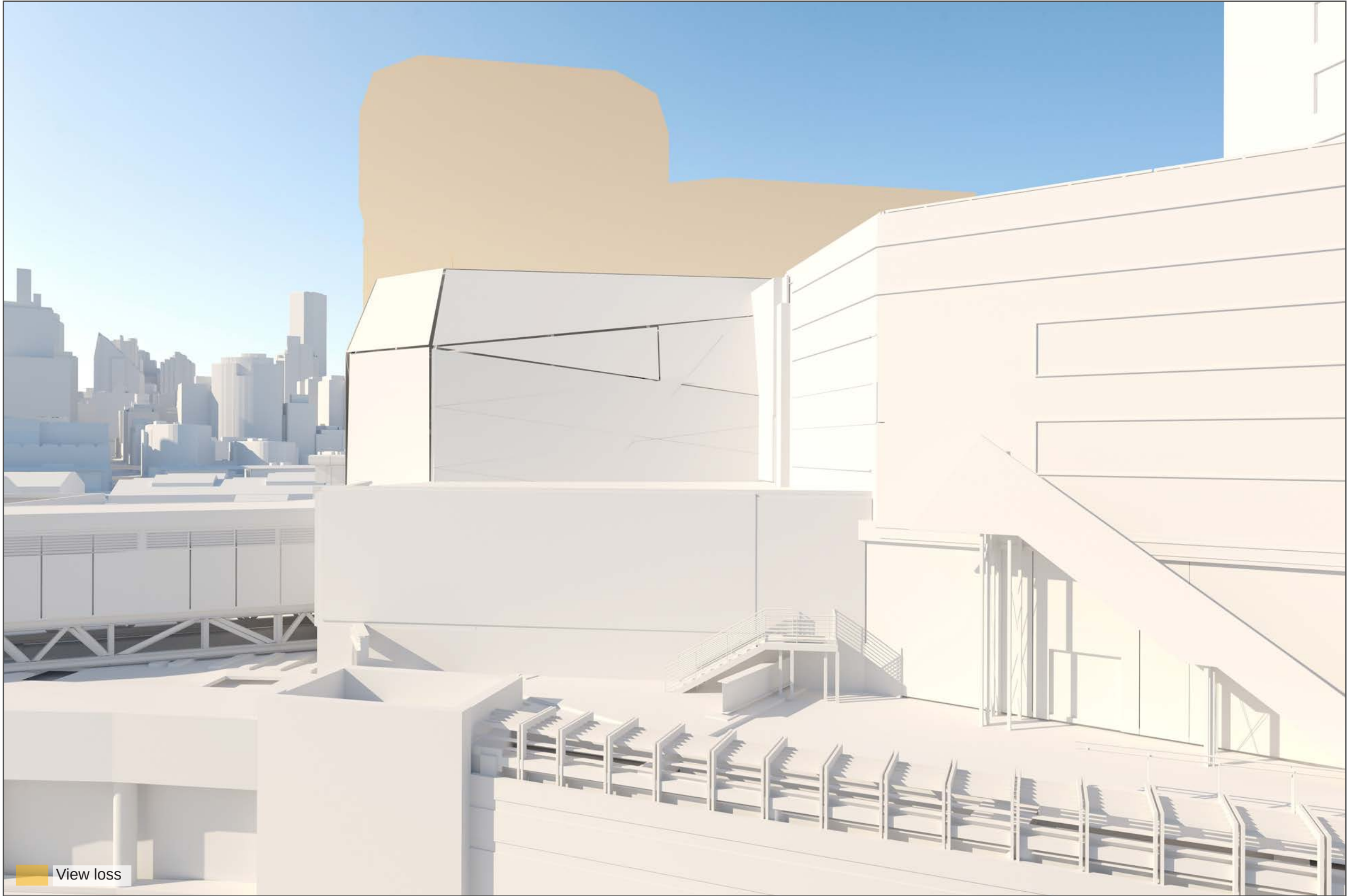
9.2 CAMERA 05 (24mm lens) - Watermark Tower, 7th storey, 2 Jones Bay Road, Pyrmont.

REVISED PROPOSAL



9.3 CAMERA 05 (24mm lens) - Watermark Tower, 7th storey, 2 Jones Bay Road, Pyrmont.

VIEW LOSS



10.1 CAMERA 06 (24mm lens) - Watermark Tower, 6th storey, 2 Jones Bay Road, Pyrmont.

EXISTING



REVISED PROPOSAL



VIEW LOSS

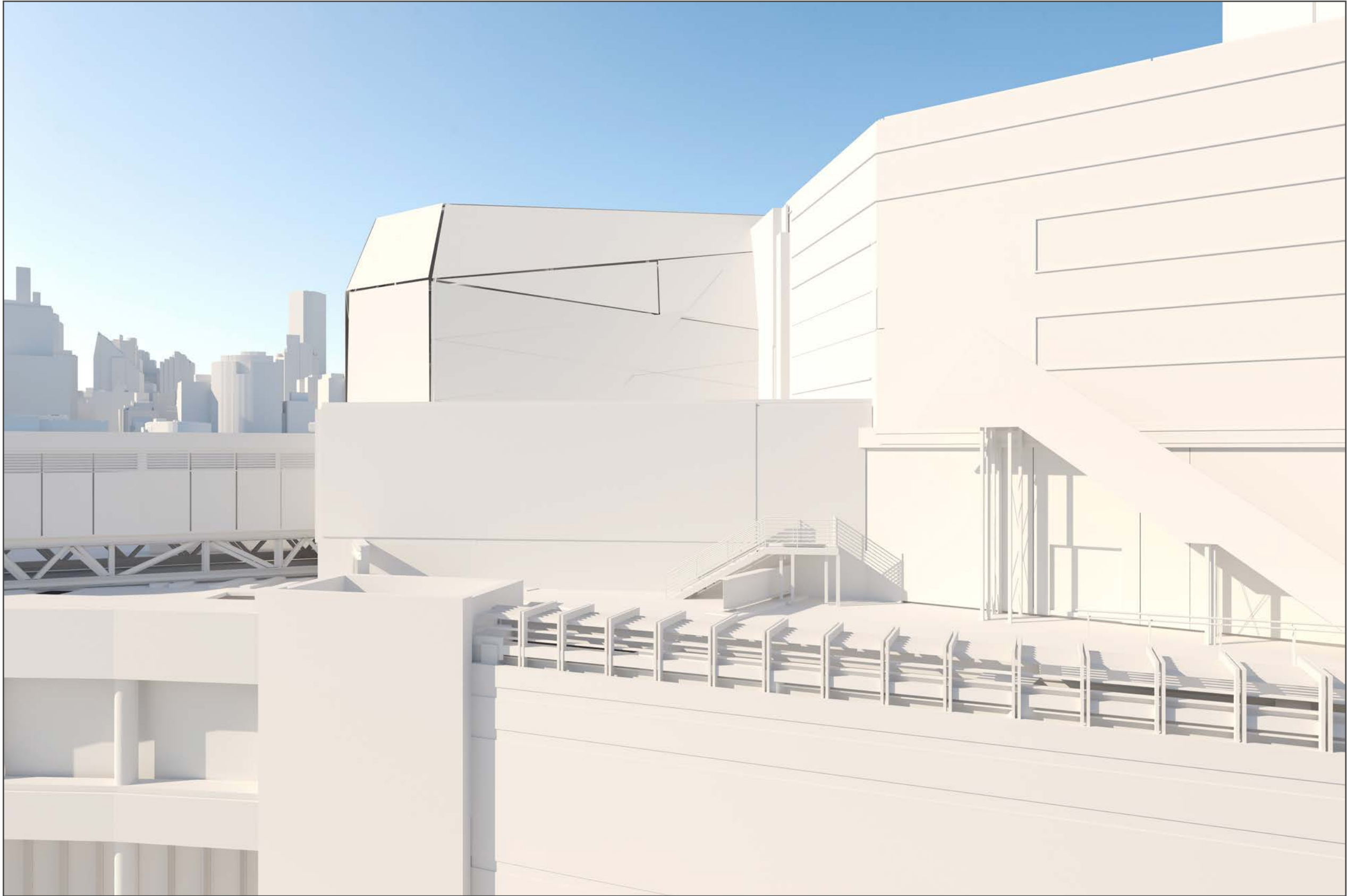


CAMERA LOCATION



10.2 CAMERA 06 (24mm lens) - Watermark Tower, 6th storey, 2 Jones Bay Road, Pyrmont.

EXISTING



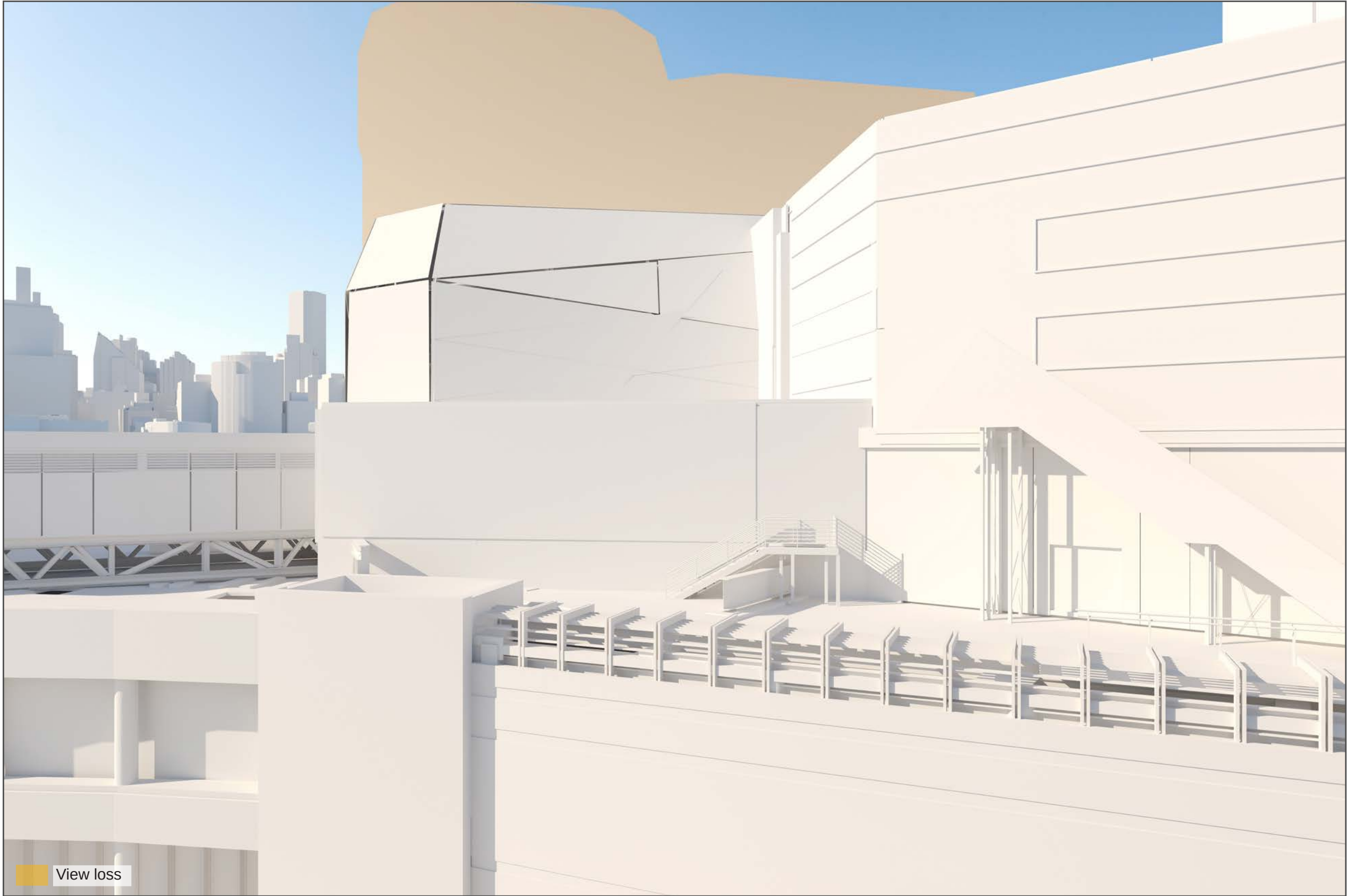
10.3 CAMERA 06 (24mm lens) - Watermark Tower, 6th storey, 2 Jones Bay Road, Pyrmont.

REVISED PROPOSAL



10.4 CAMERA 06 (24mm lens) - Watermark Tower, 6th storey, 2 Jones Bay Road, Pyrmont.

VIEW LOSS

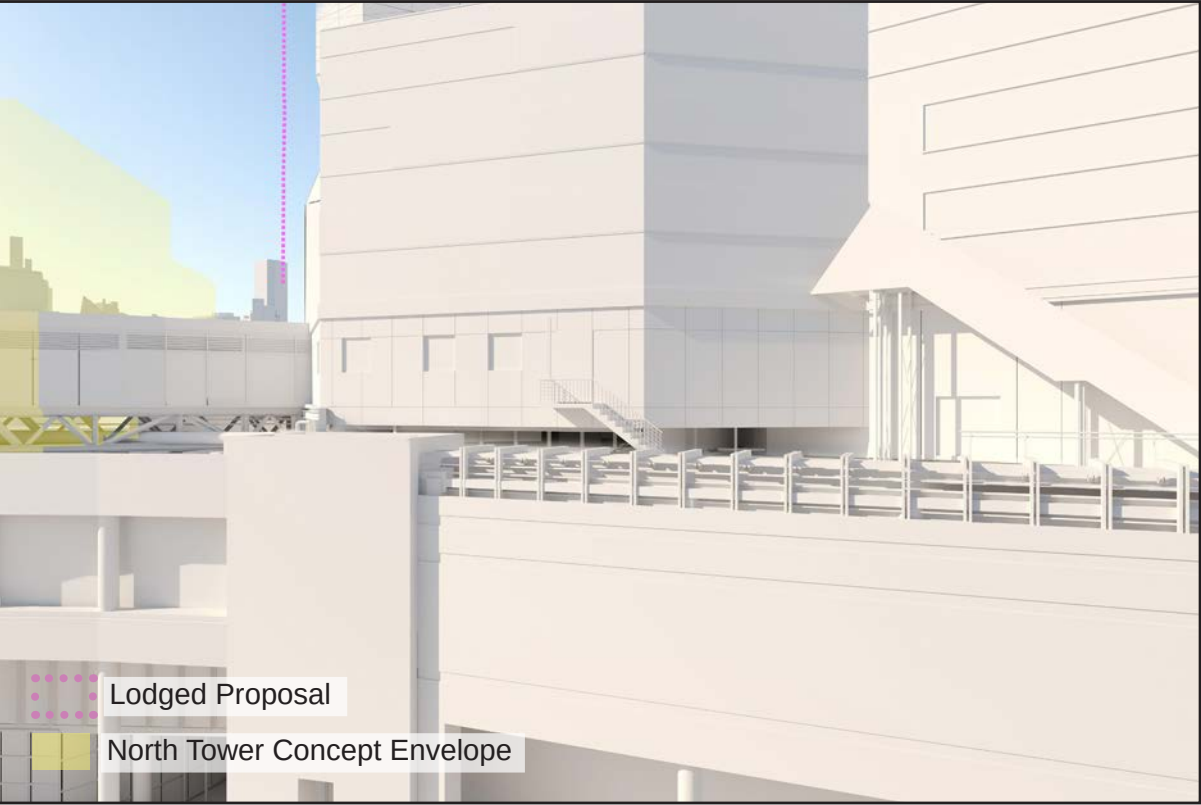


11.1 CAMERA 07 (24mm lens) - Watermark Tower, 5th storey, 2 Jones Bay Road, Pyrmont.

EXISTING



REVISED PROPOSAL



VIEW LOSS



CAMERA LOCATION



11.2 CAMERA 07 (24mm lens) - Watermark Tower, 5th storey, 2 Jones Bay Road, Pyrmont.

EXISTING



11.3 CAMERA 07 (24mm lens) - Watermark Tower, 5th storey, 2 Jones Bay Road, Pyrmont.

REVISED PROPOSAL



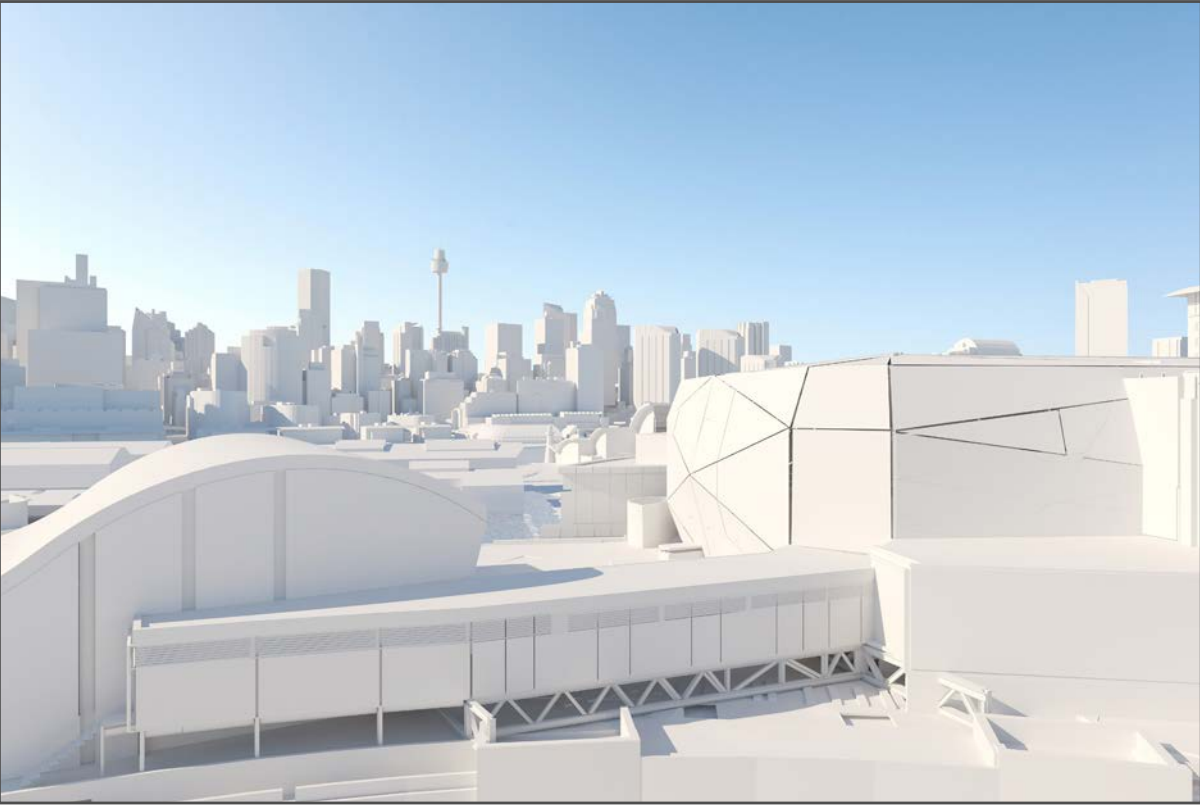
11.4 CAMERA 07 (24mm lens) - Watermark Tower, 5th storey, 2 Jones Bay Road, Pyrmont.

VIEW LOSS

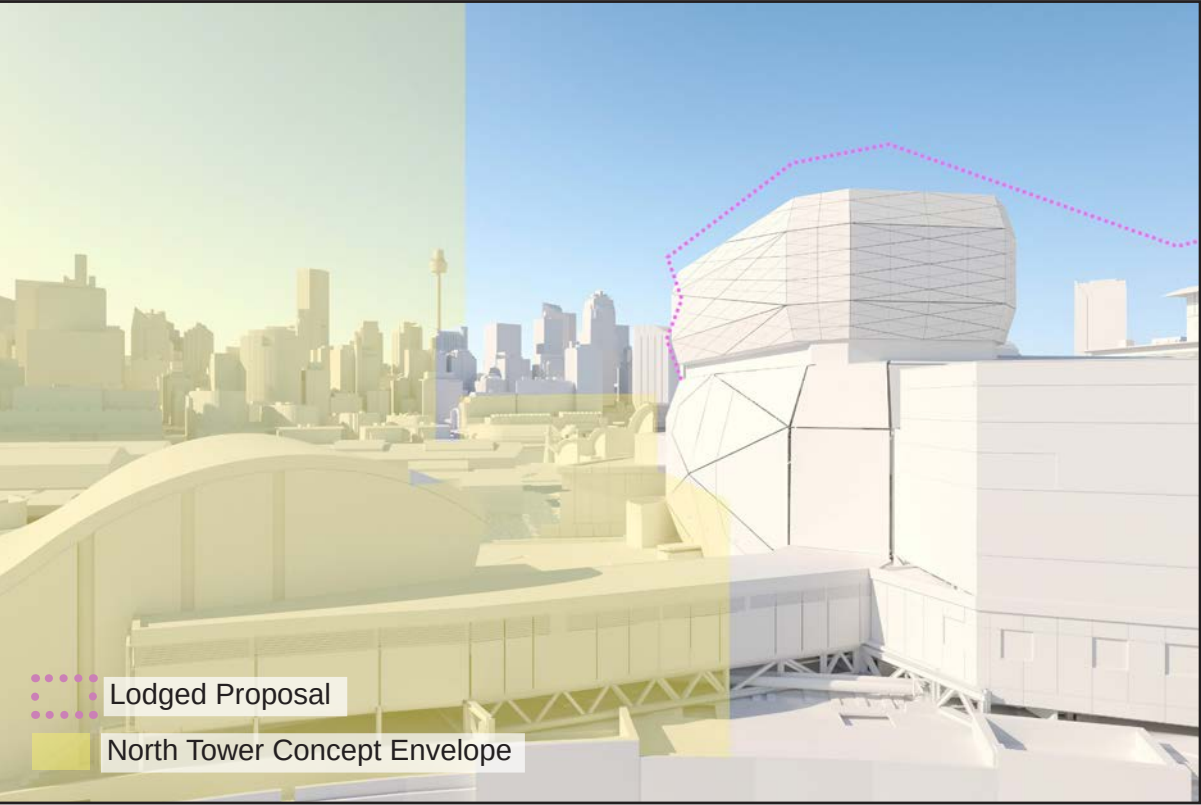


12.1 CAMERA 08 (24mm lens) - Watermark Tower, 9th storey, 2 Jones Bay Road, Pyrmont.

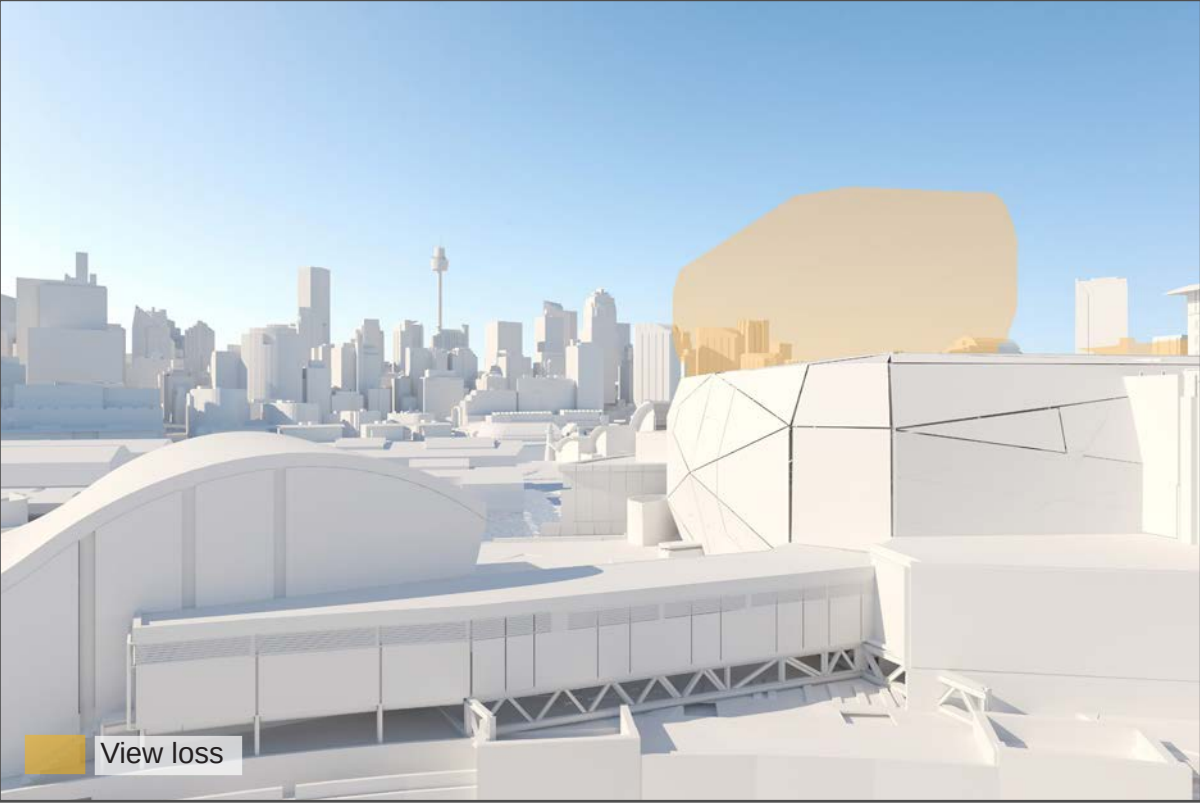
EXISTING



REVISED PROPOSAL



VIEW LOSS

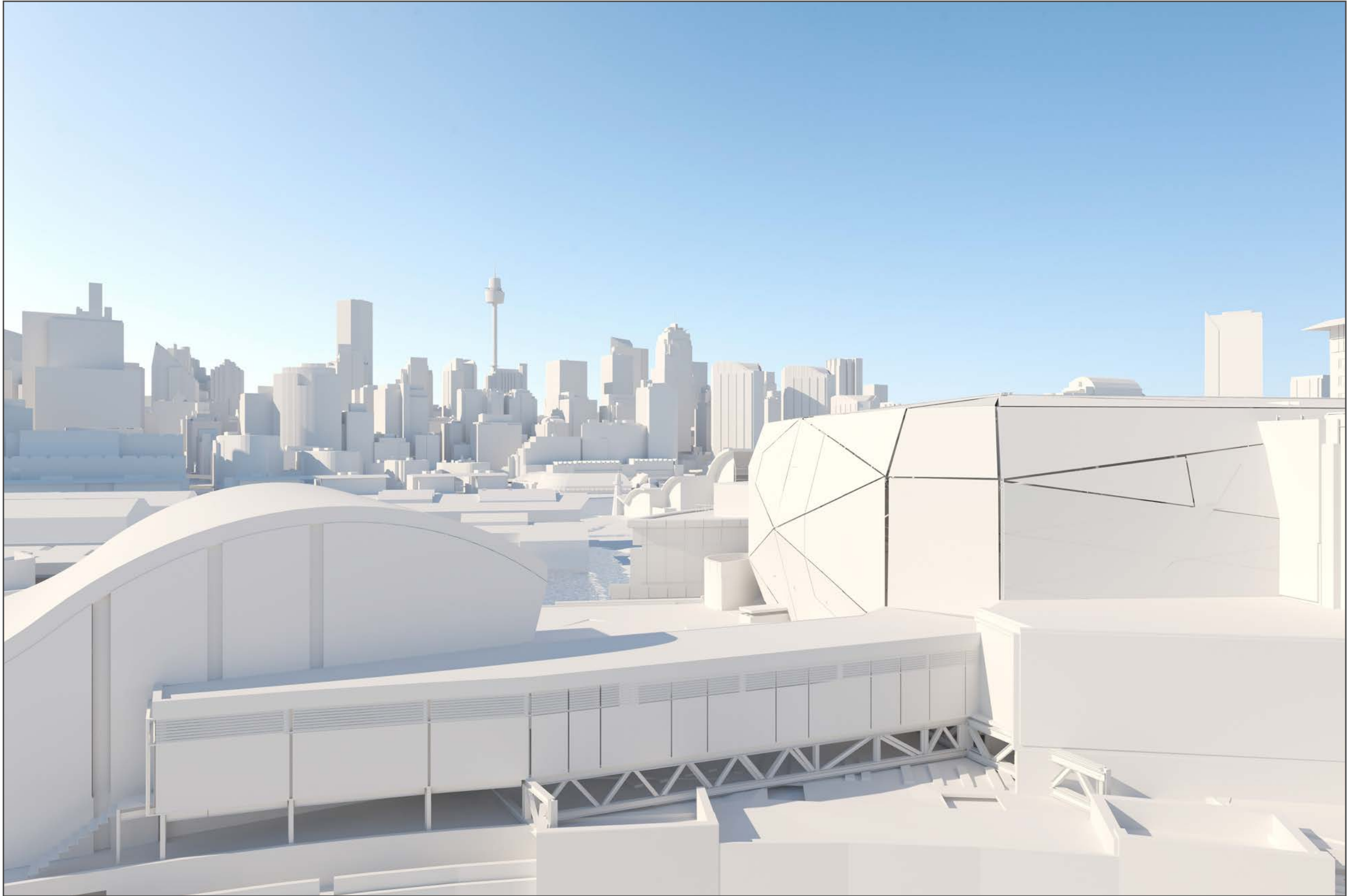


CAMERA LOCATION



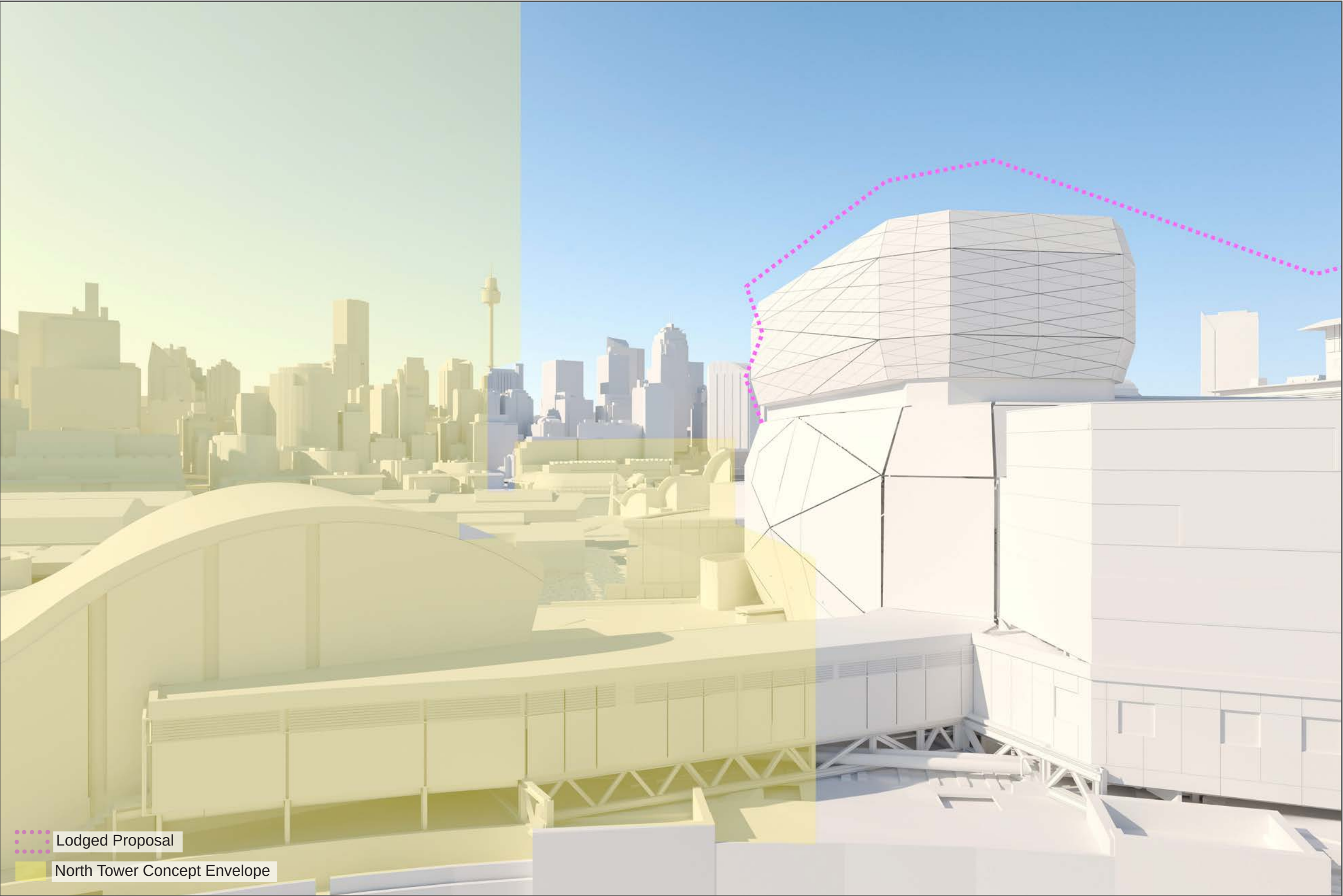
12.2 CAMERA 08 (24mm lens) - Watermark Tower, 9th storey, 2 Jones Bay Road, Pyrmont.

EXISTING



12.3 CAMERA 08 (24mm lens) - Watermark Tower, 9th storey, 2 Jones Bay Road, Pyrmont.

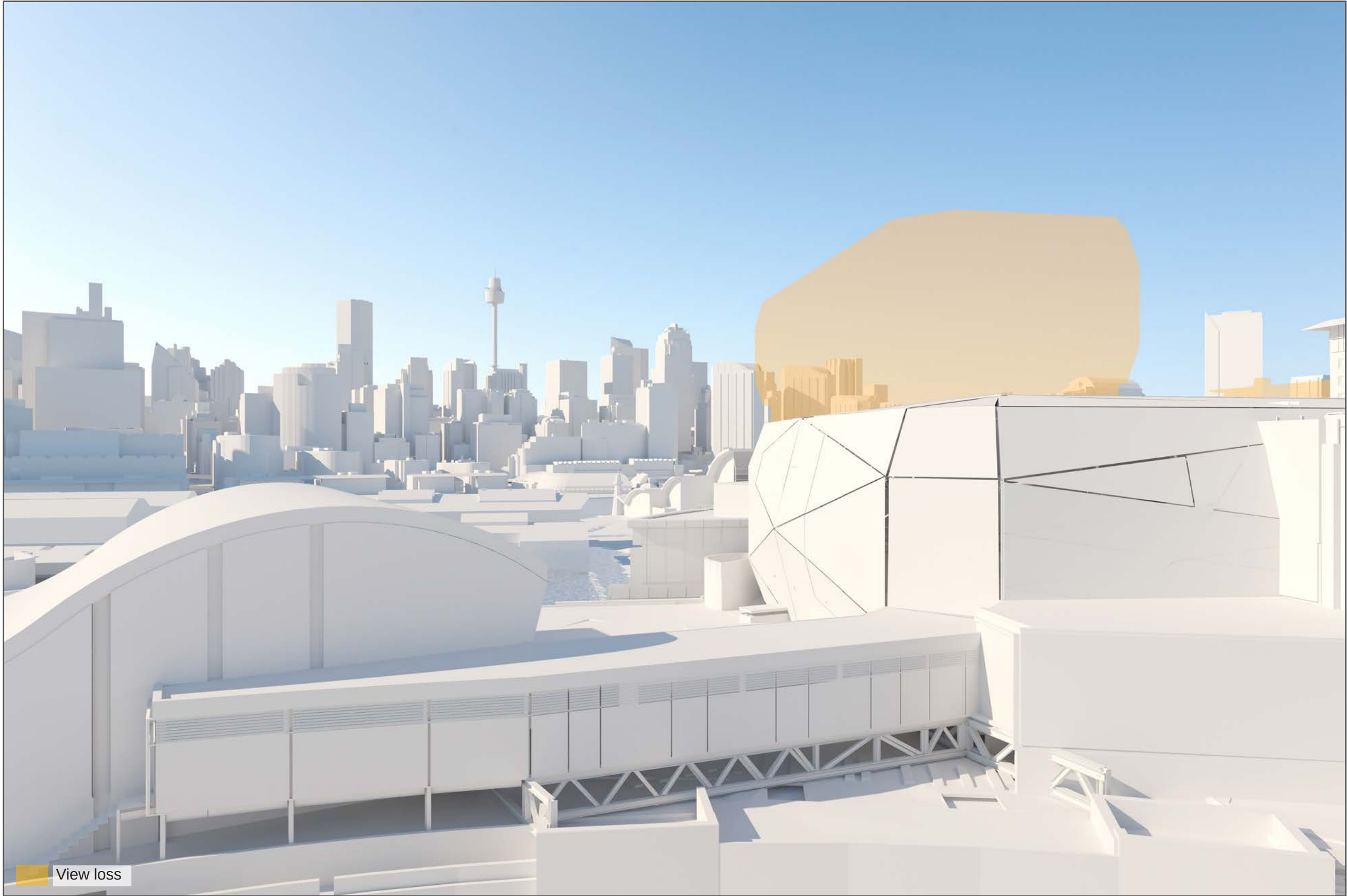
REVISED PROPOSAL



..... Lodged Proposal
..... North Tower Concept Envelope

12.4 CAMERA 08 - Watermark Tower, 9th storey, 2 Jones Bay Road, Pyrmont.

VIEW LOSS

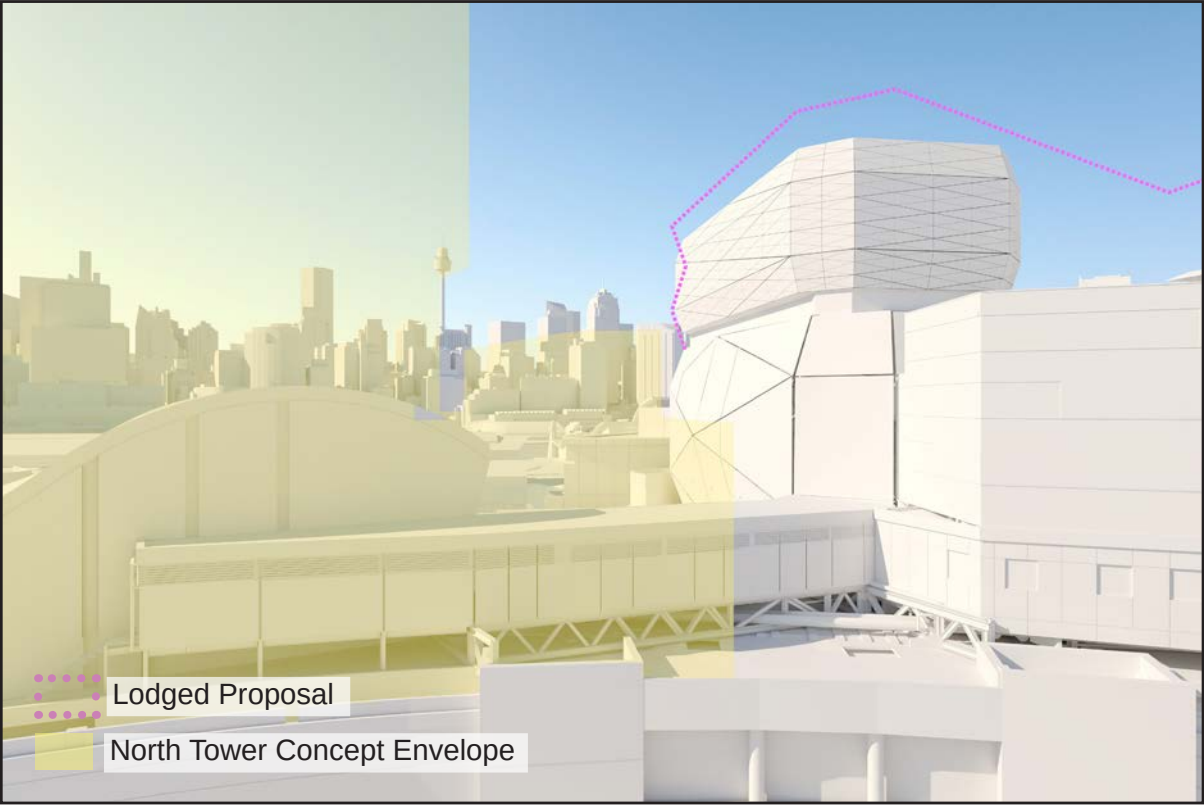


13.1 CAMERA 09 (24mm lens) - Watermark Tower, 8th storey, 2 Jones Bay Road, Pyrmont.

EXISTING



REVISED PROPOSAL



VIEW LOSS

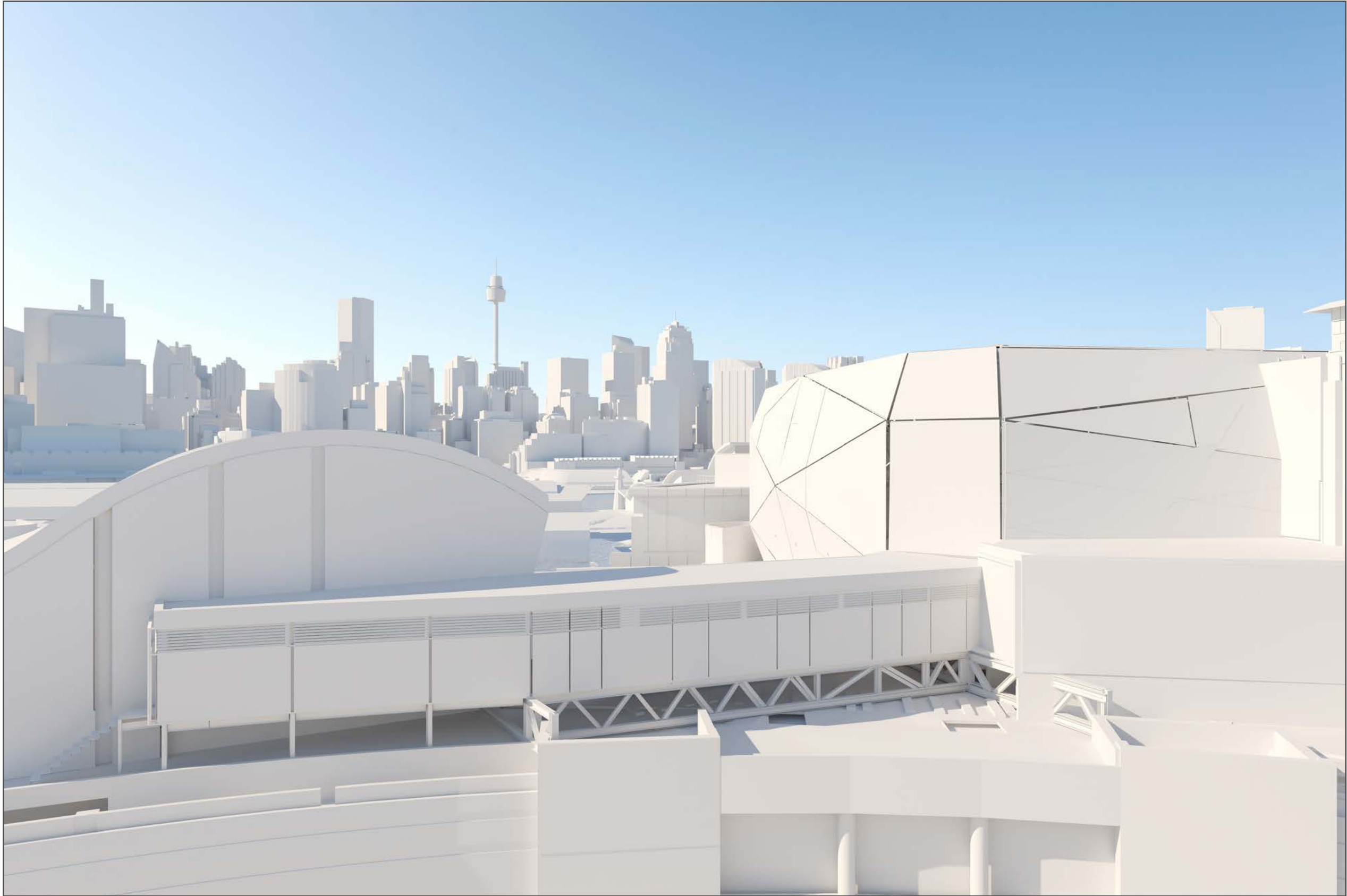


CAMERA LOCATION



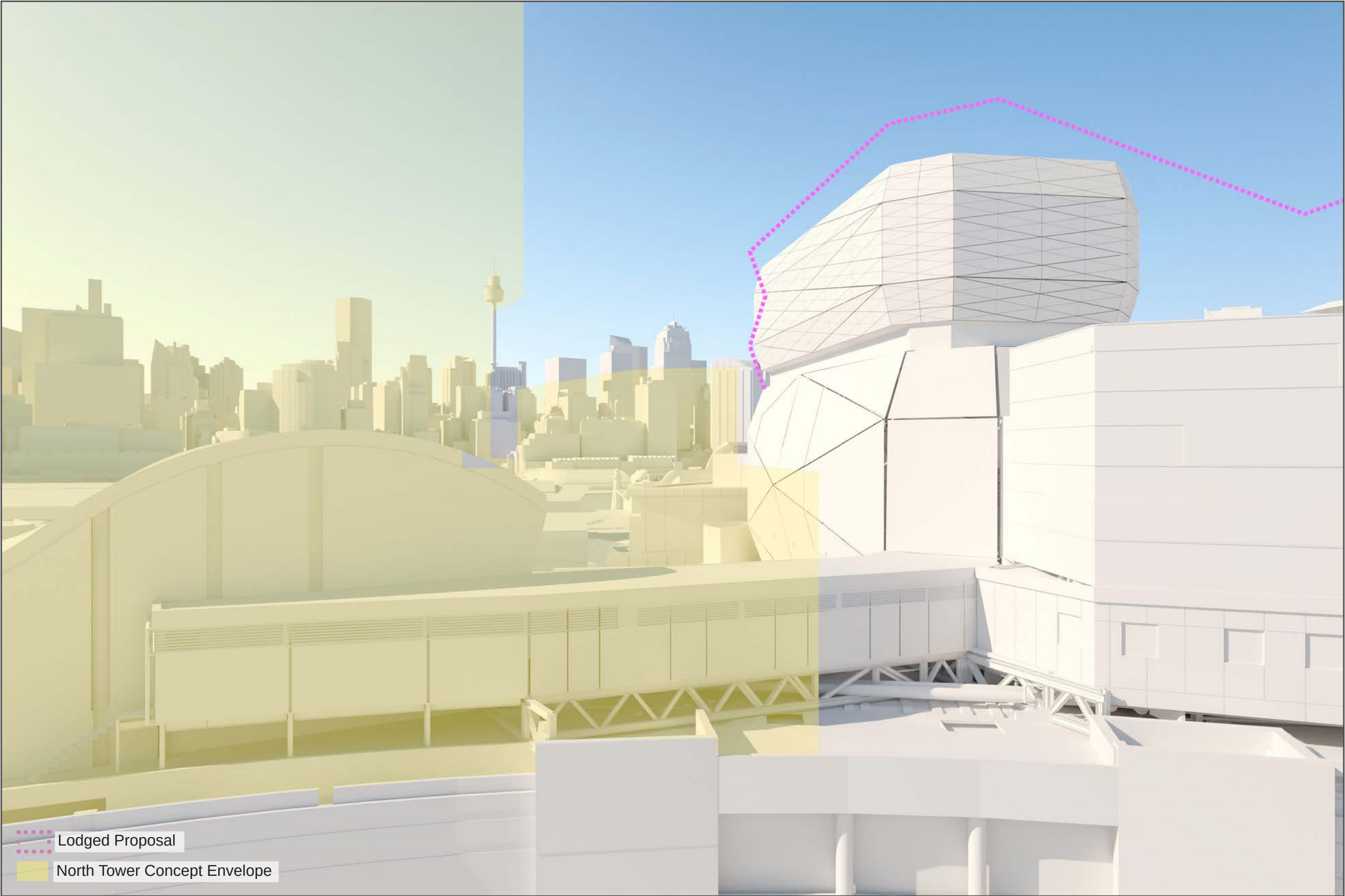
13.2 CAMERA 09 (24mm lens) - Watermark Tower, 8th storey, 2 Jones Bay Road, Pymont.

EXISTING



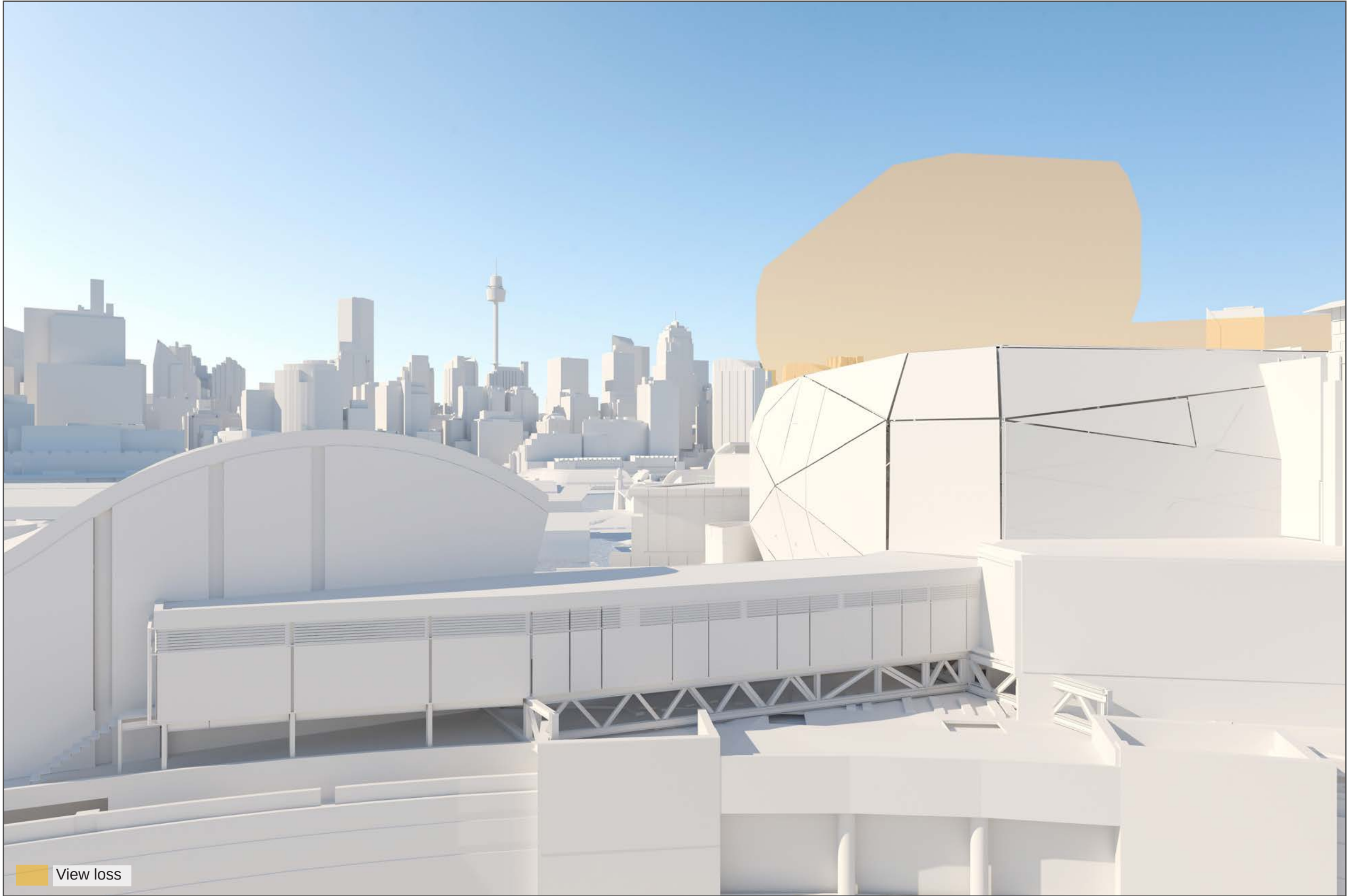
13.3 CAMERA 09 (24mm lens) - Watermark Tower, 8th storey, 2 Jones Bay Road, Pyrmont.

REVISED PROPOSAL



13.4 CAMERA 09 (24mm lens) - Watermark Tower, 8th storey, 2 Jones Bay Road, Pyrmont.

VIEW LOSS

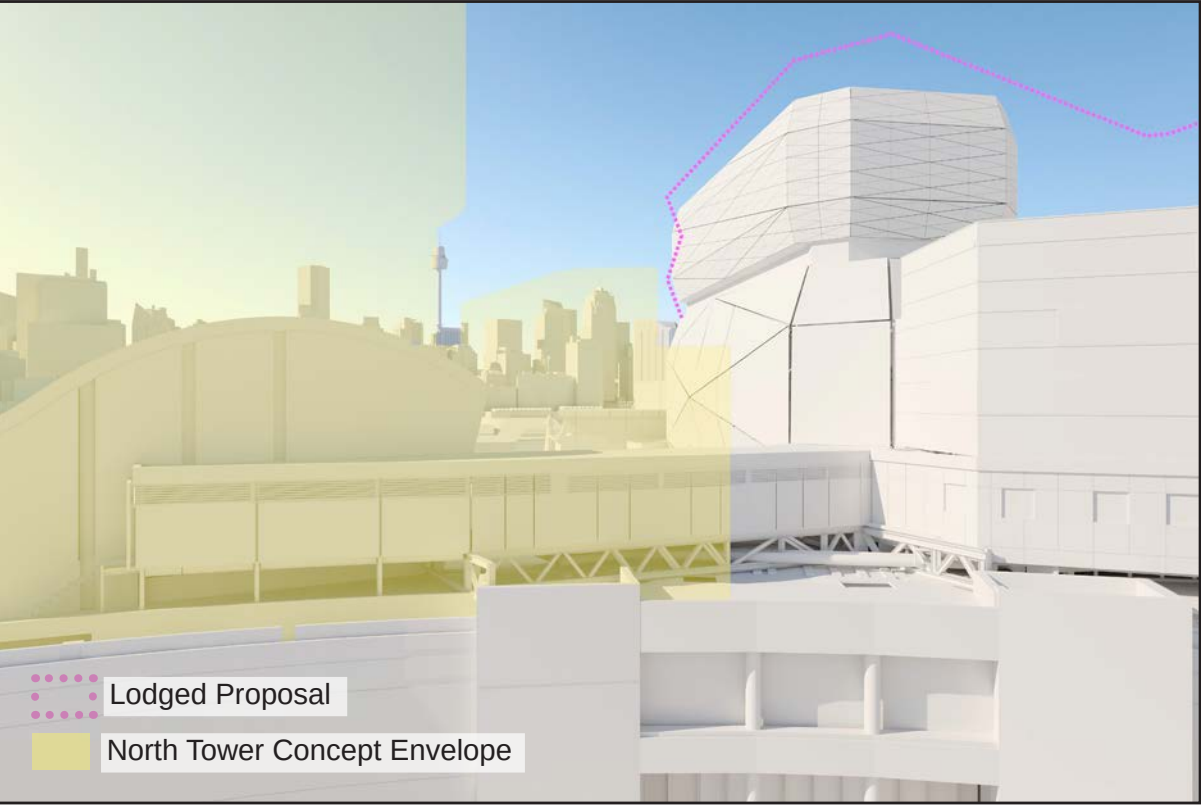


14.1 CAMERA 10 (24mm lens) - Watermark Tower, 7th storey, 2 Jones Bay Road, Pyrmont.

EXISTING



REVISED PROPOSAL



VIEW LOSS



CAMERA LOCATION



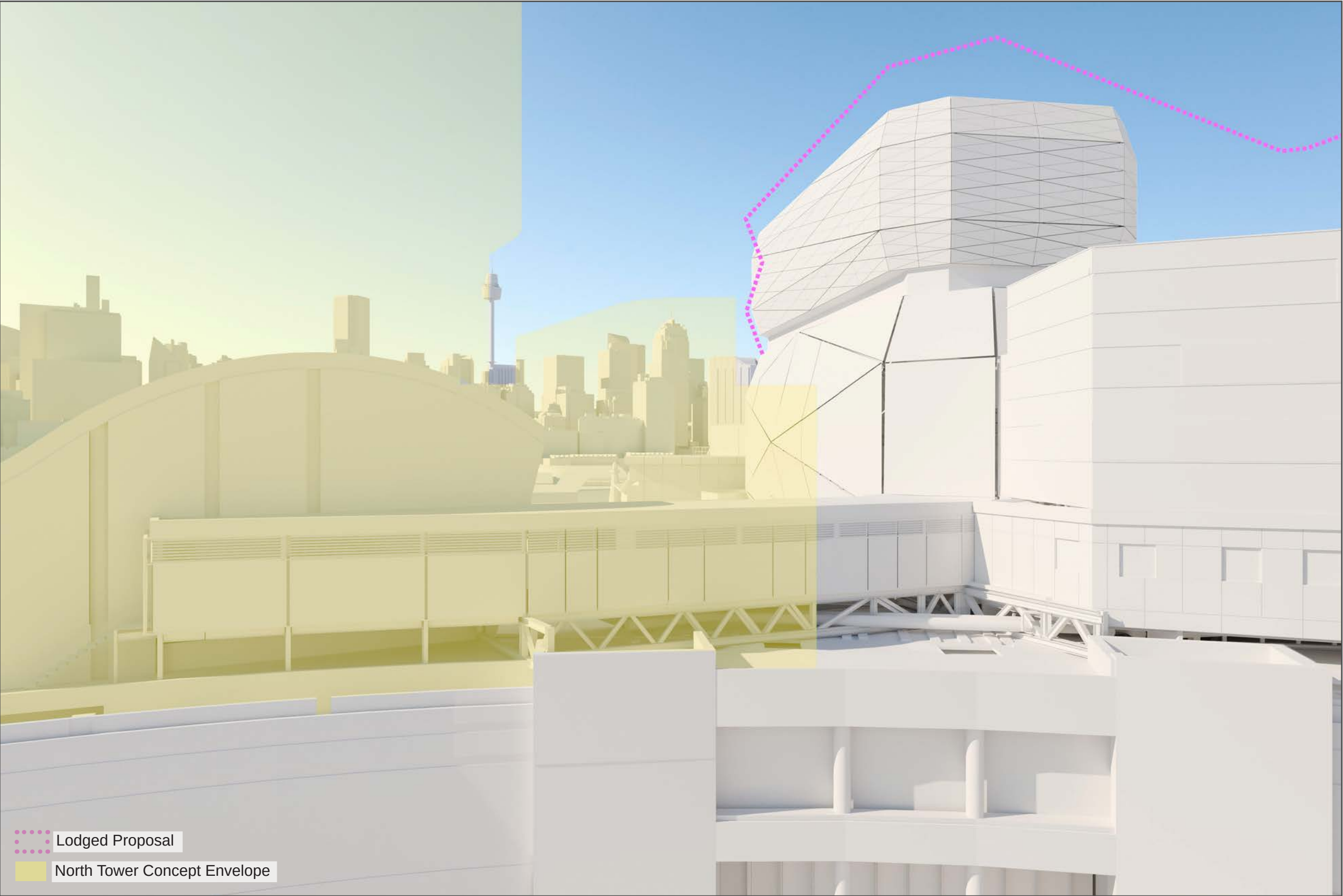
14.2 CAMERA 10 (24mm lens) - Watermark Tower, 7th storey, 2 Jones Bay Road, Pyrmont.

EXISTING



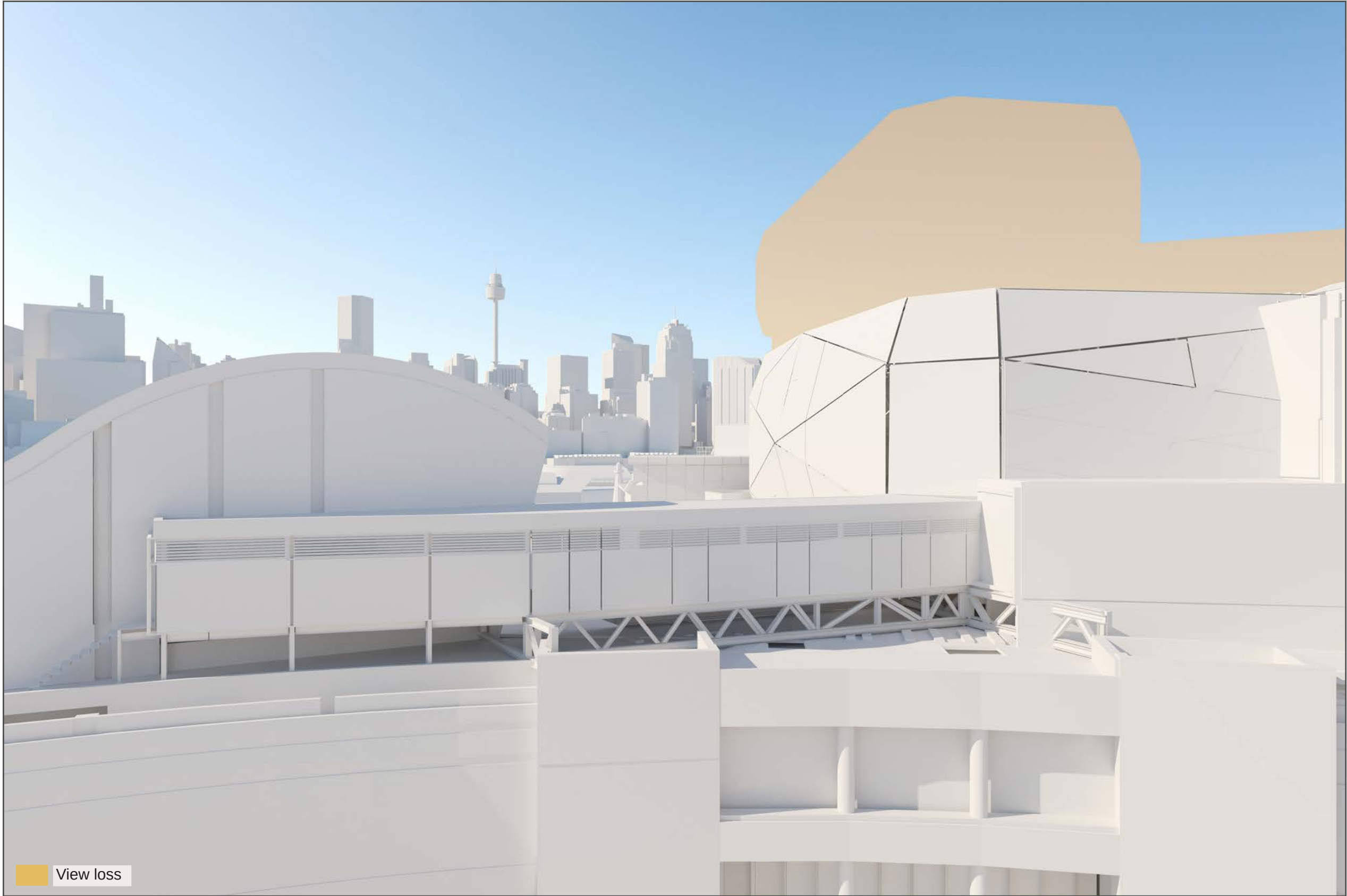
14.3 CAMERA 10 (24mm lens) - Watermark Tower, 7th storey, 2 Jones Bay Road, Pyrmont.

REVISED PROPOSAL



14.4 CAMERA 10 (24mm lens) - Watermark Tower, 7th storey, 2 Jones Bay Road, Pyrmont.

VIEW LOSS

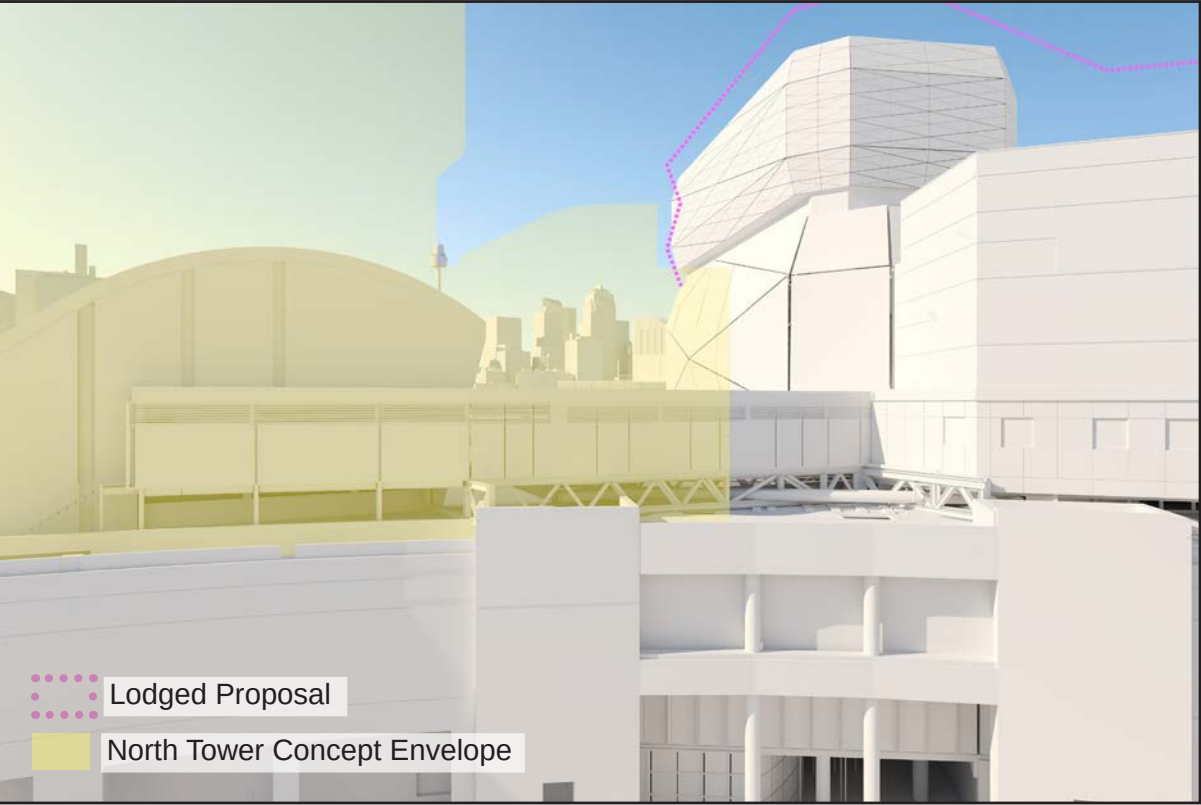


15.1 CAMERA 11 (24mm lens) - Watermark Tower, 6th storey, 2 Jones Bay Road, Pyrmont.

EXISTING



REVISED PROPOSAL



VIEW LOSS

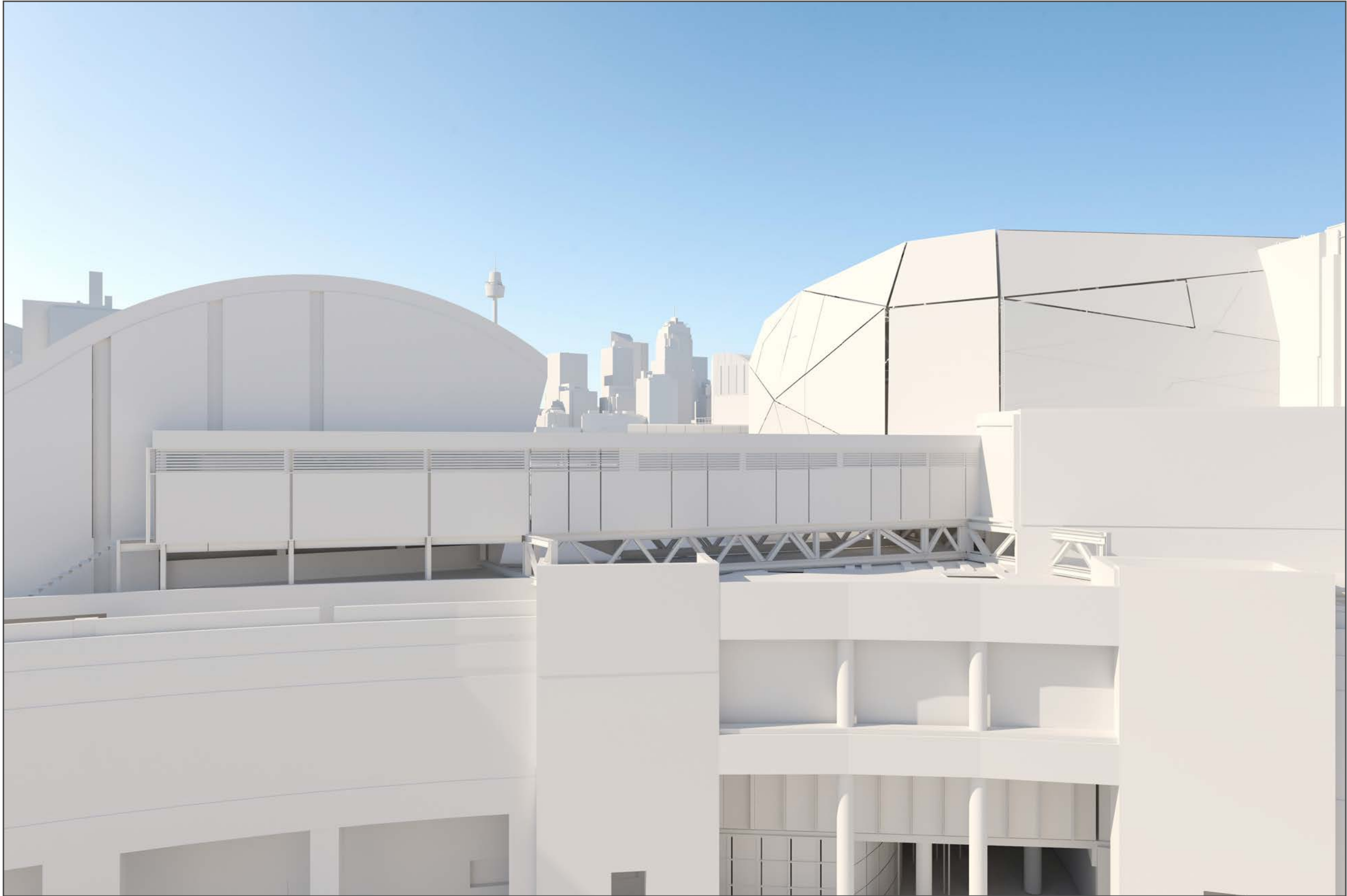


CAMERA LOCATION



15.2 CAMERA 11 (24mm lens) - Watermark Tower, 6th storey, 2 Jones Bay Road, Pyrmont.

EXISTING



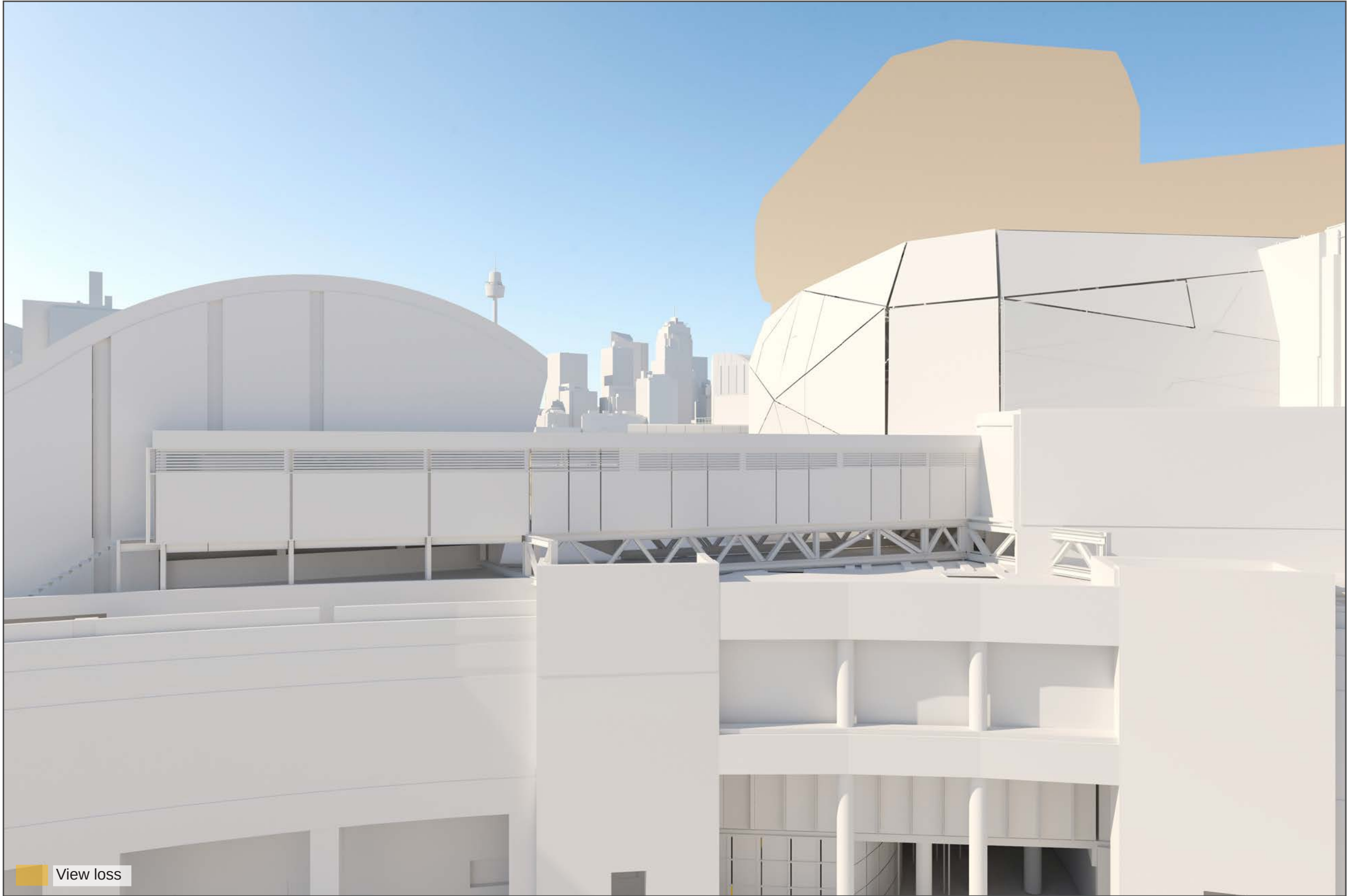
15.3 CAMERA 11 (24mm lens) - Watermark Tower, 6th storey, 2 Jones Bay Road, Pyrmont.

REVISED PROPOSAL



15.4 CAMERA 11 (24mm lens) - Watermark Tower, 6th storey, 2 Jones Bay Road, Pyrmont.

VIEW LOSS



16.1 CAMERA 12 (24mm lens) - Watermark Tower, 5th storey, 2 Jones Bay Road, Pyrmont.

EXISTING



REVISED PROPOSAL



VIEW LOSS

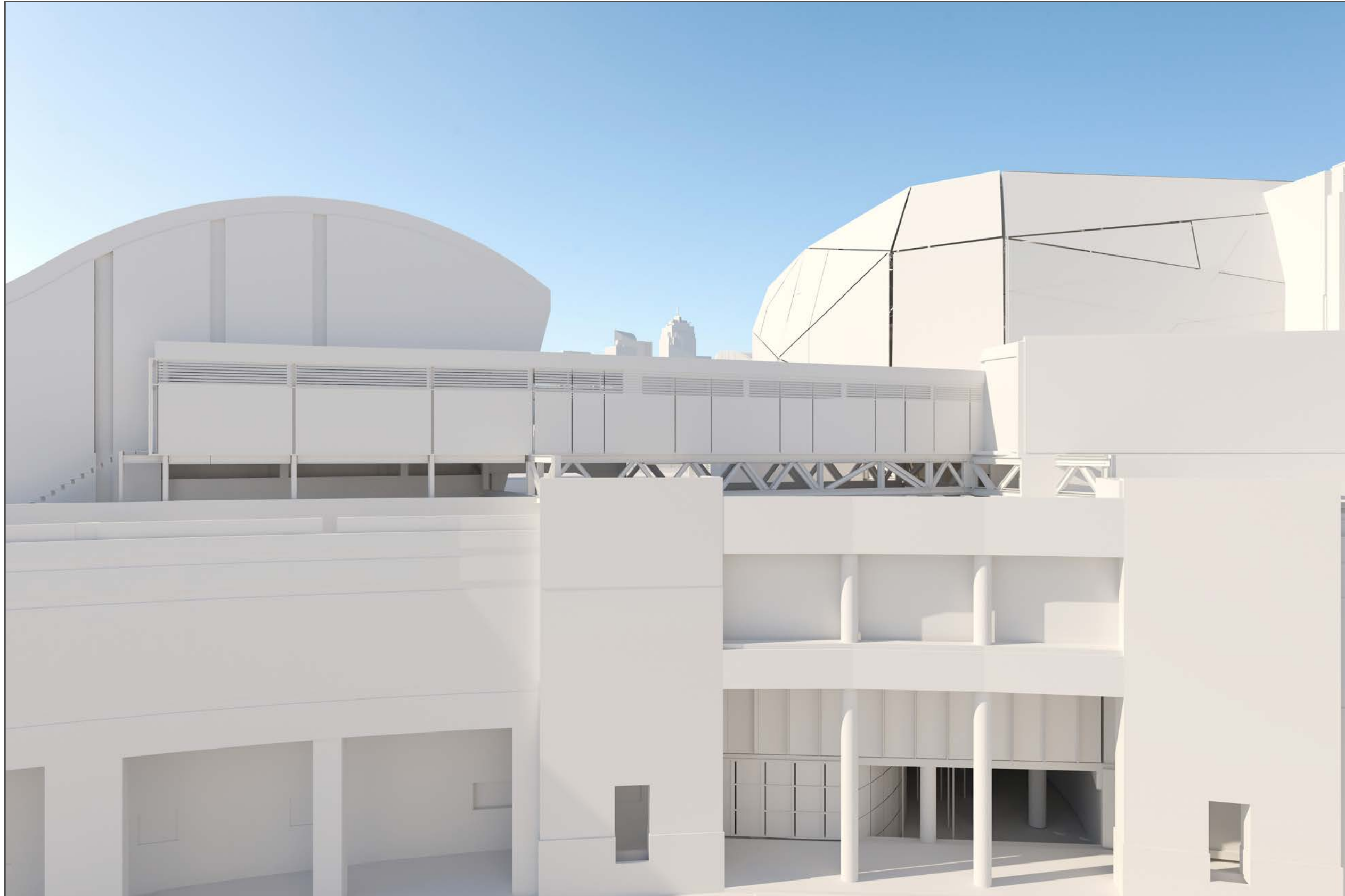


CAMERA LOCATION



16.2 CAMERA 12 (24mm lens) - Watermark Tower, 5th storey, 2 Jones Bay Road, Pyrmont.

EXISTING



16.3 CAMERA 12 (24mm lens) - Watermark Tower, 5th storey, 2 Jones Bay Road, Pyrmont.

REVISED PROPOSAL



16.4 CAMERA 12 (24mm lens) - Watermark Tower, 5th storey, 2 Jones Bay Road, Pyrmont.

VIEW LOSS

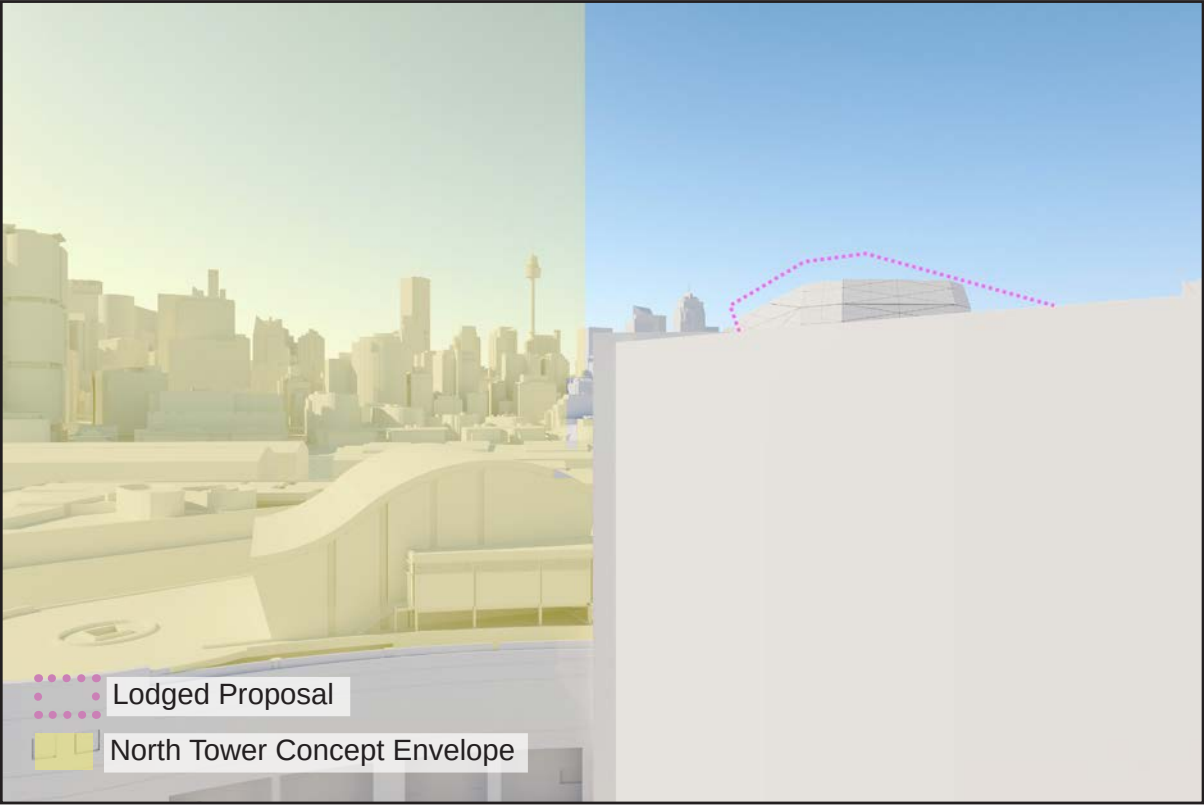


17.1 CAMERA 13 (24mm lens) - Watermark Pavilion, 9th storey, 24 Point Street, Pyrmont.

EXISTING



REVISED PROPOSAL



VIEW LOSS



CAMERA LOCATION



17.2 CAMERA 13 (24mm lens) - Watermark Pavilion, 9th storey, 24 Point Street, Pyrmont.

EXISTING



17.3 CAMERA 13 (24mm lens) - Watermark Pavilion, 9th storey, 24 Point Street, Pyrmont.

REVISED PROPOSAL



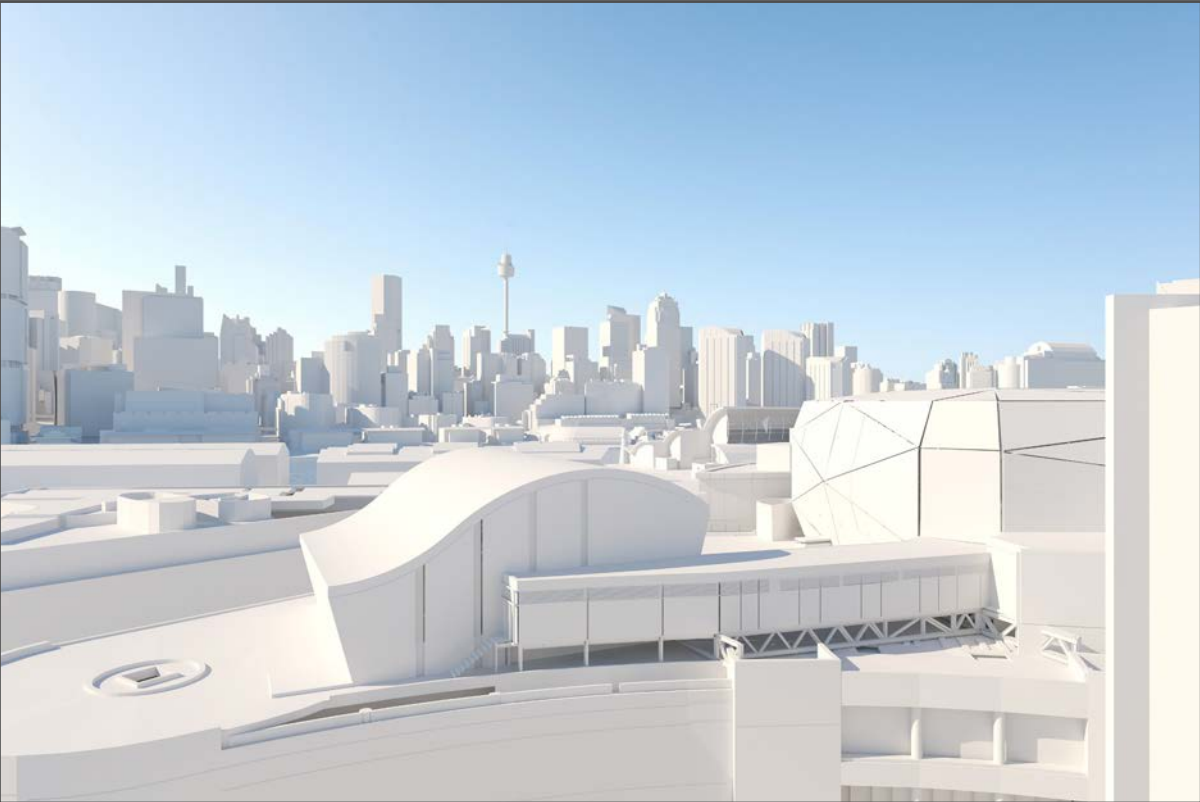
17.4 CAMERA 13 (24mm lens) - Watermark Pavilion, 9th storey, 24 Point Street, Pyrmont.

VIEW LOSS

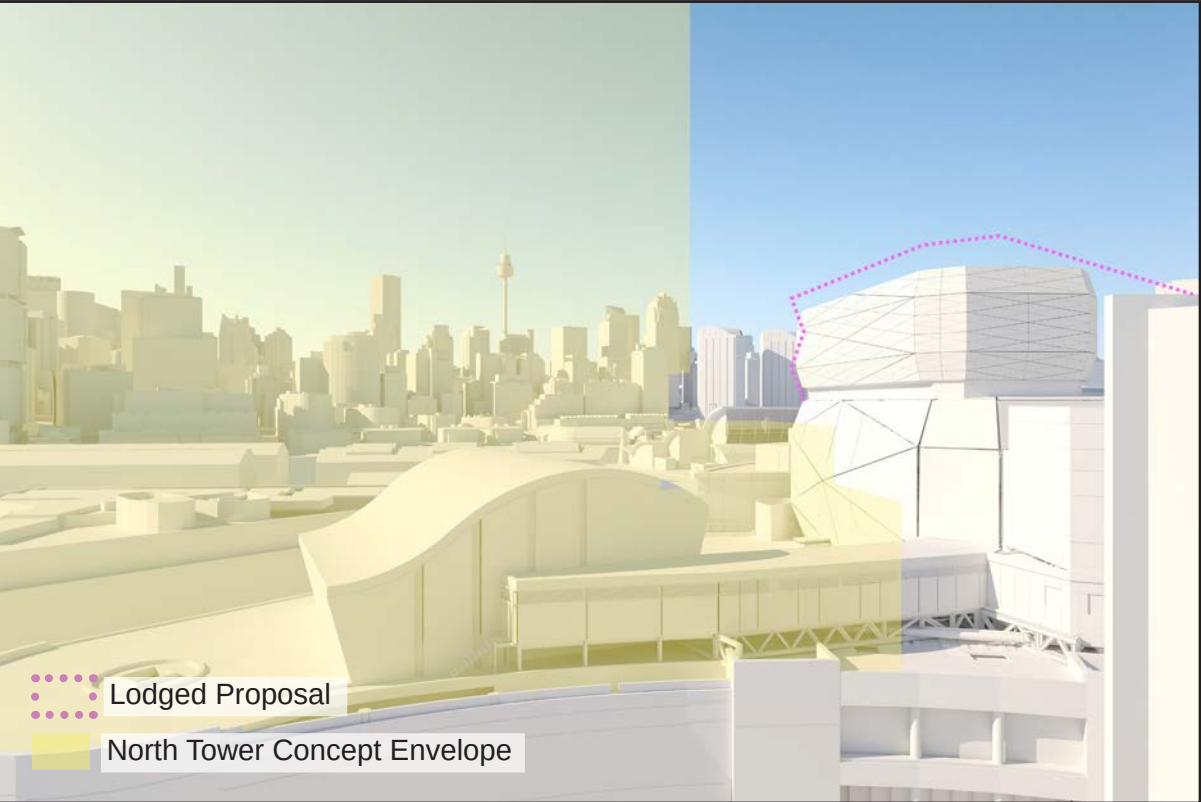


18.1 CAMERA 14 (24mm lens) - Watermark Pavilion, 9th storey, 24 Point Street, Pyrmont.

EXISTING



REVISED PROPOSAL



VIEW LOSS

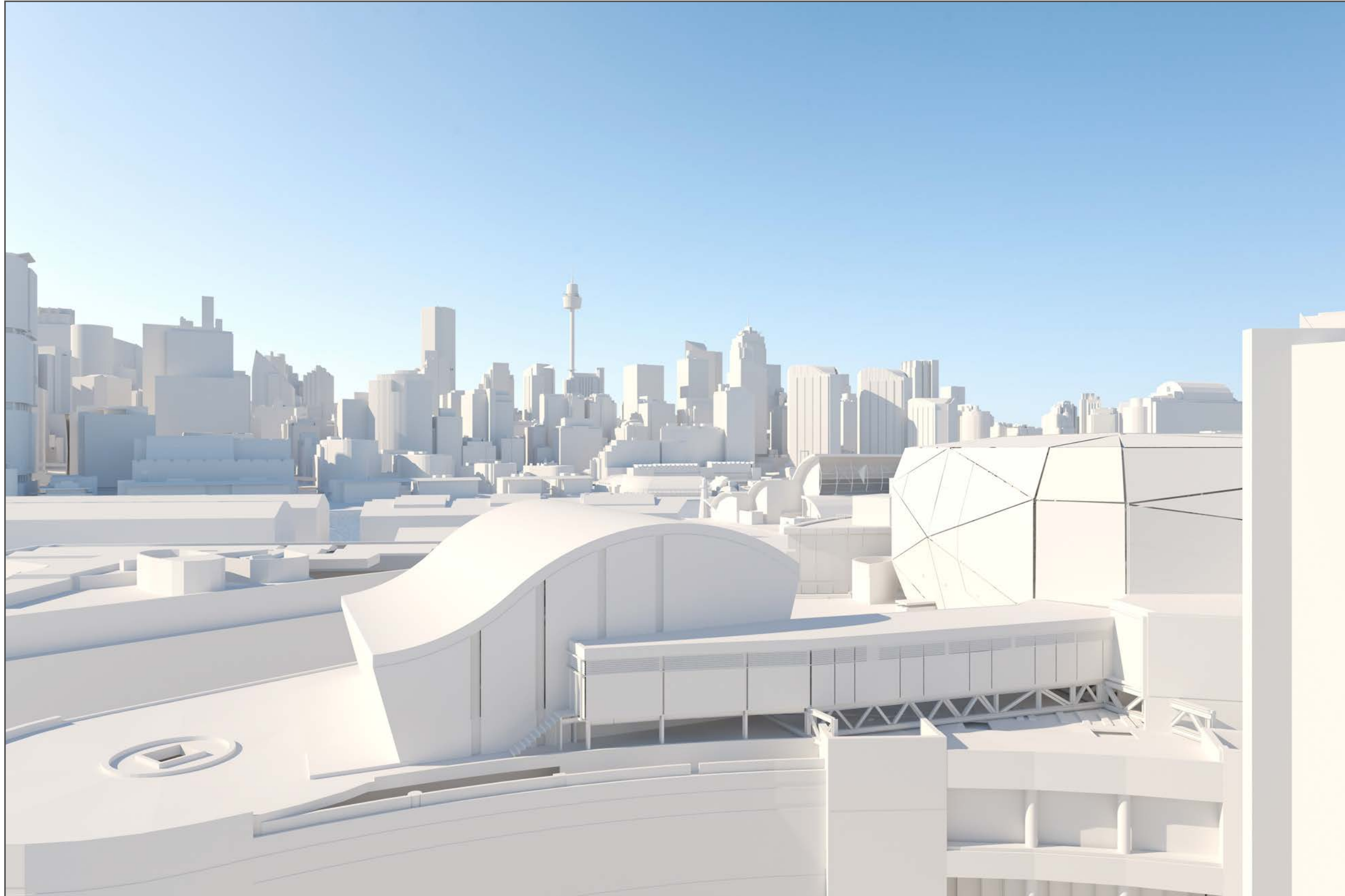


CAMERA LOCATION



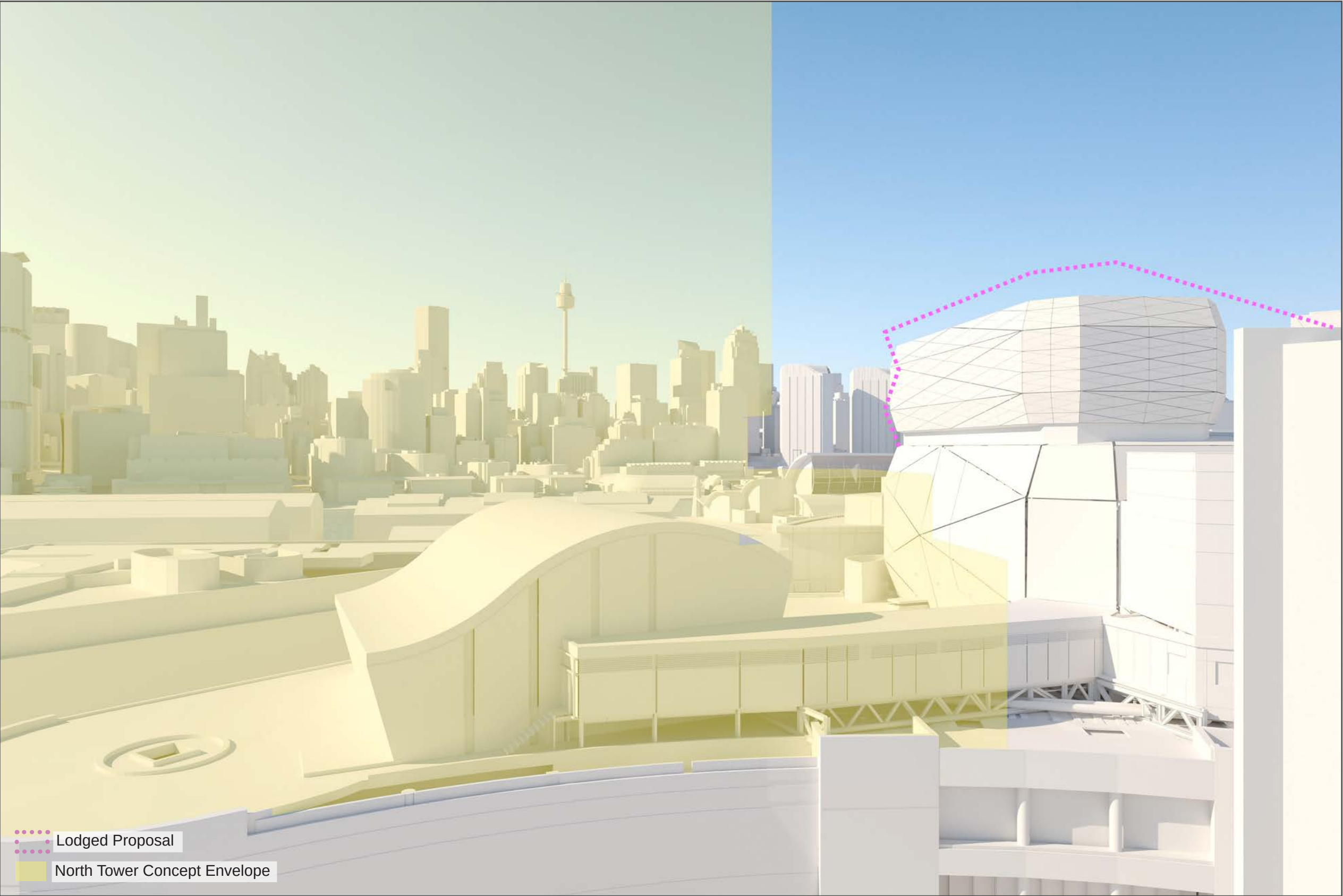
18.2 CAMERA 14 (24mm lens) - Watermark Pavilion, 9th storey, 24 Point Street, Pyrmont.

EXISTING



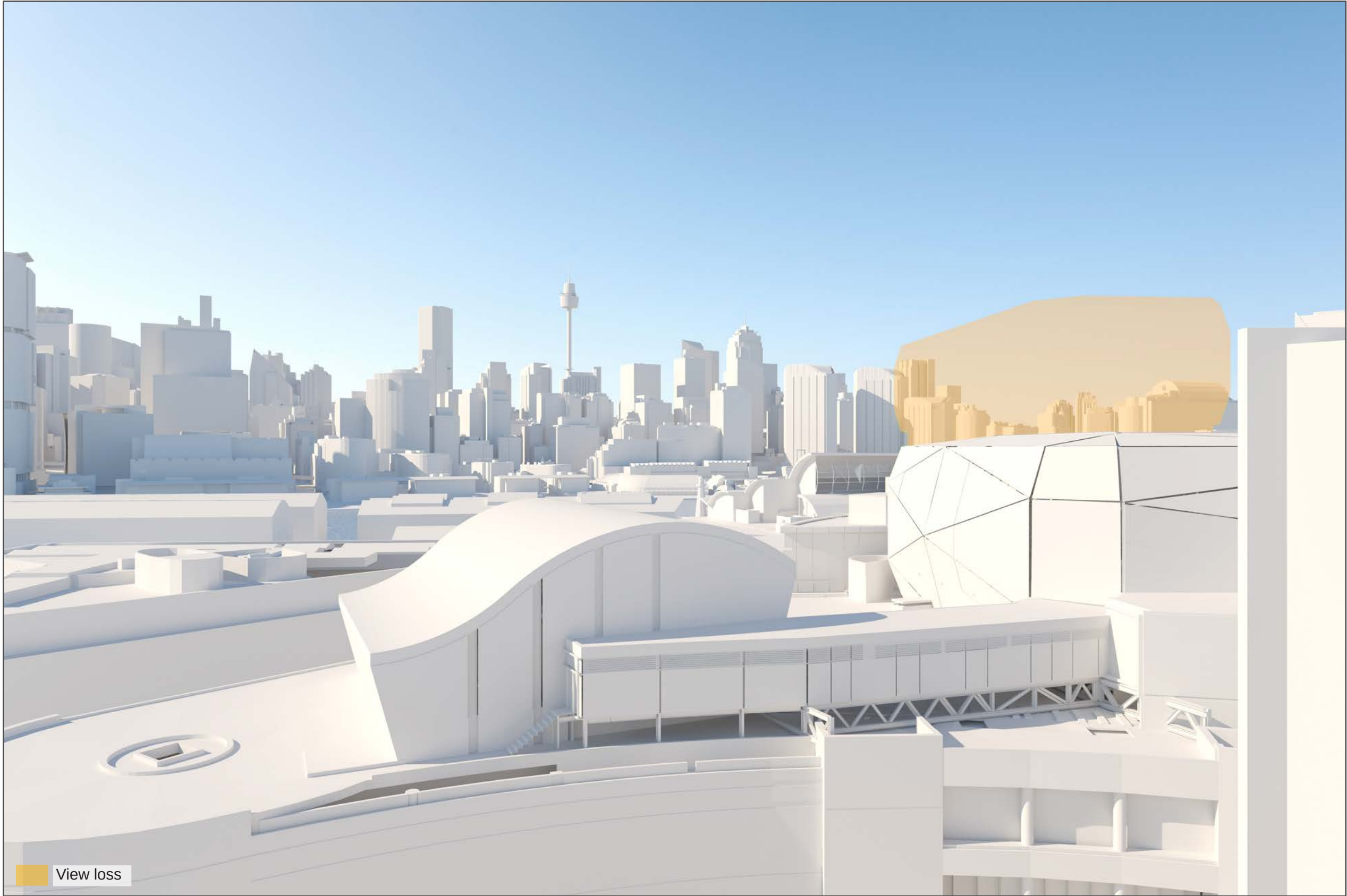
18.3 CAMERA 14 (24mm lens) - Watermark Pavilion, 9th storey, 24 Point Street, Pyrmont.

REVISED PROPOSAL



18.4 CAMERA 14 (24mm lens) - Watermark Pavilion, 9th storey, 24 Point Street, Pyrmont.

VIEW LOSS



19.1 OVERVIEW OF PHOTOMONTAGE CAMERA LOCATIONS



Camera 03 - View south from Pirrama Road and Jones Bay Road roundabout

Camera 04 - View north/west on the waterfront walk Pyrmont Bay Park

20.1 CAMERA 03 (24mm lens) - View south from Pirrama Road and Jones Bay Road

EXISTING



REVISED PROPOSAL



PHOTOGRAPH DETAILS
Photo Date: 12th July 2021
Camera used: Canon EOS 5DS R
Camera lens: EF 16-35 f/4L IS USM
Focal length in 35mm film: 24mm

VIEW LOSS



ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



20.2 CAMERA 03 (24mm lens) - View south from Pirrama Road and Jones Bay Road

EXISTING



20.3 CAMERA 03 (24mm lens) - View south from Pirrama Road and Jones Bay Road

REVISED PROPOSAL



20.4 CAMERA 03 (24mm lens) - View south from Pirrama Road and Jones Bay Road

VIEW LOSS



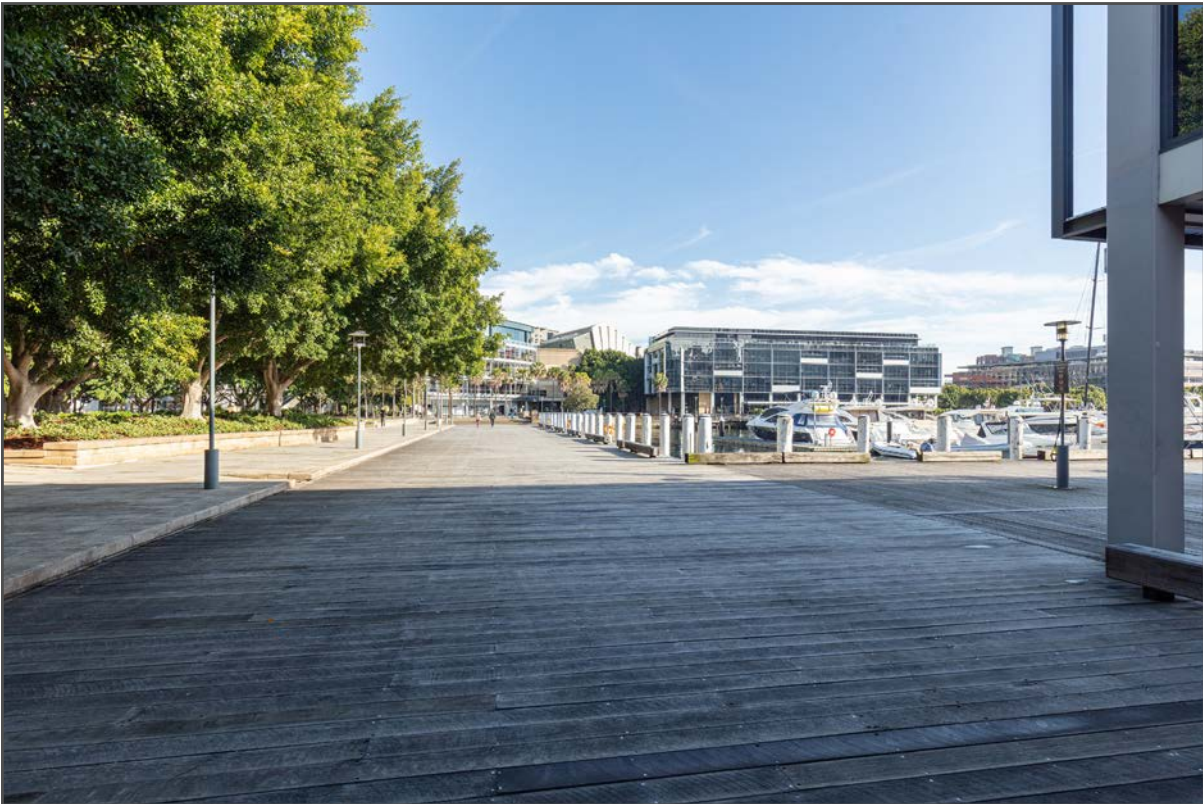
20.5 CAMERA 03 (24mm lens) - View south from Pirrama Road and Jones Bay Road

ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA

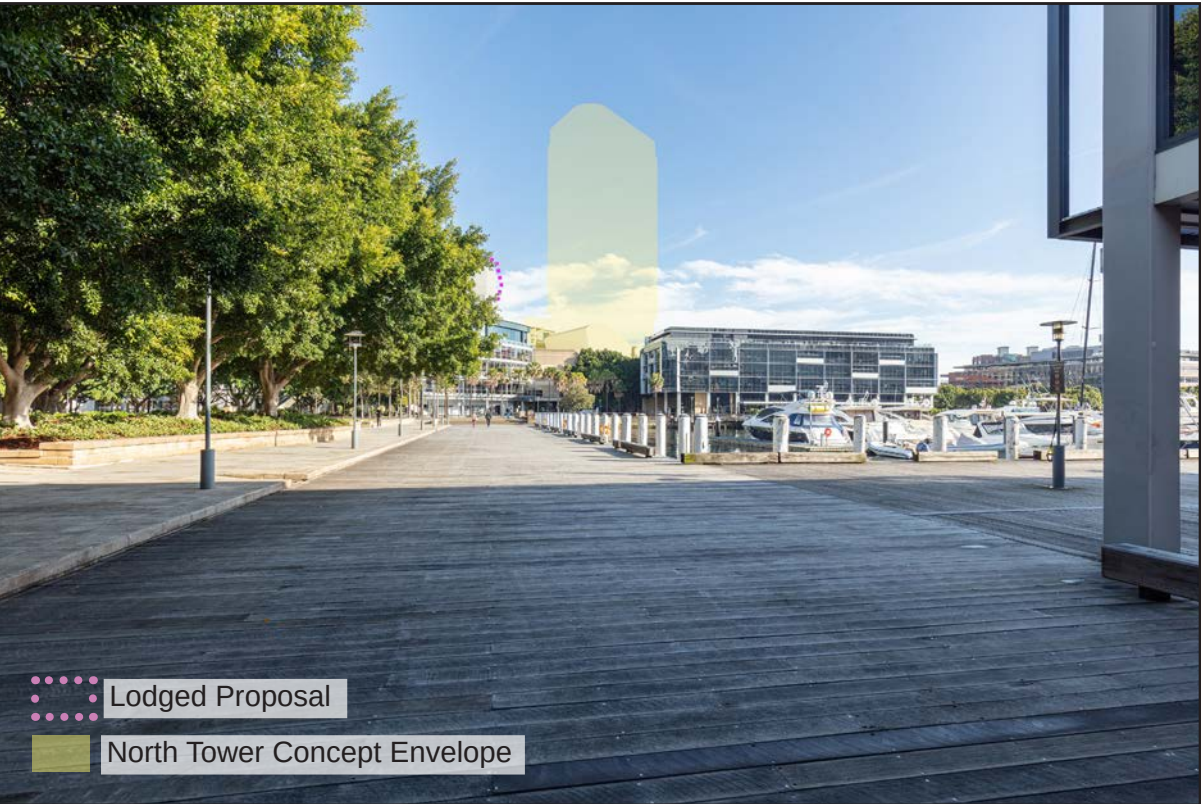


21.1 CAMERA 04 (20mm lens) - View north/west on the waterfront walk Pyrmont Bay Park

EXISTING



REVISED PROPOSAL



PHOTOGRAPH DETAILS
Photo Date: 12th July 2021
Camera used: Canon EOS 5DS R
Camera lens: EF 16-35 f/4L IS USM
Focal length in 35mm film: 20mm

VIEW LOSS



ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



21.2 CAMERA 04 (20mm lens) - View north/west on the waterfront walk Pyrmont Bay Park

EXISTING



21.3 CAMERA 04 (20mm lens) - View north/west on the waterfront walk Pyrmont Bay Park

REVISED PROPOSAL



21.4 CAMERA 04 (20mm lens) - View north/west on the waterfront walk Pyrmont Bay Park

VIEW LOSS



21.5 CAMERA 04 (20mm lens) - View north/west on the waterfront walk Pyrmont Bay Park

ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



APPENDIX A: 3D SCENE DATA SOURCES

A.1 - 3D Model of proposed development

The 3D model of the proposed development was created by Altis Architecture.

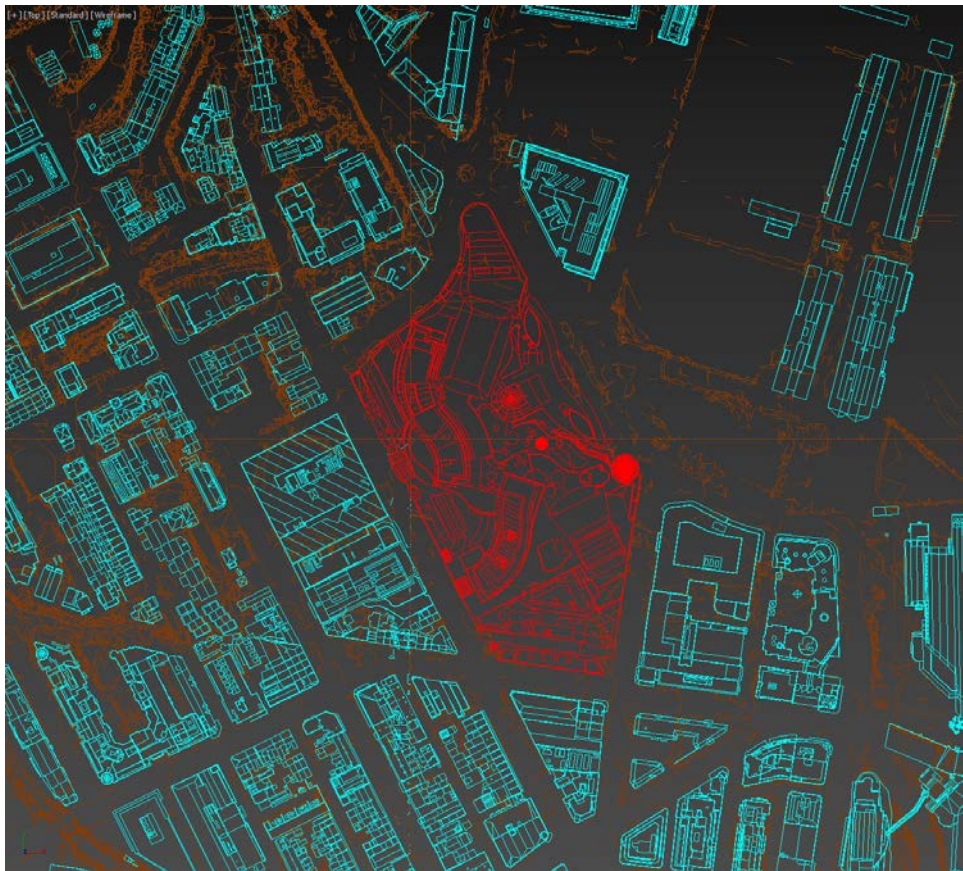
- Project Francis Model_With Surrounding.fbx
- Project Francis Model_Without Surrounding.fbx
- Existing Star Casino Modell_Without Surrounding.fbx

A.2 - Camera location

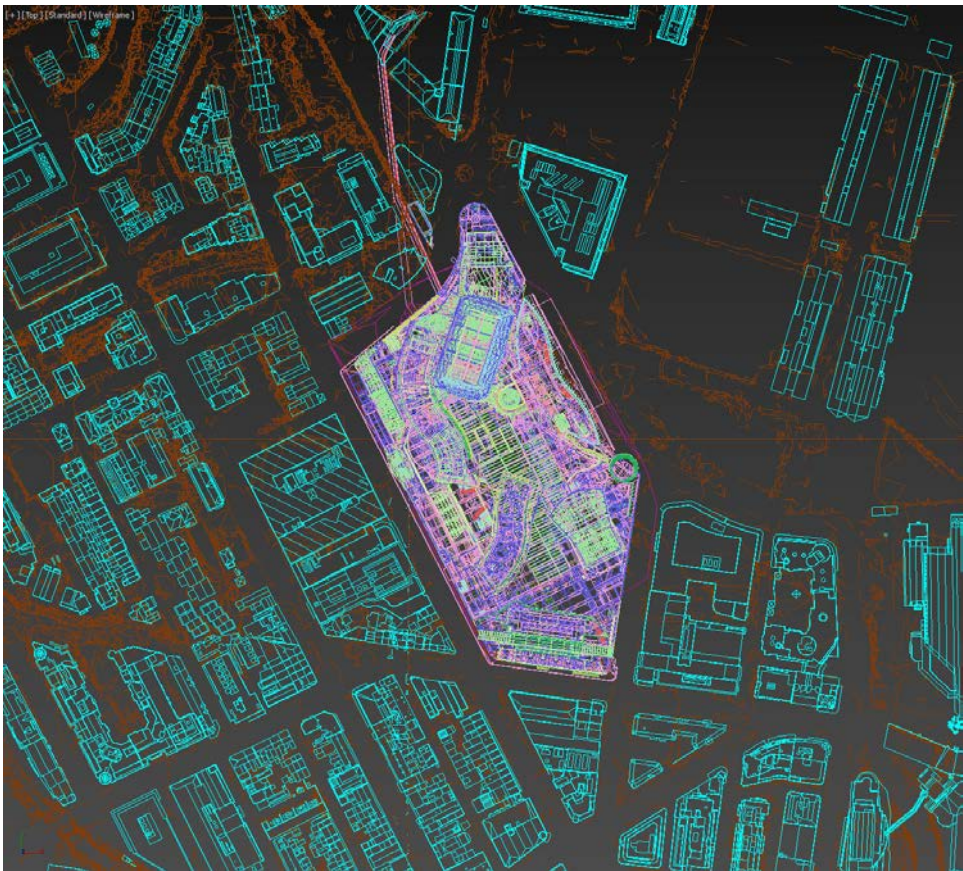
The 3D cameras positions that were used for this study were supplied by Ethos Urban.

A.3 - Alignment of the 3D model

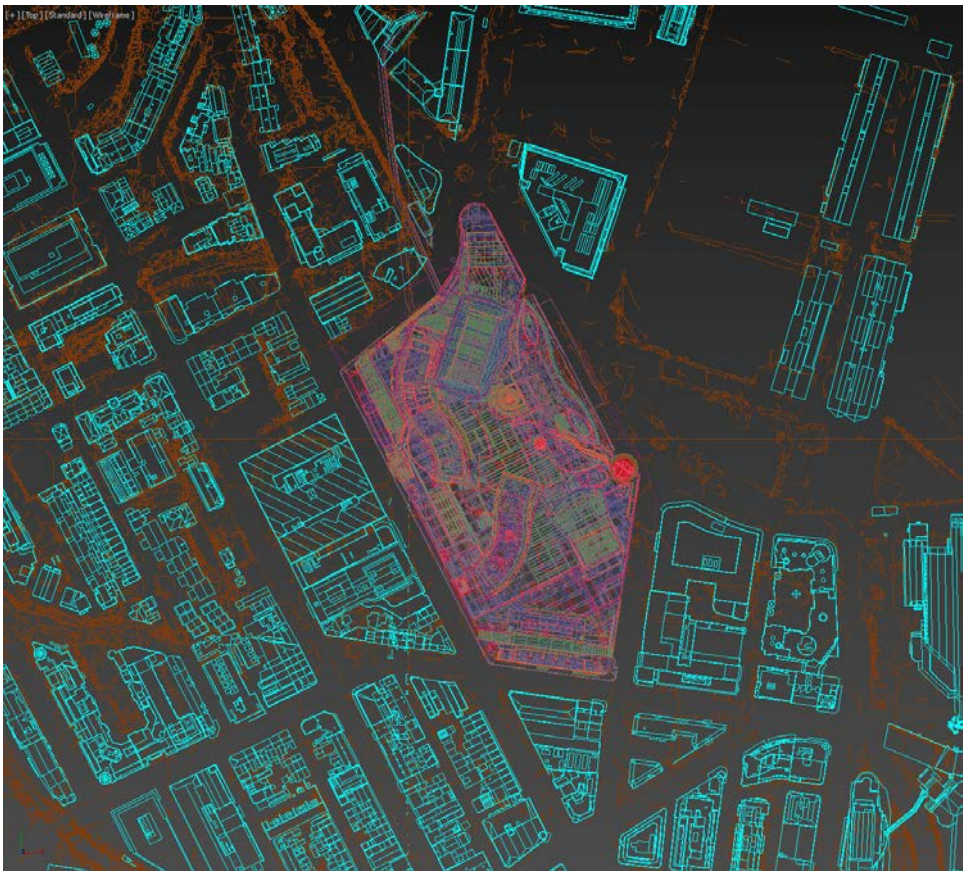
The 3D model was positioned in the scene referencing the AAM 2018 surveyed city model positioned to MGA 56 (GDA94).



AAM Surveyed City Model



3D model supplied by Ethos Urban



Overlay

CMS Surveyors Pty Limited
A.B.N. 79 096 240 201
LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS

CMS
SURVEYORS

Page 1 of 3

Date: 14-07-2021
Our Ref: 20525 Photo Locations

Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Dear Rick Mansfield,

RE: PHOTO LOCATIONS – The Star Casino, PYRMONT

As requested, we have attended site and measured the Co-ordinates and Elevation of the photo locations for The Star Casino, Pyrmont.

Co-ordinates are MGA 56 (**GDA 94**) and elevation to Australian Height datum (AHD).

Measurements were taken using theodolite measurement and GNSS measurements.

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
1	333204.566	6253329.163	Ground RL.22.47	PHOTO 1
2	333638.876	6251014.293	Ground RL.2.30	PHOTO 2
3	333036.496	6251209.659	Ground RL.5.98	PHOTO 3
4	333261.784	6251028.194	Ground RL.1.97	PHOTO 4
5	332937.663	6250827.459	Ground RL.17.29	PHOTO 5
6	333658.930	6250720.017	Ground RL.11.66	PHOTO 6
7	333537.010	6251860.269	Ground RL.3.25	PHOTO 7
103	333341.308	6252878.789	15.63	CHIMNEY
104	333340.822	6252878.771	15.63	CHIMNEY
105	333220.181	6252930.746	5.31	ROOF RIDGE
106	333124.406	6252903.894	1.75	PIER
107	333104.680	6252882.014	1.78	PIER
108	333182.003	6252911.530	4.09	TOP OF GUTTER
109	333384.739	6251257.795	18.61	TOP OF GUTTER
110	333328.110	6251273.577	18.59	TOP OF GUTTER
111	333194.634	6251502.026	21.89	ROOF RIDGE
112	333529.902	6251848.600	3.63	PIER
113	333532.812	6251822.423	3.64	PIER
114	333625.947	6251005.668	3.56	PIER
115	333616.647	6251004.569	5.27	PIER

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Note: R.L. shown on the report for photo locations are ground levels. Camera height should be added to the supplied RL of each corresponding photo location.

Yours faithfully,
CMS Surveyors Pty Limited

Damon Roach