

An aerial photograph of a residential area in Arncliffe, NSW, Australia. The image shows a grid of streets with houses, trees, and a railway line running diagonally through the center. The text is overlaid on the left side of the image.

Eden St, Arncliffe NSW

Visual impact renderings and methodology report

25th March 2022

VIRTUAL IDEAS

1. INTRODUCTION

This document was prepared by Virtual Ideas to demonstrate the visual impact of the proposed developments for Eden St, Arncliffe NSW with respect to the existing built form and site conditions.

2. VIRTUAL IDEAS 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 the MGA 56 co-ordinates system.

We have used a variety of data from various sources to create the 3D scene including a building 3D model and a site survey. A detailed description of the various data sources used in this report can be found in Section 6.

For Eden St, Arncliffe, Virtual Ideas was provided with a previous report completed by CMS Surveyors as well as 3D Models used by CMS Surveyors in previous scope. This is referenced in Appendix B. Using this supplied data we were able to align the proposed development to the previous scope of work supplied.

All data has been 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 co-ordinates system. When we receive data sources that are not positioned to MGA-56 co-ordinates, 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 Section 3.4.

3.2 SITE PHOTOGRAPHY

The site photography was captured from locations that were nominated by the projects planning consultants Ethos Urban.

Camera lenses for each photograph were selected taking a variety of factors into consideration including the distance from the site and the size of the proposed development with respect to the existing built form and landscape.

In some cases, a specific lens requirement set by planning authorities may not produce a photomontage that is effective for visual impact assessment. In the cases where we are required to satisfy a specific lens stipulation and we consider that this is not effective for assessment of visual impact, we will outline the extent of the longer lens on the photomontage.

Full metadata of the photographs was recorded during the site photography. The critical data we extracted was date, time and lens width or field of view.

3.3 SITE AND PHOTOGRAPHY LOCATION SURVEY

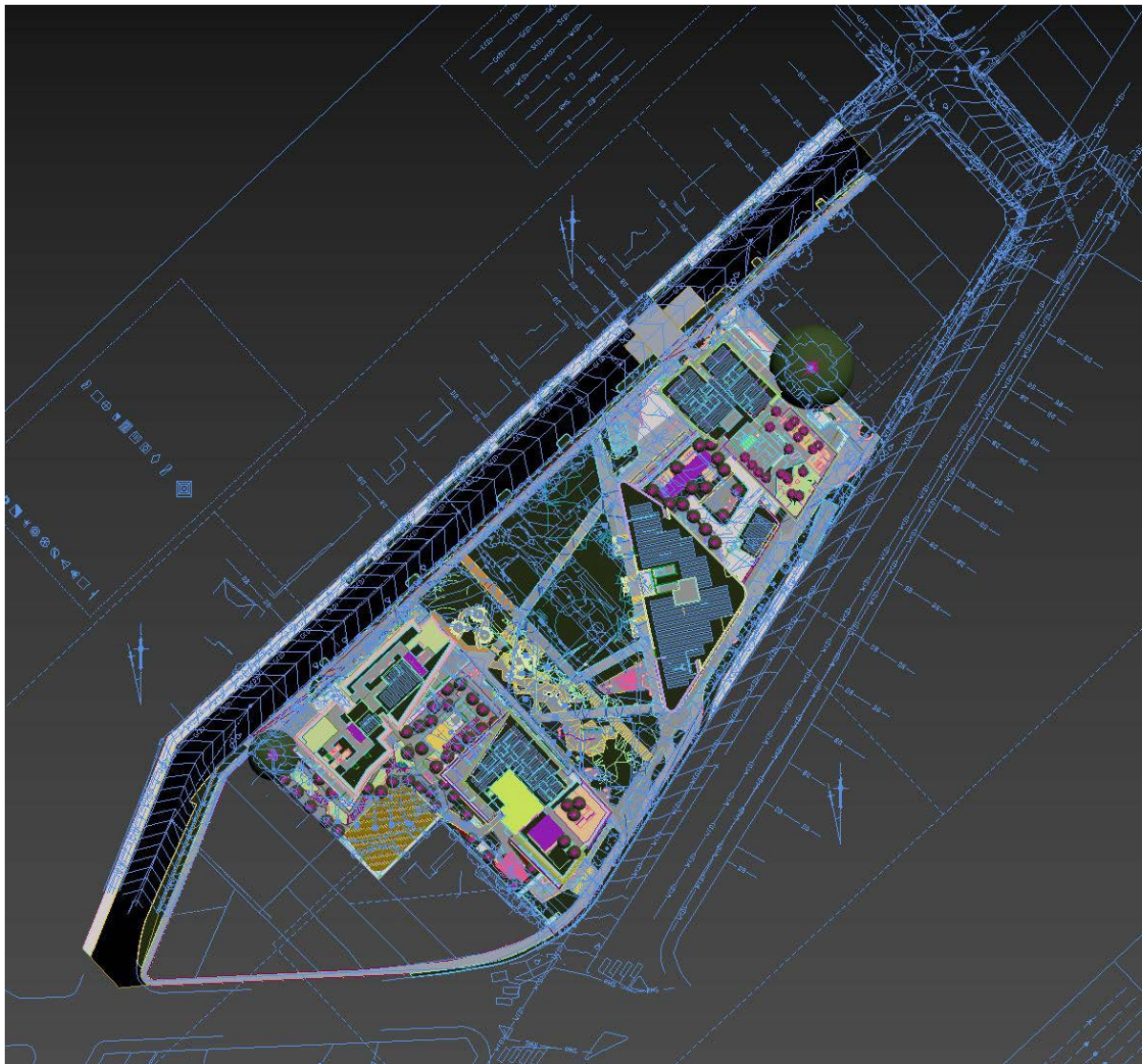
To correctly adjust the digital cameras in our 3D scenes to match the positions of the site photography, we first used information derived from the supplied site survey drawing (at MGA 56 co-ordinates) to position and align the supplied 3D model of the proposal. These details can be found in Section 6 Appendix B.

3.4 ALIGNMENT OF 3D SCENE TO PHOTOGRAPHY

To align the 3D scene to the photograph, we imported the site and photography location survey data into the 3D scene.

We then loaded the photograph into the background of the corresponding 3D scene camera view, ensuring that the aspect ratio and lens setting match.

The 3D scene camera was moved to the correct position and rotated so that the surveyed feature locations match the same features in the photograph.



3.5 RENDERING AND PHOTOMONTAGE CREATION

After the completing the camera alignment, we add lighting to the 3D scene.

A digital sunlight system was added in the 3D scene to match the lighting direction of the sun in the photograph. This was done using the software sunlight system that matches the angle of the sun using location data and time and date information. This data was extracted from the metadata of the site photographs.

For the photomontages, we were requested to apply a grey material to the proposed envelope. Images were then rendered from the software and layered over the photograph.

4. MAP OF 3D CAMERA LOCATIONS

PLAN ILLUSTRATING CAMERA LOCATIONS FOR VISUAL IMPACT RENDERS OF EDEN ST, ARNCLIFFE, NSW



5.1 VIEWPOINT POSITION 7375

PHOTOGRAPH SHOWING CURRENT CONDITION



PHOTOGRAPH SHOWING ORIGINAL DEVELOPMENT DESIGN



Proposed Development at Eden St, Arncliffe

PHOTOGRAPH SHOWING REVISED DEVELOPMENT DESIGN



PHOTOGRAPH DETAILS

Photo Date:	10th Feb 2021
Camera Used:	Canon EOS 60D
Camera Lens:	EF-S10-22mm f/3.5-4.5 USM
Focal length in 35mm Film:	16.5mm

5.1 VIEWPOINT POSITION 7375

PHOTOGRAPH SHOWING CURRENT CONDITION



5.1 VIEWPOINT POSITION 7375

PHOTOGRAPH SHOWING ORIGINAL DEVELOPMENT DESIGN



Proposed Development at Eden St,
Arncliffe

5.1 VIEWPOINT POSITION 7375

PHOTOGRAPH SHOWING REVISED DEVELOPMENT DESIGN



Proposed Development at Eden St,
Arncliffe

5.2 VIEWPOINT POSITION 7396

PHOTOGRAPH SHOWING CURRENT CONDITION



PHOTOGRAPH SHOWING ORIGINAL DEVELOPMENT DESIGN



Proposed Development at Eden St, Arncliffe

PHOTOGRAPH SHOWING REVISED DEVELOPMENT DESIGN



PHOTOGRAPH DETAILS

Photo Date:	10th Feb 2021
Camera Used:	Canon EOS 60D
Camera Lens:	EF-S10-22mm f/3.5-4.5 USM
Focal length in 35mm Film:	16.5mm

5.2 VIEWPOINT POSITION 7396

PHOTOGRAPH SHOWING CURRENT CONDITION



5.2 VIEWPOINT POSITION 7396

PHOTOGRAPH SHOWING ORIGINAL DEVELOPMENT DESIGN



Proposed Development at Eden St,
Arncliffe

5.2 VIEWPOINT POSITION 7396

PHOTOGRAPH SHOWING REVISED DEVELOPMENT DESIGN



Proposed Development at Eden St,
Arncliffe

5.3 VIEWPOINT POSITION 7417

PHOTOGRAPH SHOWING CURRENT CONDITION



PHOTOGRAPH SHOWING ORIGINAL DEVELOPMENT DESIGN



Proposed Development at Eden St, Arncliffe

PHOTOGRAPH SHOWING REVISED DEVELOPMENT DESIGN



PHOTOGRAPH DETAILS

Photo Date:	10th Feb 2021
Camera Used:	Canon EOS 60D
Camera Lens:	EF-S10-22mm f/3.5-4.5 USM
Focal length in 35mm Film:	16.5mm

5.3 VIEWPOINT POSITION 7417

PHOTOGRAPH SHOWING CURRENT CONDITION



5.3 VIEWPOINT POSITION 7417

PHOTOGRAPH SHOWING ORIGINAL DEVELOPMENT DESIGN



Proposed Development at Eden St,
Arncliffe

5.3 VIEWPOINT POSITION 7417

PHOTOGRAPH SHOWING REVISED DEVELOPMENT DESIGN



Proposed Development at Eden St,
Arncliffe

5.4 VIEWPOINT POSITION 7438

PHOTOGRAPH SHOWING CURRENT CONDITION



PHOTOGRAPH SHOWING ORIGINAL DEVELOPMENT DESIGN



Proposed Development at Eden St, Arncliffe

PHOTOGRAPH SHOWING REVISED DEVELOPMENT DESIGN



PHOTOGRAPH DETAILS

Photo Date:	10th Feb 2021
Camera Used:	Canon EOS 60D
Camera Lens:	EF-S10-22mm f/3.5-4.5 USM
Focal length in 35mm Film:	16.5mm

5.4 VIEWPOINT POSITION 7438

PHOTOGRAPH SHOWING CURRENT CONDITION



5.4 VIEWPOINT POSITION 7438

PHOTOGRAPH SHOWING ORIGINAL DEVELOPMENT DESIGN



Proposed Development at Eden St,
Arncliffe

5.4 VIEWPOINT POSITION 7438

PHOTOGRAPH SHOWING REVISED DEVELOPMENT DESIGN



Proposed Development at Eden St,
Arncliffe

5.5 VIEWPOINT POSITION 7447

PHOTOGRAPH SHOWING CURRENT CONDITION



PHOTOGRAPH SHOWING ORIGINAL DEVELOPMENT DESIGN



Proposed Development at Eden St,
Arncliffe

PHOTOGRAPH SHOWING REVISED DEVELOPMENT DESIGN



PHOTOGRAPH DETAILS

Photo Date:	10th Feb 2021
Camera Used:	Canon EOS 60D
Camera Lens:	EF-S10-22mm f/3.5-4.5 USM
Focal length in 35mm Film:	16.5mm

5.5 VIEWPOINT POSITION 7447

PHOTOGRAPH SHOWING CURRENT CONDITION



5.5 VIEWPOINT POSITION 7447

PHOTOGRAPH SHOWING ORIGINAL DEVELOPMENT DESIGN



Proposed Development at Eden St,
Arncliffe

5.5 VIEWPOINT POSITION 7447

PHOTOGRAPH SHOWING REVISED DEVELOPMENT DESIGN



Proposed Development at Eden St,
Arncliffe

5.6 VIEWPOINT POSITION 7474

PHOTOGRAPH SHOWING CURRENT CONDITION



PHOTOGRAPH SHOWING ORIGINAL DEVELOPMENT DESIGN



Proposed Development at Eden St, Arncliffe

PHOTOGRAPH SHOWING REVISED DEVELOPMENT DESIGN



PHOTOGRAPH DETAILS

Photo Date:	10th Feb 2021
Camera Used:	Canon EOS 60D
Camera Lens:	EF-S10-22mm f/3.5-4.5 USM
Focal length in 35mm Film:	16.5mm

5.6 VIEWPOINT POSITION 7474

PHOTOGRAPH SHOWING CURRENT CONDITION



5.6 VIEWPOINT POSITION 7474

PHOTOGRAPH SHOWING ORIGINAL DEVELOPMENT DESIGN



Proposed Development at Eden St,
Arncliffe

5.6 VIEWPOINT POSITION 7474

PHOTOGRAPH SHOWING REVISED DEVELOPMENT DESIGN



Proposed Development at Eden St,
Arncliffe

6.1 3D SCENE DATA SOURCES

A.1 - 3D Model of the proposed envelope at Eden St - refer to Appendix A

File Name: SSDA 2021
Author: Group GSA
Format: FBX
Alignment: Aligned to MGA 56 GDA2020 via Appendix C

A.2 - Previous Visual Impact Study by CMS Surveyors - refer to Appendix B

File Name: 20028_VIS_Report2
Author: CMS Surveyors
Format: Adobe PDF

A.3 - Existing Site Survey - refer to Appendix C for details

File Name: 20028_CoordinateCalcs
Author: CMS Surveyors
Format: Autocad DWG
Alignment: MGA 56 GDA2020

6.2 APPENDIX A: 3D MODEL OF PROPOSED DEVELOPMENT SUPPLIED BY GROUP GSA



6.3 APPENDIX B: PREVIOUS VISUAL IMPACT STUDY BY CMS SURVEYORS

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VISUAL IMPACT STUDY - EDEN STREET, ARNCLIFFE

PRODUCED FOR ETHOS URBAN ON BEHALF OF BILLBERGIA GROUP

ISSUE 2 - 19.07.2021



6.3 APPENDIX B: PREVIOUS VISUAL IMPACT STUDY BY CMS SURVEYORS

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VISUAL IMPACT STUDY PROCESS

Preamble

CMS Surveyors has been engaged to prepare the following survey accurate representation of the visual impact of the proposed development.

CMS Surveyors have developed this methodology based on sound knowledge of coordinate systems, survey data, 3D modelling software and Photography.

In preparing this documentation to support the Visual Impact Study, CMS Surveyors has collected survey data and photography on site, related this information to a coordinate system, and prepared rendered views from a composition of the design model (as supplied) and the existing scene.

Process

The site and existing building(s) are surveyed using a Leica Laser scanner which is able to capture 1,000,000 points per second to an accuracy of 3mm at 50m from the scanner and is able to scan almost any material or surface. The scan data is linked to the Australian Height Datum (AHD) and the Map Grid of Australia (MGA). Likewise, the photographs are captured on site and the camera location for each photo location is surveyed for later virtual scene and camera replication.

The proposed development has been supplied by the Architect and has been aligned and referenced to survey data captured on site, including existing physical features and/or the boundaries of the site. Virtual Camera View Points are positioned exactly in the 3D scene with the vertical and horizontal coordinates listed for reference.

The methodology used for scene setup is further described in the images on the right of this page.

View Points and Lens Choice

Various view points have been produced to ascertain the impact of the proposed development on the existing "high value" view elements as per the client's directions.

The photos in this study have been captured using a number of different focal lengths as shown in the data, representing multiple different fields of view. The field of view of human vision is subject to conjecture and the way an image of a scene is viewed on a flat piece of paper or screen is different to how it is perceived in reality. Due to the variabilities in the way the scene is perceived to the viewer, to be most confident in how the proposed development will look in reality, the photomontages are best viewed on site in the position of the camera to get the best 'feel' for the visual impact of the proposal.

This report has been produced by Christopher Larmour B. Eng (Surveying and Spatial Information Systems), NSW Registered Surveyor



C.M.S. Surveyors Pty. Ltd.

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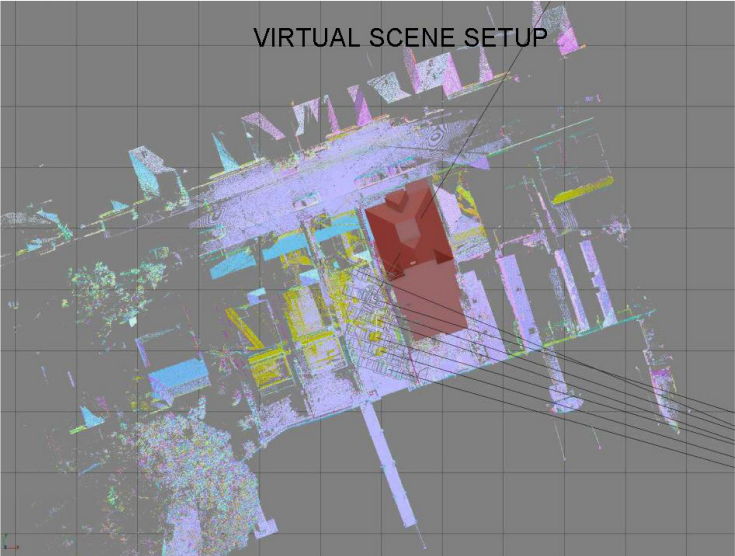
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EXAMPLE VISUAL IMPACT STUDY PROCESS



- Step 1:
- Laser scan existing location and surrounds on MGA coordinates (Location) and AHD (height).
 - Carry out boundary survey to accurately position boundaries.
 - Take photos on site at known coordinates pointing towards measured target.
 - Set up scene in 3D graphics software



- Step 3:
- Position proposed development in CAD software based on DA plans, surveyed boundaries and existing features.
 - Import 3D model of proposed development into scene



- Step 1:
- Using the surveyed camera position and the point cloud data, accurately align the virtual camera to the captured 3D data and check the alignment on the photograph background
 - This image shows the alignment of the 3D Scanner point cloud data overlaid on the 2D photograph proving correct camera parameters.



- Step 4:
- Render out model and re-layer with any foreground objects. Note that any colour, lighting and materials of the proposed development is strictly indicative only.

6.3 APPENDIX B: PREVIOUS VISUAL IMPACT STUDY BY CMS SURVEYORS

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PHOTO LOCATIONS



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- Notes:
- Any materials or colours shown are indicative only: Refer to Architect's documentation for final materials and finishes. The focus of this study is position, bulk and scale and as such minor detail features of the design may have been removed from the design model.
 - This Visual impact study has been produced using a 3D model provided by Group GSA. File Ref '210512 Eden St Arncliffe_ 3D DWG.dwg' supplied by 'box' link, 14.05.2021
 - The model has been checked for consistency with Group GSA drawings uploaded in folder '20210416 ISSUE TO CONSULTANTS FOR SSDA REPORTS'
 - Point Cloud data surveyed on 10.02.2021 using a Leica RTC360 Laser Scanner and survey control has been placed using theodolite measurements.
 - Photography Captured using a Canon 60D DSLR with a Canon 10-22mm Lens. The camera used has a 1.6x sensor crop factor giving an effective focal length of 16-35mm as shown in the table.
 - Photos have been captured at average eye height between 1.5-1.9 above ground level depending on Terrain. Exact heights shown in table.
 - Retained vegetation as shown in the 'proposed' scenarios has been estimated based on the design plans and may not be representative of the post-construction scene.
 - Co-ordinates provided are on Map Grid of Australia (MGA), Zone 56, GDA2020 and heights are relative to the Australian Height Datum (AHD). Origin of coordinates and height - SSM105190 (RL28.271)

CERTIFIED BY REGISTERED SURVEYOR


CHRISTOPHER LARMOUR
BOSSI No 8786

- Due to the scale of the proposal and the location of the viewpoints, photos have been captured using a wide angle lens with an effective focal length of 16mm. It is often quoted that a 35mm focal length best represents the perceived field of view for the human eye - ignoring minor lens distortions, the equivalent 35mm Field of View can be approximated by the centre 50% of the 16mm photos as shown in the Diagram below:

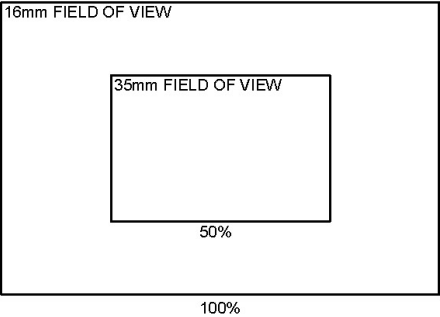


Photo Number	Camera Position			Target Position			Effective Focal Length (mm)	Ground RL
	Easting	Northing	Height	Easting	Northing	Height		
7375	328849.38	6243067.64	27.90	328832.06	6243142.25	44.57	16	26.06
7396	328921.33	6243187.99	23.46	328848.19	6243174.16	51.13	16	21.68
7417	328762.83	6243171.66	24.95	328836.98	6243165.53	40.87	16	23.24
7438	328623.32	6243056.96	34.98	328778.88	6243156.26	47.14	16	33.30
7447	328715.99	6243329.78	20.38	328785.51	6243217.88	54.11	16	18.69
7474	328501.15	6243193.98	33.87	328714.97	6243176.58	64.93	16	32.07

6.3 APPENDIX B: PREVIOUS VISUAL IMPACT STUDY BY CMS SURVEYORS

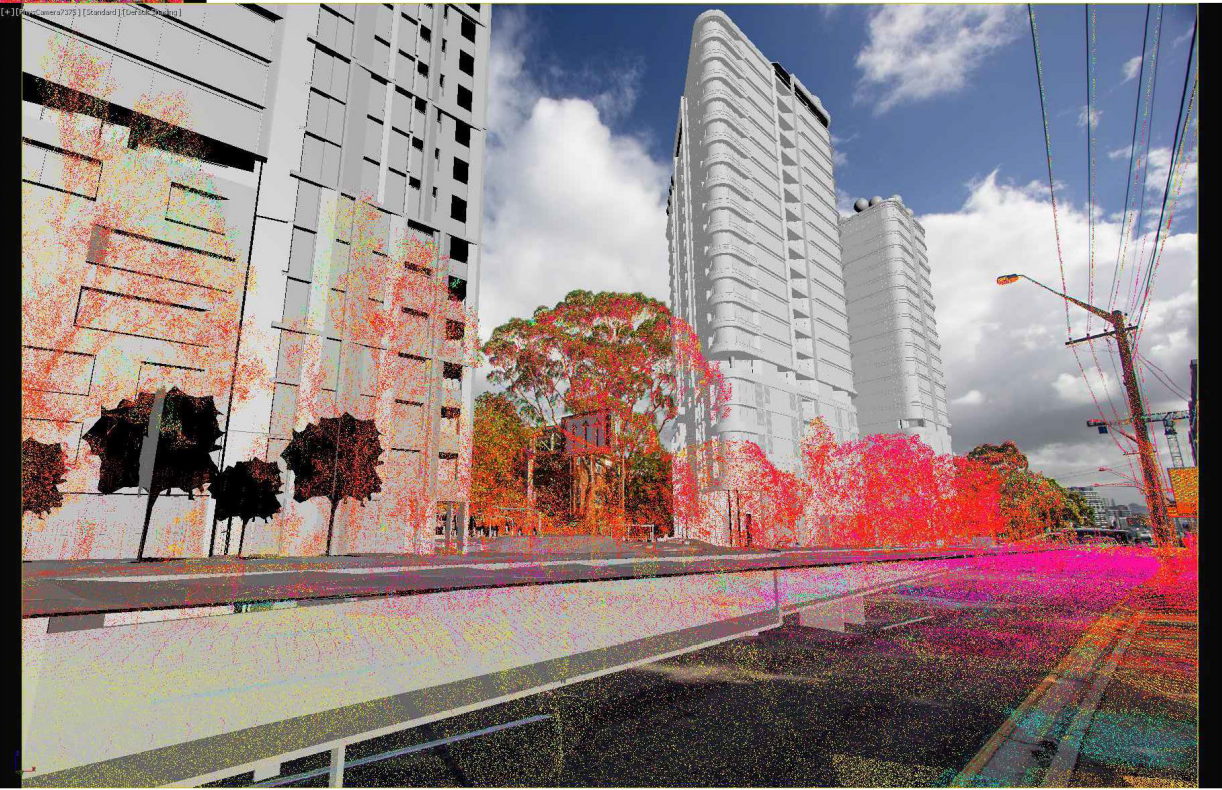
A3

PHOTO No. 7375

Scene setup proof 1 - Virtual Camera in Point cloud



Scene setup proof 2 - Virtual Camera in Point cloud with Proposal





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6.3 APPENDIX B: PREVIOUS VISUAL IMPACT STUDY BY CMS SURVEYORS

A3

PHOTO No. 7375

Pre-development Scene



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A3

PHOTO No. 7375

Proposed Scene



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6.3 APPENDIX B: PREVIOUS VISUAL IMPACT STUDY BY CMS SURVEYORS

A3

PHOTO No. 7375

Proposed Scene (Hypothetical compliant design overlaid in red)



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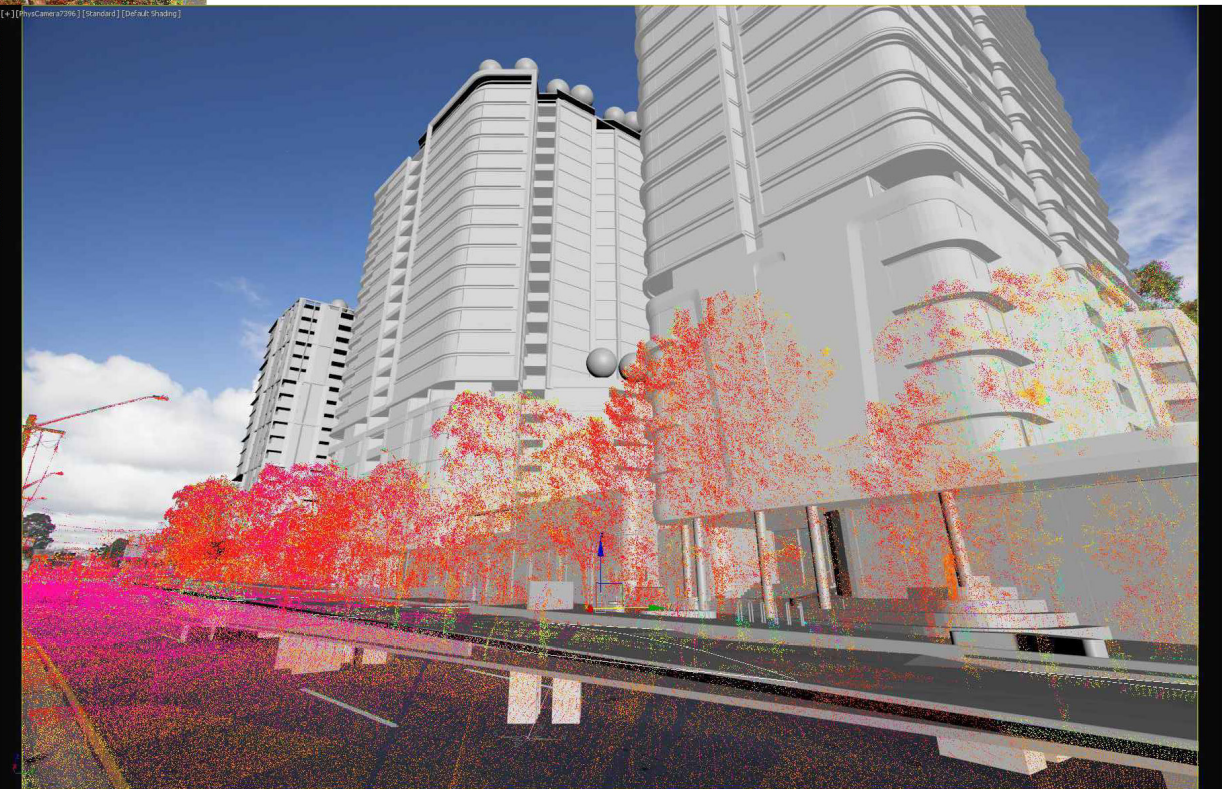
A3

PHOTO No. 7396

Scene setup proof 1 - Virtual Camera in Point cloud



Scene setup proof 2 - Virtual Camera in Point cloud with Proposal





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PHOTO No. 7396

Pre-development Scene



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PHOTO No. 7396

Proposed Scene



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A3

PHOTO No. 7396

Proposed Scene (Hypothetical compliant design overlaid in red)



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6.3 APPENDIX B: PREVIOUS VISUAL IMPACT STUDY BY CMS SURVEYORS

A3

PHOTO No. 7417

Scene setup proof 1 - Virtual Camera in Point cloud



Scene setup proof 2 - Virtual Camera in Point cloud with Proposal





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PHOTO No. 7417

Pre-development Scene



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A3

PHOTO No. 7417

Proposed Scene



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PHOTO No. 7417

Proposed Scene (Hypothetical compliant design overlaid in red)



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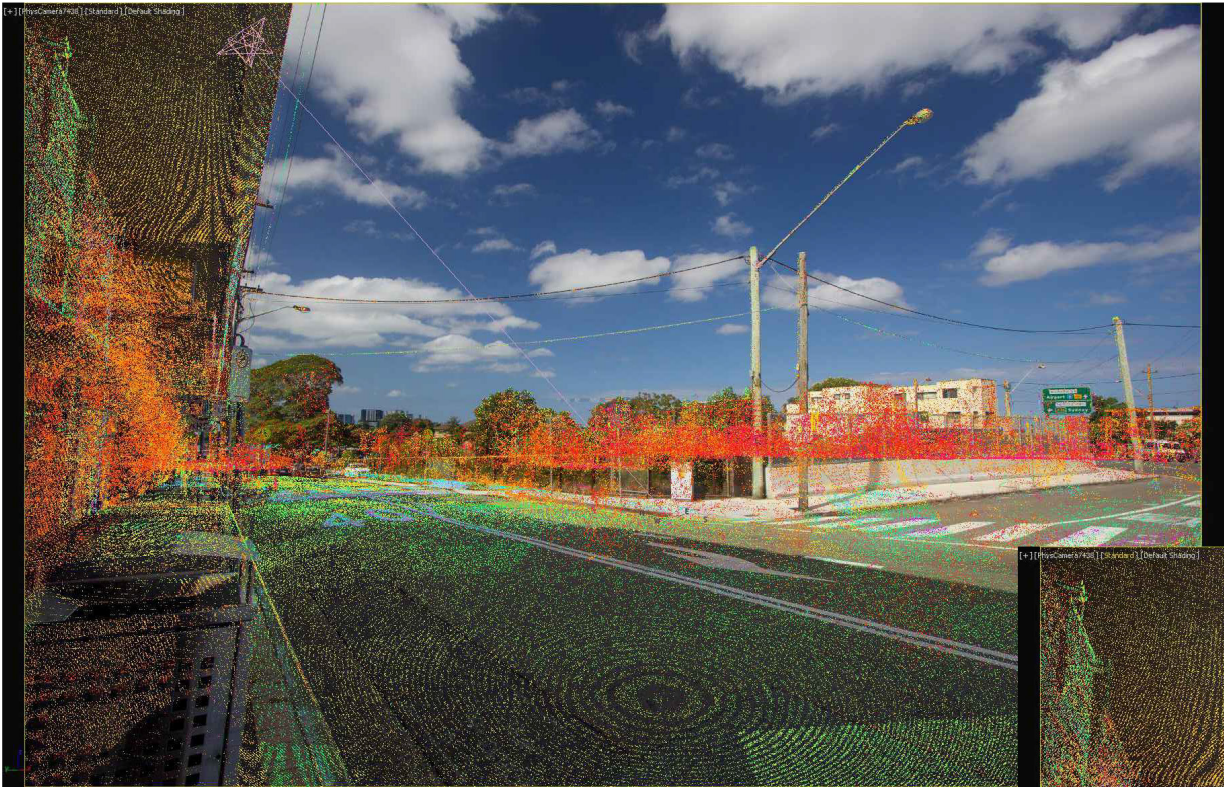


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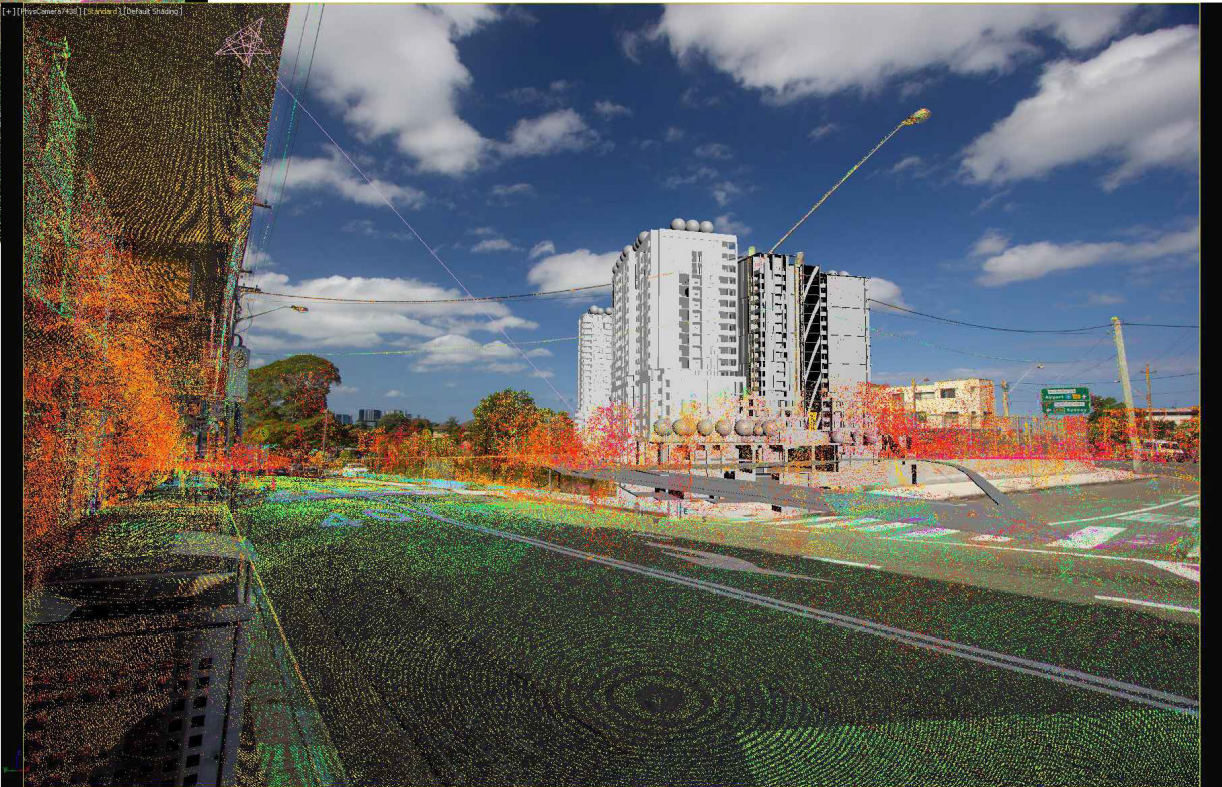
A3

PHOTO No. 7438

Scene setup proof 1 - Virtual Camera in Point cloud



Scene setup proof 2 - Virtual Camera in Point cloud with Proposal





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A3

PHOTO No. 7438

Pre-development Scene



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6.3 APPENDIX B: PREVIOUS VISUAL IMPACT STUDY BY CMS SURVEYORS

A3

PHOTO No. 7438

Proposed Scene



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PHOTO No. 7438

Proposed Scene (Hypothetical compliant design overlaid in red)



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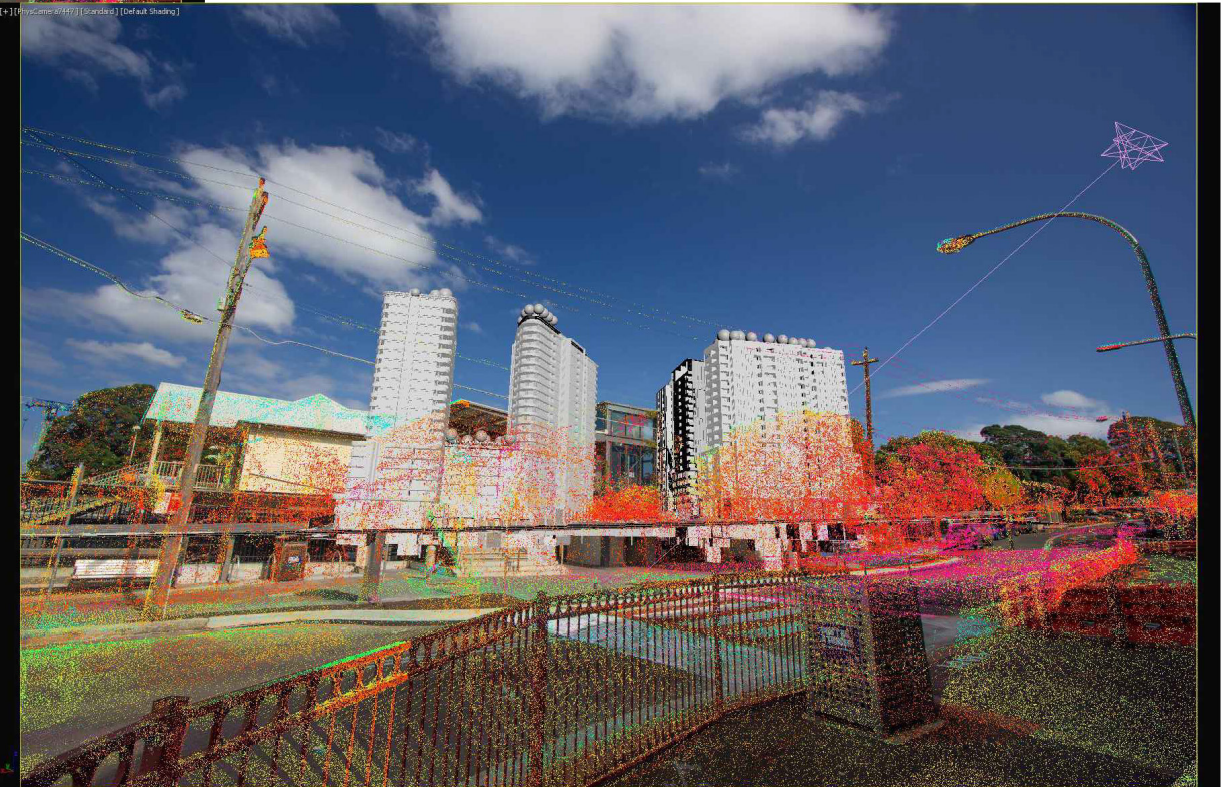
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Scene setup proof 1 - Virtual Camera in Point cloud



Scene setup proof 2 - Virtual Camera in Point cloud with Proposal





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PHOTO No. 7447

Proposed Scene (Hypothetical compliant design overlaid in red)



C.M.S. Surveyors Pty. Ltd.
A.C.N 096 240 201
PO Box 463 Dee Why NSW 2099
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6.3 APPENDIX B: PREVIOUS VISUAL IMPACT STUDY BY CMS SURVEYORS

A3

PHOTO No. 7474

Scene setup proof 1 - Virtual Camera in Point cloud



Scene setup proof 2 - Virtual Camera in Point cloud with Proposal





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6.3 APPENDIX B: PREVIOUS VISUAL IMPACT STUDY BY CMS SURVEYORS

A3

PHOTO No. 7474

Pre-development Scene



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6.3 APPENDIX B: PREVIOUS VISUAL IMPACT STUDY BY CMS SURVEYORS

A3

PHOTO No. 7474

Proposed Scene



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6.3 APPENDIX B: PREVIOUS VISUAL IMPACT STUDY BY CMS SURVEYORS

A3

PHOTO No. 7474

Proposed Scene (Hypothetical compliant design overlaid in red)



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6.4 APPENDIX C: EXISTING SITE SURVEY SUPPLIED BY CMS SURVEYORS

