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Telopea, NSW
Masterplan Visual Impact Photomontage and Methodology Report
October 26th 2022

Visual Impact Photomontage and Methodology Report - Telopea, NSW

BACKGROUND

This document was prepared by Virtual Ideas and includes a methodology of the processes used to create the visual impact photomontages 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 development's design and visual impact.

Virtual Ideas' methodology and results have been inspected by various experts in relation to previous visual impact assessment submissions and have always been found to be accurate and acceptable.

OVERVIEW

The general process of creating accurate photomontage renderings involves the creation of an accurate, real world scale digital 3D model.

We capture site photographs from specified positions on location. The camera positions are surveyed to identify the MGA coordinates at each position. Additional reference points are also surveyed at each camera location to assist in aligning our 3D camera to the real world camera position.

Cameras are then created in the 3D scene to match the locations and height of where the photographs were taken from. The lens data stored in the metadata of the photograph is also referenced for accuracy.

The cameras are then aligned in rotation so that the surveyed points of the 3D model align with the corresponding objects that are visible in the photograph.

A realistic sun and sky lighting system is then created in the 3D scene and matched to the precise time and date of when each photograph was taken.

3D renderings of the indicative new building or envelope are then created from the selected cameras at the exact pixel dimensions and aspect ratio of the original digital photograph.

The 3D renderings are then placed into the digital photography to show the envelope of the proposed building in context.

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) 3D models of proposed building envelope
   - Supplied by: Bates Smart Architects and Plus Architecture
   - Format: Sketchup

2) Camera location and alignment point surveyed data (Appendix A)
   - Created by: CMS Surveyors
   - Format: PDF and DWG files

3) Site Survey (Appendix B)
   - Created by: Craig & Rhodes
   - Format: DWG files

4) Site photography
   - Created by: Virtual Ideas
   - Format: JPEG and NEF files

Overview of development showing proposed building envelopes and indicative buildings

LEP Height plane

Proposed building envelopes

Proposed reference scheme
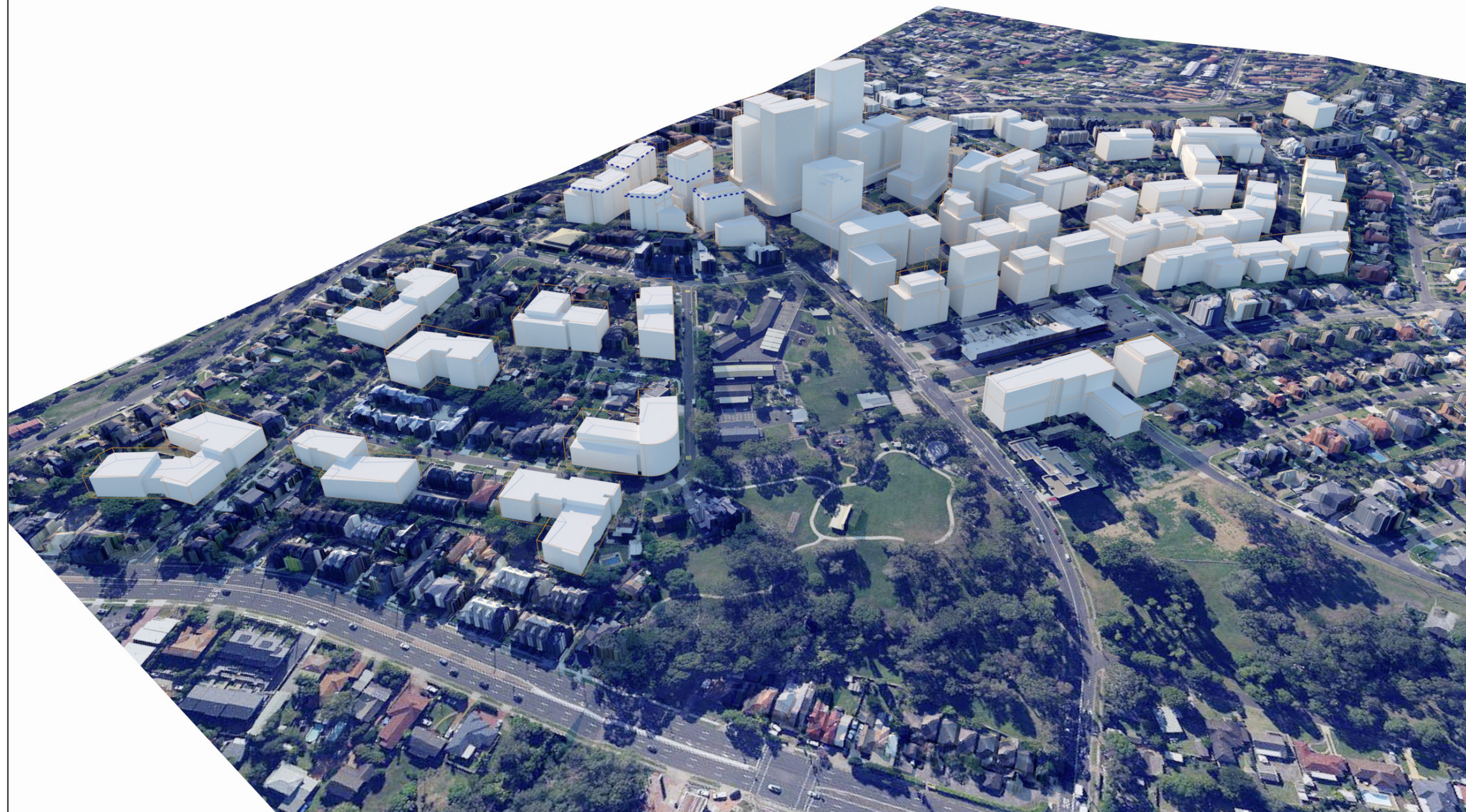
The proposed building envelopes shown in this report were extruded to the LEP height plane with the exception of the Stage 1a site which exceeds it. Where this occurs it has been marked with a dashed blue line indicating the LEP height plane in that area.

Source: SIX Maps

METHODOLOGY

Site Photography

Site photography was taken from predetermined positions as directed by the planning consultant, Urbis. The photographs were taken using a Nikon D810 digital camera.

The positions of the photographs were surveyed and then plotted onto a survey drawing in DWG format.

3D Model

Using the imported surveyed data into our 3D software (3DS Max) as reference, we then imported the supplied 3D model of the indicative building envelope.

Alignment

The positions of the real world photography were located in the 3D scene. Cameras were then created in the 3D model to match the locations and height of the position from which the photographs were taken from. They were then aligned in rotation so that the points of the 3D model aligned with their corresponding objects that are visible in the photograph.

Renderings of the building massing were then created from the aligned 3D cameras and montaged into the existing photography at the same location. This produces an accurate representation of the scale and position of the proposed building envelope with respect to the existing surroundings.

In conclusion, it is my opinion as an experienced, professional 3D architectural and landscape renderer, that the images provided accurately portray the level of visibility and impact of the proposed indicative building design.

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, Grant has worked on many visual impact studies for council and planning submission for projects across various different industries including architectural, industrial, mining, landscaping, and several large public works projects. This experience has assisted Grant to develop a highly accurate methodology for the creation of 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

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Original photograph

Photomontage of proposed reference scheme

Photograph details

Photo Date
22nd June 2020

Camera Used
Nikon D810

Camera Lens
Tamron SP 24-70mm F/2.8 Di
VC USD G2 AO32N

Focal length
35mm in 35mm Film

☐ Proposed building envelopes

▢ Proposed reference scheme

Original photo indicating surveyed reference points

Photomontage of previous proposed reference scheme

☐ Proposed building envelopes

▢ Proposed reference scheme

VIRTUAL IDEAS

Original photograph with 50mm crop

Photomontage of proposed reference scheme with 50mm crop

Proposed building envelopes

Proposed reference scheme

Photograph details

Photo Date
22nd June 2020

Camera Used
Nikon D810

Camera Lens
Tamron SP 24-70mm F/2.8 Di
VC USD G2 AO32N

Focal length
50mm equivalent

Photomontage of previous proposed reference scheme with 50mm crop

Proposed building envelopes

Proposed reference scheme

Proposed building envelopes
Proposed reference scheme

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Proposed building envelopes

Proposed reference scheme

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Proposed building envelopes

Proposed reference scheme

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Proposed reference scheme

Original photograph

Photomontage of proposed reference scheme

Photograph details

Photo Date
22nd June 2020

Camera Used
Nikon D810

Camera Lens
Tamron SP 24-70mm F/2.8 Di
VC USD G2 AO32N

Focal length
35mm in 35mm Film

LEP Height plane
Proposed building envelopes
Proposed reference scheme

Original photo indicating surveyed reference points

Photomontage of previous proposed reference scheme

Proposed building envelopes
Proposed reference scheme

Original photograph with 50mm crop

Photomontage of proposed reference scheme with 50mm crop

LEP Height plane

Proposed building envelopes

Proposed reference scheme

Photograph details

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22nd June 2020

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VC USD G2 AO32N

Focal length
50mm equivalent

Photomontage of previous proposed reference scheme with 50mm crop

Proposed building envelopes

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LEP Height plane

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LEP Height plane
Proposed building envelopes
Proposed reference scheme

October 26th 2022

Original photograph

Photomontage of proposed reference scheme

LEP Height plane
Proposed building envelopes
Proposed reference scheme

Photograph details

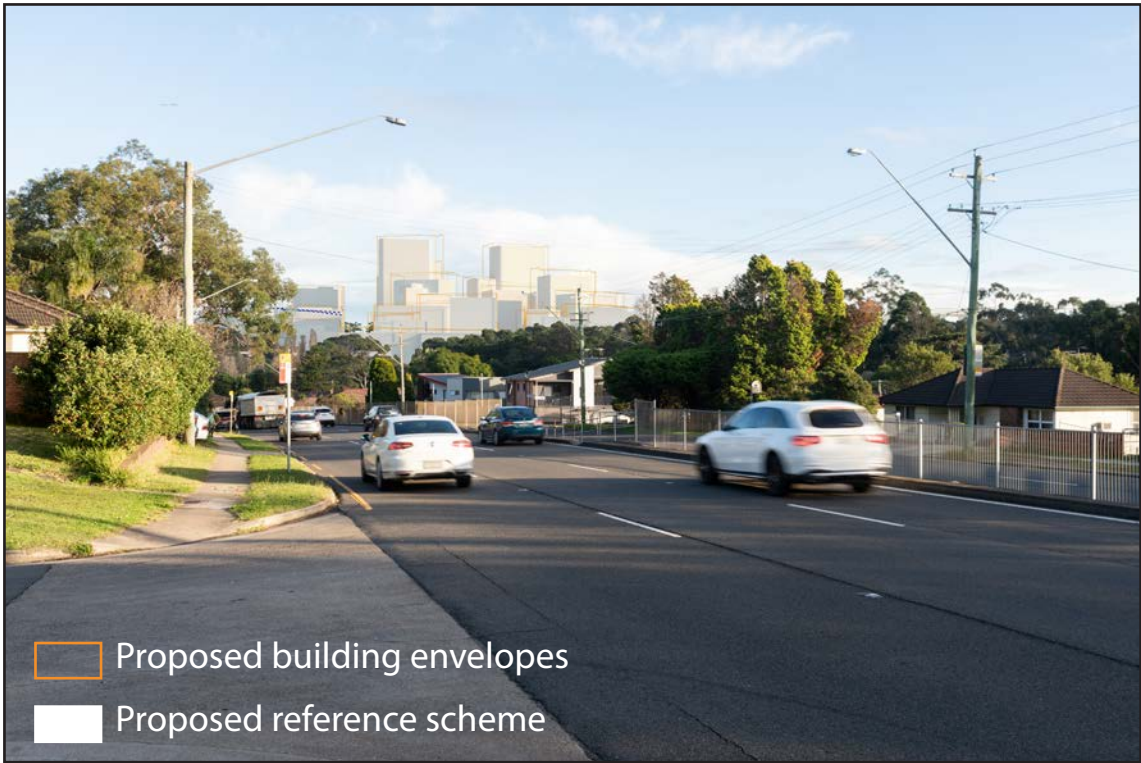Photo Date
22nd June 2020

Camera Used
Nikon D810

Camera Lens
Tamron SP 24-70mm F/2.8 Di VC USD G2 AO32N

Focal length
24mm in 35mm Film

Original photo indicating surveyed reference points

Photomontage of previous proposed reference scheme

Proposed building envelopes
Proposed reference scheme

Original photograph with 50mm crop

Photomontage of proposed reference scheme with 50mm crop

LEP Height plane

Proposed building envelopes

Proposed reference scheme

Photograph details

Photo Date
22nd June 2020

Camera Used
Nikon D810

Camera Lens
Tamron SP 24-70mm F/2.8 Di
VC USD G2 AO32N

Focal length
50mm equivalent

Photomontage of previous proposed reference scheme with 50mm crop

Proposed building envelopes

Proposed reference scheme

LEP Height plane
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LEP Height plane

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LEP Height plane
Proposed building envelopes
Proposed reference scheme
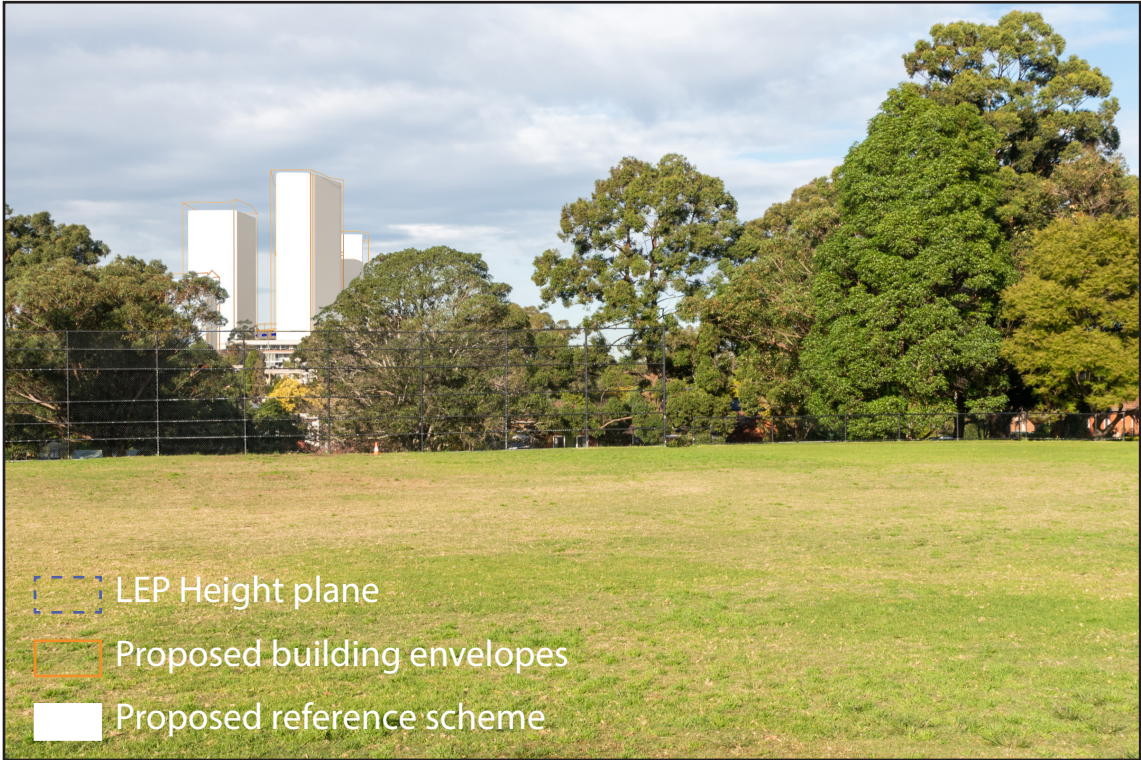
Original photograph

Photomontage of proposed reference scheme

Photograph details

Photo Date
22nd June 2020

Camera Used
Nikon D810

Camera Lens
Tamron SP 24-70mm F/2.8 Di
VC USD G2 AO32N

Focal length
35mm in 35mm Film

Proposed building envelopes

Proposed reference scheme

Original photo indicating surveyed reference points

Photomontage of previous proposed reference scheme

Proposed building envelopes

Proposed reference scheme

Original photograph with 50mm crop

Photomontage of proposed reference scheme with 50mm crop

Proposed building envelopes

Proposed reference scheme

Photograph details

Photo Date
22nd June 2020

Camera Used
Nikon D810

Camera Lens
Tamron SP 24-70mm F/2.8 Di
VC USD G2 AO32N

Focal length
50mm equivalent

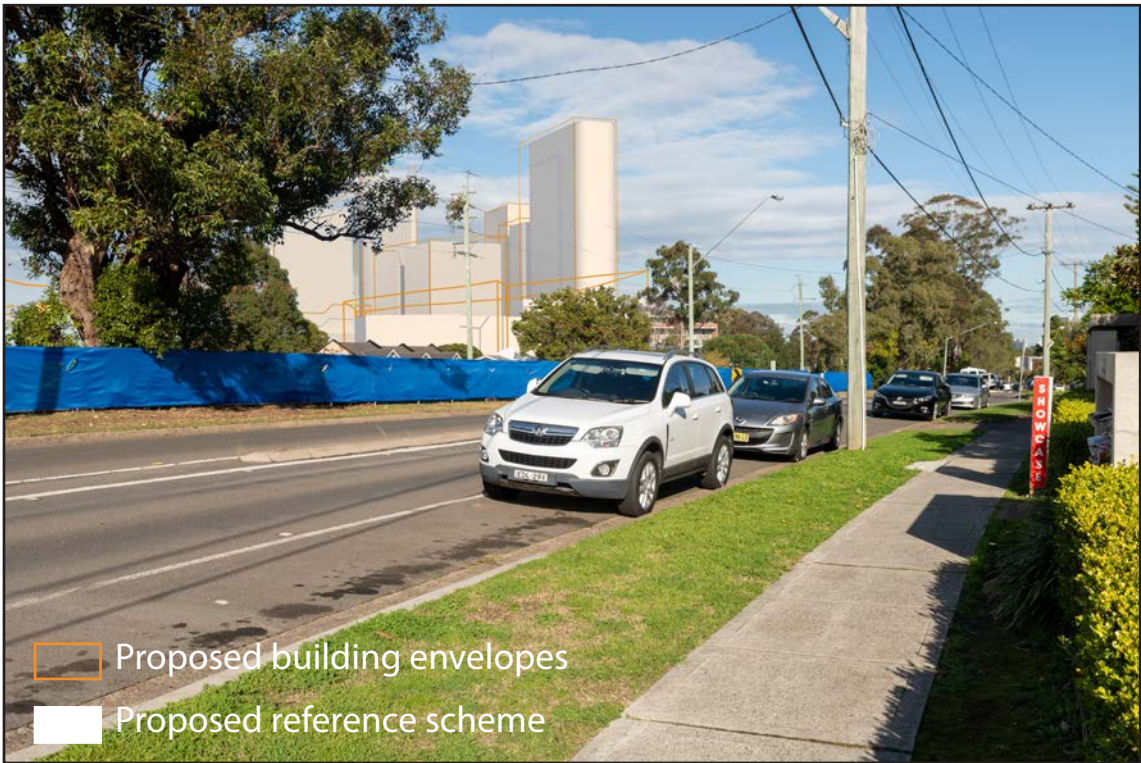## Photomontage of previous proposed reference scheme with 50mm crop

Proposed building envelopes

Proposed reference scheme

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Proposed building envelopes
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LEP Height plane

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VIRTUAL IDEAS

Original photograph

Photomontage of proposed reference scheme

LEP Height plane
Proposed building envelopes
Proposed reference scheme

Photograph details

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Camera Lens
Tamron SP 24-70mm F/2.8 Di
VC USD G2 AO32N

Focal length
35mm in 35mm Film

Original photo indicating surveyed reference points
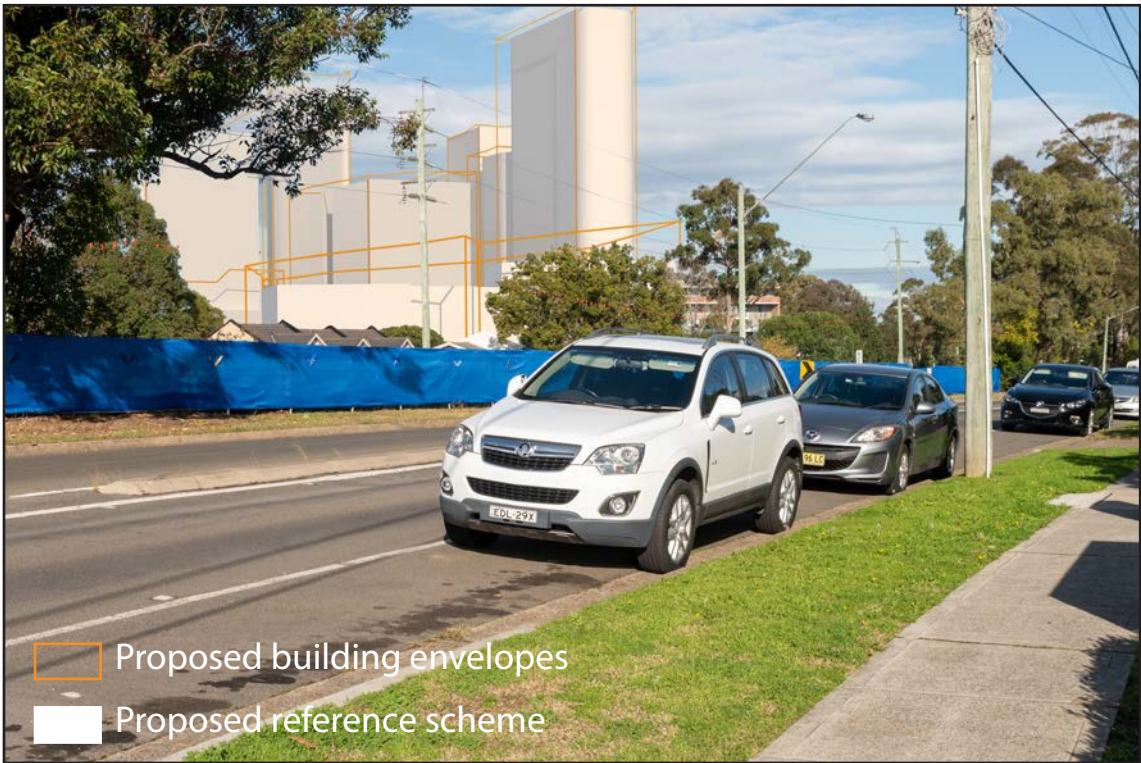

Photomontage of previous proposed reference scheme

Proposed building envelopes
Proposed reference scheme

VIRTUAL IDEAS

Original photograph with 50mm crop

Photomontage of proposed reference scheme with 50mm crop

LEP Height plane

Proposed building envelopes

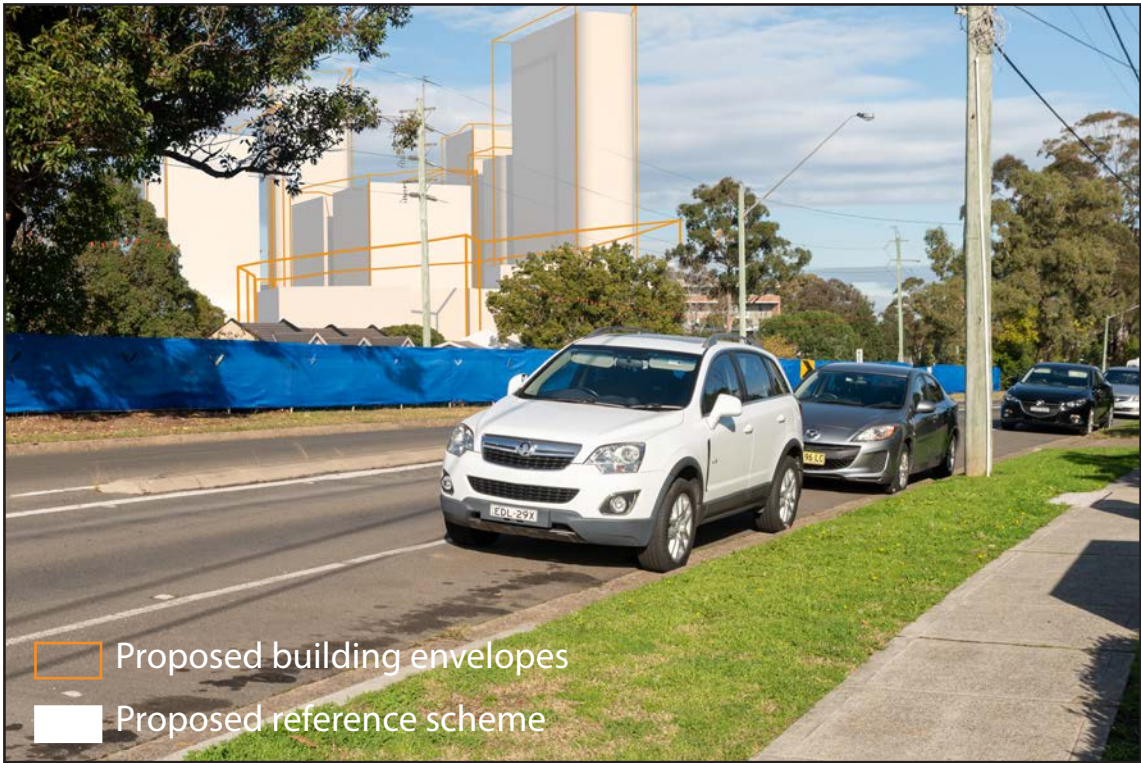Proposed reference scheme

Photograph details

Photo Date
22nd June 2020

Camera Used
Nikon D810

Camera Lens
Tamron SP 24-70mm F/2.8 Di
VC USD G2 AO32N

Focal length
50mm equivalent

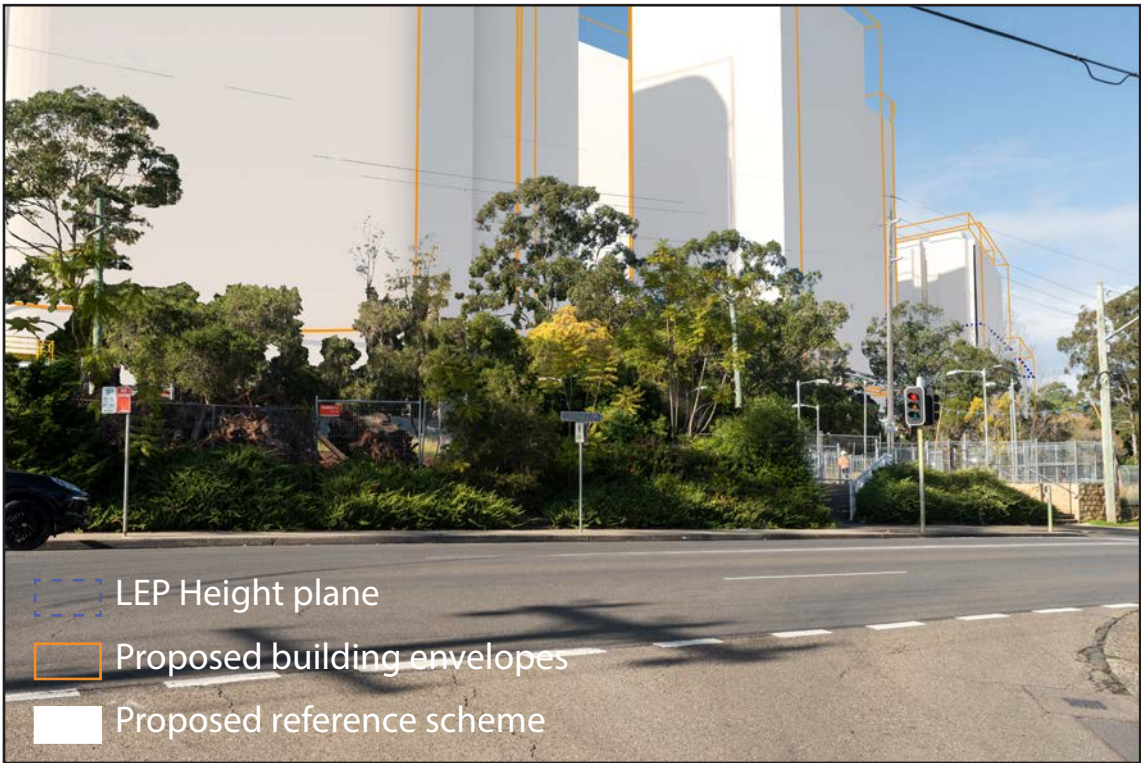**Photomontage of previous proposed reference scheme with 50mm crop**

Proposed building envelopes

Proposed reference scheme

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LEP Height plane

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LEP Height plane

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Original photograph

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Focal length
35mm in 35mm Film

Original photo indicating surveyed reference points

11   12   10   14

Photomontage of previous proposed reference scheme

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Proposed reference scheme

Original photograph with 50mm crop

Photomontage of proposed reference scheme with 50mm crop

LEP Height plane

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Proposed reference scheme

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Focal length
50mm equivalent

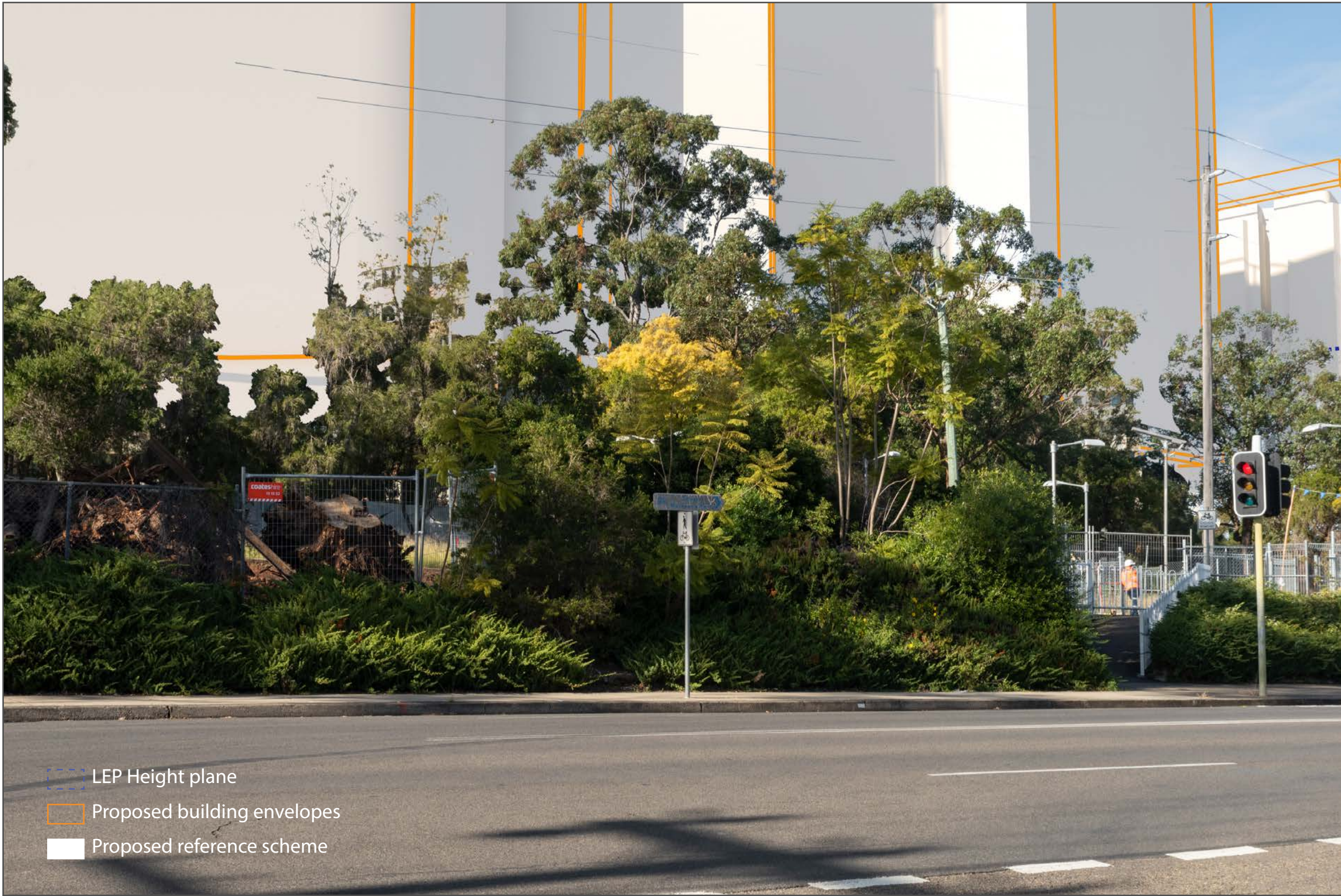Photomontage of previous proposed reference scheme with 50mm crop

Proposed building envelopes

Proposed reference scheme

LEP Height plane

Proposed building envelopes

Proposed reference scheme

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Proposed reference scheme

VIRTUAL IDEAS

11
12
10
14

VIRTUAL IDEAS

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Original photograph

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