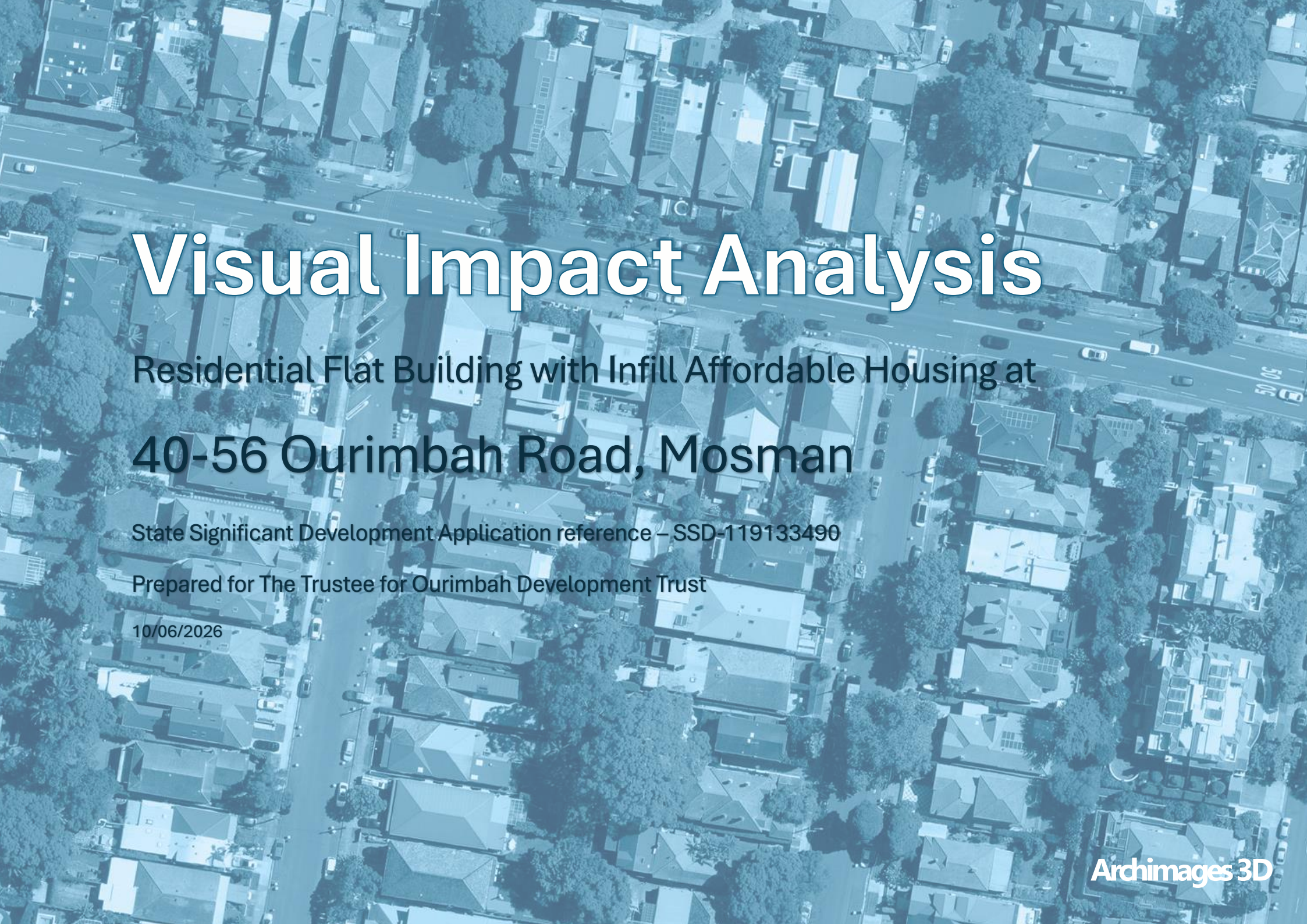




Visual Impact Analysis

Residential Flat Building with Infill Affordable Housing at
40-56 Ourimbah Road, Mosman

State Significant Development Application reference – SSD-119133490

Prepared for The Trustee for Ourimbah Development Trust

10/06/2026

Prepared By

Daniel Hou

Director

Archimages 3D

60/ 49-51 Mitchell Road,
Brookvale NSW 2100

+61 2 9460 8943

ai@archimages3d.com.au

www.archimages3d.com.au

Project Team

Architect

Doroch Architects

213, 61 Marlborough Street
Surry Hills NSW 2089

Planner

Gyde Consulting

Level 6, 120 Sussex Street
Sydney NSW 2000

Surveyor

East Coast Positioning Surveyors

P.O. Box 7388
Baulkham Hills NSW 2153

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1.0 INTRODUCTION

This report accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), in support of a State Significant Development Application (SSDA) for the construction and operation of proposed residential development, reference SSD-119133490.

This report addresses the Secretary's Environmental Assessment Requirements (SEARs) issued for the project, notably:

SEARs Requirement	Section of Report where response is provided
Visual Impact Analysis	

The methodologies described in this document are based on current best practice and follow the Environmental Impact Assessment Practice No. 4 Guidelines, March 2013, RMS and the requirements of the Land and Environment Court and relied on as or as part of expert evidence in Class 1 appeals that apply for proceedings commenced on or after 1 October, 2013.

Archimages 3D have extensive experience in producing visual impact analysis for development proposals for local councils, government planning authorities, and the Land & Environment court of New South Wales for the past 18 years.

I, Daniel Hou, confirm this Visual Impact Analysis report addresses the requirements of SEAR No. SSD-119133490 and relevant State and local legislation, policies, and guidelines. I further confirm that none of the information contained in the Visual Impact Analysis report is false or misleading.



Archimages3D Pty Ltd

2.0 VISUAL ASSESSMENT METHODOLOGY

2.1 Project Description

The proposal seeks consent for a new residential flat building (RFB) development with in-fill affordable housing. The proposal includes:

- Demolition of existing development on the site and associated ancillary structures.
- Construction of a part 8-storey part 9-storey RFB comprising 63 residential apartments including 15% affordable housing dwellings, to be managed by a registered Community Housing Provider.
- Provision of communal open space and landscaped areas.
- Excavation for 2 basement levels with car parking and associated services.
- All associated works including site preparation, earthworks, drainage, infrastructure and removal of existing vegetation where required to facilitate the development.

The proposal seeks to utilise the low and mid rise Housing and in-fill affordable Housing provisions of the Housing SEPP by providing affordable housing in compliance with the requirements of the EPI.

2.2 CRITERIA FOR ANALYSIS

The Visual Impact Analysis involves the visual assessment of the proposal from 4 different viewpoints (Figure 1). These have been selected by the planner to provide a representative sample of key vantage points to the site, including nearby residential, commercial, and recreational areas.

View 1: Ourimbah Rd looking south east.

View 2: Ourimbah Rd looking south west.

View 3: Bond St looking north west.

View 4: Rosebery St looking north east.



Figure 1 Viewpoint location map

3.0 VISUAL MATERIAL

The visual material provided in this report are based on current best practice and follow the requirements of the Land and Environment Court and relied on as or as part of expert evidence in Class 1 appeals that apply for proceedings commenced on or after 1 October, 2013.

It was assumed that all the information including the architectural drawings, 3D CAD model, and survey data supplied by the relevant project team were correct and accurate.

3.1 SUPPORTING EVIDENCE

Photography

The background photography used for the photomontage images was derived from a digital Canon EOS 5D Mark II, 21.10 Megapixel resolution camera with a full size sensor / 1:1 lens conversion ratio. A Canon EF, L series 17-40mm lens was used. The methodology used in the production of the photographic images form the pictorial basis for the creation of the photomontage/ view impact analysis.

The photography has not been altered or corrected other than minimal exposure and colour correction for optimal viewing. All photography was taken with the lens height centred at 1500mm to simulate standard eye-height. The final camera positions/ view points (6) were nominated by the planner.

Survey

Site and surrounding area survey data and site plan provided represents the terrestrial, and building structures in a CAD format. All levels are located to relevant AHD. The survey works were undertaken using GPS equipment together with a long range reflector less electronic distance measuring equipment. An accuracy of + or – 45mm to Ordnance Survey grid/datum was achieved.

3D Model

The three-dimensional computer model of the development was supplied by Corben Architects and then adapted by Archimages 3D for the purposes of generating the Visual Impact Analysis.

Camera Matching

This process is used by setting up a wire frame CAD structure and superimposing into the existing photography using the software 3D Max. Relevant survey data is located in the digitalised photograph for each view is then calculated and imported into 3D Studio Max as a backdrop to the 3D model.

The survey data and the specifications of the lens type relating to each existing view are also entered into 3D Studio Max. The survey points of the camera position and those relating to specified objects within each particular image are then highlighted on the digitised image. Once the process of camera matching is complete, the 3D model of the proposed development is accurately positioned within each of the existing photographs.

Camera Information

View Name	Photo Number	Focal Length	Camera Height (RL)	Viewing Distance	Photo Date
View 1	MG_8549	17 mm	70.9	67m	5/05/2026
View 2	MG_8551	17 mm	87.1	56m	5/05/2026
View 3	MG_8555	17 mm	82.5	40m	5/05/2026
View 4	MG_8558	19 mm	78.2	67m	5/05/2026

Software

The following software products were used to produce the photomontage images.

3D Studio Max

Application: to camera match the wire frame CAD model into the existing photography.

VRAY Renderer

Application: to render out each photomontage image.

Adobe Photoshop

Application: to compose the final montage by placing the rendered image accurately into the background photography.

3.2 SURVEY OF CAMERA LOCATIONS



Figure 2 Survey of camera locations MGA2020

3.3 IMAGERY

View 1

Photo MG_8549

From Ourimbah Road

looking south east.

Viewing distance 67 metres

Latitude

33.82169

Longitude

151.23636



Figure 3 View 1 location map



Figure 4 View 1 existing photo



Figure 5 View 1 reference points

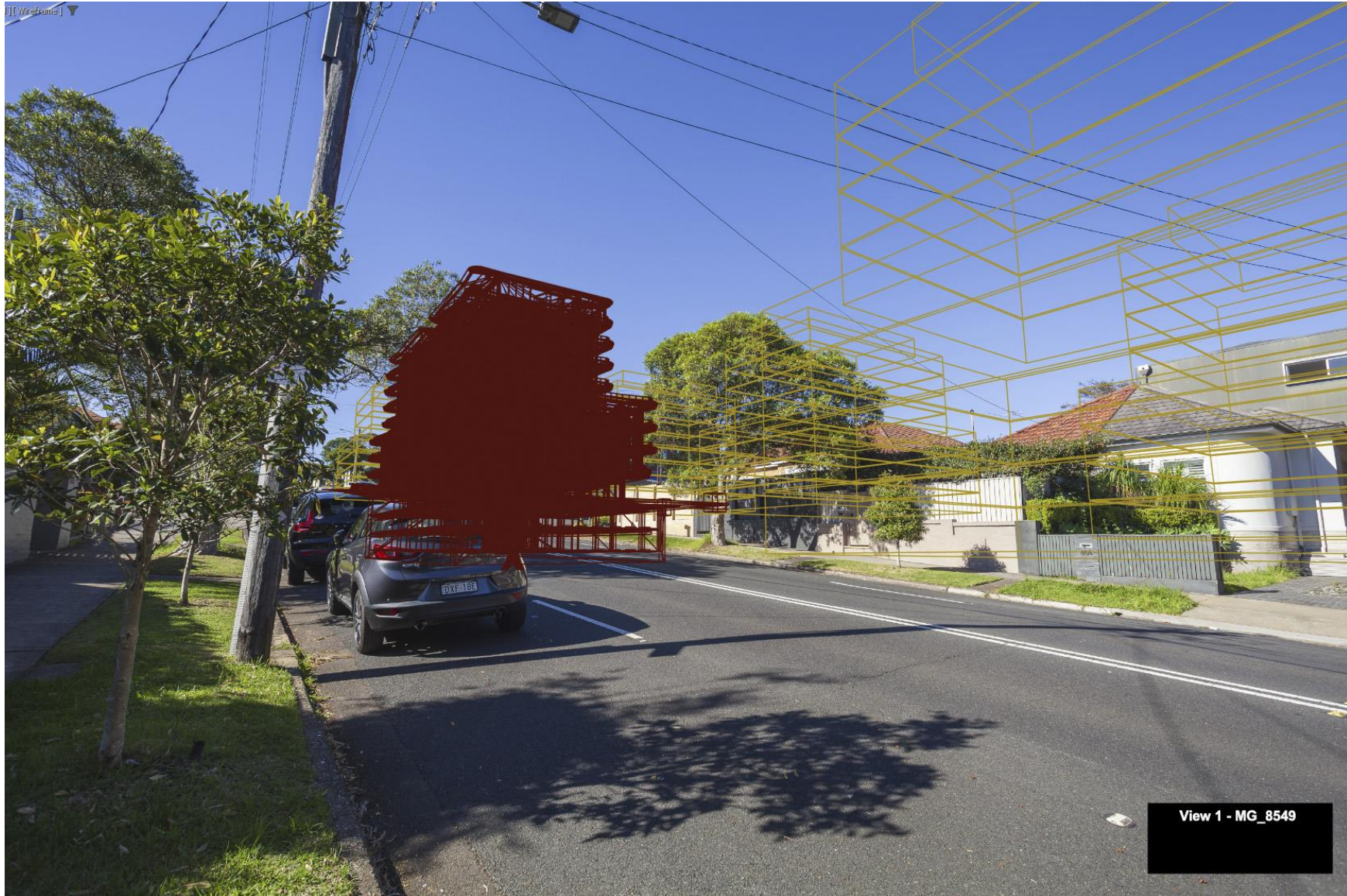


Figure 6 View 1 wireframe



Figure 7 View 1 proposed



Figure 8 View 1 proposed with future context

View 2

Photo MG_8551

From Ourimbah Road

looking south west.

Viewing distance 56 metres

Latitude

33.82197

Longitude

151.23835



Figure 9 View 2 location map



Figure 10 View 2 existing photo



Figure 11 View 2 reference points

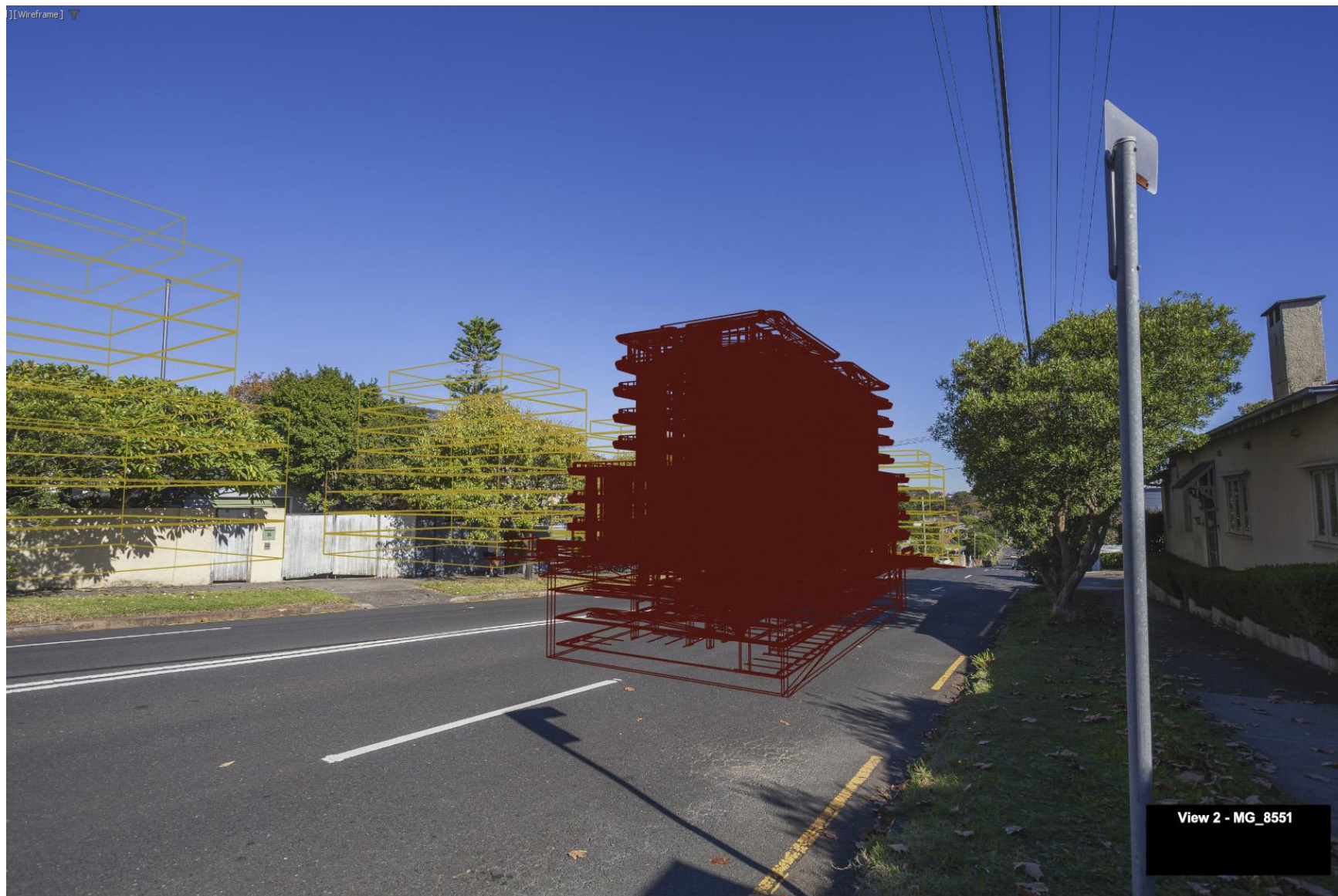


Figure 12 View 2 wireframe



Figure 13 View 2 proposed



Figure 14 View 2 proposed with future context

View 3

Photo MG_8551

From Bond Street

looking north west.

Viewing distance 40 metres

Latitude

33.82271

Longitude

151.23784

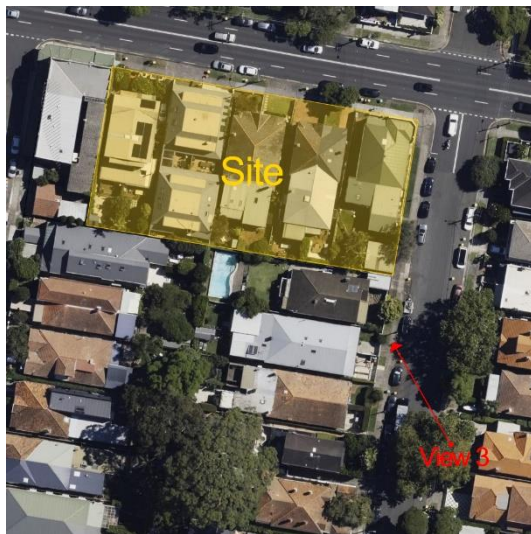


Figure 15 View 3 location map



Figure 16 View 3 existing photo



Figure 17 View 3 reference points

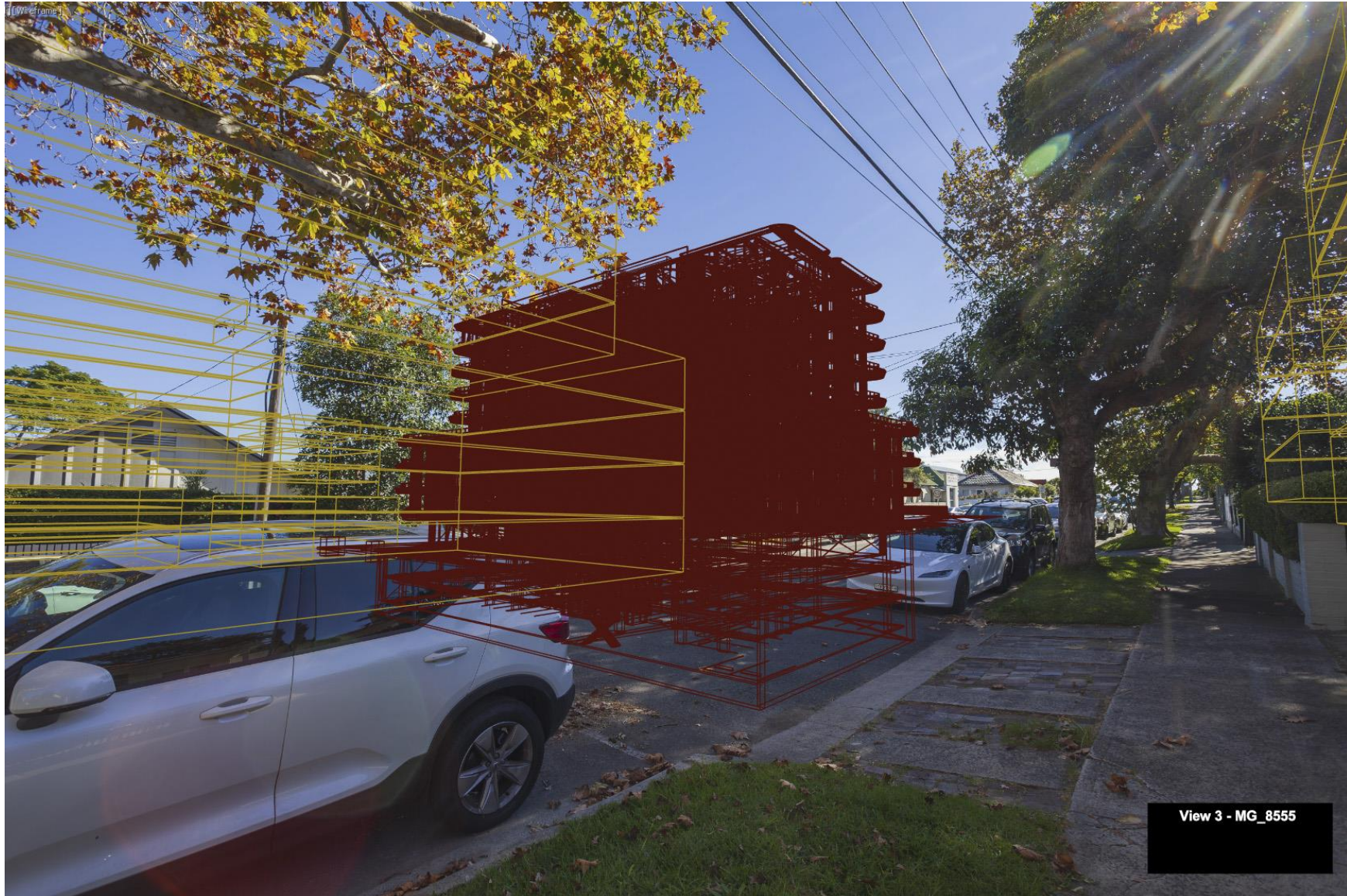


Figure 18 View 3 wireframe



View 3 - MG_8555
Outline of proposed building

Figure 19 View 3 proposed



Figure 20 View 3 proposed with future context

View 4

Photo MG_8558

From Rosebery Street
looking north east.

Viewing distance 67 metres

Latitude

33.82271

Longitude

151.23648

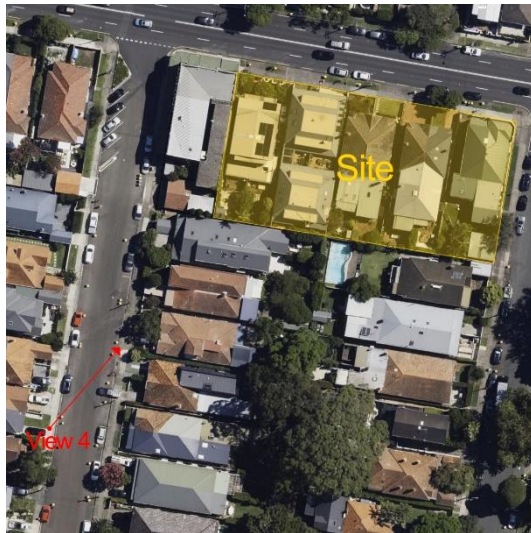


Figure 21 View 4 location map



Figure 22 View 4 existing photo



Figure 23 View 4 reference points

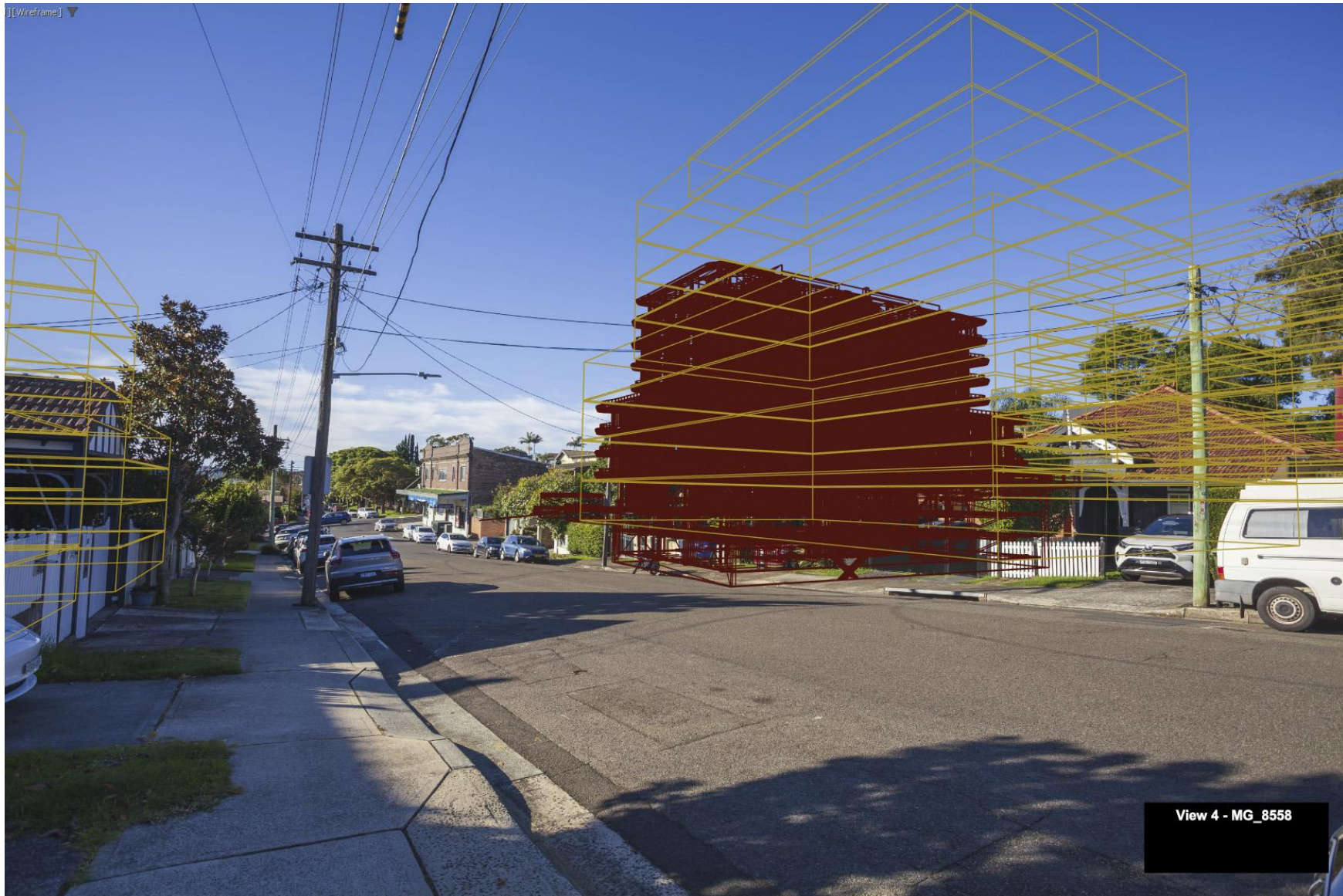


Figure 24 View 4 wireframe



Figure 25 View 4 proposed



Figure 26 View 4 proposed with future context