135 Badgerys Creek Road, Bradfield, NSW

Visual impact photomontages and methodology report

29th September 2025

VIRTUAL IDEAS

1. INTRODUCTION

This document, created by Virtual Ideas, aims to showcase the visual impact of the proposed development for 135 Badgerys Creek Road, Bradfield, NSW, in comparison to the existing built form and site conditions.

2. VIRTUAL IDEAS EXPERTISE

Virtual Ideas is an experienced architectural visualisation company with over 15 years of expertise in crafting visual impact assessment content and reports for projects of significant magnitude, aligning with the standards set by local and state planning authorities.

Our reports have served as evidence in proceedings before both the Land and Environment Court and the Supreme Court of NSW. Our director, Grant Kolln, has provided expert testimony in visual impact assessment in the Supreme Court of NSW.

Virtual Ideas' methodologies and outcomes have undergone thorough scrutiny by court-appointed experts in relation to previous visual impact assessment submissions, consistently garnering recognition for their precision and reliability.

3. RENDERINGS METHODOLOGY

The following outlines the meticulous process employed by Virtual Ideas to produce the renderings that underpin this report.

3.1 DIGITAL 3D SCENE CREATION

Our initial stage involves crafting a precise, true-to-life digital 3D environment using Autodesk 3ds Max software, accurately scaled to real-world dimensions, and aligned to a standardised reference point utilising the MGA 56 GDA 2020 coordinate system.

To construct this environment, we combine various data sources, encompassing existing, approved and proposed building 3D models, along with site survey data. Further information regarding the origins of these data sources is provided in Appendices A, B, and C.

In cases where data sources lack alignment with the MGA-56 GDA 2020 coordinates, we employ identifiable features common across datasets, such as site boundaries and building outlines, which can be aligned with those already situated in the MGA-56 GDA 2020 framework.

Detailed accounts of the alignment processes for each data source are elaborated upon in Section 3.3.

3.2 VIEWPOINTS

The selection of viewpoint locations and camera lenses for each position was instructed by Ethos Urban after careful consideration of multiple factors. Paramount among these were the distance of the camera position from the site and the scale of the proposed development.

The viewpoint locations are delineated on the viewpoint map in Section 4 of this document.

For these public domain photomontages, a combination of 24 and 50mm lenses was chosen. This lens choice ensures adequate visibility of both the proposed development and the immediate surrounding future building context, facilitating a thorough assessment of the proposed development's visual impact.

For certain scenarios, employing a 50mm lens may produce the most effective photomontage for assessing visual impact. The 50mm lens is often favoured for its close approximation to the human eye perception of distance. However, in instances where a 50mm lens fails to encompass an adequate surrounding context for comprehensive visual impact assessment, opting for a wider lens becomes imperative.

3.3 ALIGNMENT OF 3D SCENE

To accurately position the 3D scene within its geographical context, we employed the following data:

Site Survey Alignment: Utilising a provided site survey, we aligned the boundaries of the proposed buildings with geo-referenced data, ensuring precise positioning within the digital environment.

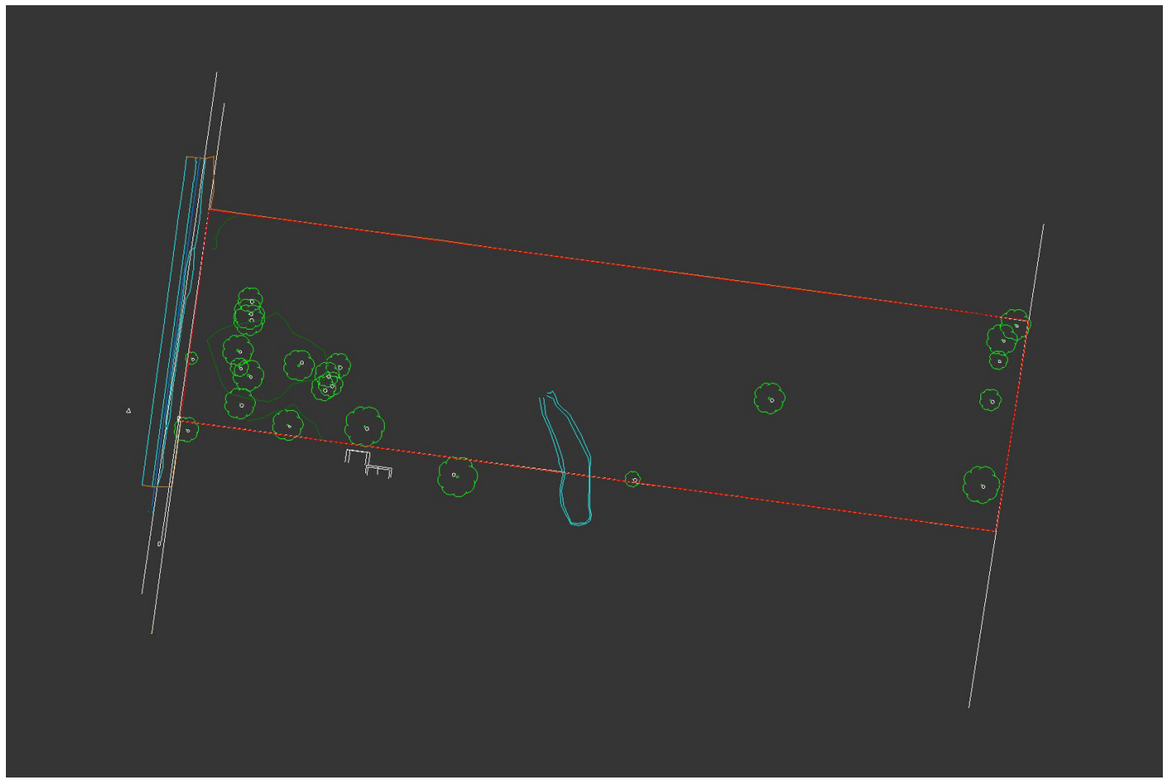


Image showing survey drawing supplied by SDG Pty Ltd at MGA 56 GDA2020

3.4 RENDERING CREATION

For rendering, we applied specific materials to the different elements within the scene. The proposed building models were rendered with a basic chalk white material, with the future building massing shown in grey. This differentiation aids in visual clarity and enhances the presentation of the design elements.

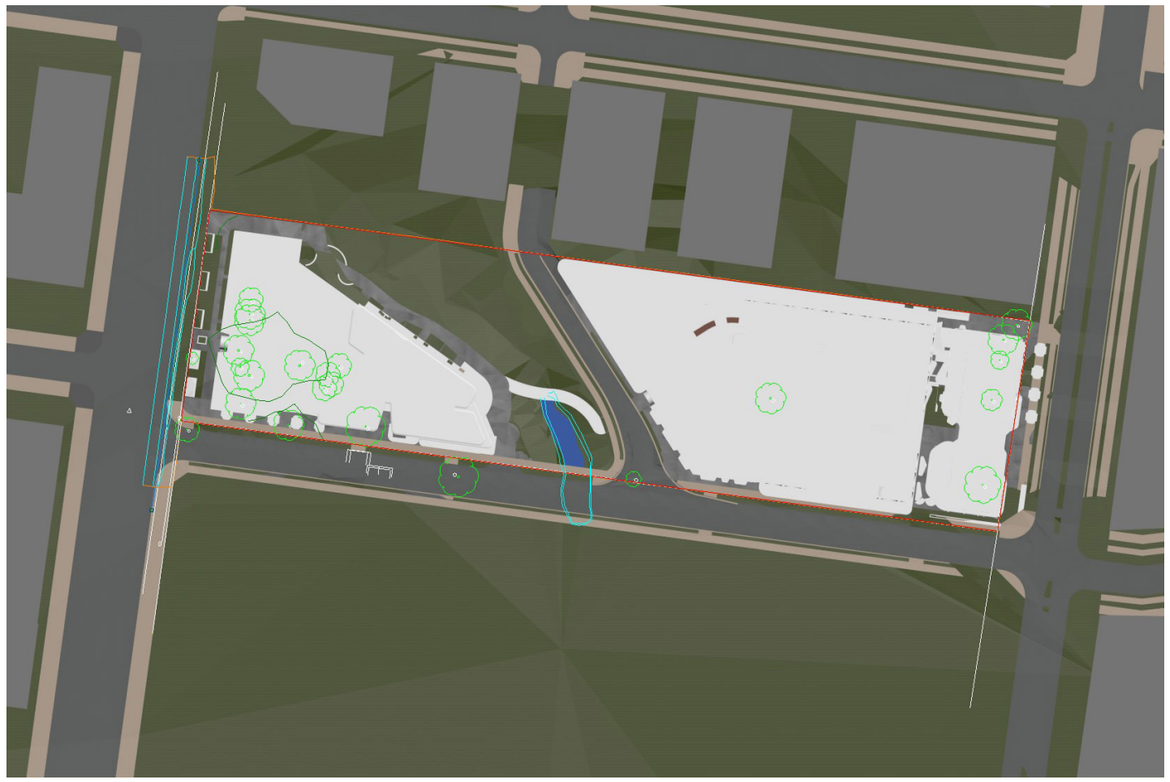


Image showing survey drawing supplied by SDG Pty Ltd at MGA 56 GDA2020 and 3d model of the proposed supplied by Plus Studio aligned to site boundary.

4. VIEWPOINTS

MAP ILLUSTRATING VIEWPOINT LOCATIONS

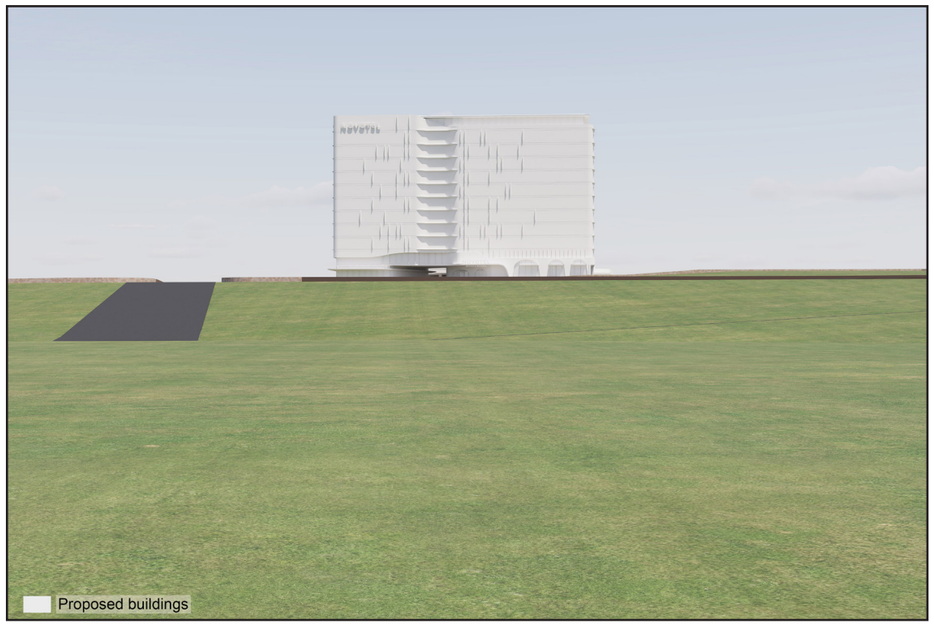
5.1 VIEWPOINT POSITION 01

VIEWPOINT LOCATION

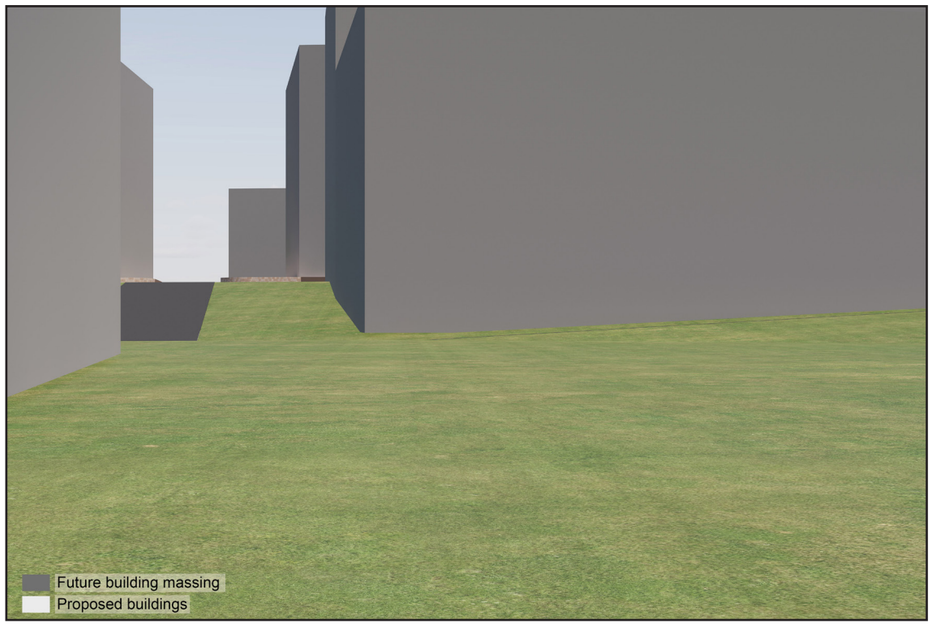
CAMERA DETAILS

Sensor: Full frame
Focal length: 50mm

PROPOSED DEVELOPMENT WITHOUT SURROUNDING FUTURE MASSING



PROPOSED DEVELOPMENT WITH SURROUNDING FUTURE MASSING

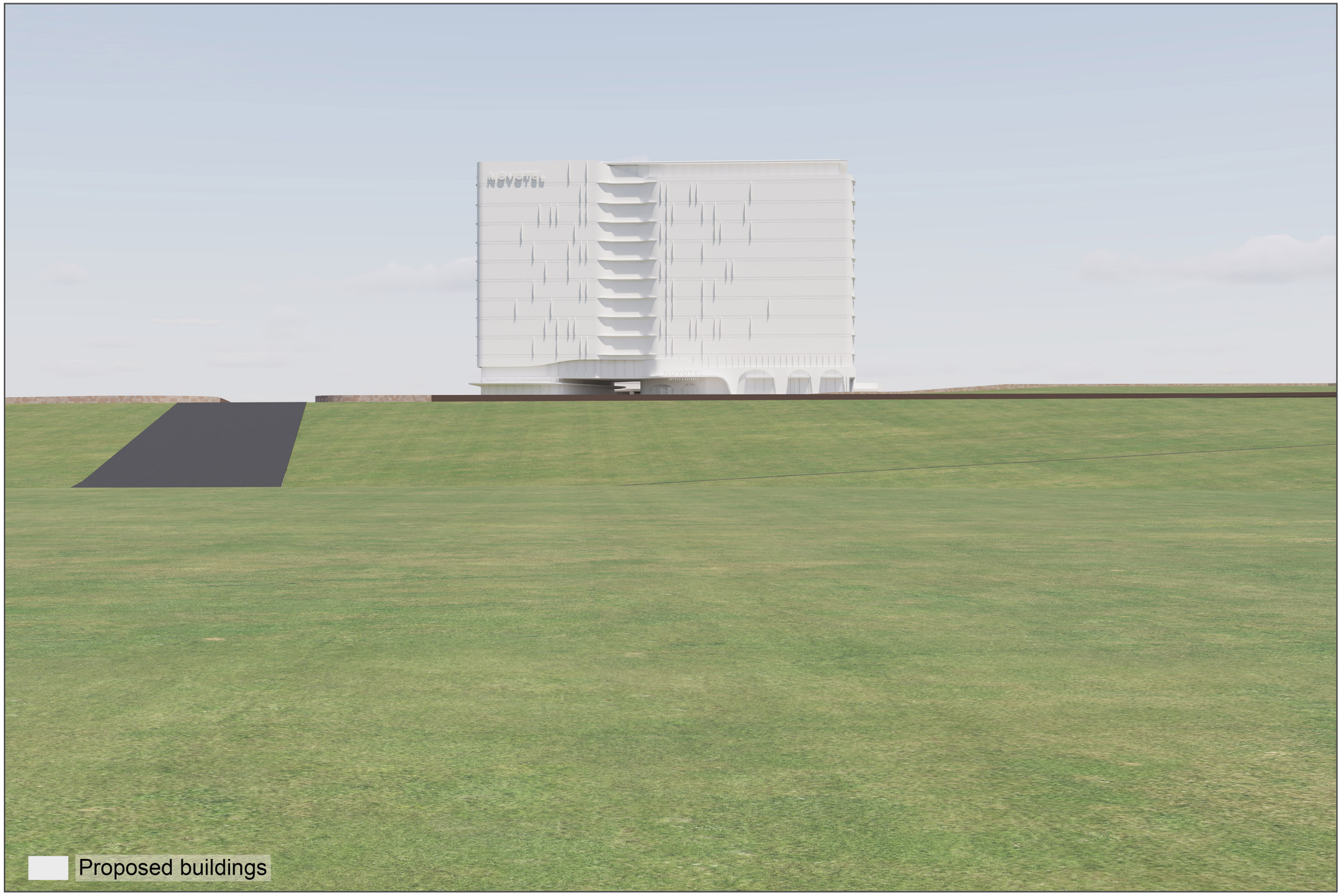


5.2 VIEWPOINT POSITION 01

VIEWPOINT LOCATION

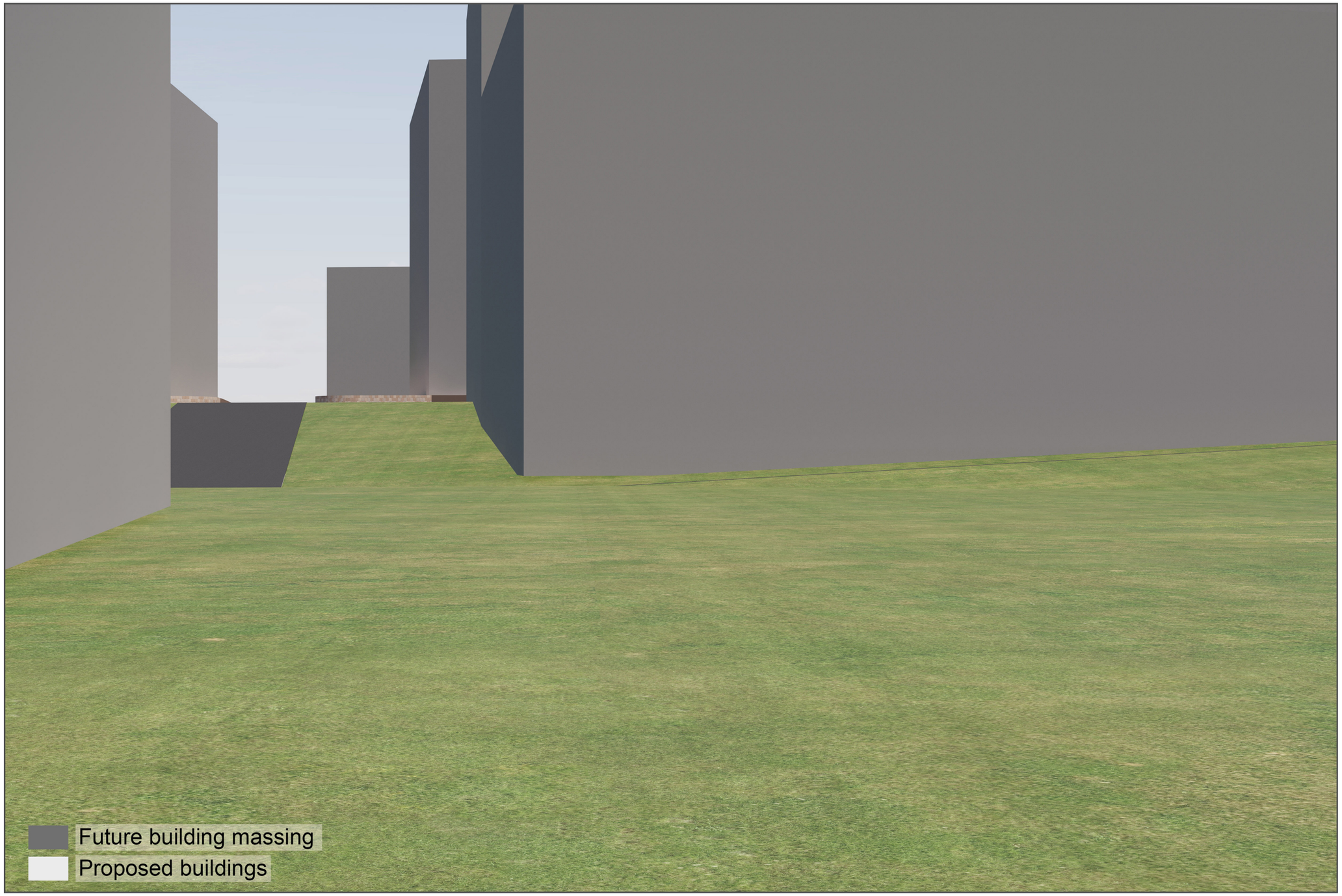
5.3 VIEWPOINT POSITION 01

PROPOSED DEVELOPMENT WITHOUT SURROUNDING FUTURE MASSING



5.4 VIEWPOINT POSITION 01

PROPOSED DEVELOPMENT WITH SURROUNDING FUTURE MASSING



6.1 VIEWPOINT POSITION 02

VIEWPOINT LOCATION

CAMERA DETAILS

Sensor: Full frame
Focal length: 24mm

PROPOSED DEVELOPMENT WITHOUT SURROUNDING FUTURE MASSING

PROPOSED DEVELOPMENT WITH SURROUNDING FUTURE MASSING

6.2 VIEWPOINT POSITION 02

VIEWPOINT LOCATION

6.3 VIEWPOINT POSITION 02

PROPOSED DEVELOPMENT WITHOUT SURROUNDING FUTURE MASSING

6.4 VIEWPOINT POSITION 02

PROPOSED DEVELOPMENT WITH SURROUNDING FUTURE MASSING

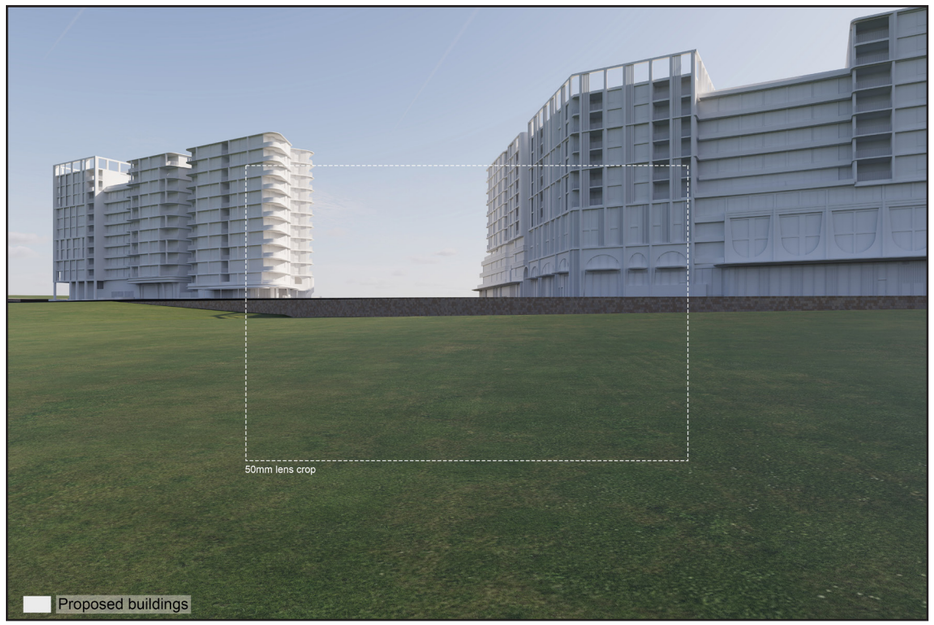
7.1 VIEWPOINT POSITION 03

VIEWPOINT LOCATION

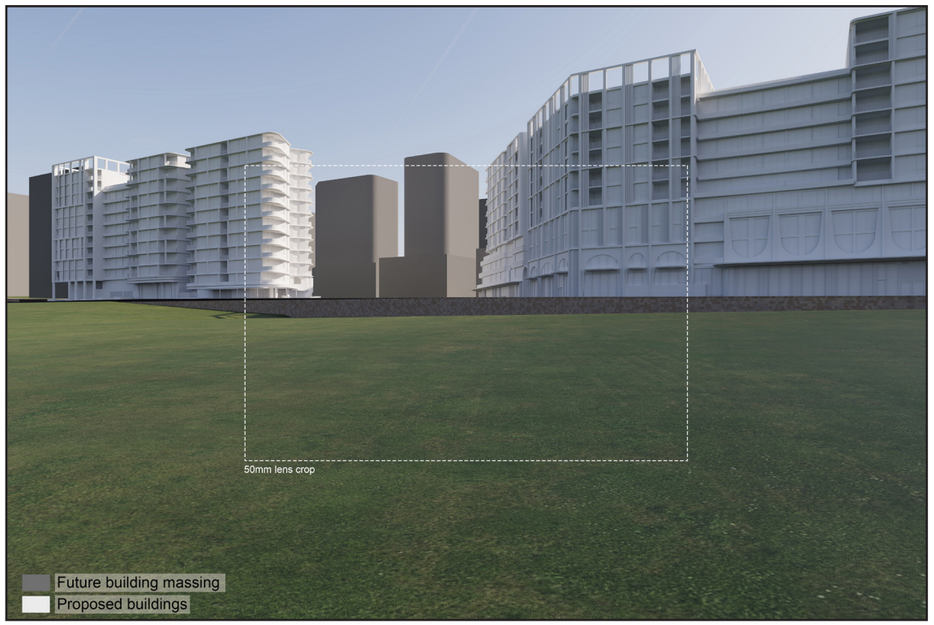
CAMERA DETAILS

Sensor: Full frame
Focal length: 24mm

PROPOSED DEVELOPMENT WITHOUT SURROUNDING FUTURE MASSING



PROPOSED DEVELOPMENT WITH SURROUNDING FUTURE MASSING

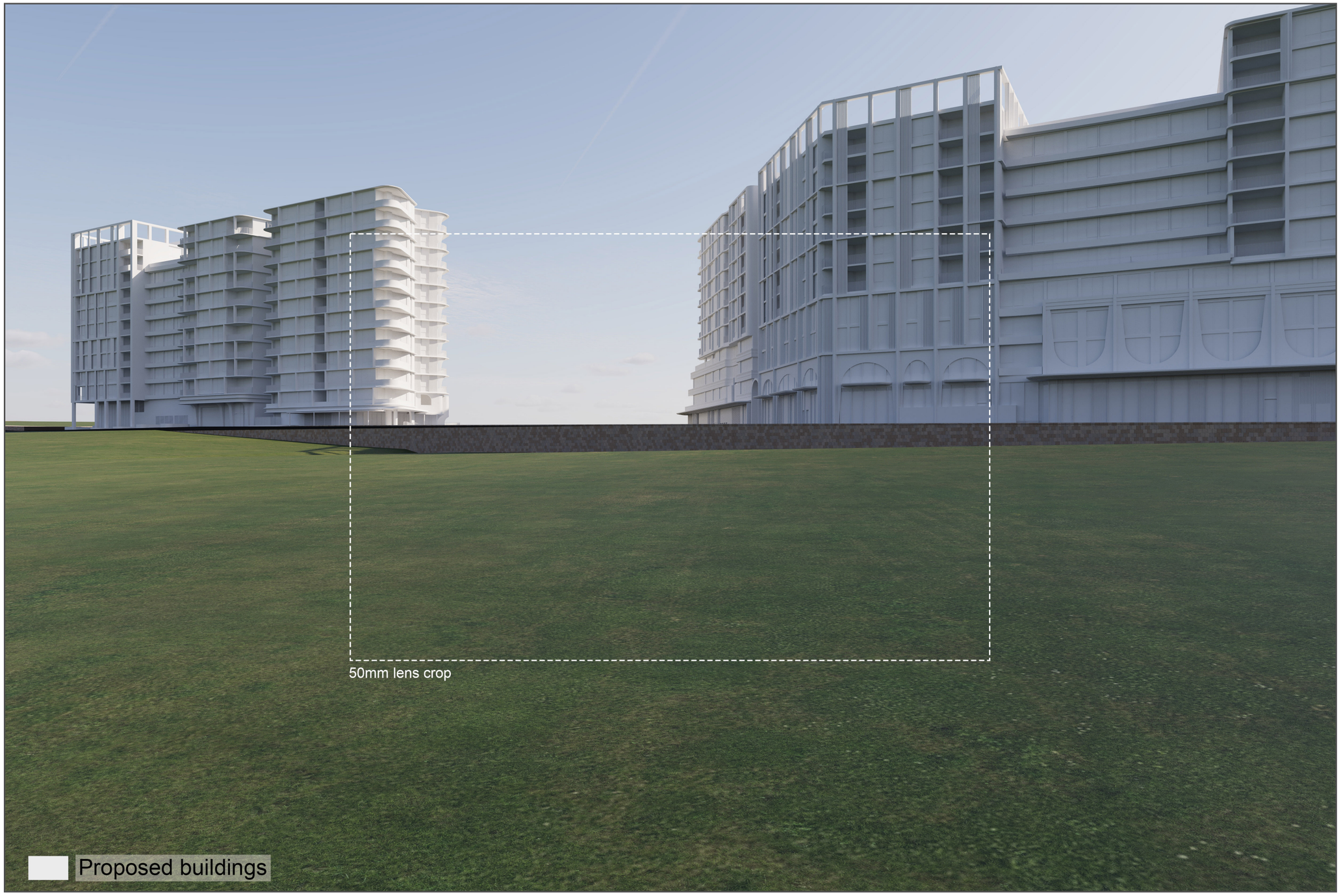


7.2 VIEWPOINT POSITION 03

VIEWPOINT LOCATION

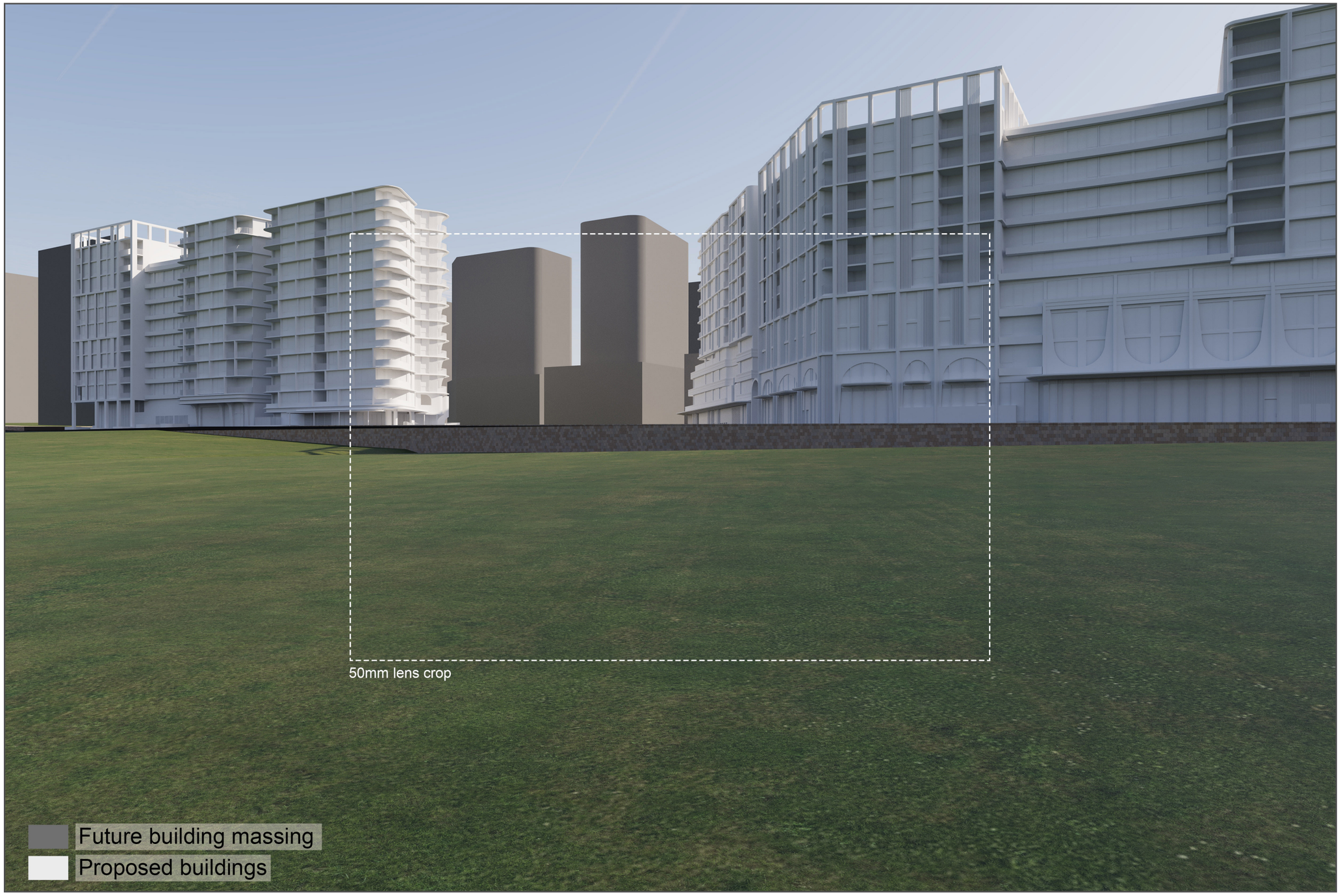
7.3 VIEWPOINT POSITION 03

PROPOSED DEVELOPMENT WITHOUT SURROUNDING FUTURE MASSING



7.4 VIEWPOINT POSITION 03

PROPOSED DEVELOPMENT WITH SURROUNDING FUTURE MASSING



8.1 VIEWPOINT POSITION 04

VIEWPOINT LOCATION

CAMERA DETAILS

Sensor: Full frame
Focal length: 24mm

PROPOSED DEVELOPMENT WITHOUT SURROUNDING FUTURE MASSING

PROPOSED DEVELOPMENT WITH SURROUNDING FUTURE MASSING

8.2 VIEWPOINT POSITION 04

VIEWPOINT LOCATION

8.3 VIEWPOINT POSITION 04

PROPOSED DEVELOPMENT WITHOUT SURROUNDING FUTURE MASSING

8.4 VIEWPOINT POSITION 04

PROPOSED DEVELOPMENT WITH SURROUNDING FUTURE MASSING

9.1 3D SCENE DATA SOURCES

1 - 3D Model of the proposed building - refer to Appendix A

File Name: 20799 Badgerys Creek Road, Bradfield [DA]
Author: Plus Studio
Format: din3D
Alignment: Aligned to MGA 56 GDA2020 via Appendix C

2 - 3D Model of the proposed future massing - refer to Appendix B

Author: Virtual Ideas
Format: 3DS Max
Alignment: Aligned to MGA 56 GDA2020 via Appendix C

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

File Name: 9165-Contour & Detail-135 Badgerys Creek Road Bradfield Client
Author: SDG Pty Ltd
Format: Autocad DWG
Alignment: MGA 56 GDA2020

9.2 APPENDIX A: 3D MODELS SUPPLIED BY PLUS STUDIO

PROPOSED DEVELOPMENT WITH SURROUNDING FUTURE MASSING

9.2 APPENDIX B: 3D MODEL CREATED BY VIRTUAL IDEAS FROM SUPPLIED DRAWING

PROPOSED SURROUNDING FUTURE MASSING

7.2 Height of buildings

Under the Aerotropolis Precinct Plan a maximum height of buildings of 62m is established across the Bradfield City Centre. The Master Plan provides further guidance on the appropriate height of buildings across the Bradfield City Centre replacing the height controls in the Aerotropolis Precinct Plan.

Additional performance outcome

1. To locate building height to ensure adequate solar access to the public domain and provide a diversity of building heights across the Bradfield City Centre.

Additional control

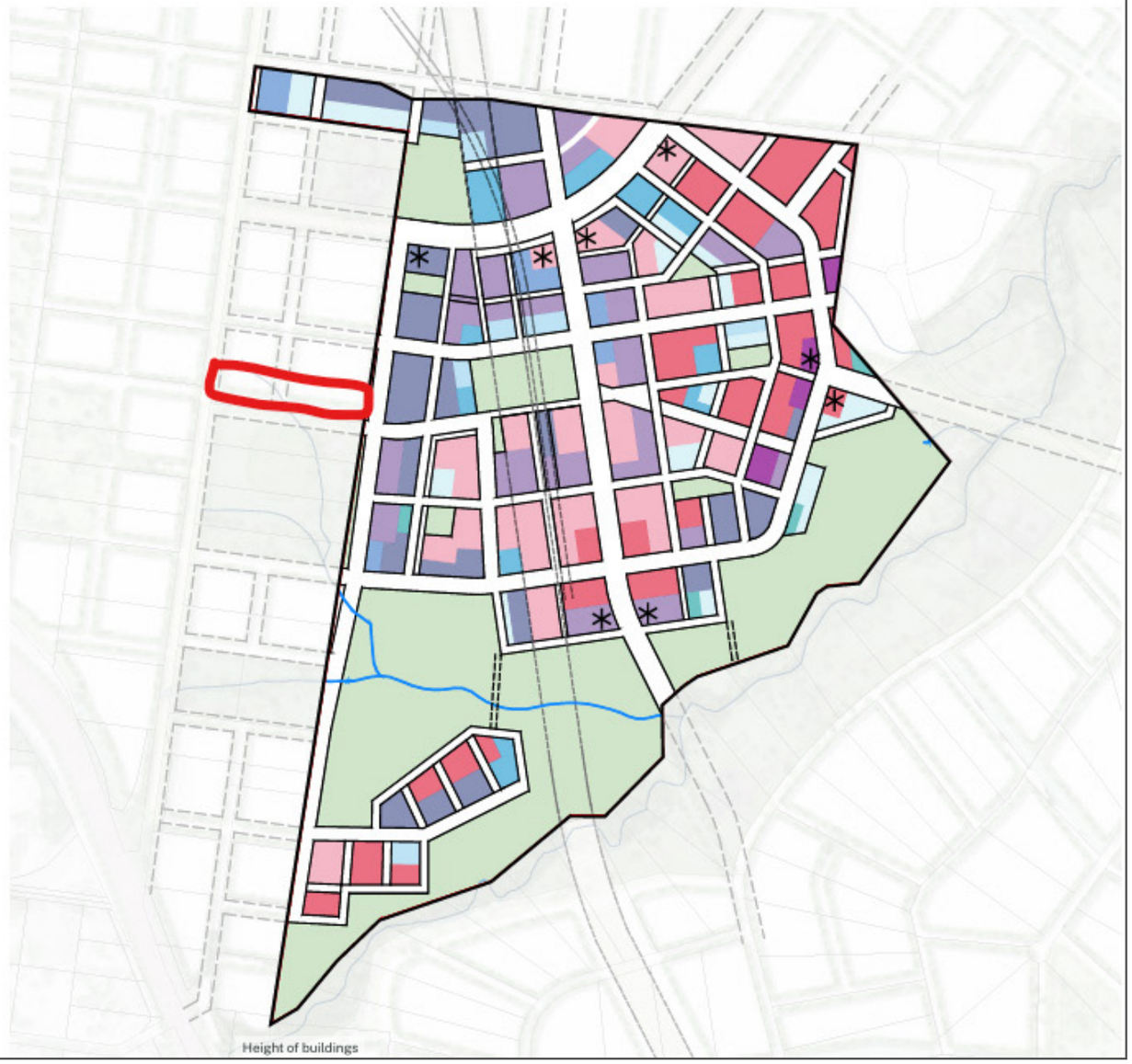
1. Buildings are not to exceed the building heights on the height of buildings plan.

Maximum building height (including plant)

- 60m
- 55m
- 51m
- 47m
- 40m
- 36m
- 32m
- 25m
- 21m
- 17m
- Gateway building

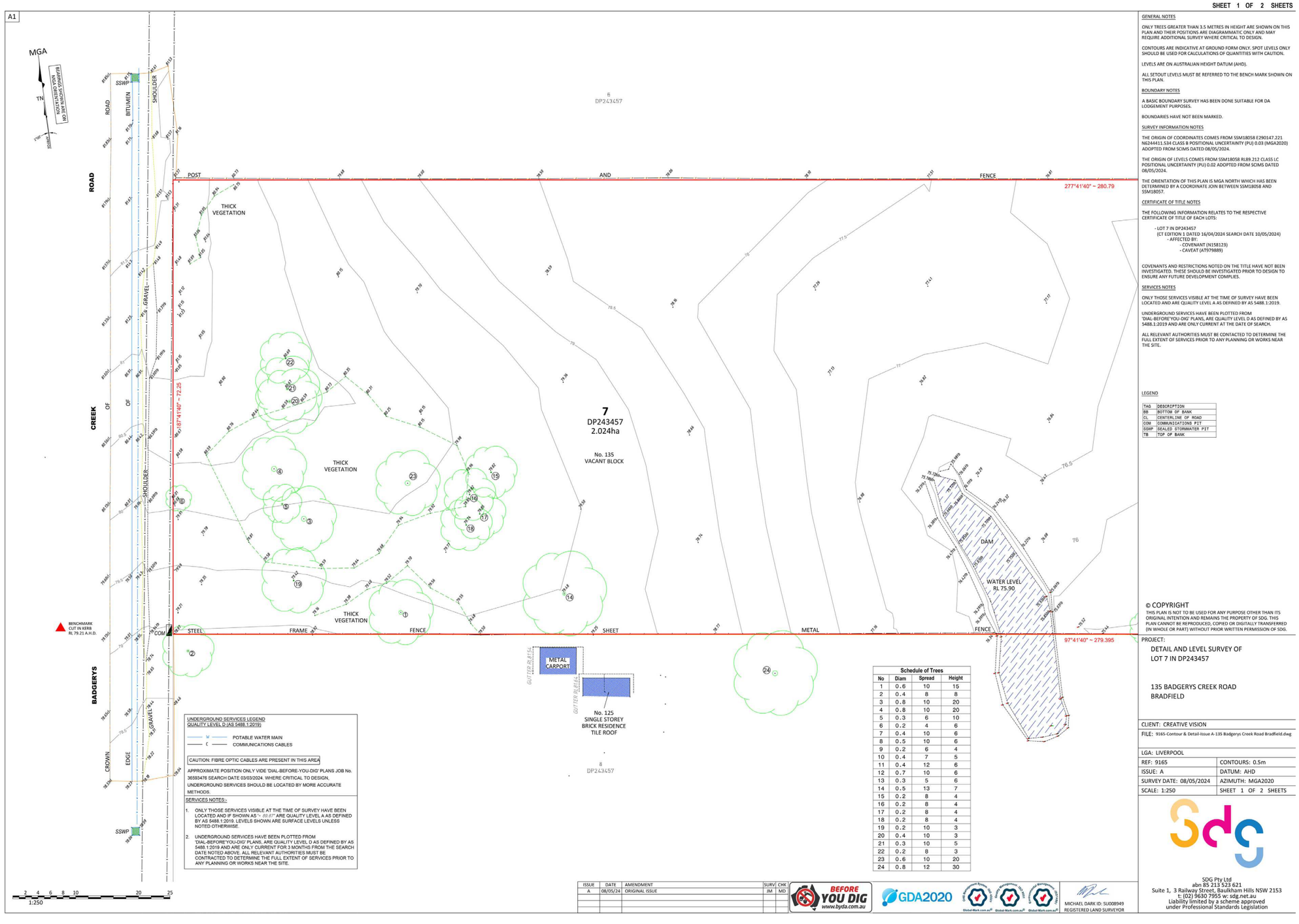
Note: The Master Plan does not propose permanent development in the existing 60m wide Special Purposes 2 (SP2) Infrastructure Zone corridor. A decision regarding future rail infrastructure in the corridor is the subject of review by Government.

Land to the south of Moore Gully requires further investigation and detailed design to mitigate flood impact and risk prior to submission of any development application for that land.



Height of buildings

9.3 APPENDIX C: EXISTING SITE SURVEY SUPPLIED BY SDG



UNDERGROUND SERVICES LEGEND
QUALITY LEVEL D (AS 5488.1:2019)

W POTABLE WATER MAIN
C COMMUNICATIONS CABLES

CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

APPROXIMATE POSITION ONLY VIDE 'DIAL-BEFORE-YOU-DIG' PLANS JOB No. 36593476 SEARCH DATE 03/03/2024. WHERE CRITICAL TO DESIGN, UNDERGROUND SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

SERVICES NOTES:-

1. ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND IF SHOWN AS "~ 89.67" ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019. LEVELS SHOWN ARE SURFACE LEVELS UNLESS NOTED OTHERWISE.
2. UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE'YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT FOR 3 MONTHS FROM THE SEARCH DATE NOTED ABOVE. ALL RELEVANT AUTHORITIES MUST BE CONTRACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

Schedule of Trees			
No	Diam	Spread	Height
1	0.6	10	15
2	0.4	8	8
3	0.8	10	20
4	0.8	10	20
5	0.3	6	10
6	0.2	4	6
7	0.4	10	6
8	0.5	10	6
9	0.2	6	4
10	0.4	7	5
11	0.4	12	6
12	0.7	10	3
13	0.3	5	6
14	0.5	13	7
15	0.2	8	4
16	0.2	8	4
17	0.2	8	4
18	0.2	8	4
19	0.2	10	3
20	0.4	10	3
21	0.3	10	5
22	0.2	8	3
23	0.6	10	20
24	0.8	12	30

ISSUE	DATE	AMENDMENT	SURV	CHK
A	08/05/24	ORIGINAL ISSUE	JM	MD

BEFORE YOU DIG www.byda.com.au

GDA2020

MICHAEL DARK ID: SU008949
REGISTERED LAND SURVEYOR

GENERAL NOTES

ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.

CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).

ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES

A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

THE ORIGIN OF COORDINATES COMES FROM SSM18058 E290147.221 N6244411.534 CLASS B POSITIONAL UNCERTAINTY (PU) 0.03 (MGA2020) ADOPTED FROM SCIMS DATED 08/05/2024.

THE ORIGIN OF LEVELS COMES FROM SSM18058 RL89.212 CLASS LC POSITIONAL UNCERTAINTY (PU) 0.02 ADOPTED FROM SCIMS DATED 08/05/2024.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY A COORDINATE JOIN BETWEEN SSM18058 AND SSM18057.

CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOTS:

- LOT 7 IN DP243457
(CT EDITION 1 DATED 16/04/2024 SEARCH DATE 10/05/2024)
- AFFECTED BY:
- COVENANT (N158123)
- CAVEAT (AT979889)

COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

SERVICES NOTES

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UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE'YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT AT THE DATE OF SEARCH.

ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

LEGEND

TAG	DESCRIPTION
BB	BOTTOM OF BANK
CL	CENTERLINE OF ROAD
COM	COMMUNICATIONS PIT
SSWP	SEALED STORMWATER PIT
TB	TOP OF BANK

PROJECT:
DETAIL AND LEVEL SURVEY OF
LOT 7 IN DP243457

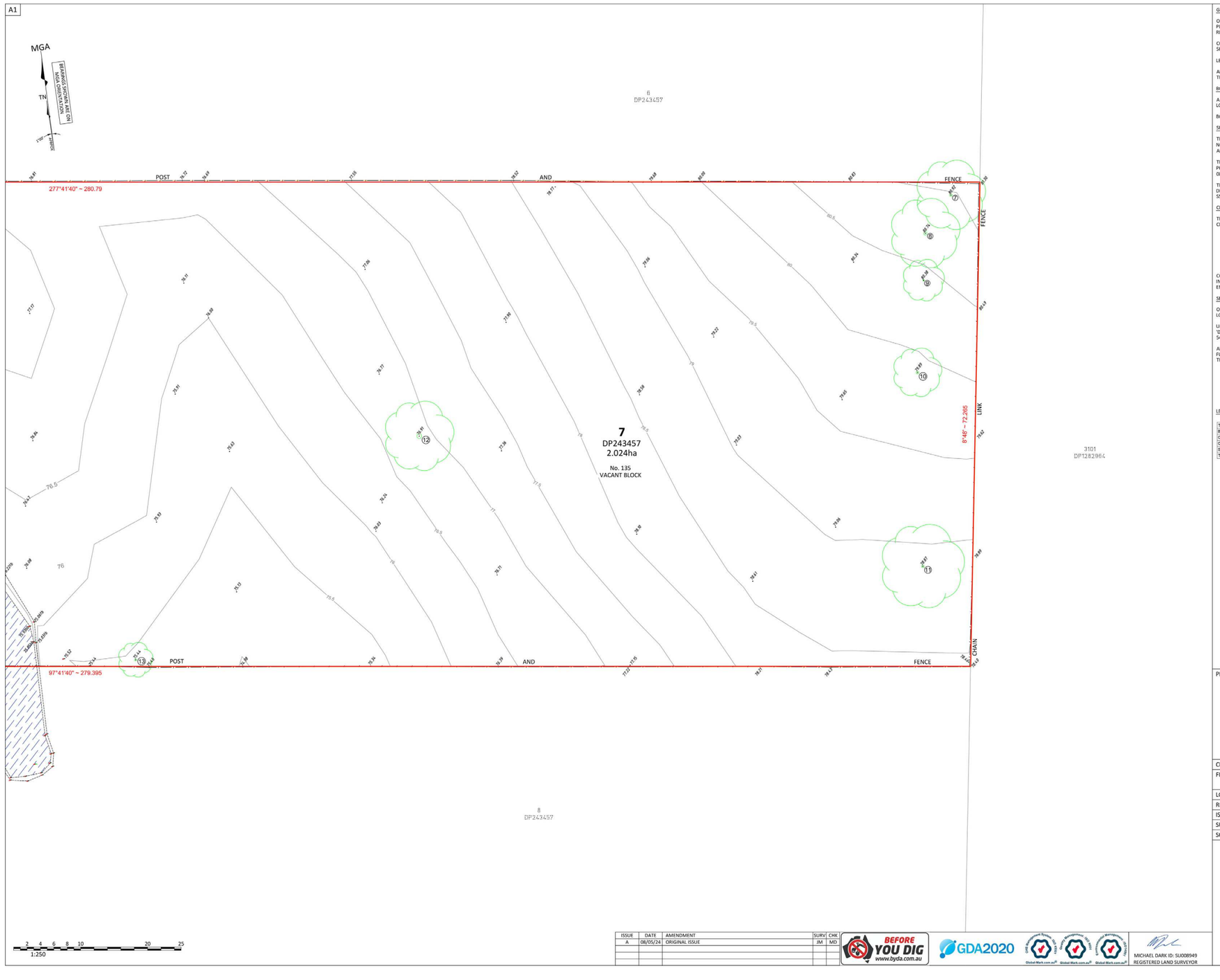
135 BADGERYS CREEK ROAD
BRADFIELD

CLIENT: CREATIVE VISION
FILE: 9165-Contour & Detail-Issue A-135 Badgerys Creek Road Bradfield.dwg

LGA: LIVERPOOL	
REF: 9165	CONTOURS: 0.5m
ISSUE: A	DATUM: AHD
SURVEY DATE: 08/05/2024	AZIMUTH: MGA2020
SCALE: 1:250	SHEET 1 OF 2 SHEETS

SDG Pty Ltd
abn 85 213 523 621
Suite 1, 3 Railway Street, Baulkham Hills NSW 2153
t: (02) 9630 7955 w: sdg.net.au
Liability limited by a scheme approved
under Professional Standards Legislation

9.4 APPENDIX C: EXISTING SITE SURVEY SUPPLIED BY SDG



SHEET 2 OF 2 SHEETS

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BOUNDARY NOTES

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SURVEY INFORMATION NOTES

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  - AFFECTED BY:
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ISSUE: A	DATUM: AHD
SURVEY DATE: 08/05/2024	AZIMUTH: MGA2020
SCALE: 1:250	SHEET 2 OF 2 SHEETS

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