

▽IRTUAL IDEAS

338 Pitt Street
Private View Impact Study

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BACKGROUND

This document was prepared by Virtual Ideas and includes a methodology of the processes used to create the visual impact images 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 developments' 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 renderings involves the creation of an accurate, real world scale digital 3D model.

Cameras were then created in the 3D scene to match the locations used previously in the Central Sydney Planning Committee report (see Appendix A).

3D renderings of the indicative new building or envelope are then created.

DESCRIPTION OF COLLECTED DATA

To create the 3D model and establish a representational camera view from the the viewpoints noted from the two neighbouring residential buildings, a variety of information was collected.

This includes the following:

- 1) 3D model of proposed Stage 1 DA building envelope including 10% height bonus

Created by: FJMT
Format: Din3D model

- 2) 3D model of proposed Stage 2 DA building

Created by: FJMT
Format: Din3D model

- 3) Sydney City surveyed 3D model for location of Hordern Towers and World Tower and other context and background buildings

Created by: AAM
Format: 3D Studio Max model

- 4) Sydney City 3D model for location of Hordern Towers and World Tower and other context and background buildings

Created by: Aerometrex
Format: FBX model

- 5) Sydney City 3D model for location of Hordern Towers and World Tower and other context and background buildings

Created by: FJMT
Format: Din3D model

METHODOLOGY

3D Model

Using the imported surveyed AAM model in our 3D software (3DS Studio Max) as reference, we then imported the supplied FJMT 3D model of the Stage 1 DA building envelope and Stage 2 DA indicative building envelope.

The visible 3D context model was composed as a combination of the surveyed AAM Sydney city model, the Aerometrex Sydney city model and the supplied FJMT context model.

3D Camera Set-up

A 3D camera was set-up in the model and positioned referencing the wireframe views included in Appendix A - the two page document titled “Central Sydney Planning Committee” and dated 30 November 2017. A camera lens was determined by matching the 3D elements visible in the frame to those shown in the wireframe. The camera position was determined referencing the noted levels in Appendix A and also matching an RL in the 3D view that appeared to match the composition of 3D built form and topographical features within the wireframe.

A 50mm crop frame is also shown over the images. This is to offer an alternate viewing frame, as a 50mm camera lens is widely regarded as a closer equivalent to the human eye’s interpretation of perspective.

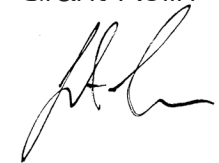
Alignment

Renderings of the building massing were then created from the 3D cameras created in the scene. This produced an indicative representation of the scale and position of the proposed building envelope with respect to the viewing position.

CONCLUSION

In conclusion, it is my opinion as an experienced, professional 3D architectural and landscape renderer, that the images provided accurately portray an indicative view perspective in which to review the level of visibility and impact of the proposed building envelope.

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.

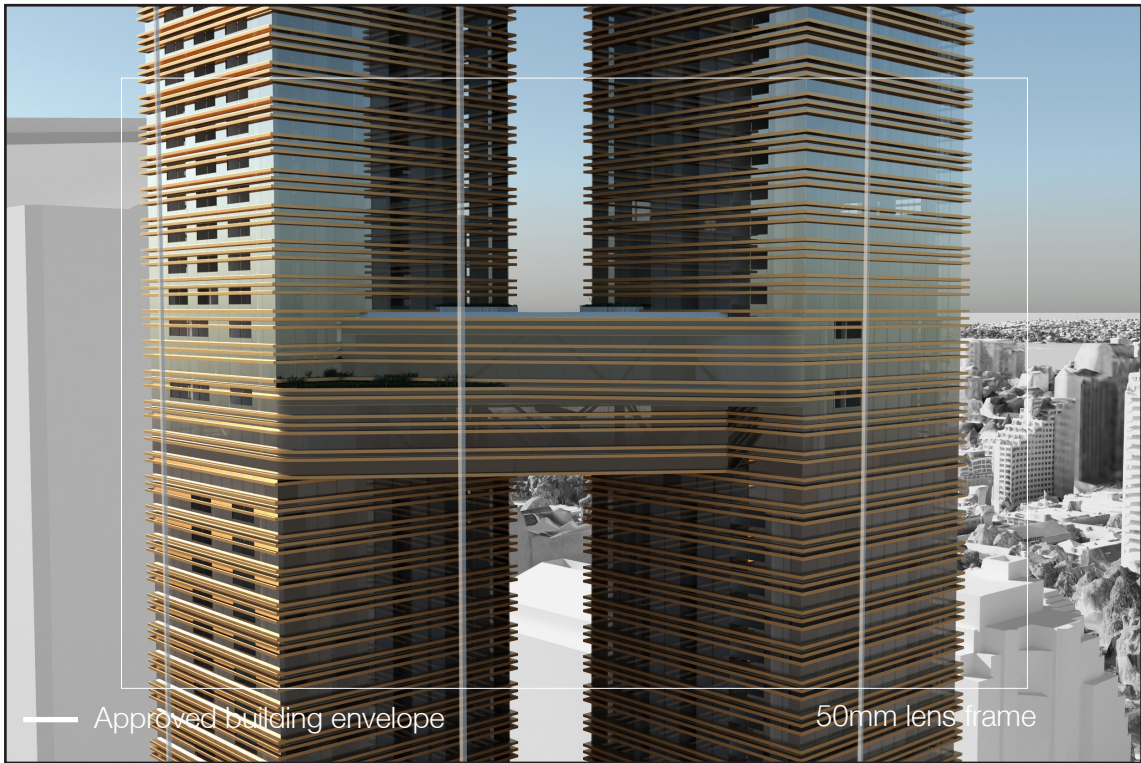
Relevant Education / Qualifications

1997 Advanced Diploma in Architectural Technology, Southbank TAFE, Brisbane, QLD

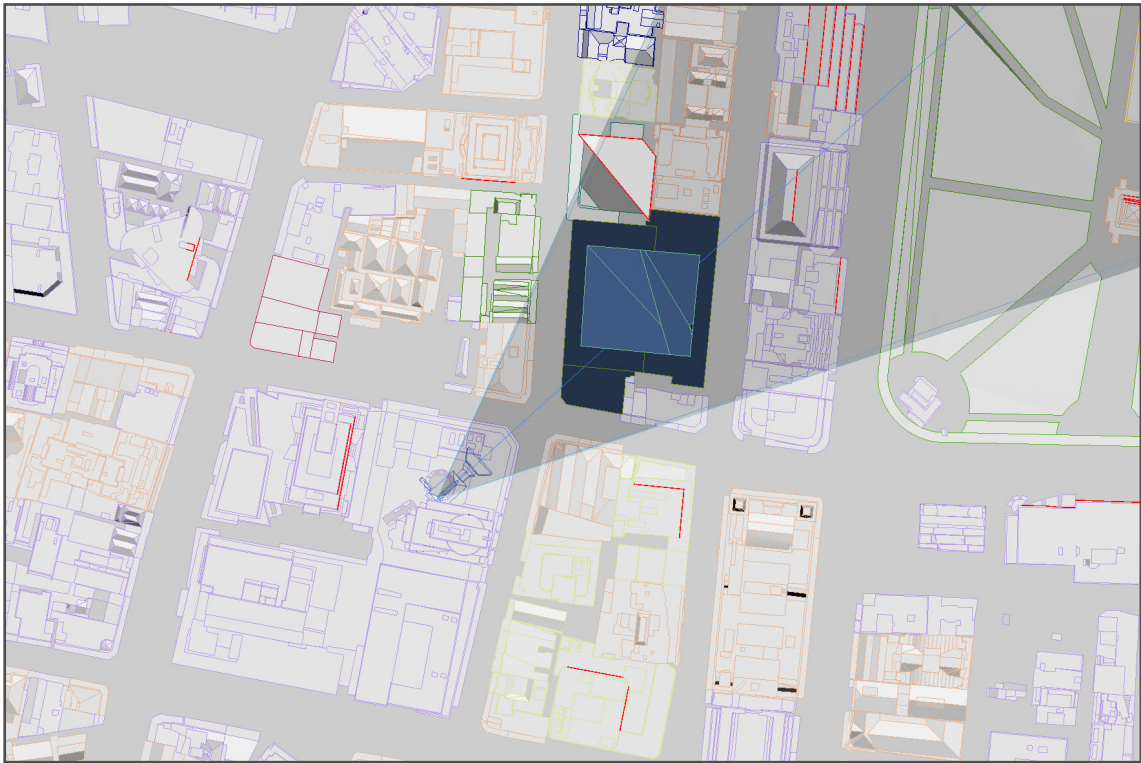
3D modelled view showing approved Stage 1 DA envelope including 10% height bonus zone



3D modelled view showing proposed Stage 2 DA buildings



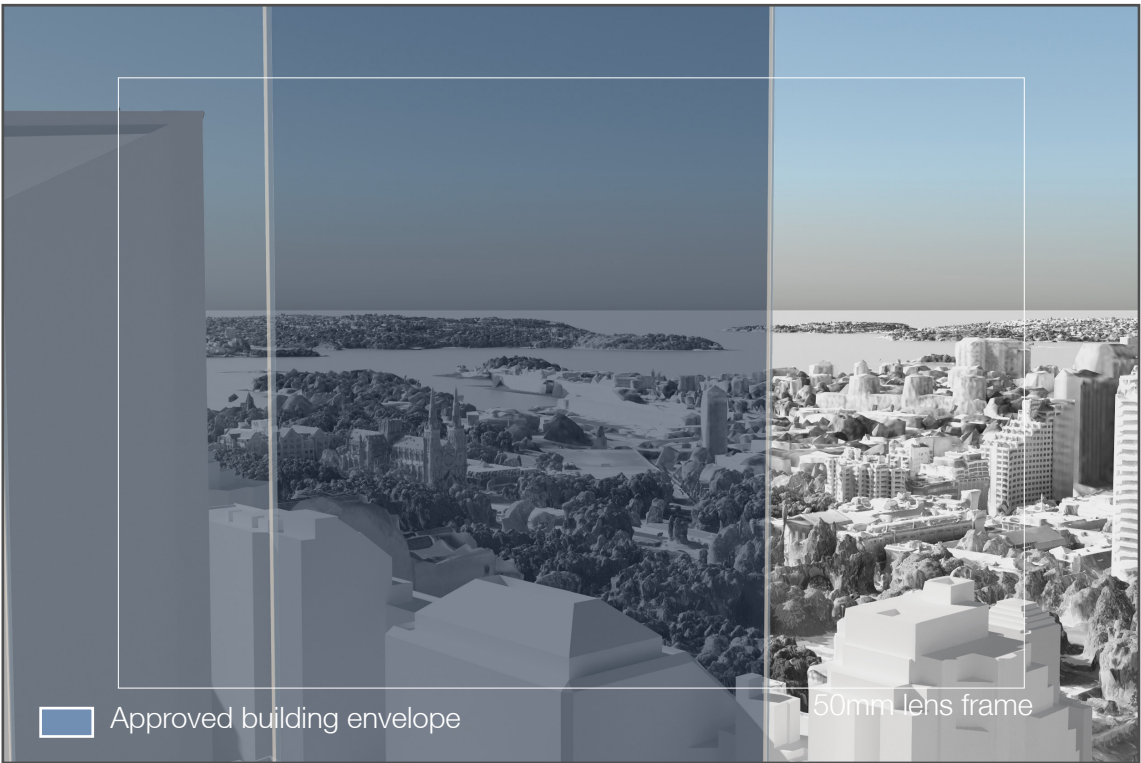
Plan view indicating camera position



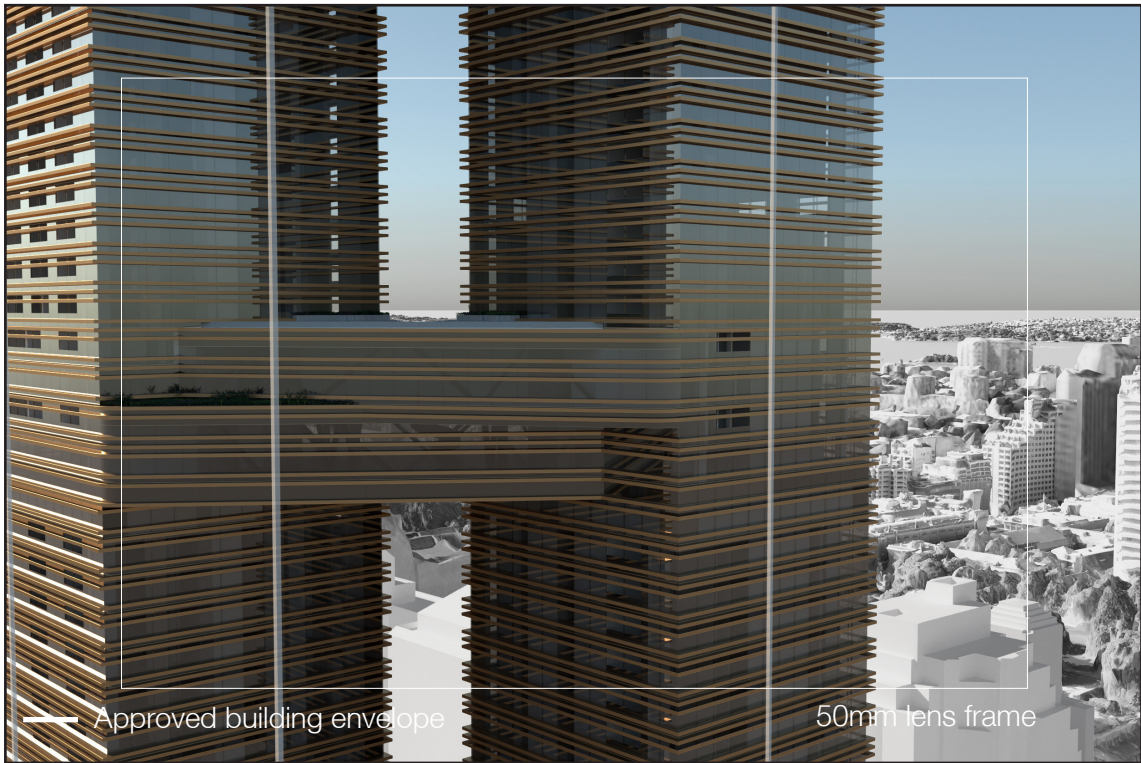
Camera details

Position: Horden Towers, L48
Height: RL 137m
Focal length: 40mm

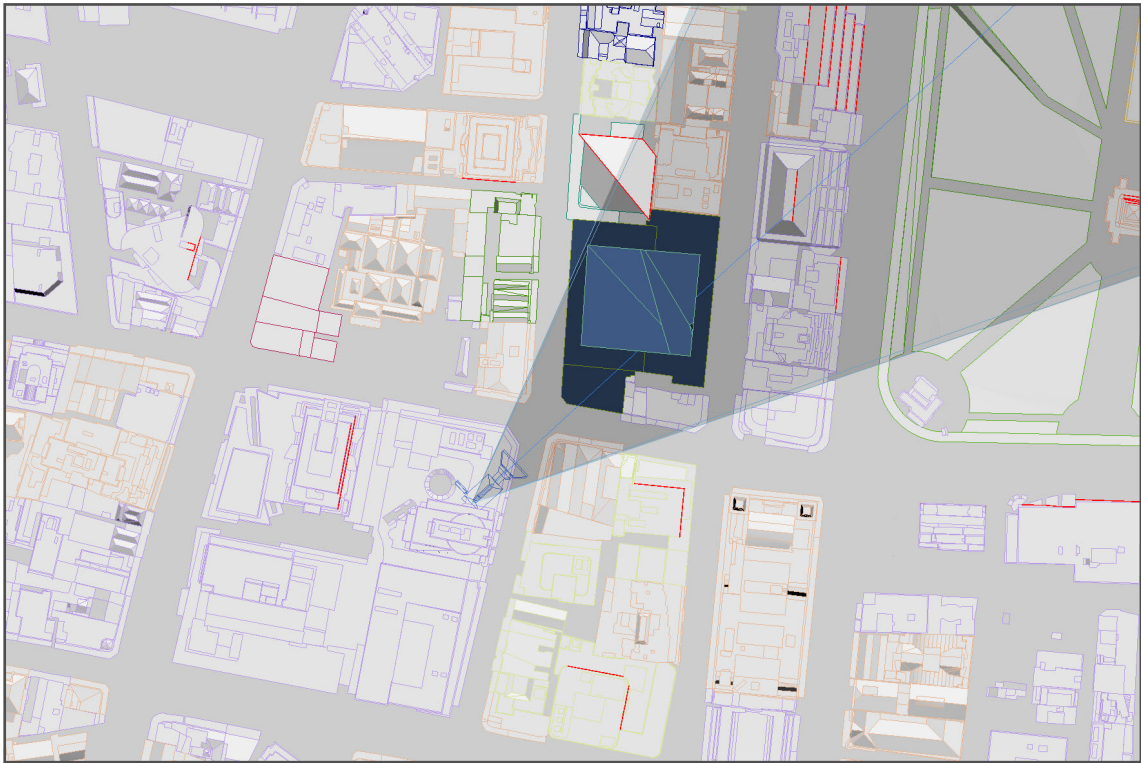
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3D modelled view showing proposed Stage 2 DA buildings



Plan view indicating camera position



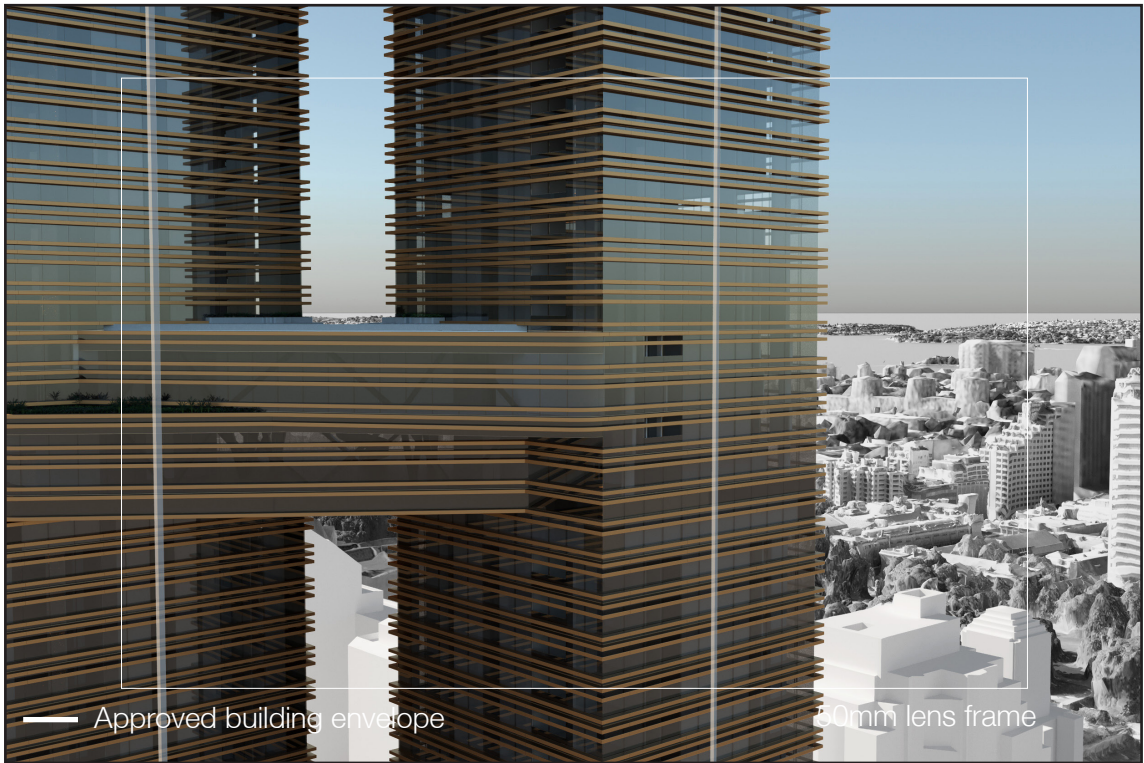
Camera details

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Focal length: 40mm

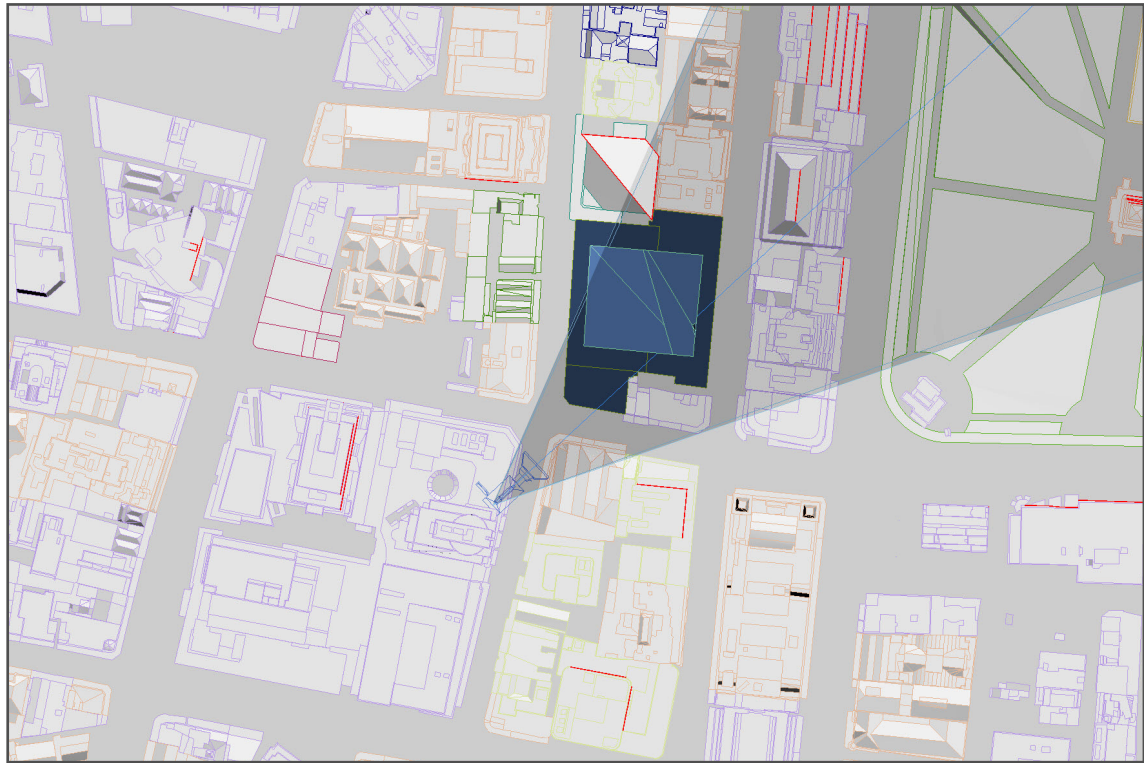
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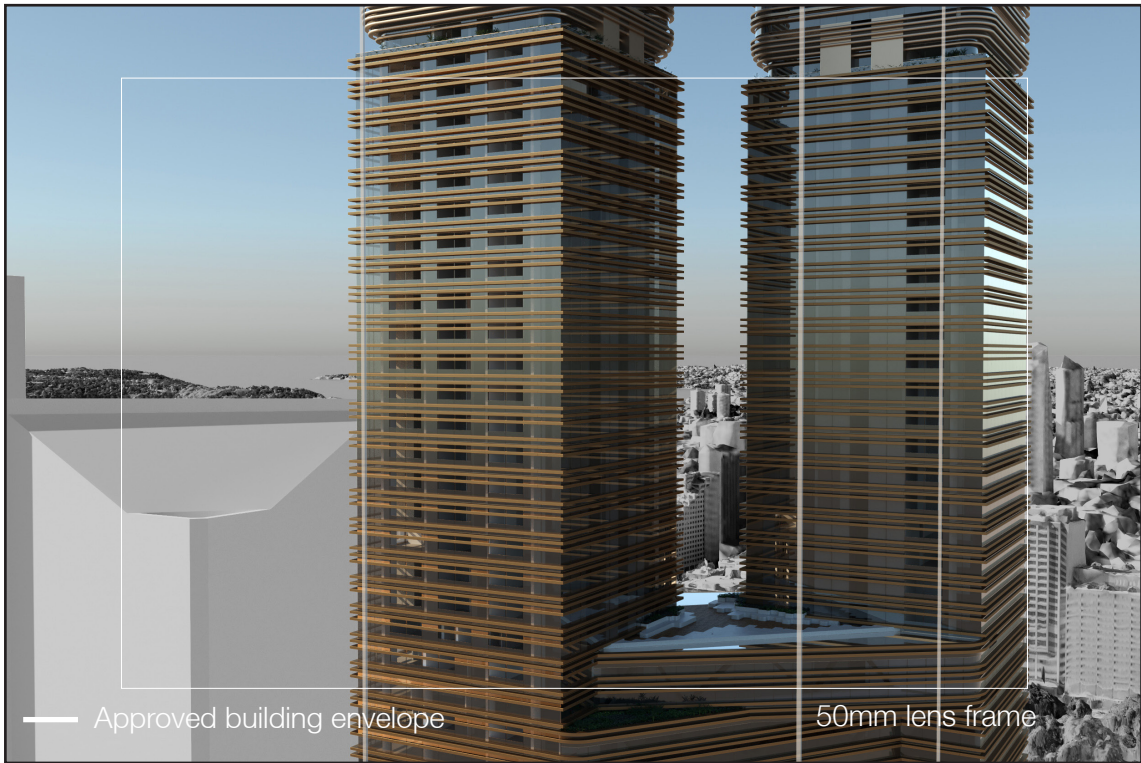
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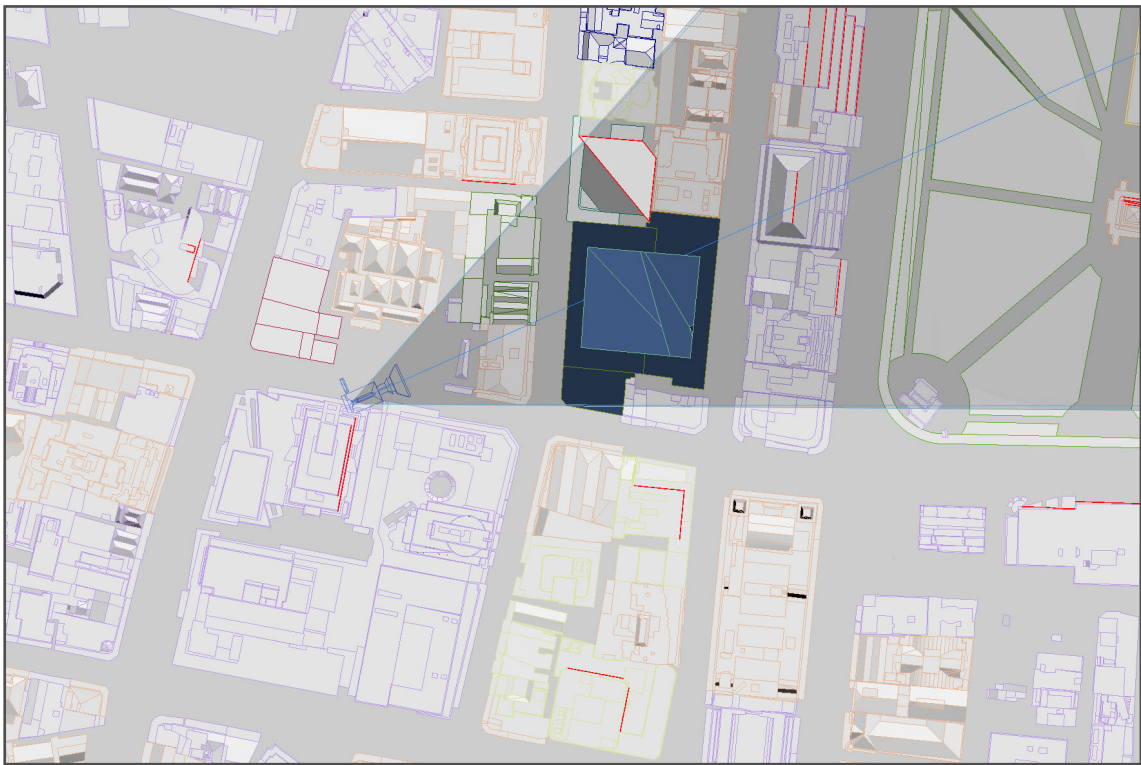
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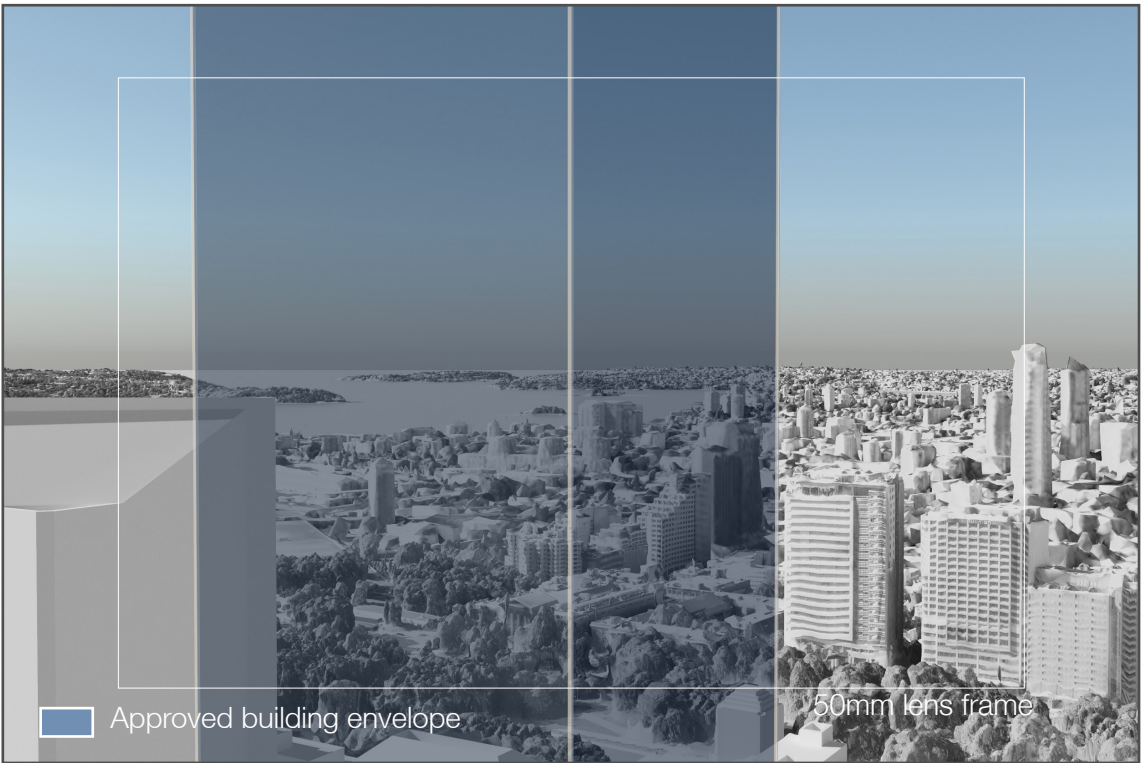
Plan view indicating camera position



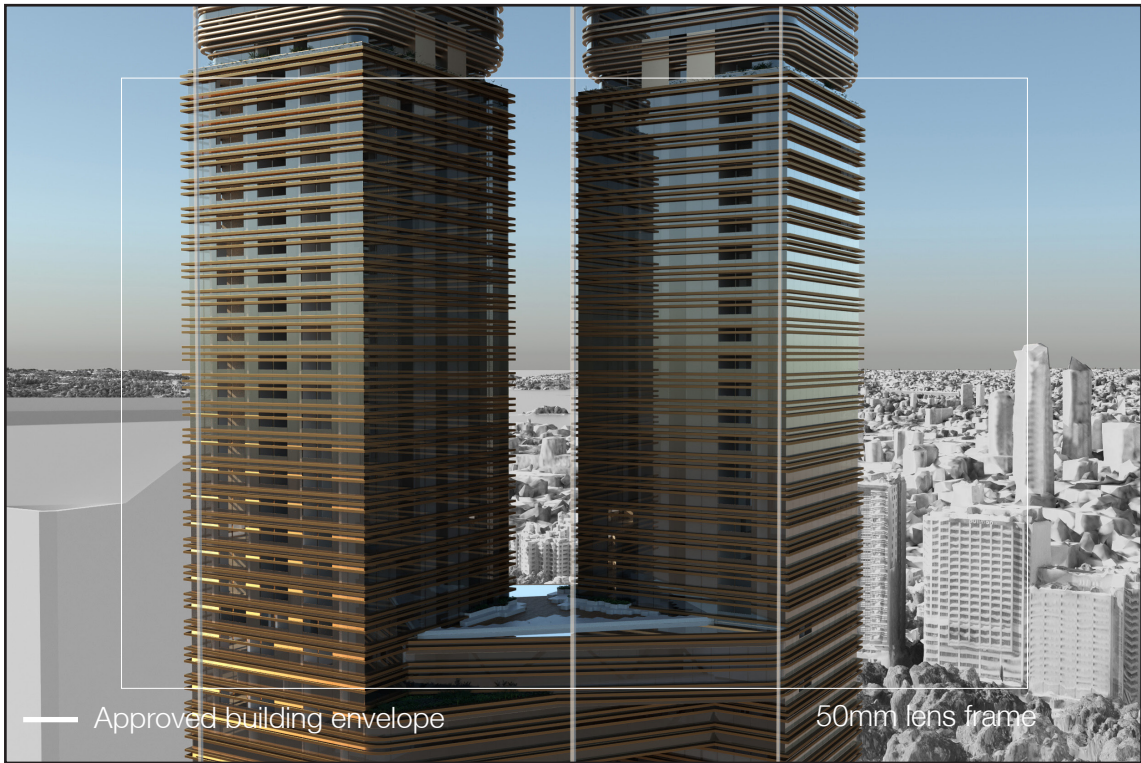
Camera details

Position: World Tower, L59
Height: RL 167m
Focal length: 40mm

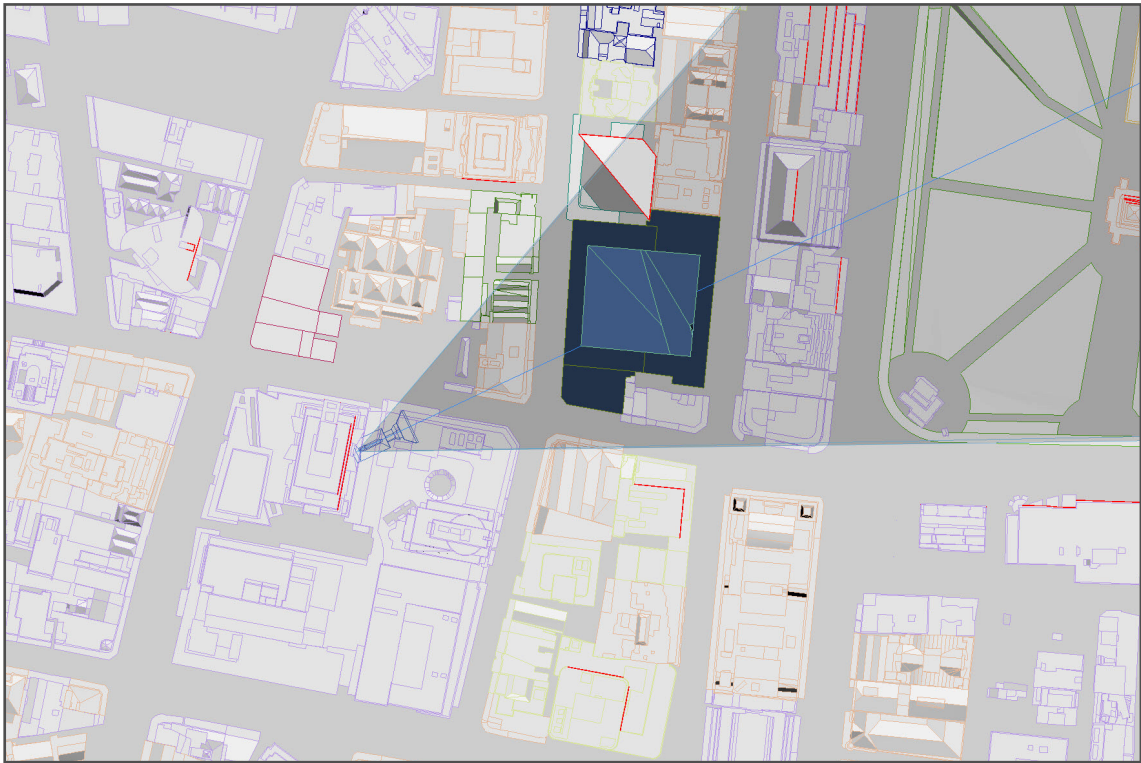
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Plan view indicating camera position



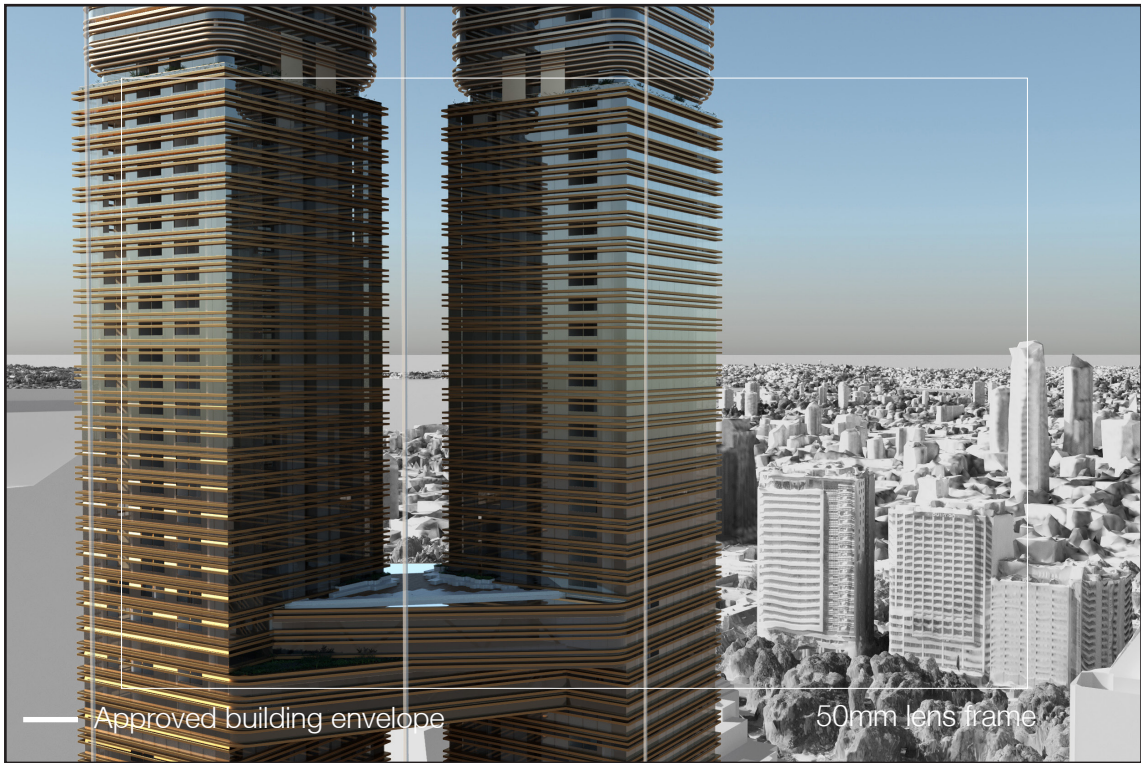
Camera details

Position: World Tower, L59
Height: RL 167m
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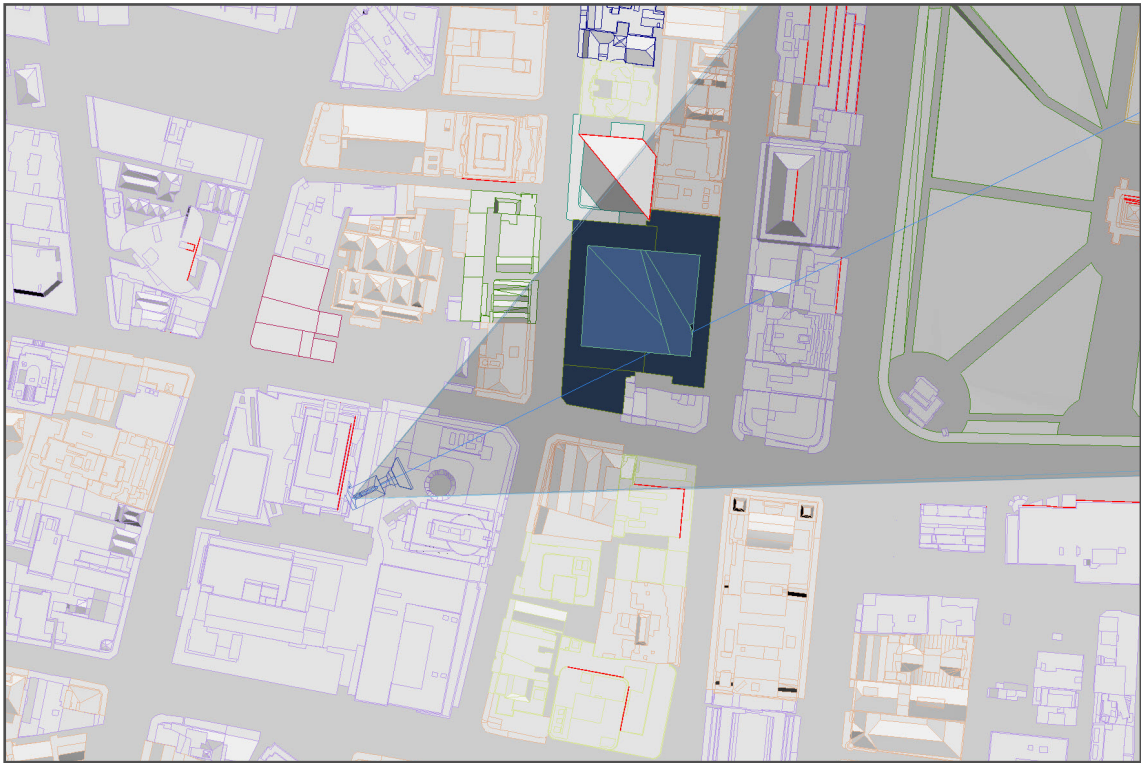
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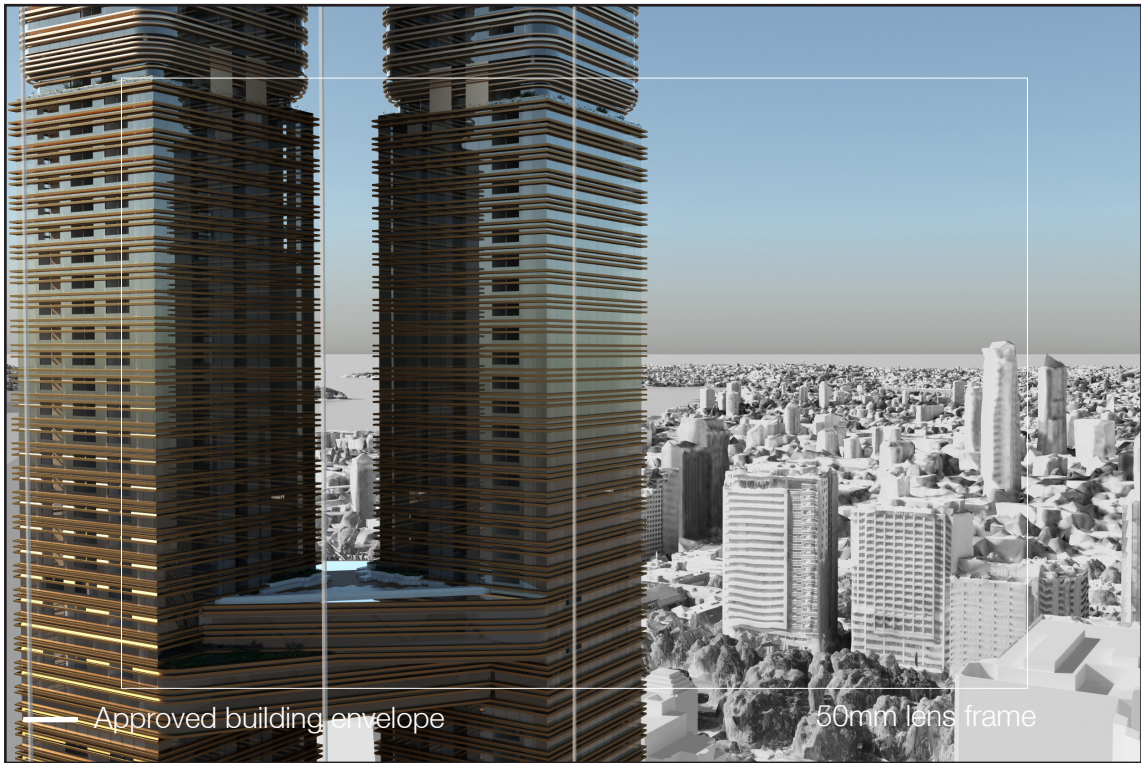
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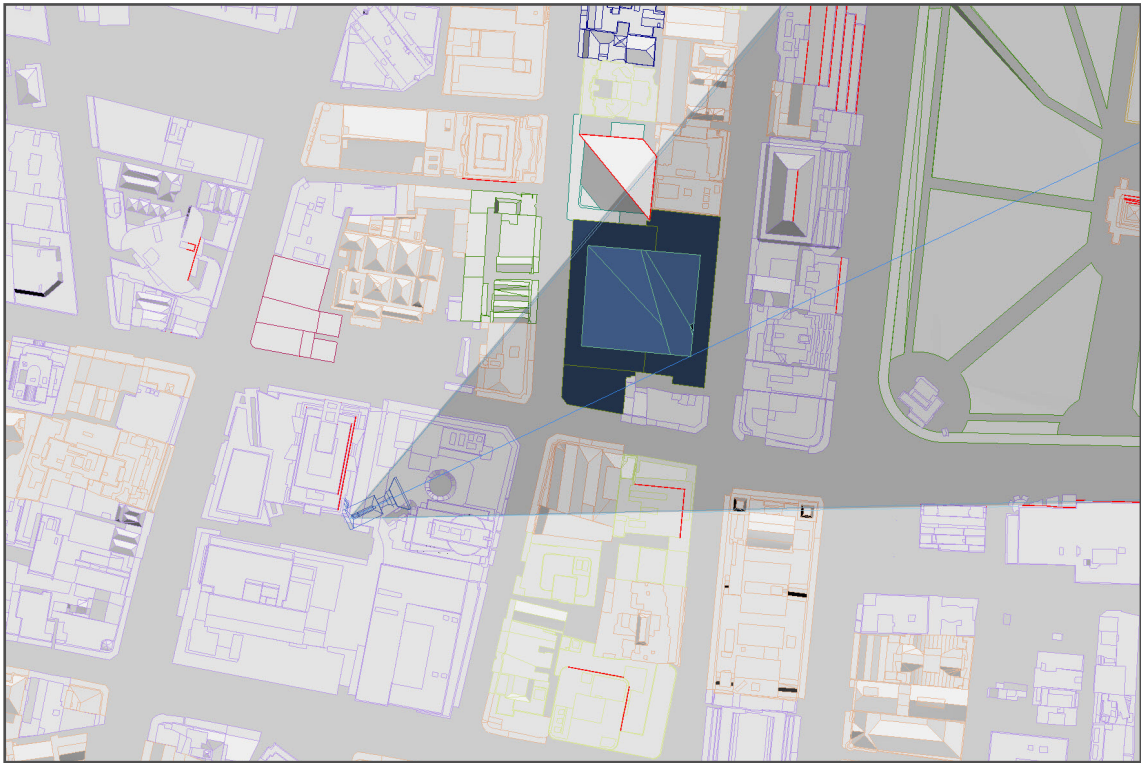
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Plan view indicating camera position



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150. The proposal's impacts upon views from apartments within the residential apartments noted above are assessed according to the four-step process established in *Tenacity*, as follows.

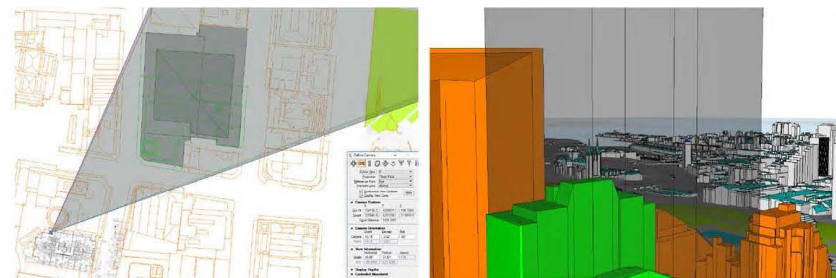


Figure 48 – Hordern Towers: Modelled view impacts, western apartment level 51.

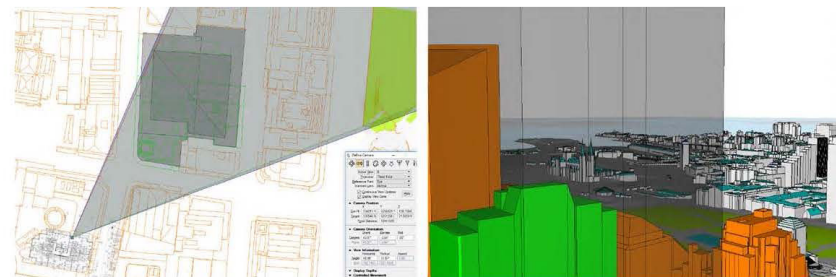


Figure 49 – Hordern Towers: Modelled view impacts, central apartment level 51.

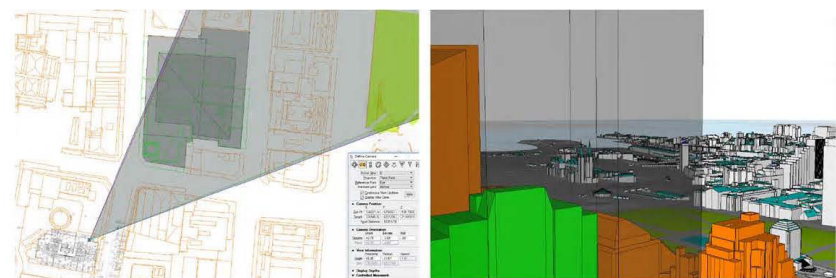


Figure 50 – Hordern Towers: Modelled view impacts, eastern apartment level 51.

DEVELOPMENT APPLICATION: 332-336 AND 338-348 PITT STREET, 241-243, 245-247 AND 249-253 CASTLEREAGH STREET AND 126 LIVERPOOL STREET, SYDNEY 18072311

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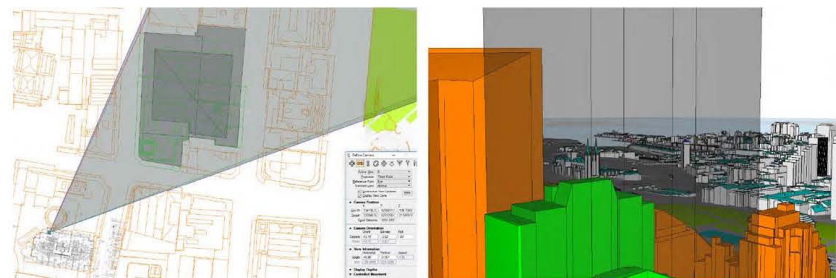


Figure 48 – Hordern Towers: Modelled view impacts, western apartment level 51.



Figure 49 – Hordern Towers: Modelled view impacts, central apartment level 51.

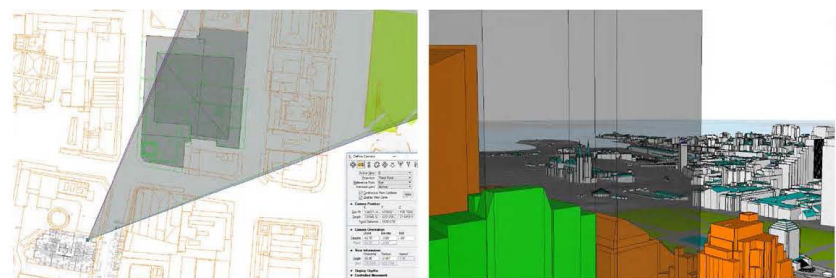


Figure 50 – Hordern Towers: Modelled view impacts, eastern apartment level 51.

DEVELOPMENT APPLICATION: 332-336 AND 338-348 PITT STREET, 241-243, 245-247 AND 249-253 CASTLEREAGH STREET AND 126 LIVERPOOL STREET, SYDNEY 18072311