VISUAL IMPACT ASSESSMENT

Proposed Development:
St Catherine's School Campus 26 Albion Street Waverley

Date Prepared:
19/05/2014

Prepared By:

BASE3D

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1. INTRODUCTION

This report describes the preparation of photographic montage 3D visualisations prepared to support the planning application for a proposed building 'RPAC' at St Catherine's School Waverley.

In undertaking the preparation of the visual assessment we have relied upon the site survey plans, architectural and landscape drawings as well as accurate surveying of the site. The camera positions along with tagged lens and capture settings as the photographs were taken.

1.1 SUMMARY OF OPINIONS

Our team have made all the inquiries that we believe are desirable and appropriate and no matters of significance which we regard as relevant have to our knowledge been withheld from the assessment.

2. SITE ADDRESS

The location of the proposed development is at
St Catherine's School Campus 26 Albion Street Waverley

2.1 SITE DESCRIPTION

The subject site position is located on the southern side of the campus on Macpherson Street. Macpherson Street rises towards Albion Street and runs in an East-West direction. Albion Street is at the crest of the rise and forms a boundary to the campus. The proposed site fronts Macpherson Street and is shielded behind both existing and proposed landscaping. It is unlikely that you would see the proposed site from the intersection at Albion and Macpherson. The North East site abuts an access lane [Leichhardt Lane] and an existing three storey development which is set back from its boundary.

3. COMPANY OVERVIEW

BASE 3D is a computer graphics company producing artist impressions, animations and photomontages specific to the property industry.

The following members of staff were involved in the creation of the Photomontages:

Cameron Daley
Cameron Daley has extensive experience in the field of computer graphics. Cameron Daley has a total of 9 years experience of working in the property visualisation industry. Cameron studied Interior Architecture for a period of 5 years at the University of New South Wales. After this, Cameron attained a position as head of visual graphics at Freeman Rembel – a Sydney based Interior Architectural practice. Cameron was responsible for CAD modelling, documentation and visual representations for council and client submissions. Cameron worked on projects such as the Queen Victoria Building fit out and the AMP refurbishment.

After this position, Cameron then was employed at Idrawfast International in a management position. Idrawfast International is a visualisation company specialising in the production of perspectives, photomontages and physical models. Cameron held this position for a period of 5 years.

In 2007, Cameron co-founded BASE 3D – an architectural visualisation company specialising in the production of animations, photomontages and perspectives. During the last four years, Cameron has worked on major projects for companies such as Stockland, Australand, Multiplex, Lend Lease, Bovis Lend Lease, Astoria Group, Bluescope Steel, Aspen Group, Century Funds Management, Metricon Homes, Henley Properties, Seikisui House, Meriton Apartments, VIC roads, Transurban, NSW Department of Education and Training, FKP, Springfield Land, Hindmarsh and many more available upon request.

Tony Nelson
Co-founder of BASE 3D Tony Nelson was responsible for supervising the production of the photomontages and directing the relevant site surveying with Head & Humphreys P/L. Tony holds a BA Advert, Mkt Com and 10 years experience in architectural 3D communication.

Derek Tsang
Derek holds a B. Architectural Computing. Derek was responsible for building placement, rendering and the final photomontage output. Derek was responsible for checking the final photomontages in reference with information provided from the parties outlined in section 2 of this report.

4. PARTIES INVOLED

BASE 3D (ABN: 46427663939) was engaged by St. Catherine's School, Waverley, c/o Sandrick Project Directions to produce a series of photomontages of the proposed development at 26 Albion Street Waverley NSW 2024.

The following parties provided the relevant information used to produce the photomontages apart from the photos which were taken by BASE 3D staff on the 05/05/14 and 07/05/14

PD MAYOH PTY LTD

Provided the CAD (.dwg) drawings and material schedules that were used in the final photomontages.

SANDRICK Project Directions

Engaged BASE 3D on behalf of St. Catherine's School, Waverley, to prepare the photomontages.

5. PHOTOGRAPHIC INFOMATION

Onsite photography was taken using a 24mm Camera Lens. The camera used was a Nikon D7000, Digital SLR with a (Nikon DX) AF-S Nikkor 12-24mm 1:4 G ED lens. The photographs were taken horizontally, at the following time of day, date and RL (provided by PD Mayoh P/L). As the images were taken on the minimum 24mm Lens there was no image distortion to the images presented.

Photograph Name	**Time**	**Date**
Photograph A	03:00:32am	05.05.14
Photograph B	11:42:50am	07.05.14

5.1 TAGGED CAMERA SETTINGS

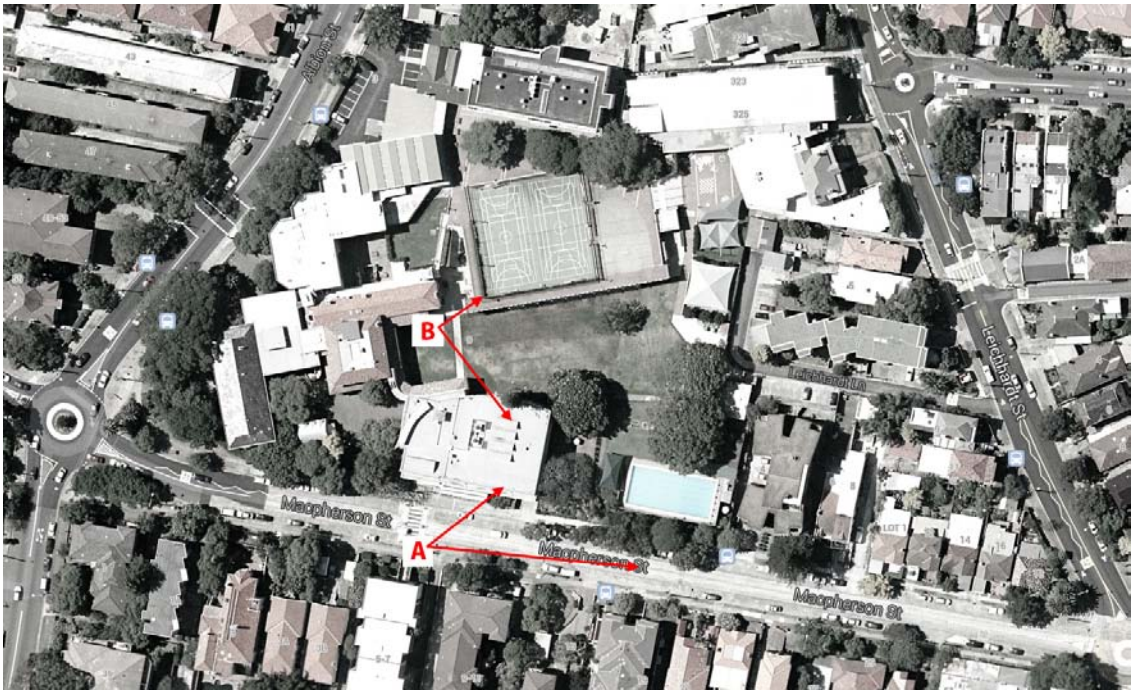
Location A - Macpherson St

- F8
- ISO 400
- 20mm focal length
- Shutter speed/Exposure 1/250 sec

Location B - Inside courtyard

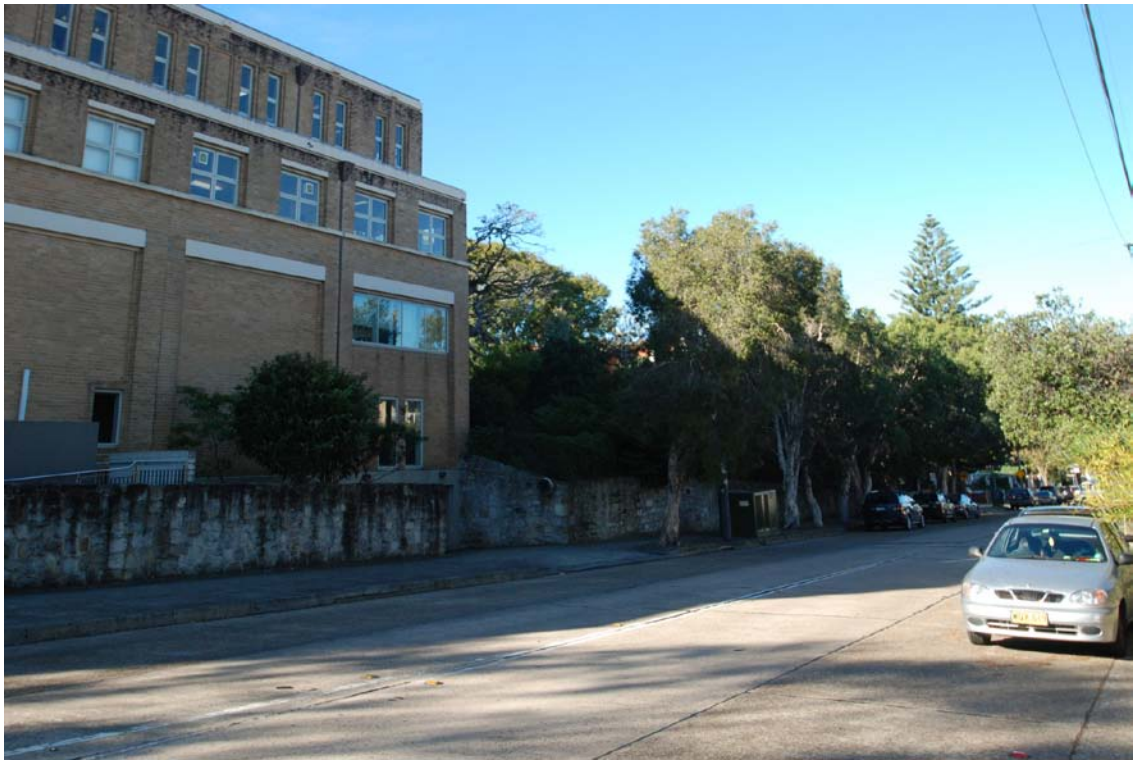
- F10
- ISO 400
- 11mm focal length
- Shutter speed/Exposure 1/400 sec

5.2 CAMERA POSITIONS ON MAP

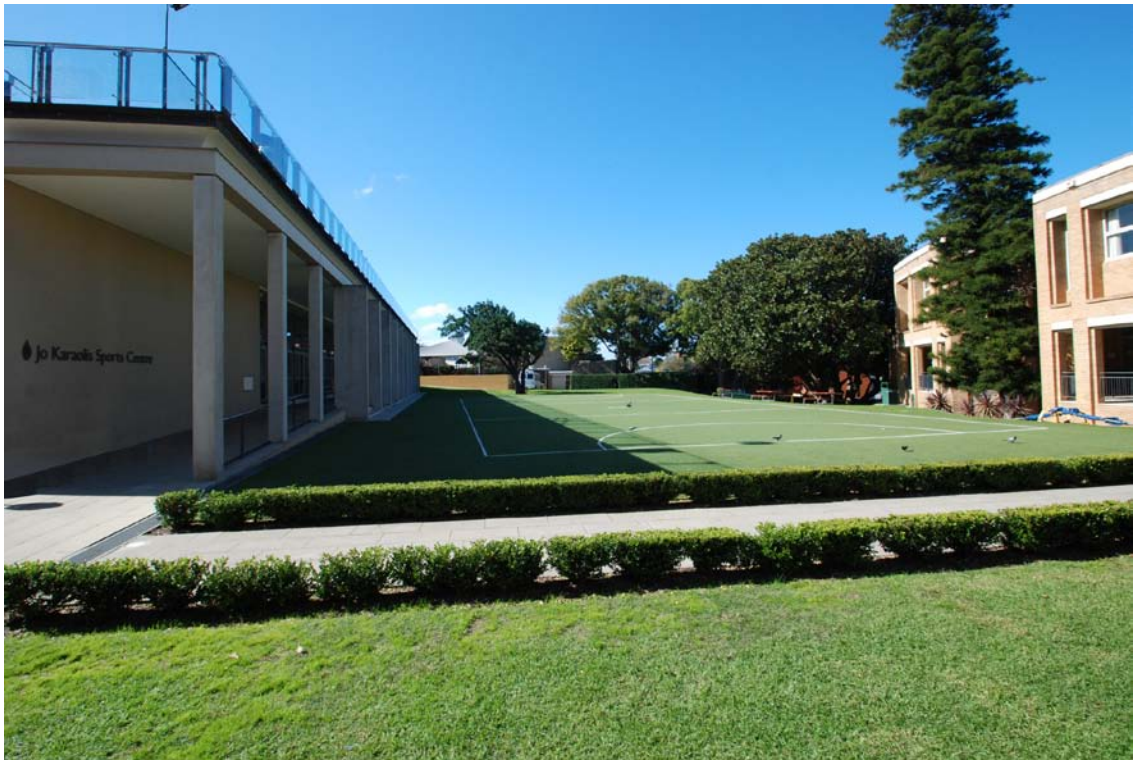


5.3 PHOTOGRAPHS TAKEN AT SELECT LOCATIONS

Location A



Location B



5.4 PHOTOMONTAGES

Location A

Location B

6. STATEMENT OF PROCESS

A. Site Location Photography. Photographs were taken from strategic reference points. The photographs were labelled A, B, & C

B. Camera Positions. The positions of the camera when taking the photographs were referenced. See 5.2

C. Photo Features. Reference points were plotted within the photographs to aid our team in positioning the proposed development within the photography captured. These reference points were used as height guides and distances to the camera in the building placement for the final photomontages.

D. Existing terrain was taken from the RL survey data provided via drawings from PD Mayoh Pty Ltd.

E. CAD drawings were modelled into Autodesk 3D Studio Max Version 2010 64Bit – The CAD drawings were provided of the proposed building was supplied by PD Mayoh Pty Ltd. BASE 3D was instructed to use the supplied .dwg CADs for modelling into the photographs.

F. Specific Aspect Orientation/Bearing – This was set up with reference to surveyed plans in order to replicate realistic lighting in the 3-Dimensional computer model.

G. Computer Camera Set-up – Once the model of the proposed building was created in 3D Studio Max the specific camera locations were setup. The exact reference point matching the site photographs taken when the model was aligned with the photographic views. The heights of the cameras within the 3D model were reflected by matching the camera heights when taking the photos and adding the specific RL for each location. The specifications of the shots taken, such as camera lens type, size and exposure controls, were replicated within 3D Studio Max, to ensure a close to exact match of real world conditions and viewing angles.

H. Lighting Environment - The virtual sun angle and lighting within the software was matched to the time of day of photographs taken.

I. Textures and materials were applied to the imported model according to the specifications set out on the exterior material schedule provided by the Architects PD Mayoh Pty Ltd.

J. 3D Image Creation – This rendering process is a software calculation process to create an electronic representation viewed through the cameras set previously, to be used in final stage of photomontage.

K. Before and After Image Photomontage – Using CS6 Photoshop Software, the New Building rendered image is placed within the photographs taken with reference to key elements such as RL survey information and site boundaries producing an accurate final image displaying the new building design in its actual context.