

Attachment G

View Impact Assessment



82 Wentworth Park Rd, Glebe, NSW

Visual impact photomontage and methodology report

10th November 2023

VIRTUAL IDEAS

1. INTRODUCTION

This document was prepared by Virtual Ideas to demonstrate the visual impact of the proposed development for 82 Wentworth Park Rd, Glebe, NSW with respect to the existing and future built form and site context.

2. VIRTUAL IDEAS EXPERTISE

Virtual Ideas is an architectural visualisation company that has over 15 years experience in preparing visual impact assessment content and reports on projects of major significance that meet the requirements for relevant local and state planning authorities.

Our reports have been submitted as evidence in proceedings in both the Land and Environment Court and the Supreme Court of NSW. Our director, Grant Kolln, has been an expert witness in the field of visual impact assessment in the Supreme Court of NSW.

Virtual Ideas' methodologies and outcomes have been inspected by various court appointed experts in relation to previous visual impact assessment submissions, and have always been found to be accurate and acceptable.

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3. PHOTOMONTAGE METHODOLOGY

The following describes the process that we undertake to create the photomontages that form the basis of this report.

3.1 DIGITAL 3D SCENE CREATION

The first step in our process is the creation of an accurate, real world scale digital 3D scene that is positioned at a common reference points using the MGA 56 GDA 2020 coordinates system.

To do this we use a variety of data that we import into our 3D scene. Examples of these data sources are 3D models of existing and proposed buildings, site surveys, and photogrametric city models. A detailed description of the data sources used in this report can be found in Appendix A, B and C.

When we receive data sources that are not positioned to MGA-56 GDA 2020 coordinates, we use common points in the data sources that can be aligned to points in other data sources that are positioned at MGA-56 GDA2020. This can be data such as site boundaries and building outlines.

3.2 SITE PHOTOGRAPHY

The site photography was captured from viewpoint locations that were nominated by the NSW Government. The viewpoint locations are shown on the viewpoint map in Section 4 of this document.

Camera lenses for photography are chosen taking a variety of factors into consideration including the distance from the site and the size of the proposed development with respect to the existing built form and landscape.

In some cases, photography using a 50mm lens may produce the most effective photomontage due to this lens' close representation of distance perception. In many cases, a 50mm lens cannot capture enough surrounding context and in these cases we consider that using a wider lens is more appropriate.

Full metadata of the photographs was recorded during the site photography. The critical data we extracted was date, time and lens information.

3.3 ALIGNMENT OF 3D SCENE

To align the 3D scene to the correct geographical location, we used the following data:

Using a supplied site survey, we were able to align the site boundaries of the proposed buildings to the geo-referenced data.

Cameras were aligned to surveyed positions that were supplied by CMS Surveyors at MGA-56 GDA 2020.

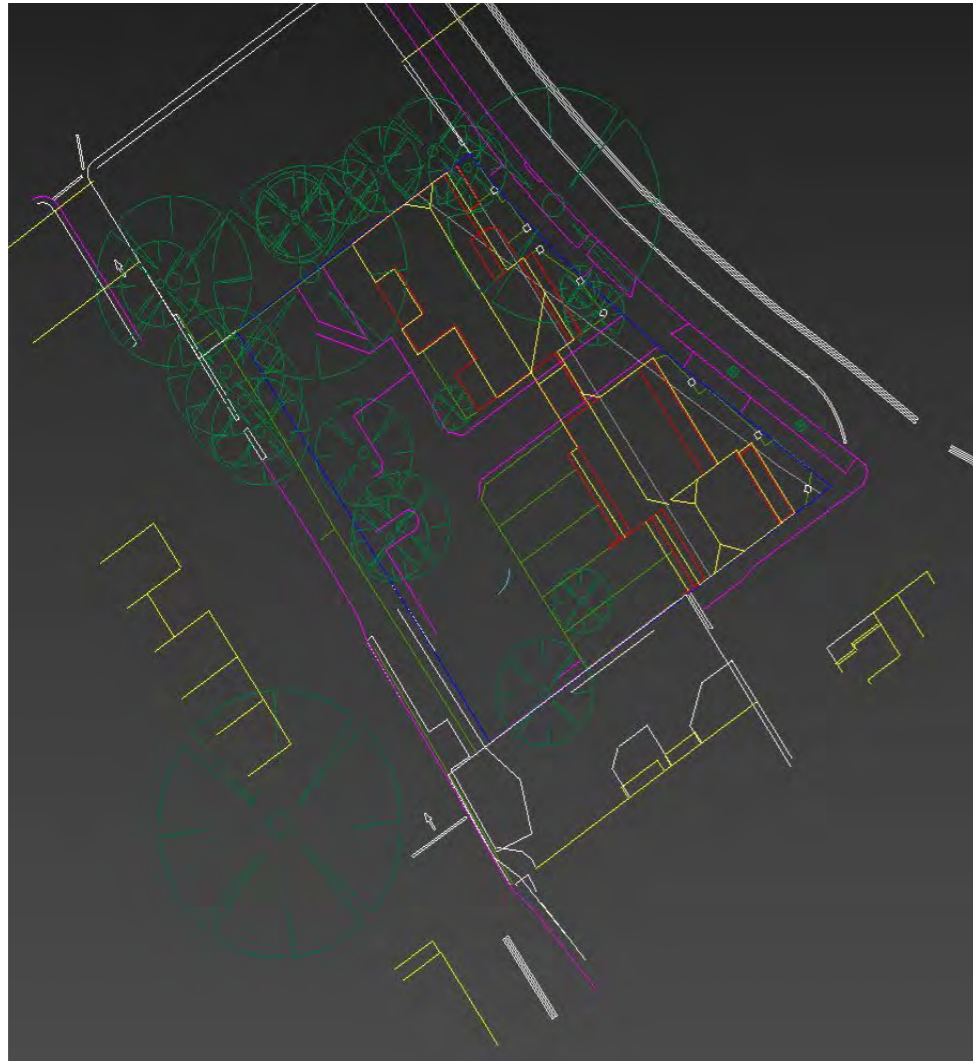


Image showing survey drawing from LTS Lockley at MGA 56 GDA2020 coordinates

3.4 RENDERING CREATION

After the completing the camera alignment, we add lighting to the 3D scene.

A digital sunlight system was added in the 3D scene to match the lighting direction of the sun in Sydney, Australia. This was done using the software sunlight system that matches the angle of the sun using location data and time and date information.

For the renderings, we applied a basic off grey material to the proposed developments. Where photography was unable to be used behind the building due to trees to be removed we have used a photogrammetric model of the city (Aerometrex), to demonstrate the impact of the proposed site.

As directed by NSW Department of Planning, Industry and Environment, we have provided images of two proposed 3D models. View points 1 and 2 are showing an updated scheme supplied in November 2023 whilst view points 3 to 9 the are showing the original scope supplied in July 2023.

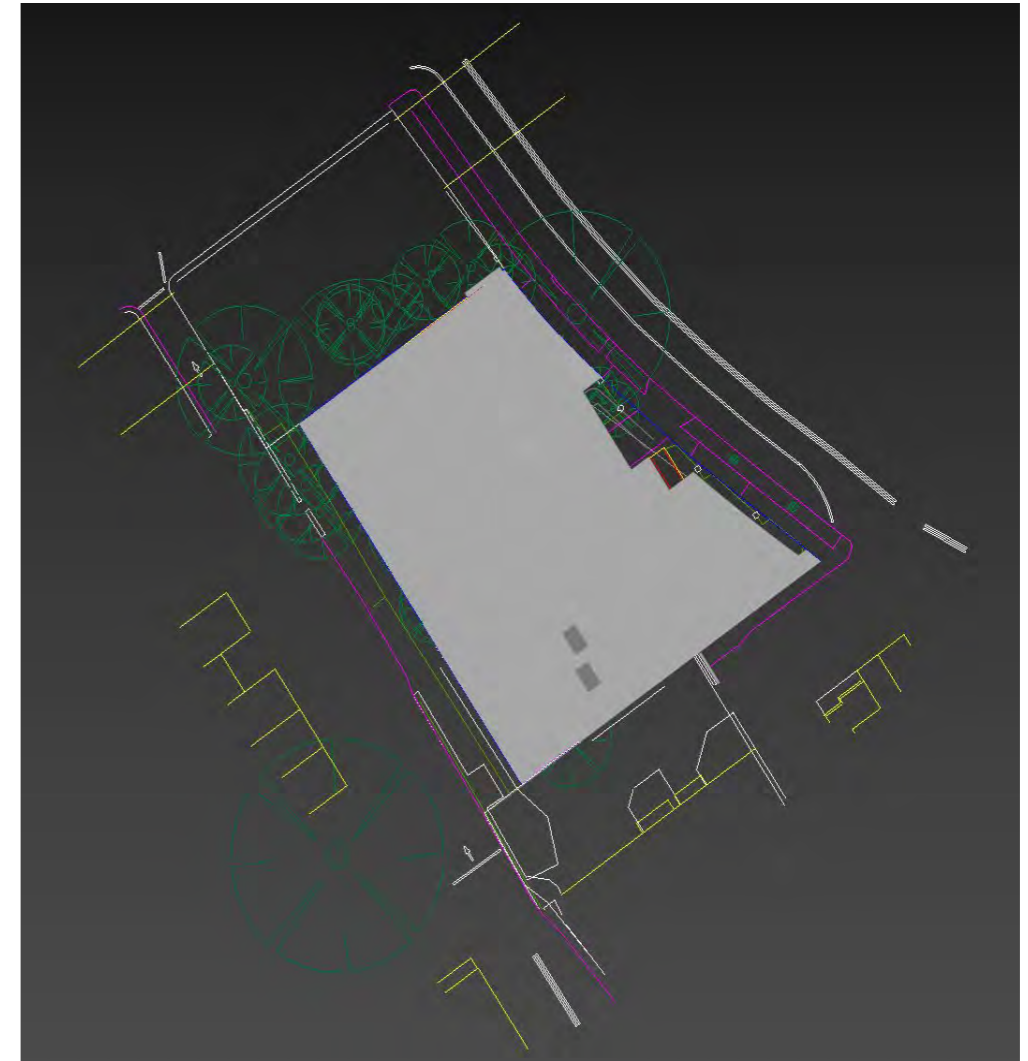


Image showing survey drawing from LTS Lockley at MGA 56 GDA2020 coordinates aligned to the proposed 3D model (grey)

4. VIEWPOINT LOCATIONS



Address	Photo ID	Location
70 Bellevue Street, Glebe	View 1	Balcony outside Living/Dining on level 1
	View 2	Living/Dining on level 1
	View 3	Bedroom on level 2
	View 4	Near Main entrance door (Note: no liveable area on this level)
72 Bellevue Street, Glebe	View 5	Balcony outside Living/Dining on level 1
	View 6	Living/Dining on level 1
	View 7	Bedroom on level 2 (Note: photo taken with plantation shutter opened)
	View 8	Bedroom on Ground floor (Note: photo taken with plantation shutter opened)
	View 9	External terrace deck on Ground floor

5.1 VIEWPOINT POSITION 01 - 70 Bellevue St, Glebe - Balcony outside Living/Dining on Level 1

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



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PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



PHOTOGRAPH DETAILS

Photo Date:	17 July 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	16-35mm f/2.8
Focal length in 35mm Film:	24mm

3D Model	November 2023
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5.2 VIEWPOINT POSITION 01 - 70 Bellevue St, Glebe - Balcony outside Living/Dining on Level 1

PHOTOGRAPH OF CURRENT CONDITION



5.3 VIEWPOINT POSITION 01 - 70 Bellevue St, Glebe - Balcony outside Living/Dining on Level 1

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



5.4 VIEWPOINT POSITION 01 - 70 Bellevue St, Glebe - Balcony outside Living/Dining on Level 1

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



6.1 VIEWPOINT POSITION 02 - 70 Bellevue St, Glebe - Living/Dining on Level 1

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



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PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



PHOTOGRAPH DETAILS

Photo Date:	17 July 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	16-35mm f/2.8
Focal length in 35mm Film:	24mm

3D Model	November 2023
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6.2 VIEWPOINT POSITION 02 - 70 Bellevue St, Glebe - Living/Dining on Level 1

PHOTOGRAPH OF CURRENT CONDITION



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6.3 VIEWPOINT POSITION 02 - 70 Bellevue St, Glebe - Living/Dining on Level 1

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



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6.4 VIEWPOINT POSITION 02 - 70 Bellevue St, Glebe - Living/Dining on Level 1

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



7.1 VIEWPOINT POSITION 03 - 70 Bellevue St, Glebe - Bedroom on Level 2

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



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PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



PHOTOGRAPH DETAILS

Photo Date:	17 July 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	16-35mm f/2.8
Focal length in 35mm Film:	24mm

3D Model	July 2023
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7.2 VIEWPOINT POSITION 03 - 70 Bellevue St, Glebe - Bedroom on Level 2

PHOTOGRAPH OF CURRENT CONDITION



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7.3 VIEWPOINT POSITION 03 - 70 Bellevue St, Glebe - Bedroom on Level 2

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



7.4 VIEWPOINT POSITION 03 - 70 Bellevue St, Glebe - Bedroom on Level 2

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN

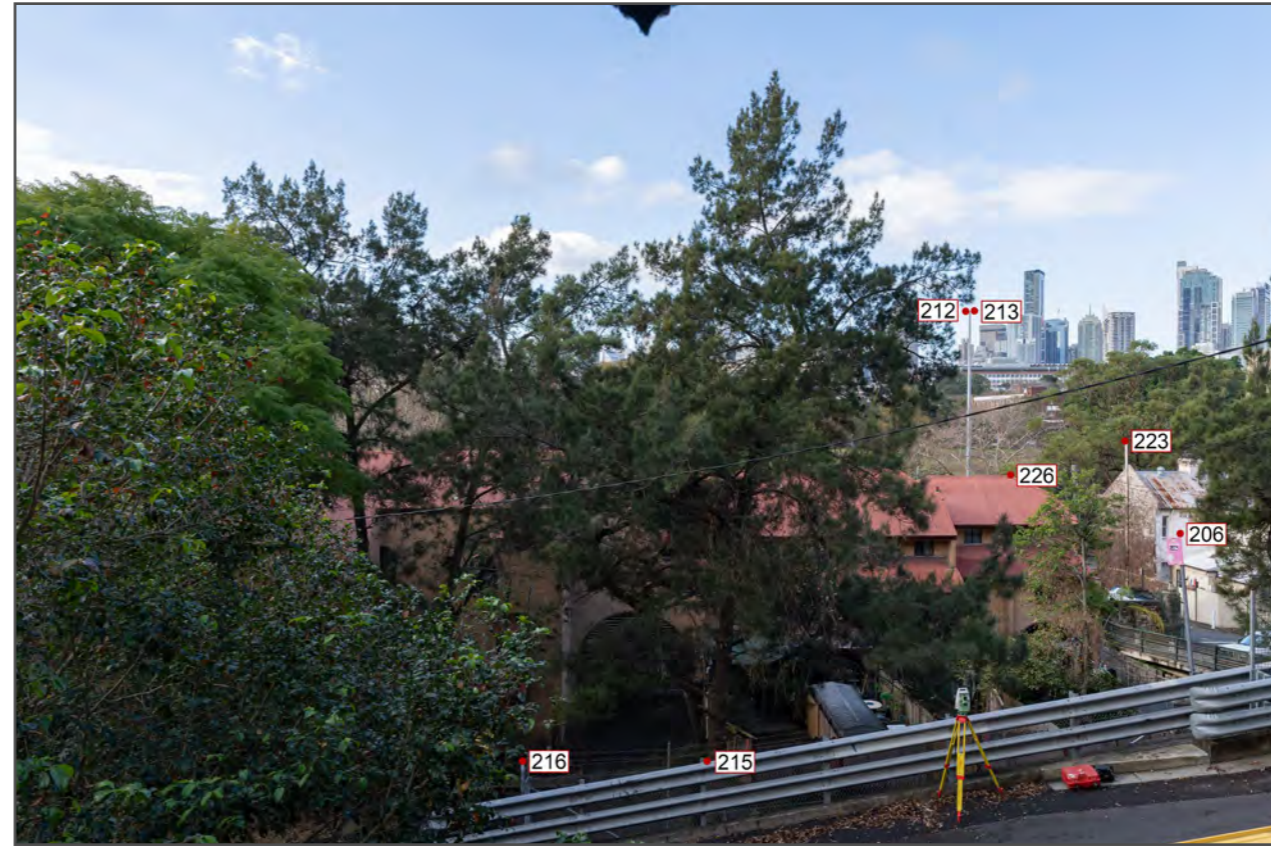


8.1 VIEWPOINT POSITION 05 - 72 Bellevue St, Glebe - Balcony outside Living/Dining on Level 1

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



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PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



PHOTOGRAPH DETAILS

Photo Date:	17 July 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	16-35mm f/2.8
Focal length in 35mm Film:	24mm

3D Model	July 2023
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8.2 VIEWPOINT POSITION 05 - 72 Bellevue St, Glebe - Balcony outside Living/Dining on Level 1

PHOTOGRAPH OF CURRENT CONDITION



8.3 VIEWPOINT POSITION 05 - 72 Bellevue St, Glebe - Balcony outside Living/Dining on Level 1

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



8.4 VIEWPOINT POSITION 05 - 72 Bellevue St, Glebe - Balcony outside Living/Dining on Level 1

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



9.1 VIEWPOINT POSITION 06 - 72 Bellevue St, Glebe - Living/Dining on Level 1

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



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PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



PROPOSED DESIGN

PHOTOGRAPH DETAILS

Photo Date:	17 July 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	16-35mm f/2.8
Focal length in 35mm Film:	24mm

3D Model	July 2023
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9.2 VIEWPOINT POSITION 06 - 72 Bellevue St, Glebe - Living/Dining on Level 1

PHOTOGRAPH OF CURRENT CONDITION



9.3 VIEWPOINT POSITION 06 - 72 Bellevue St, Glebe - Living/Dining on Level 1

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



9.4 VIEWPOINT POSITION 06 - 72 Bellevue St, Glebe - Living/Dining on Level 1

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



10.1 VIEWPOINT POSITION 07 - 72 Bellevue Rd, Glebe - Bedroom on Level 2 with plantation shutters open

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



276 PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



PHOTOGRAPH DETAILS

Photo Date:	17 July 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	16-35mm f/2.8
Focal length in 35mm Film:	24mm

3D Model	July 2023
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10.2 VIEWPOINT POSITION 07 - 72 Bellevue Rd, Glebe - Bedroom on Level 2 with plantation shutters open

PHOTOGRAPH OF CURRENT CONDITION



10.3 VIEWPOINT POSITION 07 - 72 Bellevue Rd, Glebe - Bedroom on Level 2 with plantation shutters open

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



10.4 VIEWPOINT POSITION 07 - 72 Bellevue Rd, Glebe - Bedroom on Level 2 with plantation shutters open

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



11.1 VIEWPOINT POSITION 09 - 72 Bellevue Rd, Glebe - External Terrace Deck on Ground Floor

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



280 PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



PHOTOGRAPH DETAILS

Photo Date:	17 July 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	16-35mm f/2.8
Focal length in 35mm Film:	24mm

3D Model	July 2023
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11.2 VIEWPOINT POSITION 09 - 72 Bellevue Rd, Glebe - External Terrace Deck on Ground Floor

PHOTOGRAPH OF CURRENT CONDITION



11.3 VIEWPOINT POSITION 09 - 72 Bellevue Rd, Glebe - External Terrace Deck on Ground Floor

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



11.4 VIEWPOINT POSITION 09 - 72 Bellevue Rd, Glebe - External Terrace Deck on Ground Floor

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



12.1 3D SCENE DATA SOURCES

Appendix A - Site survey

File Name: 51186 001DT
Author: LTS Lockley
Format: AutoCAD
Alignment: MGA 56 GDA2020

Appendix B.1 - 3D model July 2023

File Name: 23_06_30_6363_A20_82WentworthPark_Concept-3DView
Author: SJB
Format: FBX
Alignment: Aligned to MGA 56 GDA2020 via Appendix A

Appendix B.2 - 3D model November 2023

File Name: 6363_A20_82WentworthPark_DA-3D
Author: SJB
Format: FBX
Alignment: Aligned to MGA 56 GDA2020 via Appendix A

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Appendix C - Site photography survey

File Name: 22557 photo locations1
Author: CMS
Format: DWG
Alignment: MGA 56 GDA2020

Appendix D - Additional Photography Locations

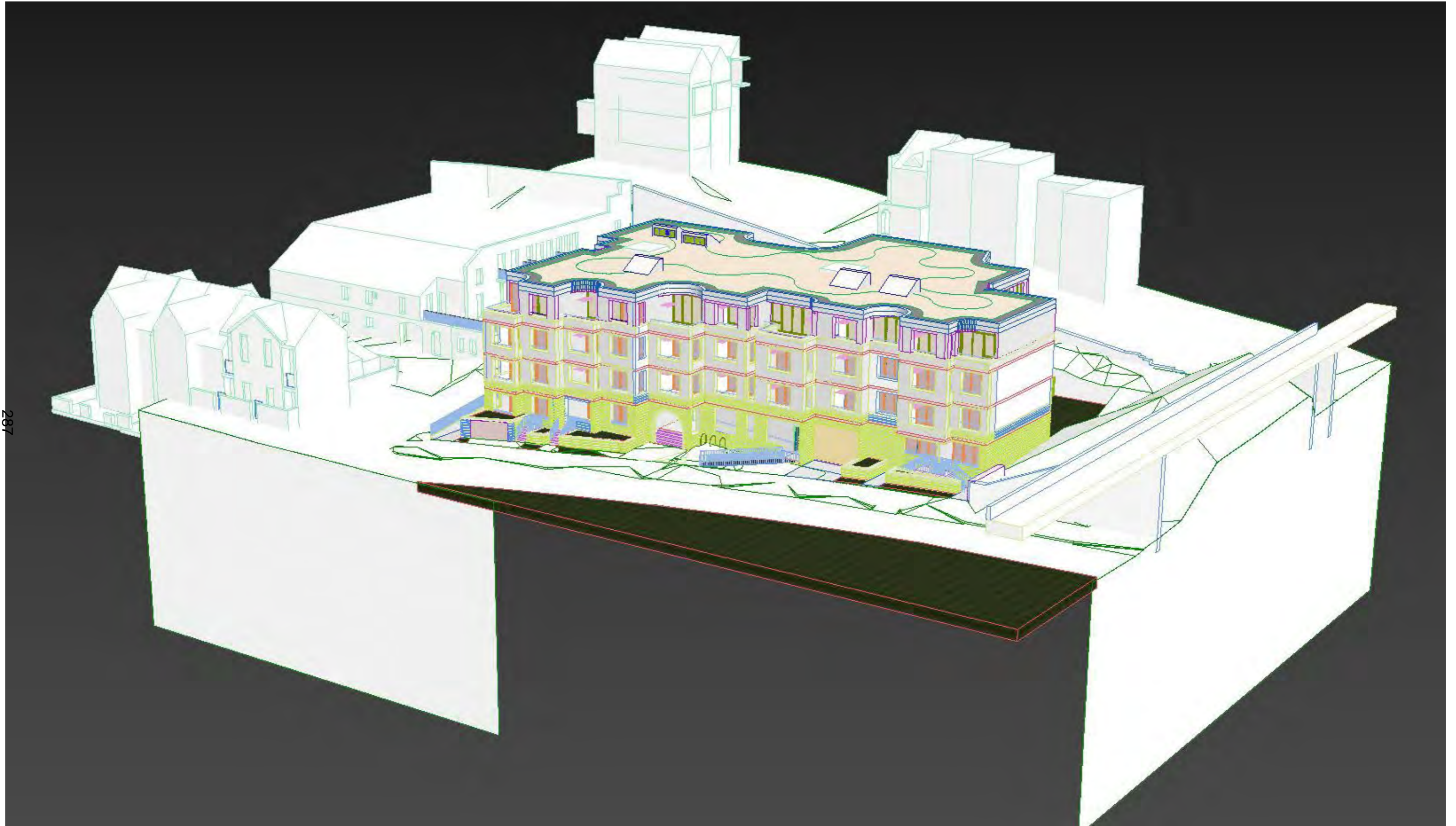
Author: Virtual Ideas
Format: ARW and JPG

15.3 APPENDIX B1: 3D MODEL OF THE PROPOSED SUPPLIED BY SJB - JULY 2023



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15.3 APPENDIX B2: 3D MODEL OF THE PROPOSED SUPPLIED BY SJB - NOVEMBER 2023



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15.4 APPENDIX C: SITE PHOTOGRAPHY SURVEY

CMS Surveyors Pty Limited
 A.B.N. 79 096 240 201
 LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



Date: 18-07-2023
 Our Ref: 22616 Photo Locations

Studio 71/61 Marlborough Street
 Surry Hills
 NSW 2010

Dear Reena Dhupar,

RE: PHOTO LOCATIONS – 70 & 72 Bellevue Street, Glebe

As requested, we have attended site and measured the Co-ordinates and Elevation of the photo locations for 70 & 72 Bellevue Street, Glebe.

Co-ordinates are MGA 56 (**GDA 2020**) and elevation to Australian Height datum (AHD).

Measurements were taken using theodolite measurement. MGA coordinates and AHD are derived from PM 14827 & SSM 70161.

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
1	332612.651	6250051.782	13.47	PHOTO 1
2	332610.943	6250050.576	13.50	PHOTO 2
3	332610.952	6250050.535	16.47	PHOTO 3
4	332615.327	6250052.019	10.68	PHOTO 4
5	332610.167	6250056.334	14.61	PHOTO 5
6	332608.746	6250054.946	14.61	PHOTO 6
7	332607.695	6250054.575	17.60	PHOTO 7
8	332608.447	6250055.903	11.39	PHOTO 8
9	332610.371	6250057.092	11.16	PHOTO 9
200	332609.223	6250055.619	18.57	Window
201	332609.162	6250055.701	18.56	Window
202	332609.223	6250055.616	19.47	Window
203	332609.167	6250055.706	19.47	Window
204	332612.213	6250061.745	11.49	Post
205	332613.185	6250056.841	11.79	Top of fence
206	332626.804	6250056.645	14.19	Top of fence
207	332626.445	6250055.700	13.46	Top of fence
208	332627.227	6250054.473	13.75	Top of fence

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
209	332652.463	6250070.474	12.69	Sewer vent
210	332654.725	6250069.427	13.32	Roof ridge
211	332659.694	6250069.042	12.68	Roof ridge
212	332714.750	6250079.128	27.95	Light pole
213	332715.208	6250078.241	27.94	Light pole
214	332619.196	6250051.992	18.57	Light pole
215	332622.340	6250062.980	10.59	Rail
216	332620.940	6250065.596	10.50	Fence
217	332634.833	6250081.376	10.83	Top of gutter
218	332636.407	6250083.591	9.69	Window
219	332635.367	6250085.127	9.66	Window
220	332662.328	6250065.242	12.69	Roof ridge
221	332678.068	6250058.426	9.79	Top of gutter
222	332678.444	6250058.391	9.26	Window
223	332680.535	6250060.675	14.20	Sewer vent
224	332631.513	6250086.830	10.92	Top of gutter
225	332629.398	6250085.423	9.39	Top of gutter

Note: R.L. shown on the report for photo locations are ground levels. Camera height should be added to the supplied RL of each corresponding photo location.

Yours faithfully,
 CMS Surveyors Pty Limited
 Ben Son
 Graduate Surveyor

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15.5 APPENDIX D: PHOTOGRAPH LOCATION 4 - 70 Bellevue_View 04_24mm_01 - RL 12.23 Ground Floor Near Main Entrance Door



NOTE: Virtual Ideas took photography from the above position, however the client deemed this view was not to be used as part of our scope of work

15.5 APPENDIX D: PHOTOGRAPH LOCATION 8 - 72 Bellevue_View 08_24mm_01 - RL 12.94 Ground Floor Bedroom with plantation shutters open



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NOTE: Virtual Ideas took photography from the above position, however the client deemed this view was not to be used as part of our scope of work