

Attachment D4

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21C BILLYARD & 10 ONSLOW AVENUES, ELIZABETH BAY

AMENDED BETTAR HEIGHT PLANE 31 OCT 2024

PREPARED FOR
FORTIS
OCTOBER 2024

PHOTOMONTAGES PREPARED BY:

Urbis, Level 10, 477 Collins Street, MELBOURNE 3000.

DATE PREPARED :

1 November 2024

VISUALISATION ARTIST :

Ashley Poon, Urbis – Lead Visual Technologies Consultant

Bachelor of Planning and Design (Architecture) with over 20 years' experience in 3D visualisation

Manuel Alvelo, Urbis - Visual Technologies Consultant

Bachelor of Architecture, studying Masters of Urban Planning and Environment

LOCATION PHOTOGRAPHER :

Jane Maze-Riley, Urbis - Director, National Design

CAMERA :

Canon EOS 6D Mark II - 26 Megapixel digital SLR camera (Full-frame sensor)

CAMERA LENS AND TYPE :

Canon EF24-105mm f/3.5-5.6 IS STM

SOFTWARE USED :

- 3DSMax 2023 with Arnold 5.0 (3D Modelling and Render Engine)
- AutoCAD 2022 (2D CAD Editing)
- Globalmapper 23 (GIS Data Mapping / Processing)
- Photoshop CC 2022 (Photo Editing)

DATA SOURCES :

- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets (LAS and DEM) - Sydney 2020-05
- Aerial photography from Nearmap (geo-referenced JPG)- 2023-06-20
- Proposed 3D model received from Architect (Autocad DWG)- 2024-10-31
- Independent site survey from Beveridge Williams Registered Surveyors (AutoCAD DWG)- 2023-09-26
- LEP Height Plane received from Architect (Autocad DWG)- 2024-10-31

METHODOLOGY :

Photomontages provided on the following pages have been produced with a high degree of accuracy to satisfy the intent of the requirements as set out in the practice direction for the use of visual aids in the NSWLEC Policy: Use of Photomontages and Visualisation Tools, May 2024 (the Policy).

The process for producing these photomontages are outlined below:

- Photographs have been taken on site using a full-frame digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken handheld at a standing height of 1.65m above natural ground level. Photos have generally been taken at a standard focal length of 50mm. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Using available geo-spatial data for the site, including independent site surveys, aerial photography, digital elevation models and LiDAR point-clouds, the relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photomontage, the photo's survey location, camera, lens, focal length, time/date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location and orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photomontage is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/buildings may be removed as part of the proposal, these are also removed in the photomontage.



21C BILLYARD & 10 ONSLOW AVENUES - VISUAL ASSESSMENT
PHOTOMONTAGES - VIEW LOCATION MAP



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW











ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW









LEGEND

- PROPOSED DEVELOPMENT
- BETTAR HEIGHT PLANE
- EXCEEDS BETTAR HEIGHT PLANE
- MERMAN HEIGHT PLANE
- EXCEEDS MERMAN HEIGHT PLANE

<< BETTAR - SOUTHERN BOUNDARY

<< MERMAN - SOUTHERN BOUNDARY



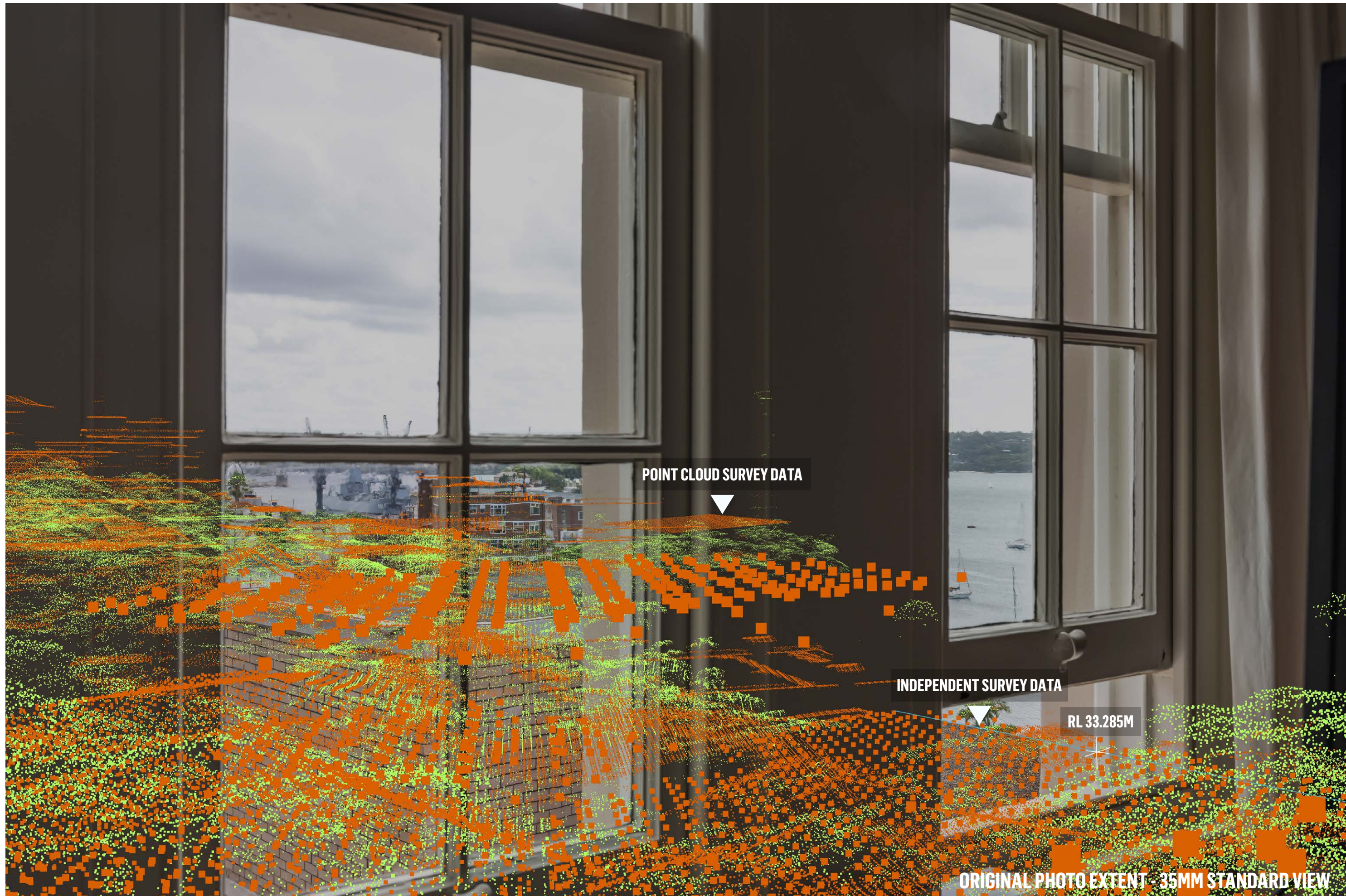
21C BILLYARD & 10 ONSLOW AVENUES - VISUAL ASSESSMENT - SECTION 34 SUBMITTED LEP PHOTOMONTAGE
VP6 (PHOTO 6029) : FROM DARNLEY HALL UNIT 12, 12 ONSLOW AVE | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-10-31
JOB NO: P0045990
DWG NO: VP6_D
REV: -



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW







DISTANCE TO PROJECT - 10M

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



21C BILLYARD & 10 ONSLOW AVENUES - VISUAL ASSESSMENT - ADJUSTED LEP HEIGHT PLANE
VP5 (PHOTO 6022) : FROM DARNLEY HALL UNIT 12, 12 ONSLOW AVE | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-10-31
JOB NO: P0045990
DWG NO: VP5_C
REV: -



- LEGEND**
- PROPOSED DEVELOPMENT
 - APPROVED PENTHOUSE
 - BETTAR HEIGHT PLANE
 - EXCEEDS BETTAR HEIGHT PLANE
 - MERMAN HEIGHT PLANE
 - EXCEEDS MERMAN HEIGHT PLANE
 - INTERSECTION OF FACADE AND BETTAR HEIGHT PLANE

DISTANCE TO PROJECT - 10M
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW