

61 NORTH STEYNE, MANLY

Visual impact and methodology report

19th April 2023

VIRTUAL IDEAS

1. INTRODUCTION

This document was prepared by Virtual Ideas to demonstrate the visual impact of the proposed developments at 61 North Steyne, Manly with respect to the existing built form and existing site conditions.

2. OUR 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.

3. METHODOLOGY

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

3.1 DIGITAL 3D SCENE CREATION

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

We used a variety of data from various sources to create the 3D scene, including survey data from registered surveyors Craig and Rhodes, a 3D photogrammetric model of the surrounding area and building 3D models supplied by Platform Architects. For this view study, trees from the photogrammetric model were replaced by more detailed tree models for greater clarity. A detailed description of the various data sources used in this report can be found in Appendix A.

All data is imported into the 3D scene at real world scale and positioned to a common reference point. This common reference point is established by using the MGA-56 (GDA 2020) coordinates system. 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 (GDA 2020). This can be data such as site boundaries and building outlines. Descriptions of how we have aligned each data source can also be found in Appendix A.

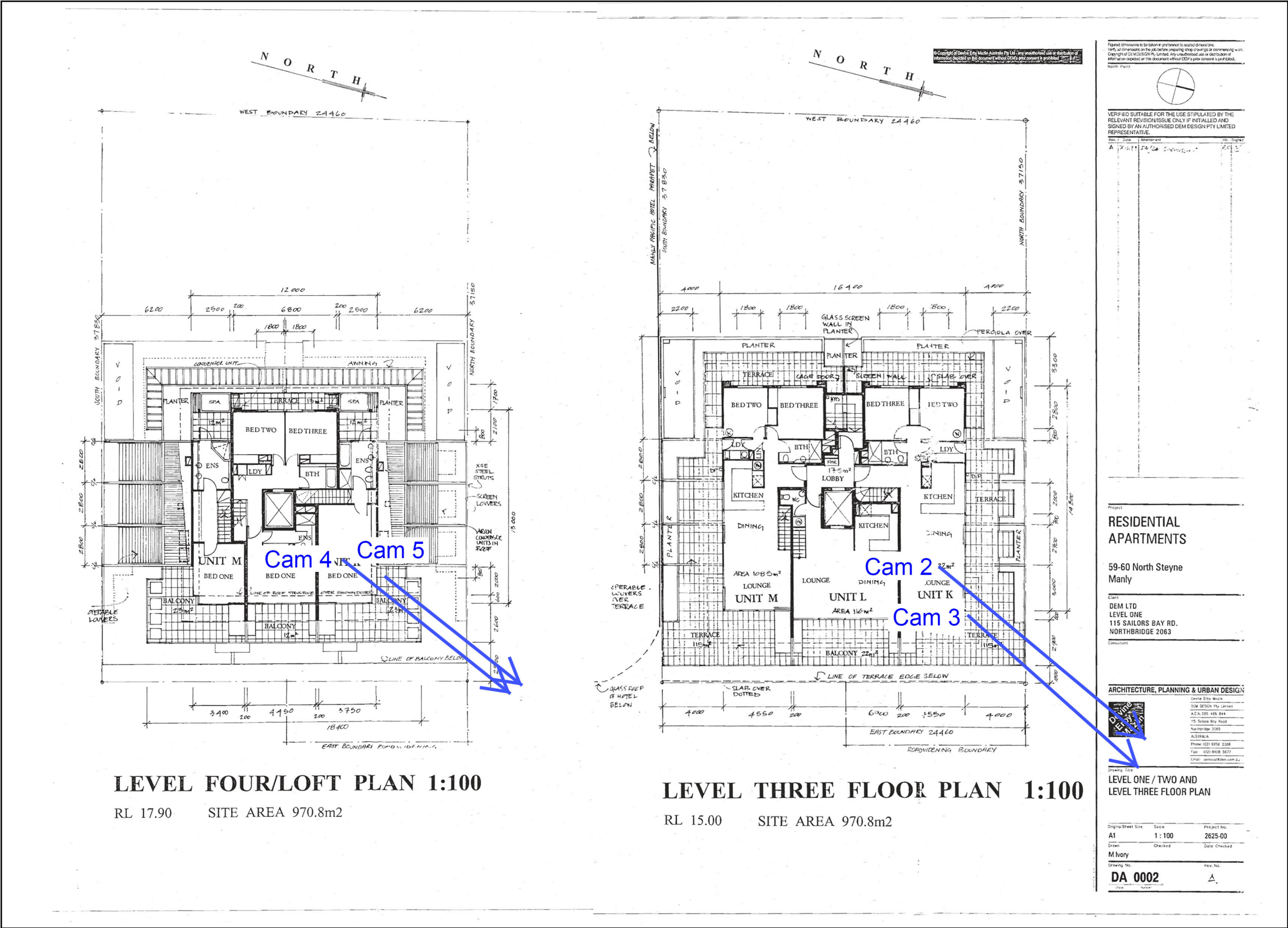
Once the various data sources have been imported and positioned with reference to each other, we then create digital 3D cameras in the 3D scene. The camera locations selected for the five views in this report, have been recommended by Lindsay Bennelong, taking into consideration the future built form and existing properties adjacent to the site. These positions have been approved by our client and the planner.

4.1 MAP OF PHOTOGRAPHY LOCATIONS



- Cam 1** - 1 Denison Street, Level 1, Sunroom
- Cam 2** - 59 North Steyne, Level 3, Loungeroom
- Cam 3** - 59 North Steyne, Level 3, Terrace
- Cam 4** - 59 North Steyne, Level 4, Bedroom
- Cam 5** - 59 North Steyne, Level 4, Terrace

4.2 MAP OF PHOTOGRAPHY LOCATIONS FROM LEVELS 3/4 OF 59 NORTH STEYNE



Cam 2 - 59 North Steyne, Level 3, Loungeroom

Cam 3 - 59 North Steyne, Level 3, Terrace

Cam 4 - 59 North Steyne, Level 4, Bedroom

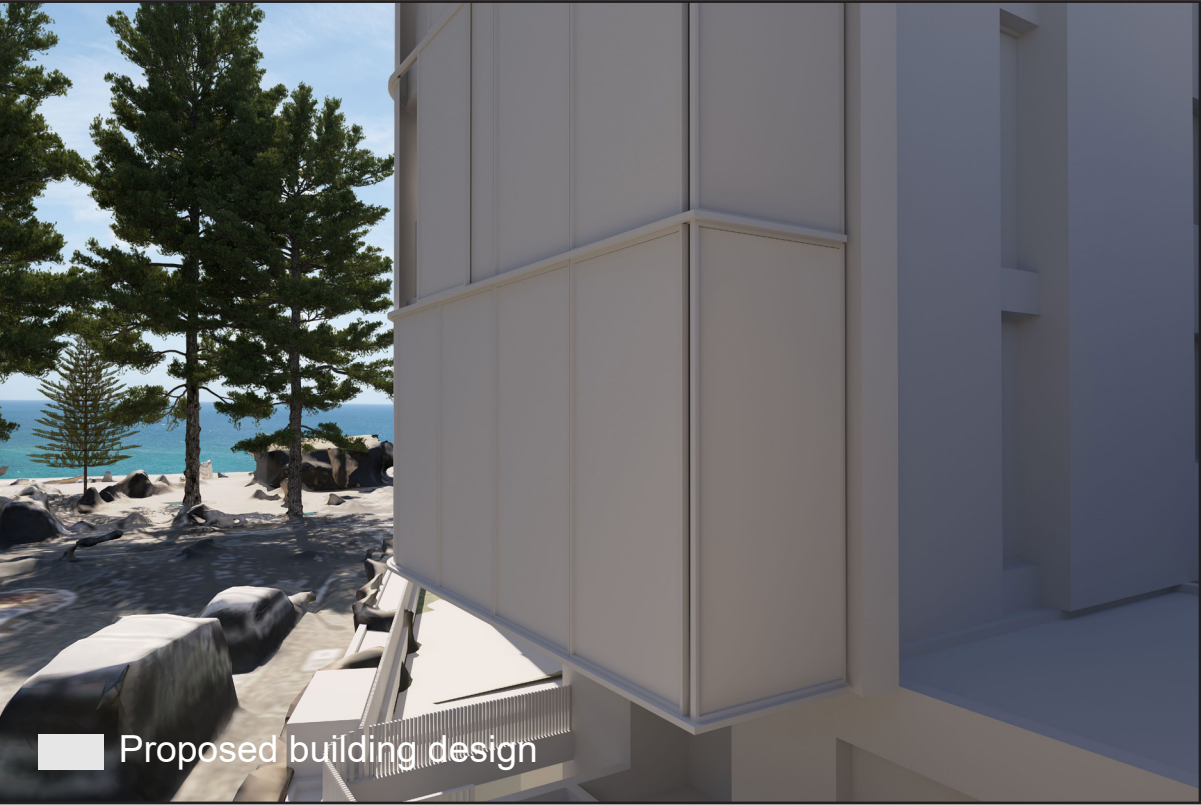
Cam 5 - 59 North Steyne, Level 4, Terrace

5.1 CAMERA POSITION 1 - 1 DENISON STREET (24mm lens)

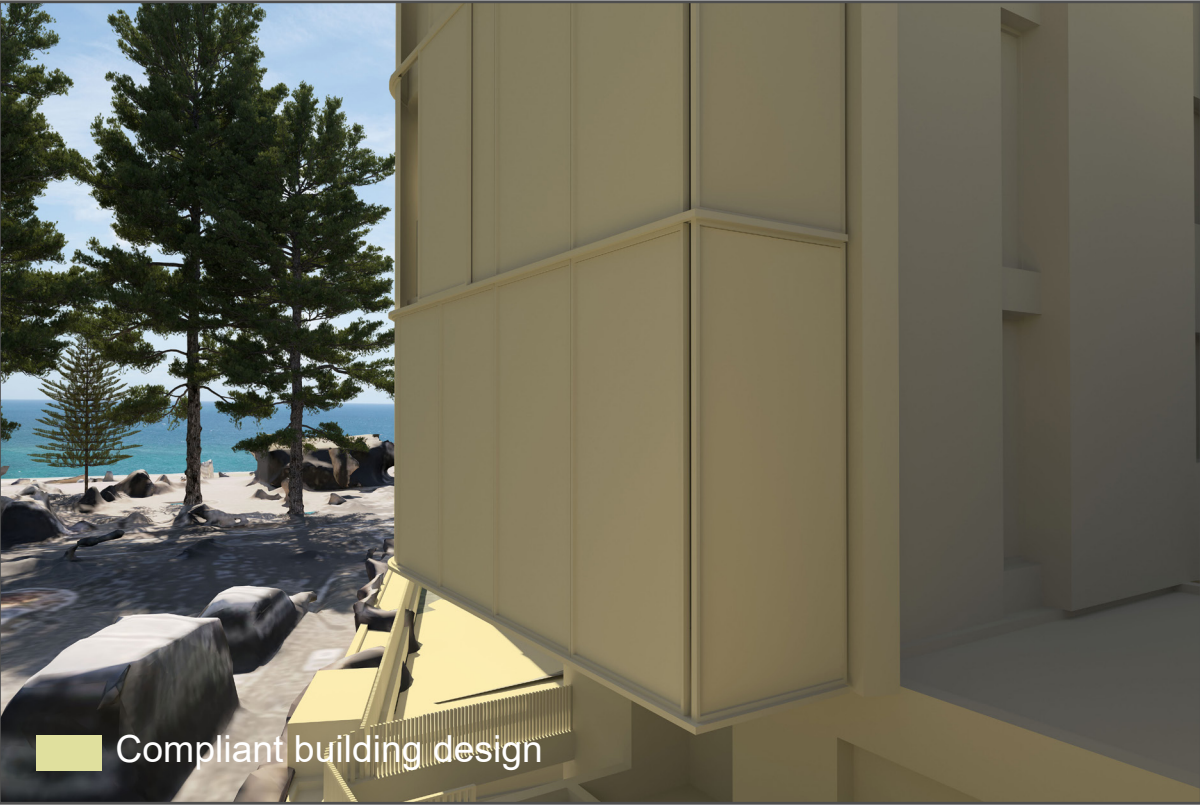
EXISTING



PROPOSED



COMPLIANT



CAMERA LOCATION



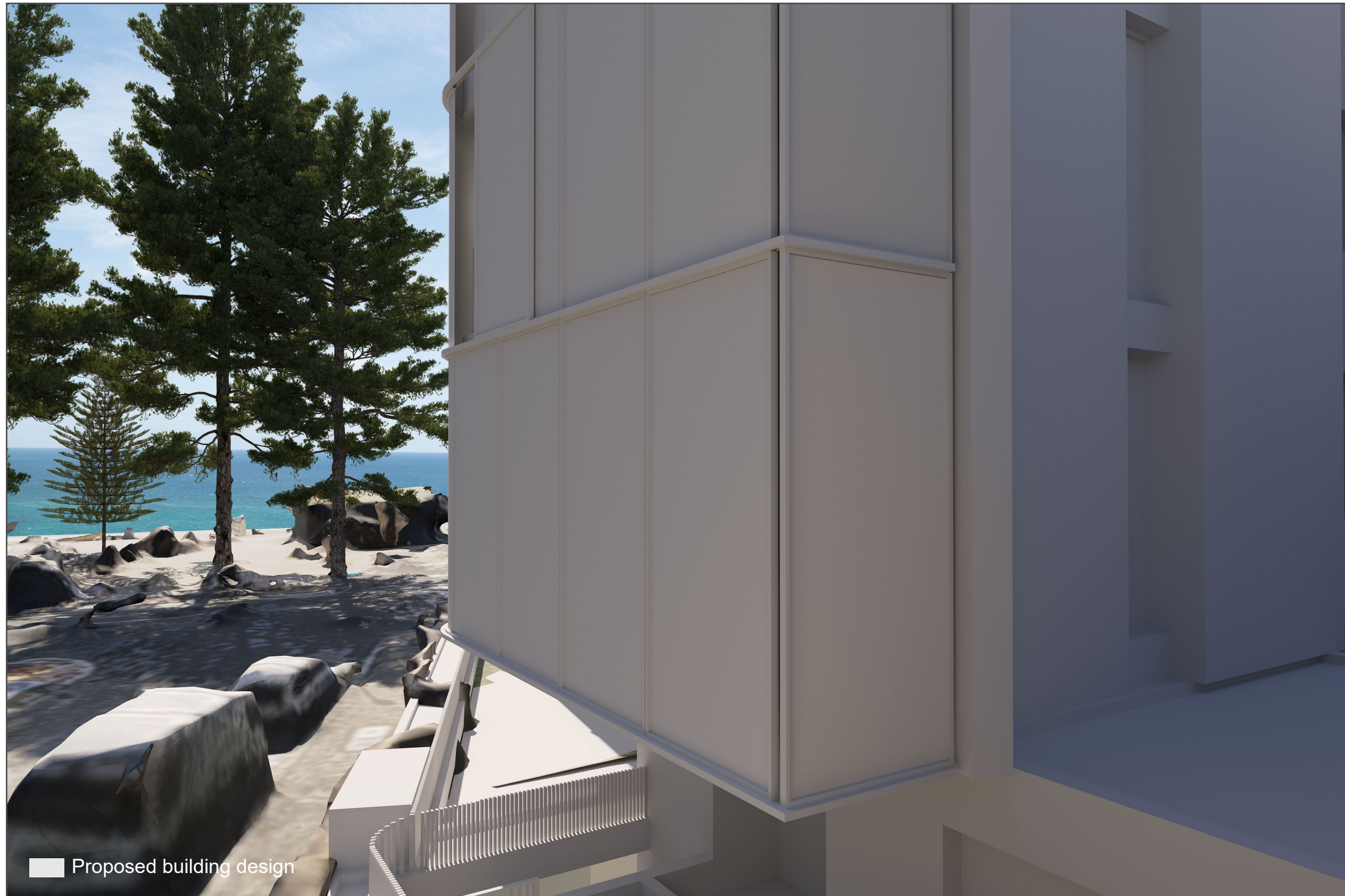
5.2 CAMERA POSITION 1 - 1 DENISON STREET (24mm lens)

EXISTING



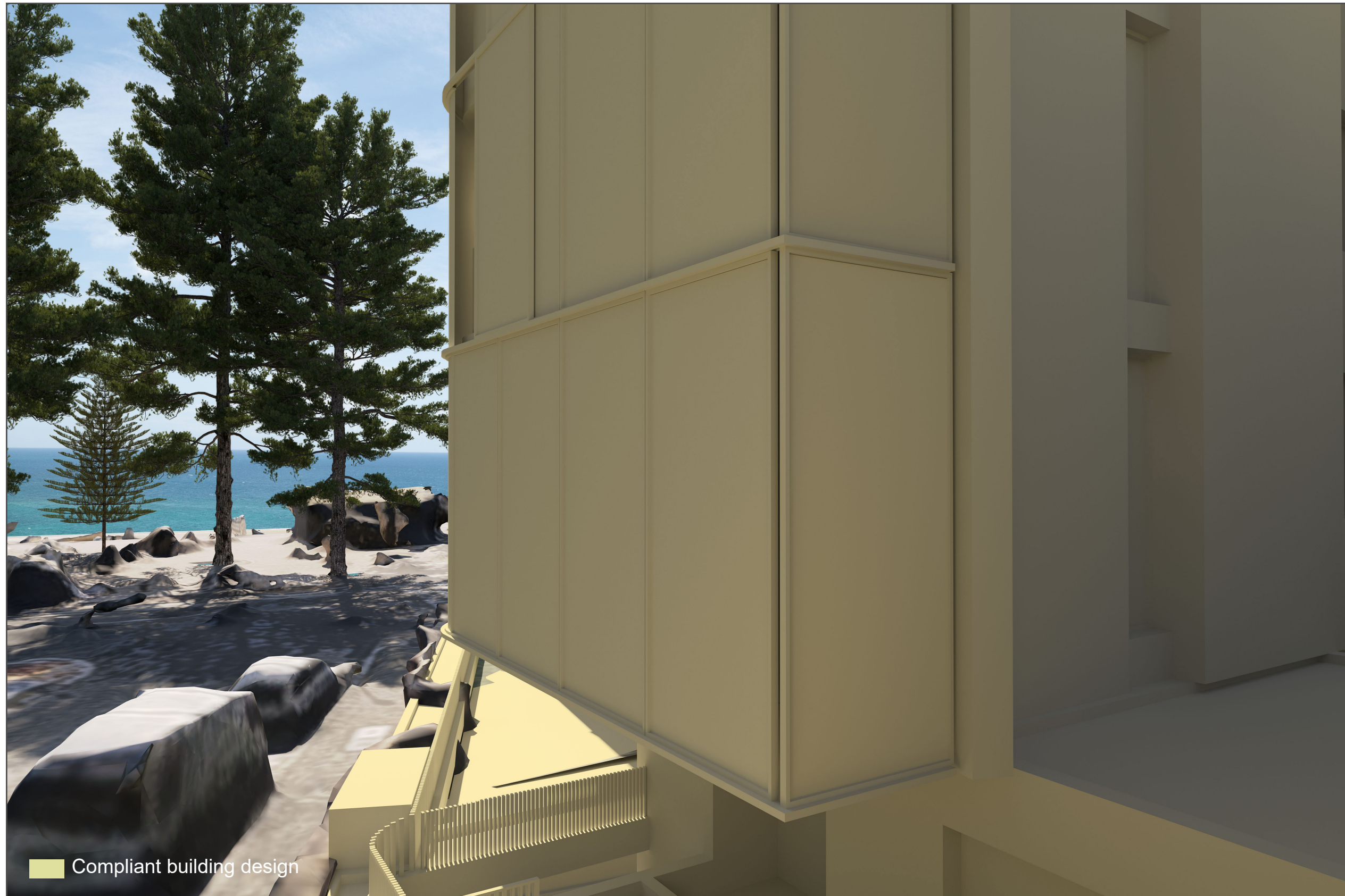
5.3 CAMERA POSITION 1 - 1 DENISON STREET (24mm lens)

PROPOSED



5.4 CAMERA POSITION 1 - 1 DENISON STREET (24mm lens)

COMPLIANT



5.5 CAMERA POSITION 2 - 59 NORTH STEYNE, LEVEL 3, LOUNGE ROOM (24mm lens)

EXISTING



PROPOSED



COMPLIANT



CAMERA LOCATION



5.6 CAMERA POSITION 2 - 59 NORTH STEYNE, LEVEL 3, LOUNGE ROOM (24mm lens)

EXISTING



5.7 CAMERA POSITION 2 - 59 NORTH STEYNE, LEVEL 3, LOUNGE ROOM (24mm lens)

PROPOSED



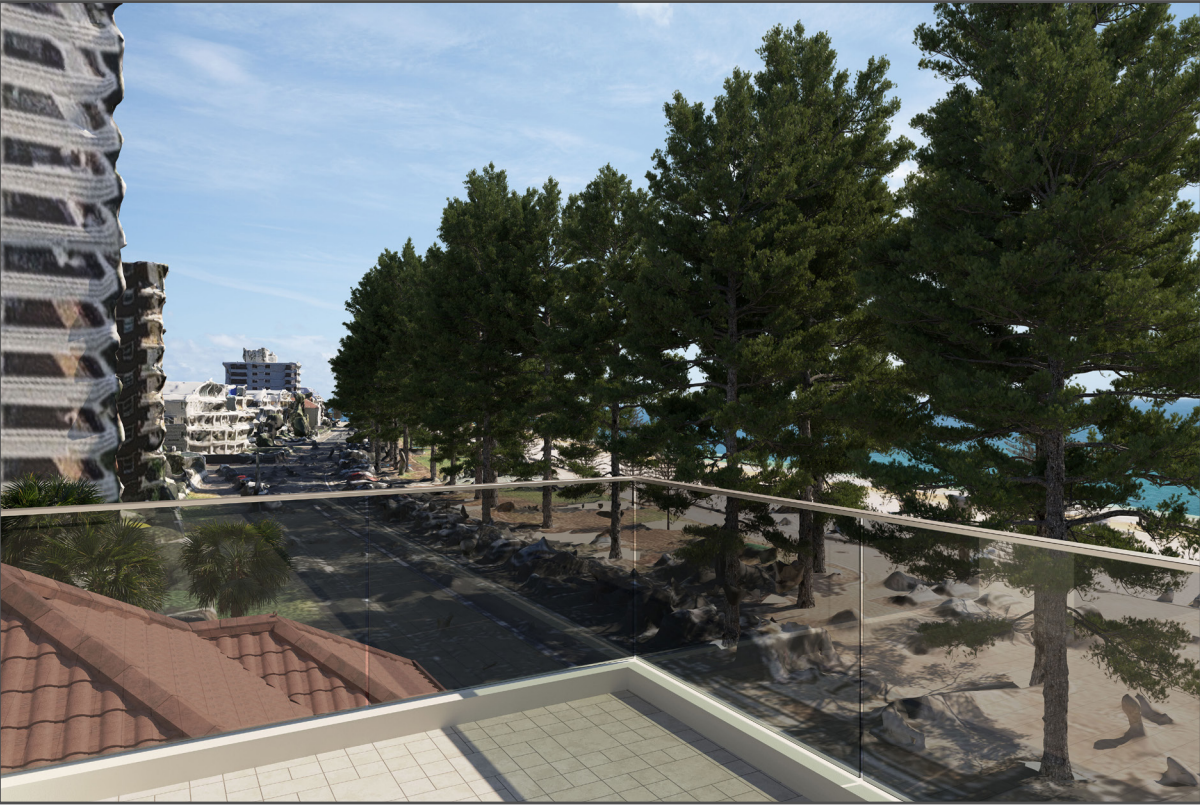
5.8 CAMERA POSITION 2 - 59 NORTH STEYNE, LEVEL 3, LOUNGE ROOM (24mm lens)

COMPLIANT

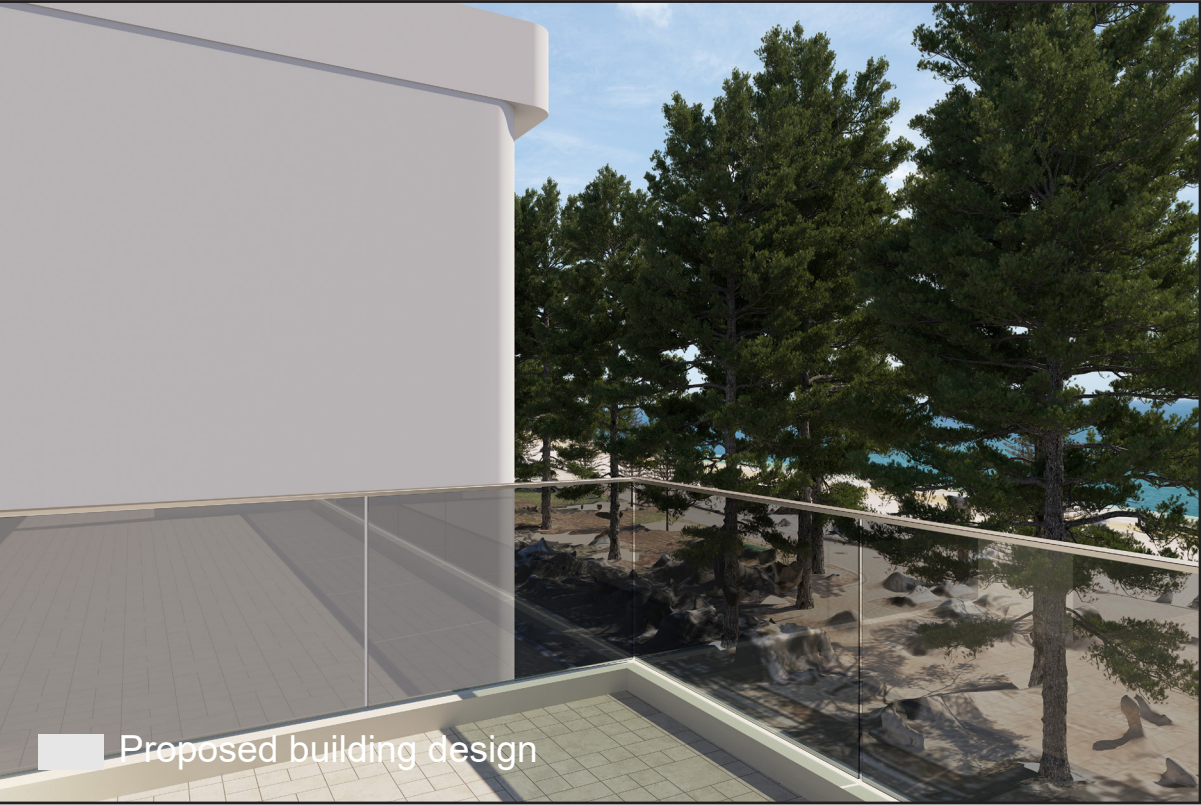


5.9 CAMERA POSITION 3 - 59 NORTH STEYNE, LEVEL 3, TERRACE (24mm lens)

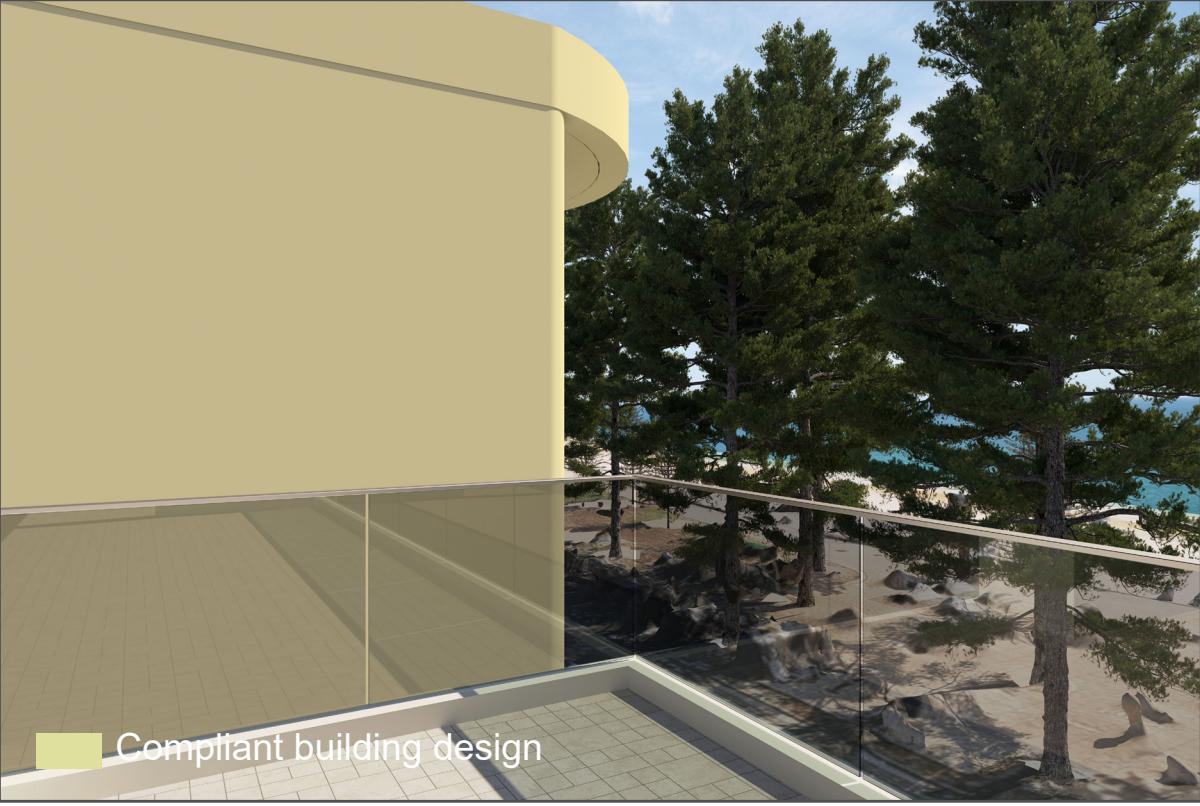
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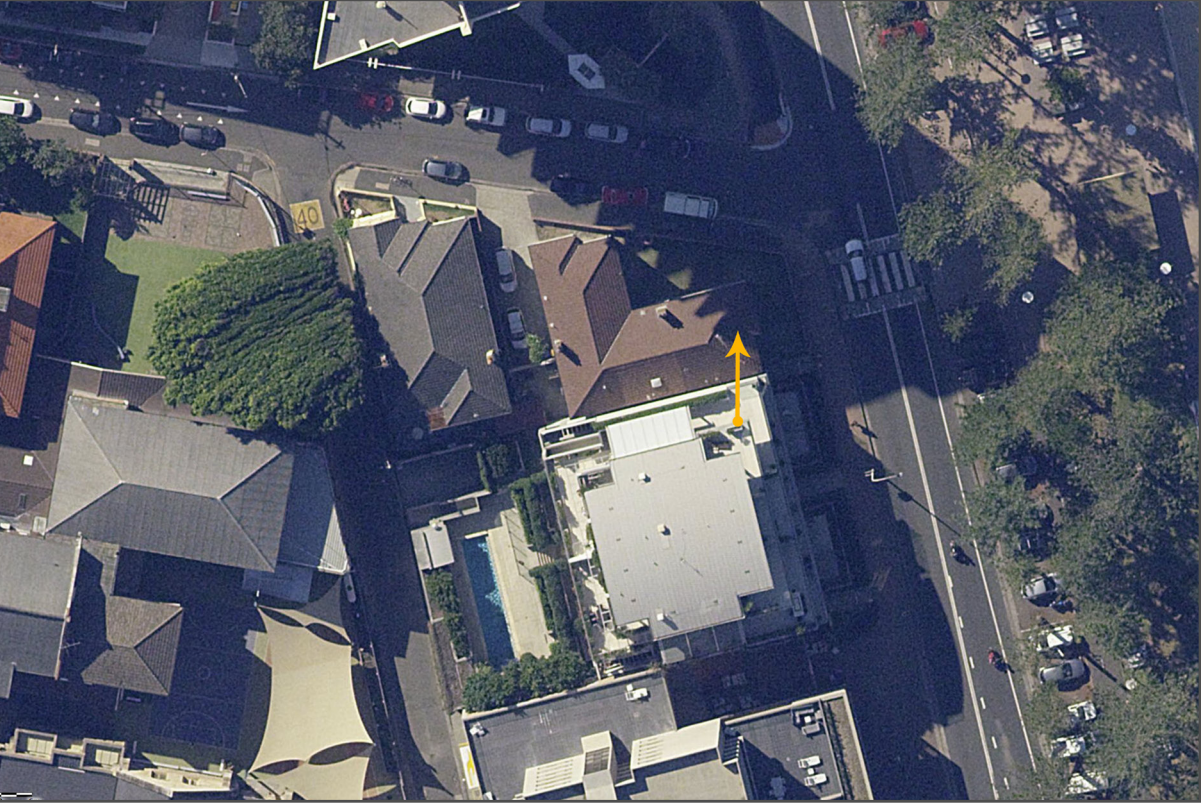
PROPOSED



COMPLIANT

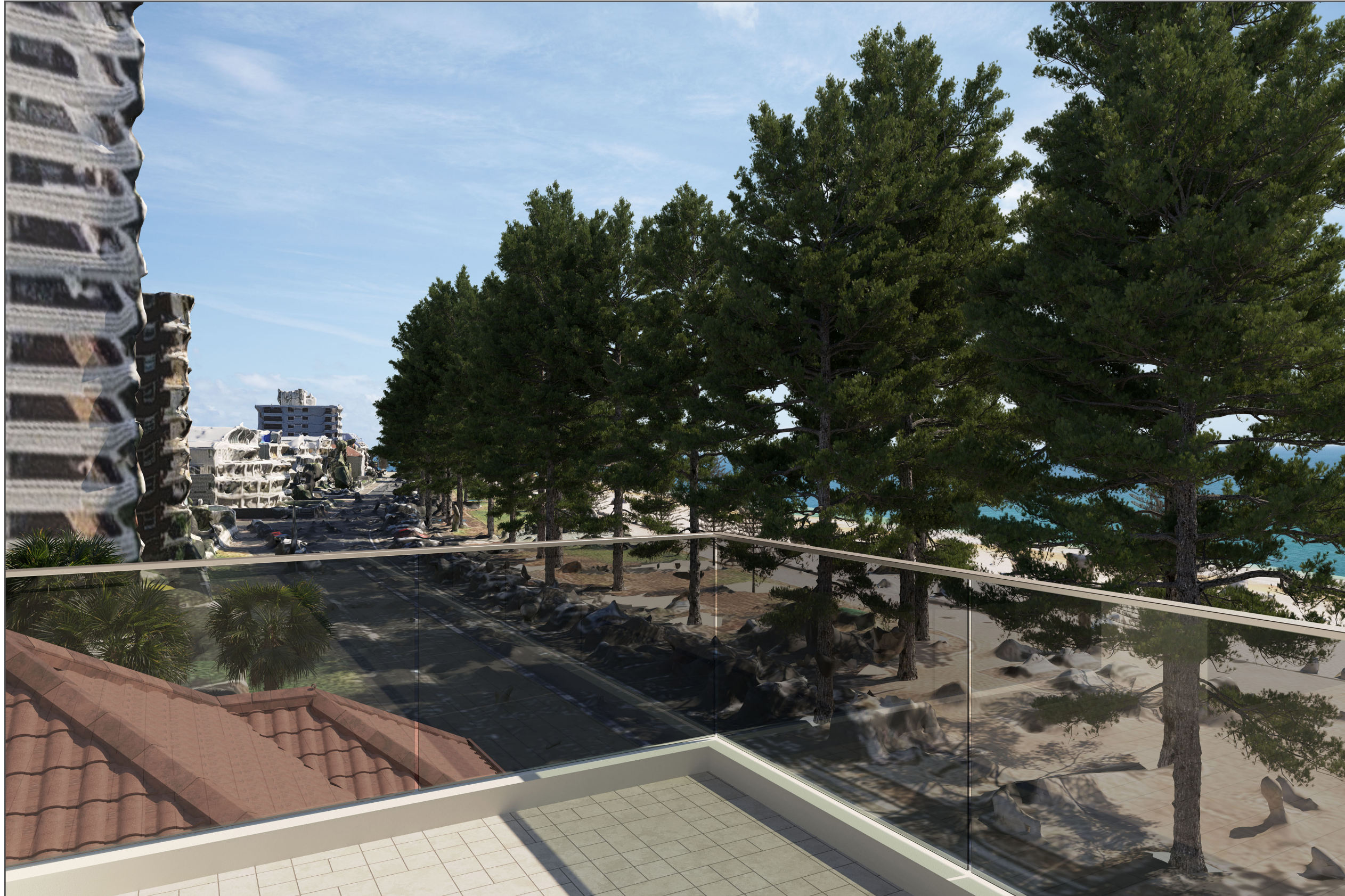


CAMERA LOCATION



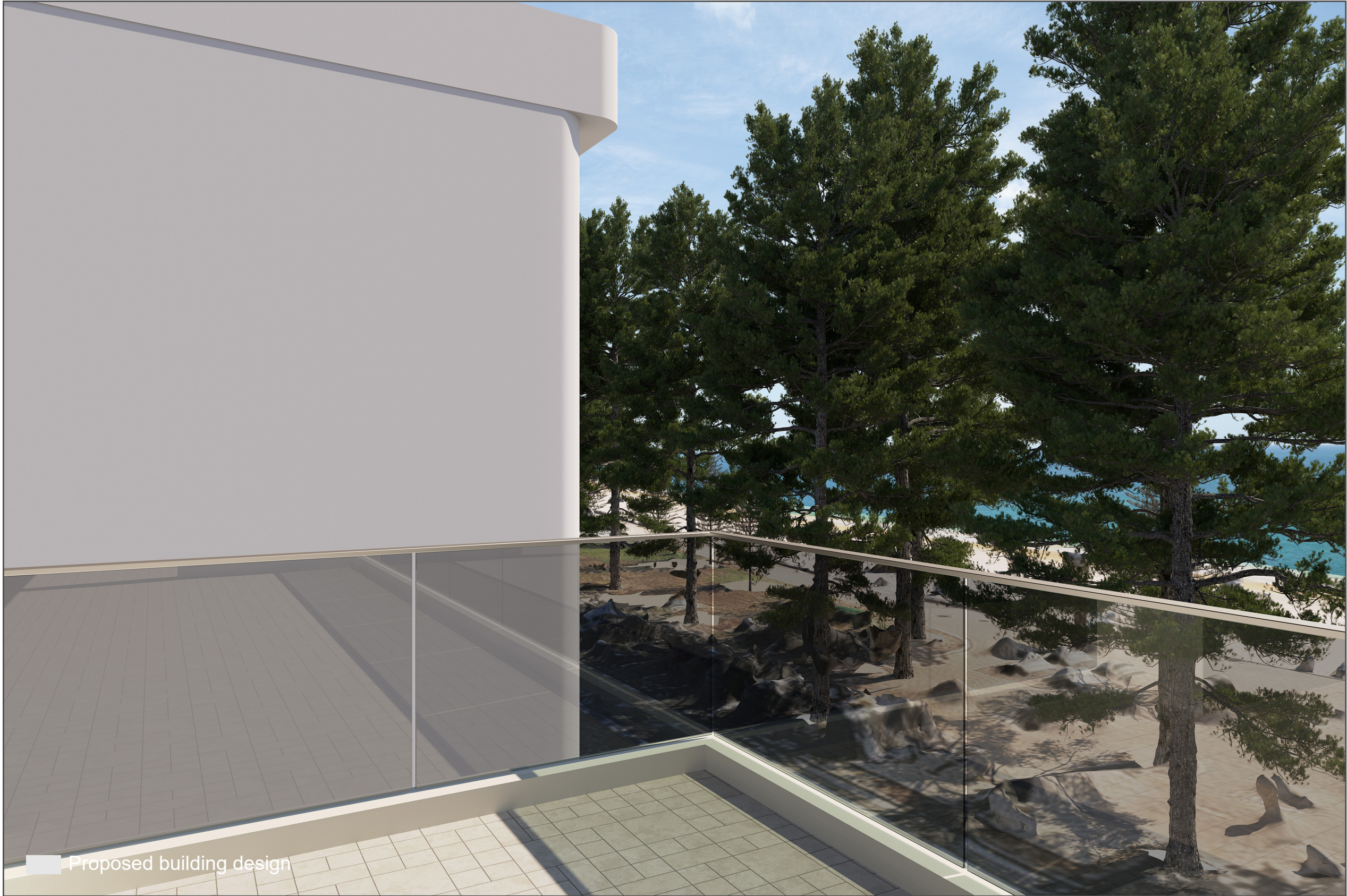
5.10 CAMERA POSITION 3 - 59 NORTH STEYNE, LEVEL 3, TERRACE (24mm lens)

EXISTING



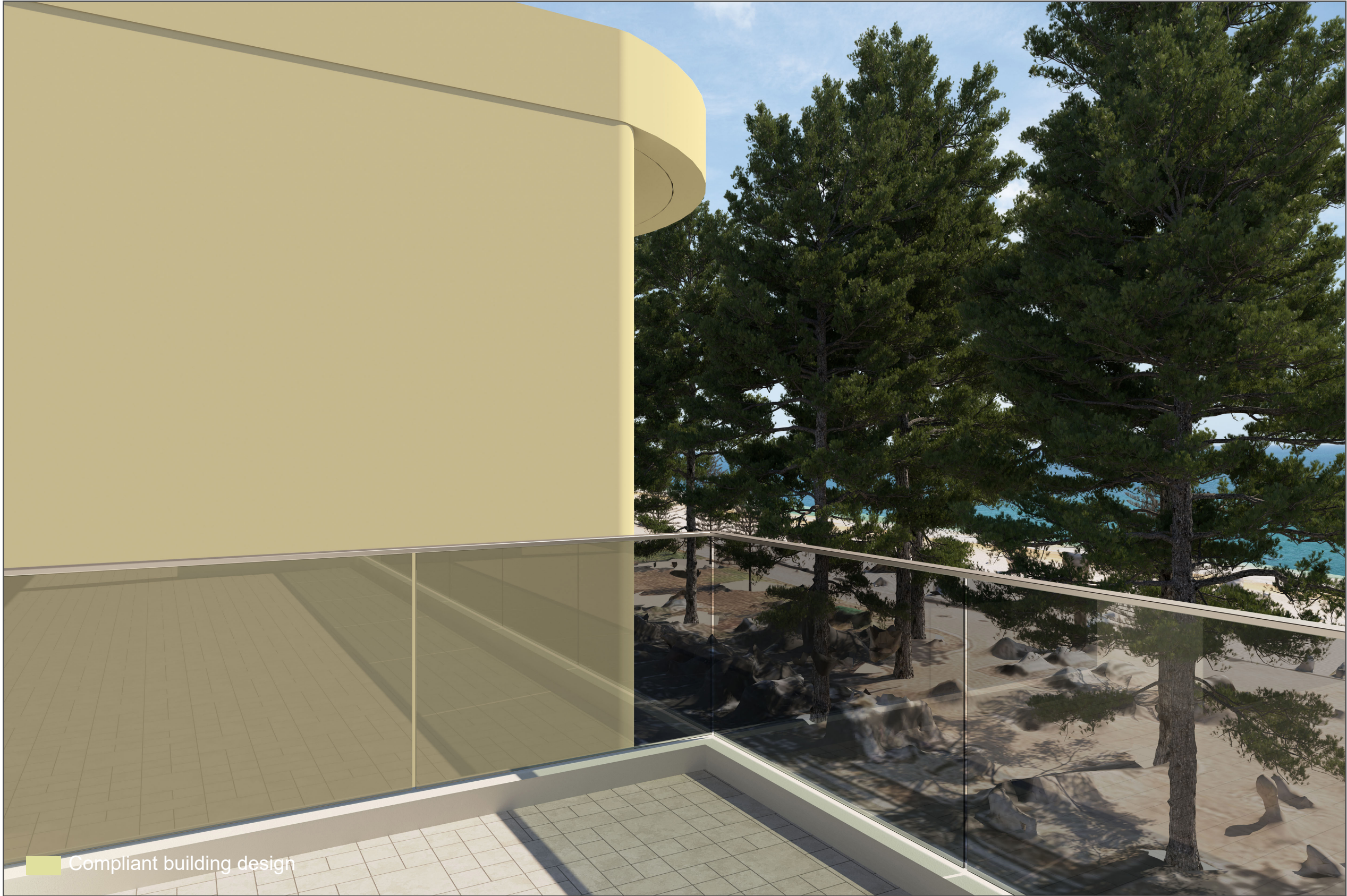
5.11 CAMERA POSITION 3 - 59 NORTH STEYNE, LEVEL 3, LOUNGE ROOM (24mm lens)

PROPOSED



5.12 CAMERA POSITION 3 - 59 NORTH STEYNE, LEVEL 3, LOUNGE ROOM (24mm lens)

COMPLIANT



5.13 CAMERA POSITION 4 - 59 NORTH STEYNE, LEVEL 4, BEDROOM (24mm lens)

EXISTING



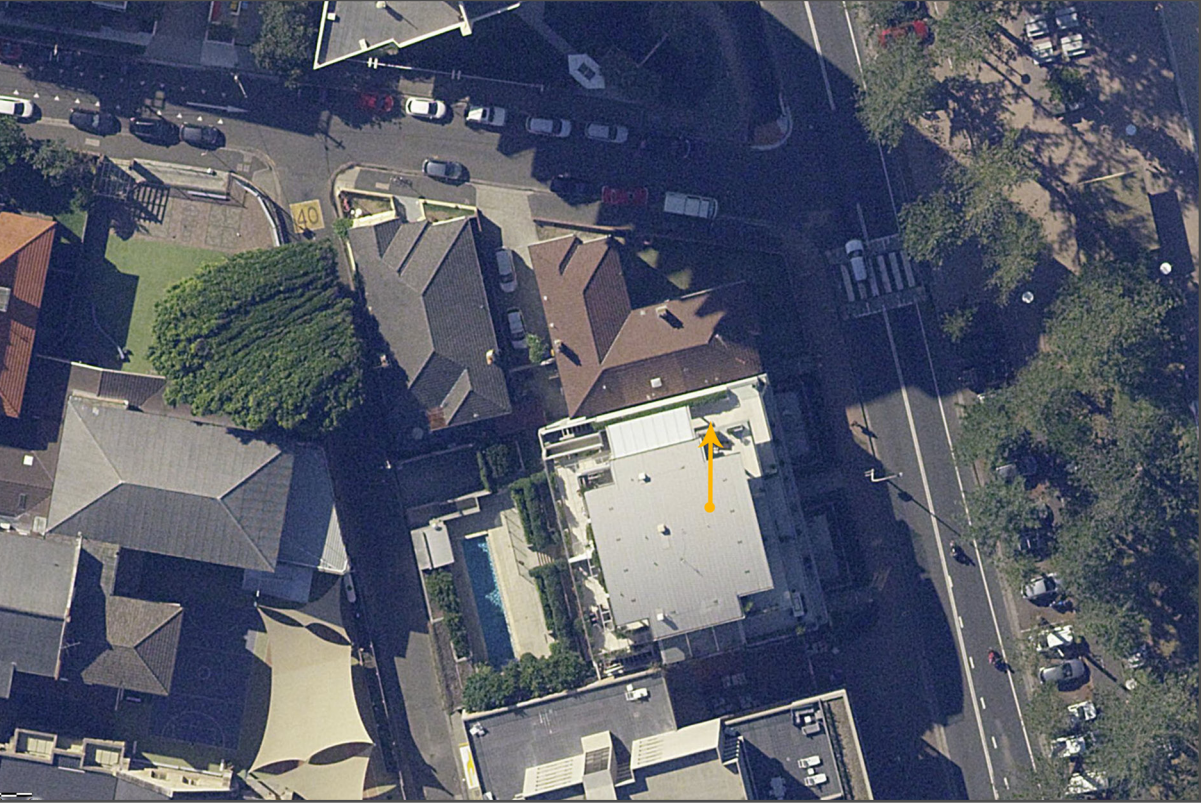
PROPOSED



COMPLIANT



CAMERA LOCATION



5.14 CAMERA POSITION 4 - 59 NORTH STEYNE, LEVEL 4, BEDROOM (24mm lens)

EXISTING



5.15 CAMERA POSITION 4 - 59 NORTH STEYNE, LEVEL 4, BEDROOM (24mm lens)

PROPOSED



5.16 CAMERA POSITION 4 - 59 NORTH STEYNE, LEVEL 4, BEDROOM (24mm lens)

COMPLIANT



5.17 CAMERA POSITION 5 - 59 NORTH STEYNE, LEVEL 4, TERRACE (24mm lens)

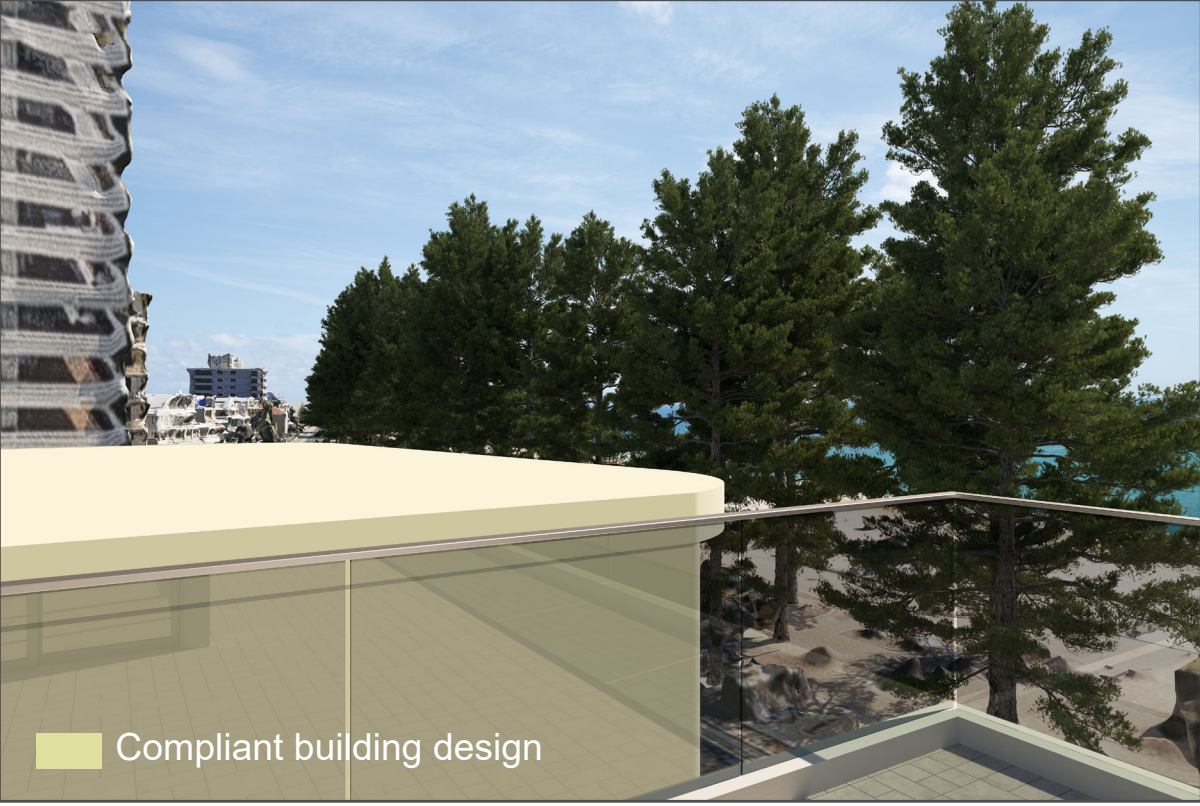
EXISTING



PROPOSED



COMPLIANT



CAMERA LOCATION



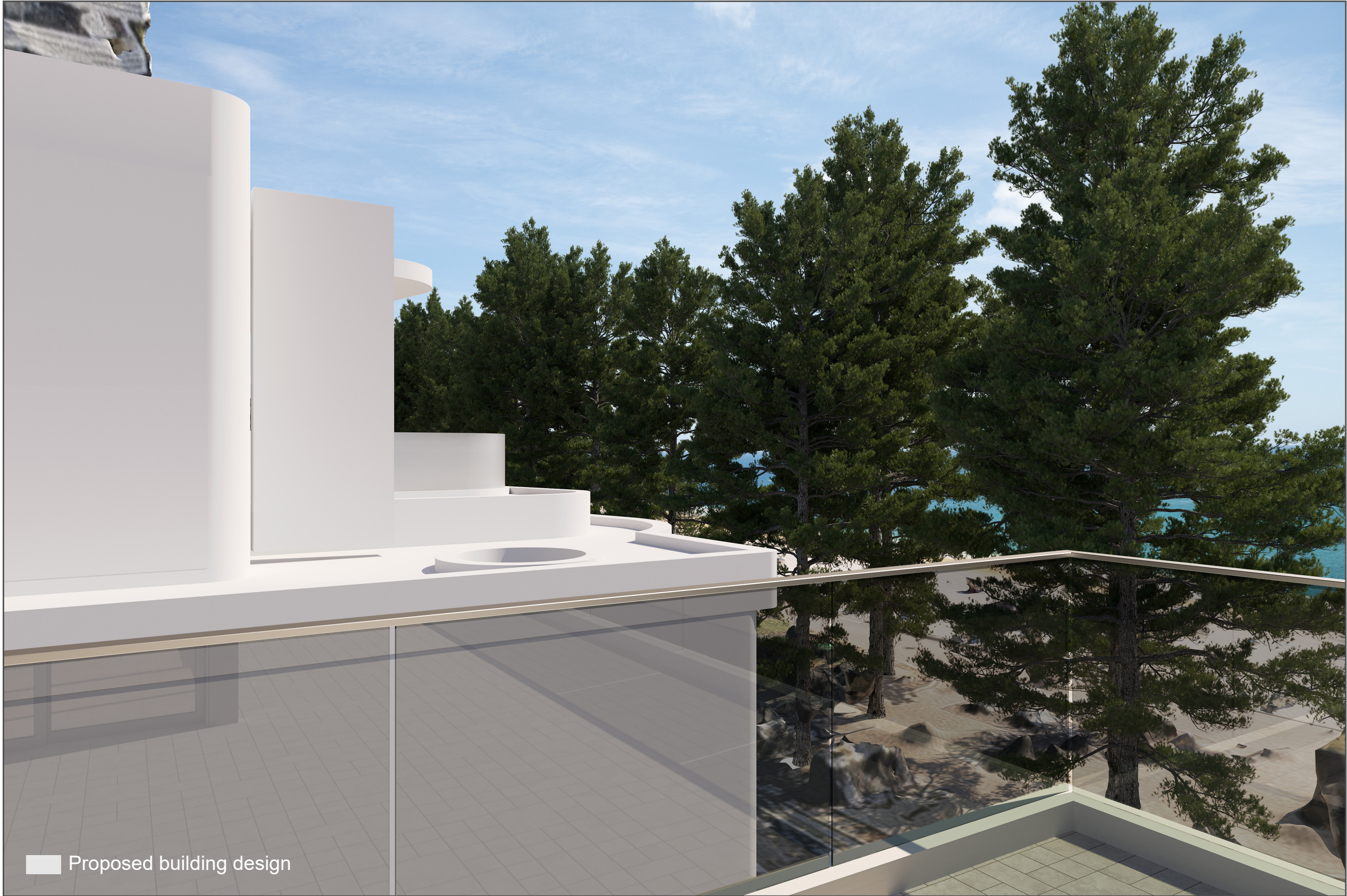
5.18 CAMERA POSITION 5 - 59 NORTH STEYNE, LEVEL 4, TERRACE (24mm lens)

EXISTING



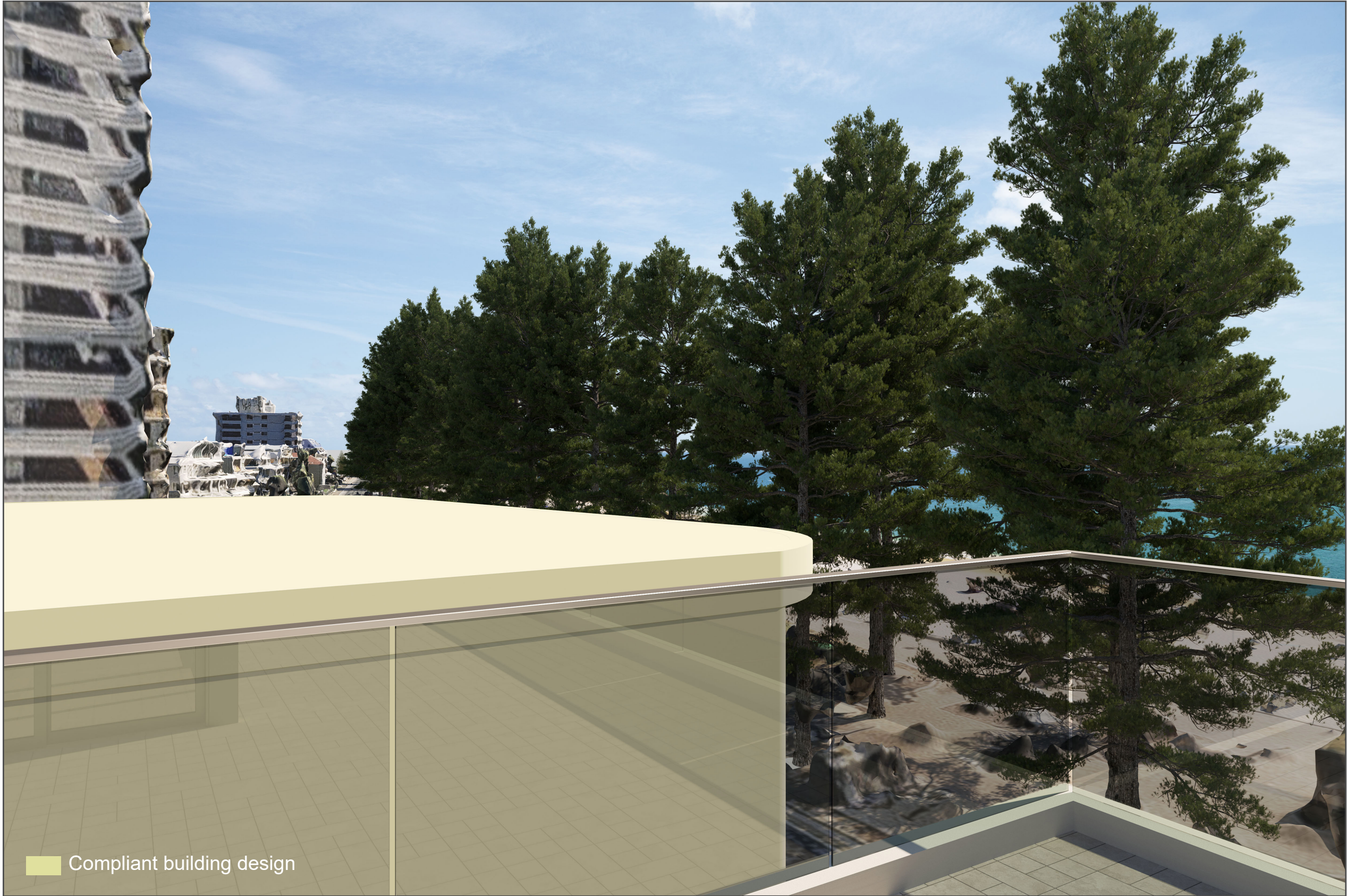
5.19 CAMERA POSITION 5 - 59 NORTH STEYNE, LEVEL 4, TERRACE (24mm lens)

PROPOSED



5.20 CAMERA POSITION 5 - 59 NORTH STEYNE, LEVEL 4, TERRACE (24mm lens)

COMPLIANT



APPENDIX A: 3D SCENE DATA SOURCES

A.1 - 3D Model of proposed building design

Author: Platform Architects
Format: Sketchup files
Alignment: Site boundary positioned to MGA 56 (GDA 2020)

A.2 - 3D Model of 59/60 North Steyne

Author: Platform Architects and Virtual Ideas
Format: Sketchup/3DS Max files
Alignment: Site boundary positioned to MGA 56 (GDA 2020)

A.3 - 3D Model of Existing 61 North Steyne

Author: Virtual Ideas
Format: 3DS Max
Alignment: Site boundary positioned to MGA 56 (GDA 2020)

A.4 - Photogrammetric Manly model

Author: AAM
Format: obj files
Alignment: Supplied referenced to MGA 56 (GDA 2020)

A.5 - Existing Site Survey

Author: Craig and Rhodes
Format: Autocad
Alignment: Supplied referenced to MGA 56 (GDA 2020)

