

An aerial photograph of a suburban area in Maroubra, NSW. The image shows a mix of residential and commercial buildings, including large multi-story apartment complexes and smaller houses. A major road, Maroubra Road, runs horizontally across the lower half of the image. The overall tone is dark and monochromatic, with a focus on architectural forms and street layout.

# 138 Maroubra Road, Maroubra, NSW

View impact renderings and methodology report - Private Views

28th November 2023

VIRTUAL IDEAS

## 1. INTRODUCTION

This document was prepared by Virtual Ideas to demonstrate the visual impact of the proposed developments for 138 Maroubra Road, NSW with respect to the existing built form and site conditions.

## 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.

## 3. RENDERINGS 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 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.

We have used data including existing, approved and proposed building 3D models as well as a site survey to create the 3D scene. A detailed description of the data sources used in this report can be found in Appendix A, B and C.

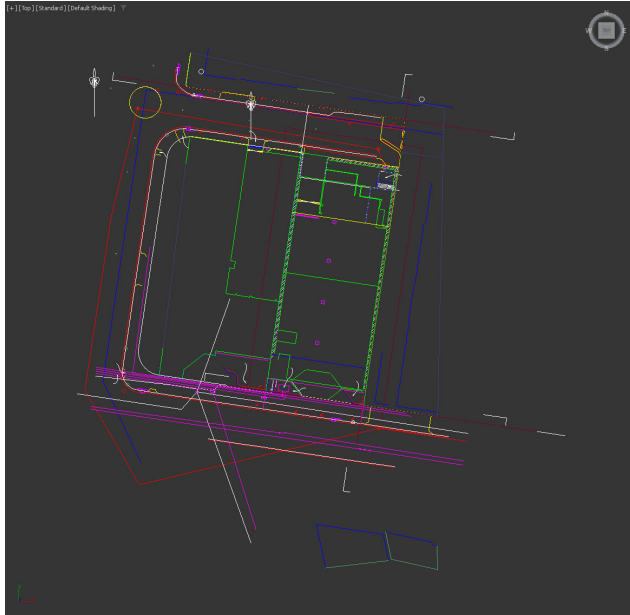
When we receive data sources that are not positioned to MGA-56 GDA 2020 coordinates, we use common points in the data sources that can be aligned to points in other data sources that are positioned at MGA-56 GDA2020. This can be data such as site boundaries and building outlines.

Descriptions of how we have aligned each data source can also be found in Section 3.2.



### 3.2 ALIGNMENT OF 3D SCENE

The 3D models of the proposed building were aligned in the 3D scene by matching the site boundary from the supplied site survey drawing (MGA 56 GDA 2020) to those in the 3D model.



Survey drawing from Craig and Rhodes at MGA 56 GDA2020



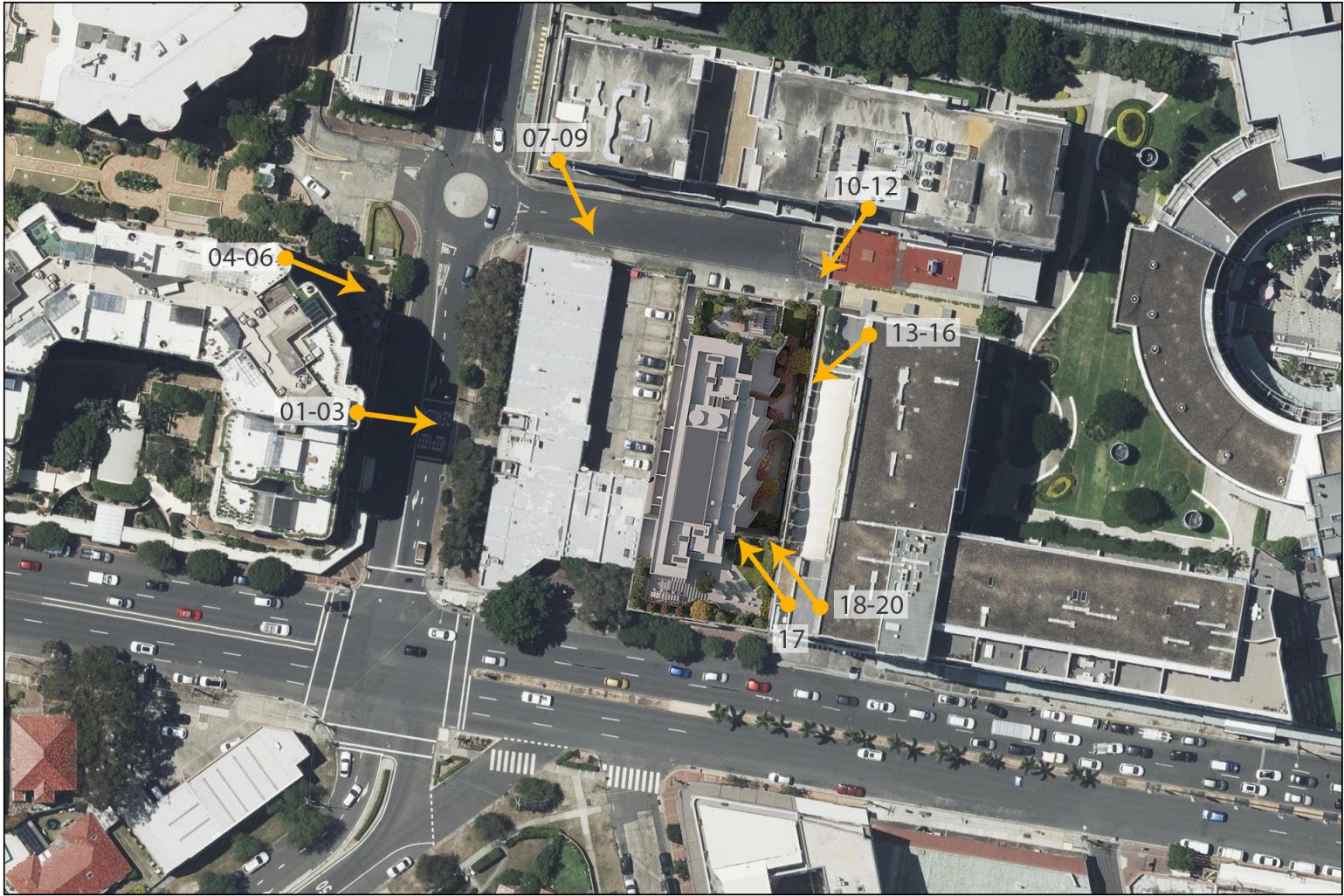
Survey drawing and 3d model of proposed at MGA 56 GDA2020



Survey drawing and Aerometrex city model at MGA 56 GDA2020

4. MAP OF 3D CAMERA LOCATIONS

PLAN ILLUSTRATING CAMERA LOCATIONS FOR VISUAL IMPACT RENDERS OF 138 MAROUBRA ROAD, MAROUBRA, NSW



- Viewpoint 01 - 116 Maroubra Road (RL56.26m)
- Viewpoint 02 - 116 Maroubra Road (RL59.72m)
- Viewpoint 03 - 116 Maroubra Road (RL62.43m)
- Viewpoint 04 - 116 Maroubra Road (RL54.30m)
- Viewpoint 05 - 116 Maroubra Road (RL56.97m)
- Viewpoint 06 - 116 Maroubra Road (RL59.72m)
- Viewpoint 07 - 1 Piccadilly Place (RL52.84m)
- Viewpoint 08 - 1 Piccadilly Place (RL55.81m)
- Viewpoint 09 - 1 Piccadilly Place (RL58.85m)
- Viewpoint 10 - 737 Anzac Parade (RL52.49m)
- Viewpoint 11 - 737 Anzac Parade (RL55.47m)
- Viewpoint 12 - 737 Anzac Parade (RL58.50m)
- Viewpoint 13 - 737 Anzac Parade (RL46.72m)
- Viewpoint 14 - 737 Anzac Parade (RL49.72m)
- Viewpoint 15 - 737 Anzac Parade (RL52.72m)
- Viewpoint 16 - 737 Anzac Parade (RL55.81m)
- Viewpoint 17 - 735 Anzac Parade (RL46.72m)
- Viewpoint 18 - 735 Anzac Parade (RL49.72m)
- Viewpoint 19 - 735 Anzac Parade (RL52.72m)
- Viewpoint 20 - 735 Anzac Parade (RL55.81m)



## 5.1 VIEWPOINT 01 - 116 Maroubra Road (RL56.26m)

CURRENT CONDITION



CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



CAMERA POSITION



## 5.2 VIEWPOINT 01 - 116 Maroubra Road (RL56.26m)

### CURRENT CONDITION





### 5.3 VIEWPOINT 01 - 116 Maroubra Road (RL56.26m)

#### CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



## 5.4 VIEWPOINT 01 - 116 Maroubra Road (RL56.26m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)





## 5.5 VIEWPOINT 01 - 116 Maroubra Road (RL56.26m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)

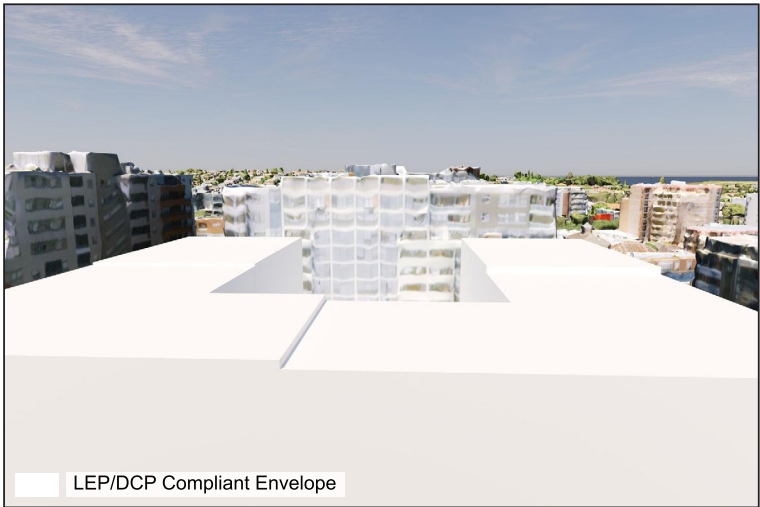


6.1 VIEWPOINT 02 - 116 Maroubra Road (RL59.72m)

CURRENT CONDITION



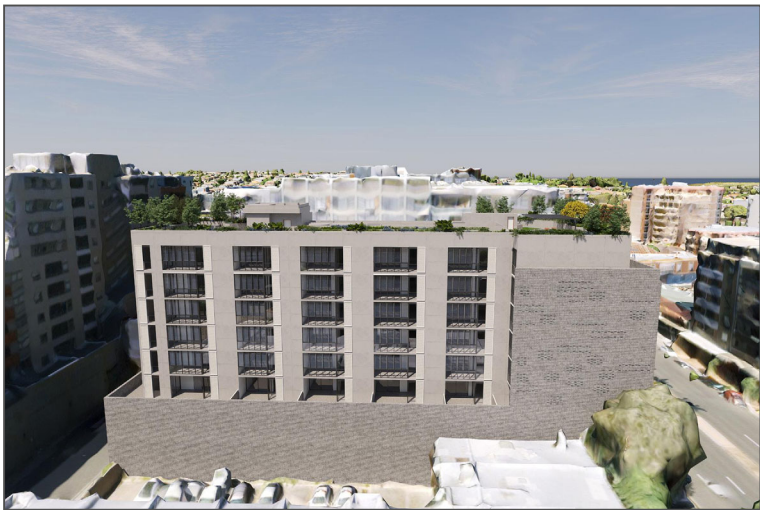
CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



CAMERA POSITION





## 6.2 VIEWPOINT 02 - 116 Maroubra Road (RL59.72m)

### CURRENT CONDITION



6.3 VIEWPOINT 02 - 116 Maroubra Road (RL59.72m)

CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE





## 6.4 VIEWPOINT 02 - 116 Maroubra Road (RL59.72m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)





## 6.5 VIEWPOINT 02 - 116 Maroubra Road (RL59.72m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)





7.1 VIEWPOINT 03 - 116 Maroubra Road (RL62.43m)

CURRENT CONDITION



CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



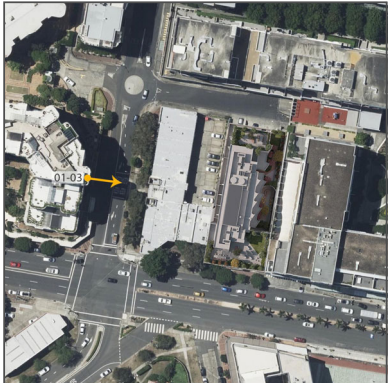
CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



CAMERA POSITION



## 7.2 VIEWPOINT 03 - 116 Maroubra Road (RL62.43m)

### CURRENT CONDITION





### 7.3 VIEWPOINT 03 - 116 Maroubra Road (RL62.43m)

#### CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



## 7.4 VIEWPOINT 03 - 116 Maroubra Road (RL62.43m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)





## 7.5 VIEWPOINT 03 - 116 Maroubra Road (RL62.43m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



8.1 VIEWPOINT 04 - 116 Maroubra Road (RL54.30m)

CURRENT CONDITION



CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



CAMERA POSITION





## 8.2 VIEWPOINT 04 - 116 Maroubra Road (RL54.30m)

### CURRENT CONDITION



### 8.3 VIEWPOINT 04 - 116 Maroubra Road (RL54.30m)

#### CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE





#### 8.4 VIEWPOINT 04 - 116 Maroubra Road (RL54.30m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



**8.5 VIEWPOINT 04 - 116 Maroubra Road (RL54.30m)**

**CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)**



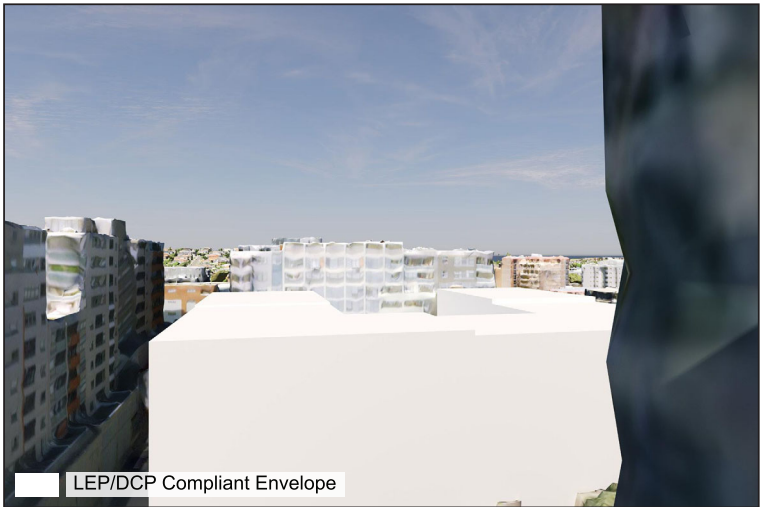


9.1 VIEWPOINT 05 - 116 Maroubra Road (RL56.97m)

CURRENT CONDITION



CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



CAMERA POSITION



## 9.2 VIEWPOINT 05 - 116 Maroubra Road (RL56.97m)

### CURRENT CONDITION





9.3 VIEWPOINT 05 - 116 Maroubra Road (RL56.97m)

CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



#### 9.4 VIEWPOINT 05 - 116 Maroubra Road (RL56.97m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)





## 9.5 VIEWPOINT 05 - 116 Maroubra Road (RL56.97m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



## 10.1 VIEWPOINT 06 - 116 Maroubra Road (RL59.72m)

CURRENT CONDITION



CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



CAMERA POSITION





## 10.2 VIEWPOINT 06 - 116 Maroubra Road (RL59.72m)

### CURRENT CONDITION



### 10.3 VIEWPOINT 06 - 116 Maroubra Road (RL59.72m)

CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE





#### 10.4 VIEWPOINT 06 - 116 Maroubra Road (RL59.72m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



## 10.5 VIEWPOINT 06 - 116 Maroubra Road (RL59.72m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)





## 11.1 VIEWPOINT 07 - 1 Piccadilly Place (RL52.84m)

CURRENT CONDITION



CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



CAMERA POSITION



## 11.2 VIEWPOINT 07 - 1 Piccadilly Place (RL52.84m)

### CURRENT CONDITION





### 11.3 VIEWPOINT 07 - 1 Piccadilly Place (RL52.84m)

CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



## 11.4 VIEWPOINT 07 - 1 Piccadilly Place (RL52.84m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)





## 11.5 VIEWPOINT 07 - 1 Piccadilly Place (RL52.84m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)





## 12.1 VIEWPOINT 08 - 1 Piccadilly Place (RL55.81m)

CURRENT CONDITION



CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



CAMERA POSITION





## 12.2 VIEWPOINT 08 - 1 Piccadilly Place (RL55.81m)

### CURRENT CONDITION



### 12.3 VIEWPOINT 08 - 1 Piccadilly Place (RL55.81m)

CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE





## 12.4 VIEWPOINT 08 - 1 Piccadilly Place (RL55.81m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)





## 12.5 VIEWPOINT 08 - 1 Piccadilly Place (RL55.81m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)





### 13.1 VIEWPOINT 09 - 1 Piccadilly Place (RL58.85m)

CURRENT CONDITION



CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



CAMERA POSITION





### 13.2 VIEWPOINT 09 - 1 Piccadilly Place (RL58.85m)

#### CURRENT CONDITION





### 13.3 VIEWPOINT 09 - 1 Piccadilly Place (RL58.85m)

CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



### 13.4 VIEWPOINT 09 - 1 Piccadilly Place (RL58.85m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)





### 13.5 VIEWPOINT 09 - 1 Piccadilly Place (RL58.85m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)





## 14.1 VIEWPOINT 10 - 737 Anzac Parade (RL52.49m)

CURRENT CONDITION



CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



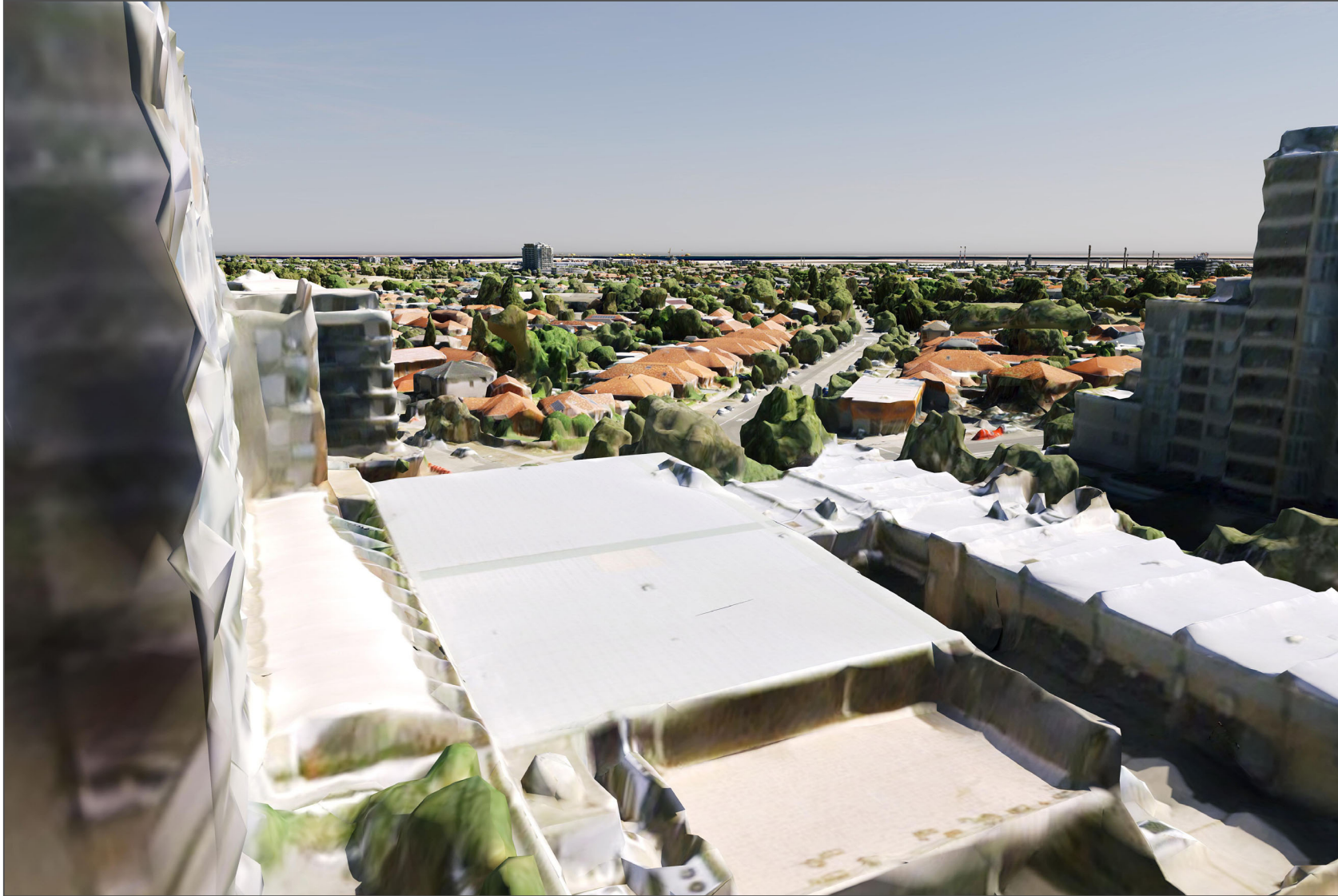
CAMERA POSITION





## 14.2 VIEWPOINT 10 - 737 Anzac Parade (RL52.49m)

### CURRENT CONDITION



### 14.3 VIEWPOINT 10 - 737 Anzac Parade (RL52.49m)

CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE





#### 14.4 VIEWPOINT 10 - 737 Anzac Parade (RL52.49m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



## 14.5 VIEWPOINT 10 - 737 Anzac Parade (RL52.49m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)





## 15.1 VIEWPOINT 11 - 737 Anzac Parade (RL55.47m)

CURRENT CONDITION



CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



CAMERA POSITION



## 15.2 VIEWPOINT 11 - 737 Anzac Parade (RL55.47m)

### CURRENT CONDITION





### 15.3 VIEWPOINT 11 - 737 Anzac Parade (RL55.47m)

CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



## 15.4 VIEWPOINT 11 - 737 Anzac Parade (RL55.47m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)





## 15.5 VIEWPOINT 11 - 737 Anzac Parade (RL55.47m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)





## 16.1 VIEWPOINT 12 - 737 Anzac Parade (RL58.50m)

CURRENT CONDITION



CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



CAMERA POSITION





## 16.2 VIEWPOINT 12 - 737 Anzac Parade (RL58.50m)

### CURRENT CONDITION



### 16.3 VIEWPOINT 12 - 737 Anzac Parade (RL58.50m)

#### CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE





## 16.4 VIEWPOINT 12 - 737 Anzac Parade (RL58.50m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)





## 16.5 VIEWPOINT 12 - 737 Anzac Parade (RL58.50m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



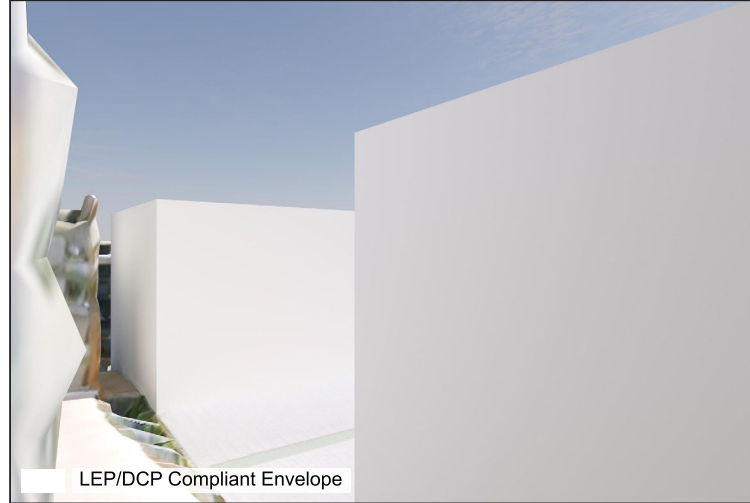


## 17.1 VIEWPOINT 13 - 737 Anzac Parade (RL46.72m)

CURRENT CONDITION



CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



CAMERA POSITION



## 17.2 VIEWPOINT 13 - 737 Anzac Parade (RL46.72m)

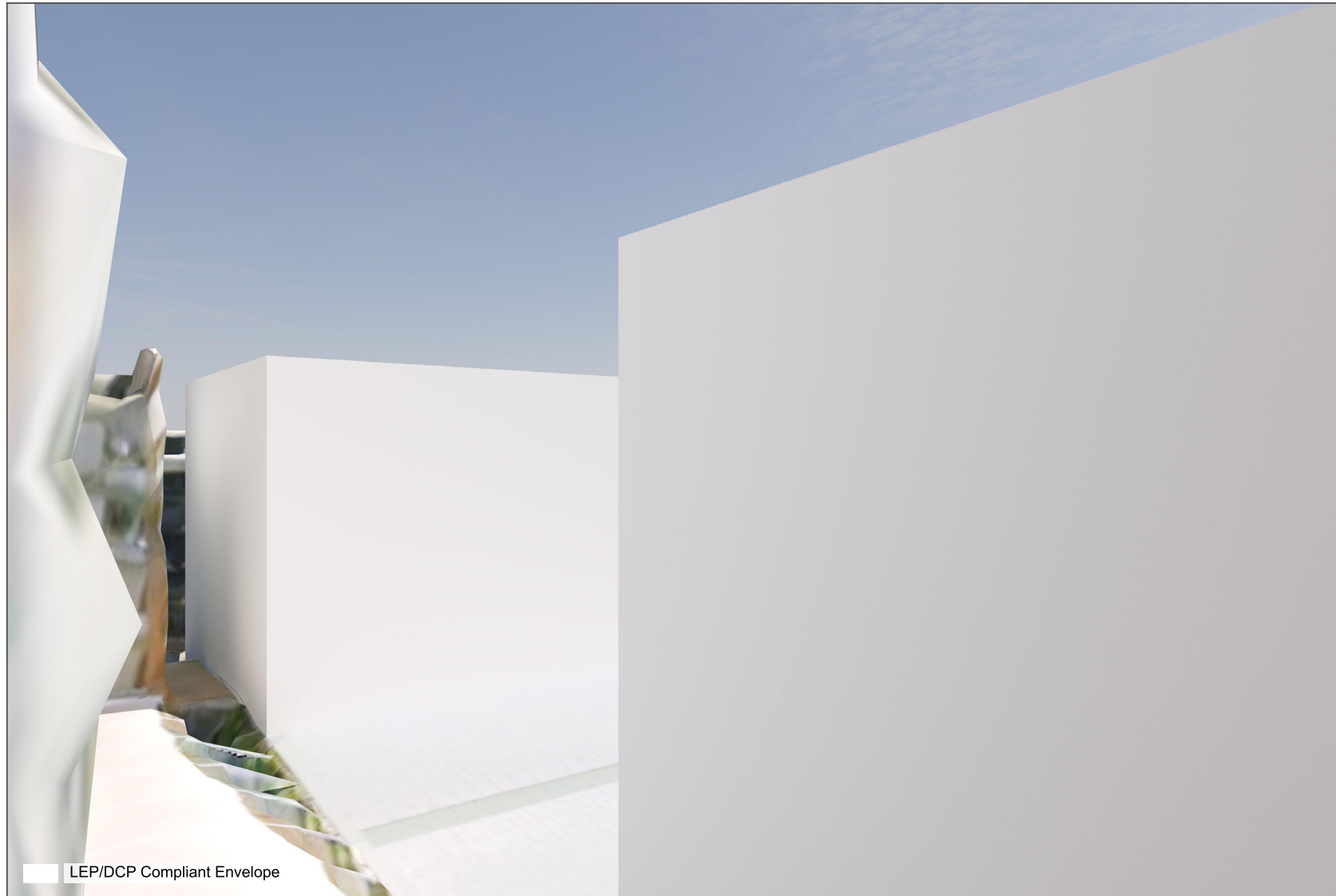
### CURRENT CONDITION





### 17.3 VIEWPOINT 13 - 737 Anzac Parade (RL46.72m)

CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



## 17.4 VIEWPOINT 13 - 737 Anzac Parade (RL46.72m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)





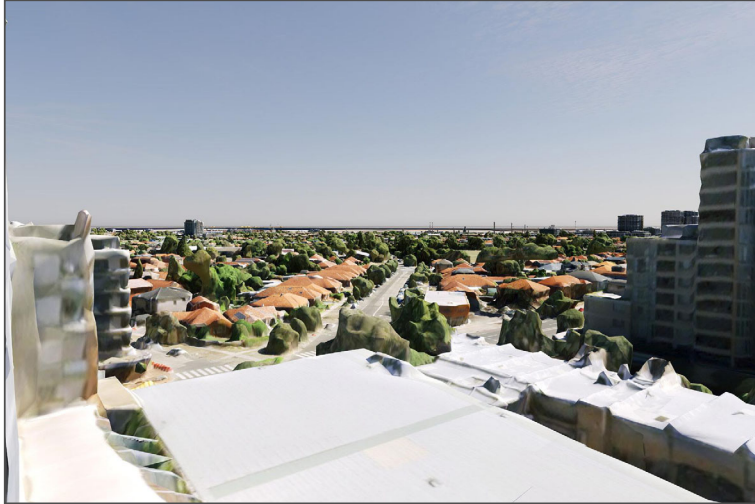
## 17.5 VIEWPOINT 13 - 737 Anzac Parade (RL46.72m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



## 18.1 VIEWPOINT 14 - 737 Anzac Parade (RL49.72m)

CURRENT CONDITION



CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



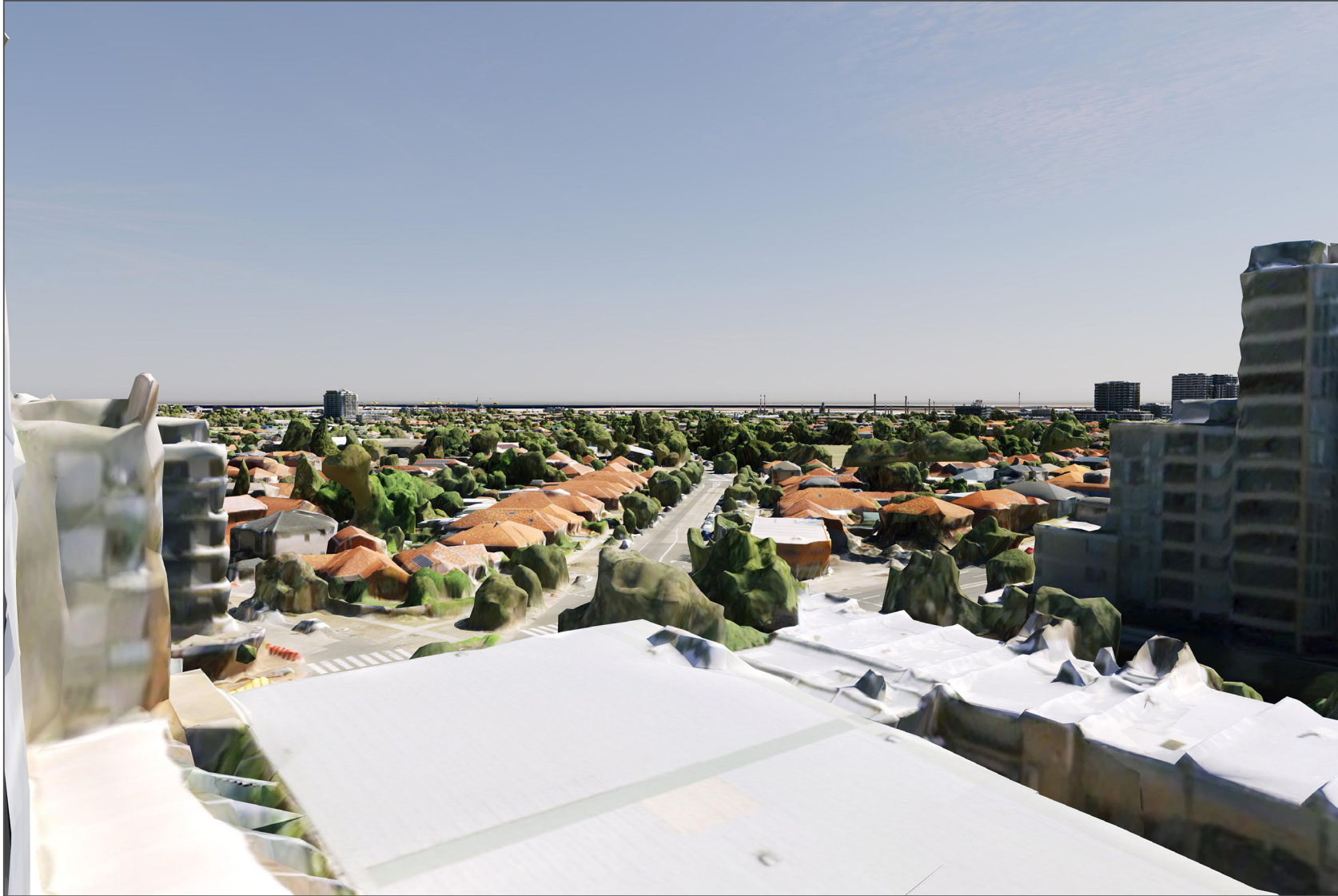
CAMERA POSITION





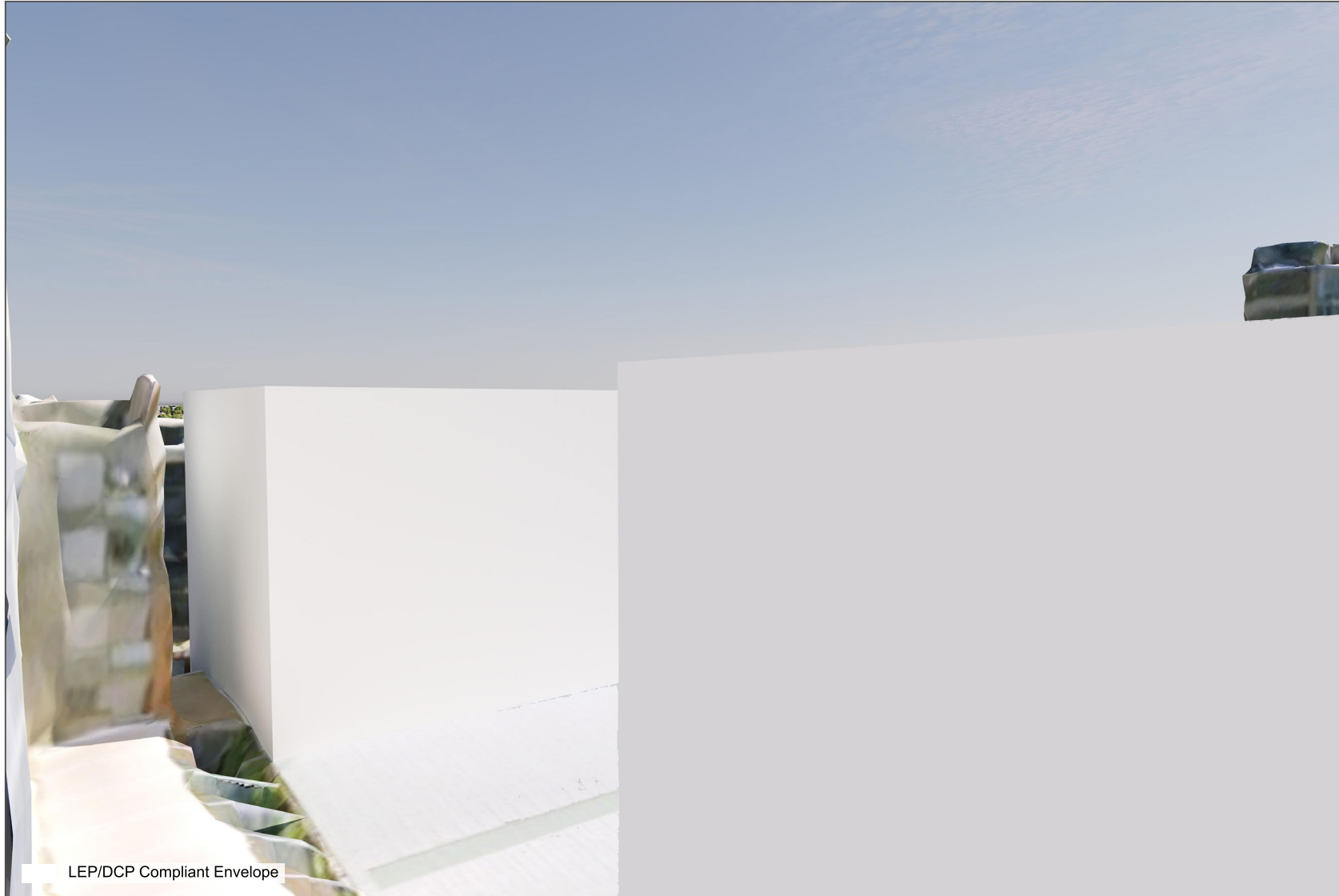
## 18.2 VIEWPOINT 14 - 737 Anzac Parade (RL49.72m)

### CURRENT CONDITION



### 18.3 VIEWPOINT 14 - 737 Anzac Parade (RL49.72m)

#### CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE





## 18.4 VIEWPOINT 14 - 737 Anzac Parade (RL49.72m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



## 18.5 VIEWPOINT 14 - 737 Anzac Parade (RL49.72m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)





## 19.1 VIEWPOINT 15 - 737 Anzac Parade (RL52.72m)

CURRENT CONDITION



CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)

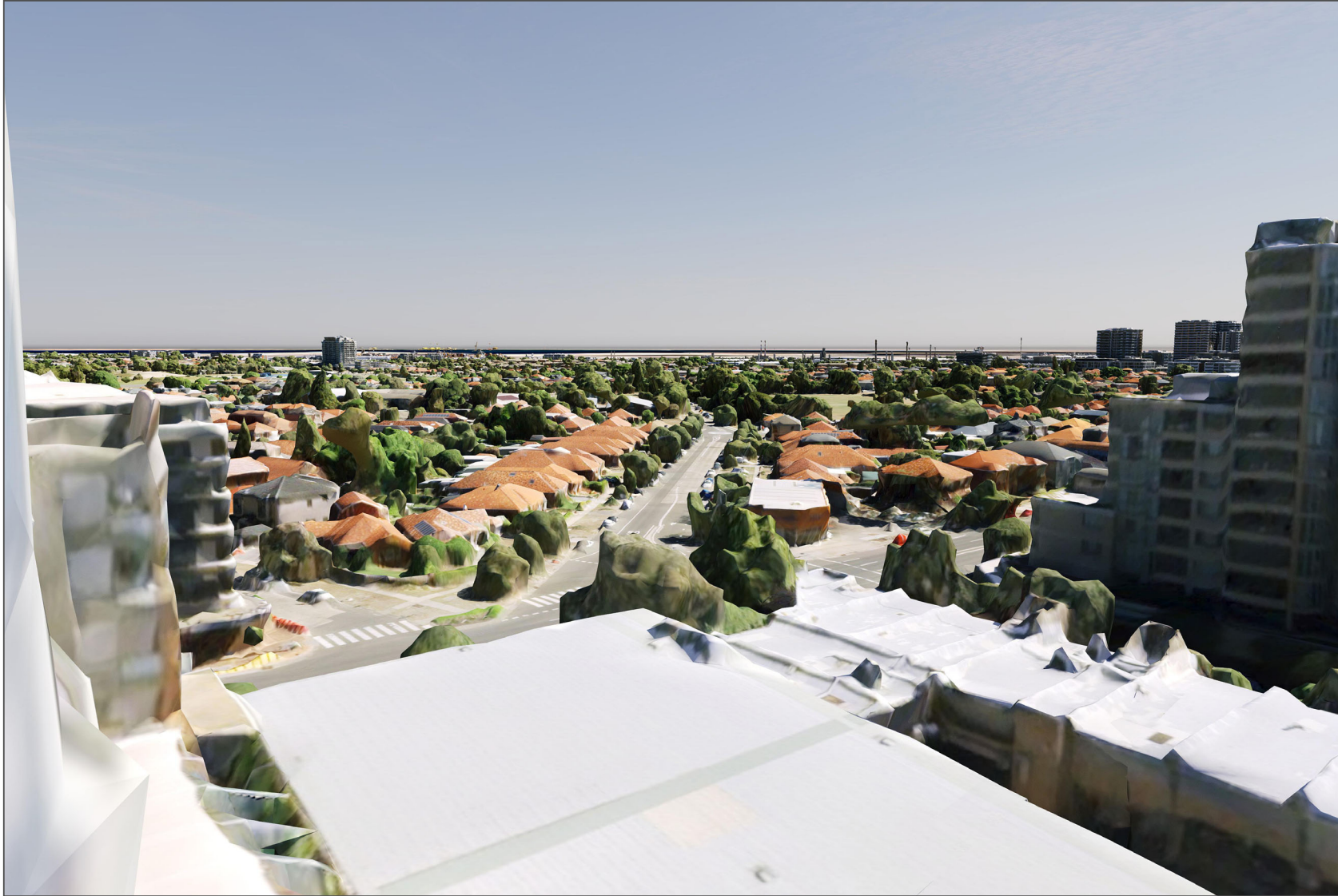


CAMERA POSITION



## 19.2 VIEWPOINT 15 - 737 Anzac Parade (RL52.72m)

### CURRENT CONDITION





### 19.3 VIEWPOINT 15 - 737 Anzac Parade (RL52.72m)

CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



## 19.4 VIEWPOINT 15 - 737 Anzac Parade (RL52.72m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)





## 19.5 VIEWPOINT 15 - 737 Anzac Parade (RL52.72m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



20.1 VIEWPOINT 16 - 737 Anzac Parade (RL55.81m)

CURRENT CONDITION



CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



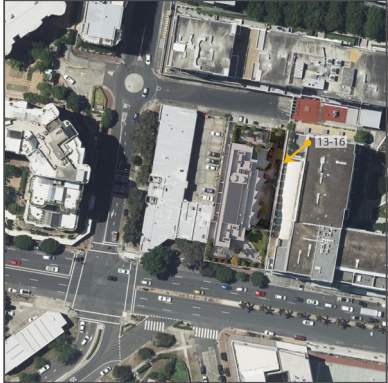
CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



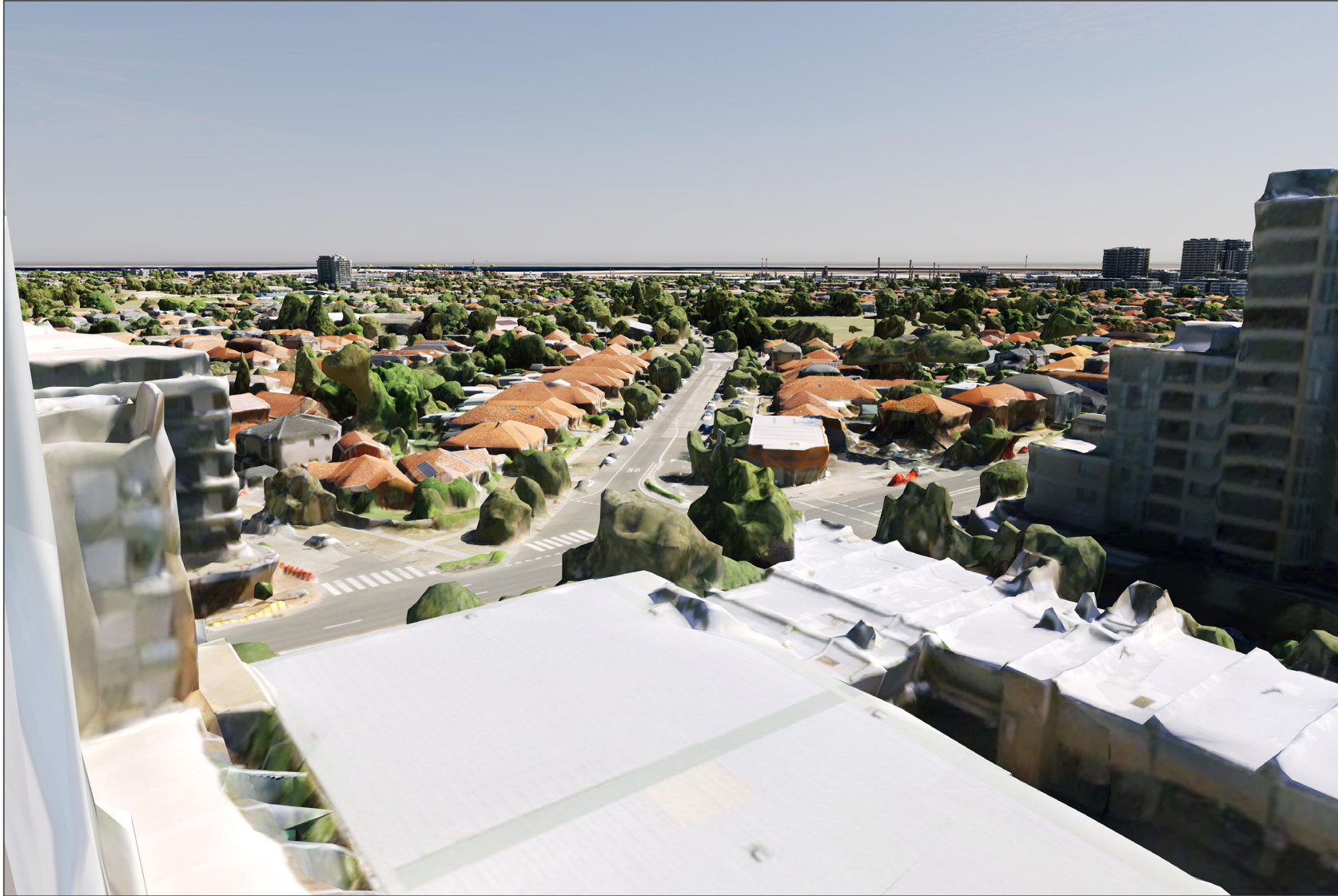
CAMERA POSITION





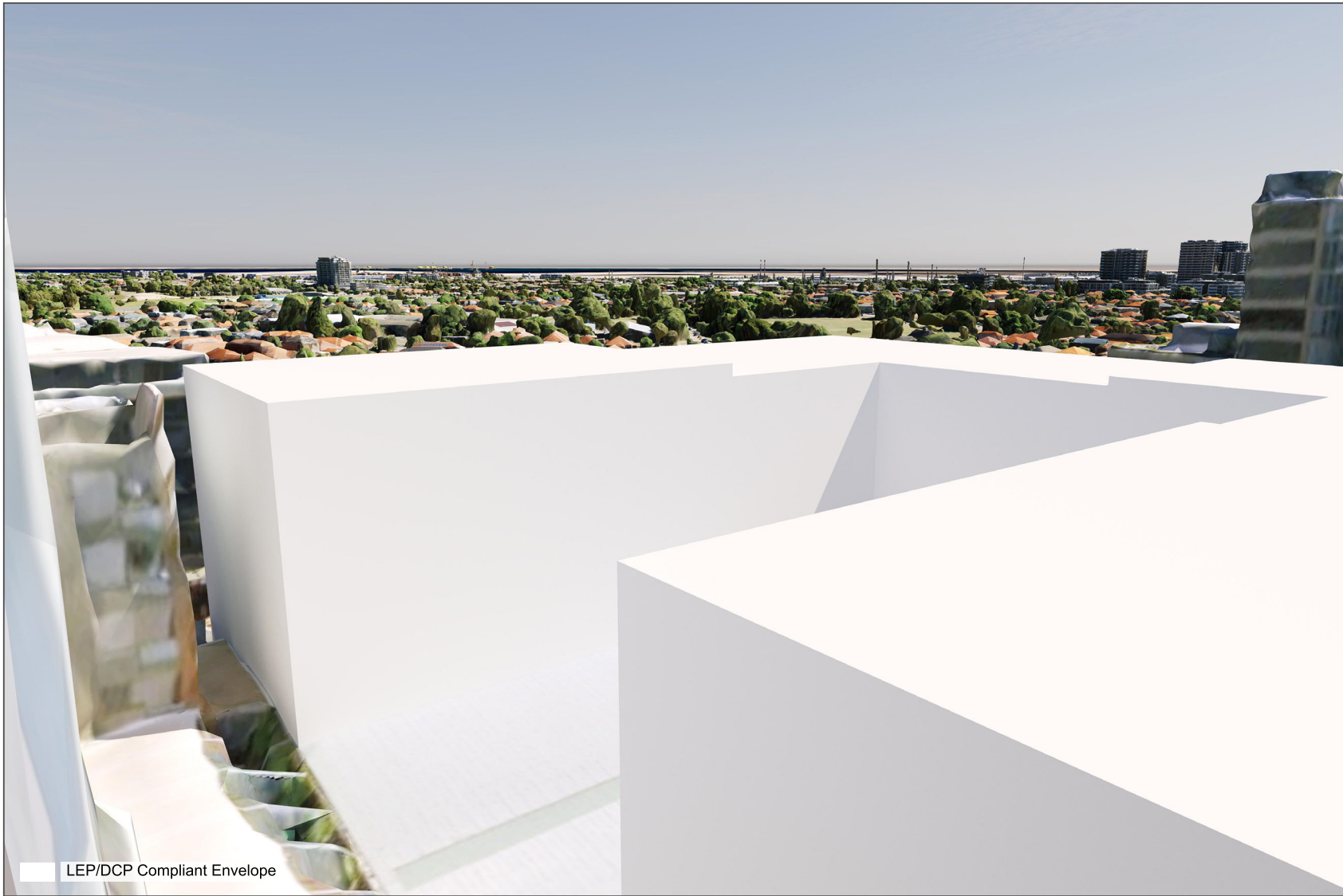
## 20.2 VIEWPOINT 16 - 737 Anzac Parade (RL55.81m)

### CURRENT CONDITION



20.3 VIEWPOINT 16 - 737 Anzac Parade (RL55.81m)

CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE





## 20.4 VIEWPOINT 16 - 737 Anzac Parade (RL55.81m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



## 20.5 VIEWPOINT 16 - 737 Anzac Parade (RL55.81m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)





21.1 VIEWPOINT 17 - 737 Anzac Parade (RL46.72m)

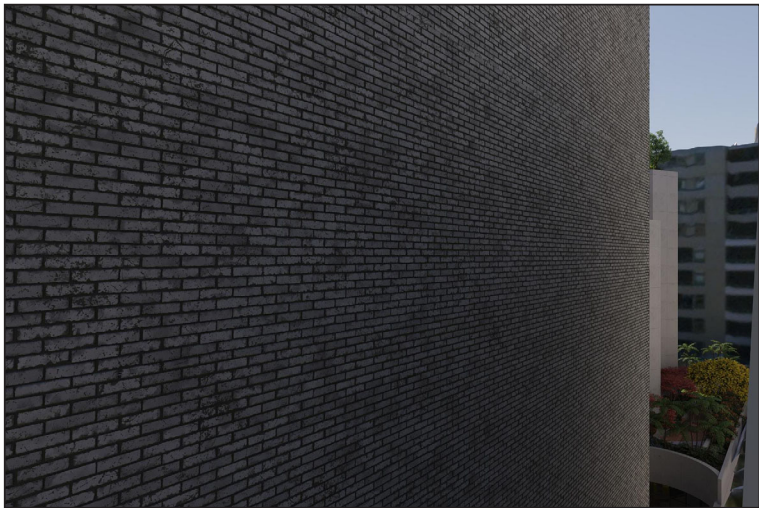
CURRENT CONDITION



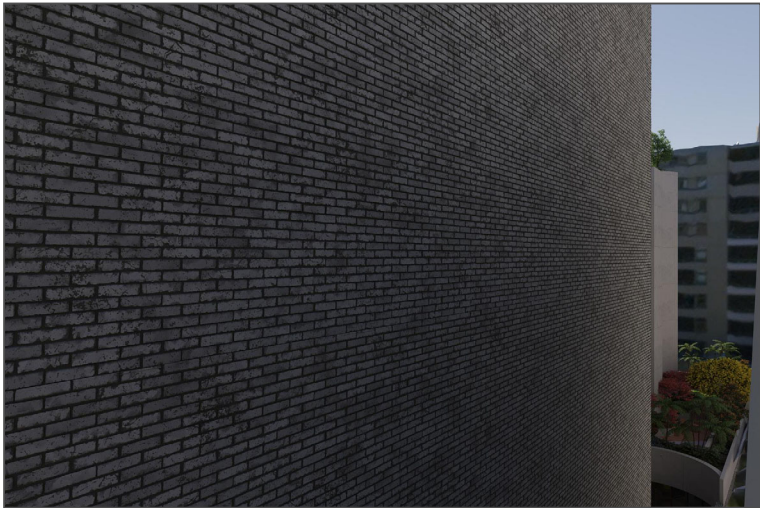
CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



CAMERA POSITION



## 21.2 VIEWPOINT 17 - 737 Anzac Parade (RL46.72m)

### CURRENT CONDITION





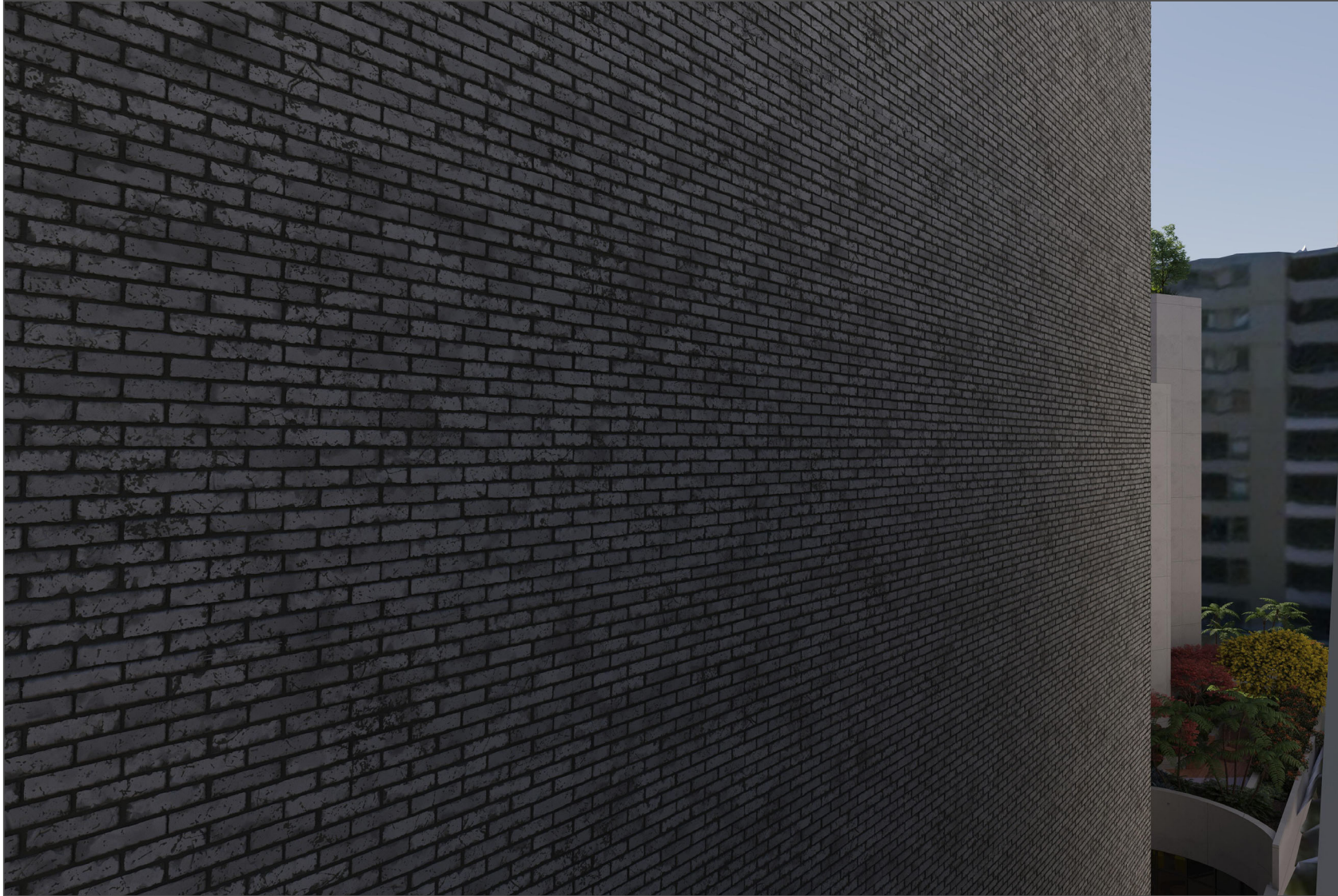
21.3 VIEWPOINT 17 - 737 Anzac Parade (RL46.72m)

CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



## 21.4 VIEWPOINT 17 - 737 Anzac Parade (RL46.72m)

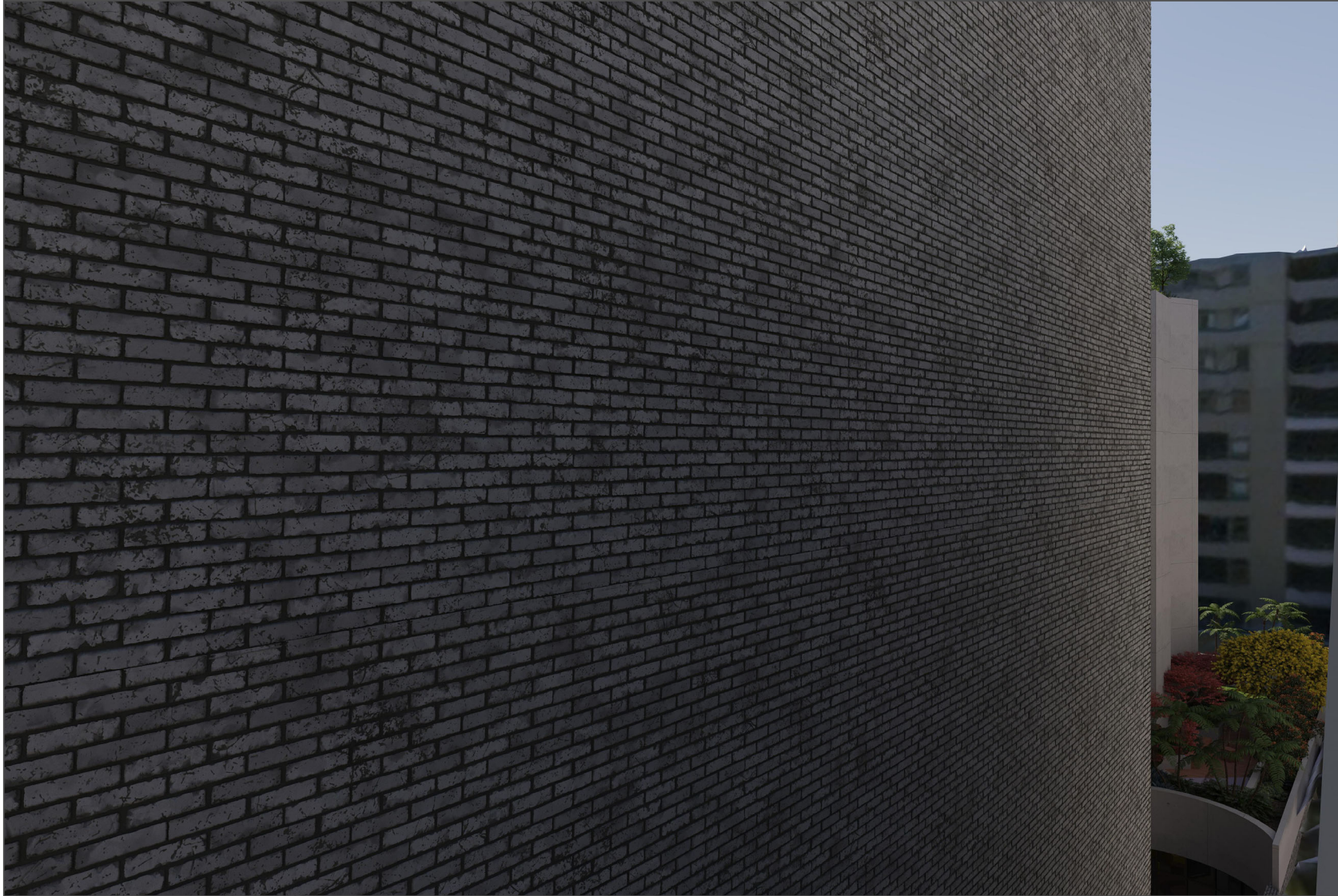
CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)





## 21.5 VIEWPOINT 17 - 737 Anzac Parade (RL46.72m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)





22.1 VIEWPOINT 18 - 737 Anzac Parade (RL49.72m)

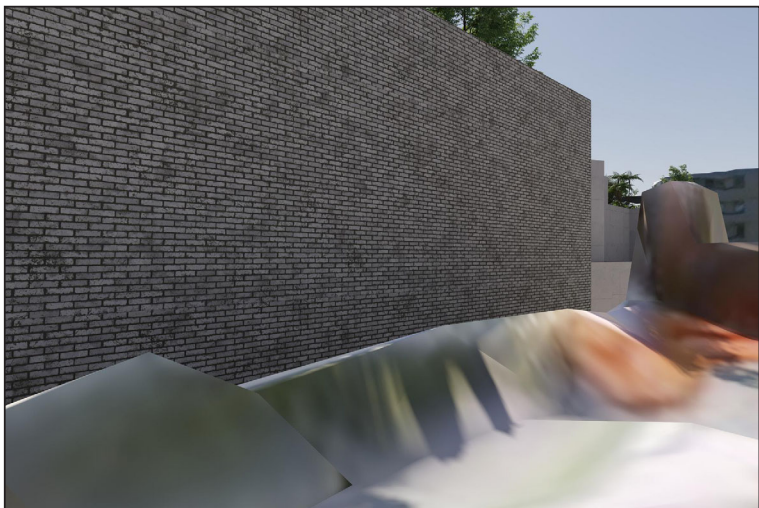
CURRENT CONDITION



CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



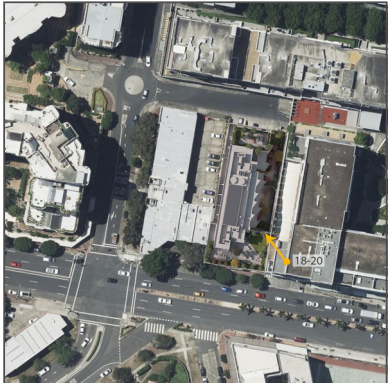
CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



CAMERA POSITION





## 22.2 VIEWPOINT 18 - 737 Anzac Parade (RL49.72m)

### CURRENT CONDITION



## 22.3 VIEWPOINT 18 - 737 Anzac Parade (RL49.72m)

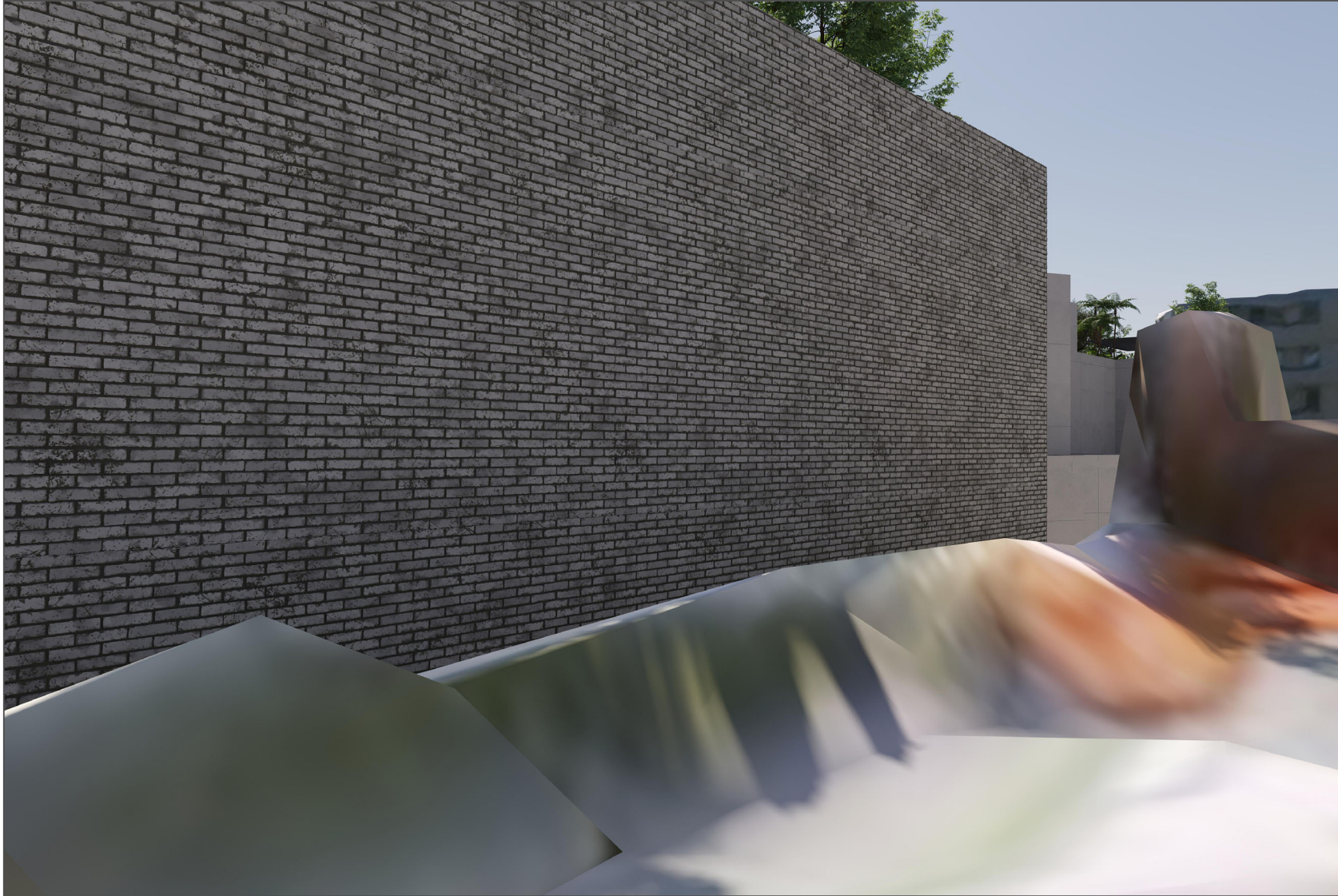
CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE





## 22.4 VIEWPOINT 18 - 737 Anzac Parade (RL49.72m)

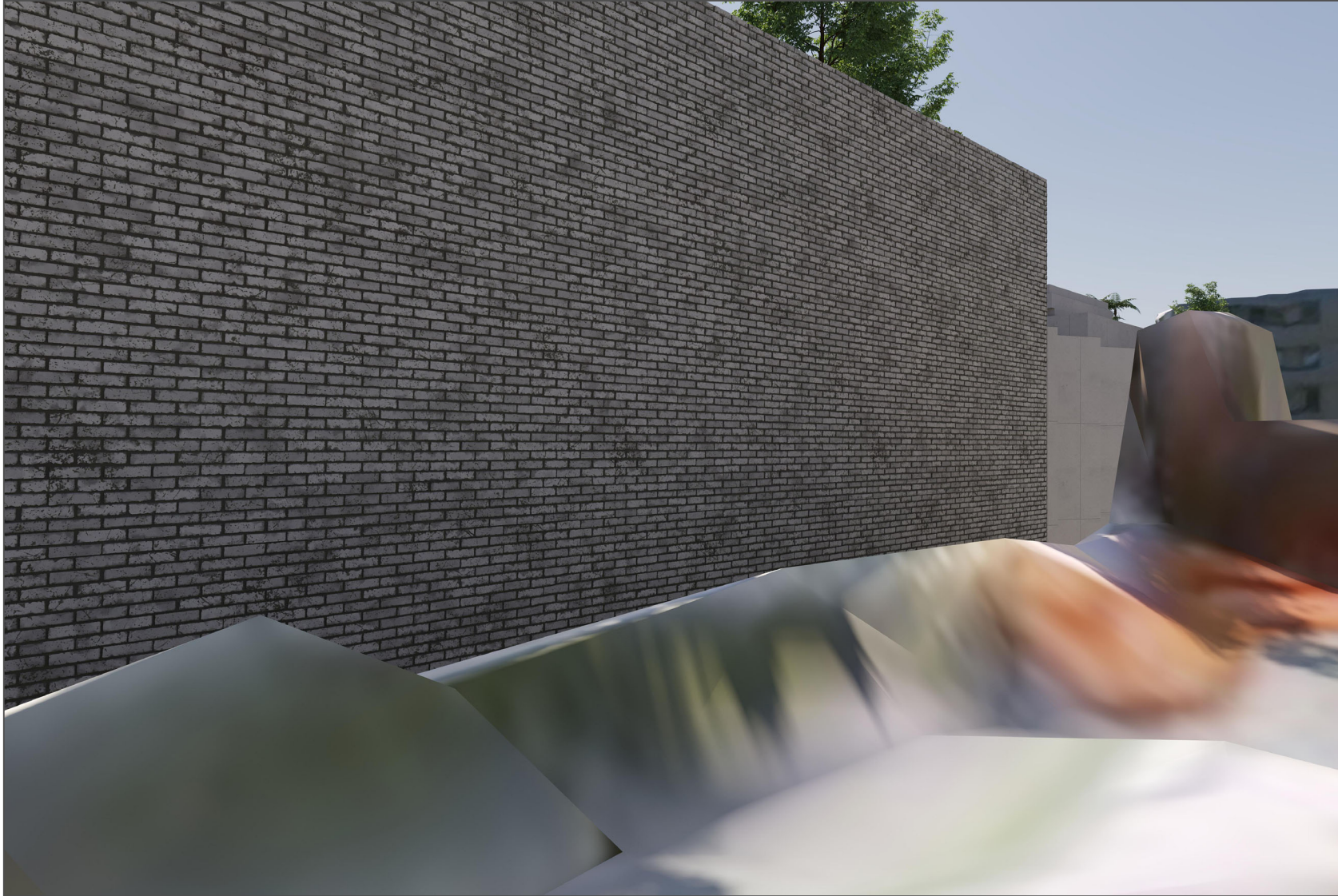
CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)





## 22.5 VIEWPOINT 18 - 737 Anzac Parade (RL49.72m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)





23.1 VIEWPOINT 19 - 737 Anzac Parade (RL52.72m)

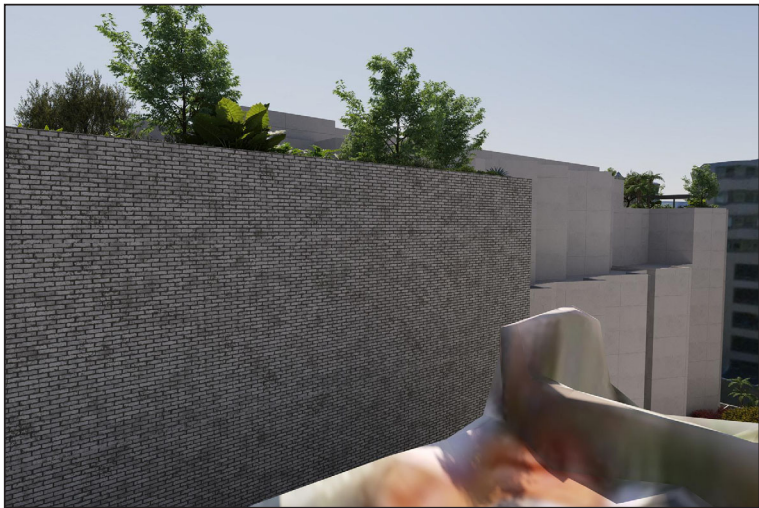
CURRENT CONDITION



CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



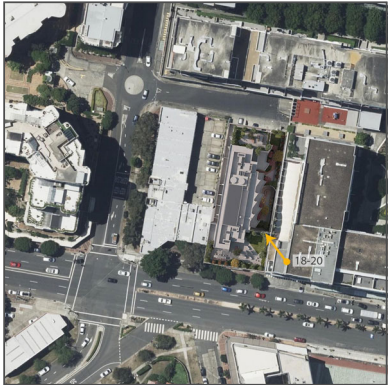
CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



CAMERA POSITION



## 23.2 VIEWPOINT 19 - 737 Anzac Parade (RL52.72m)

### CURRENT CONDITION





### 23.3 VIEWPOINT 19 - 737 Anzac Parade (RL52.72m)

CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



## 23.4 VIEWPOINT 19 - 737 Anzac Parade (RL52.72m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)





### 23.5 VIEWPOINT 19 - 737 Anzac Parade (RL52.72m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)





24.1 VIEWPOINT 20 - 737 Anzac Parade (RL55.81m)

CURRENT CONDITION



CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



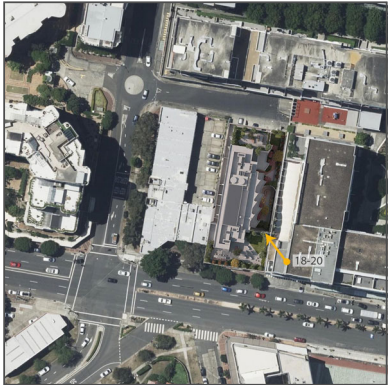
CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)



CAMERA POSITION





## 24.2 VIEWPOINT 20 - 737 Anzac Parade (RL55.81m)

### CURRENT CONDITION



## 24.3 VIEWPOINT 20 - 737 Anzac Parade (RL55.81m)

### CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE





## 24.4 VIEWPOINT 20 - 737 Anzac Parade (RL55.81m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)





## 24.5 VIEWPOINT 20 - 737 Anzac Parade (RL55.81m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)





## 25.1 3D SCENE DATA SOURCES

### A.1a - 3D Models of the proposed lodged and revised schemes - refer to Appendix A for details

File Name: 21\_435MaroubraRoadMaroubra\_231019\_DA scheme/ 21\_435MaroubraRoadMaroubra\_231102\_NEWDA\_a\_hipwell-3DView-{3D-a\_hipwell}  
Author: Lindsay Bennelong  
Format: FBX  
Alignment: Aligned to MGA 56 GDA2020

### A.1b - 3D Model of the DCP Compliant Envelope - refer to Appendix A for details

File Name: 21\_435MaroubraRoadMaroubra\_231019\_minusonelevel\_DCP envelope  
Author: Lindsay Bennelong  
Format: FBX  
Alignment: Aligned to MGA 56 GDA2020

### A.2 - Existing Site Survey - refer to Appendix B for details

File Name: 445-22G T01[01]  
Author: Craig and Rhodes  
Format: Autocad DWG  
Alignment: MGA 56 GDA2020

### A.3 - Photogrammetric city model - refer to Appendix C for details

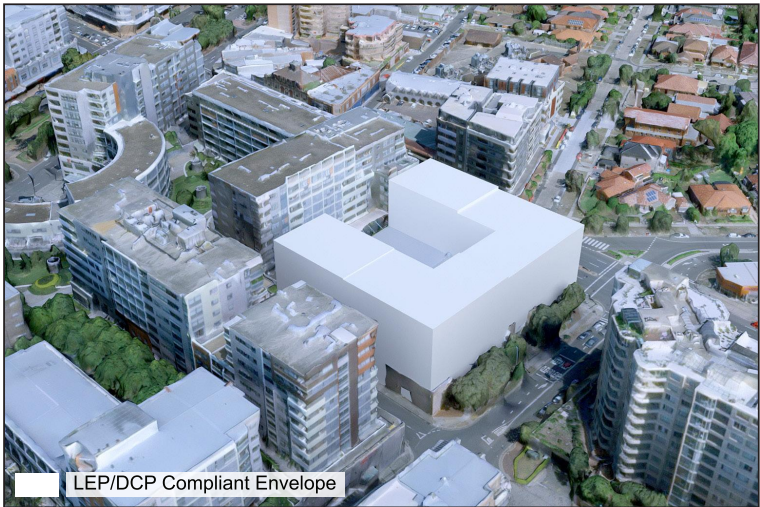
Author: Aerometrex  
Format: FBX  
Alignment: MGA 56 GDA2020

25.2 APPENDIX A: 3D MODELS OF THE PROPOSED SUPPLIED BY LINDSAY BENNELONG

CURRENT CONDITION



CURRENT CONDITION WITH LEP/DCP COMPLIANT ENVELOPE



CURRENT CONDITION WITH PROPOSED DEVELOPMENT (LODGED SCHEME)

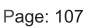


CURRENT CONDITION WITH PROPOSED DEVELOPMENT (REVISED SCHEME)





138 Maroubra Road, Maroubra, NSW - View impact renderings and methodology report - Private Views - 28th October 2023



## 25.4 APPENDIX C: DETAILS OF AAM AND AEROMETREX 3D MODELS USED FOR CONTEXT PURPOSES



### Sydney 75mm - 3D MODEL

**Aerometrex Project Number:** A5673

**Aerial Survey Acquisition Dates:** 4<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup> and 12<sup>th</sup> February 2019

**Number of frames captured:** 127,250

**Capture Pixel Size:** 7.5 cm GSD

**Horizontal Datum:** Geocentric Datum of Australia 1994 (GDA94)

**Vertical Datum:** Australian Height Datum (AHD)

**Map Projection:** MGA Zone 56 (MGA56)  
FBX Offsets: X= 313,000 Y= 5,236,000

**Spatial Accuracy – XYZ:** Derived controls from 10cm Photogrammetric surveying – 25cm absolute accuracy

#### Data Summary:

- **FBX Tiles** – 3D mesh tiles in FBX format split into their Level of Details. Please refer to the associated *metadata.xml* and *Tile\_Index.kml* folder for global offsets and tile extents respectively.

Please note there are different directories for different Level of details meaning L19 is typically the highest level of resolution and geometry and every Level down the geometry gets simplified as well as the texture resolution.



Figure 1: Sydney 2019 3D Model example

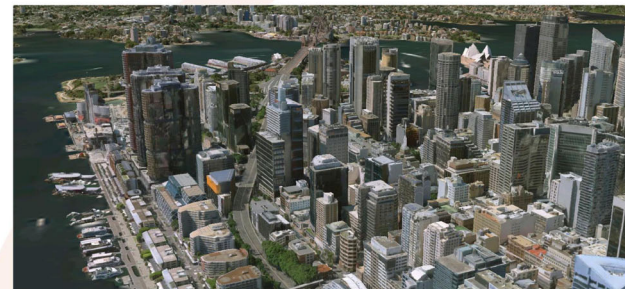


Figure 2: Sydney 2019 3D Model example

Any queries/feedback please contact Aerometrex - Adelaide  
ph +61 8 8362 9911

