

FREQUENTLY ASKED QUESTIONS FOR ARCHITECTS, DESIGNERS & DEVELOPERS

Q: How accurate is the model?

A: The accuracy of terrain, locations and buildings within the web accessible model while not guaranteed are generally within 50cm accuracy.

The internal 3D City Model that will be used by Council in Policy Development, Visioning and Development Assessment will be more accurate. The digital elevation model (terrain) is vertically accurate to +/- 0.15m, buildings are accurate to 0.25m and resolution is 12 centimetres.

Q: How will the intellectual property rights of architects and designers be protected?

A1: The submission of a building model is not compulsory. If an applicant fears for the integrity of their 3D building design, there is no compulsory requirement to submit it to Council. Council however would continue to negotiate with architects to obtain the design after construction has been commenced or completed in order to improve the realism of the City Model.

There will therefore be no disadvantage to applicants who decline to provide digital building models provided their hard copy documentation is of a good professional standard.

A2: Council seeks that applicants sign the Terms of Submission document and include it with the submission of every 3D building model. The document seeks the applicant's consent for Council to use the data. This may include future commercialisation initiatives by Council.

This in now way precludes or extinguishes any rights that the architects, building designers, owners or any other party with intellectual property rights may have under the relevant State of Commonwealth legislation.

A3: The internet 3D City Model accessible to the public is restricted to viewing only.

Council will continue to ensure that all persons to whom it permits access to view the data have accepted the terms and conditions of access – and will not be permitted to alter the data without the express consent of the intellectual property owner / copyright owner.

Q: Will fees be charged for the submission of building models or their alteration?

A: No.

Council is not requiring any fees to be paid for the submission of 3D building models. Council will be absorbing the cost of maintaining the model.

If an applicant alters a proposal, Council will ask that an updated electronic 3D building model be submitted.

Q: At what time will Council be placing the building models into the City Model?

A: Council will be asking applicants to submit 2 building models; one detailed and one basic.

The detailed model should include external features such as windows, balconies, doors, awnings, roof plant, roof form, major architectural features, etc and have facades rendered as realistically as possible.

A massing model consisting of a mono-coloured object with the basic form of the building is also requested. The basic form should include the correct building shape, height, roof form including plant, and major projecting elements such as balconies, sunshades and verandahs. All other finer façade detail is optional and not essential.

The detailed model will be used for internal assessment and will not be placed in the City Model until construction has actually commenced.

The basic grey form model will be placed into the City Model for some evaluation purposes (limited to overshadowing, bulk and scale considerations) and will be inserted into the city model if Development Plan Consent is obtained.

Council believes that display of the basic building model after approval has been granted will not prejudice the intellectual property rights of the building's designer, given its limited detail.

The display of the detailed building model in the City Model after construction has commenced is not be considered to be exposed to risk as it will be reflecting the real-world structure.

Q: What kind of 'commercialisation' of the 3D City Model is envisaged?

A: At this stage, Council has not identified any definite commercial purposes and we are looking at improving interactivity and usefulness by incorporating tourist information, links to heritage information and possibly links to 3rd party government and non-profit sites. Links to commercial sites is one of a range of options, however no decisions have been made yet.

Q: Will all or part of the 3D City Model be made available to government or private enterprise to assist in development applications or studies of and in the City?

A: It is technically possible to export all or part of the City Model for use by other parties.

At this stage, no decision has been made as to whether we make all or parts of the model available, the fees to be charged and the use restrictions which will be placed on the data. A decision should be arrived at by the end of this financial year.

Council is aware that the 3D City Model offers a great opportunity to government, academia and the private sector, particularly in regards to facilitating good development.

Requests from government and educational establishments should be made in writing to the General Manager City Strategy at Council.

Q: Can Council demand the submission of buildings in 3D electronic form?

A: No.

Under Clause 39 of the Development Act 1993, a relevant authority can ask for information that is reasonably required to enable assessment. It is understood that the submission of paper plans and elevations, including overshadowing diagrams and conceptual perspective drawings are all that Council can reasonably request to assess development applications.

Applicants will therefore have the right to decline a request from Council to supply a 3D model of the building, the subject of a development application.

Q: What internal details are required for building models?

A: The only detail council requests is that floors (as a flat plane) be positioned in the location of each floor. All other internal detail is not required and must be stripped out of the model prior to submission.

Q: Will my 3D Building Model be displayed at Council meetings?

A: At this stage it is not proposed to do so; however Council may in future enable this to occur. It is not envisaged that proposals will be altered in real time at meetings.

Q: Will Council Administration be altering the building models?

A: Administration will NOT be altering the models in any way for public release. Errors or judgements arising from the quality of the rendition of the building model would therefore not be attributed to the program or to Administration's alteration.

The building model will be positioned within the terrain as accurately as possible. This should be highly robust given that the terrain is accurate to 0.25m horizontally and 0.15m vertically and this is geo-referenced to real world co-ordinates.

Q: How is Council going to control the presentation quality of the rendered images?

A: Administration has access to a range of colour printers with high definition to produce good quality images. There is however the ever-present risk of the output not being 100% accurate in terms of colour.

Applicants will therefore still need to provide their own material samples boards and colour elevations and streetscape images for inclusion in Council reports.

Q: Will designers be given the right to veto Council's use of the models if the rendering quality achieved by Council does not properly represent the design intent?

- A:** There will be no veto against our use of the model once supplied.
It is wise for both parties to check that the images on paper and digitally are accurate and identical as far as possible.
If applicants have submitted a fully detailed and rendered model and feel aggrieved that the decision of the ACC Development Assessment Panel has been based on information incorrectly displayed, the usual appeal rights to the ERD Court remain available.
Council will always be requiring the submission of paper plans, including (where necessary) colour elevations, perspectives, overshadowing diagrams, material schedules and sample boards. Cumulatively such images should conform to the digital information and therefore decisions made by Council will be based on all these sources of information, not just the 3D building model.
- Q:** Will the public be able to contribute towards the City Model?
- A:** No decision has been made at this stage.
It is important to maintain the data accuracy of the model, so independently submitted building models are not sought at this stage. It is hoped that submission of building models by applicants and a bi-annual flyover will be the main means of keeping the model updated.
- Q:** The outer areas of the City are not reproduced in detail. When will the detail in residential areas and the Park Lands be improved?
- A:** These areas will be progressively modelled in detail over the coming years as the annual budgets permit.

Other information sources

For further information, or to discuss your application, contact the Development Assessment Team on 8203 7185.

Other guides can be accessed via

<http://www.adelaidecitycouncil.com/development/planning-and-building/development-information-guides.html>

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