

Tool – Types of engagement – 3D models

3D models are computer-generated engagement tools that use geospatial data to visualise changes to built form or land use. They are being used by a growing number of councils around Australia as a way of engaging with their communities in a discussion about growth, future form and function.



Image: City of Perth 3D City Model, Approved Development Applications July 2018.

Physical scale “table top” models have been used for a long time as a way to demonstrate what a future development could look like and how it may fit in a local environment. 3D models are an extension of this good planning practice but enable greater interrogation and are easy to update with new scenarios, projects, information, or refinements to design. 3D Models also have the benefit of being visual and therefore seen by many over the internet.

3D models can be used at varying scales- site, precinct or city. For a particular site, they can be used to visualise a proposed development, what it could look like and how it could interact with the street and neighbours. At the precinct or city scale they can be used to present a vision or different growth scenarios for future city form, to visualise the impacts of a proposed policy change, or city-wide development applications or infrastructure projects.

Geographically accurate 3D models enable people to appreciate the design and scale of proposals, how they fit in the landscape – character, form, shadows and site lines.

Used alone, they are a one-way form of communication – “we will show you how this could look”. That in itself can be useful depending on the scope of influence the community may have to make change. Coupled with other activities that enable people to have a say, 3D models can be a positive contribution to an engagement strategy especially where a policy change may be hard to visualise in two dimensions alone.

The applications of 3D models and examples have been summarised by Aerometrex (www.aerometrex.com.au/blog/?p=613) who have been engaged by the South Australian Government to develop a new 3D model for Adelaide’s CBD, Port Adelaide, Glenelg and Tonsley- alongside Convergen and led by Urban Circus.

Examples of 3D models

City of Adelaide 3D City Model

The City of Adelaide has created a digital 3D City Model to help visualise growth scenarios and land use planning. In particular it is being used to assist development assessment, engage with the community about proposals, assist architects to refine proposals, map the location of heritage sites, and to visualise future transport, urban design and infrastructure projects.

The 3D City Model is available for public access and can also be downloaded free-of-charge.

www.cityofadelaide.com.au/planning-development/building-renovating/3d-city-model/

Virtual Brisbane

Virtual Brisbane is a 3D model established by the Brisbane City Council to assist in planning for the city’s future growth. It is being used to assist development assessment, to model scenarios in the development of planning policy, and to engage with community to understand future proposals for development in their neighbourhood and city.

www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/online-tools/virtual-brisbane

City of Perth

The City of Perth’s 3D City Model is being used to show all significant Building and Development Applications currently approved within the City of Perth boundary. The model is an integral part of the City’s Planning and Development assessment process, with all new major development applications required to submit detailed 3D models.

As part of engagement for the City’s Planning Strategy, the 3D City Model has also been used to demonstrate what the City of Perth could look like in the future, taking into account anticipated growth, approved developments and known planning policy directions.

(www.youtube.com/watch?v=bbEtuz2oK3g&feature=youtu.be)

www.perth.wa.gov.au/planning-development/planning-and-building-tools/building-and-development-applications-approved-3d