



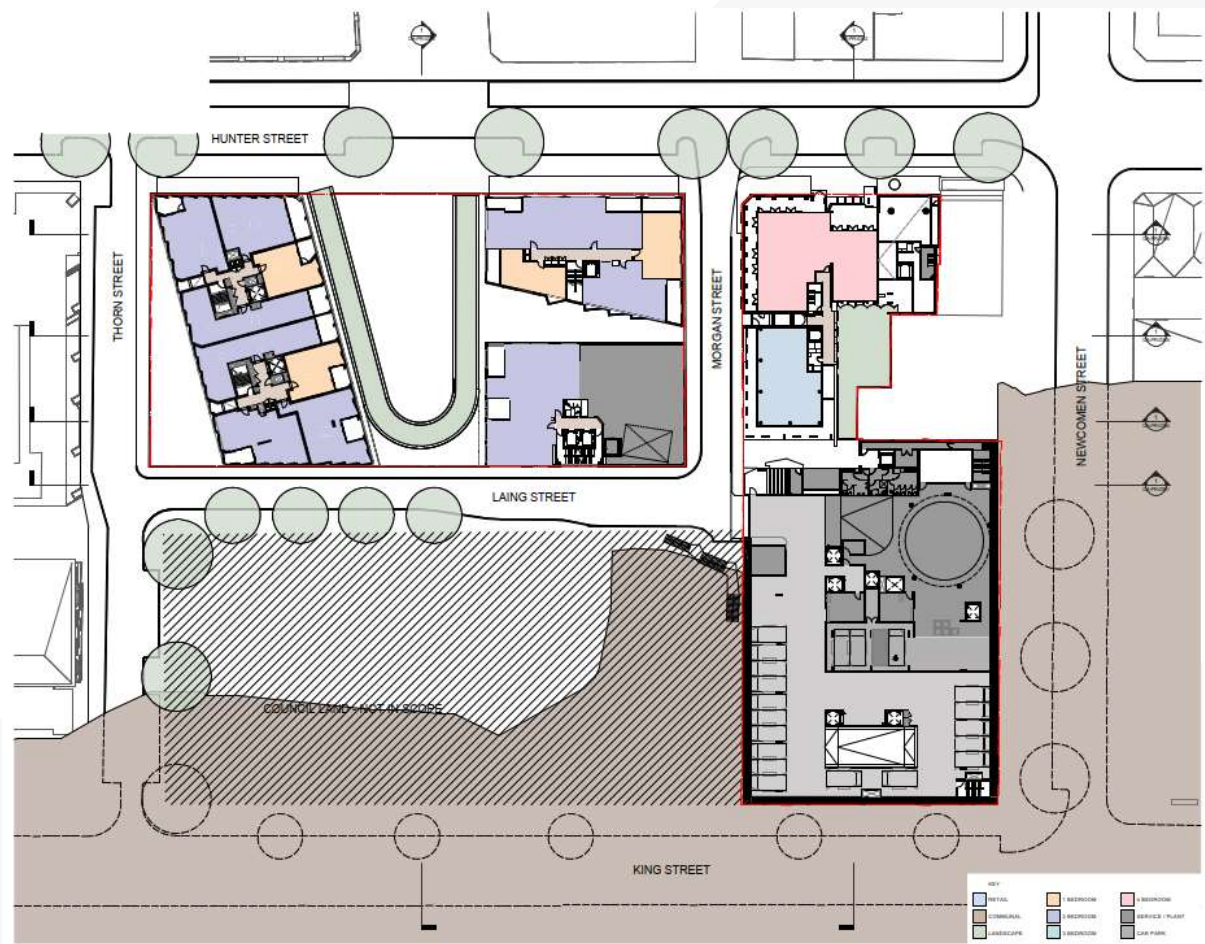
XAVIER KNIGHT

UPSTREAM CATCHMENT REPORT

FOR

East End Stage 3&4

King, Hunter, Thorn Newcomen, Laing and Morgan Streets, Newcastle NSW



Project Number 220901

Date 31/03/2023

Prepared for: Iris Capital



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QUALITY CONTROL REGISTER

This report has been prepared and checked as per below.

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DOCUMENT SUMMARY

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For Approval	A	31.03.2023	Ali Akel	Scott Sharma



2 INTRODUCTION

This Upstream Catchment Report has been prepared for Iris Capital by Xavier Knight to accompany a Development Application (DA) to Newcastle City Council (NCC) for East End Stage 3&4 (The Development). This report analyses the existing stormwater drainage major system at the frontages of the development for its ability to safely convey stormwater runoff generated by local catchment upstream of The Development.

This reports does not examine the performance of the existing underground minor storm drainage system and such system has not been incorporated into the hydrologic model developed for the purposes of this report, therefore, the results from this analysis are conservative.

This report has identified underperforming areas in the major system at the frontages of The Development and provides recommendations for upgrades to prevent nuisance storm runoff from affecting pedestrian activity and setting finished floor levels.

For a discussion of the proposed stormwater system and the existing stormwater system in the street surrounding the site, refer to the "Stormwater Management Report" and "Infrastructure Services Report" by Xavier Knight.

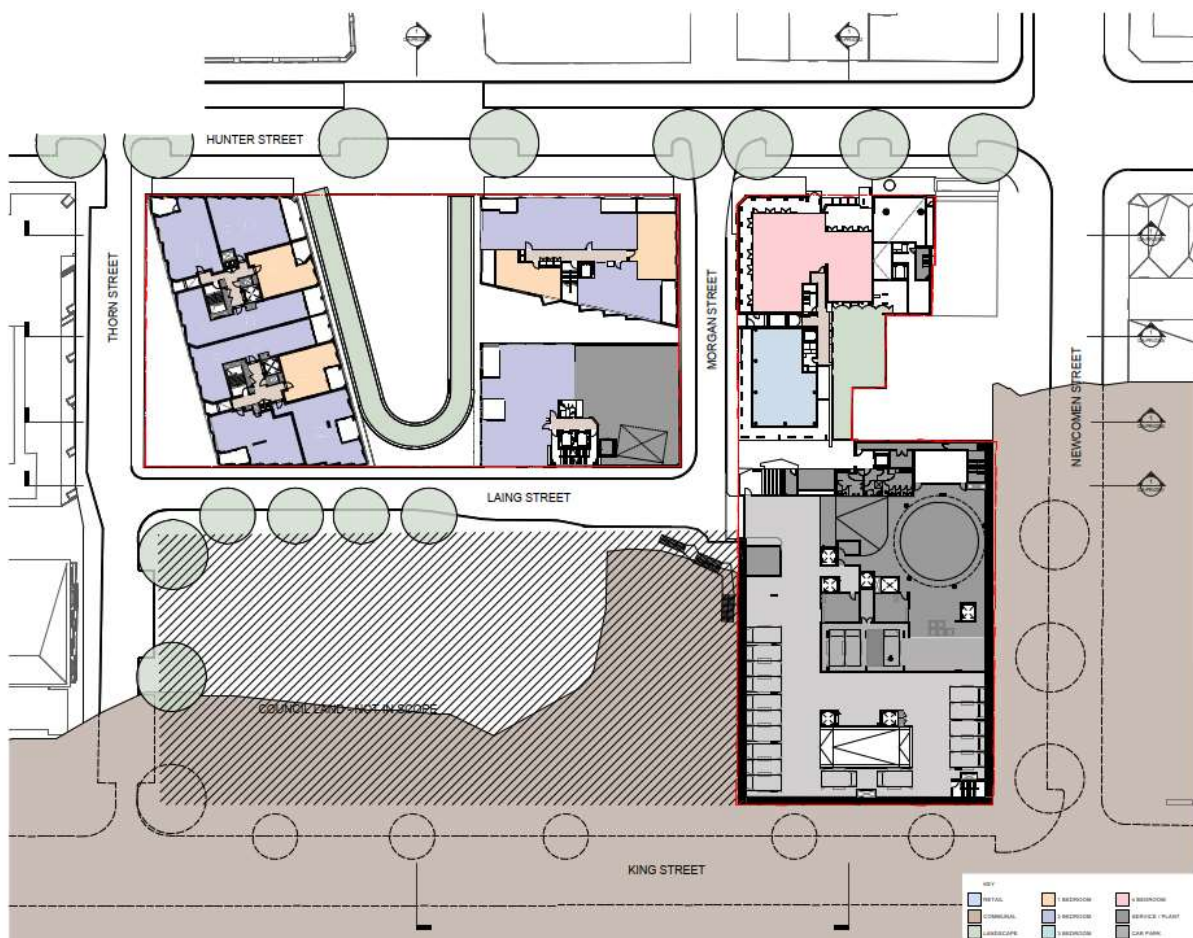


Figure 1 - Site Plan

2.1 EXISTING CONDITIONS

A detailed survey, street imagery from Google Street View and LiDAR data were used to identify the extent and response of the catchment to stormwater events.

The detailed survey was conducted by “Monteath & Powys” in December 2007 (See Appendix C) For the purpose of this analysis, it was assumed that the existing adjoining developments discharge roof stormwater streets.

LIDAR data was obtained from NSW Spatial Services and contours were generated to determine the existing elevations for the site as shown in Figure 2. The contours indicate The Development may be affected by significant upstream catchment runoff based on the area falling towards The Development.

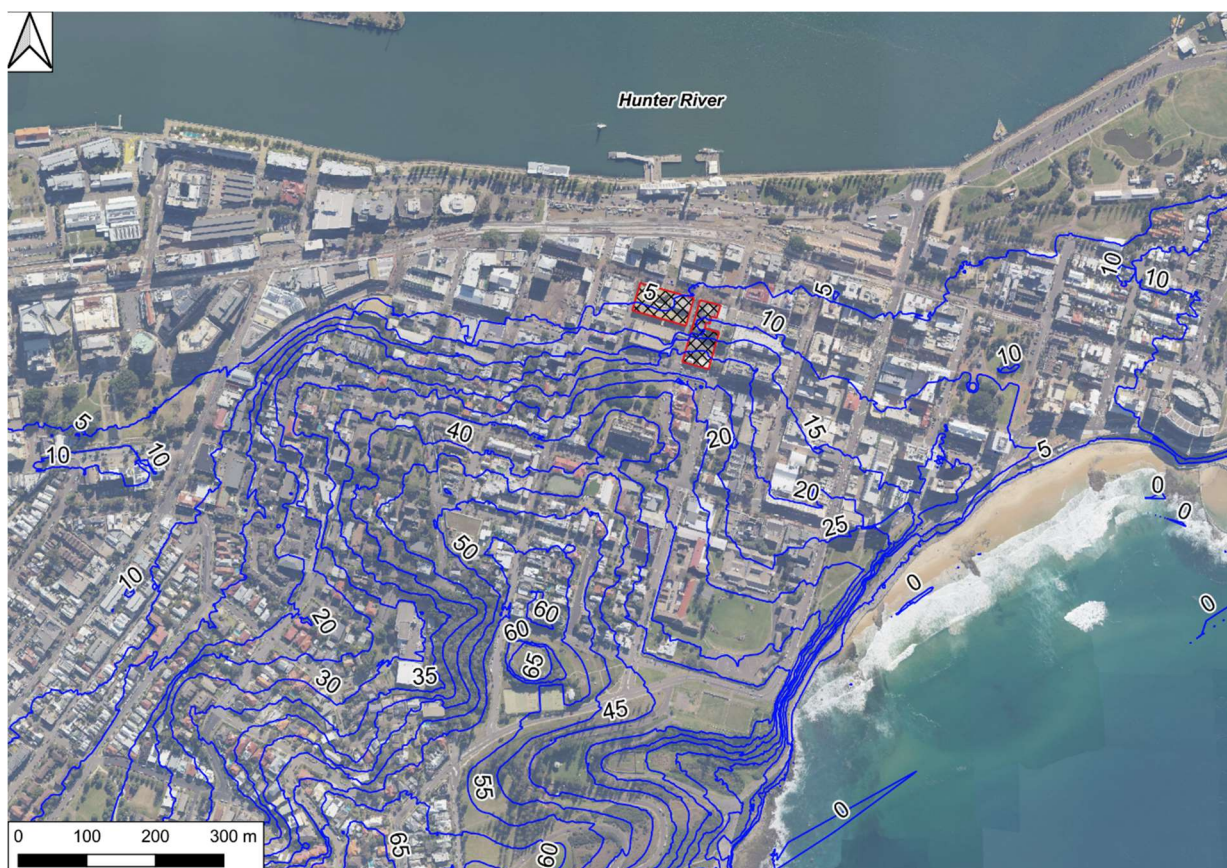


Figure 2 - LiDAR Contours

3 STORMWATER DRAINAGE

The 'Newcastle City-Wide Floodplain Risk Management Study and Plan' [1] was authored by BMT WBM in June 2012. The study analysed the flood regime across Newcastle and set out a strategy of short term and long term actions and initiatives to be pursued by agencies and the community in order to address flooding risks.

The study identified that flooding within Newcastle can occur as a result of flash flooding of local catchments, river flooding from the Hunter River or Ocean flooding.

Flood maps have been extracted from the study and it has been found that East End Stage 3&4 is not affected by flooding per the flood maps in Appendix D.

3.1 CATCHMENT DELINEATION

Contours were generated in finer detail to determine what portion of the runoff reaches the frontages of The Development on King, Hunter, Thorn, Newcomen, Laing and Morgan Streets. Based on the site characteristics, the catchment areas for the frontage roads were delineated in GIS and areas were calculated as shown in Figure 3.



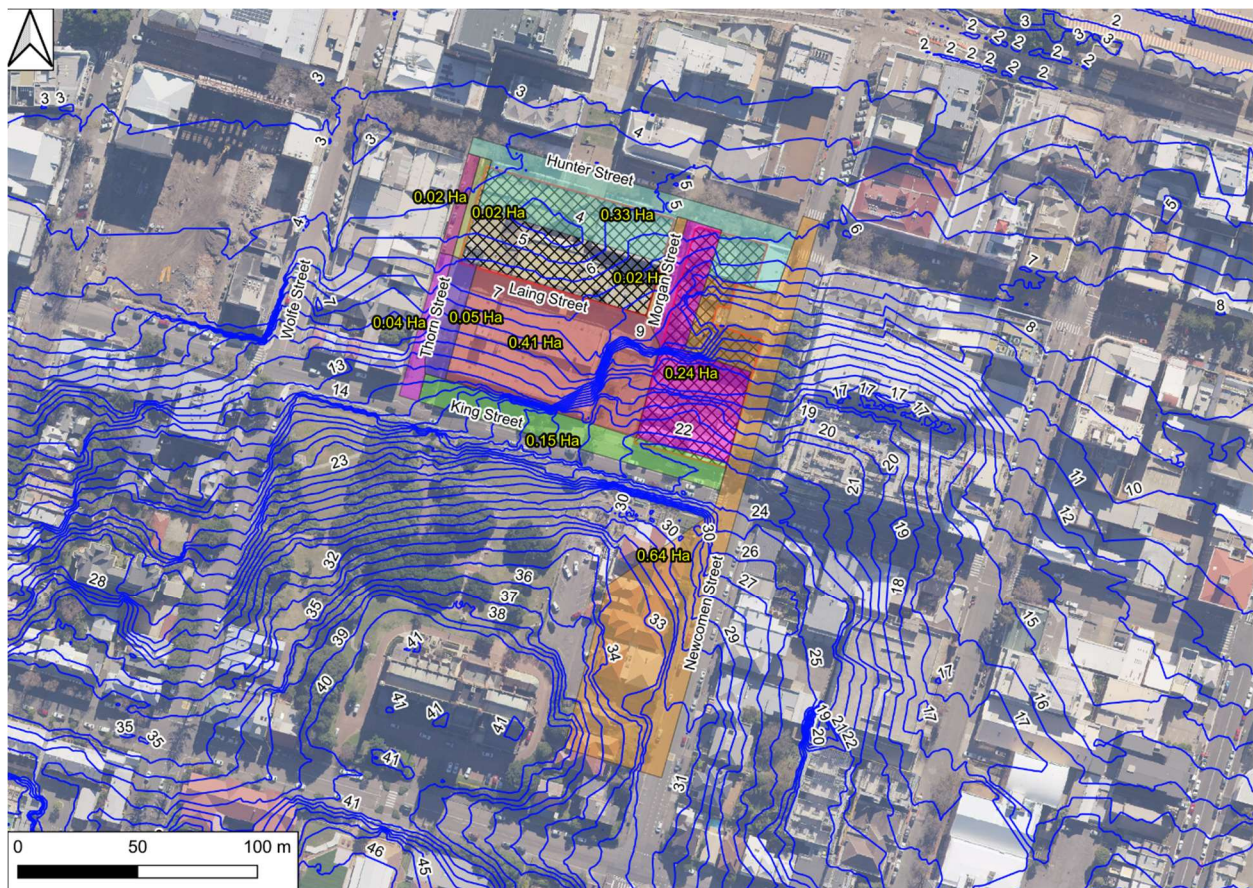


Figure 3 - Catchment Areas

Runoff is blocked from flowing into King Street from Newcomen Street due to the presence of a pedestrian crossing. Similarly, Runoff is blocked from flowing into Hunter Street from Newcomen Street due to the presence of a paved footpath.

On the western side, all runoff conveyed through Wolfe Street will not reach the frontage roads as the contours fall away from The Development.



Figure 4 - Intersection of Newcomen and King Streets



Figure 5 - Intersection of Newcomen and Hunter Streets

3.2 MODEL SETUP

The upstream catchment was analysed in DRAINS using the ILSAX Hydrology and the ARR 2019 procedures. A time of concentration of 5 minutes was used for all sub catchments due to their small sizes except for the Newcomen road sub-catchment where the Kinetic Wave formula was used.

Representative cross sections were modelled for each of the frontage streets and input into DRAINS. The average longitudinal slopes of the road were calculated from site contours and input into the model.



Figure 6 - DRAINS Model

4 RESULTS AND RECOMMENDATIONS

4.1 RESULTS

A summary of the results is shown on Appendix A. The DRAINS model and cross sections for the 1% AEP run are shown in Appendix B.

The results are summarised below:

- Flows are safe on King, Hunter and Laing Streets and the runoff does not overtop the kerbs at max depth.
- The Western side of Newcomen Street has a kerb height of approximately 100mm. This has caused the 1% AEP runoff to overtop the kerb. $D*V = 0.41$. This is considered to be negligible since the results are conservative since the street pits have not been modelled.
- The flow on Eastern side of Morgan Street is unsafe ($D*V = 0.65$). This is caused by the steepness of the road and to the large contributing catchment area.
- The Western side of Thorn Street has a very shallow kerb height, assumed to be 50mm. This has caused the 1% AEP runoff to overtop the kerb. Flows are otherwise safe ($D*V = 0.11$).

4.2 RECOMMENDATIONS

The following works are recommended as part of the East End redevelopment.

- The kerb on the western half of Newcomen street to be upgraded to a 150mm High Kerb. Our review of 20% Concept design for the “Stages 3, 4, 6, 7 AND 8” by Northrop has shown that the kerb is proposed to be upgraded as part of that package.
- The kerb on the western half of Thorn street to be upgraded to a 150mm High Kerb. Our review of the stamped S138 drawings for East End Stage 2 has shown that the kerb is proposed to be upgraded as part of that package.
- It is recommended that roof rainwater discharge from the Stage 4 building be connected directly to the underground pit and pipe system instead of discharging into Morgan street. This will reduce the D*V product of the Runoff and improve safety.

5 CONCLUSION

Existing flood studies have been reviewed and it has been determined that East End Stages 3&4 are not affected by flooding and are thus not subject to flooding controls.

The catchment upstream of The Development frontages has been analysed for the 1% AEP event to assess the capacity and safety of the major drainage system.

It has been determined that upgrade of the streets kerbs are required on Newcomen and Thorn streets. It has been found that such upgrades have already been proposed as part of other Civil packages relating to the East End development.

It has also been found that flows running through Morgan road are unsafe. It is recommended that any roof runoff from the proposed East End Stage 4 building to connect directly to the underground drainage system.

6 DISCLAIMER

Xavier Knight Consulting Engineers gives notice that the particulars set out in this report are for the exclusive use of Client and that no responsibility or liability is accepted as a result of the use of this report by any other party. This report shall not be construed as a certificate or warranty.

For and on behalf of the Xavier Knight team.

Kind regards,

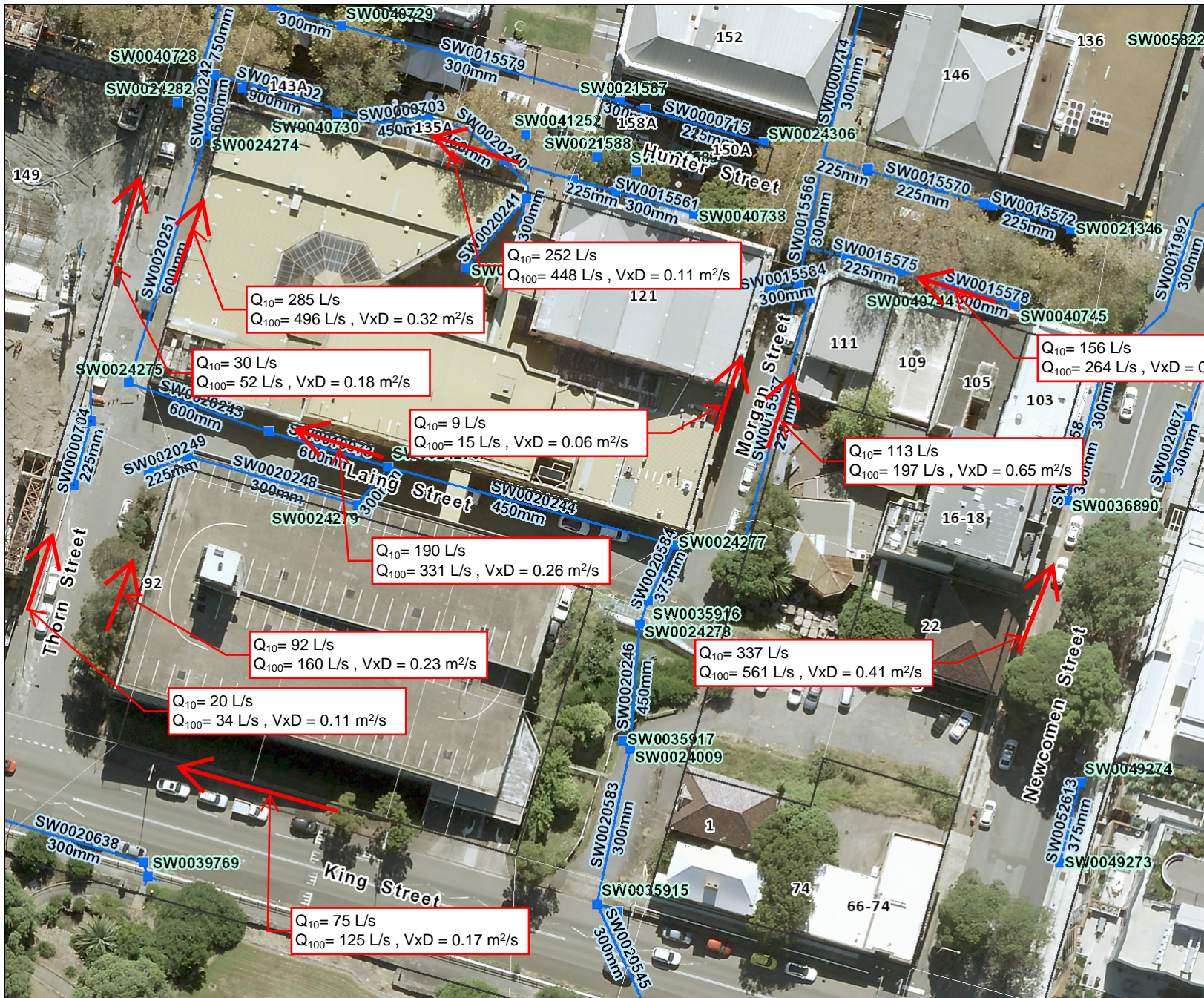
Scott Sharma
PROJECT DIRECTOR



APPENDIX A – RESULTS SUMMARY



Drainage Map - 105 Hunter Street



Pits

- City of Newcastle - CCTV Confirmed
- City of Newcastle - Unconfirmed
- Hunter Water - CCTV Confirmed
- Hunter Water - Unconfirmed
- Other Owner/s - CCTV Confirmed
- Other Owner/s - Unconfirmed
- Developer - CCTV Confirmed
- Developer - Unconfirmed
- To Be Determined - CCTV Confirmed
- To Be Determined - Unconfirmed

End Structures

- ▲ City of Newcastle - CCTV Confirmed
- ▲ City of Newcastle - Unconfirmed
- ▲ Hunter Water - CCTV Confirmed
- ▲ Hunter Water - Unconfirmed
- ▲ Other Owner/s - CCTV Confirmed
- ▲ Other Owner/s - Unconfirmed
- ▲ Developer - CCTV Confirmed
- ▲ Developer - Unconfirmed
- ▲ To Be Determined - CCTV Confirmed
- ▲ To Be Determined - Unconfirmed

Pipes

- City of Newcastle - CCTV Confirmed
- City of Newcastle - Unconfirmed
- Hunter Water - CCTV Confirmed
- Hunter Water - Unconfirmed
- Other Owner/s - CCTV Confirmed
- Other Owner/s - Unconfirmed
- Developer - CCTV Confirmed
- Developer - Unconfirmed
- To Be Determined - CCTV Confirmed
- To Be Determined - Unconfirmed

IMPORTANT

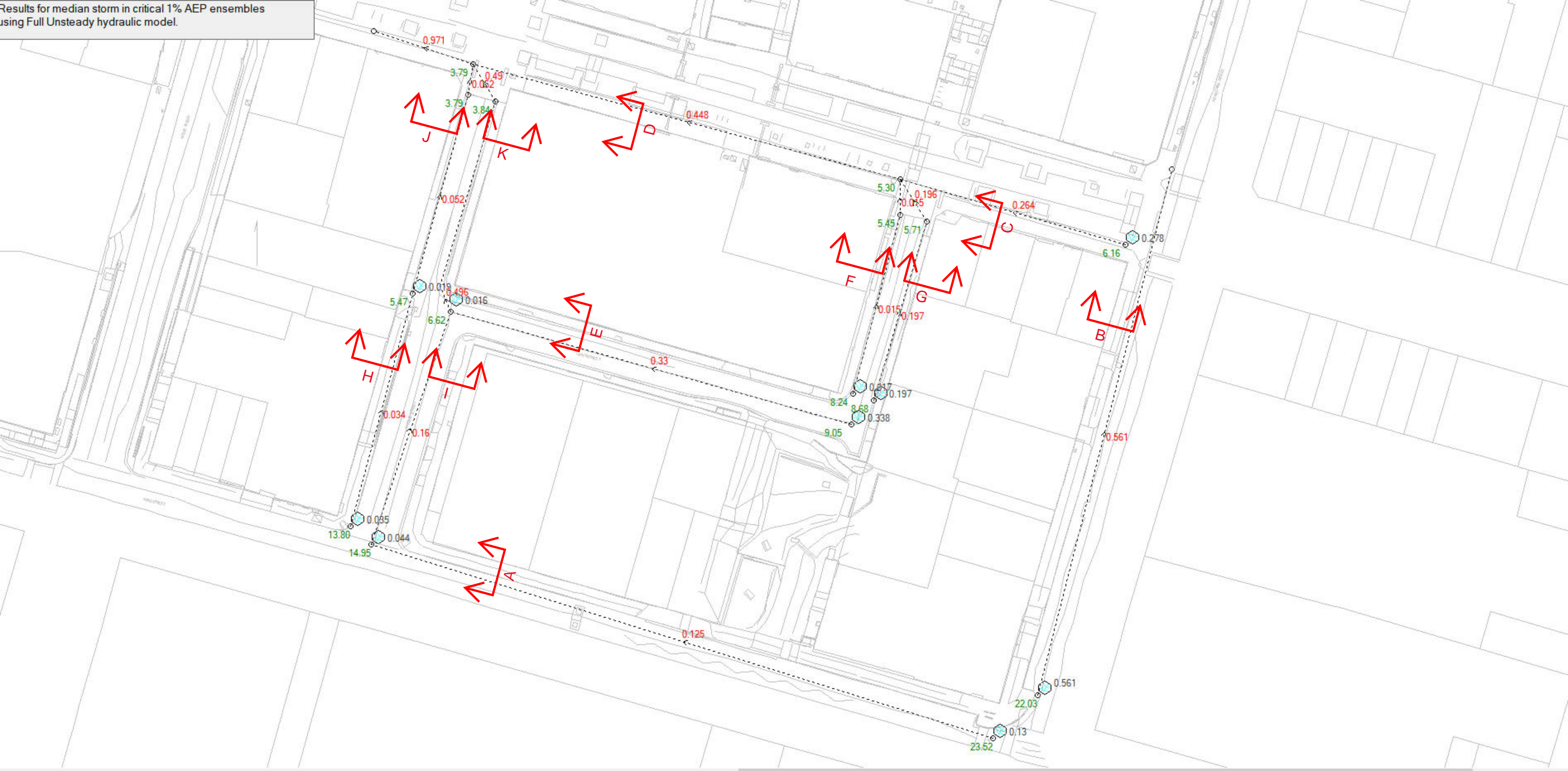
Council takes all reasonable care in providing details of its stormwater drainage assets, however our records are incomplete and locations and information may vary from that shown on the plans provided. The information shown on the plans has been collated from various sources with varying levels of accuracy and is intended to be indicative only. Persons receiving such advice (plans) must make their own assessment of the information contained on them and whether stormwater drainage structures/pipelines exist or not. Care should be taken when working around drainage infrastructure and it should be noted that Council would seek to recover any damages incurred to its assets. Should damage occur report it immediately to Council's depot on (02) 4974 6000. Council plans and information provided are valid for sixty days from the date of issue.

You should also be aware that:

1. There may be underground stormwater drains owned by other authorities, in the vicinity of your work, about which Council has no information.
2. Council does not hold plans of privately owned underground stormwater drainage including drainage within residential properties. Council, its servants and agents will be under no liability whatsoever to any person for loss or damage (including indirect or consequential loss or damage) however caused (including without limitation, for breach of contract, negligence and breach of statute) which may be suffered or incurred from or in connection with the advice (plans) provided. Except to the extent that liability may not be capable of lawful exclusion.

APPENDIX B – DRAINS OUTPUT

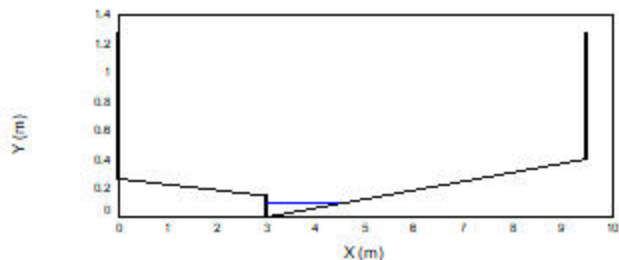




Results for median storm in critical 10% AEP ensembles using Full Unsteady hydraulic model.

Basic Data | Cross Section Data

Shape **King_Right (Section A)**



This is the cross section view

- ☐ looking downstream
- ☒ looking upstream

Safe Depths and Flow Rates

- ☒ Use default values for this cross section
- ☐ You specify

Safe Depth for Major Storms (m)

Safe Depth for Minor Storms (m)

Safe Depth x Velocity (sq.m/sec)

% of downstream
catchment flow carried
by this channel

Channel slope (%)

Note: Slope is only used
with Lite Hydraulic Model

For Major Storms:

Maximum flow = 0.125 cu.m/s

Maximum velocity = 1.9 m/s

Maximum depth = 0.091 m

Maximum width = 1.5 m

Maximum D x V = 0.17 sq.m/s

OK

Cancel

Help

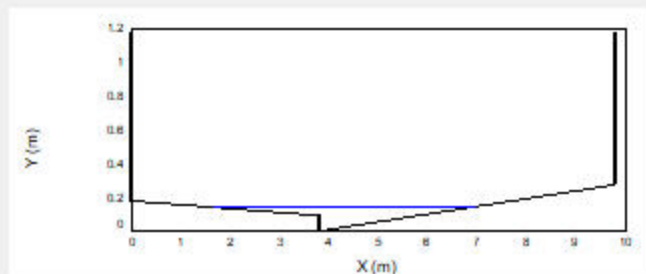
Overflow Route OF_Newcomen



Basic Data

Cross Section Data

Shape Newcomen_Left (Section B)



This is the cross section view

☒ looking downstream

☐ looking upstream

Safe Depths and Flow Rates

☒ Use default values for this cross section

☐ You specify

Safe Depth for Major Storms (m) 0.1

Safe Depth for Minor Storms (m) 0.1

Safe Depth x Velocity (sq.m/sec) 0.4

% of downstream
catchment flow carried
by this channel

0

Channel slope (%)

14.98

Note: Slope is only used
with Lite Hydraulic Model

Calc Slope

For Major Storms:

Maximum flow = 0.562 cu.m/s

Maximum velocity = 3.5 m/s

Maximum depth = 0.141 m - UNSAFE

Maximum width = 5.2 m

Maximum D x V = 0.41 sq.m/s - UNSAFE

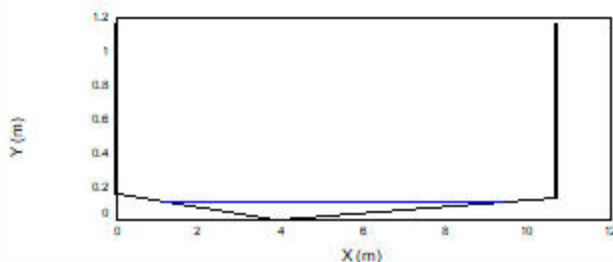
OK

Cancel

Help

Basic Data | Cross Section Data

Shape Hunter_Left_1 (Section C)



This is the cross section view

- ☒ looking downstream
☐ looking upstream

Safe Depths and Flow Rates

- ☒ Use default values for this cross section
☐ You specify

Safe Depth for Major Storms (m) 0.15

Safe Depth for Minor Storms (m) 0.15

Safe Depth x Velocity (sq.m/sec) 0.4

% of downstream
catchment flow carried
by this channel

0

Channel slope (%)

1.84

Note: Slope is only used
with Lite Hydraulic Model

Calc Slope

For Major Storms:

Maximum flow = 0.264 cu.m/s

Maximum velocity = 0.9 m/s

Maximum depth = 0.110 m

Maximum width = 8.3 m

Maximum D x V = 0.08 sq.m/s

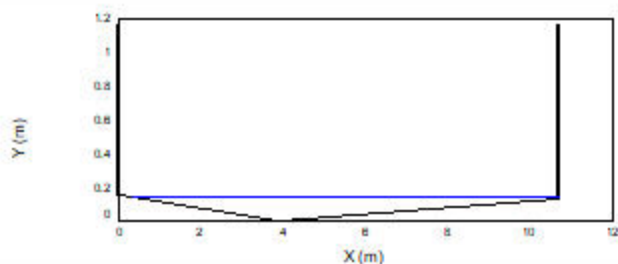
OK

Cancel

Help

Basic Data | Cross Section Data

Shape Hunter_Left_2 (Section D)



This is the cross section view

- ☒ looking downstream
☐ looking upstream

Safe Depths and Flow Rates

- ☒ Use default values for this cross section
☐ You specify

Safe Depth for Major Storms (m) 0.15

Safe Depth for Minor Storms (m) 0.15

Safe Depth x Velocity (sq.m/sec) 0.4

% of downstream
catchment flow carried
by this channel

0

Channel slope (%)

1.70

Note: Slope is only used
with Lite Hydraulic Model

Calc Slope

For Major Storms:

Maximum flow = 0.448 cu.m/s

Maximum velocity = 1.0 m/s

Maximum depth = 0.142 m

Maximum width = 10.4 m

Maximum D x V = 0.11 sq.m/s

OK

Cancel

Help

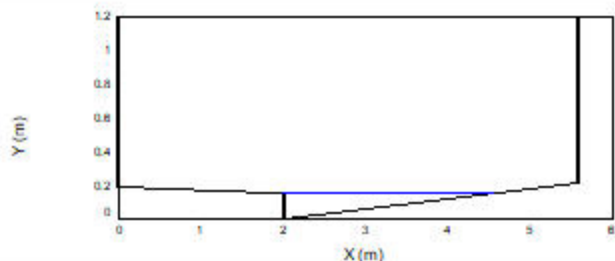
Overflow Route OF_Liang



Basic Data

Cross Section Data

Shape **Laing_Right (Section E)**



This is the cross section view

☒ looking downstream

☐ looking upstream

Safe Depths and Flow Rates

☒ Use default values for this cross section

☐ You specify

Safe Depth for Major Storms (m)

0.15

Safe Depth for Minor Storms (m)

0.15

Safe Depth x Velocity (sq.m/sec)

0.4

% of downstream
catchment flow carried
by this channel

0

Channel slope (%)

2.79

Note: Slope is only used
with Lite Hydraulic Model

Calc Slope

For Major Storms:

Maximum flow = 0.331 cu.m/s

Maximum velocity = 1.8 m/s

Maximum depth = 0.150 m

Maximum width = 2.6 m

Maximum D x V = 0.26 sq.m/s

OK

Cancel

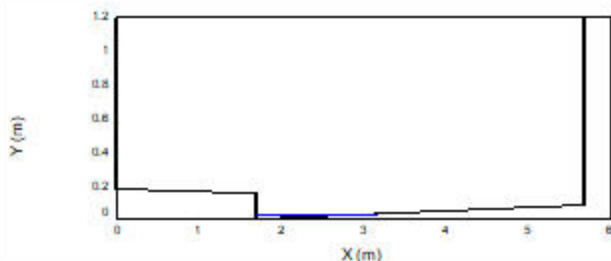
Help

Overflow Route OF_Morgan_Left



Basic Data | Cross Section Data

Shape Morgan_left (Section F)



This is the cross section view

☒ looking downstream

☐ looking upstream

Safe Depths and Flow Rates

☒ Use default values for this cross section

☐ You specify

Safe Depth for Major Storms (m) 0.15

Safe Depth for Minor Storms (m) 0.15

Safe Depth x Velocity (sq.m/sec) 0.4

% of downstream
catchment flow carried
by this channel

0

Channel slope (%)

7.49

Note: Slope is only used
with Lite Hydraulic Model

Calc Slope

For Major Storms:

Maximum flow = 0.015 cu.m/s

Maximum velocity = 5.4 m/s

Maximum depth = 0.029 m

Maximum width = 1.5 m

Maximum D x V = 0.06 sq.m/s

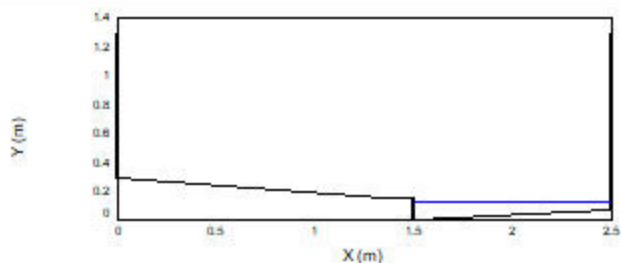
OK

Cancel

Help

Basic Data | Cross Section Data

Shape **Morgan_Right (Section G)**



This is the cross section view

☒ looking downstream

☐ looking upstream

Safe Depths and Flow Rates

☒ Use default values for this cross section

☐ You specify

Safe Depth for Major Storms (m)

Safe Depth for Minor Storms (m)

Safe Depth x Velocity (sq.m/sec)

% of downstream
catchment flow carried
by this channel

Channel slope (%)

Note: Slope is only used
with Lite Hydraulic Model

For Major Storms:

Maximum flow = 0.197 cu.m/s

Maximum velocity = 15.5 m/s

Maximum depth = 0.124 m

Maximum width = 1.0 m

Maximum $D \times V$ = 0.65 sq.m/s - UNSAFE

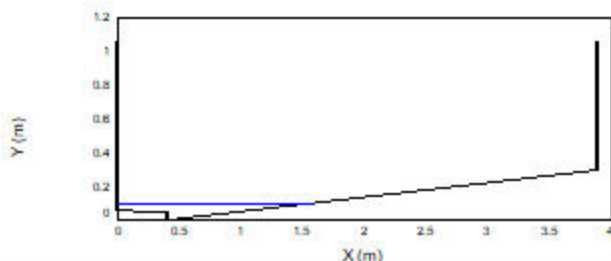
Overflow Route OF_Thorn_1_Left



Basic Data

Cross Section Data

Shape **Thom_1_Left (Section H)**



This is the cross section view

☒ looking downstream

☐ looking upstream

Safe Depths and Flow Rates

☒ Use default values for this cross section

☐ You specify

Safe Depth for Major Storms (m)

Safe Depth for Minor Storms (m)

Safe Depth x Velocity (sq.m/sec)

% of downstream
catchment flow carried
by this channel

Channel slope (%)

Note: Slope is only used
with Lite Hydraulic Model

Calc Slope

For Major Storms:

Maximum flow = 0.034 cu.m/s

Maximum velocity = 2.3 m/s

Maximum depth = 0.099 m - UNSAFE

Maximum width = 1.6 m

Maximum D x V = 0.11 sq.m/s

OK

Cancel

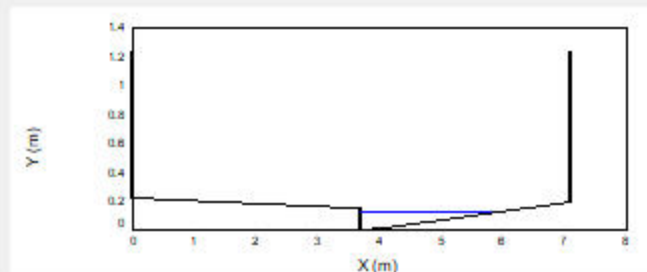
Help

Overflow Route OF_Thorn_1_Right



Basic Data | Cross Section Data

Shape **Thom_1_Right (Section I)**



This is the cross section view

- ☒ looking downstream
☐ looking upstream

Safe Depths and Flow Rates

- ☒ Use default values for this cross section
☐ You specify

Safe Depth for Major Storms (m)

Safe Depth for Minor Storms (m)

Safe Depth x Velocity (sq.m/sec)

% of downstream
catchment flow carried
by this channel

Channel slope (%)

Note: Slope is only used
with Lite Hydraulic Model

For Major Storms:

Maximum flow = 0.160 cu.m/s

Maximum velocity = 2.9 m/s

Maximum depth = 0.123 m

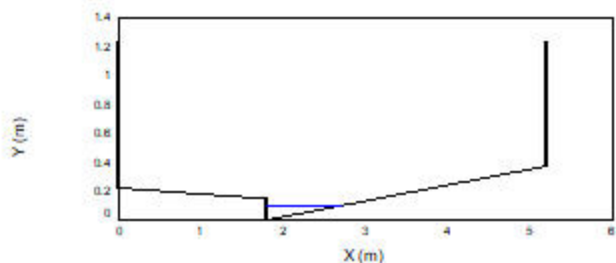
Maximum width = 2.1 m

Maximum D x V = 0.23 sq.m/s

Overflow Route OF_Thorn_2_Left

Basic Data | Cross Section Data

Shape **Thorn_2_Left (Section J)**



This is the cross section view

- ☒ looking downstream
☐ looking upstream

Safe Depths and Flow Rates

- ☒ Use default values for this cross section
☐ You specify

Safe Depth for Major Storms (m)

Safe Depth for Minor Storms (m)

Safe Depth x Velocity (sq.m/sec)

% of downstream
catchment flow carried
by this channel

Channel slope (%)

Note: Slope is only used
with Lite Hydraulic Model

Calc Slope

For Major Storms:

Maximum flow = 0.052 cu.m/s

Maximum velocity = 2.9 m/s

Maximum depth = 0.099 m

Maximum width = 0.9 m

Maximum D x V = 0.18 sq.m/s

OK

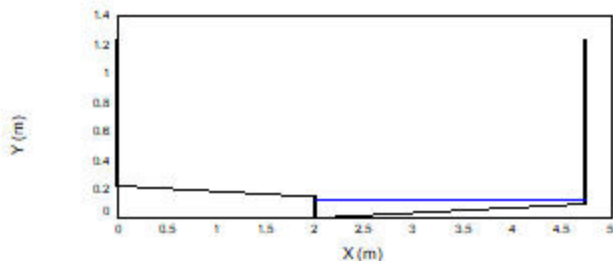
Cancel

Help

Overflow Route OF_Thorn_2_Right

Basic Data | Cross Section Data

Shape **Thom_2_Right (Section K)**



This is the cross section view

- ☒ looking downstream
☐ looking upstream

Safe Depths and Flow Rates

- ☒ Use default values for this cross section
☐ You specify

Safe Depth for Major Storms (m)

Safe Depth for Minor Storms (m)

Safe Depth x Velocity (sq.m/sec)

% of downstream
catchment flow carried
by this channel

Channel slope (%)

Note: Slope is only used
with Lite Hydraulic Model

Calc Slope

For Major Storms:

Maximum flow = 0.496 cu.m/s

Maximum velocity = 2.7 m/s

Maximum depth = 0.124 m

Maximum width = 2.7 m

Maximum D x V = 0.32 sq.m/s

OK

Cancel

Help

APPENDIX C – DETAIL SURVEY



IMPORTANT NOTES

- ONLY VISIBLE SERVICES HAVE BEEN LOCATED BY SURVEY. THE POSITION OF THE UNDERGROUND SERVICES IS APPROXIMATE ONLY AND HAS BEEN SCALED FROM THE RELEVANT AUTHORITY'S SERVICES PLANS USING THE "DIAL BEFORE YOU DIG" SERVICE. SEARCH DATE: - 25 OCT 2007.
- NOT ALL SERVICE INFORMATION MAY BE SHOWN DUE TO UNAVAILABILITY OF SERVICE PLANS OR CURRENT INFORMATION.
- INDEPENDENT INQUIRIES FOR UP TO DATE SERVICE LOCATIONS THROUGH THE RELEVANT AUTHORITIES MUST BE UNDERTAKEN PRIOR TO COMMENCEMENT OF ANY WORKS/EXCAVATION. EXACT SERVICE POSITIONS SHOULD BE ESTABLISHED BY APPROPRIATE MEANS.
- THE STREET ALIGNMENT BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON OUR FIELD SURVEY. TO FORMALISE THESE DIMENSIONS WE WOULD RECOMMEND THE PREPARATION OF A REDEFINITION PLAN, SUITABLE FOR LODGEMENT AND REGISTRATION AT THE DEPARTMENT OF LANDS.
- THE INTERNAL BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN COMPILED FROM SURVEY PLANS ON PUBLIC RECORD. NO FIELD SURVEY HAS BEEN UNDERTAKEN TO DETERMINE THE ACCURACY OF THE BOUNDARIES AS SHOWN. AS SUCH THESE DIMENSIONS COULD BE OUT OF DATE AND INCORRECT BY MODERN STANDARDS. THIS PLAN SHOULD NOT BE USED FOR BUILDING WORKS CLOSE TO OR ON THE BOUNDARY, OR TO PRESCRIBED SET-BACKS WITHOUT FURTHER SURVEY INVESTIGATION.
- CRITICAL LEVELS OR POSITIONS ON BUILDINGS (E.G. FLOOR LEVELS) OR FEATURES MUST BE VERIFIED BY FURTHER SURVEY AT SPECIFIED LOCATIONS PRIOR TO FINAL DESIGN.
- ALL TREE DIMENSIONS, HEIGHT (H), CANOPY (C) AND TRUNK DIAMETER (D) HAVE BEEN ESTIMATED. IF ACCURATE DIMENSIONS ARE REQUIRED FOR DESIGN PURPOSES, FURTHER SURVEY SHOULD BE REQUESTED.
- THIS PLAN MUST REMAIN UNALTERED AS ISSUED BY MONTEATH AND POWYS. ALTERING ANY PART OF THIS PLAN DESTROYS THE INTEGRITY OF THE PLAN. ANY REVISIONS REQUESTED MUST BE ISSUED BY MONTEATH AND POWYS.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN. REPRODUCTION OF THIS PLAN OR OF ANY PART OF THIS PLAN WITHOUT THESE NOTES BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH REPRODUCTION INVALID AND NOT SUITABLE FOR USE.

WARNING

"DIAL BEFORE YOU DIG" - 1100

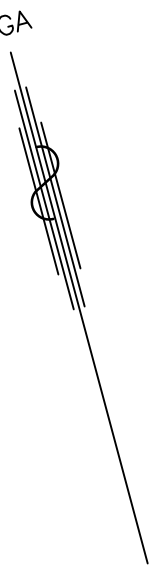
IT IS ESSENTIAL THAT BEFORE ANY EXCAVATION WORK IS UNDERTAKEN, FURTHER INVESTIGATION INTO THE LOCATION OF SERVICES SHOULD BE CARRIED OUT WITH THE RELEVANT AUTHORITY.

REFER SHEET 27
FOR EASEMENT &
OWNERSHIP INFORMATION



SCHEDULE OF CO-ORDINATES

STN No.	EASTING	NORTHING	RL	DESCRIPTION
STN1	386119.883	6356117.098	6.014	GI NAIL
STN2	386989.369	6356157.212	3.820	GI NAIL
STN3	386091.894	6356017.669	23.425	GI NAIL
STN4	386077.388	6356132.763	5.257	GI NAIL
STN5	386024.681	6356146.529	4.415	GI NAIL
STN6	386089.030	6356165.291	3.319	DRILL HOLE
STN7	386042.339	6356016.228	23.762	GI NAIL
STN8	385994.622	6356187.462	2.476	GI NAIL
STN10	385955.260	6356055.852	14.005	DRILL HOLE
STN11	385936.633	6356171.632	3.068	GI NAIL
STN13	385815.913	6356079.515	5.333	GI NAIL
STN14	385907.072	6356052.109	13.383	DRILL HOLE
STN20	386122.630	6356068.205	13.206	CONCRETE NAIL
STN22	386056.264	6356049.810	19.625	DRILL HOLE & WING
STN23	385970.515	6356103.457	5.949	DRILL HOLE
STN24	385914.737	6356125.041	4.021	DRILL HOLE
STN25	385856.717	6356082.453	7.539	GI NAIL
STN26	385815.118	6356141.795	3.583	GI NAIL
STN27	385839.043	6356201.906	2.764	CONCRETE NAIL
STN28	385888.223	6356188.420	2.827	CONCRETE NAIL
STN29	386062.365	6356071.626	9.298	NAIL IN KERB
STN30	386042.834	6356179.117	2.568	GI NAIL
PM30030	386122.782	6356124.754	5.743	STATE SURVEY MARK
PM30029	385928.940	6356179.704	2.852	STATE SURVEY MARK



REFER SHEET 3

REFER SHEET 4

REFER SHEET 5

REFER SHEET 2

REFER SHEET 7

REFER SHEET 8

REFER SHEET 9

REFER SHEET 10

REFER SHEET 11

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REFER SHEET 23

REFER SHEET 24

REFER SHEET 25

REFER SHEET 26

REVISIONS

No	Revision	Drawn	Date
B	SURVEYED STREET ALIGNMENT BOUNDARIES ADDED	AJM	15/07/2008
	CHRIST CHURCH CATHEDRAL LEVELS - REFER SHEET 28		
	FOLIO IDENTIFIER AMENDED FOR LOT IDS 25 ~ 30 - REFER SHEET 27		

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Surveyed MG	Drafted MG	Client	GPT Pty Ltd	Sheet No.	1/28
Drawn MAK	Checked PEP	Title	DETAIL SURVEY OF NEWCASTLE CBD AREA HUNTER STREET, NEWCASTLE	Revision	B
Scale @A1 : 1:500 @A3 : 1:1000	Original Size	CAD File: 07158G	Ref No: 07/158	Date: 13/12/2007	
DO NOT SCALE	A1				

LEGEND

TREES

TR Trees
H Height of tree
C Spread of canopy
D Diameter of trunk

SERVICES

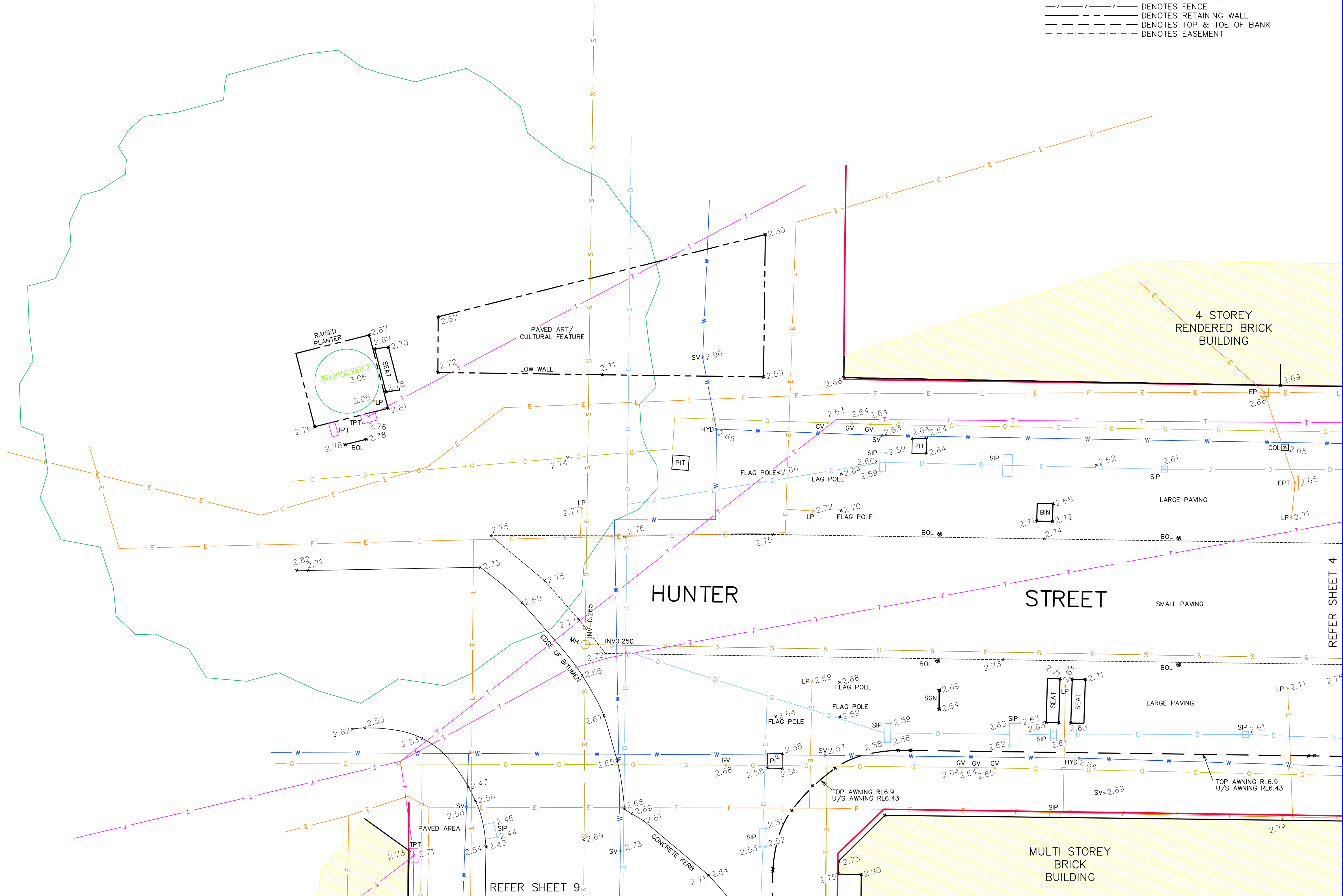
SIP Surface Inlet Pit
KIP Kerb Inlet Pit
LP Light Pole
TPT Telstra Pit
IPS Sewer Inspection Point
HYD Hydrant
SV Stop Valve
GV Gas Valve
AC Air Conditioning Unit
ESS Electricity Sub Station
SGN Sign Post
DOP Stormwater Downpipe
MH Manhole
EPI Electricity Pillar
EPT Electricity Pit
BOL Bollard
WMT Water Meter
GMT Gas Meter
SVT Sewer Vent
SEW Sewer Pipe
TPI Telstra Pillar
COM Communication Pit
PIP Pipe

SEWER INVERT LEVELS
WERE DERIVED FROM
HUNTER WATER SWIMS SHEET

IMPORTANT NOTE

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WITH ALL IMPORTANT NOTES WARNINGS AND SURVEY
INFORMATION PROVIDED ON SHEET 1

> DENOTES DISH DRAIN
D DENOTES STORMWATER PIPE
E DENOTES ELECTRICITY CABLE
G DENOTES GAS MAIN
S DENOTES SEWER MAIN
T DENOTES TELECOMMUNICATIONS CABLE
OPTICAL FIBRE
W DENOTES WATER MAIN
--- DENOTES AWNING OF BUILDING
- - - - - DENOTES OVERHEAD WALKWAY/STRUCTURE
- - - - - DENOTES EDGE OF BITUMEN
- - - - - DENOTES EDGE OF CONCRETE
- - - - - DENOTES HANDRAIL
- / - / - / - DENOTES FENCE
- - - - - DENOTES RETAINING WALL
- - - - - DENOTES TOP & TOE OF BANK
- - - - - DENOTES EASEMENT



REVISIONS

No	Revision	Drawn	Date
B	SURVEYED STREET ALIGNMENT BOUNDARIES ADDED	AJM	15/07/2008

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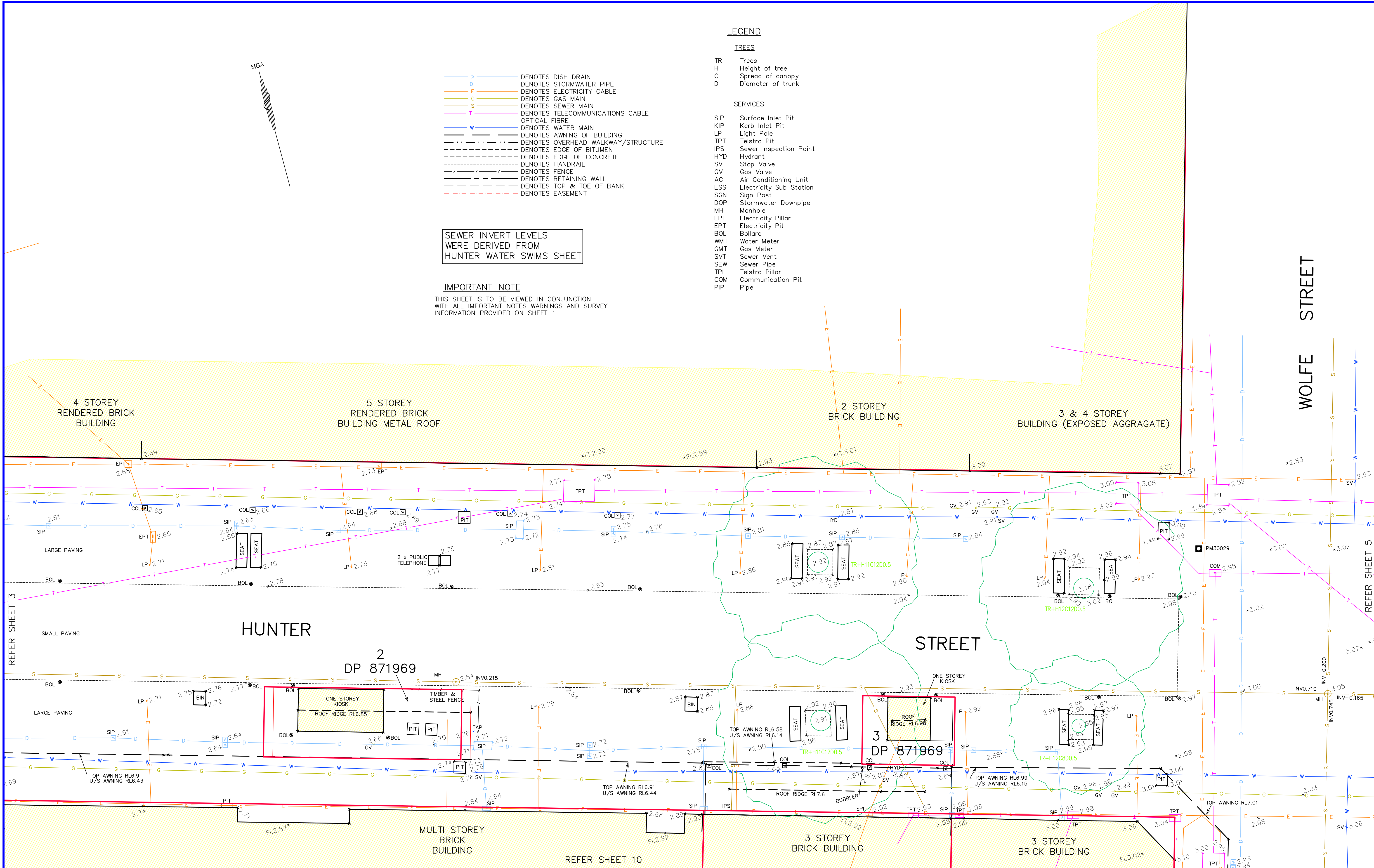


ACN 000 861 110

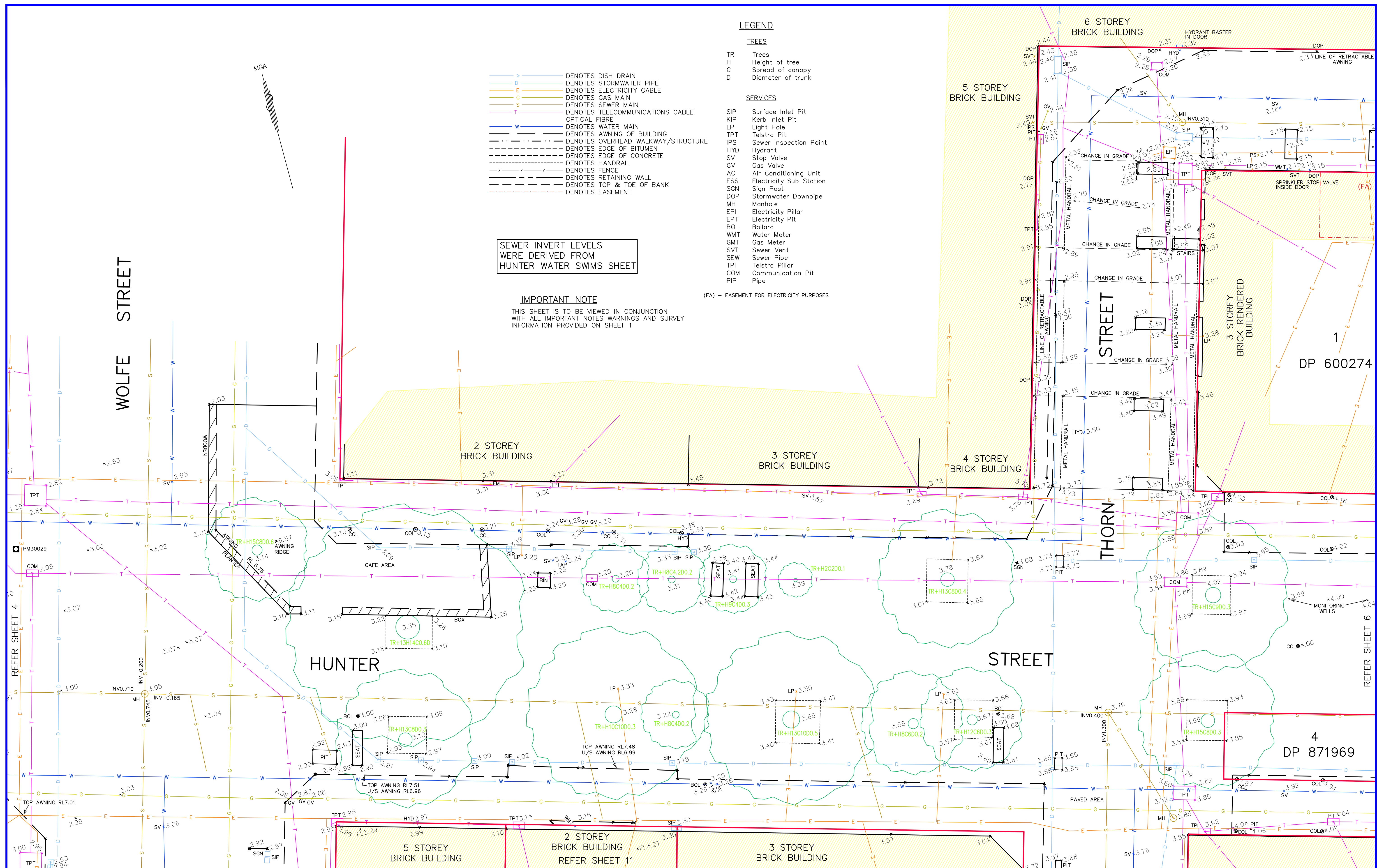
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Surveyed MG	Drafted MG	Client	Sheet No.
Drawn MAK	Checked PEP	GPT Pty Ltd	3/28
REGISTERED SURVEYOR		Title	Revision
Scale @A1 : 1:100	Original Size	DETAIL SURVEY OF NEWCASTLE CBD AREA HUNTER STREET, NEWCASTLE	B
DO NOT SCALE		CAD File: 07158G	
		Ref No: 07/158	
		Date: 13/12/2007	



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								REGISTERED SURVEYOR			Title		Revision
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	No	Revision	Drawn	Date				DO NOT SCALE		A1	CAD File: 07158G	Ref No: 07/158	Date: 13/12/2007



- LEGEND**
- TREES**
- TR Trees
 - H Height of tree
 - C Spread of canopy
 - D Diameter of trunk
- SERVICES**
- SIP Surface Inlet Pit
 - KIP Kerb Inlet Pit
 - LP Light Pole
 - TPT Telstra Pit
 - IPS Sewer Inspection Point
 - HYD Hydrant
 - SV Stop Valve
 - GV Gas Valve
 - AC Air Conditioning Unit
 - ESS Electricity Sub Station
 - SGN Sign Post
 - DOP Stormwater Downpipe
 - MH Manhole
 - EPI Electricity Pillar
 - EPT Electricity Pit
 - BOL Bollard
 - WMT Water Meter
 - GMT Gas Meter
 - SVT Sewer Vent
 - SEW Sewer Pipe
 - TPI Telstra Pillar
 - COM Communication Pit
 - PIP Pipe

SEWER INVERT LEVELS
WERE DERIVED FROM
HUNTER WATER SWIMS SHEET

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(FA) - EASEMENT FOR ELECTRICITY PURPOSES

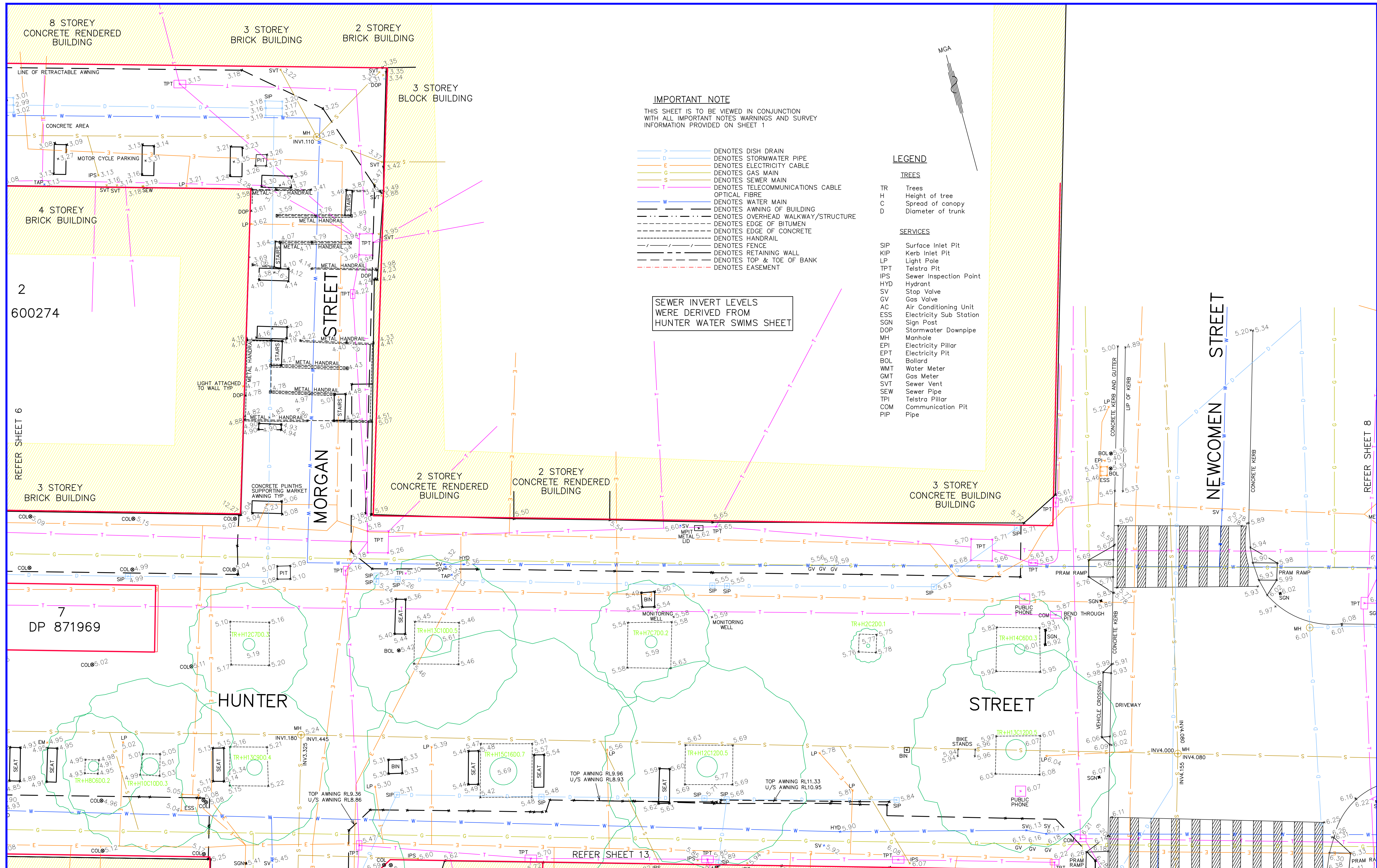
REVISIONS						<p>Monteath & Powys Pty Ltd</p> <p>ACN 000 861 110</p> <p>125 Bull Street Newcastle NSW 2300 PO Box 726 Newcastle NSW 2300 T 61 2 4926 1388 F 61 2 4929 3475 E survey@monteathpowys.com.au W www.monteathpowys.com.au</p>	<p>Surveyed MG Drawn MAK</p> <p>Drafted MG Checked PEP</p> <p>REGISTERED SURVEYOR Scale @A1: 1:100 @A3: 1:200</p> <p>Original Size A1</p> <p>DO NOT SCALE</p>	<p>Client GPT Pty Ltd</p> <p>Title DETAIL SURVEY OF NEWCASTLE CBD AREA HUNTER STREET, NEWCASTLE</p> <p>CAD File: 07158G</p> <p>Ref No: 07/158</p> <p>Date: 13/12/2007</p>	<p>Sheet No. 5/28</p> <p>Revision B</p>
B	SURVEYED STREET ALIGNMENT BOUNDARIES ADDED	AJM	15/07/2008						
No	Revision	Drawn	Date						

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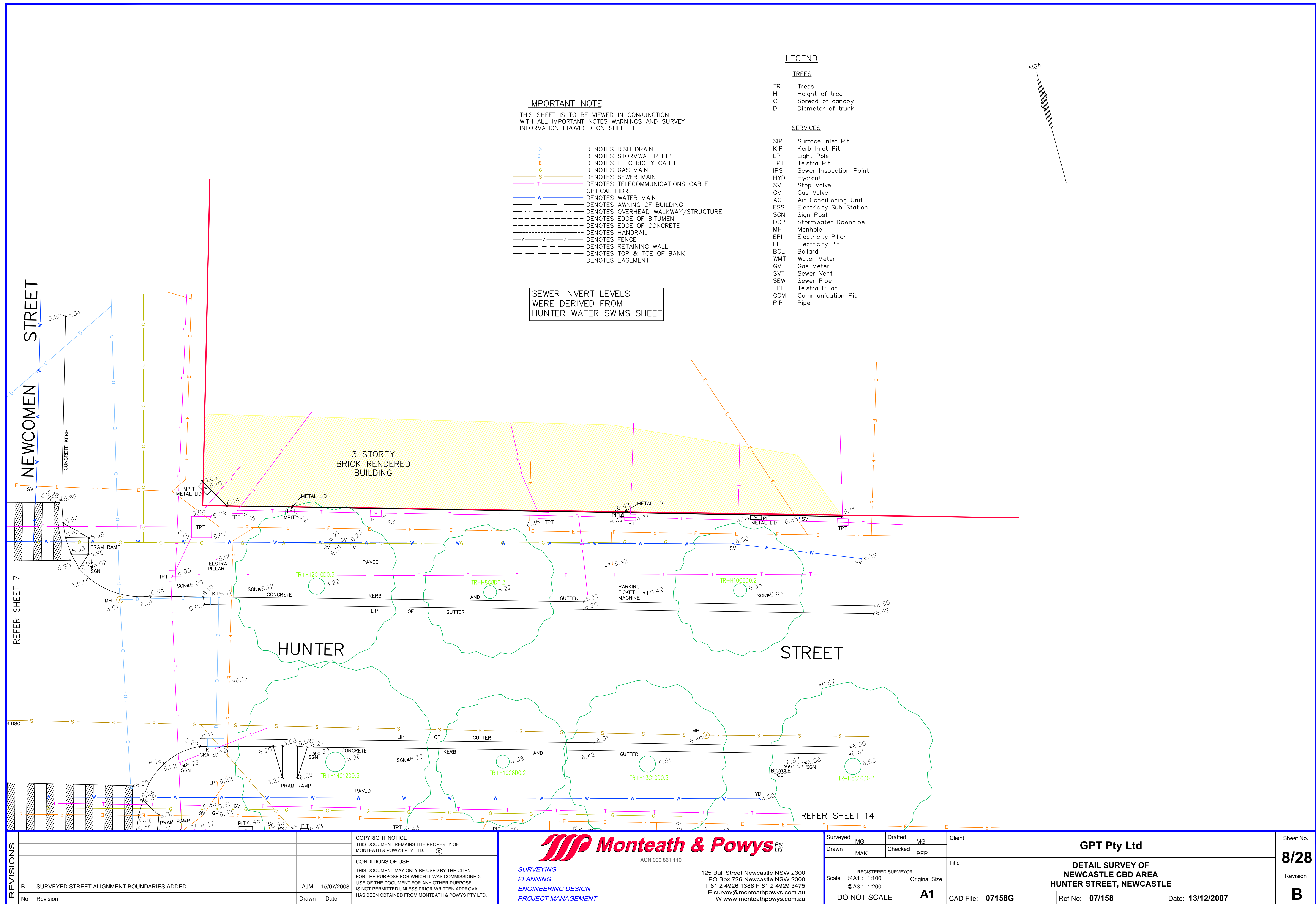
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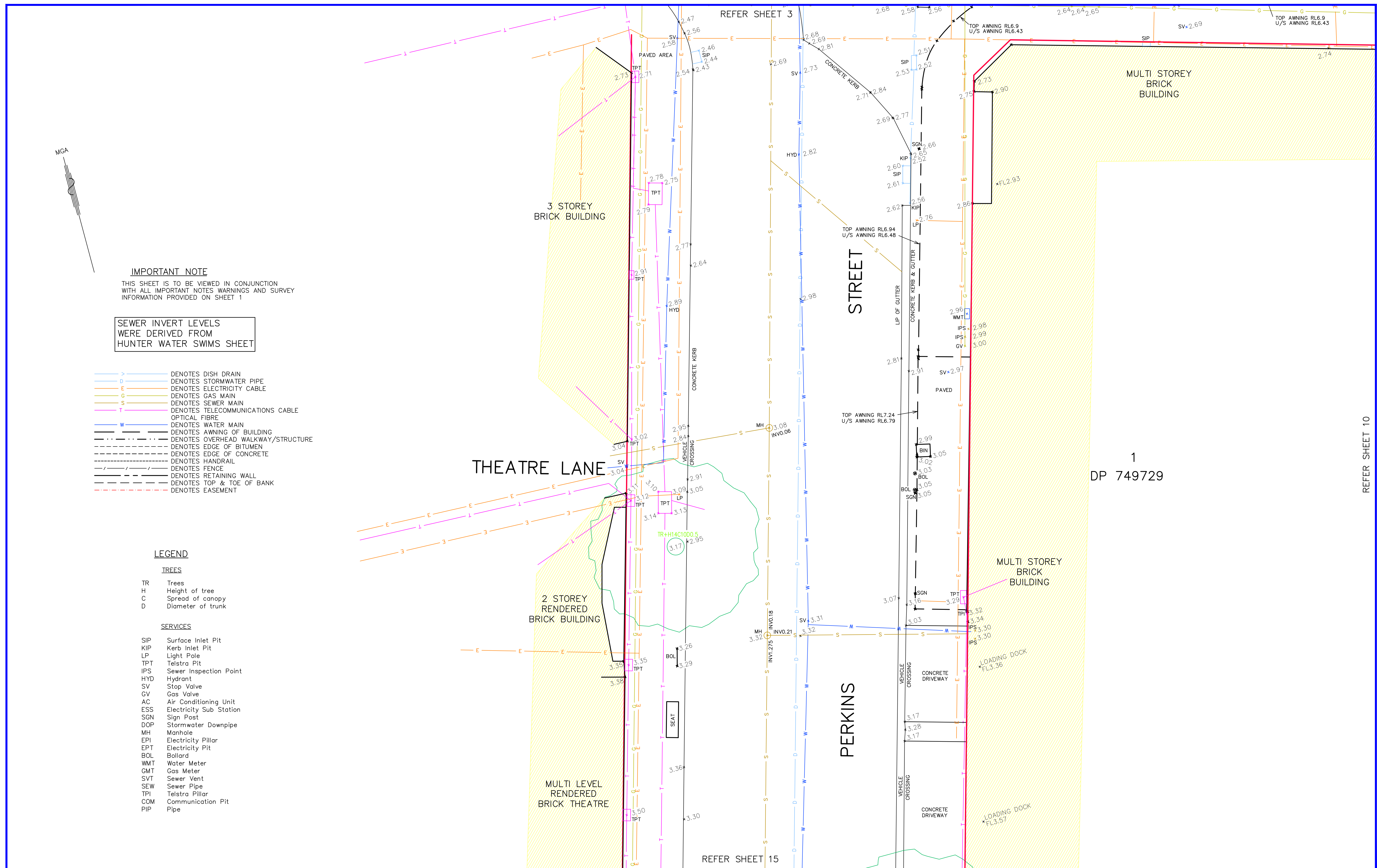
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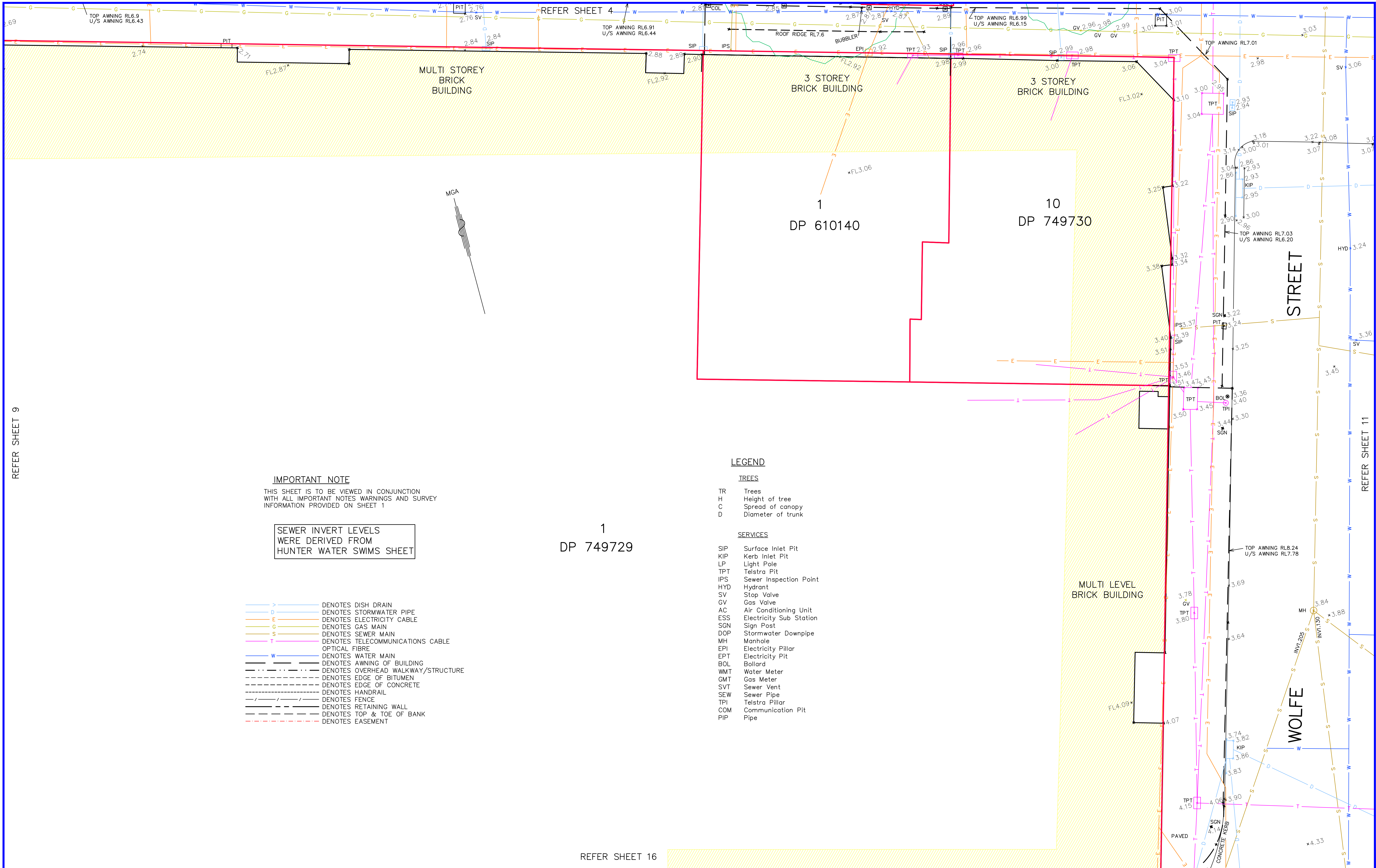




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REFER SHEET 15

REFER SHEET 3



IMPORTANT NOTE

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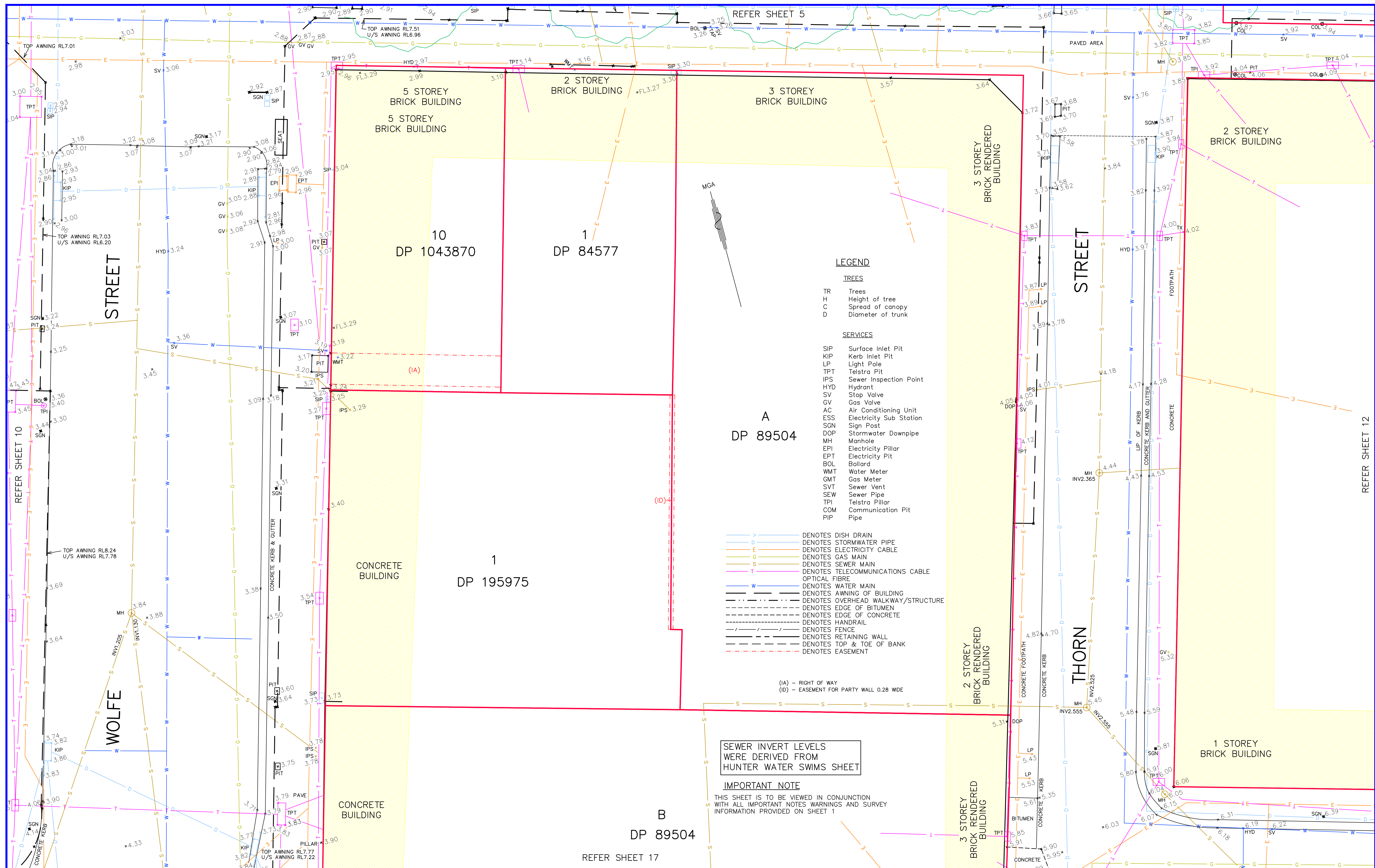
- TR Trees
- H Height of tree
- C Spread of canopy
- D Diameter of trunk

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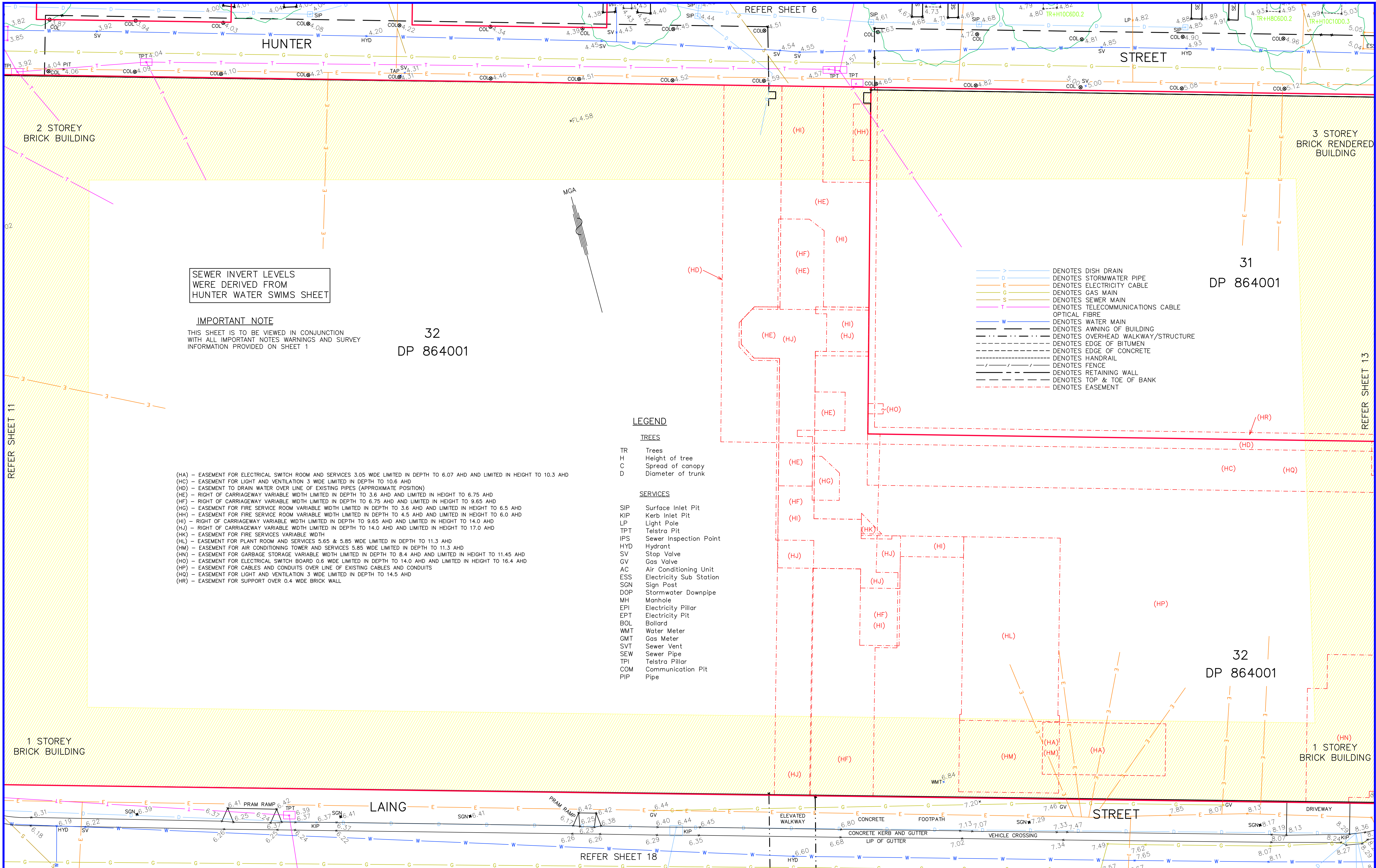
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- KIP Kerb Inlet Pit
- LP Light Pole
- TPT Telstra Pit
- IPS Sewer Inspection Point
- HYD Hydrant
- SV Stop Valve
- GV Gas Valve
- AC Air Conditioning Unit
- ESS Electricity Sub Station
- SGN Sign Post
- DOP Stormwater Downpipe
- MH Manhole
- EPI Electricity Pillar
- EPT Electricity Pit
- BOL Bollard
- WMT Water Meter
- GMT Gas Meter
- SVT Sewer Vent
- SEW Sewer Pipe
- TPI Telstra Pillar
- COM Communication Pit
- PIP Pipe

REFER SHEET 16

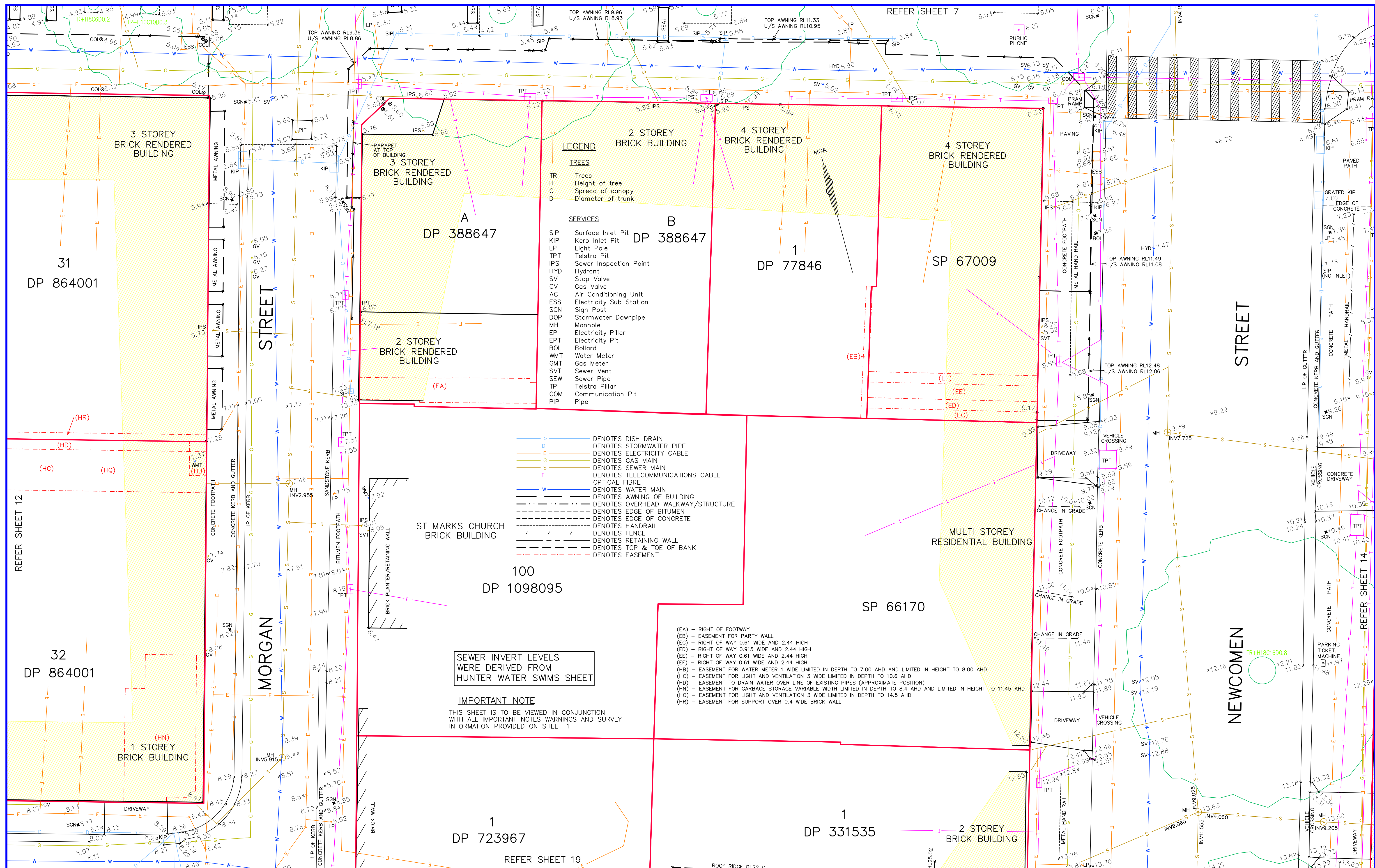
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	B	SURVEYED STREET ALIGNMENT BOUNDARIES ADDED		AJM	15/07/2008	Scale @A1 : 1:100 @A3 : 1:200		Original Size A1	CAD File: 07158G		Ref No: 07/158		Date: 13/12/2007		
	No	Revision		Drawn	Date	DO NOT SCALE									



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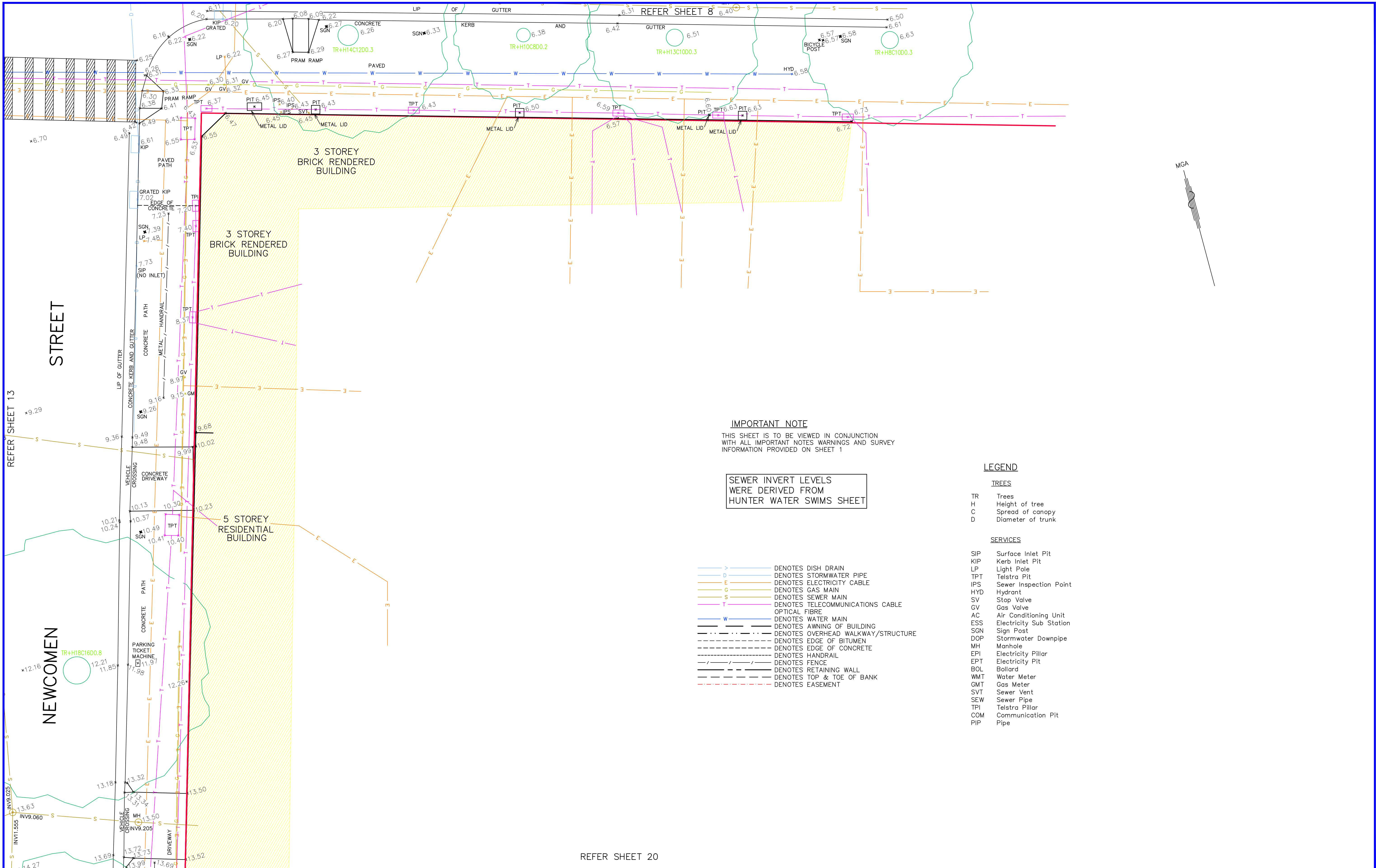
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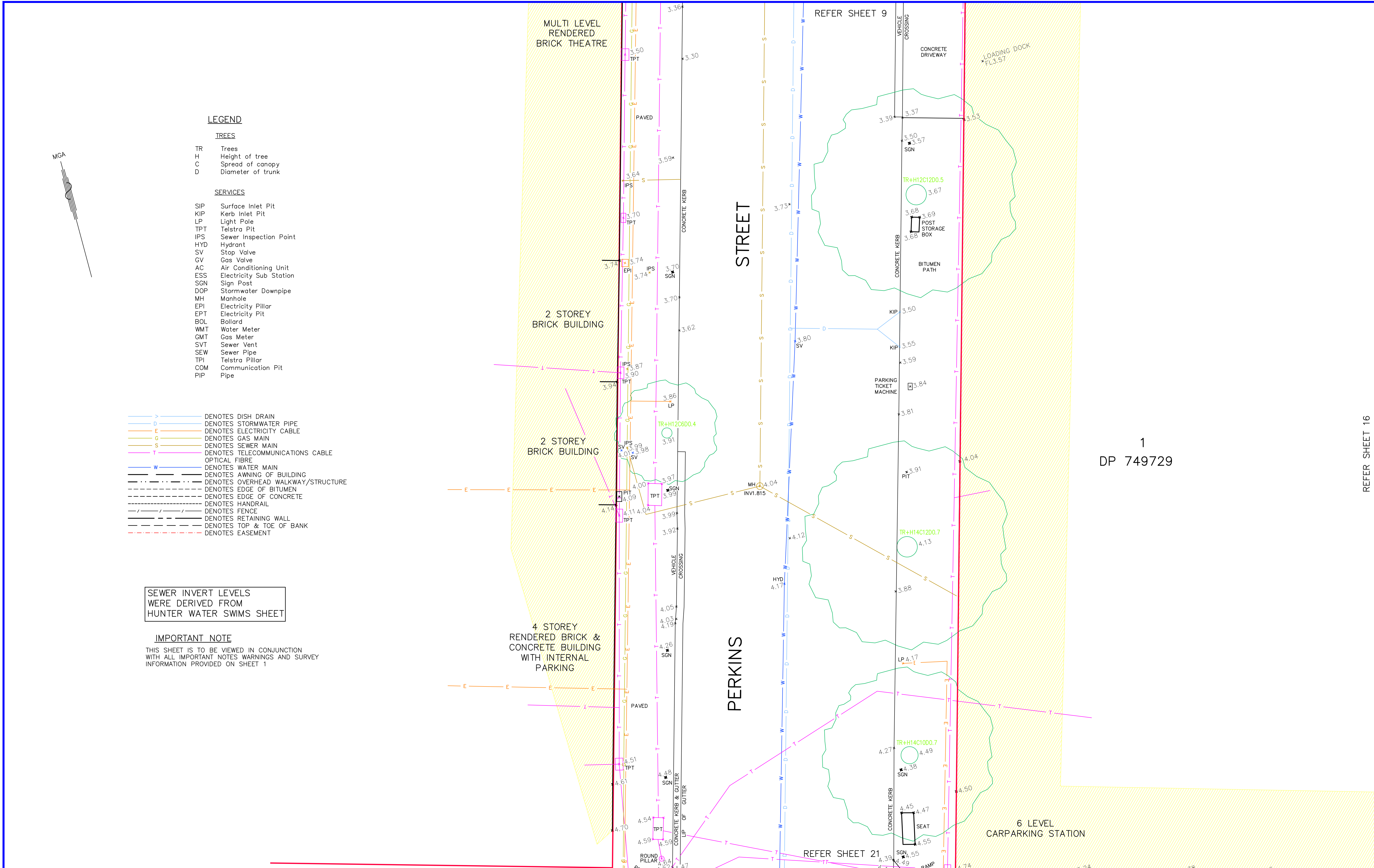
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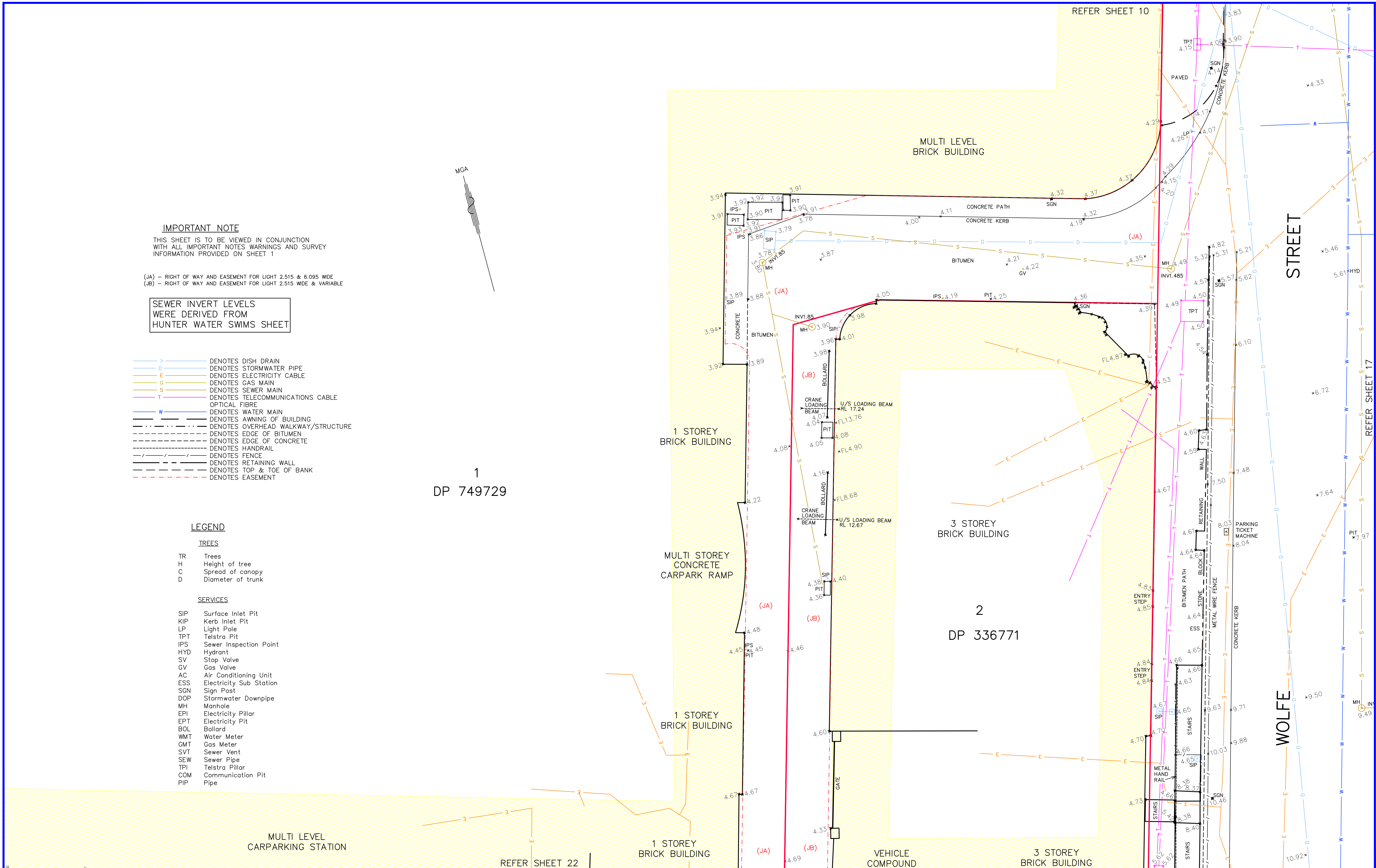
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IMPORTANT NOTE

THIS SHEET IS TO BE VIEWED IN CONJUNCTION WITH ALL IMPORTANT NOTES WARNINGS AND SURVEY INFORMATION PROVIDED ON SHEET 1

(JA) - RIGHT OF WAY AND EASEMENT FOR LIGHT 2.515 & 6.095 WIDE
(JB) - RIGHT OF WAY AND EASEMENT FOR LIGHT 2.515 WIDE & VARIABLE

SEWER INVERT LEVELS WERE DERIVED FROM HUNTER WATER SWIMS SHEET

- >— DENOTES DISH DRAIN
- D— DENOTES STORMWATER PIPE
- E— DENOTES ELECTRICITY CABLE
- G— DENOTES GAS MAIN
- S— DENOTES SEWER MAIN
- T— DENOTES TELECOMMUNICATIONS CABLE
- W— DENOTES WATER MAIN
- / — / — DENOTES AWNING OF BUILDING
- · · · — DENOTES OVERHEAD WALKWAY/STRUCTURE
- — — — — DENOTES EDGE OF BITUMEN
- — — — — DENOTES EDGE OF CONCRETE
- / — / — / — DENOTES HANDRAIL
- / — / — / — DENOTES FENCE
- — — — — DENOTES RETAINING WALL
- — — — — DENOTES TOP & TOE OF BANK
- — — — — DENOTES EASEMENT

LEGEND

TREES

- TR Trees
- H Height of tree
- C Spread of canopy
- D Diameter of trunk

SERVICES

- SIP Surface Inlet Pit
- KIP Kerb Inlet Pit
- LP Light Pole
- TPT Telstra Pit
- IPS Sewer Inspection Point
- HYD Hydrant
- SV Stop Valve
- GV Gas Valve
- AC Air Conditioning Unit
- ESS Electricity Sub Station
- SGN Sign Post
- DOP Stormwater Downpipe
- MH Manhole
- EPI Electricity Pillar
- EPT Electricity Pit
- BOL Bollard
- WMT Water Meter
- GMT Gas Meter
- SVT Sewer Vent
- SEW Sewer Pipe
- TPI Telstra Pillar
- COM Communication Pit
- PIP Pipe

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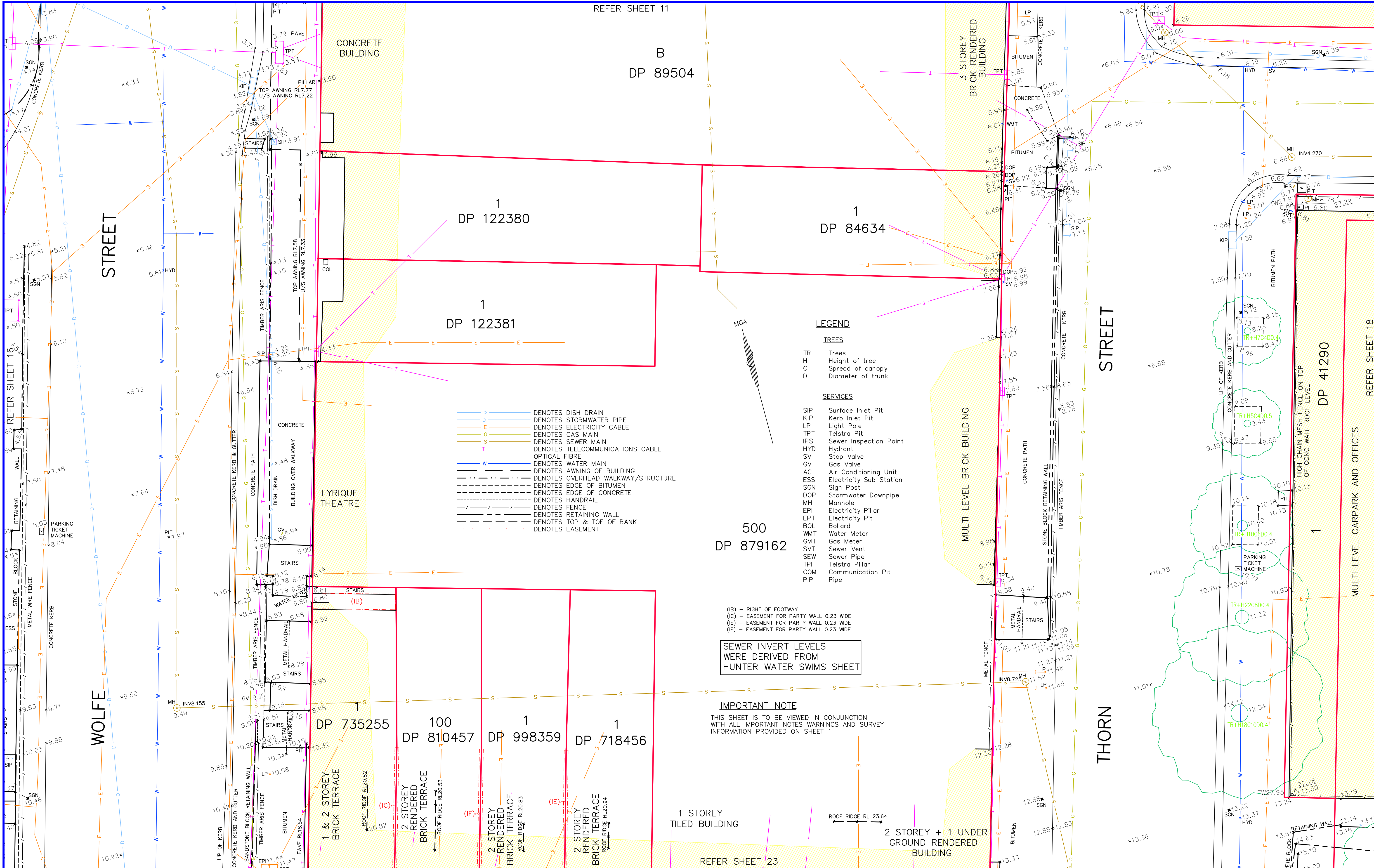


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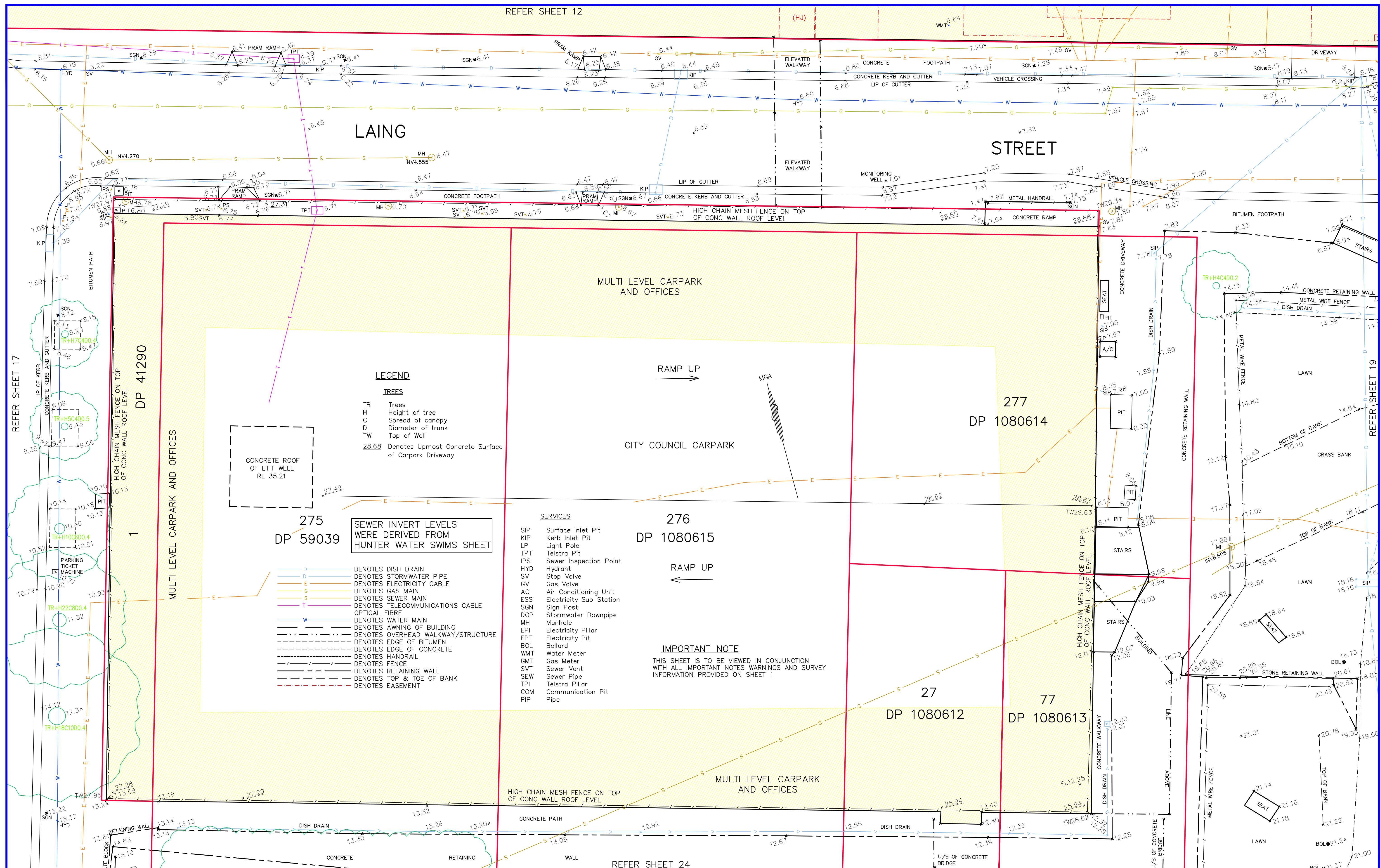
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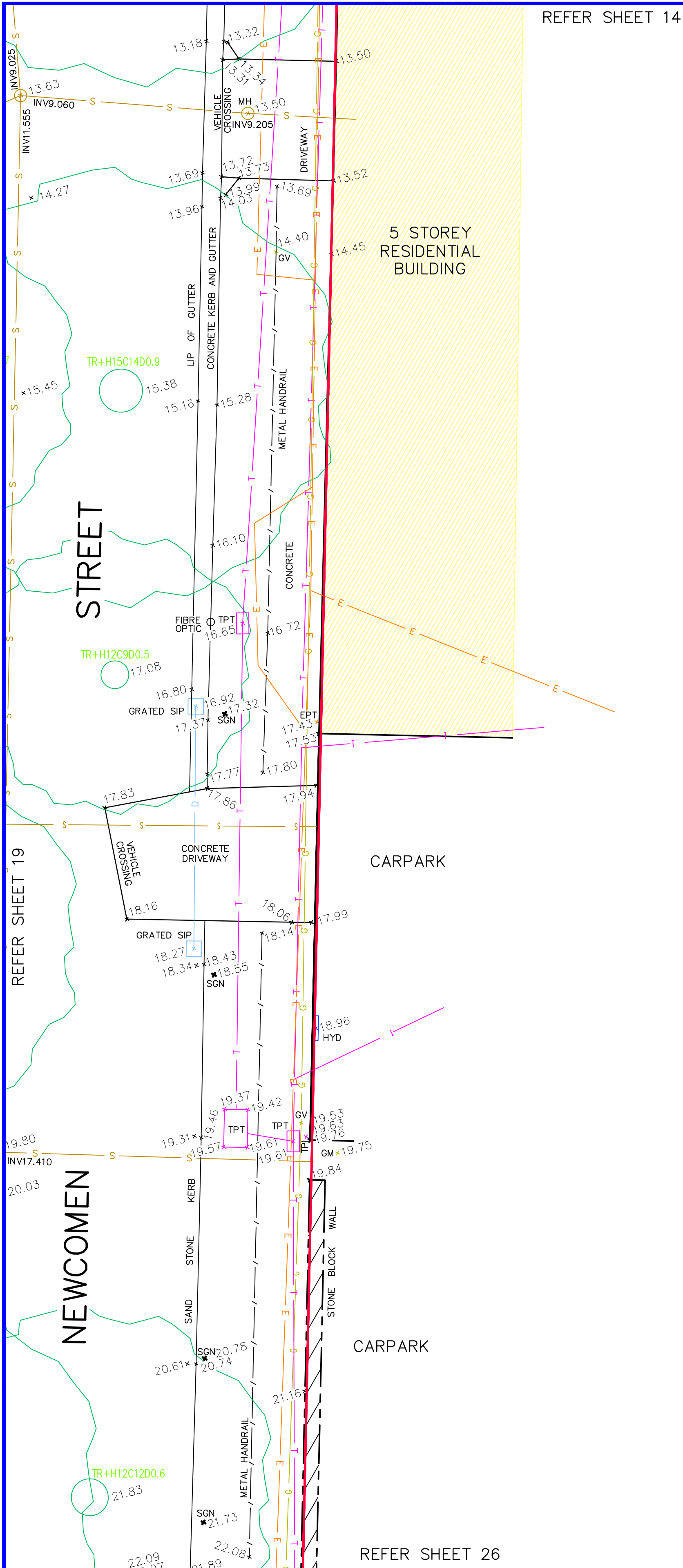


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REVISIONS					<div>COPYRIGHT NOTICE THIS DOCUMENT REMAINS THE PROPERTY OF MONTEATH & POWYS PTY LTD. ©</div> <div>Monteath & Powys Pty Ltd ACN 000 861 110 125 Bull Street Newcastle NSW 2300 PO Box 726 Newcastle NSW 2300 T 61 2 4926 1388 F 61 2 4929 3475 E survey@monteathpowys.com.au W www.monteathpowys.com.au</div> <div>SURVEYING PLANNING ENGINEERING DESIGN PROJECT MANAGEMENT</div>	Surveyed MG	Drafted MG	Client	GPT Pty Ltd			Sheet No.						
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	C	SURVEYED STREET ALIGNMENT BOUNDARIES ADDED	AJM	15/07/2008		CONDITIONS OF USE.			Title	DETAIL SURVEY OF NEWCASTLE CBD AREA HUNTER STREET, NEWCASTLE			Revision					
	B	CATHEDRAL DETAIL ADDED TO CAD MODEL REVISION TO TOP OF COUNCIL CARPARK – DETAIL ADDED	MAK	20/03/08		THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED. USE OF THE DOCUMENT FOR ANY OTHER PURPOSE IS NOT PERMITTED UNLESS PRIOR WRITTEN APPROVAL HAS BEEN OBTAINED FROM MONTEATH & POWYS PTY LTD.								REGISTERED SURVEYOR Scale @A1 : 1:100 @A3 : 1:200 Original Size A1	CAD File: 07158G	Ref No: 07/158	Date: 13/12/2007	C
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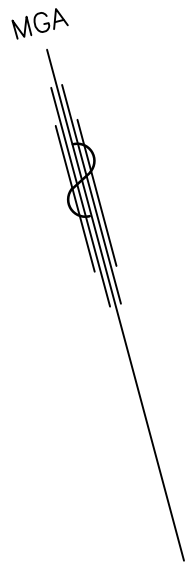


REFER SHEET 14

CARPARK

CARPARK

REFER SHEET 26



LEGEND

TREES

- TR Trees
- H Height of tree
- C Spread of canopy
- D Diameter of trunk

SERVICES

- SIP Surface Inlet Pit
- KIP Kerb Inlet Pit
- LP Light Pole
- TPT Telstra Pit
- IPS Sewer Inspection Point
- HYD Hydrant
- SV Stop Valve
- GV Gas Valve
- AC Air Conditioning Unit
- ESS Electricity Sub Station
- SGN Sign Post
- DOP Stormwater Downpipe
- MH Manhole
- EPI Electricity Pillar
- EPT Electricity Pit
- BOL Bollard
- WMT Water Meter
- GMT Gas Meter
- SVT Sewer Vent
- SEW Sewer Pipe
- TPI Telstra Pillar
- COM Communication Pit
- PIP Pipe

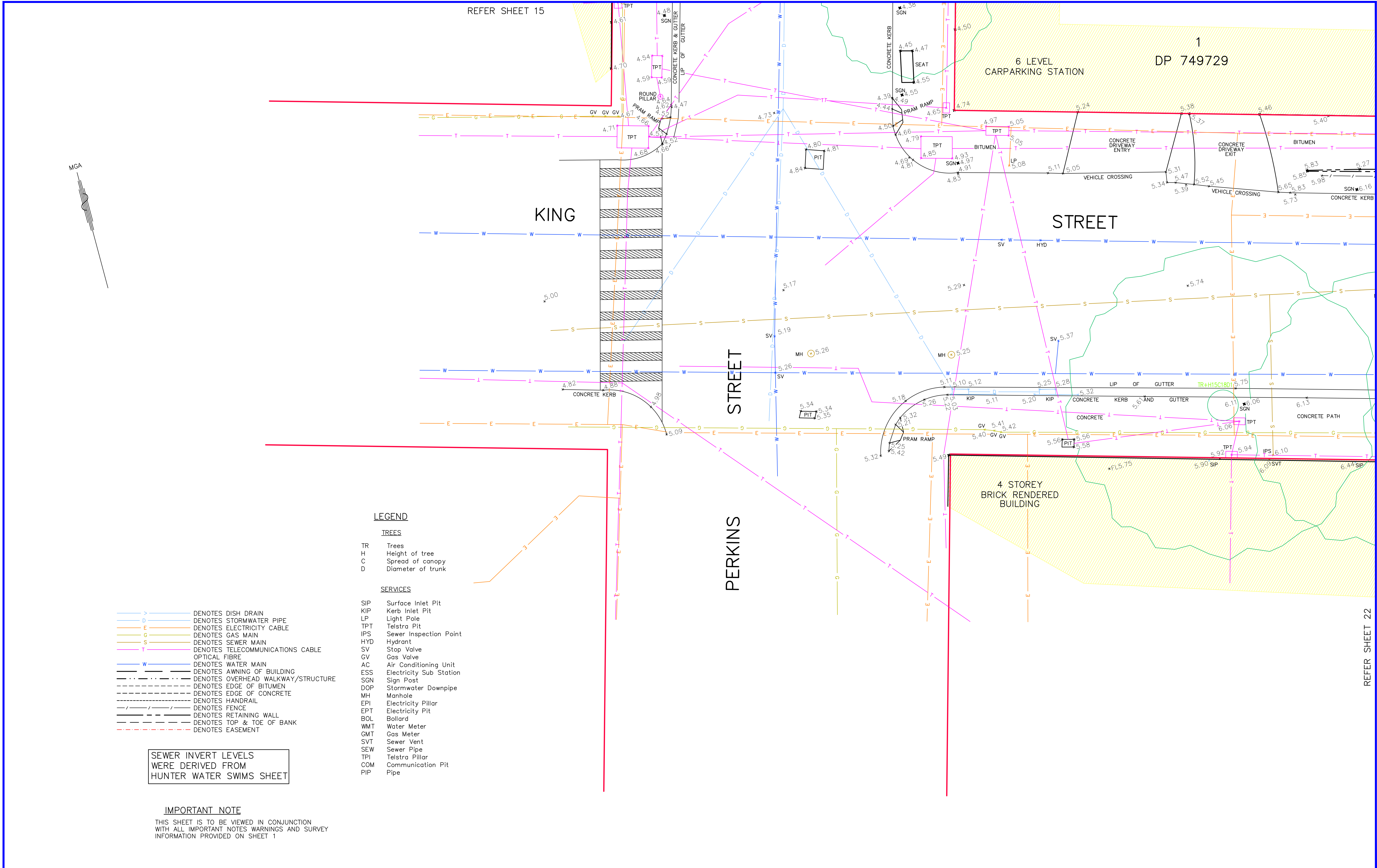
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WITH ALL IMPORTANT NOTES WARNINGS AND SURVEY
INFORMATION PROVIDED ON SHEET 1

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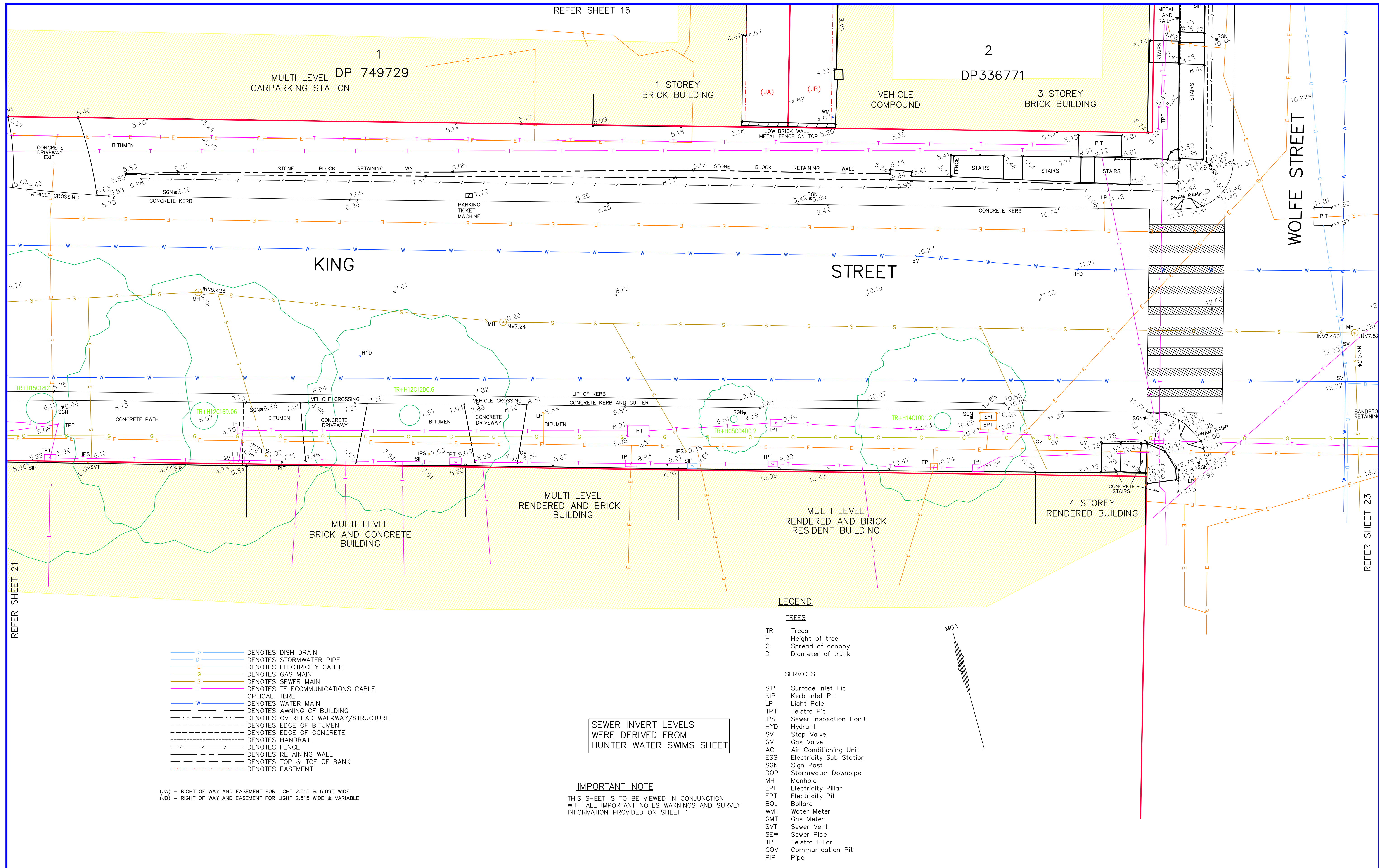
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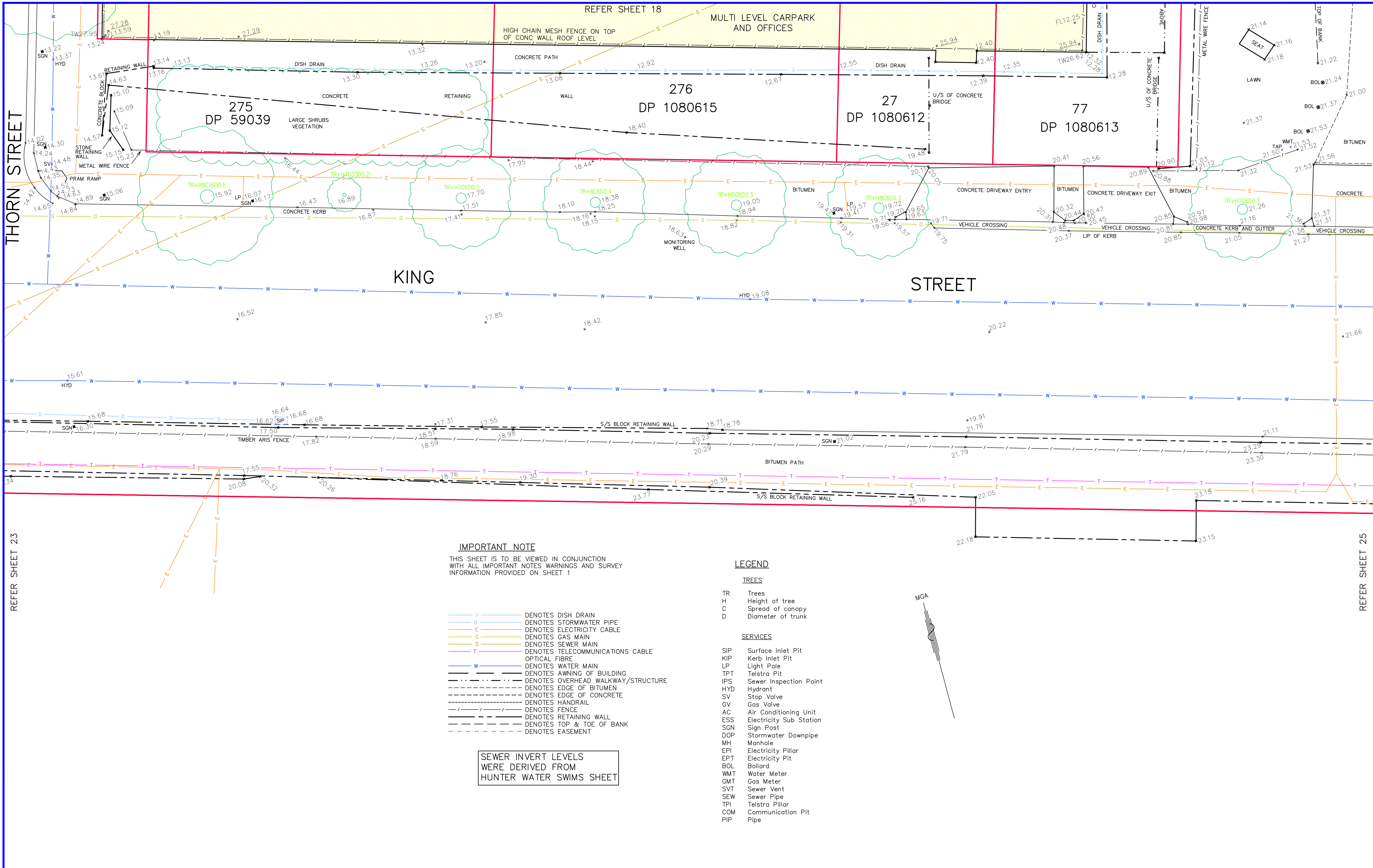
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Drawn

Date



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	B	SURVEYED STREET ALIGNMENT BOUNDARIES ADDED			AJM	15/07/2008			REGISTERED SURVEYOR		Title			Revision
	No	Revision			Drawn	Date			Scale @A1 : 1:100 @A3 : 1:200	Original Size	DETAIL SURVEY OF NEWCASTLE CBD AREA HUNTER STREET, NEWCASTLE			B
							DO NOT SCALE		A1	CAD File: 07158G		Ref No: 07/158	Date: 13/12/2007	



IMPORTANT NOTE

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LEGEND

TREES

- TR Trees
- H Height of tree
- C Spread of canopy
- D Diameter of trunk

SERVICES

- SIP Surface Inlet Pit
- KIP Kerb Inlet Pit
- LP Light Pole
- TPT Telstra Pit
- IPS Sewer Inspection Point
- HYD Hydrant
- SV Stop Valve
- GV Gas Valve
- AC Air Conditioning Unit
- ESS Electricity Sub Station
- SGN Sign Post
- DOP Stormwater Downpipe
- MH Manhole
- EPI Electricity Pillar
- EPT Electricity Pit
- BOL Bollard
- WMT Water Meter
- GMT Gas Meter
- SVT Sewer Vent
- SEW Sewer Pipe
- TPI Telstra Pillar
- COM Communication Pit
- PIP Pipe

- > DENOTES DISH DRAIN
- D DENOTES STORMWATER PIPE
- E DENOTES ELECTRICITY CABLE
- G DENOTES GAS MAIN
- S DENOTES SEWER MAIN
- T DENOTES TELECOMMUNICATIONS CABLE
- W DENOTES WATER MAIN
- DENOTES AWNING OF BUILDING
- - - - - DENOTES OVERHEAD WALKWAY/STRUCTURE
- DENOTES EDGE OF BITUMEN
- DENOTES EDGE OF CONCRETE
- DENOTES HANDRAIL
- DENOTES FENCE
- DENOTES RETAINING WALL
- DENOTES TOP & TOE OF BANK
- DENOTES EASEMENT

SEWER INVERT LEVELS WERE DERIVED FROM HUNTER WATER SWIMS SHEET

REVISIONS			
No	Revision	Drawn	Date
B	SURVEYED STREET ALIGNMENT BOUNDARIES ADDED	AJM	15/07/2008

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ACN 000 861 110

SURVEYING

PLANNING

ENGINEERING DESIGN

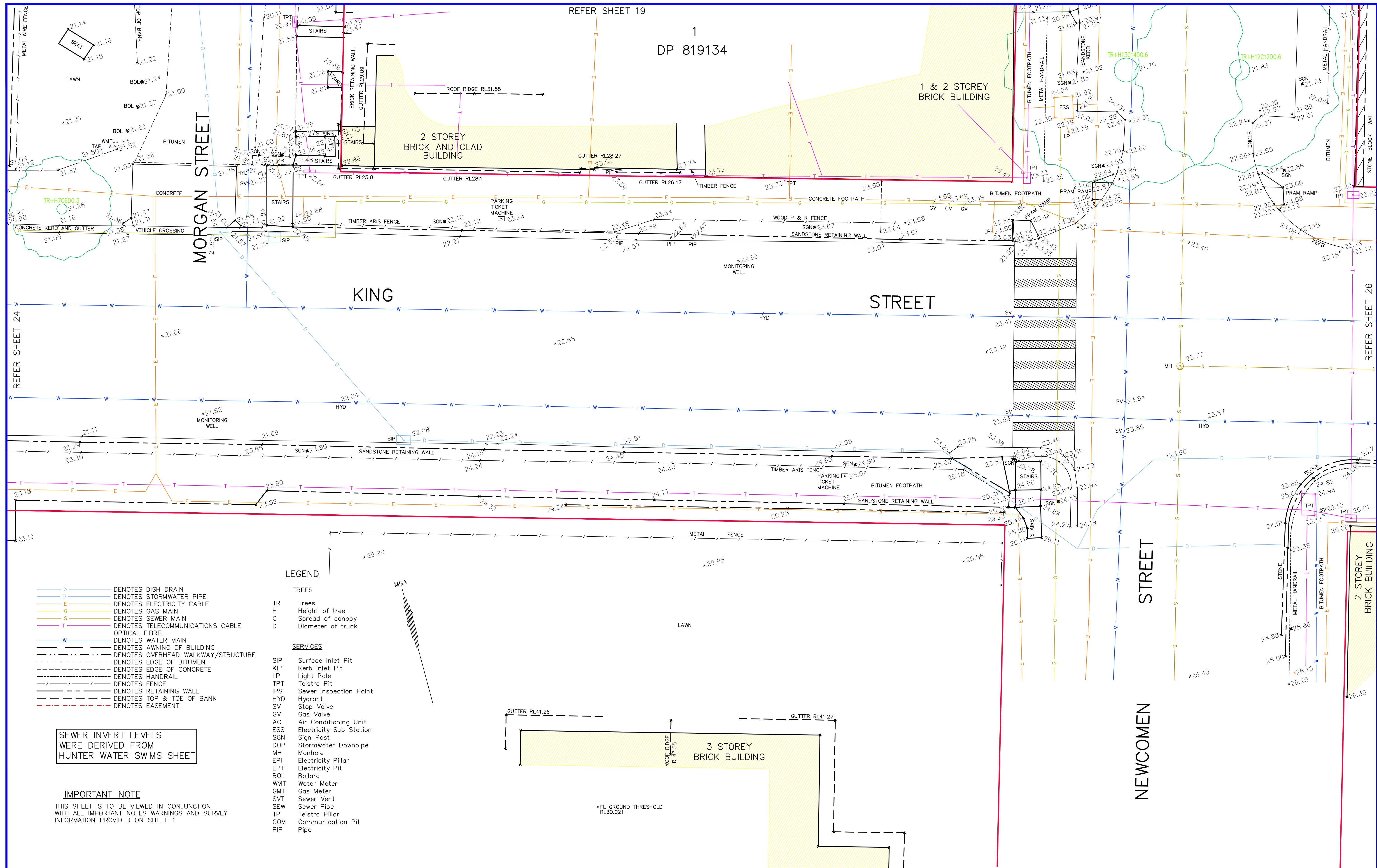
PROJECT MANAGEMENT

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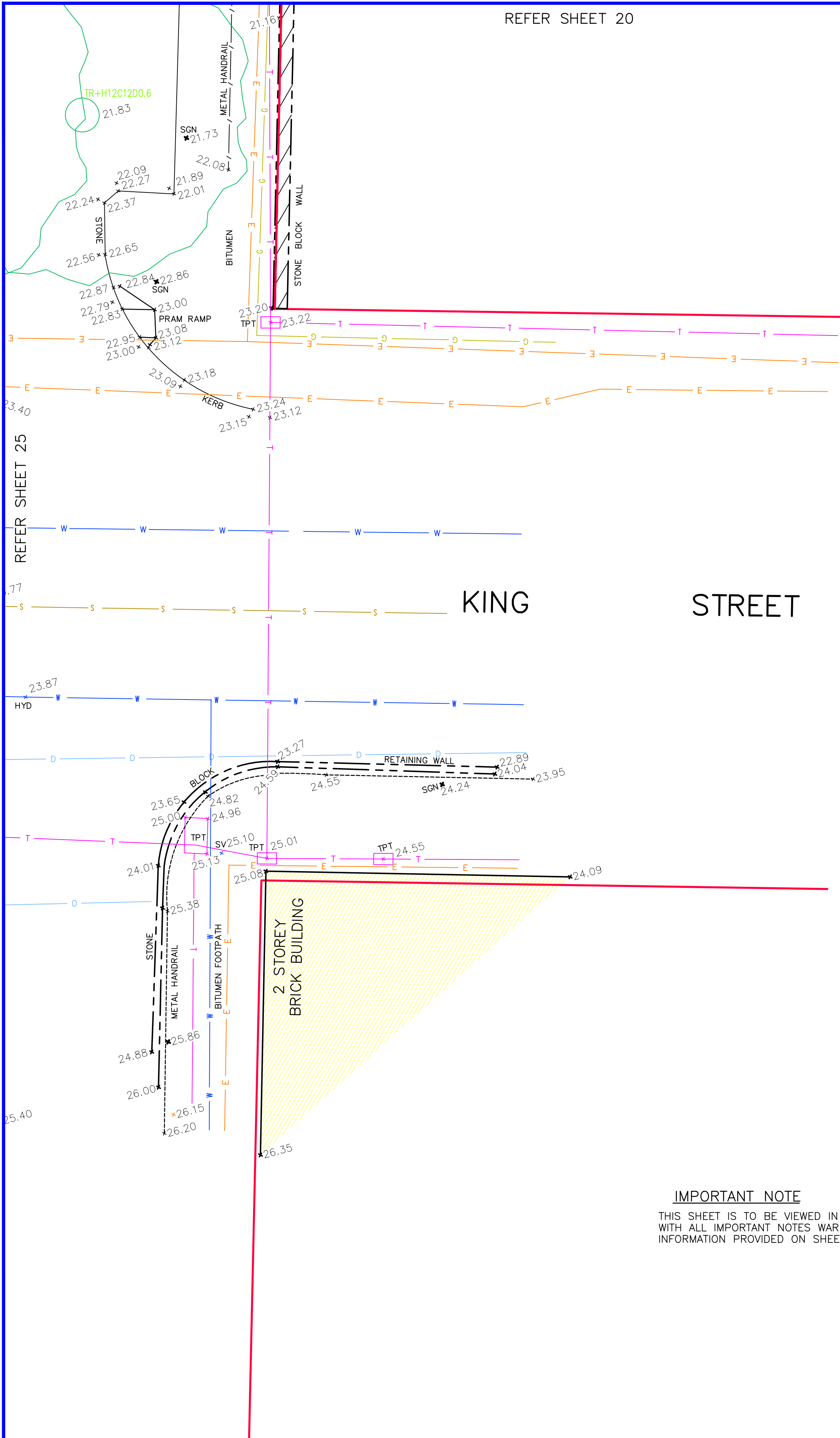
Surveyed MG	Drafted MG	Client	
Drawn MAK	Checked PEP	GPT Pty Ltd	
REGISTERED SURVEYOR		Title	
Scale @A1: 1:100	Original Size	DETAIL SURVEY OF NEWCASTLE CBD AREA HUNTER STREET, NEWCASTLE	
@A3: 1:200		CAD File: 07158G	Ref No: 07/158
DO NOT SCALE	A1	Date: 13/12/2007	

Sheet No. 24/28

Revision B



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					REGISTERED SURVEYOR			Original Size	CAD File: 07158G		Ref No: 07/158	Date: 13/12/2007	Revision
	C	SURVEYED STREET ALIGNMENT BOUNDARIES ADDED	AJM	15/07/2008	CONDITIONS OF USE. THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED. USE OF THE DOCUMENT FOR ANY OTHER PURPOSE IS NOT PERMITTED UNLESS PRIOR WRITTEN APPROVAL HAS BEEN OBTAINED FROM MONTEATH & POWYS PTY LTD.		DO NOT SCALE			A1			
	B	ADDITIONAL DETAIL CORNER KING & NEWCOMEN STREET 'NEWCASTLE CLUB'	AJM	07/03/2008				No	Revision		Drawn	Date	



LEGEND

TREES

- TR Trees
H Height of tree
C Spread of canopy
D Diameter of trunk

SERVICES

- SIP Surface Inlet Pit
KIP Kerb Inlet Pit
LP Light Pole
TPT Telstra Pit
IPS Sewer Inspection Point
HYD Hydrant
SV Stop Valve
GV Gas Valve
AC Air Conditioning Unit
ESS Electricity Sub Station
SGN Sign Post
DOP Stormwater Downpipe
MH Manhole
EPI Electricity Pillar
EPT Electricity Pit
BOL Bollard
WMT Water Meter
GMT Gas Meter
SVT Sewer Vent
SEW Sewer Pipe
TPI Telstra Pillar
COM Communication Pit
PIP Pipe

- > DENOTES DISH DRAIN
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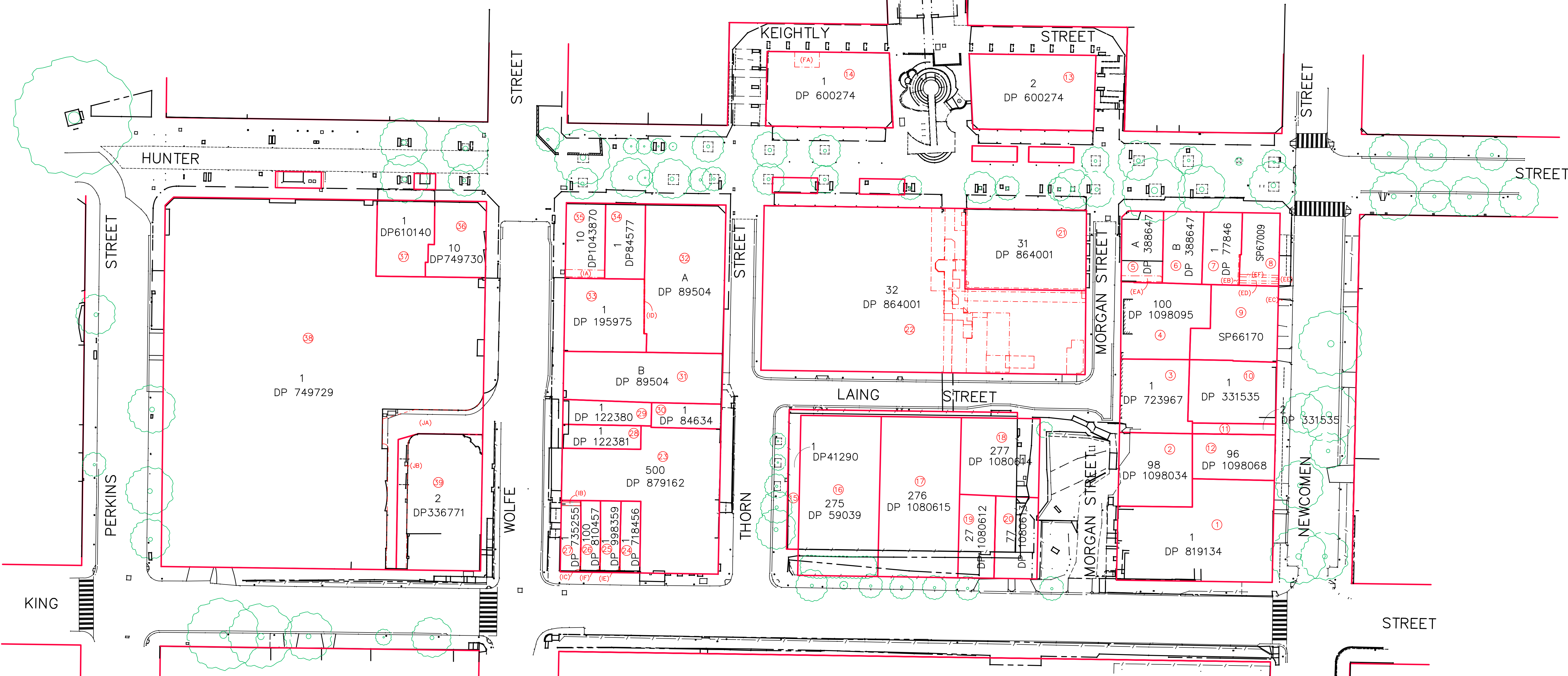
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	B	SURVEYED STREET ALIGNMENT BOUNDARIES ADDED	AJM	15/07/2008				
	No	Revision	Drawn	Date				
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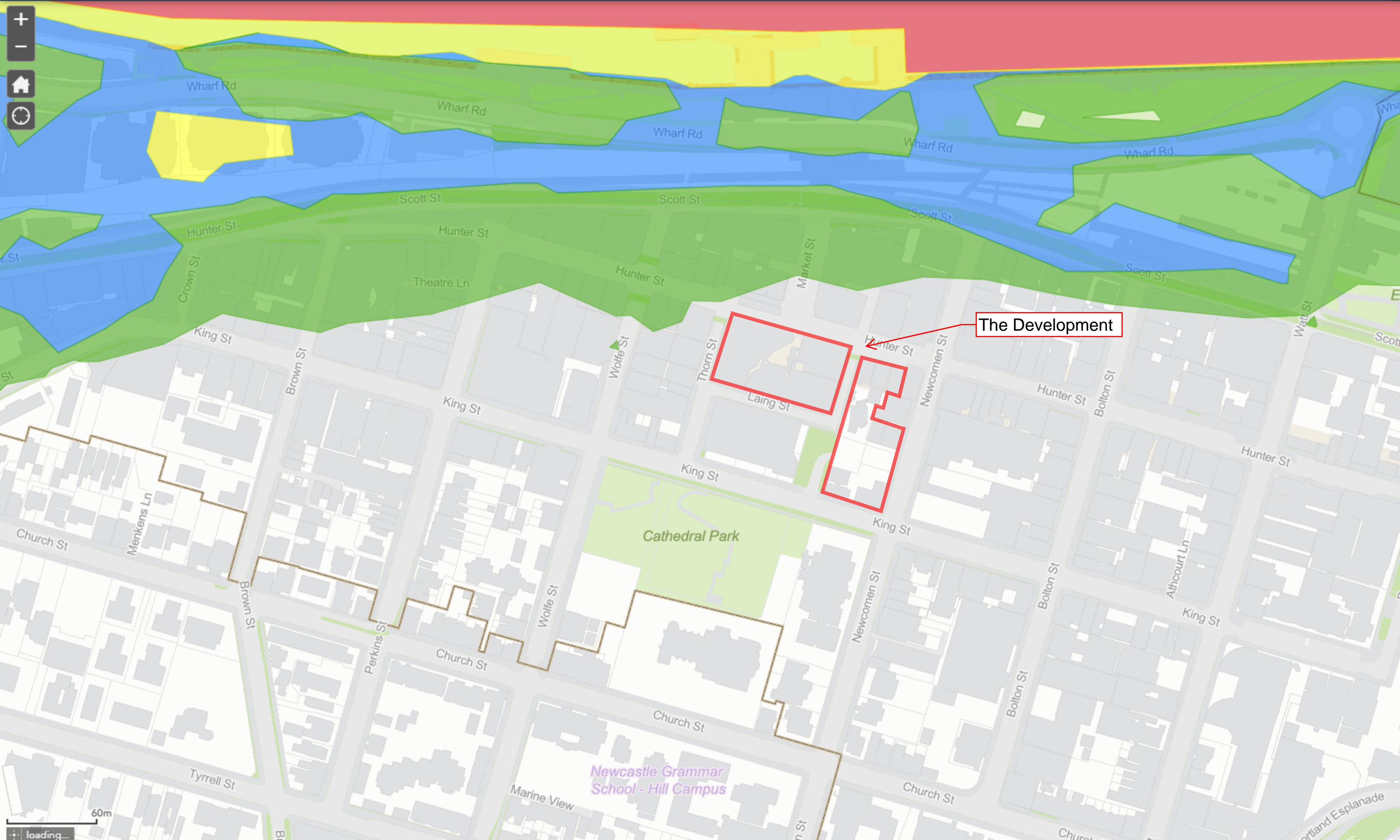
LOT ID	FOLIO IDENTIFIER	LAND OWNER	BUILDING STREET ADDRESS	AREA
1	1/819134	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	66-74 King Street	886.1m ²
2	98/1098034	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	3 Morgan Street	341.4m ²
3	12733023	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	3 Morgan Street	317.5m ²
4	100/1098095	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	3 Morgan Street	356.6m ²
5	A/388647	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	111 Hunter Street	183.4m ²
6	B/388647	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	109 Hunter Street	177m ²
7	1/77846	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	105 Hunter Street	158.1m ²
8	SP 67009	THE OWNERS – STRATA PLAN NO. 67009	103 Hunter Street	178.8m ²
9	SP 66709	THE OWNERS – STRATA PLAN NO. 66709	103 Hunter Street	165.3m ²
10	1/331535	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	22 Newcomen Street	341.4m ²
11	2/233155	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	3 Morgan Street	55.8m ² (BY CALC)
12	96/1098068	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	3 Morgan Street	240.3m ²
13	2/600274	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	160 Hunter Street	593.1m ²
14	1/600274	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	170 Hunter Street	594.4m ²
15	1/41220	THE COUNCIL OF THE CITY OF NEWCASTLE	92 King Street	186m ²
16	275/59039	THE COUNCIL OF THE CITY OF NEWCASTLE	92 King Street	815.7m ²
17	276/1080615	THE COUNCIL OF THE CITY OF NEWCASTLE	92 King Street	809.3m ²
18	277/1080614	THE COUNCIL OF THE CITY OF NEWCASTLE	92 King Street	392.3m ²
19	27/1080612	THE COUNCIL OF THE CITY OF NEWCASTLE	92 King Street	193.1m ²
20	27/1080613	THE COUNCIL OF THE CITY OF NEWCASTLE	92 King Street	288.6m ²
21	31/864001	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	12 Hunter Street	620.1m ²
22	32/864001	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	137 Hunter Street	2773m ²
23	500/879162	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	98 King Street	996.7m ²
24	1/718456	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	104 King Street	91.6m ²
25	1/998359	GVA Pty LIMITED	106 King Street	91m ²
26	80/81457	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	106 King Street	89.54m ²
27	1/735255	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	110 King Street	88.5m ²
28	1/122381	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	31 Wolfe Street	113.8m ²
29	1/122380	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	31 Wolfe Street	132.8m ²
30	1/84634	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	14 Thorn Street	107.5m ²
31	8/89504	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	21 Wolfe Street	493.2m ²
32	8/89504	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	14 Wolfe Street	418.1m ²
33	1/195975	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	15 Wolfe Street	373.1m ²
34	1/84577	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	151 Hunter Street	183.3m ²
35	10/1043870	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	159 Hunter Street	190m ² (WHOLE LOT)
36	10/749730	HEMHWALL Pty LIMITED	159 Hunter Street	265.5m ²
37	1/610140	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	163 Hunter Street	265.3m ²
38	1/747929	GPT HUNTER CUSTODIAN Pty LIMITED (1/3 SHARE) AND LANDCOM (2/3 SHARE)	161-165 Hunter Street	628m ²
39	2/336711	TELSTRA CORPORATION LIMITED	114 King Street	730.9m ² (BY CALC)



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D	AREAS ADDED TO TABLE	DCG	21/03/14	CONDITIONS OF USE.																																
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B	FOLIO IDENTIFIER AMENDED FOR LOT IDS 25 ~ 30	MAK	30/01/08																																	
No	Revision	Drawn	Date																																	

APPENDIX D – FLOOD MAPS





Legend

Flood Risk

- High Risk
- Medium Risk
- Low Risk
- Residual Risk



LEGEND

- Floodway
- Flood Storage
- Flood Fringe

Title:

Newcastle Floodplain Risk Management Study Map Series 4 - 1% AEP Flood Impact Categories

BMT WBM endeavours to ensure that the information provided in this map is correct at the time of publication. BMT WBM does not warrant, guarantee or make representations regarding the currency and accuracy of information contained in this map.



0 250 500m
Approx. Scale

Map:

4-A

Rev:

A



Filepath : K:\N2246_Newcastle_FRMS_Stage2\Mapinfo\workspaces\DRG_401_111219_Map4-A.WOR