

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

18 April 2024

Attn: Roberta Ryan,
Acting Chair
Hunter Central Coast
Regional Planning Panel

CC: Damien Jaeger
Principal Development Officer
City of Newcastle

Dear Roberta,

RESPONSE TO HCCRPP RECORD OF DEFERRAL - S4.55 MODIFICATION 121 HUNTER STREET NEWCASTLE, MA2023/00175 (HCCRPP REF: PPSHCC-220)

1.1. PURPOSE

This response provides further detail, new information, and answers specific questions raised by the Hunter and Central Coast Regional Planning Panel (HCCRPP) Record of Deferral dated 19th March 2024.

This response is limited to data required to satisfy the requests made by the Panel in the Record of Deferral only.

This response does not repeat the detailed, extensive, and objective assessment of view loss caused separately, or cumulatively, by the Approved Concept, Permissible form plus bonus, and the proposed s4.55 Modification. The parts of the development that cause view loss are shown in 11 public and 9 private domain photomontage views, which are color-coded and explained in relation to relevant planning principles in the Urbis Visual Impact Assessment (VIA), April 2023 and Urbis View Sharing Report (VSR), January 2024.

Please refer to the Urbis VSR photomontages per dwelling or building, and VIA photomontages per public views including DCP views for this detail described and shown in the respective reports.

1.2. LIMITATIONS

- The findings presented are informed by publicly available information including floorplans, supplemented by survey data and fieldwork observations in relation to a number of dwellings at each building requested to be inspected.
- Assumptions regarding the number and layout of dwellings are based on the interrogation of floorplans, and the data and analysis previously submitted in the 2024 Urbis VSR.
- Numerical analysis is based on publicly available floorplans. These may vary compared to DA approved sets that are available e.g. unit 7, the penthouse at the western end of the Herald Building is an amalgamation of 2 units. Therefore, the data presented is an informed estimate

of the maximum potential number of units affected, noting that less units may be affected, in relation to internal layout changes or room use, since construction.

- Analysis of view impacts to the Herald Apartments relates only to the contemporary building (constructed 2017) which formally presents to King Street and does not include the converted, original Herald Building facing Bolton Street. Dwellings located in the original Herald Building are not impacted by the development and have therefore been discounted from this analysis.
- The Urbis VSR, analyses views to be retained or lost where dwellings have access to views that are characterised by **scenic and highly valued items or combinations, as defined in *Tenacity***, as opposed to 'outlook'.
- Dwellings with 'outlooks' that are vernacular, localised and predominantly of existing development **are not highly valued in *Tenacity* terms**, and as such do not attract any weight in this analysis. This includes for example dwellings located at Newcomen Apartments, podium level and upper west-facing dwellings at the Herald Apartments.
- However, for completeness, our quantitative analysis considers all views to be retained or lost, including 'outlooks' from lower level apartments.
- **Clarification of formal boundaries for each building assessed is shown in Map 1 below.**



Figure 1 Map 01, showing formal boundaries of each building assessed.

Source: Nearmap with Urbis overlay.

1.3. PANEL REQUEST (1A) AND (1B)

1. The Applicant to provide further consideration of the visual impact assessment modelling which details, clarifies and compares the cumulative impact of the proposed changes to the building height and includes the following:

a. all impacted properties (Newcastle Business Club, Segenhoe and the Herald Apartments) which will **retain views** if the modification is approved

b. all impacted properties (Newcastle Business Club, Segenhoe and the Herald Apartments) which will **lose views** if the modification is approved

Urbis Response

Tables 1, 2 and 3 below, quantify the retention and loss of views from each building assessed.

Table 1

R = Retained (existing views unaffected), PA = Retained but Partially Affected, VC=Visual Change: existing development replaced by new development, A=Affected

Segenhoe Building (based on available floorplans)

| <u>Floor</u> | <u>No. of Units</u> | <u>From where view is obtained (across boundary)</u> | | | | <u>Extent (quantity) of visual change for existing field of view</u> |
|--------------|---------------------|---|---|--|---|--|
| | | FRONT Boundary (east – Wolfe Street towards Christ Church Cathedral & Park) | REAR Boundary (WEST – towards Perkins Street) | SIDE Boundary (North – towards King Street & Hunter River) | SIDE Boundary (South – towards Church Street) | |
| 1-4 | 16 | R All existing views retained | R All existing views retained | R All existing views retained | R All existing views retained | None |
| 5, 6 & 7 | 12 | R All existing views retained | R All existing views retained | R All existing views retained | PA Retained but Partially Affected | Low/minimal (or less) |

SUMMARY KEY POINTS

- Each level of the building is occupied by 4 units. One dwelling occupies the west end and east end of the floorplate separated by two central units.
- Only the east-end dwelling at each level has direct easterly views across the front boundary (Wolfe Street). There are no views to the site from the eastern window of the east unit, from levels 1,2,3 or 4 due to vegetation in Cathedral Park. All 4 eastern dwellings (one per floor) retain all existing views.

Table 1

R = Retained (existing views unaffected), PA = Retained but Partially Affected, VC=Visual Change: existing development replaced by new development, A=Affected

- All northerly views via the side boundary from all north-facing units (3 dwellings per floor) at levels 1-7, are unaffected and will be retained.
- **16** units across levels 1, 2, 3 and 4 **retain all existing views** in all directions and are unaffected by the proposal.
- **12** north elevation, north-facing units at levels 5, 6 and 7 retain all existing views to the north and north-west. From the same 12 units, potential views are available to the proposal via the north-east edge of the building's side (north boundary). These units are partially affected, from some rooms by a **low/minimal extent of view loss per dwelling**.
- **3** east facing units at levels 5, 6 and 7 (with rooms that occupy the north-east corner of the building) have potential views to the proposal via the junction of the buildings side and front boundary. These units are partially affected, from some rooms by a **low/minimal extent of view loss per dwelling**.
- 24 rooms, out of 78 rooms across 12 dwellings at levels 5, 6 and 7 are affected by low/minimal view loss (1/12 windows from 1/7 rooms for each western unit, 3/8 windows from 2/6 rooms for each central unit and 6 /12 windows in 3/7 rooms for each eastern unit).
- 10 windows out of 40 across all 4 dwellings at levels 5, 6 and 7, offer oblique north-easterly views towards the site, gained at the window and are not widely available from 1m or greater from the window, deeper inside each room or from seated locations.
- The height and scale of a permissible form on the council carpark site will create closer, intervening, additional blocking effects to parts of a north-easterly view from the 12 units identified.

Table 2

R = Retained (existing views unaffected), PA = Retained but Partially Affected, VC=Visual Change: existing development replaced by new development, A=Affected

Herald Apartments (based on available floorplans)

| <u>Floor</u> | <u>No. of Units</u> | <u>From where view is obtained (across boundary)</u> | | | | <u>Extent (quantity) of Visual Change for whole field of view</u> |
|--------------|---------------------|--|---|--|--------------------------------------|---|
| | | FRONT Boundary (south towards King Street) | REAR Boundary (north towards adjoining development) | SIDE Boundary (east towards Bolton Street) | SIDE Boundary (west Newcomen Street) | |
| | | | | | | |

Table 2

R = Retained (existing views unaffected), PA = Retained but Partially Affected, VC=Visual Change: existing development replaced by new development, A=Affected

| | | | | | | |
|------------|----|-------------------------------|-------------------------------|-------------------------------|----------------------------|------------------------|
| Ground | 17 | R All existing views retained | R All existing views retained | R All existing views retained | VC view or outlook changed | None |
| Basement 1 | 4 | R All existing views retained | R All existing views retained | R All existing views retained | VC view or outlook changed | None |
| 1,2 & 3 | 17 | R All existing views retained | R All existing views retained | R All existing views retained | VC view or outlook changed | None |
| 4 | 14 | R All existing views retained | R All existing views retained | R All existing views retained | VC view or outlook changed | None |
| 5, 6 & 7 | 12 | R All existing views retained | R All existing views retained | R All existing views retained | VC view or outlook changed | None |
| 5, 6 & 7 | 3 | R All existing views retained | R All existing views retained | R All existing views retained | PA (westerly view only) | low /minimal (or less) |

SUMMARY KEY POINTS

- 61/64 units across levels ground, basement 1, floors 1, 2, 3, 4, 5, 6 & 7 retain all existing views.
- All west end podium units (levels 1-4) and 2 units at level 5 and 6, and 1 unit at level 7, are subject to some level of visual change in westerly views only.
- The west end of levels 5 and 6 are occupied by 2 units. The northernmost unit includes 3 bedrooms and 1 living which present to the western elevation. Loss of scenic compositions affects 1 room only per dwelling in one view direction, via a side boundary to the north-west to a low/minimal or less extent.
- The west end of level 7 is occupied by one penthouse unit. Loss of scenic compositions affects 1 room only per dwelling in one view direction, via a side boundary to the north-west to a low/minimal or less extent.
- 3 rooms out of 3 dwellings, out of 64 units at the Herald Building are affected.

Table 3

R = Retained (existing views unaffected), PA = Retained but Partially Affected, VC=Visual Change: existing development replaced by new development, A=Affected

Newcastle Club (based on available floorplans)

| <u>Floor</u> | <u>Spaces/rooms</u> | <u>From where view is obtained (across boundary)</u> | | | | <u>Extent (quantity) of Visual Change for whole field of view</u> |
|--------------|---------------------|--|---|--|--|---|
| | | FRONT Boundary (East towards Newcomen Street) | REAR Boundary (West towards Cathedral) | SIDE Boundary (North towards King Street) | SIDE Boundary (South towards adjoining development) | |
| Ground | All rooms | R All existing views retained | R All existing views retained | R All existing views retained | R All existing views retained | Moderate |
| Ground | Outdoor space | R All existing views retained | R All existing views retained | A Affected | R All existing views retained | Moderate |
| 1 & 2 | All rooms | R All existing views retained | R All existing views retained | A Affected | R All existing views retained | Moderate |
| 1 & 2 | Outdoor spaces | R All existing views retained | R All existing views retained | A Affected | R All existing views retained | Moderate |

SUMMARY KEY POINTS

- All rooms and outdoor spaces with north side boundary views from ground, level 1 and 2 will be affected by view loss.
- View loss of scenic compositions in northerly views from ground, level 1 and 2 is caused by the approved concept and/or permissible envelope.
- All rooms and outdoor spaces with existing views to the east, north-east and west-north-west, south and west from ground 1, and 2 are not affected and retain all existing views.
- One room or space occupies the north end of the Newcastle Club floorplate at each floor. Only northerly views via a side boundary, from 3 rooms (at ground, 1 and 2) out of all rooms within the Club are affected by view loss in northerly views.
- The extent of view loss is shown in photomontages 03, 04 and 05 (Urbis VIA), where blocking of scenic compositions is caused by the approved concept and/or permissible envelope.
- The height and scale of a permissible form on the council carpark site will create significant, immediate foreground visual change and additional blocking effects to parts of a north-westerly view from the Newcastle Club.

1.4. PANEL REQUEST (IC)

c. explanation of view impacts (positive and negative) resulting from the demolition of the council car park having regard to the maximum building height for this site in any future development

Urbis Response

The visual effects of a permissible envelope (24m) have been modelled and are visible in photomontage image numbers 5405, 0169, 0025, 5445 in **Appendix A**.

Positive

- Demolition of the council carpark has increased visibility to Christ Church Cathedral and Gardens from various locations including the Waterfront and Laing Street.
- Demolition of the council carpark has improved Public and Private views to the Christ Church Cathedral from the north, east and west by removing a large bulky mass located directly opposite the Cathedral gardens.
- Demolition of the council carpark has created fortuitous and temporary views to the Cathedral and Gardens. The views do not result from built form controls.
- The removal of the council carpark allows for construction of a permissible envelope on the site (24m) which will retain the newly created view corridor, as per the Newcastle DCP.
- A permissible envelope on the site will achieve the vision of the Newcastle DCP to include a view corridor between the Waterfront and Christ Church Cathedral.

Negative

- The removal of the council carpark creates a visual break in built form along King Street.
- The removal of the council carpark allows for construction of a permissible envelope on the site (24m) which may increase private domain view loss.

1.5. PANEL REQUEST (E)

e. confirmation of all view loss of impacted properties if the modification was to be approved, compared with the already approved concept plan.

Urbis Response

The Urbis VSR includes 9 certifiably accurate photomontages which visually show the proposed development as a translucent, grey mass. The height of the approved concept envelope is indicated by a white dotted line and the LEP height plane +10% is indicated by a solid green line. The view loss caused by the s4.55 Modification is the built form shown above the LEP +10% (green solid line).

View loss caused by the s4.55 Modification at affected properties:

- **Partial view loss** for 12 units at **levels 5, 6 and 7** (4 dwellings per floor) of the Segenhoe Building (refer to **Table 1**), via a side boundary (north) for 9 (3 dwellings per floor) and via the junction of the side and front boundary (north and east) for 3 dwellings (one per floor), as per guidance set out in *Tenacity*.

- **Partial view loss** for **3 units** across **levels 5, 6 and 7** (1 dwelling per floor) of the Herald Apartments (refer to **Table 2**), via a side boundary (west) as per guidance set out in *Tenacity*.
- View loss for **3 rooms and outdoor spaces** at the northern end of the building at **ground, levels 1 and 2** of the Newcastle Club, via a side boundary (north), as per guidance set out in *Tenacity*.

1.6. PANEL REQUEST (F)

f. the specific number of units on each floor of impacted properties that will have further view loss (total numbers of units on each floor), or areas of specific properties impacted (e.g. the Newcastle Club)

Urbis Response

Quantifiable view loss is shown in the Urbis VSR photomontages, and is further quantified by number of dwellings affected in Tables 1, 2 and 3 and is summarised below:

- Segenhoe Building: **12 units** at levels 5, 6 and 7 (4 dwellings per floor) where **less than half of the available rooms per dwelling** are affected to a **low/minimal extent** in **1 view direction** (NE) only via the **side boundary** (north) or junction of side and front boundary (north and east).
- Herald Apartments: **3 units** across levels 5, 6 and 7 (1 dwelling per floor) where **1 room per dwelling** is affected to a **low/minimal extent** in **1 view direction** (NW) only, via a **side boundary** (west).
- Newcastle Club: **3 rooms and outdoor spaces** at the northern end of the building at ground, levels 1 and 2 via the **side boundary** (north) **where majority of view loss is caused by the Approved Concept**.

1.7. PANEL REQUEST (G)

g. the specific storey/level the view assessment relates to in each affected building, and

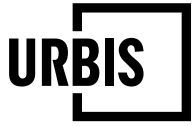
Urbis Response

Tables 1, 2 and 3 outline all views to be retained and/or affected per dwelling, per floor across the three assessed properties. Affected levels of each building are summarised as follows:

- Segenhoe Building: Levels 5, 6 and 7.
- Herald Apartments: Levels 5, 6 and 7.
- Newcastle Club: Ground, floors 1 and 2.



1.8. PANEL REQUEST (H)


h. supplementary assessment in relation to loss of significant public views from Hunter Street, Morgan St, Laing St, Market St, waterfront, Hilltop Park to harbour, Nobby's, and Cathedral as raised by submitters in the public briefing.






Urbis Response

- The supplementary assessment of likely visual effects contained in Table 4 is informed by existing visual markers in views e.g. The Herald Building and/or the Cathedral and previously prepared photomontages.
- Urbis previously prepared 11 certifiably accurate photomontages, 10 (Urbis VIA April 2023) and 1 additional view (Council RFI, January 2024). The height and massing shown in these photomontages has inform the likely visual effects in additional views requested by the panel.
- Urbis has recorded additional views and provided supplementary assessment as requested. All public domain view locations inspected and documented are shown on Map 02. The effects of a permissible envelope are shown in **Appendix A** (image numbers 5405, 0169, 0025, 5445).

| Table 4 | | | | | |
|---------------|---|--|--|---|--|
| View Name | Reference Description | Location | Supplementary Assessment (additional locations inspected and documented) | Thumbnail of Existing View Assessed | Extent of Visual Change in Significant Public View |
| Hunter Street | Refer to Photomontage 08 (Urbis VIA April 2023). | View east along Hunter Street towards the site, near corner of Perkins Street. | <ul style="list-style-type: none">The proposed development is of low/no visibility and will not create any significant blocking effects or streetscape change. |  | Low |
| Morgan Street | Refer to photomontage for View Corridor 17 (Urbis VIA in response to RFI January 2024). | View to Cathedral along Morgan Street from Hunter Street Mall. | <ul style="list-style-type: none">The proposed development is of partial and low visibility and does not create any significant blocking effects to the Cathedral. |  | Low |

| Table 4 | | | | | |
|--------------|---|---|---|--|--|
| View Name | Reference Description | Location | Supplementary Assessment (additional locations inspected and documented) | Thumbnail of Existing View Assessed | Extent of Visual Change in Significant Public View |
| Laing Street | Urbis has recorded 2 additional views from the centre of Laing towards Christ Church Cathedral. | Centre of Laing Street towards Christ Church Cathedral. | <ul style="list-style-type: none">▪ The proposal and permissible development on the Council Carpark site will likely block all south-easterly views from this vicinity.▪ All view loss would likely caused by low and complying/ permissible built form.▪ Therefore, the extent of visual change is contemplated by the controls.▪ Views form this location are not documented in the DCP/LEP. |  | Medium |

| Table 4 | | | | | |
|---------------|--|--|--|---|--|
| View Name | Reference Description | Location | Supplementary Assessment (additional locations inspected and documented) | Thumbnail of Existing View Assessed | Extent of Visual Change in Significant Public View |
| | | | |  | |
| Market Street | Refer to Photomontage 04 (Urbis VIA April 2023). | View south towards Christ Church Cathedral from Market Street, | <ul style="list-style-type: none">Refer to visual effects assessment in Urbis VIA. |  | Low-medium |

| Table 4 | | | | | |
|------------|---|---|---|--|--|
| View Name | Reference Description | Location | Supplementary Assessment (additional locations inspected and documented) | Thumbnail of Existing View Assessed | Extent of Visual Change in Significant Public View |
| Waterfront | Urbis has recorded 3 additional views from the Waterfront area. | <ul style="list-style-type: none">View towards site from intersection of Wharf Road and Watt Street x 2.View towards site from pedestrian link between carpark and park. | <ul style="list-style-type: none">The proposed development is unlikely to create any significant blocking effects and is difficult to distinguish in the built form context.There are more prominent view places where clear views to the Cathedral are possible as the viewer moves east and west of this location. These have been tested in 11 public domain photomontages. Please refer to the Urbis VIA dated April 2023. |  | Negligible or will not be visible |






| Table 4 | | | | | |
|--------------|---|--|--|---|--|
| View Name | Reference Description | Location | Supplementary Assessment (additional locations inspected and documented) | Thumbnail of Existing View Assessed | Extent of Visual Change in Significant Public View |
| | | | |  | |
| Hilltop Park | Urbis has recorded and inspected several additional views from high points from the obelisk, Reserve Road and King Edward Park. | <ul style="list-style-type: none">View towards the site from Obelisk.View towards the site from Reserve Road pedestrian path.View from central open space in King Edward Park. | <ul style="list-style-type: none">The proposed development is of low visibility and does not create any significant blocking effects and is difficult to distinguish in the built form context.There are alternative view places where clear views to the Cathedral are possible. These have been tested in 11 public domain photomontages. Please refer to the Urbis VIA dated April 2023. |  | Negligible or will not be visible |

Table 4

| <u>View Name</u> | <u>Reference Description</u> | <u>Location</u> | <u>Supplementary Assessment (additional locations inspected and documented)</u> | <u>Thumbnail of Existing View Assessed</u> | <u>Extent of Visual Change in Significant Public View</u> |
|------------------|------------------------------|-----------------|---|--|---|
| | | | |  | |

| Table 4 | | | | | |
|------------------|--|---|---|--|---|
| <u>View Name</u> | <u>Reference Description</u> | <u>Location</u> | <u>Supplementary Assessment (additional locations inspected and documented)</u> | <u>Thumbnail of Existing View Assessed</u> | <u>Extent of Visual Change in Significant Public View</u> |
| Nobby's Head | <p>Refer to Photomontage 03 (Urbis VIA 2023).</p> <p>Urbis has also recorded an additional view from Nobby's Head Walkway.</p> | View south-west towards site from Nobby's pedestrian walkway. | <ul style="list-style-type: none">▪ The proposed development is of low visibility and does not create any significant blocking effects and is difficult to distinguish in the built form context.▪ The proposal does not block views to locally known features Fort Scratchley or Christ Church Cathedral. |  | Negligible or will not be visible |

| Table 4 | | | | | |
|-------------------------|--|---|--|--|--|
| View Name | Reference Description | Location | Supplementary Assessment (additional locations inspected and documented) | Thumbnail of Existing View Assessed | Extent of Visual Change in Significant Public View |
| Christ Church Cathedral | Refer to Photomontages 04 and 05 (Urbis VIA April 2023). | <ul style="list-style-type: none">View south towards Christ Church Cathedral from Market Place (view 04).View south towards Christ Church Cathedral from Queens Wharf promenade (view 05). | <ul style="list-style-type: none">Refer to visual effects assessment in Urbis VIA. |  | Medium |



MAP 02 - ALL PUBLIC VIEW PLACES INSPECTED & DOCUMENTED

1.9. CONCLUSIONS

Urbis have addressed all matters raised by the Panel in the Record of Deferral, quantifying the extent of visual change per development or residential flat building and providing assessment in relation to additional public domain locations.

More than 37 public view places have been inspected, documented and or represented in the Urbis VIA or Urbis VSR (View Corridor 17).

17 additional views were re-inspected and documented as part of this response. Two new photomontages were prepared including from the Hill and from the Waterfront.

11 public domain views including three DCP mapped significant views, have been assessed using certifiably accurate photomontages. These photomontages show the effects of the Approved Concept, a permissible built form across the site, and effects of the s4.55 Modification. All original photomontages (VIA and View Sharing) as well as additional photomontages are appended to this report in **Appendix A**.

In all 11 public domain photomontage views, and 2 additional public domain views (Panel requested views), views to the Christ Church Cathedral are not blocked, its form remains visually prominent, including from the Waterfront (5 locations inspected), Nobbys Headland walkway (3 locations inspected) and elevated parts of the Hill and Edwards Park.

Three photomontages have been updated to include a theoretical permissible envelope on the Council carpark site (to 24m as per the LEP height control and 10% competition bonus 2.4m).

A mass in this location to this height will create significant blocking effects in some close public and private domain views and would obliterate the proposed and designed view corridor included in the s4.55 Modification.

The majority of all scenic and highly valued compositions to be lost, from all private domain locations and from residential flat buildings as a whole, **is caused by the Approved Concept and permissible forms**.

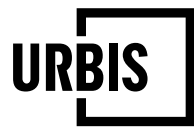
The s4.55 Modification will block open areas of sky or background development, in views from all close public and private domain locations except for views from one room on level 2 of the Newcastle club.

As shown in the Urbis VSR, the s4.55 Modification will block a short section and small extent of part of a wide scenic and highly valued view composition, from either 1 or 2 rooms at 9 north-facing units at the Segenhoe levels 5, 6 and 7. **View loss per dwelling is minor**.

As shown in the Urbis VSR photomontages, the s4.55 Modification will block a short section and small part of a scenic composition (Nobbys head) for 3 east end, north and east-facing units at levels 5, 6 and 7 at the Segenhoe Building. Dwellings lose a short section of part of Nobbys Head in one isolated section of a much wider view available to those whole dwellings.

- Rooms that occupy the north-east corner of the building have potential views to the proposal via the junction of the buildings side and front boundary. These units are partially affected, from some rooms by a **low/minimal extent of view loss per dwelling**.

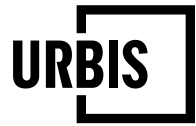
The view impact for those 3 dwellings out of all units at the Segenhoe Building is conservatively moderate.



Yours sincerely,

A handwritten signature in black ink, appearing to read "Jane Maze-Riley". The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Jane Maze-Riley
Director
+61 2 8233 9908
jmazeriley@urbis.com.au



APPENDIX A PHOTOMONTAGES

EAST END NEWCASTLE

VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR
IRIS CAPITAL
APRIL 2024

PHOTOMONTAGES PREPARED BY:

Urbis, Level 10, 477 Collins Street, MELBOURNE 3000.

DATE PREPARED :

17 April 2024

VISUALISATION ARTIST :

Ashley Poon, Urbis – Lead Visual Technologies Consultant

Bachelor of Planning and Design (Architecture) with over 20 years' experience in 3D visualisation

Manuel Alvelo, Urbis – Design Assistant

Bachelor of Architecture and student in Masters of Urban Planning and Environment

LOCATION PHOTOGRAPHERS :

Nick Sisam, Urbis - Associate Director, National Design

Jane Maze-Riley, Urbis - Director, National Design.

CAMERA :

Canon EOS 6D Mark II camera

CAMERA LENS AND TYPE :

Canon EF 24-105mm f/4L IS USM

SOFTWARE USED :

- 3DSMax 2023 with Arnold 5.0 (3D Modelling and Render Engine)
- AutoCAD 2022 (2D CAD Editing)
- Globalmapper 23 (GIS Data Mapping / Processing)
- Photoshop CC 2022 (Photo Editing)

DATA SOURCES :

- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets - Newcastle 2018 & 2014
- Aerial photography from Nearmap - 2022-01-15
- Proposed 3D model received from Architect - 2023-02-27
- Height planes 3D model received from Architect - 2023-04-03
- Viewplace and fixed features survey data prepared by Positive Survey Solutions - 2023-12-20

METHODOLOGY :

Photomontages provided on the following pages have been produced with a high degree of accuracy to comply with the requirements as set out in the practice direction for the use of visual aids in the Land and Environment Court of New South Wales.

The process for producing these photomontages are outlined below:

- Photographs have been taken on site using a full-frame digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken handheld or using a tripod-mounted full frame digital camera at a height of 1.65m above natural ground level. Photos have generally been taken at a standard focal length of 50mm or at 35mm to cover a wider context. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Independent survey data has been used in tandem with available geo-spatial data for the site, including aerial photography, digital elevation models and LiDAR point-clouds. This data is used to cross check the accuracy of alignment of the 3D architectural model in each view. The relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photomontage, the photo's survey or GPS location, camera, lens, focal length, time/date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location and orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photomontage is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/buildings may be removed as part of the proposal, these are also removed in the photomontage.





DISTANCE TO PROJECT - 510M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



3D POINT CLOUD

LEGEND

LEP HEIGHT PLANE +10%

LEP HEIGHT PLANE +10% (NOT VISIBLE)

LEP HEIGHT PLANE

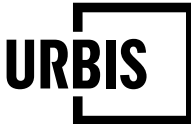
LEP HEIGHT PLANE (NOT VISIBLE)

APPROVED CONCEPT DA ENVELOPE





DISTANCE TO PROJECT - 905M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



EAST END - NEWCASTLE - VISUAL ASSESSMENT
VP28 IMG 0026 : HILL AREA RESERVE ROAD VIEW NORTH WEST
EXISTING CONDITIONS : 2024-04-10 16:18 AEDT

DATE: 2024-04-17
JOB NO: P0042943
DWG NO: VP_28A
REV: -



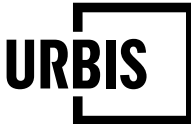
EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP28 IMG 0026 : HILL AREA RESERVE ROAD VIEW NORTH WEST
CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-04-17
JOB NO: P0042943
DWG NO: VP_28B
REV: -

LEGEND

- LEP HEIGHT PLANE +10%
- LEP HEIGHT PLANE +10% (NOT VISIBLE)
- LEP HEIGHT PLANE
- LEP HEIGHT PLANE (NOT VISIBLE)
- APPROVED CONCEPT DA ENVELOPE



EAST END - NEWCASTLE - VISUAL ASSESSMENT
VP28 IMG 0026 : HILL AREA RESERVE ROAD VIEW NORTH WEST

THE PROPOSAL HAS NO VISUAL EFFECTS (INCLUDING ON CHRIST CHURCH CATHEDRAL) AND NO VISUAL IMPACTS.

DATE: 2024-04-17
JOB NO: P0042943
DWG NO: VP_28C
REV: -



DISTANCE TO PROJECT - 55M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW

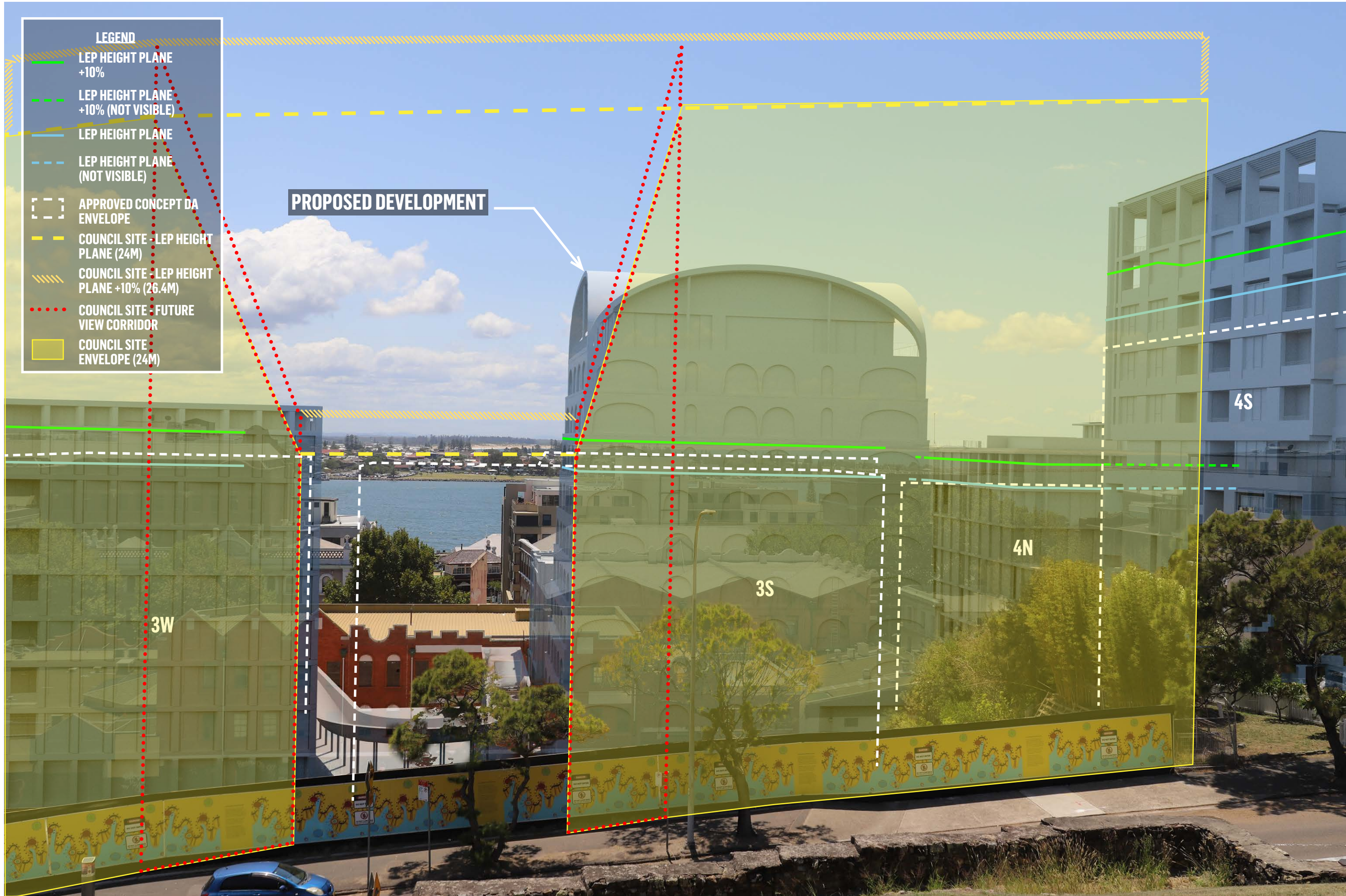


EAST END - NEWCASTLE - VISUAL ASSESSMENT
VP05 IMG 5405 : EXISTING CONDITIONS : 2023-02-08 11:53 AEDT

DATE: 2024-04-17
JOB NO: P0042943
DWG NO: VP_5A
REV: -



3D POINT CLOUD





DISTANCE TO PROJECT - 205M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP19 IMG 0169 : SEGENHOE APARTMENTS, APARTMENT 20 STUDY AREA VIEW NORTH EAST
EXISTING CONDITIONS : 2023-11-30 13:43 AEDT

DATE: 2024-04-17
JOB NO: P0042943
DWG NO: VP_19A
REV: -



EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP19 IMG 0169 : SEGENHOE APARTMENTS, APARTMENT 20 STUDY AREA VIEW NORTH EAST
CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-04-17
JOB NO: P0042943
DWG NO: VP_19B
REV: -



DISTANCE TO PROJECT - <50M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP04 IMG 0025 : NEWCASTLE CLUB, WEST END MID-LEVEL (ADJACENT GROUND FLOOR) GARDEN TERRACE VIEW NORTH-NORTH-WEST
EXISTING CONDITIONS : 2023-11-30 09:09 AEDT

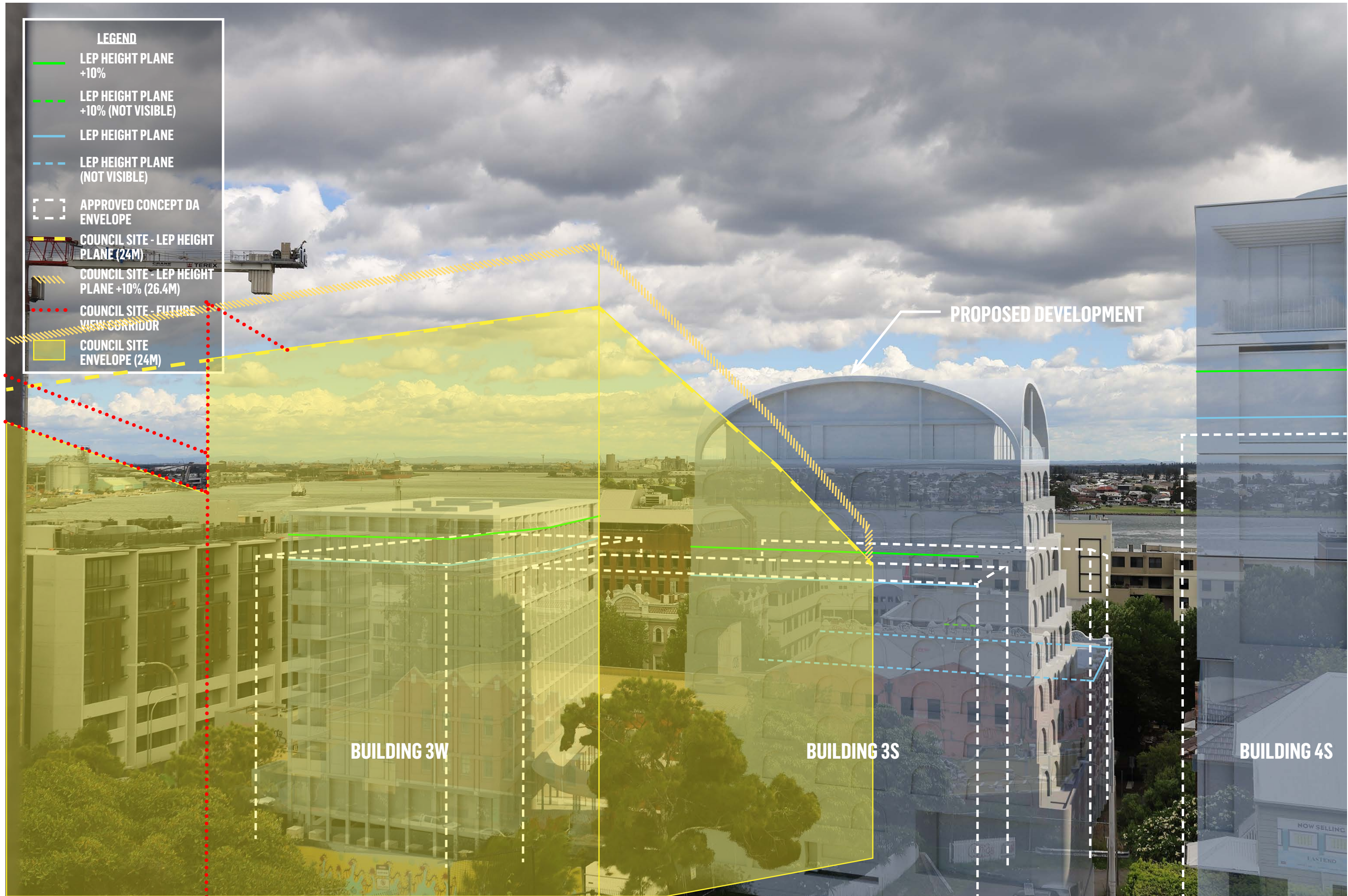
DATE: 2024-04-17
JOB NO: P0042943
DWG NO: VP_4A
REV: -



EAST END - NEWCASTLE - VISUAL ASSESSMENT

P04 IMG 0025 : NEWCASTLE CLUB, WEST END MID-LEVEL (ADJACENT GROUND FLOOR) GARDEN TERRACE VIEW NORTH-NORTH-WEST
CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-04-17
JOB NO: P0042943
DWG NO: VP_4B
REV: -



LEGEND

— LEP HEIGHT PLANE
+10%

- - - LEP HEIGHT PLANE
+10% (NOT VISIBLE)

— LEP HEIGHT PLANE

- - - LEP HEIGHT PLANE
(NOT VISIBLE)

[- -] APPROVED CONCEPT DA
ENVELOPE

COUNCIL SITE - LEP HEIGHT
PLANE (24M)

COUNCIL SITE - LEP HEIGHT
PLANE +10% (26.4M)

... COUNCIL SITE - FUTURE
VIEW CORRIDOR

□ COUNCIL SITE
ENVELOPE (24M)

PROPOSED DEVELOPMENT

BUILDING 3W

BUILDING 3S

BUILDING 4S



EAST END - NEWCASTLE - VISUAL ASSESSMENT

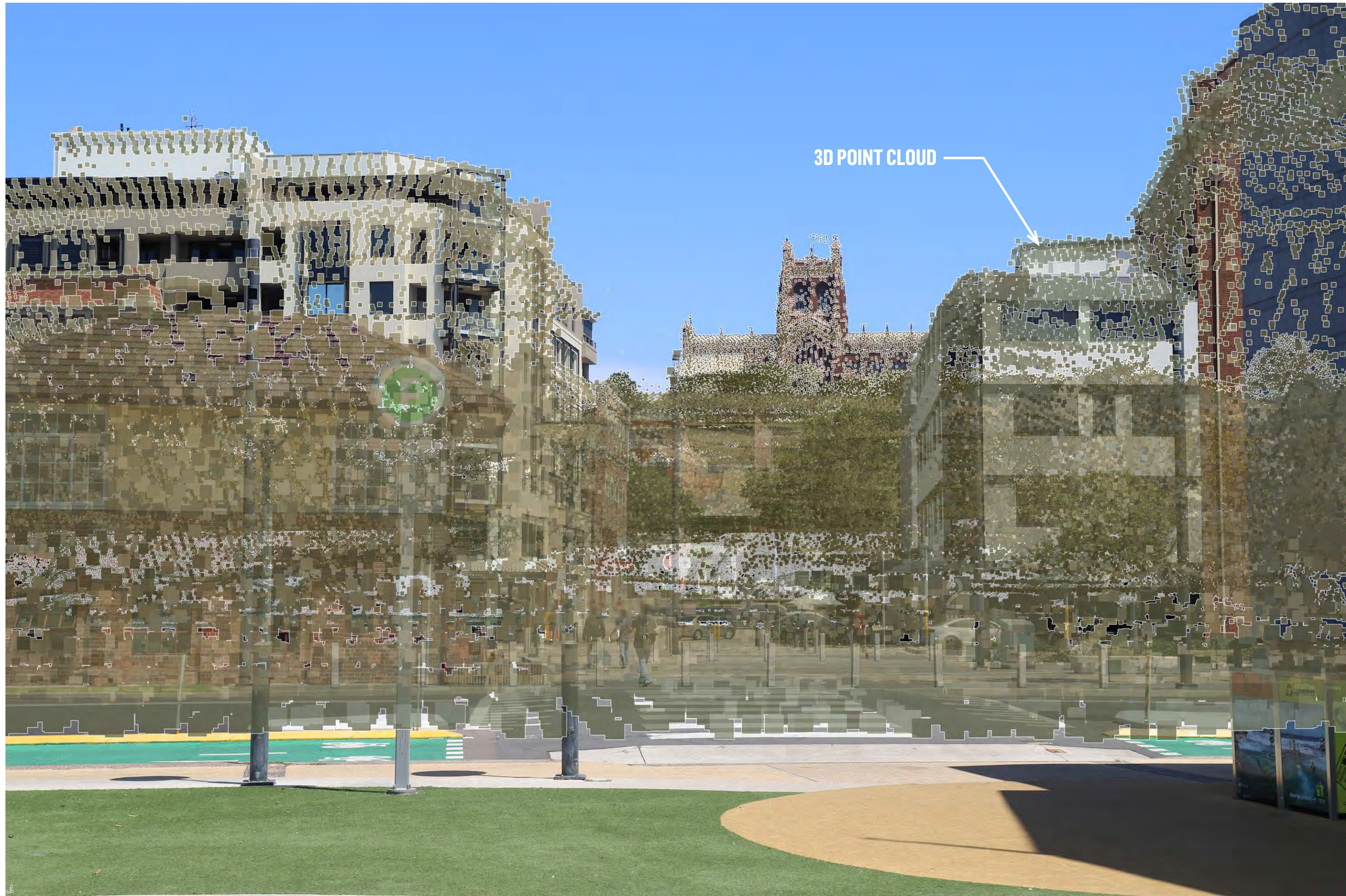
P04 IMG 0025 : NEWCASTLE CLUB, WEST END MID-LEVEL (ADJACENT GROUND FLOOR) GARDEN TERRACE VIEW NORTH-NORTH-WEST
PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-04-17
JOB NO: P0042943
DWG NO: VP_4C
REV: -



DISTANCE TO PROJECT - 160M
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW







EAST END NEWCASTLE

VISUAL ASSESSMENT | PREVIOUSLY ISSUED PHOTOMONTAGES

EAST END NEWCASTLE

VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR
IRIS CAPITAL
JANUARY 2024

PHOTOMONTAGES PREPARED BY:

Urbis, Level 10, 477 Collins Street, MELBOURNE 3000.

DATE PREPARED :

17 January 2024

VISUALISATION ARTIST :

Ashley Poon, Urbis – Lead Visual Technologies Consultant

Bachelor of Planning and Design (Architecture) with over 20 years' experience in 3D visualisation

Enisa Muranovic, Urbis – Visual Technologies Consultant

Bachelor of Design (Landscape Architecture)

LOCATION PHOTOGRAPHERS :

Nick Sisam, Urbis - Associate Director, National Design

Jane Maze-Riley, Urbis - Director, National Design.

CAMERA :

Canon EOS 6D Mark II camera

CAMERA LENS AND TYPE :

Canon EF 24-105mm f/4L IS USM

SOFTWARE USED :

- 3DSMax 2023 with Arnold 5.0 (3D Modelling and Render Engine)
- AutoCAD 2022 (2D CAD Editing)
- Globalmapper 23 (GIS Data Mapping / Processing)
- Photoshop CC 2022 (Photo Editing)

DATA SOURCES :

- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets - Newcastle 2018 & 2014
- Aerial photography from Nearmap - 2022-01-15
- Proposed 3D model received from Architect - 2023-02-27
- Height planes 3D model received from Architect - 2023-04-03
- Viewplace and fixed features survey data prepared by Positive Survey Solutions - 2023-12-20

METHODOLOGY :


Photomontages provided on the following pages have been produced with a high degree of accuracy to comply with the requirements as set out in the practice direction for the use of visual aids in the Land and Environment Court of New South Wales.


The process for producing these photomontages are outlined below:

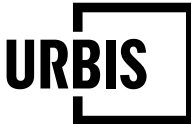
- Photographs have been taken on site using a full-frame digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken using a tripod-mounted Canon EOS 6D Mark II full frame digital camera at a height of 1.65m above natural ground level. Photos have generally been taken at a standard focal length of 50mm or at 35mm to cover a wider context. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Independent survey data has been used in tandem with available geo-spatial data for the site, including aerial photography, digital elevation models and LiDAR point-clouds. This data is used to cross check the accuracy of alignment of the 3D architectural model in each view. The relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photomontage, the photo's survey location, camera, lens, focal length, time/date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location and orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photomontage is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/buildings may be removed as part of the proposal, these are also removed in the photomontage.



LEGEND

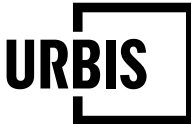
 **PHOTOMONTAGE VIEWPOINT**

 **PROJECT BOUNDARY**



EAST END - NEWCASTLE - VISUAL ASSESSMENT
VP15 IMG 0130 : UNIT 701, HERALD TERRACE VIEW NORTH WEST
EXISTING CONDITIONS : 2023-11-30 11:49 AEDT

DATE: 2024-01-17
JOB NO: P0042943
DWG NO: VP_15A
REV: -



EAST END - NEWCASTLE - VISUAL ASSESSMENT
VP15 IMG 0130 : UNIT 701, HERALD TERRACE VIEW NORTH WEST
CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-01-17
JOB NO: P0042943
DWG NO: VP_15B
REV: -



EAST END NEWCASTLE

VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR
IRIS CAPITAL
APRIL 2024

PHOTOMONTAGES PREPARED BY:

Urbis, Level 10, 477 Collins Street, MELBOURNE 3000.

DATE PREPARED :

16 April 2024

VISUALISATION ARTIST :

Ashley Poon, Urbis – Lead Visual Technologies Consultant

Bachelor of Planning and Design (Architecture) with over 20 years' experience in 3D visualisation

Enisa Muranovic, Urbis – Visual Technologies Consultant

Bachelor of Design (Landscape Architecture)

LOCATION PHOTOGRAPHERS :

Nick Sisam, Urbis - Associate Director, National Design

Jane Maze-Riley, Urbis - Director, National Design.

CAMERA :

Canon EOS 6D Mark II camera

CAMERA LENS AND TYPE :

Canon EF 24-105mm f/4L IS USM

SOFTWARE USED :

- 3DSMax 2023 with Arnold 5.0 (3D Modelling and Render Engine)
- AutoCAD 2022 (2D CAD Editing)
- Globalmapper 23 (GIS Data Mapping / Processing)
- Photoshop CC 2022 (Photo Editing)

DATA SOURCES :

- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets - Newcastle 2018 & 2014
- Aerial photography from Nearmap - 2022-01-15
- Proposed 3D model received from Architect - 2023-02-27
- Height planes 3D model received from Architect - 2023-04-03
- Viewplace and fixed features survey data prepared by Positive Survey Solutions - 2023-12-20

METHODOLOGY :

Photomontages provided on the following pages have been produced with a high degree of accuracy to comply with the requirements as set out in the practice direction for the use of visual aids in the Land and Environment Court of New South Wales.

The process for producing these photomontages are outlined below:

- Photographs have been taken on site using a full-frame digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken using a tripod-mounted Canon EOS 6D Mark II full frame digital camera at a height of 1.65m above natural ground level. Photos have generally been taken at a standard focal length of 50mm or at 35mm to cover a wider context. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Independent survey data has been used in tandem with available geo-spatial data for the site, including aerial photography, digital elevation models and LiDAR point-clouds. This data is used to cross check the accuracy of alignment of the 3D architectural model in each view. The relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photomontage, the photo's survey location, camera, lens, focal length, time/date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location and orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photomontage is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/buildings may be removed as part of the proposal, these are also removed in the photomontage.





EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP18 IMG 0162 : SEGENHOE APARTMENTS, APARTMENT 21 DINING AREA VIEW NORTH EAST
EXISTING CONDITIONS : 2023-11-30 13:28 AEDT

DATE: 2024-04-16
JOB NO: P0042943
DWG NO: VP_18A
REV: -



EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP18 IMG 0162 : SEGENHOE APARTMENTS, APARTMENT 21 DINING AREA VIEW NORTH EAST
CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-04-16
JOB NO: P0042943
DWG NO: VP_18B
REV: -



LEGEND

- LEP HEIGHT PLANE +10%
- - - LEP HEIGHT PLANE +10% (NOT VISIBLE)
- LEP HEIGHT PLANE
- - - LEP HEIGHT PLANE (NOT VISIBLE)
- - - APPROVED CONCEPT DA ENVELOPE





DISTANCE TO PROJECT - 190M
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP19 IMG 0169 : SEGENHOE APARTMENTS, APARTMENT 20 STUDY AREA VIEW NORTH EAST
EXISTING CONDITIONS : 2023-11-30 13:43 AEDT

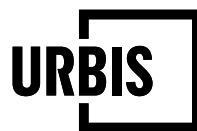
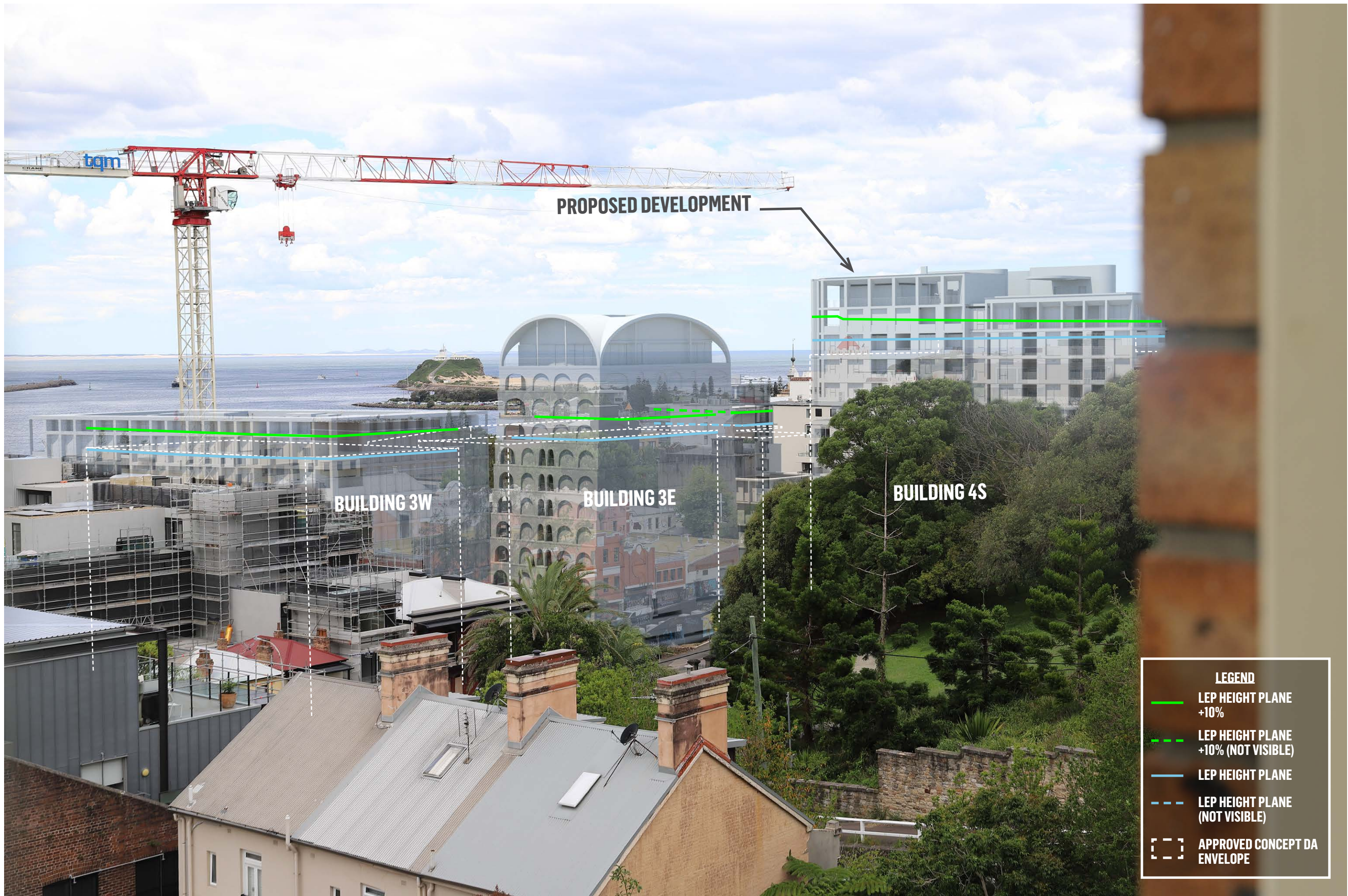
DATE: 2024-04-16
JOB NO: P0042943
DWG NO: VP_19A
REV: -



EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP19 IMG 0169 : SEGENHOE APARTMENTS, APARTMENT 20 STUDY AREA VIEW NORTH EAST
CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-04-16
JOB NO: P0042943
DWG NO: VP_19B
REV: -



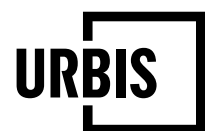
EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP19 IMG 0169 : SEGENHOE APARTMENTS, APARTMENT 20 STUDY AREA VIEW NORTH EAST
PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-04-16
JOB NO: P0042943
DWG NO: VP_19C
REV: -



DISTANCE TO PROJECT - 180M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP21 IMG 0189 : SEGENHOE APARTMENTS, APARTMENT 17 DINING AREA VIEW NORTH EAST
EXISTING CONDITIONS : 2023-11-30 14:14 AEDT

DATE: 2024-04-16
JOB NO: P0042943
DWG NO: VP_21A
REV: -



EAST END - NEWCASTLE - VISUAL ASSESSMENT

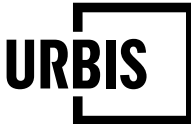
VP21 IMG 0189 : SEGENHOE APARTMENTS, APARTMENT 17 DINING AREA VIEW NORTH EAST
CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-04-16
JOB NO: P0042943
DWG NO: VP_21B
REV: -



LEGEND

- LEP HEIGHT PLANE +10%
- LEP HEIGHT PLANE +10% (NOT VISIBLE)
- LEP HEIGHT PLANE
- LEP HEIGHT PLANE (NOT VISIBLE)
- APPROVED CONCEPT DA ENVELOPE



EAST END - NEWCASTLE - VISUAL ASSESSMENT
VP21 IMG 0189 : SEGENHOE APARTMENTS, APARTMENT 17 DINING AREA VIEW NORTH EAST
PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-04-16
JOB NO: P0042943
DWG NO: VP_21C
REV: -

EAST END NEWCASTLE

VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR
IRIS CAPITAL
JANUARY 2024

PHOTOMONTAGES PREPARED BY:

Urbis, Level 10, 477 Collins Street, MELBOURNE 3000.

DATE PREPARED :

15 January 2024

VISUALISATION ARTIST :

Ashley Poon, Urbis – Lead Visual Technologies Consultant

Bachelor of Planning and Design (Architecture) with over 20 years' experience in 3D visualisation

Enisa Muranovic, Urbis – Visual Technologies Consultant

Bachelor of Design (Landscape Architecture)

LOCATION PHOTOGRAPHERS :

Nick Sisam, Urbis - Associate Director, National Design

Jane Maze-Riley, Urbis - Director, National Design.

CAMERA :

Canon EOS 6D Mark II camera

CAMERA LENS AND TYPE :

Canon EF 24-105mm f/4L IS USM

SOFTWARE USED :

- 3DSMax 2023 with Arnold 5.0 (3D Modelling and Render Engine)
- AutoCAD 2022 (2D CAD Editing)
- Globalmapper 23 (GIS Data Mapping / Processing)
- Photoshop CC 2022 (Photo Editing)

DATA SOURCES :

- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets - Newcastle 2018 & 2014
- Aerial photography from Nearmap - 2022-01-15
- Proposed 3D model received from Architect - 2023-02-27
- Height planes 3D model received from Architect - 2023-04-03
- Viewplace and fixed features survey data prepared by Positive Survey Solutions - 2023-12-20

METHODOLOGY :


Photomontages provided on the following pages have been produced with a high degree of accuracy to comply with the requirements as set out in the practice direction for the use of visual aids in the Land and Environment Court of New South Wales.


The process for producing these photomontages are outlined below:

- Photographs have been taken on site using a full-frame digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken using a tripod-mounted Canon EOS 6D Mark II full frame digital camera at a height of 1.65m above natural ground level. Photos have generally been taken at a standard focal length of 50mm or at 35mm to cover a wider context. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Independent survey data has been used in tandem with available geo-spatial data for the site, including aerial photography, digital elevation models and LiDAR point-clouds. This data is used to cross check the accuracy of alignment of the 3D architectural model in each view. The relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photomontage, the photo's survey location, camera, lens, focal length, time/date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location and orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photomontage is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/buildings may be removed as part of the proposal, these are also removed in the photomontage.



LEGEND

 **PHOTOMONTAGE VIEWPOINT**

 **PROJECT BOUNDARY**



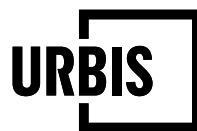
DISTANCE TO PROJECT - <50M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP03 IMG 0013 : NEWCASTLE CLUB, UPPER GROUND LEVEL GARDEN TERRACE VIEW NORTH
EXISTING CONITIONS: 2023-11-30 09:03 AEDT

DATE: 2024-01-15
JOB NO: P0042943
DWG NO: VP_3A
REV: -



EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP03 IMG 0013 : NEWCASTLE CLUB, UPPER GROUND LEVEL GARDEN TERRACE VIEW NORTH
CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-01-15
JOB NO: P0042943
DWG NO: VP_3B
REV: -



LEGEND

- LEP HEIGHT PLANE +10%
- - - LEP HEIGHT PLANE +10% (NOT VISIBLE)
- LEP HEIGHT PLANE
- - - LEP HEIGHT PLANE (NOT VISIBLE)
- [- - -] APPROVED CONCEPT DA ENVELOPE

NOTE:

THE LEP HEIGHT PLANE (BLUE LINE) SITS AT THE SAME RL (LEVEL) AS THE APPROVED CONCEPT (WHITE DOTTED LINE). THE PERSPECTIVE EFFECTS IN THIS UPWARD VIEW, MAKE THE TWO LINES APPEAR TO SIT AT DIFFERENT HEIGHTS. REFER TO APPENDIX 3 FOR 3D AXONOMETRIC IMAGES THAT SHOW THE APPLICATION OF HEIGHT PLANES ACROSS THE SITE.



EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP03 IMG 0013 : NEWCASTLE CLUB, UPPER GROUND LEVEL GARDEN TERRACE VIEW NORTH
PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-01-15
JOB NO: P0042943
DWG NO: VP_3C
REV: -



DISTANCE TO PROJECT - <50M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP04 IMG 0025 : NEWCASTLE CLUB, WEST END MID-LEVEL (ADJACENT GROUND FLOOR) GARDEN TERRACE VIEW NORTH-NORTH-WEST
EXISTING CONDITIONS : 2023-11-30 09:09 AEDT

DATE: 2024-01-15
JOB NO: P0042943
DWG NO: VP_4A
REV: -



EAST END - NEWCASTLE - VISUAL ASSESSMENT

P04 IMG 0025 : NEWCASTLE CLUB, WEST END MID-LEVEL (ADJACENT GROUND FLOOR) GARDEN TERRACE VIEW NORTH-NORTH-WEST
CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-01-15
JOB NO: P0042943
DWG NO: VP_4B
REV: -

LEGEND

LEP HEIGHT PLANE +10%

LEP HEIGHT PLANE +10% (NOT VISIBLE)

LEP HEIGHT PLANE

LEP HEIGHT PLANE (NOT VISIBLE)

APPROVED CONCEPT DA ENVELOPE



EAST END - NEWCASTLE - VISUAL ASSESSMENT

P04 IMG 0025 : NEWCASTLE CLUB, WEST END MID-LEVEL (ADJACENT GROUND FLOOR) GARDEN TERRACE VIEW NORTH-NORTH-WEST
PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-01-15
JOB NO: P0042943
DWG NO: VP_4C
REV: -



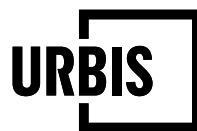
DISTANCE TO PROJECT - <50M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP05 IMG 0032 : NEWCASTLE CLUB, CENTRE OF LEVEL 1 BAR (TOP FLOOR) VIEW NORTH
EXISTING CONDITIONS : 2023-11-30 09:14 AEDT

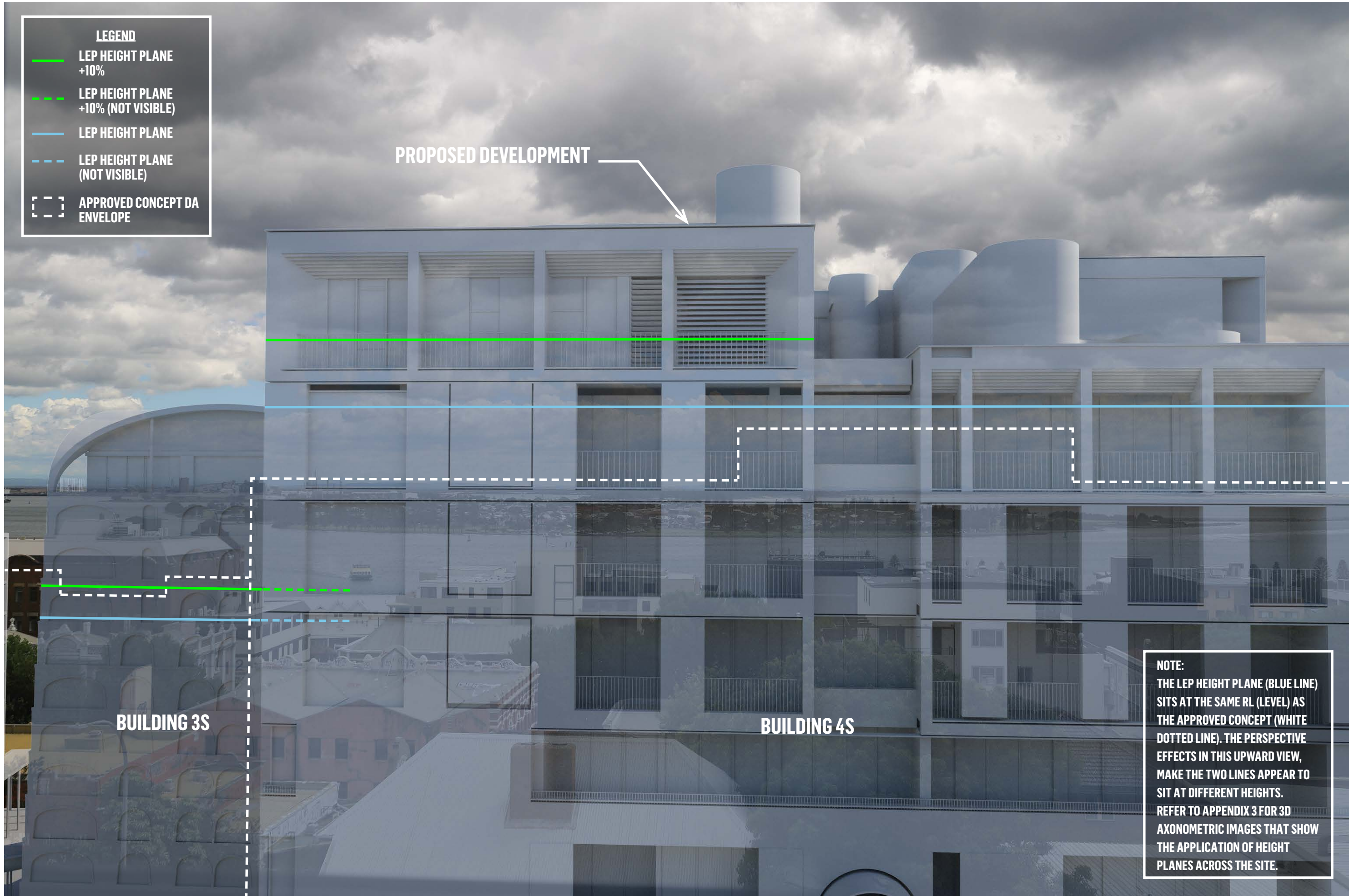
DATE: 2024-01-15
JOB NO: P0042943
DWG NO: VP_5A
REV: -



EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP05 IMG 0032 : NEWCASTLE CLUB, CENTRE OF LEVEL 1 BAR (TOP FLOOR) VIEW NORTH
CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-01-15
JOB NO: P0042943
DWG NO: VP_5B
REV: -



LEGEND

- LEP HEIGHT PLANE +10%
- - - LEP HEIGHT PLANE +10% (NOT VISIBLE)
- LEP HEIGHT PLANE
- - - LEP HEIGHT PLANE (NOT VISIBLE)
- [- -] APPROVED CONCEPT DA ENVELOPE

PROPOSED DEVELOPMENT

BUILDING 3S

BUILDING 4S

NOTE:

THE LEP HEIGHT PLANE (BLUE LINE) SITS AT THE SAME RL (LEVEL) AS THE APPROVED CONCEPT (WHITE DOTTED LINE). THE PERSPECTIVE EFFECTS IN THIS UPWARD VIEW, MAKE THE TWO LINES APPEAR TO SIT AT DIFFERENT HEIGHTS. REFER TO APPENDIX 3 FOR 3D AXONOMETRIC IMAGES THAT SHOW THE APPLICATION OF HEIGHT PLANES ACROSS THE SITE.



EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP05 IMG 0032 : NEWCASTLE CLUB, CENTRE OF LEVEL 1 BAR (TOP FLOOR) VIEW NORTH
PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-01-15
JOB NO: P0042943
DWG NO: VP_5C
REV: -

EAST END NEWCASTLE

VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR
IRIS CAPITAL
APRIL 2023

PHOTOMONTAGES PREPARED BY:

Urbis, Level 10, 477 Collins Street, MELBOURNE 3000.

DATE PREPARED :

13 April 2023

VISUALISATION ARTIST :

Ashley Poon, Urbis – Lead Visual Technologies Consultant

Bachelor of Planning and Design (Architecture) with over 20 years' experience in 3D visualisation

Enisa Muranovic, Urbis – Visual Technologies Consultant

Bachelor of Design (Landscape Architecture)

LOCATION PHOTOGRAPHERS :

Nick Sisam, Urbis - Associate Director, National Design

Jane Maze-Riley, Urbis - Director, National Design.

CAMERA :

Canon EOS 6D Mark II - 26 Megapixel digital SLR camera (Full-frame sensor)

CAMERA LENS AND TYPE :

Canon EF 24-105mm f/4L IS USM

SOFTWARE USED :

- 3DSMax 2023 with Arnold 5.0 (3D Modelling and Render Engine)
- AutoCAD 2022 (2D CAD Editing)
- Globalmapper 23 (GIS Data Mapping / Processing)
- Photoshop CC 2022 (Photo Editing)

DATA SOURCES :

- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets - 2018 & 2104
- Aerial photography from Nearmap - 2022-01-15
- Proposed 3D model received from Architect - 2023-02-27
- Height planes 3D model received from Architect - 2023-04-03

METHODOLOGY :


Photomontages provided on the following pages have been produced with a high degree of accuracy to comply with the requirements as set out in the practice direction for the use of visual aids in the Land and Environment Court of New South Wales.


The process for producing these photomontages are outlined below:

- Photographs have been taken on site using a full-frame digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken handheld at a standing height of 1.65m above natural ground level. Photos have generally been taken at a standard focal length of 50mm or at 35mm to cover a wider context. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Using available geo-spatial data for the site, including independent site surveys, aerial photography, digital elevation models and LiDAR point-clouds, the relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photomontage, the photo's survey location, camera, lens, focal length, time/date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location and orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photomontage is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/buildings may be removed as part of the proposal, these are also removed in the photomontage.



LEGEND

 PHOTOMONTAGE VIEWPOINT

 PROJECT BOUNDARY



EAST END - NEWCASTLE - VISUAL ASSESSMENT
PHOTOMONTAGES - VIEW LOCATION MAP

DATE: 2023-04-13
JOB NO: P0042943
DWG NO: VP_MAP
REV: -



ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW





3D POINT CLOUD

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP01 IMG 5376 : CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2023-04-13
JOB NO: P0042943
DWG NO: VP_1B
REV: -

LEGEND

- LEP HEIGHT PLANE +10%
- LEP HEIGHT PLANE
- APPROVED CONCEPT DA ENVELOPE

APPROVED CONCEPT DA ENVELOPES, LEP HEIGHT PLANE AND LEP HEIGHT PLANE +10% SHOWN ARE OVERLAYED OVER EXISTING BUILDINGS WITHIN THE VIEW

PROPOSED DEVELOPMENT



DISTANCE TO PROJECT - 810M
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



EAST END - NEWCASTLE - VISUAL ASSESSMENT
VP01 IMG 5376 : PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2023-04-13
JOB NO: P0042943
DWG NO: VP_1C
REV: -



ORIGINAL PHOTO EXTENT - 105MM VIEW



EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP02 IMG 5382 : EXISTING CONDITIONS : 2023-02-08 10:51 AEST

DATE: 2023-04-13
JOB NO: P0042943
DWG NO: VP_2A
REV: -



LEGEND

 LEP HEIGHT PLANE
+10%

 LEP HEIGHT PLANE

 APPROVED CONCEPT DA
ENVELOPE

APPROVED CONCEPT DA ENVELOPES, LEP HEIGHT PLANE AND LEP HEIGHT PLANE +10%
SHOWN ARE OVERLAYED OVER EXISTING BUILDINGS WITHIN THE VIEW

PROPOSED DEVELOPMENT

DISTANCE TO PROJECT - 1300M
ORIGINAL PHOTO EXTENT - 105MM VIEW



ORIGINAL PHOTO EXTENT - 105MM VIEW



EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP03 IMG 5389 : EXISTING CONDITIONS : 2023-02-08 11:12 AEST

DATE: 2023-04-13
JOB NO: P0042943
DWG NO: VP_3A
REV: -



LEGEND

LEP HEIGHT PLANE
+10%

LEP HEIGHT PLANE

APPROVED CONCEPT DA
ENVELOPE

APPROVED CONCEPT DA ENVELOPES, LEP HEIGHT PLANE AND LEP HEIGHT PLANE +10%
SHOWN ARE OVERLAYED OVER EXISTING BUILDINGS WITHIN THE VIEW

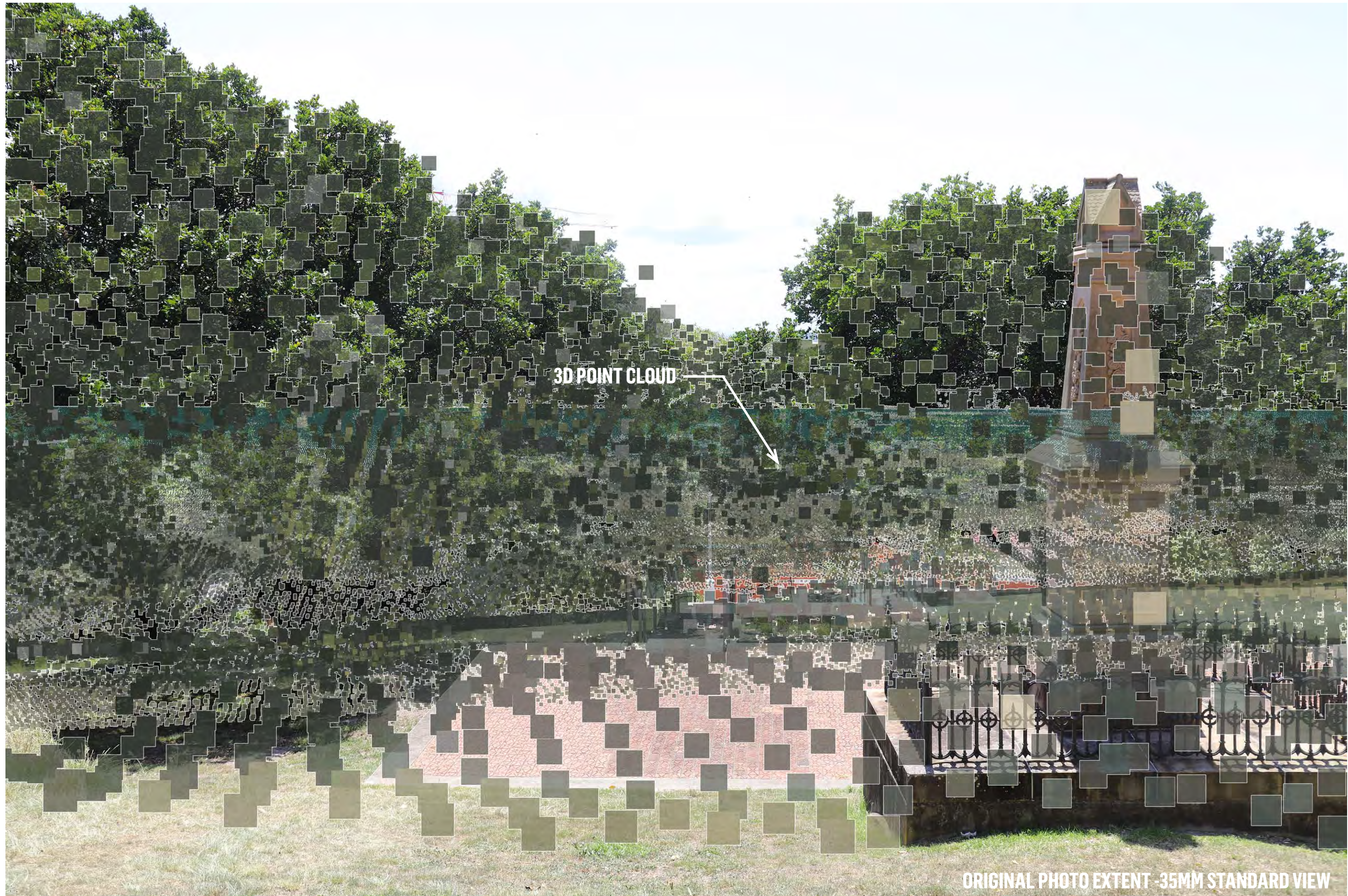
PROPOSED DEVELOPMENT

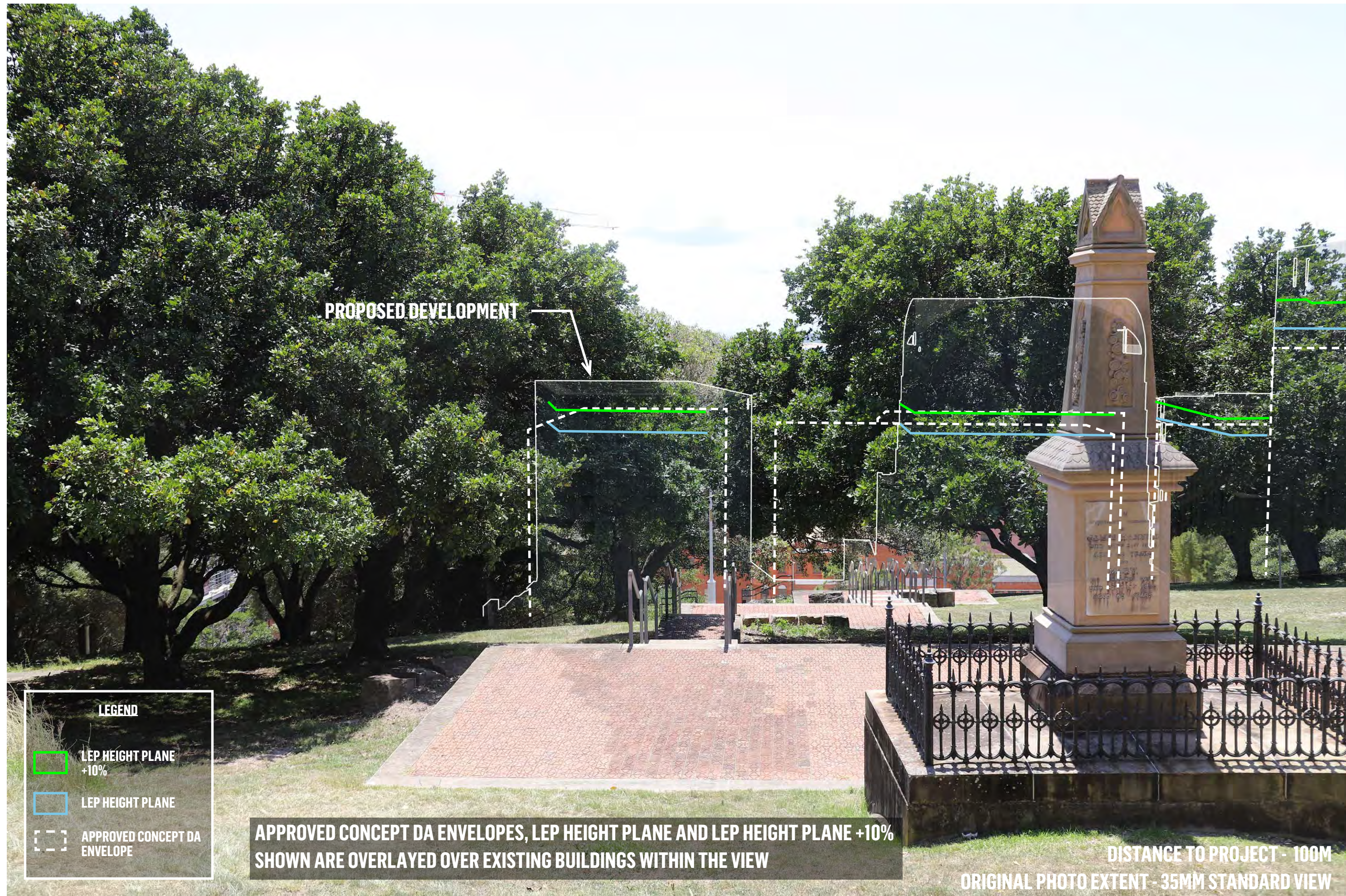
DISTANCE TO PROJECT - 930M
ORIGINAL PHOTO EXTENT - 105MM VIEW



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW







PROPOSED DEVELOPMENT

LEGEND

LEP HEIGHT PLANE
+10%

LEP HEIGHT PLANE

APPROVED CONCEPT DA
ENVELOPE

APPROVED CONCEPT DA ENVELOPES, LEP HEIGHT PLANE AND LEP HEIGHT PLANE +10%
SHOWN ARE OVERLAYED OVER EXISTING BUILDINGS WITHIN THE VIEW

DISTANCE TO PROJECT - 100M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW





3D POINT CLOUD

ORIGINAL PHOTO EXTENT -35MM STANDARD VIEW



EAST END - NEWCASTLE - VISUAL ASSESSMENT
VP05 IMG 5405 : CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2023-04-13
JOB NO: P0042943
DWG NO: VP_5B
REV: -

LEGEND

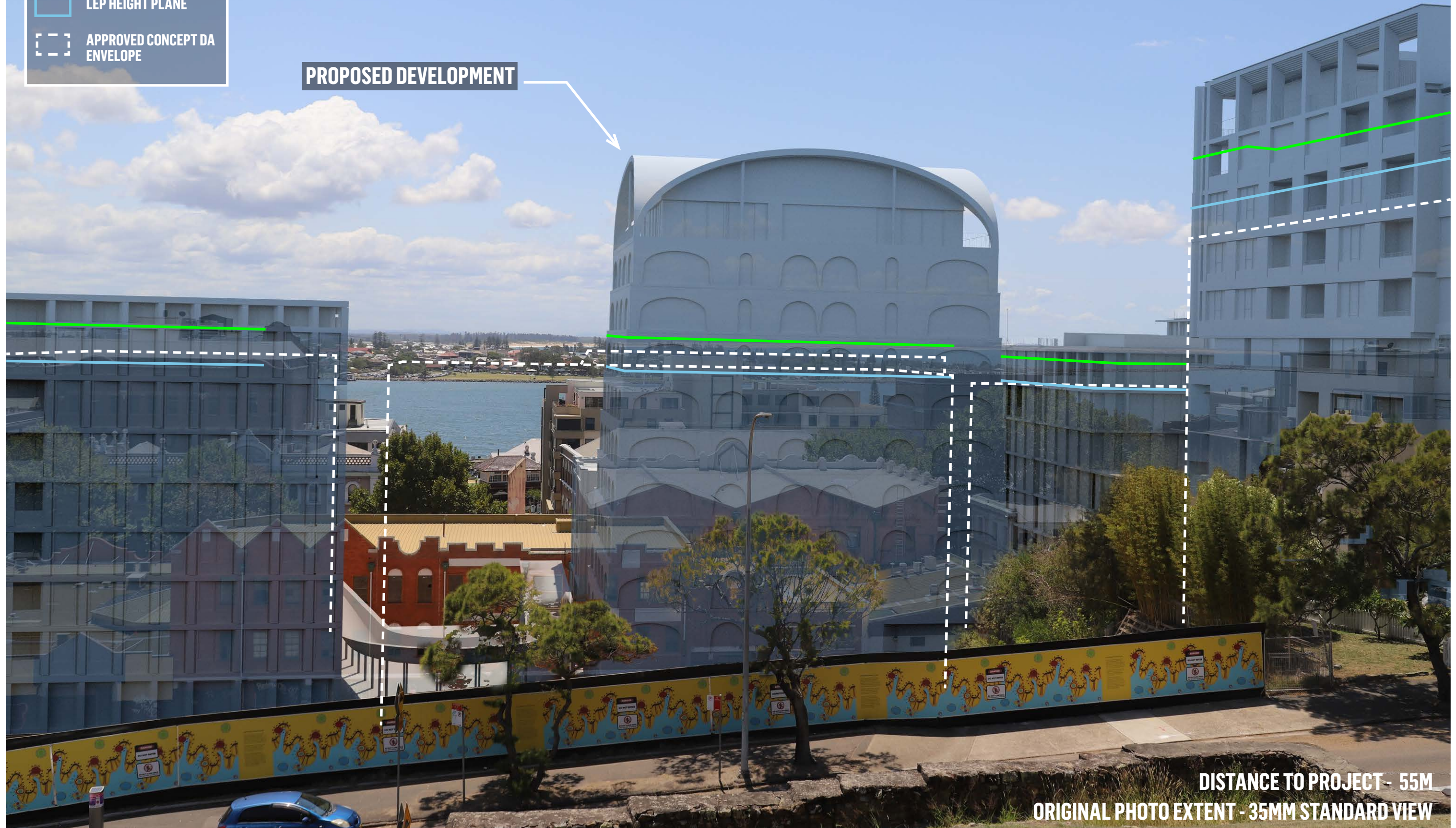
LEP HEIGHT PLANE
+10%

LEP HEIGHT PLANE

APPROVED CONCEPT DA
ENVELOPE

APPROVED CONCEPT DA ENVELOPES, LEP HEIGHT PLANE AND LEP HEIGHT PLANE +10%
SHOWN ARE OVERLAYED OVER EXISTING BUILDINGS WITHIN THE VIEW

PROPOSED DEVELOPMENT



DISTANCE TO PROJECT - 55M

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP06 IMG 5407 : EXISTING CONDITIONS : 2023-02-08 11:56 AEST

DATE: 2023-04-13
JOB NO: P0042943
DWG NO: VP_6A
REV: -



EAST END - NEWCASTLE - VISUAL ASSESSMENT
VP06 IMG 5407 : CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2023-04-13
JOB NO: P0042943
DWG NO: VP_6B
REV: -

LEGEND

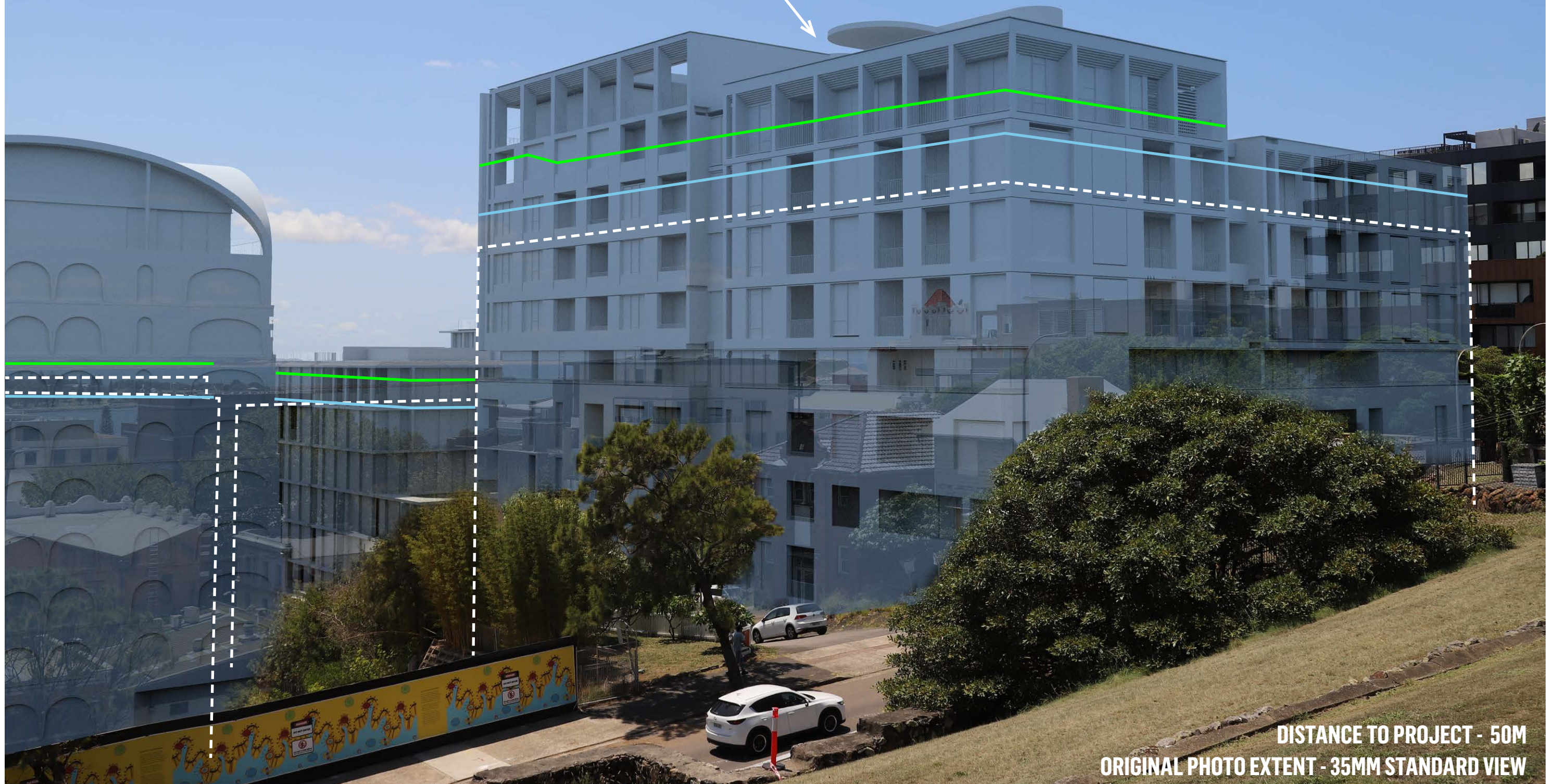
LEP HEIGHT PLANE
+10%

LEP HEIGHT PLANE

APPROVED CONCEPT DA
ENVELOPE

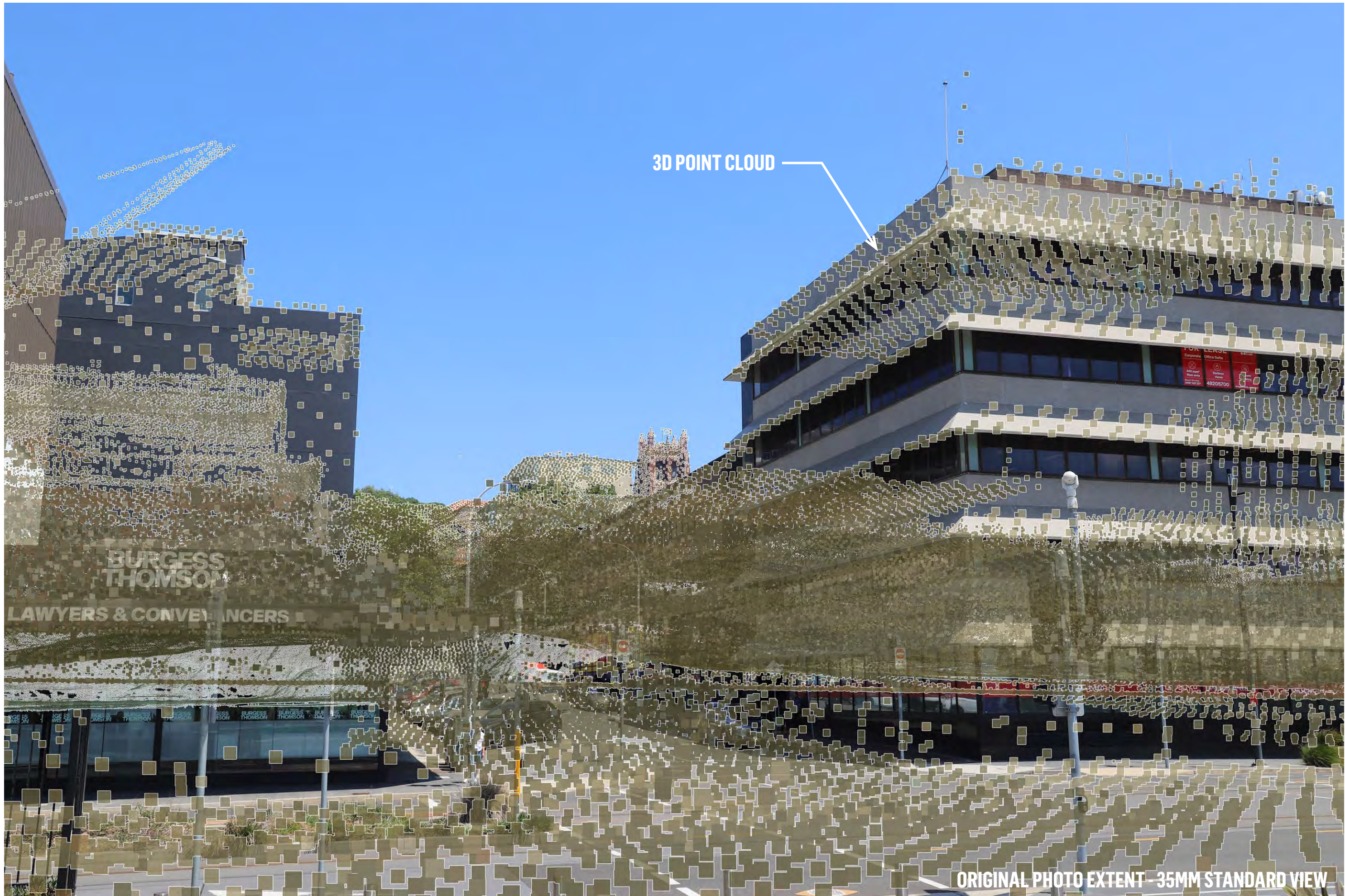
APPROVED CONCEPT DA ENVELOPES, LEP HEIGHT PLANE AND LEP HEIGHT PLANE +10%
SHOWN ARE OVERLAYED OVER EXISTING BUILDINGS WITHIN THE VIEW

PROPOSED DEVELOPMENT



DISTANCE TO PROJECT - 50M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW





3D POINT CLOUD

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



LEGEND

LEP HEIGHT PLANE
+10%

LEP HEIGHT PLANE

APPROVED CONCEPT DA
ENVELOPE

APPROVED CONCEPT DA ENVELOPES, LEP HEIGHT PLANE AND LEP HEIGHT PLANE +10%
SHOWN ARE OVERLAYED OVER EXISTING BUILDINGS WITHIN THE VIEW

PROPOSED DEVELOPMENT

BURGESS
THOMSON
LAWYERS & CONVEYANCERS

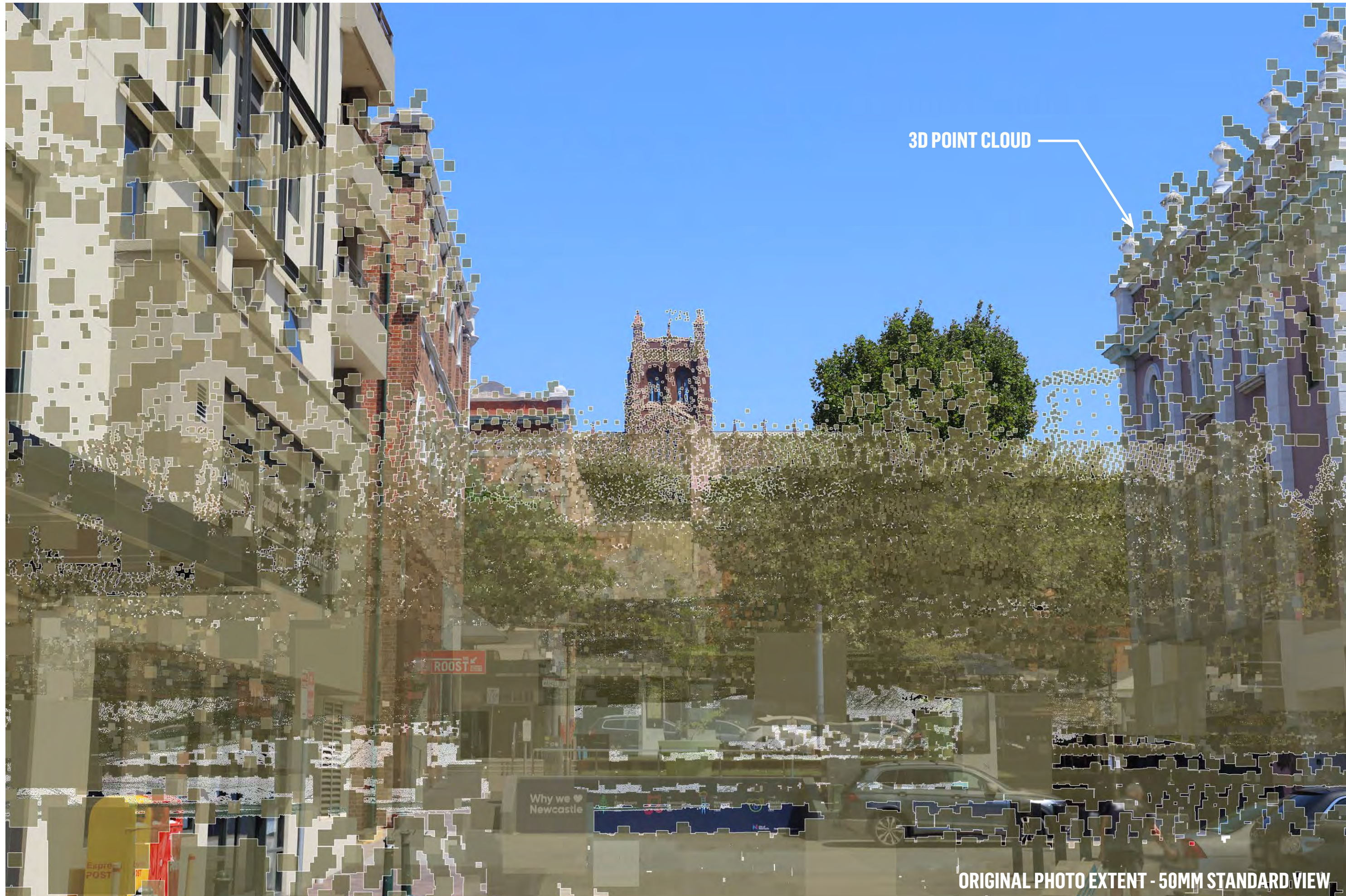
DISTANCE TO PROJECT - 130M

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW





3D POINT CLOUD

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW





LEGEND

LEP HEIGHT PLANE
+10%

LEP HEIGHT PLANE

APPROVED CONCEPT DA
ENVELOPE

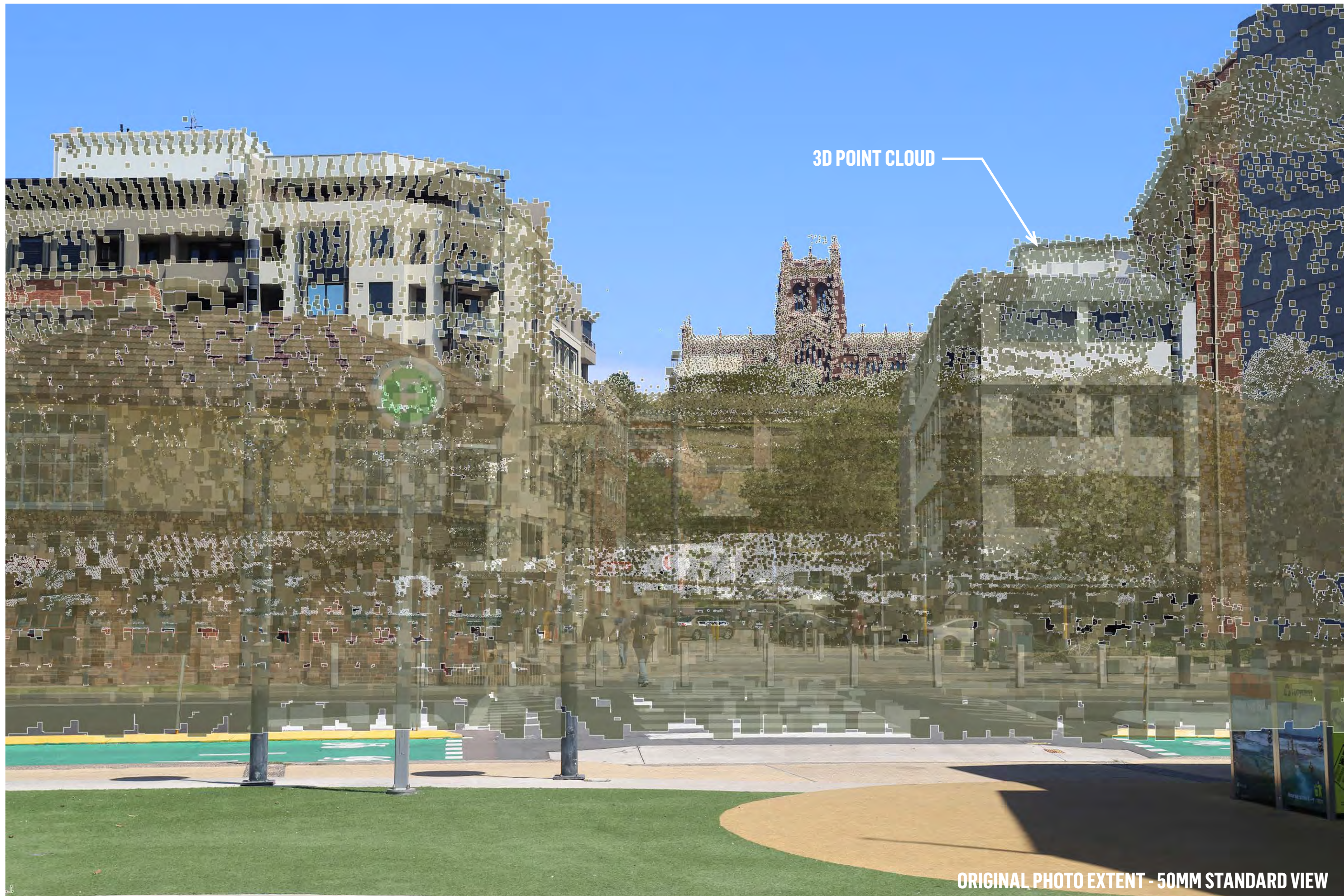
APPROVED CONCEPT DA ENVELOPES, LEP HEIGHT PLANE AND LEP HEIGHT PLANE +10%
SHOWN ARE OVERLAYED OVER EXISTING BUILDINGS WITHIN THE VIEW

PROPOSED DEVELOPMENT

DISTANCE TO PROJECT - 45M

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW





3D POINT CLOUD

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP09 IMG 5445 : CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2023-04-13
JOB NO: P0042943
DWG NO: VP_9B
REV: -

LEGEND

LEP HEIGHT PLANE
+10%

LEP HEIGHT PLANE

APPROVED CONCEPT DA
ENVELOPE

APPROVED CONCEPT DA ENVELOPES, LEP HEIGHT PLANE AND LEP HEIGHT PLANE +10%
SHOWN ARE OVERLAYED OVER EXISTING BUILDINGS WITHIN THE VIEW

PROPOSED DEVELOPMENT



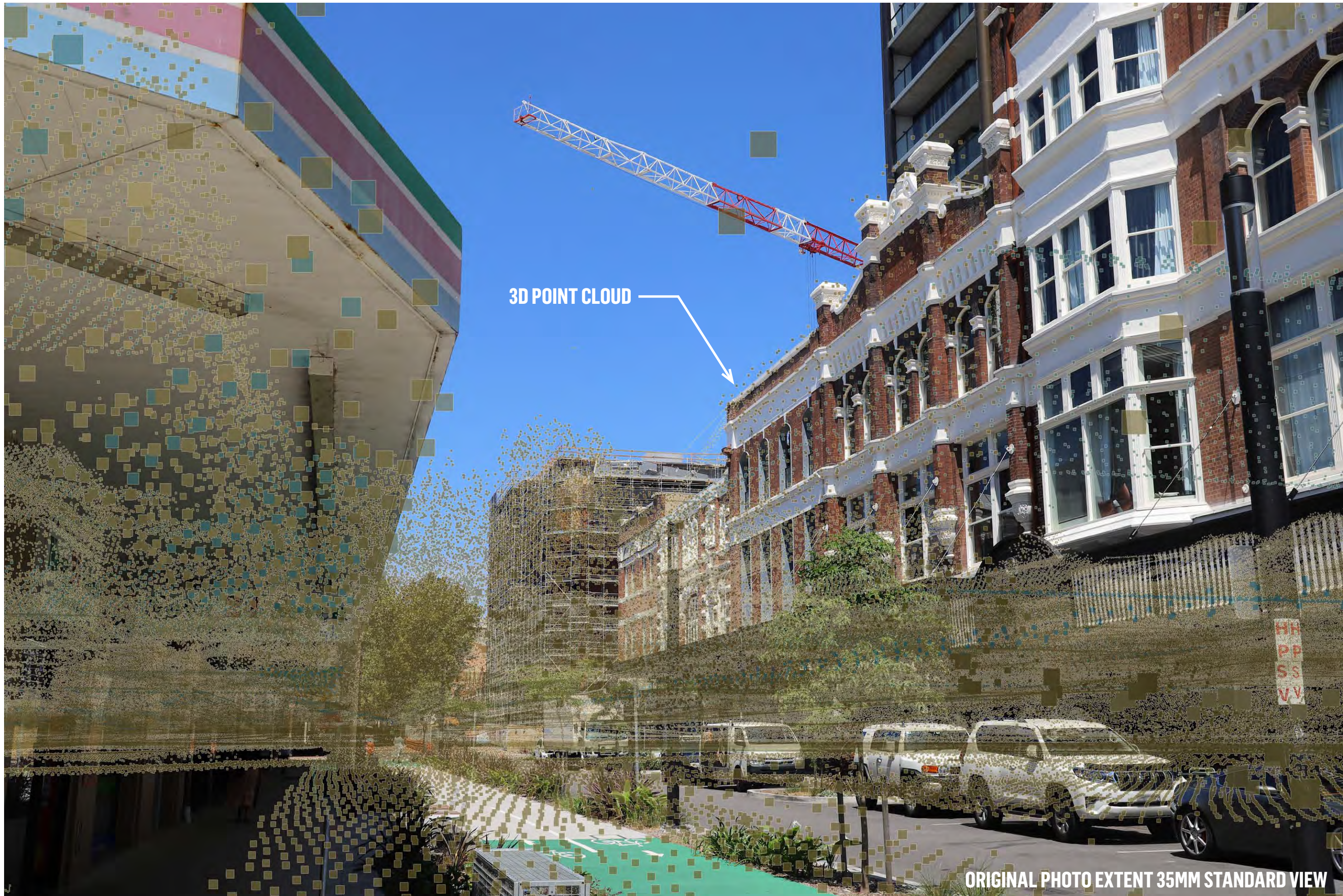
DISTANCE TO PROJECT - 160M

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW





3D POINT CLOUD

ORIGINAL PHOTO EXTENT 35MM STANDARD VIEW



EAST END - NEWCASTLE - VISUAL ASSESSMENT
VP10 IMG 5450 : CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2023-04-13
JOB NO: P0042943
DWG NO: VP_10B
REV: -

LEGEND

LEP HEIGHT PLANE
+10%

LEP HEIGHT PLANE

APPROVED CONCEPT DA
ENVELOPE

APPROVED CONCEPT DA ENVELOPES, LEP HEIGHT PLANE AND LEP HEIGHT PLANE +10%
SHOWN ARE OVERLAYED OVER EXISTING BUILDINGS WITHIN THE VIEW

PROPOSED DEVELOPMENT

DISTANCE TO PROJECT - 160M

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW