URBIS

# EAST END NEWCASTLE

## VIEW SHARING & VISUAL IMPACT ASSESSMENT

PREPARED FOR
**IRIS CAPITAL**

FEB 2024
FOR SUBMISSION - VERSION 2 MINOR AMENDMENTS

**URBIS STAFF RESPONSIBLE FOR THIS REPORT:**

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# EXECUTIVE SUMMARY

This report has been prepared by Urbis in response to the Request for Information (RFI) issued by City of Newcastle (CN), by email on 13 November 2023 regarding the Development Application (DA) DA2023/00419, as it relates to Stage 3 and 4 of the development at 121 Hunter Street, Newcastle (East End).

The CN have requested supplementary information in addition to the original View Impact Assessment submitted with the DA, including assessment of private domain view impacts from the Newcastle Club and several residential flat buildings, and an assessment of View Corridor 17 under the Newcastle Development Control Plan 2012 (NDCP 2012).

The purpose of this report is to address the RFIs issued by CN, and specifically, the additional height sought, which sits above the approved development, via a Clause 4.6 Variation Statement.  A Concept Development Application (DA2017/00701) was approved on 02 January 2018 by the Hunter and Central Coast Planning Panel which establishes building heights across the precinct (herein referred to as the Approved Concept). MA2023/00175 seeks to modify the Approved Concept heights to align with the built form outcome selected by the Design Excellence Competition Jury.

- Views were inspected, surveyed and modelled to produce accurate and certifiable photomontages that satisfy the requirements of the photomontage policy established by the Land and Environment Court of NSW. This modelling was verified by fieldwork observations including in relation to potentially affected private domain locations, documented DCP views and sensitive public domain locations.
- The preparation of photomontages from private domain view locations has informed our analysis and application of the view sharing Planning Principle established in the Land and Environment Court *Tenacity Consulting v Warringah Council [2004] NSWLEC 140,* commonly referred to as ***Tenacity.***
- The extent and significance of the potential visual change to View Corridor 17 has been informed by the preparation of one photomontage and assessed against our well-established and accepted visual impact assessment methodology.
- Private domain view impacts for all nominated buildings were rated as either **Moderate** or **Minor-Moderate.**
- In our opinion, the proposed development creates low visual effects on the majority of baseline factors such as visual character, scenic quality and view place sensitivity for View Corridor 17. The overall view impact rating was found to be **low.**

In our opinion, based on observations and the use of multiple analytical photomontages, the view sharing outcome for each of the nominated buildings, as whole, is reasonable, based on consideration of the all relevant matters, and the following key reasons:

We consider that the public domain benefit of the creation of a wide north-south view corridor which extends and protects DCP view corridor 15 and 21 (to Christ Church Cathedral), via part of the subject site is a relevant consideration in relation to Step 4 of *Tenacity*.

- Inclusion of the view corridor in the scheme constrains development potential across part of the site which has been re-distributed to compensate. *Tenacity* recognises the need for reasonable development potential across a site to be achieved notwithstanding that some view impacts may arise.
- The majority of view loss is caused by complying built form including below the LEP + 10% bonus and within the existing Approved Concept. The majority of the extent of view loss of scenic features is therefore contemplated by the Approved Concept and LEP controls.
- The extent of view loss caused by the additional height and massing sought under the Clause 4.6 Variation is minor.
- For the majority of private domain compositions affected, views to be lost are fortuitous, gained wholly across a privately owned, underdeveloped site (rather than accessible or created as a result of the application of planning controls which affect views, for example setbacks or height controls). Further, the majority of views are obtained via side or rear boundaries. In *Tenacity*, the expectation to retain views via a side boundary is said to be unrealistic.
- The *Tenacity* assessment also intimates that achieving reasonable development potential across a site is a relevant matter for consideration and should be afforded some weight.
- On balance, when all relevant matters are considered, as is required in *Tenacity,* we find that the proposed development and Clause 4.6 Variation Application, can be supported on view sharing grounds.

We consider the visual impacts to View Corridor 17 low and acceptable, based on consideration of the all relevant matters and the following key reasons:

- The re-massed built forms results in lower visual impacts and a better public domain view sharing outcome by prioritising views between the Hunter River and Cathedral from a highly accessible, activated and sensitive viewing location.
- The majority of view loss is caused by complying built form including below the LEP + 10% bonus and within the existing Approved Concept. The majority of the extent of view loss of scenic features is therefore contemplated by the Approved Concept and LEP controls.
- Where additional massing is sought, blocking of features that are scenic or highly valued, was found to be minor.
- Considering the visual effects of the proposal and improved public view outcomes, the proposal is considered reasonable, acceptable and can be supported on visual impact grounds.

# SECTION 1:
# INTRODUCTION

## 1.1 BACKGROUND

This assessment is a response to the Request for Information (RFI) issued by City of Newcastle (CN), by email on 13 November 2023 regarding the Development Application (DA) DA2023/00419 as it relates to Stage 3 and 4 of the development at 121 Hunter Street, Newcastle (East End).

The lead author of this report and final assessment package, specialises in view loss, view sharing and visual impact matters, and routinely provides objective, independent evidence to the Land and Environment Court of NSW in this regard.

Due to time constraints in December 2023, regarding the preparation of certifiably accurate photomontages (those which satisfy the Land and Environment Court of NSW photomontage policy), Urbis agreed to prepare, assess and submit view sharing assessments to CN for buildings and residential dwellings incrementally, and chronologically as outlined below in **Table 1.**

This report satisfies item 6, and is a consolidated Final View Sharing and Visual Impact Report which includes all incrementally submitted photomontage and assessment material.

| Priority order | Task | Submission to Council 2024 |
|---|---|---|
| 1 | Newcastle Club, 40 Newcomen Street, assessment of view impacts on the Club as a whole | Tuesday 16th January 2024. |
| 2 | Segenhoe Apartments (50 Wolfe Street) assessment of view impacts per dwelling as per residential flat building as a whole. | Friday 19th January 2024. |
| 3 | Herald Apartment (60 King) one unit and residential flat building as a whole. | Monday 22nd January 2024. |
| 4 | Newcomen Apartments and residential flat building as a whole. | Thursday 24th January 2024. |
| 5 | CN DCP view 17 (and assessment against public domain VIA criteria) | Thursday 24th January 2024. |
| 6 | A consolidated Final Report (including all incrementally submitted photomontage and assessment material) | Latest, Monday 5th February 2024. |

**Table 1** Tasks and submission date.

## 1.2 PURPOSE OF THIS REPORT

The purpose of this report is to address the RFIs issued from CN, and specifically the additional height sought, which sits above the approved development via a Clause 4.6 Variation Statement. A Concept Development Application (DA2017/00701) was approved on 02 January 2018 by the Hunter and Central Coast Planning Panel and granted consent for:

*Concept Development Application for a major redevelopment of Hunter Street Mall, a mixed-use development comprising retail, commercial, public spaces, residential (563 apartments), associated car parking and site works.*

The Approved Concept Plan (Approved Concept) establishes building heights across the precinct. MA2023/00175 seeks to modify the Approved Concept heights to align with the built form outcome selected by the Design Excellence Competition Jury.

The assessment of **private domain views** is guided by the underlying intent (purpose) and application of the view sharing Planning Principle established in the Land and Environment Court *Tenacity Consulting v Warringah Council [2004] NSWLEC 140,* commonly referred to as ***Tenacity.***

The assessment of **public domain views** follows the **Urbis VIA methodology**, outlined in Section 2.0 of this report.

Our method of assessment includes widely adopted criteria and terminology including the consideration of relevant factors. This assessment does not chronicle the evolution of the design and massing model which is now subject to the Clause 4.6 Variation, or justify the merits of the additional height sought. Notwithstanding, we understand that the current massing model is a result of many years of design development following direction provided by CN and the Design Integrity Panel (DIP) following a Design Excellence process. We note that the DIP endorsed the lodgement of the DA to CN and stated Design Excellence had been achieved. We understand that post lodgement of the DA, referral to CN's Urban Design Review Panel (UDRP) occurred. The UDRP stated that the public domain view impacts were acceptable and that private view impacts were likely to be reasonable and acceptable. Nevertheless, CN have requested the following supplementary information in addition to the original View Impact Assessment submitted with the DA.

*Locations of private properties likely to be impacted by the development were also considered. These include The Newcastle Club, Segenhoe Apartments and The Herald Apartments. The Approved Master Plan Concept Consent would have had an impact upon the views obtained from the Newcastle Club that is not dissimilar in its impacts to that of the proposed Modification. Given the relatively low scale of the club as compared to the permissible heights on the subject site, views to the Harbour from the Club would inevitably have been impacted by development on the site. The additional impacts arising from the proposed height increases sought, are sky views and are not significant, given that the Approved Master Plan had already accepted water view losses from the Club.*

*View losses to The Herald residences arising from the proposed Master Plan as opposed to the Approved Master plan are not considered likely to be significant, given the Herald's location at a similar ground level, and with similar exposure to a northerly aspect to that achieved from the adjacent Building 4S.*

*Apartments in Segenhoe Flats are more distant from the subject site, which is at a higher ground level than the site. Higher levels within the Segenhoe building enjoy panoramic views, in some instances taking in Nobby's Headland and the Harbour mouth. View loss towards the northeast is likely in some instances to include some obstruction of views to valued locations such as Nobby's, however the proposed development will not be overbearing or visually dominant because of the natural elevation of the Segenhoe ground plane, and the distance of the site from it. The panoramic nature of views will remain available, if not some elements currently enjoyed.*

*Further accurate modelling of the views from private locations may be considered warranted by CN, but* ***the principles outlined in the VIA are accepted by the UDRP, and private view impacts are not likely to be higher than "moderate" at most.***

Further to the above, CN requested assessment of an additional Public View (View Corridor 17) under Section 6.01 of the Newcastle Development Control Plan 2012 (NDCP 2012) as follows:

***F. View Corridors***

*View corridor 17 under Section 6.01 of the NDCP 2012 has not been addressed in the submitted Visual Impact Assessment (VIA). Please provide an amended VIA which includes an assessment of the above view corridor or a written explanation as to why consideration of the corridor was not included in the VIA.*

# SECTION 2:
# METHODS OF ASSESSMENT

# 2.1 PRIVATE VIEWS

The assessment of potential private domain view impacts has been based on observations from each of the locations outlined in CN's RFI, and Newcomen Apartments, which were identified as a potentially affected building in the original Visual Impact Assessment (VIA) submitted with the DA. Multiple views were inspected, surveyed and modelled from upper floor locations as follows:

| Location | Dwellings/ locations Inspected | Building levels inspected | Surveyed Views | Modelled Views |
|---|---|---|---|---|
| Newcastle Club, 40 Newcomen Street Newcastle | 6 | G, 1 & 2 | 6 | 3 |
| Segenhoe Apartments, 50 Wolfe Street Newcastle | 7 | 6 & 7 | 7 | 3 |
| Herald Apartments, 60 king Street Newcastle | 2 | 5 & 6 | 2 | 1 |
| Newcomen Apartments, 16-18 Newcomen Street Newcastle | 7 | G, 3 & 4 | 7 | 2 |

### 2.1.1 INSPECTION PROCESS

Following written requests for permission to inspect views (October 2023), access was arranged for those who responded to our request and made themselves available. All views inspections were conducted by Jane Maze-Riley (Director) and Naomi Ryan (Associate Director of Planning) in late November.

Views were documented by Urbis (the author of the report) using a tripod-mounted, professional quality camera (Canon EOS 6D Mark 11) at approximately 1.65m above floor level. The original photographs are full frame high resolution single images, using a 50mm and 35mm variable focal length lens (FL), both of which are mid-range focal lengths, appropriate and logical to achieve the required field of view given the close proximity of the view places to the site.

Urbis was accompanied by an independent registered surveyor (Positive Survey Solutions, 51 George Street, Newcastle) and as directed, recorded all necessary view place data (camera and tripod location and height) as well as additional fixed features in each view required to prepare accurate photomontages. The additional fixed features are surveyed 'reference points' used in the photomontage preparation process as markers to be able to insert, align and rotate the 3D architectural model of the DA, into each view. For further information as to the process of preparation please refer to **Appendix 1**. The surveyed fixed features and survey data for all view places and photomontage are included in **Appendix 1** of this report.

### 2.1.2 ADEQUACY OF URBIS ASSESSMENT

The letter of request issued by Urbis outlined requirements in relation to the inspection of upper level dwellings which present towards, and have views over and above the subject site.

Inspecting views from upper level dwellings and top floors would allow Urbis (and Council) to understand the blocking effects of the Approved Concept, the anticipated blocking effects of the LEP plus the 10% bonus, and then any additional effects of the additional height sought.

Urbis was granted access to dwellings located across the upper floors (top 3) at each building. In our opinion, the spread of inspections (where permission was granted) and the range of selected views for modelling clearly demonstrates the effects of the sections of the massing approved and proposed.

In this regard, the Urbis process, representative modelling and assessment satisfies CN's RFI.

The effects of each part of the mass proposed are clearly defined in each view, the majority of which are within the relative heights requested by CN. This report satisfies the intent and requirements of CN's RFI.

### 2.1.3 SELECTION OF VIEWS TO BE MODELLED

The views used for the preparation of photomontages were selected to provide a range of compositions from locations at different heights (floor levels) at the nominated buildings.

In our opinion, there is no utility in producing multiple photomontages from each level of the buildings given that the key compositional elements in views are relatively similar. Views were selected for modelling to show the 'worst-case', and potentially most affected compositions. Where accessible, views were recorded from elevated, outdoor terrace locations. This is because they are external views and unconstrained by immediate features such as ceilings, walls, windows etc as is the case for internal views.

# 2.2 PUBLIC VIEWS

### 2.2.1 URBIS VIA METHODOLOGY

The methodology employed by Urbis to assess visual impacts is based on a combination of established methods used in NSW and published guidelines in other states. It is based on widely adopted concepts, terminology and objectives for visual impact assessment.

The Urbis VIA method draws on 30 years of academic research and publications by industry leaders whom have considered the specific needs of assessment relevant to a site's visual context and the relevant regional or subregional strategic context for the site.

The method is specific to visual impacts (assessing the quantum and importance of visual change) rather than landscape character visual impacts assessments (LCVIA).

An LCVIA takes a more holistic approach to changes proposed to the physical and visual landscape, which in our opinion is more relevant in greenfield or visually accessible landscapes, that is site that are predominantly characterised by rural or open, less developed landscapes.

The Urbis methodology identifies objective 'visual baseline' information about the site and surrounds, analyses the extent of visual effects (quantum of change) using objective visual aids from key locations, and considers the importance of that change. The significance of the extent of visual effects, is explained and determined in the visual impact assessment section of the method and this report.

The Urbis method also distinguishes and places 'weight' on relevant factors such as the relative importance of a view place, viewer sensitivity, physical absorption capacity and visual compatibility. Our method considers impacts on unique visual settings near the site such as heritage items, conservation areas, views to icons and areas of high scenic quality.

Separating objective facts from subjective opinion provides a robust and comprehensive matrix for analysis and final assessment of visual impacts.

Our method also has regard to:

- *The Landscape Institute Technical Guideline Note - Visual Representation of Development Proposals* (AILA 2019)
- *Guidance note for Landscape and Visual Assessment* (AILA 2018)
- *Guidelines for Landscape Character and Visual Impact assessment, Environmental Impact Assessment practice note EIA -NO4 prepared by the Roads and Maritime Services 2018* (RMS LCIA)

Urbis rely on accurately prepared and certifiable photomontages prepared by ourselves or others to satisfy the NSW Land and Environment Court photomontage policy.

The sequence of steps and logic flow is shown graphically in the method flow chart overleaf at **Figure 1.**

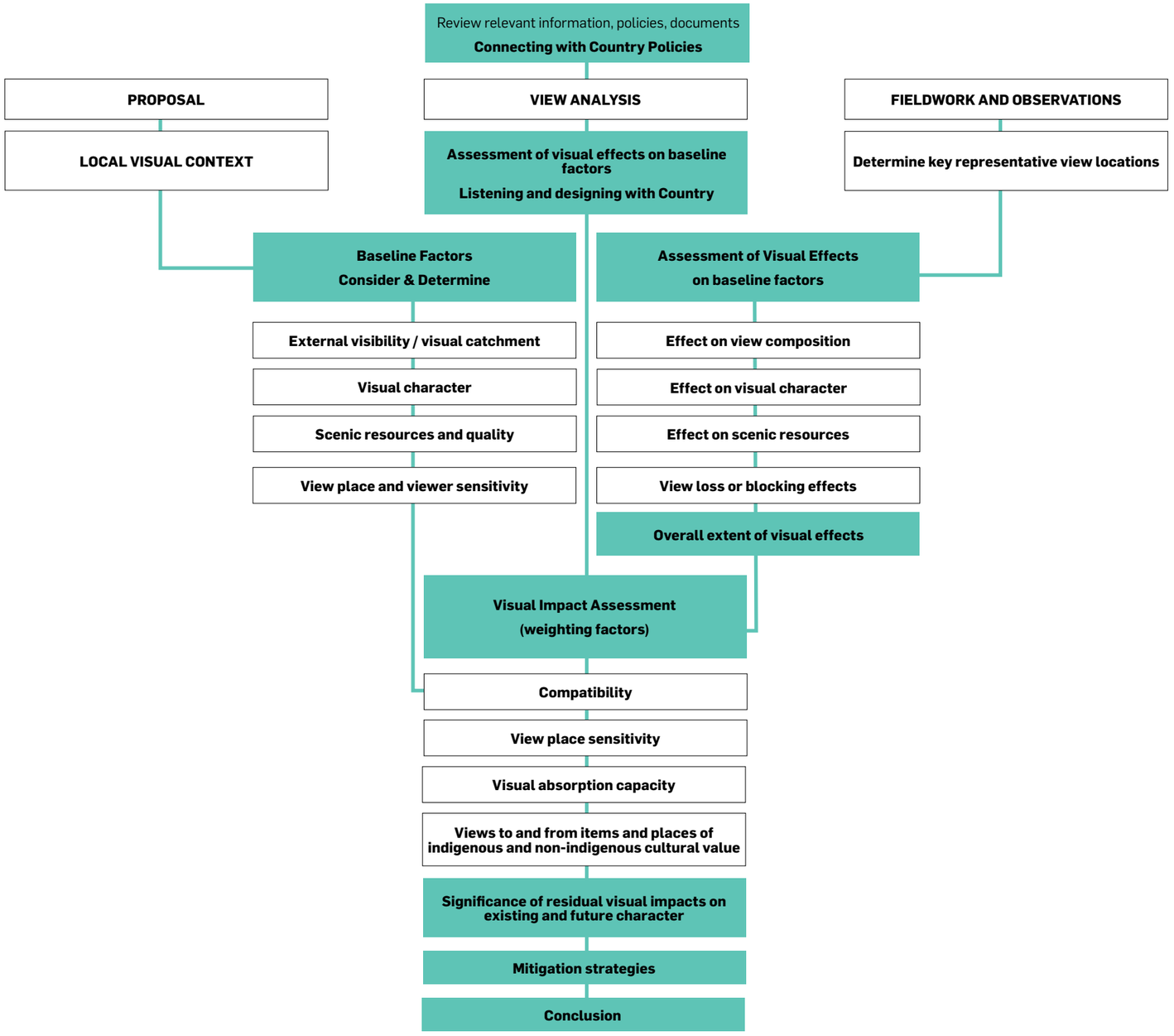


**Figure 1** Urbis VIA Methodology Flowchart

### 2.2.2 PHOTOMONTAGE CERTIFICATION OF ACCURACY

The accuracy of the photomontages has been checked by Urbis in multiple ways:

- Urbis has reviewed the survey data and its application to the montage, where a blue line linking surveyed RLs represents independently surveyed reference points in December 2023. Fine dots represent the use of point cloud LiDar data. The LiDar data provides thousands of additional reference points across the field of view, which allow Urbis modelling experts to georeference the location and alignment of the 3D architectural model into each view accurately.
- The method sued by Urbis exceeds the LEC policy requirements, given our use of an additional survey data set (LiDAR) used to further cross check the accuracy of the placement of the architectural model.
- The location, placement, alignment and relative heights of the model was cross-referenced with respect to the 3D survey and adjacent surveyed reference markers which are visible in the images.
- The location of the camera in relation to the model was established using the survey model and the survey locations, including map locations and RLs. Focal lengths and camera bearings in the meta data of the electronic files of the photographs are known.
- Reference points from the survey were used for cross-checking accuracy in all images.
- The proposed model aligns well and uniformly with the key fixed features in views that have been used of this purpose.
- No significant discrepancies were detected between the known camera locations and those predicted by the computer software. Minor inconsistencies due to the natural distortion created by the camera lens were reviewed by Urbis and were considered to be within reasonable limits.

### 2.2.3 CERTIFICATION STATEMENT

Urbis is satisfied that the photomontages have been prepared in accordance with the Land and Environment Court of New South Wales photomontage policy and are as accurate as is possible noting the limitations of any software used to create such images.

Urbis certify that photomontages included in this report are sufficiently reliable to assessment potential view impacts and can be relied upon to inform the consent authority.

# SECTION 3: RELEVANT PLANNING PRINCIPLES

## 3.1 OBJECTIVE RATING OF VIEW IMPACTS FOR PRIVATE DWELLINGS

Urbis takes an objective, conservative approach to determining the overall view impact for each dwelling or development. Our approach is based on a considered understanding of, and experience in interpreting the underlying intent of the ***Tenacity*** **Planning Principle**. View impact ratings are not based on the analysis of visual effects as shown in a single photomontage, which shows the change in only one selected view available. The photomontage objectively shows the extent of change that will occur subsequent to the approval and construction of the proposal **but does not equate directly to the view impact, given the principle requires consideration of other relevant factors**.

The photomontage must necessarily demonstrate what of the background view composition (anything available above the current LEP height control and bonus provisions) that would be considered scenic and highly valuable as defined in the guiding planning principle for view sharing, *Tenacity*. This exercise is not to discuss the quantum of visual change that will occur given that significant visual change (which will block the majority of close neighbouring views) has already been approved.

## 3.2 RELEVANT CONTROLS

In our opinion the Concept Approval and LEP controls are relevant parameters to this assessment. In addition the clear directive and desire of CN to design and retain a wide view corridor from Hunter Street to Christ Church Cathedral via part of the subject site is also relevant, and has formed part of the basis of the massing strategy now subject to the Clause 4.6 Variation Application and this assessment.

## 3.3 DESIGNED VIEW CORRIDOR

We understand that the notion of a view corridor from Hunter Street to Christ Church Cathedral is well established and has been incorporated in the design supported by various  entities over the last decade. The view corridor depends on the restriction of built form at the west edge of the subject site, where in the proposal, building 3W is realigned on a north-north-west axis and Building 3S is moved significantly to the east.

The relocation of the approved 3S building creates a wide public domain view corridor and extension of DCP view 15. Relocating a significant extent (approximately 1/3 of the approved concept floor plate) of building 3S to the east constrains development potential across this part of the site and is the primary reason for the subsequent redistribution of additional height across the site, some of which projects above the LEP control and 10% bonus.

The additional height sought is the focus of this assessment where we assume that the consent authority is comfortable with view loss caused by all other parts of the development including the concept approval mass, proposed built form up to the LEP height control and the additional 10% bonus awarded, following achievement of design excellence.

## *3.4 TENACITY*

View loss or blocking effects refers to the extent to which a development blocks an existing view or part of the composition of a view that is currently enjoyed by others. Where a proposed development may adversely affect views from private land, view sharing assessments typically follow the Planning Principle established in the Land and Environment Court *Tenacity Consulting v Warringah Council [2004] NSWLEC 140 (Tenacity)*. The principle is titled **Principles of View Sharing: Impacts on Neighbours**.

We note that the Newcastle Club is a private commercial entity and not accessible by the general public. Although not a private dwelling the Club, is a neighbour, and as such the principle is relevant to be applied.

*Tenacity* is the most widely used and referenced planning principle in relation to impacts on private neighbouring views and view sharing. The planning principle is described by the Court as a statement of a 'desirable outcome' in order to reach a planning decision and defines a number of appropriate matters to be considered in making that decision. Therefore, the importance of the principle is in outlining all relevant matters and or the relationships of factors, to be considered. **It is not simply a process of listing features in a composition that may be lost**.

In summary, *Tenacity* is a 'recipe' designed to guide decision making to be able to reach an equitable and reasonable view sharing outcome. The reasonableness of the view sharing outcome is considered in the context of relevant controls.

*Tenacity* includes a four-step threshold test where the steps are sequential and conditional. Proceeding to further steps is not required if the conditions for satisfying the preceding threshold are not met when considering the quantum and quality of the view loss.

Prior to undertaking Step 1 of the assessment, Roseth discusses the notion of view sharing as quoted below.

*"The notion of view sharing is invoked when a property enjoys existing views and a proposed development would share that view by taking some of it away for its own enjoyment.* ***(Taking it all away cannot be called view sharing, although it may, in some circumstances, be quite reasonable.)*** *To decide whether or not view sharing is reasonable, I have adopted a four step assessment".*

The planning principle states that consideration should be given to the causes of the visual impact and whether they are reasonable in the circumstances. As stated in the preamble to the four-step process of the principle, a development that takes the view away from another may, notwithstanding be considered reasonable. This is important to note, because it means that a severe or devastating level of impact may nevertheless be reasonable.

The principle therefore acknowledges that some view loss is acceptable or at least is contemplated, especially in relation to fully complying development. In theory view loss caused by all built form that is located within a permissible envelope is anticipated by the suite of relevant controls that apply to the site.

### 3.4.1 INTENT OF TENACITY

In our opinion it is critical to understand the purpose and intent of *Tenacity*.  Step 1 in the *Tenacity* planning principle describes types of views and attributes, which attribute varying levels of value to them. The level of value relates to the scenic nature and composition of views including the combination of features (one or more definable feature or group of features) which may contribute to the composition being considered a whole or partial view.

*Tenacity* is underpinned by a ***Notional Hierarchy***. This notional hierarchy of views refers to the value of views, for example highly valued, as distinct from those that are less, or possibly not valued in terms of their main compositional attributes. The logical framework of what follows in Steps 3 and 4 if appropriate to proceed to those steps, which assess the extent of impact and the reasonableness of the proposed development respectively, depend on the ranking of the value of the view and items within it, established in Step 1. In other words, if there is no substantive view loss, or if the items lost are not considered to be valued in *Tenacity* terms, the threshold to proceed beyond Step 1 is not met and there is no justification for proceeding to Step 2, or beyond.

If the items in the view or the composition of the view affected are not highly valued, are low on the scale of scenic quality, or have not been identified for specific consideration in planning instruments or policies in relation to view protection, it is not logical or valid to arrive at a high view impact later on in Step 3 of the assessment. It is, in other words not logically possible in *Tenacity* to conclude in Step 3 that loss of view of low value items identified in Step 1, is a high view impact.

## 3.5 RATING VIEW IMPACTS

Urbis acknowledge that the loss of any view for neighbours may cause concern. However, as specialists in this kind of assessment, our approach to rating view impacts for whole dwellings or neighbouring developments must necessarily be objective. Therefore, our analysis attempts to remove the subjectivity and personal opinion that is inevitably attributed to view loss by neighbours.

The view impact ratings determined for the each building as a whole, is based on careful interpretation of guidance provided by Senior Commissioner Roseth in *Tenacity*.

In creating and applying his own qualitative rating scale of view loss for the whole dwelling, Roseth reaches a view impact rating of '**severe**' for what is, a very significant extent of view loss, of a scenic and highly valued 'whole view' composition, and for virtually the whole dwelling.

We note that the view in question is a 'magnificent' view and a whole view including land (Manly headland), land-water interface and ocean, that is, a combination of scenic elements. His approach to rating the view impact in this matter is explained and quoted here;

43. ***Para 30***; *Applying the above principles to 7 Bellevue Place, I would classify the view to the ocean and Manly as highly valuable, what most people would describe as magnificent. It is now available from four levels from the rear. The proposal would obliterate views from the lower three levels from sitting and standing positions. From the fourth level it would obliterate it from sitting positions and reduce it from standing positions. In my opinion, the impact would be severe.*

This guidance indicates clearly that if view loss of a 'magnificent' view is as wide spread as described in paragraph 30 of the principle for 3 out of 4 levels of a whole dwelling is rated by Roseth as severe, it follows that a loss of a partial view that is predominantly characterised by vernacular district features, building development with some distant background scenic elements or features (for example the constructed industrial heritage landscapes, river edges and parts of Stockton) although locally well known, would not be considered as iconic, or scenically unique, rare or highly valued and logically could not be rated highly.

In other words, the predominant features in northerly views (which would at the very least include the approved concept), whilst providing a pleasant outlook, in our opinion would not be considered iconic, scenic and highly valued in *Tenacity* terms. This rationale and our experience of rating similar views in similar contexts has informed our view impact ratings.

As noted above, it is not logical or valid for the extent of view impact to be assessed and rated highly in Step 3, if the attributes of the views that were identified in Step 1 have been objectively assessed as being of low significance or scenic value.

### 3.5.1 EFFECTS AND IMPACTS

Urbis acknowledges that the extent of change proposed is substantial in quantum, however the impact rating in Step 3 relates to the **importance of the effect** (importance = impact) as distinct from simply rating or quantifying the extent of the change (how much of a visual effect there is). The impact rating depends on the consideration of all relevant factors outlined in Steps 1 and 2.

*Tenacity* does not clearly distinguish between these and tends to equate view loss with impact, whereas the significance of a view lost is a matter of judgement, and giving weight to all relevant factors. It is not useful to conflate the extent of change with the importance of the impact.

### 3.5.2 REASONABLENESS

The intent of Step 4 is to consider the reasonableness of a view impact in relation to compliance of the proposal with built form controls and other relevant factors including the ability to achieve a reasonable development potential for the site, according to those controls. Step 4 is quoted below;

Step 4 quoted from *Tenacity* paragraph 29;

*44. The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.*

### 3.5.3 SUMMARY

View impact ratings are derived by considering the importance of each step of the process including for example;

- Scenic quality,
- Objective value,
- Wholeness of the views available,
- Affected formal boundary and primary presentation,
- Room layout and use,
- How a view is gained; and
- The extent of all views available, affected and unaffected.

# SECTION 4:
# VIEW SHARING ASSESSMENT

# NEWCASTLE CLUB

## 40 NEWCOMEN STREET, NEWCASTLE

## DEFINITIONS

- Our definition of additional height sought in relation to the 4.6 Variation Application is any built form above the LEP and 10% competition bonus. We refer to this in *Tenacity* Assessment as 'additional height sought'.
- When we refer to complying built form, this means all built form included within the Approved Concept DA envelope and up to  the LEP and additional 10% competition bonus.

## 4.1 NEWCASTLE CLUB

The Newcastle Club is located at the south west corner of King and Newcomen Streets on sloping land that is elevated above the subject site and is visually prominent. The Newcastle Club site includes a carpark to the south, part-two and part-three storey buildings (s) across the majority of the site, the lower ground floor of which springs from a ground level approximately 5m above the King Street carriageway. The site is retained above the carriage way by two stone walls.

Development on the site is broadly rectangular when considered holistically in plan-view, and appears to include closely spaced or attached two storey ancillary buildings. The main 3 storey clubhouse building is a listed heritage item under Schedule 5 of the *Newcastle LEP 2012* and the State Heritage Inventory (SHI). *Claremont* is one of the original two Victorian Georgian mansions that occupied the site prior to the construction of the clubhouse and is also listed on the SHI. *Claremont* also has a formal presentation to Newcomen Street.

The Club has a formal presentation to Newcomen Street and is an example of Inter-War Georgian Revival 1920s architectural style. When considered in plan-view, the main building is characterised by a reverse "C" shaped floor plate. The upright of the 'C' and longest elevation is parallel to Newcomen Street and includes a centrally located projected mass and main entry defined by classical elements such as a neoclassical portico. The arms of the 'C" project to the west and as such are parallel to King Street.

The SHI listing including the Statement of Significance and Conservation Management Plan, do not cite existing or former views, to or from the club as being of any historical significance. The Approved Concept and proposal will have no material effect on the composition of close views to the Newcastle Club and *Claremont*.

The proposal will not reduce visibility or visual prominence of the item, or its contribution to the streetscape character of Newcomen and King Streets.

### 4.1.1 ADDITIONAL OBSERVATIONS

We note that the ground level dining room (enclosed veranda) and first floor bar, are both long rectangular rooms occupy all of the west-facing end of the Club. In this regard, larger primary rooms south of these areas are effectively 'internal' with primary presentation to the east to Newcomen Street, and as such have limited access to northerly views.

There are limited or no direct potential views from these internal rooms beyond the site to the north, that are predominantly characterised by compositions of high scenic quality.

In addition, we note that the extent and scenic quality of views from the lower ground level room, lawns and terraces is limited and constrained, partly due to the northern boundary hedge. There is no doubt that parts of the approved development and proposal will be seen from these areas but views to be lost from this level are not considered to be scenic and highly valued in *Tenacity* terms.

We observed that views to the east and west along King Street are unaffected by the proposal.


**Figure 2** View location map, Newcastle Club.

# VP3 NEWCASTLE CLUB, VIEW NORTH WEST END UPPER GROUND LEVEL GARDEN TERRACE


**Figure 3** View location - view north, west end upper ground level garden terrace.


**Figure 4** Newcastle Club in plan view, approximate location of view point indicated in teal.

**Figure 5** Existing view north from the west end upper ground level garden terrace.


**Figure 6** Proposed view north from the west end upper ground level garden terrace.


**Figure 7** Proposed view north from the west end upper ground level garden terrace.

# VP4 NEWCASTLE CLUB, WEST END MID-LEVEL (ADJACENT 1ST FLOOR) GARDEN TERRACE, VIEW NORTH-NORTH-WEST


**Figure 8** View location - view north-north-west, west end mid-level (adjacent 1st floor) garden terrace.


**Figure 9** Newcastle Club in plan view, approximate location of viewpoint indicated in teal.

**Figure 10** Existing view north-north-west from west end mid-level (adjacent 1st floor) garden terrace.


**Figure 11** Proposed view north-north-west from west end mid-level (adjacent 1st floor) garden terrace.


**Figure 12** Proposed view north-north-west, from west end mid-level (adjacent 1st floor) garden terrace.

# VP5 NEWCASTLE CLUB, CENTRE OF LEVEL 1 BAR (TOP FLOOR) VIEW NORTH


**Figure 13** View location from level 1 bar, Newcastle Club.


**Figure 14** Newcastle Club in plan view, approximate location of viewpoint indicated in teal.

**Figure 15** Existing view from Level 1 bar facing north.


**Figure 16** Proposed view from Level 1 bar facing north.


**Figure 17** Proposed view from Level 1 bar facing north.

## OTHER VIEWS AVAILABLE FROM THE NEWCASTLE CLUB

**Figure 18** View east from the lower ground floor garden.

**Figure 19** View north-west from the west end elevated ground level terrace.

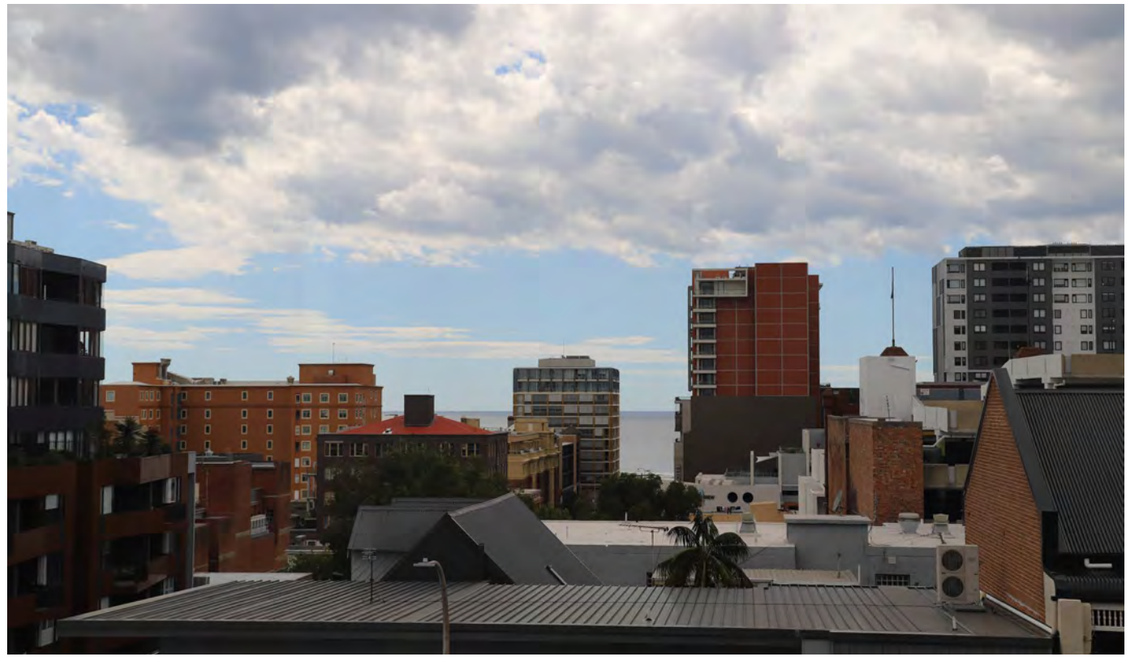

**Figure 20** View east from Level 1 bar.

**Figure 21** View north-east from Level 1 bar., where a slim vertical part of building 4S (Approved Concept) will occupy the west (left) side of the view.

| View Place Location | *Tenacity* Step 1, Existing views to be affected? | *Tenacity* Step 2, From where are the views available? | *Tenacity* Step 3, View Impact Rating (for whole dwelling) | *Tenacity* Step 4. Reasonableness of Impact |
|---|---|---|---|---|
| **VP3** Newcastle Club, West End Upper Ground Level Garden Terrace, View North. | **Existing View**<br>This northerly view includes a foreground predominantly characterised by the grounds of the Newcastle Club itself, built form, and tree canopy of vegetation on the subject site. The mid-ground composition beyond, includes short sections of the Hunter River west and east of residential development, part of Stockton's low flat landscape, parts of Stockton Park and associated open spaces, as well as the constructed seawall and shipwreck walk to the north-east. The distant background composition includes natural topography extending some kilometres to the north-east. Natural elements include parts of Worimi National Park and Stockton sand dunes. Overall, the views include a combination of features and compositions which together may be considered as scenic and highly valued, in *Tenacity* terms. In our opinion, the view is a *whole* view, characterised by some unique topographical elements, open areas of water and sections of land-water interface (some of which are constructed).<br><br>**Proposed View**<br>The Approved Concept introduces new built form into the immediate foreground. Virtually all of the view is lost, with the exception of the western edge, which remains open. If the viewer were to look to the north-north-west, a section of the whole view (the foreground, mid-ground and background) is retained and unaffected. All of the most scenic features and the combinations of those elements which form the scenic and highly valued view, are blocked by the Approved Concept. All view loss that would attract any weight is caused by low sections and fully compliant parts of the proposed development.<br><br>The additional height sought (above the green lines) blocks open areas of sky, does not block scenic and highly valued views, and has no material affect on the quantum, or quality of the view loss. The visual effects of the proposal do not increase the view impact rating. | All views assessed from the Newcastle Club are available across the side boundary of the development (King Street) from the northern-most rooms only (ground floor, dining terrace, and bar from seated and standing locations at each level.<br><br>All views to north beyond the site to more scenic elements, are gained through and over the subject site, which is privately owned land that is currently undeveloped, or under developed. Such views could be considered as 'fortuitous' in the context of urban renewal and the current LEP controls which apply to the subject site and wider area.<br><br>Notwithstanding that expansive northerly views from the Newcastle Club may have been available for a long period of time and historically, retention of so-called 'heritage' views from private commercial premises (or indeed this item) are not specifically identified in any statutory document including in the State Heritage Inventory listing for Newcastle Club and 'Claremont'.<br><br>Notwithstanding that the views are technically available via only a side boundary (the retention of which is considered in *Tenacity* terms to be potentially unrealistic) we acknowledge that these views are important views from the Newcastle Club. | The formal presentation of the Newcastle Club is to the east to Newcomen Street. The east elevation includes the majority of windows and formal rooms within the Club, all views from which will be unaffected by the proposed development.<br><br>All westerly and south-westerly views towards the heritage listed Cathedral Park and Christ Church Cathedral are unaffected by the proposed development.<br><br>Views from three public -use / front-of-house rooms and western elevated terraces at ground and upper ground level will be affected by the scale of the approved concept and potentially also the perception of additional height sought. The room types affected provide an up-weight to the rating whilst the limited exposure of other main entertaining rooms provides a downweight.<br><br>***View Impact Rating - Moderate*** | In our opinion, the view sharing outcome for the Newcastle Club as a whole, based on observations and the use of 3 analytical photomontages, is reasonable. This is based on consideration of the all relevant matters and the following key reasons:<br><br>• The views are fortuitous gained wholly across the centre of a privately owned site (rather than accessible or created as a result of the application of planning controls which affect views for example setbacks or height controls).<br><br>• The views are all available via a side boundary of the Newcastle Club site, making an expectation of their retention, unrealistic.<br><br>• The majority of the loss of scenic and more highly valued parts of the views, is caused by lower and complying built form including below the LEP + 10% bonus and within the existing Approved Concept. As such the majority extent of view loss of such scenic features is contemplate by the Approved Concept and the LEP controls.<br><br>• Northerly views from all three levels at the north end of the Club are not *whole* views, predominantly characterised by either a combination of, or individual features of high scenic quality.<br><br>• Some views include distant more scenic features, the majority of which are blocked by lower and complying parts of the proposal or Approved Concept.<br><br>• The additional height sought predominantly blocks areas of open sky and creates no significant or material additional view loss to that which is already approved and complying 'view loss' on the view impacts or view sharing outcome for the Newcastle Club.<br><br>• The *Tenacity* assessment also intimates that achieving reasonable development potential across a site is a relevant matter for consideration in the assessment and should be afforded some weight. |

**Table 2** Tenacity Assessment - Newcastle Club

| View Place Location | *Tenacity* Step 1, Existing views to be affected? | *Tenacity* Step 2, From where are the views available? | *Tenacity* Step 3, View Impact Rating (for whole dwelling) | *Tenacity* Step 4. Reasonableness of Impact |
|---|---|---|---|---|
| **VP4** Newcastle Club, West End Mid-Level Garden Terrace, View North-North-West. | **Existing View**<br>This north-north-westerly view includes a foreground predominantly characterised by existing development and a construction site. The scale, forms and height of development in the foreground varies but reveals mid-ground compositional elements including wide sections of the south and north channel of the Hunter River and parts of the working industrial landscape on Kooragang Island, Stockton Bridge and residential development in Stockton. The view includes similar elements as described above such as parts of Stockton Park and associated open spaces as well as the constructed seawall and shipwreck walk to the north-east. The distant background composition includes natural topography, low ridgelines and vegetation in the Worimi area.<br>Overall the views include a combination of features and compositions which together may be considered as scenic, and although potential highly valued by a viewer, would in our opinion not be considered as such, in *Tenacity* terms. In our opinion, the view is a *whole* view characterised by some unique topographical elements, industrial landscapes, open areas of water and sections of land-water interface.<br><br>**Proposed View**<br>The Approved Concept introduces new built form into the immediate foreground, resulting in sections of the view being blocked. The majority of the *whole* views remains available between the built forms proposed to an extent that the predominant character and depth (distance) of the view can be interrupted, understood and enjoyed. For example the long sections of the view which remain are sufficient for the viewer to be able to understand the continuous nature of the distant topography, horizon and working industrial landscape.<br>Building 3S projects above the LEP + bonus height, where the additional height sought blocks a short section of the constructed seawall along the north side of the Hunter River, associated park area and beyond to parts of Kooragang Island and the suburb of Stockton. The loss of this section, in our opinion, does not significantly affect the scenic quality or value of this view where the upper part of the additional height sought blocks only areas of open sky. All of the most scenic features and the combinations of those elements which form the scenic and highly valued view in relation to Building 4S to the right (east) are blocked by the Approved Concept. All view loss that would attract any weight is caused by low sections and fully compliant parts of the proposed development.<br>The additional height sought particularly by Building 4S, blocks open areas of sky, does not block scenic and highly valued views and has no material affect on the quantum or quality of the view loss. | All views assessed from the Newcastle Club are available across the side boundary of the development (King Street) from the northern-most rooms only (ground floor, dining terrace, and bar from seated and standing locations at each level.<br><br>All views to north beyond the site to more scenic elements, are gained through and over the subject site, which is privately owned land that is currently undeveloped, or under developed. Such views could be considered as 'fortuitous' in the context of urban renewal and the current LEP controls which apply to the subject site and wider area.<br><br>Notwithstanding that expansive northerly views from the Newcastle Club may have been available for a long period of time and historically, retention of so-called 'heritage' views from private commercial premises (or indeed this item) are not specifically identified in any statutory document including in the State Heritage Inventory listing for Newcastle Club and 'Claremont'. | The formal presentation of the Newcastle Club is to the east to Newcomen Street. The east elevation includes the majority of windows and formal rooms within the Club, all views from which will be unaffected by the proposed development.<br><br>All westerly and south-westerly views towards the heritage listed Cathedral Park and Christ Church Cathedral are unaffected by the proposed development.<br><br>Views from three public -use / front-of-house rooms and western elevated terraces at ground and upper ground level will be affected by the scale of the approved concept and potentially also the perception of additional height sought. The room types affected provide an up-weight to the rating whilst the limited exposure of other main entertaining provides a downweight.<br><br>***View Impact Rating - Moderate*** | In our opinion, the view sharing outcome for the Newcastle Club as a whole, based on observations and the use of 3 analytical photomontages, is reasonable. This is based on consideration of the all relevant matters and the following key reasons:<br><br>• The views are fortuitous gained wholly across the centre of a privately owned site (rather than accessible or created as a result of the application of planning controls which affect views for example setbacks or height controls).<br><br>• The views are all available via a side boundary of the Newcastle Club site, making an expectation of their retention, unrealistic.<br><br>• The majority of the loss of scenic and more highly valued parts of the views, is caused by lower and complying built form including below the LEP + 10% bonus and within the existing Concept Approval. As such the majority extent of view loss of such scenic features is contemplate by the Approved Concept and the LEP controls.<br><br>• Northerly views from all three levels at the north end of the Club are not whole views that are predominantly characterised by either a combination of, or individual features of high scenic quality.<br><br>• Some views include distant more scenic features, the majority of which are blocked by lower and complying parts of the proposal or Approved Concept.<br><br>• The additional height sought predominantly blocks areas of open sky and creates no significant or material additional view loss to that which is already approved and complying 'view loss' on the view impacts or view sharing outcome for the Newcastle Club.<br><br>• The *Tenacity* assessment also intimates that achieving reasonable development potential across a site is a relevant matter for consideration in the assessment and should be afforded some weight. |

| View Place Location | *Tenacity* Step 1, Existing views to be affected? | *Tenacity* Step 2, From where are the views available? | *Tenacity* Step 3, View Impact Rating (for whole dwelling) | *Tenacity* Step 4. Reasonableness of Impact |
|---|---|---|---|---|
| **VP5** Newcastle Club, Centre of Level 1 Bar (top floor) View North. | **Existing View**<br>This northerly view from the highest floor and central location at the Newcastle Club is predominantly characterised by low built form and tree canopy on the subject site. The mid-ground composition includes an expansive section of the Hunter River, part of Stockton's low flat landscape, Stockton Park and associated open spaces as well as the constructed seawall and part of shipwreck walk to the north-east.<br>The distant background composition includes natural topography extending some kilometres to the north-east and some parts of the Kooragang Island and the industrial working landscapes adjacent to the Hunter River and Port of Newcastle. Natural elements include parts of Worimi National Park and Stockton sand dunes. Overall the views include a combination of features and compositions which together may be considered as scenic and highly valued, in *Tenacity* terms. In our opinion, the view is a *whole* view characterised some unique topographical elements, open areas of water and sections of land-water interface (some of which are constructed).<br><br>**Proposed View**<br>The Approved Concept introduces new built form into the immediate foreground. Virtually all of the view is lost, with the exception of the western edge, which is partially blocked by the upper part of Building 3S. All of the most scenic features and the combinations of those elements which form the scenic and highly valued view, are blocked by the Approved Concept. The repositioning of building 3S to the north-west of building 4S creates the perception of continuous built form in the foreground of the view. However in reality 3S is significantly setback from the south elevation of building 4S so that the sense of space and depth of the outlook will be evident. The sense of space would be further enhanced due to the difference in architecture style colours and materials of the two buildings. All view loss that would attract any weight is caused by low sections and fully compliant parts of the proposed development.<br>The additional height sought (above the green lines) blocks open areas of sky, does not block scenic and highly valued views and has no material affect on the quantum or quality of the view loss. | All views assessed from the Newcastle Club are available across the side boundary of the development (King Street) from the northern-most rooms only (ground floor, dining terrace, and bar from seated and standing locations at each level.<br><br>All views to north beyond the site to more scenic elements, are gained through and over the subject site, which is privately owned land that is currently undeveloped, or under developed. Such views could be considered as 'fortuitous' in the context of urban renewal and the current LEP controls which apply to the subject site and wider area.<br><br>Notwithstanding that expansive northerly views from the Newcastle Club may have been available for a long period of time and historically, retention of so-called 'heritage' views from private commercial premises (or indeed this item) are not specifically identified in any statutory document including in the State Heritage Inventory listing for Newcastle Club and 'Claremont'. | The formal presentation of the Newcastle club is to the east to Newcomen Street. The east elevation includes the majority of windows and formal rooms within the Club, all views from which will be unaffected by the proposed development.<br><br>All westerly and south-westerly views towards the heritage listed Cathedral Park and Christ Church Cathedral are unaffected by the proposed development.<br><br>Views from three public -use / front-of-house rooms and western elevated terraces at ground and upper ground level will be affected by the scale of the Approved Concept and potentially also the perception of additional height sought. The room types affected provide an up-weight to the rating whilst the limited exposure of other main entertaining form all rooms provides a down-weight.<br><br>***View Impact Rating - Moderate*** | In our opinion, the view sharing outcome for the Newcastle Club as a whole, based on observations and the use of 3 analytical photomontages, is reasonable. This is based on consideration of the all relevant matters and the following key reasons:<br><br>• The views are fortuitous gained wholly across the centre of a privately owned site (rather than accessible or created as a result of the application of planning controls which affect views for example setbacks or height controls).<br><br>• The views are all available via a side boundary of the Newcastle Club site, making an expectation of their retention, unrealistic.<br><br>• The majority of the loss of scenic and more highly valued parts of the views, is caused by lower and complying built form including below the LEP + 10% bonus and within the existing Approved Concept. As such the majority extent of view loss of such scenic features is contemplate by the Approved Concept and the LEP controls.<br><br>• Northerly views from all three levels at the north end of the club are not whole views that are predominantly characterised by either a combination of, or individual features of high scenic quality.<br><br>• Some views include distant more scenic features, the majority of which are blocked by lower and complying parts of the proposal or Approved Concept.<br><br>• The additional height sought predominantly blocks areas of open sky and creates no significant or material additional view loss to that which is already approved and complying 'view loss' on the view impacts or view sharing outcome for the Newcastle Club.<br><br>• The *Tenacity* assessment also intimates that achieving reasonable development potential across a site is a relevant matter for consideration in the assessment and should be afforded some weight. |

# SECTION 4:
# VIEW SHARING ASSESSMENT

# SEGENHOE BUILDING

## 50 WOLFE STREET, NEWCASTLE

## 4.2 SEGENHOE BUILDING

The Segenhoe Building (also known as Segenhoe Flats) is a State Heritage listed 7 storey Inter-War Art Deco residential flat building constructed c.1937 comprising 25 dwellings.

The Segenhoe Building is located at 50 Wolfe Street and has a formal street address and presentation to the east towards Wolfe Street. Internally, the majority of rooms and windows are oriented to the north where views are predominantly available via the northern boundary.

The Segenhoe Building is located opposite and lower relative to Cathedral Park. The Park occupies steeply sloping topography, the western edge of which is retained above the road carriage way and is populated by mature vegetation. The site includes the centrally located residential flat building, a port-cochere and hardstand area accessed via Wolfe Street to the east, and common lawns and formal plantings along the northern and western boundaries.

Built form is characterised by an irregular floor plate which occupies two symmetrical blocks of dwellings, linked by a recessed section to the south. The floor plate could be considered as a 'butterfly-shaped' form where two symmetrical masses adjoin a central core. Floor plans available online show that the internal layouts of dwellings include the primary living areas occupy the north elevation. The distinctive octagonal 'card room' projects to either the west or the east. Bedrooms and kitchens predominantly occupy the south elevation of the residential flat building. The building is clad in warm-toned face brick with timber framed sash windows, wrought iron balustrades and a pitched roof. Visually, it is typical of its style and era.

When considered in plan view the Segenhoe Building contains four dwellings per floor, divided evenly across the two blocks where dwellings are aligned to the eastern and western elevations. Views are predominantly obtained via the western and northern elevations (west block) and the northern and eastern elevations (east block). Internal layouts of individual dwellings include several broadly rectangular rooms and two irregular shaped rooms which relate to the projecting bays at the northern, western and eastern elevations. The projecting bays are distinct architectural features of the building, characterised by a stepped profile and vertically proportioned windows.

The SHI listing for the Segenhoe Building does not cite views to or from the site being of any historical significance. The Approved Concept plan and proposal will have no material effect on the composition of close views towards the Segenhoe Building from surrounding streetscape locations.

The proposal will not reduce visibility of the item or the visual prominence of the Segenhoe Building, nor affect its contribution to the streetscape.

### 4.2.1 ADDITIONAL OBSERVATIONS

We note that the floor plans of the eastern and western blocks of the Segenhoe Building are a mirror image of one another where northerly, north-easterly, westerly and southerly views from the eastern block remain entirely unaffected by the proposal.

Affected compositions are from a limited number of rooms from upper level dwellings, in standing and potentially seated locations with a north-easterly aspect. The orientation of windows across the northern and elevation is to the north. Views to the north-east are therefore highly oblique where the remaining composition to the north and north-west remains unaffected.

The tree canopy located along the western boundary of the adjacent Cathedral Park blocks and/or heavily screens views from east-facing mid and lower level dwellings at the Segenhoe Building.


**Figure 22** View location map, Segenhoe Building.

# VIEW 01 VP18 APARTMENT 21 SEGENHOE BUILDING (DINING) VIEW NORTH-EAST


**Figure 23** View location - Apartment 21 of the Segenhoe Building (dining).


**Figure 24** Segenhoe Building in plan view, approximate location of view place indicated in teal.

**Figure 25** Existing view, apartment 21 of the Segenhoe Building (dining), view north-east.


**Figure 26** Proposed view, apartment 21 of the Segenhoe Building (dining), view north-east.


**Figure 27** Proposed view, apartment 21 of the Segenhoe Building (dining), view north-east.

# VIEW 02 VP19 APARTMENT 20 SEGENHOE BUILDING (STUDY) VIEW NORTH-EAST


**Figure 28** View location - Apartment 20 of the Segenhoe Building (study) view north-east.


**Figure 29** Segenhoe Building in plan view, approximate location of view place indicated in teal.

**Figure 30** Existing view from apartment 20 of the Segenhoe Building (study) view north-east.

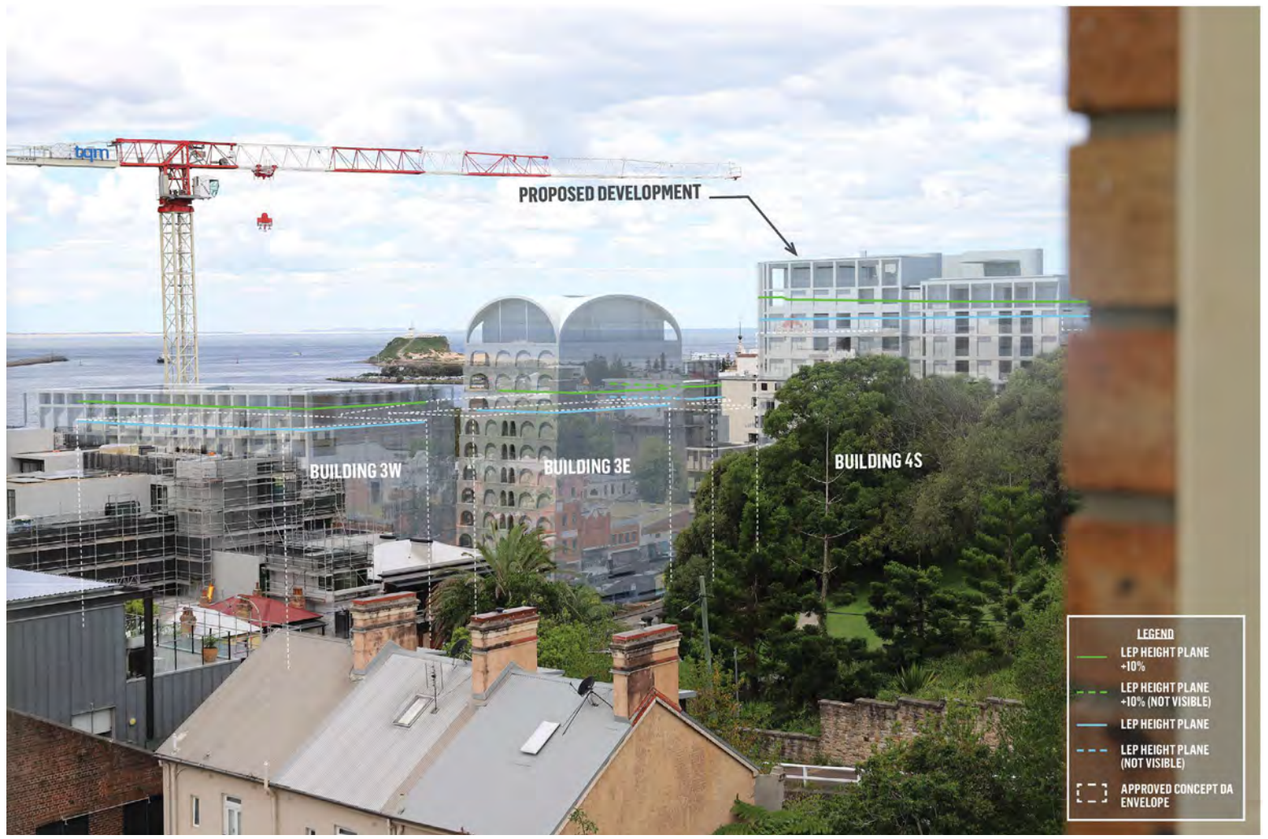


**Figure 31** Proposed view from apartment 20 of the Segenhoe Building (study) view north-east.

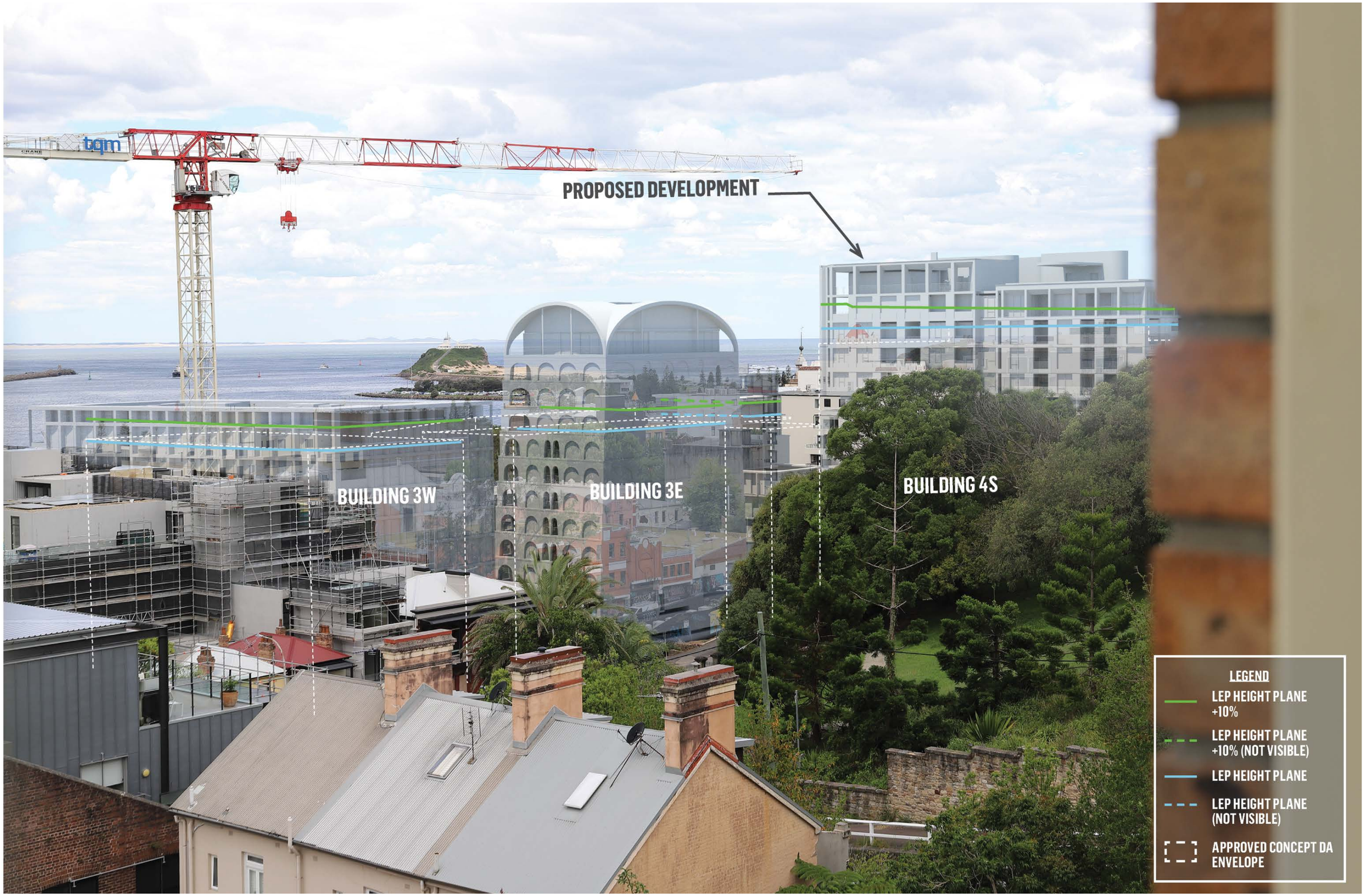


**Figure 32** Proposed view from apartment 20 of the Segenhoe Building (study) view north-east.

# VIEW 03 VP21 APARTMENT 17 SEGENHOE BUILDING (DINING) VIEW NORTH-EAST


**Figure 33** View location - Apartment 17 of the Segenhoe Building (dining).


**Figure 34** Segenhoe Building in plan view, approximate location of view place indicated in teal.

**Figure 35** Existing view from apartment 17 of the Segenhoe Building (dining), view north-east.


**Figure 36** Proposed view from apartment 17 of the Segenhoe Building (dining), view north-east.


**Figure 37** Proposed view from apartment 17 of the Segenhoe Building (dining), view north-east.

## OTHER VIEWS AVAILABLE FROM THE SEGENHOE BUILDING

**Figure 38** Alternate available view from apartment 8, study, view north-east.

**Figure 39** Alternate available view from apartment 20, view north-west.

**Figure 40** Alternate available view from apartment 22, study, view north.

**Figure 41** Alternate available view from apartment 22, study, view north-west.

| View Place Location | *Tenacity* Step 1, Existing views to be affected? | *Tenacity* Step 2, From where are the views available? | *Tenacity* Step 3, View Impact Rating (for whole dwelling) | *Tenacity* Step 4. Reasonableness of Impact |
|---|---|---|---|---|
| **VP18** Apartment 21, Segenhoe Building (dining), view north-east. | **Existing View**<br>This north-easterly view includes a foreground predominantly characterised by vegetation within Cathedral Park and built form between King Street and Wharf Road, east of Wolfe Street. The mid-ground composition beyond that includes open sections of water (Hunter River), a short section of part of Stockton's relatively flat landscape and associated open spaces as well as the constructed seawall and shipwreck walk to the north-east. Further north-east is the elevated headland, Nobby's Head and Nobby's Lighthouse. Further to the north-east is a narrow view between intervening buildings, to the upper knoll, vegetation and a minor section of Fort Scratchley.<br>The distant background composition includes natural topography extending some kilometres to the north-east. Natural elements include parts of Worimi National Park and Stockton sand dunes. Overall the views include a combination of features and compositions which together may be considered as scenic and highly valued, in *Tenacity* terms. In our opinion, the view is a whole view characterised by some unique topographical elements, open areas of water and sections of land-water interface (some of which are constructed).<br><br>**Proposed View**<br>The Approved Concept introduces new built form into the mid-ground composition, blocking existing built form within the Newcastle CBD including local heritage item Fort Scratchley to the north-east. The foreground composition and spatial arrangement of the view does not change. The proposal is located approximately 200m to the north and introduces new contemporary buildings which replace existing lower built forms.<br>The additional height sought for Building 3E blocks the elevated landform Nobby's Head. The section blocked includes land water interface, vegetation, and areas of open water further north.<br>The scenic and highly valued features of the view to the east-north-east, such as parts of Fort Scratchley and its landscape setting, are blocked by lower and fully compliant parts of the proposal.<br>The additional height sought in relation to Building 4S predominantly blocks areas of open sky, which is of no significance in *Tenacity* terms. | This view assessed is from the top level of the Segenhoe Building (apartment 21) and is available across the junction of the side and front boundaries of the development from the dining room (located north-east within the dwelling). The view is from a north-easterly aspect in a standing position.<br><br>All views north beyond the site to more scenic elements, are gained through and over the subject site, which is privately owned land currently undeveloped, or under developed. Such views could be considered as 'fortuitous' in the context of urban renewal and the current LEP controls which apply to the subject site and wider area.<br><br>Notwithstanding that expansive north-easterly views from the Segenhoe Building may have been available for some time and historically, retention of so-called 'heritage' views from the Segenhoe Building are not identified in any statutory document including in the State Heritage Inventory listing for the building. | The formal presentation of the Segenhoe Building is to the east facing Wolfe Street, noting the internal layout of the building and orientation of windows appears to have been intentionally designed to obtain views predominantly to the north. The northern elevation includes the majority of living areas with north-facing windows from which all views will be unaffected by the proposal. Views from windows along the southern, western and the majority of eastern elevations will be similarly unaffected.<br><br>More scenic northerly views (in *Tenacity* terms) towards the Hunter River, Stockton, parts of Worimi National Park and Stockton sand dunes are unaffected by the proposal.<br><br>Oblique views from a limited number of rooms that occupy the north-east floor plan from upper level dwellings will be affected. In such views the scale and effect of the additional height sought, are unlikely to be easily perceived.<br>The room types affected (dining and living) provide an up-weight to the rating of impact whilst the limited exposure of other parts of the dwelling create a down-weight of impact.<br><br>***View Impact Rating - Minor-moderate*** | In our opinion, the view sharing outcome for the individual units inspected and assessed, and the Segenhoe Building as a whole, based on observations and the use of 3 analytical photomontages, is reasonable. This is based on consideration of the all relevant matters and the following key reasons:<br><br>• The view to be lost is fortuitous, gained wholly across a privately owned, underdeveloped site (rather than accessible or created as a result of the application of planning controls which affect views, for example setbacks or height controls).<br><br>• Views to a well-known and recognisable local landscape feature, Nobby's Head and in some views a minor section of local heritage item Fort Scratchley, are lost from the north-eastern corner of the northern elevation of this dwelling, in one view direction (north-east). Complying parts of Building 4S block the scenic features in the north-easterly view.<br><br>• The dwellings and flat building enjoy access to an expansive view in a wide arc from the west to the north-east, where the proposal and in particular, the minor extent of additional height sought, occupy only a short and minor extent of the composition.<br><br>• The views are all available via a side boundary of the Segenhoe Building site, making an expectation of their retention, unrealistic.<br><br>• The majority of view loss is caused by complying built form including below the LEP + 10% bonus and within the existing Approved Concept. The majority of the extent of view loss of scenic features such as Fort Scratchley is therefore contemplated by the Approved Concept and LEP controls.<br><br>• The additional height sought in relation to Building 3E (above the green lines) blocks sections of land water interface within the north-east mid-ground composition including to the headland to Nobby's Head. The majority of the composition, which is characterised by all of the most scenic features, and the combinations of those elements which form the scenic and highly valued view are retained.<br><br>• All northerly views from this dwelling and other dwellings inspected in the Segenhoe Building will not be affected by the proposal.<br><br>• The *Tenacity* assessment also intimates that achieving reasonable development potential across a site is a relevant matter for consideration and should be afforded some weight. |

**Table 3** Tenacity Assessment - Segenhoe Building

| View Place Location | *Tenacity* Step 1, Existing views to be affected? | *Tenacity* Step 2, From where are the views available? | *Tenacity* Step 3, View Impact Rating (for whole dwelling) | *Tenacity* Step 4. Reasonableness of Impact |
|---|---|---|---|---|
| **VP19** Apartment 20, Segenhoe Building (study), view north-east. | **Existing View**<br>This north-north-easterly view includes a foreground and mid-ground predominantly characterised by existing built form and vegetation within Newcastle CBD, north-east of the Segenhoe Building and Cathedral park. The mid-ground composition beyond that includes open sections of water (Hunter River), and the elevated landform, Nobby's Head and Nobby's Lighthouse. Further to the north-east a narrow view between intervening buildings, to the upper knoll, vegetation and a minor section of Fort Scratchley.<br>The distant background composition includes natural topography extending some kilometres to the north-east. Natural elements include parts of Worimi National Park and Stockton sand dunes. Overall the views include a combination of features and compositions which together may be considered as scenic and highly valued, in *Tenacity* terms.<br>In our opinion, the view is a whole view characterised by some unique topographical elements, open areas of water and sections of land-water interface.<br><br>**Proposed View**<br>The Approved Concept introduces new built form into the foreground composition, blocking existing built form within the Newcastle CBD including local heritage item Fort Scratchley to the north-east. The foreground composition and spatial arrangement of the view does not change. The proposal is located approximately 200m to the north and introduces new contemporary buildings which replace existing lower built forms.<br>The additional height sought for building 3E blocks a section of the low landform to the elevated Nobby's Head. The section blocked includes land-water interface, vegetation, and areas of open water further north. The elevated headland itself remains visible and available to the viewer.<br>The scenic and highly valued features of the view to the east-north-east such as part of Fort Scratchley and its landscape setting, are blocked by lower and fully compliant parts of the proposal.<br>The additional height sought in relation to Building 4S predominantly blocks areas of open sky, which is of no significance in *Tenacity* terms. | This view assessed is from the sixth level of the Segenhoe Building (apartment 20) and is available across the side boundary of the development from the study (located in the northern area of the dwelling). The view is from a north-easterly aspect in a standing position.<br><br>All views beyond the site to more scenic elements, are gained through and over the subject site, which is privately owned land currently undeveloped, or under developed. Such views could be considered as 'fortuitous' in the context of urban renewal and the current LEP controls which apply to the subject site and wider area.<br><br>Notwithstanding that expansive north-easterly views from the Segenhoe Building may have been available for some time and historically, retention of so-called 'heritage' views from the Segenhoe Building are not specifically identified in any statutory document including in the State Heritage Inventory listing for the building. | The formal presentation of the Segenhoe Building is to the east facing Wolfe Street, noting the internal layout of the building and orientation of windows appears to have been intentionally designed to obtain views predominantly to the north. The northern elevation includes the majority of windows from which all views will be unaffected by the proposal.<br><br>More scenic, northerly views (in *Tenacity* terms) towards Hunter River, Stockton, parts of Worimi National Park and Stockton sand dunes are unaffected by the proposal.<br><br>Oblique views from a limited number of northern rooms from upper level dwellings will be affected. In such views the scale and effect of the additional eight sought are unlikely to be easily perceived.<br><br>The room types affected (study) and limited exposure of other parts of the dwelling create a down-weight of impact.<br><br>***View Impact Rating - Minor*** | In our opinion, the view sharing outcome for the Segenhoe Building as a whole, based on observations and the use of 3 analytical photomontages, is reasonable. This is based on consideration of the all relevant matters and the following key reasons:<br><br>• The view to be lost is fortuitous, gained wholly across a privately owned, underdeveloped site (rather than accessible or created as a result of the application of planning controls which affect views, for example setbacks or height controls).<br><br>• Views to be lost include the lower, northern section of well-known and recognisable local landscape feature, Nobby's Head and in some views a minor section of local heritage item Fort Scratchley, in one view direction (north-east).<br><br>• The dwellings and flat building enjoy access to an expansive view in a wide arc from the west to the north-east, where the proposal and in particular, the minor extent of additional height sought, occupy only a short and minor extent of the composition.<br><br>• The views are all available via a side boundary of the Segenhoe Building site, making an expectation of their retention, unrealistic.<br><br>• The majority of view loss is caused by complying built form including below the LEP + 10% bonus and within the existing Approved Concept. The majority of the extent of view loss of scenic features including Fort Scratchley is therefore contemplated by the Approved Concept and LEP controls.<br><br>• The additional height sought in relation to Building 3E (above the green lines) blocks sections of land water interface within the north-east mid-ground composition including to the headland to Nobby's Head. Nobby's Head itself within its visual setting remains visible and able to be interpreted and enjoyed. The majority of the composition, which is characterised by all of the most scenic features, and the combinations of those elements which form the scenic and highly valued view are retained. In this regard, the viewer can still see the majority of Nobby's Head and its mid-ground land water interface setting.<br><br>• All northerly views from this dwelling and other dwellings inspected in the Segenhoe Building will not be affected by the proposal.<br><br>• The *Tenacity* assessment also intimates that achieving reasonable development potential across a site is a relevant matter for consideration and should be afforded some weight. |

| View Place Location | *Tenacity* Step 1, Existing views to be affected? | *Tenacity* Step 2, From where are the views available? | *Tenacity* Step 3, View Impact Rating (for whole dwelling) | *Tenacity* Step 4. Reasonableness of Impact |
|---|---|---|---|---|
| **VP21** Apartment 17, Segenhoe Building (dining), view north-east. | **Existing View**<br>This north-north-easterly view includes a foreground and mid-ground predominantly characterised by existing built form and vegetation within Newcastle CBD, north-east of the Segenhoe Building and Cathedral park. The mid-ground composition beyond includes open sections of water (Hunter River) and the elevated landform, Nobby's Head and Nobby's Lighthouse. The view is an oblique angle view via the east end of the north boundary.<br>The distant background composition includes natural topography extending some kilometres to the north-east. Natural elements include parts of Worimi National Park and Stockton sand dunes. Overall the views include a combination of features and compositions which together may be considered as scenic and highly valued, in *Tenacity* terms. In our opinion, the view is a whole view characterised by some unique topographical elements, open areas of water and sections of land-water interface.<br><br>**Proposed View**<br>The Approved Concept introduces new built form into the mid-ground composition, blocking existing built form within the Newcastle CBD including local heritage item Fort Scratchley to the north-east.<br>The foreground composition and spatial arrangement of the view does not change. The proposal is located in the mid-ground approximately 200m to the north and introduces new contemporary buildings which replace existing lower built forms.<br>The additional height sought for Building 3E blocks a section Nobby's Head. The section blocked includes land-water interface, vegetation, and areas of open water further north.<br>The scenic and highly valued features of the view to the east-north-east such as part of Fort Scratchley and its landscape setting, are blocked by lower and fully compliant parts of the proposal.<br>The additional height sought in relation to Building 4S predominantly blocks areas of open sky, which is of no significance in *Tenacity* terms.<br>Scenic features, and the combinations of those elements which form the scenic and highly valued view across the majority of the mid-ground are retained. | This view assessed is from the sixth level of the Segenhoe Building (apartment 17) and is available across the side boundary of the development from the dining room (located north-east within the dwelling). The view is from a north-easterly aspect in a standing position.<br><br>All views beyond the site to more scenic elements, are gained through and over the subject site, which is privately owned land currently undeveloped, or under developed. Such views could be considered as 'fortuitous' in the context of urban renewal and the current LEP controls which apply to the subject site and wider area.<br><br>Notwithstanding that expansive north-easterly views from the Segenhoe Building may have been available for some time and historically, retention of so-called 'heritage' views from the Segenhoe Building are not specifically identified in any statutory document including in the State Heritage Inventory listing for the building. | The formal presentation of the Segenhoe Building is to the east facing Wolfe Street, noting the internal layout of the building and orientation of windows appears to have been intentionally designed to obtain views predominantly to the north. The northern elevation includes the majority of windows from which all views will be unaffected by the proposal.<br><br>More scenic northerly views (in Tenacity terms) towards Hunter River, Stockton, parts of Worimi National Park and Stockton sand dunes are unaffected by the proposal.<br><br>Oblique views from a limited number of north-eastern rooms from upper level dwellings will be affected. In such views the scale and effects of the additional height sought, are unlikely to be perceived. The room types affected (dining) provides an up-weight to the rating of impact whilst the limited exposure of other parts of the dwelling create a down-weight of impact.<br><br>***View Impact Rating - Minor-moderate*** | In our opinion, the view sharing outcome for the individual units inspected and assessed, and the Segenhoe Building as a whole, based on observations and the use of 3 analytical photomontages, is reasonable. This is based on consideration of the all relevant matters and the following key reasons:<br><br>• The view to be lost is fortuitous, gained wholly across a privately owned, underdeveloped site (rather than accessible or created as a result of the application of planning controls which affect views, for example setbacks or height controls).<br><br>• Views to a well-known and recognisable local landscape feature, Nobby's Head are lost from the north-eastern corner of the northern elevation of this dwelling, in one view direction (north-east). Complying parts of Building 4S block the scenic features in the north-easterly view.<br><br>• The dwellings and flat building enjoy access to an expansive view in a wide arc from the west to the north-east, where the proposal and in particular, the minor extent of additional height sought, occupy only a short extent of the composition.<br><br>• The views are available via a side boundary of the Segenhoe Building site, making an expectation of their retention, unrealistic.<br><br>• The majority of view loss is caused by complying built form including below the LEP + 10% bonus and within the existing Approved Concept. The majority of the extent of view loss of scenic features such as Fort Scratchley is therefore contemplated by the Approved Concept and LEP controls.<br><br>• The additional height sought in relation to Building 3E (above the green lines) blocks sections of land water interface within the north-east mid-ground composition including to the headland to Nobby's Head. The majority of the composition, which is characterised by all of the most scenic features, and the combinations of those elements which form the scenic and highly valued view are retained.<br><br>• All expansive northerly views from this dwelling and other dwellings inspected in the Segenhoe Building will not be affected by the proposal. The dwelling is characterised by several expansive, scenic and highly valued views in multiple directions.<br><br>• The *Tenacity* assessment also intimates that achieving reasonable development potential across a site is a relevant matter for consideration in the assessment and should be afforded some weight. |

# SECTION 4:
# VIEW SHARING ASSESSMENT

# HERALD APARTMENTS

## 60 KING STREET, NEWCASTLE

## 4.3 HERALD APARTMENTS

The Herald Apartments at 60 King Street completed in 2019, is a contemporary residential flat building with ground level commercial uses, including 116 apartments and 3 commercial suites which includes a restored heritage listed building at 28 Bolton Street (Newcastle Herald Building). The building has 9 levels (a basement, ground and 7 storeys) with essentially a rectangular floor plate with a square shaped extension of the site where it adjoins the retained heritage building.

The Herald Apartments have a formal presentation south to King Street. The building is located mid-slope bound by Newcomen Street to the west and Bolton Street to the east, where the site falls in elevation to the north.  The majority of the dwellings within the flat building, are designed to present either to the north or south, with  windows and balconies located along these elevations.

The southern and northern elevations are characterised by large windows and balconies (associated with primary living areas) from which northerly views via the rear boundary towards the Hunter River (north) and southerly views via the front boundary towards Christ Church Cathedral (south) are available.

The building is characterised by a rectangular floor plate with nil setback to King and Newcomen Streets. The upper storeys are setback further at upper levels, which allows for open outdoor terraces along the northern and southern elevations. The building is generally characterised by consistent glazing and outdoor balconies which appear to have been design to obtain views from all elevations across various aspects of the Newcastle CBD, and towards Newcastle foreshore.

The northern and eastern boundaries of the site are surrounded by lower existing built from allowing views over and between intervening built form to the north and north-east.

Views assessed are from Unit 701, which is a top floor, amalgamated penthouse unit where the north-western floorplate is occupied by living, dining and recessed covered balconies. A bedroom/study and other bedrooms (currently used as a sewing room) occupy the south-west corner and southern elevation of the floorplate.


**Figure 42** View location map, Herald Apartments.

# VIEW 01 VP15 UNIT 701, HERALD APARTMENTS VIEW NORTH WEST


**Figure 43** View location - unit 701 of the Herald Apartments (balcony).


**Figure 44** Herald Apartments in plan view, approximate location of view place and rooms indicated.


**Figure 45** Existing view, unit 701 of the Herald Apartments (balcony), view north-west.

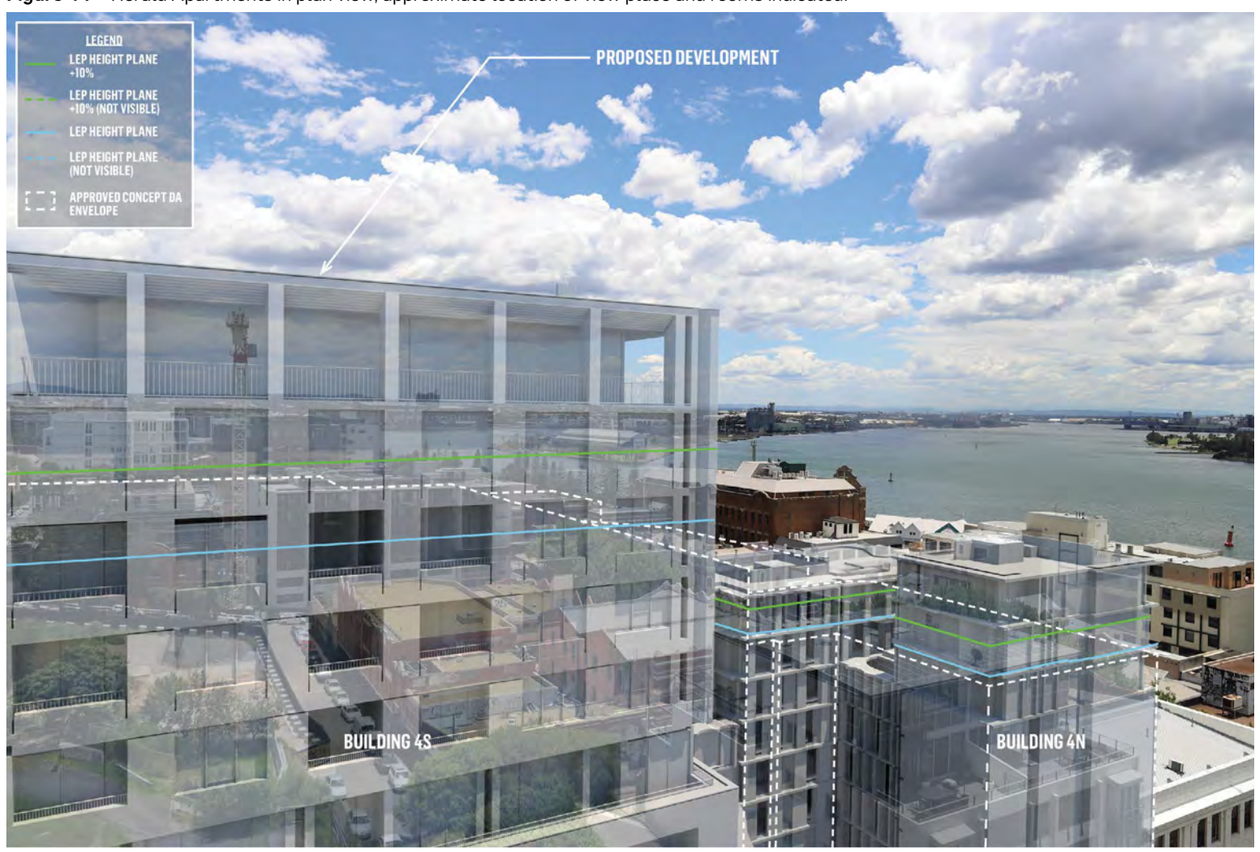


**Figure 46** Proposed view, unit 701 of the Herald Apartments (balcony), view north-west.


**Figure 47** Proposed view, unit 701 of the Herald Apartments (balcony), view north-east.

## OTHER VIEWS AVAILABLE FROM HERALD APARTMENTS

**Figure 48** View north from unit 701 (balcony), Herald Apartments.

**Figure 49** View north-east from unit 701 (balcony), Herald Apartments.

**Figure 50** View south from unit 701 (master bedroom), Herald Apartments.

**Figure 51** View north from unit 701 (kitchen), Herald Apartments.

| View Place Location | *Tenacity* Step 1, Existing views to be affected? | *Tenacity* Step 2, From where are the views available? | *Tenacity* Step 3, View Impact Rating (for whole dwelling) | *Tenacity* Step 4. Reasonableness of Impact |
|---|---|---|---|---|
| **VP15** Unit 701, Herald Apartments (balcony), view north-east. | **Existing View**<br>This north-westerly view includes a foreground predominantly characterised by lower built form within the Newcastle CBD. The mid-ground composition beyond includes sections of open water (Hunter River) to the north-west either side of the relatively flat landscape of Carrington and Dyke Point which includes associated open spaces and large scale industrial built form. The view takes in the central channel of the northern arm of the Hunter River.<br>The distant background composition includes natural topography extending some kilometres to the north-west. Natural elements include parts of Hunter Wetlands National Park.<br>Overall, the views include a combination of features and compositions which together may be considered as scenic and highly valued, in *Tenacity* terms. In our opinion, the view is a whole view characterised by some unique topographical elements, open areas of as of water and sections of land-water interface (some of which are constructed).<br><br>**Proposed View**<br>The Approved Concept introduces new built form into the foreground and mid-ground composition, blocking existing development to the west. Lower and fully compliant parts of the proposal introduce new contemporary buildings which replace existing lower building development and alters the spatial arrangement of the view where new built form is closer to the Herald Apartment building. The complying built form blocks a short and narrow section of development, water side vegetation and water.<br>The additional height sought in relation to Building 4S predominantly blocks a short section of land water interface to the north-west including Carrington and Dyke Point, existing development in Newcastle CBD, distant background topography and predominantly areas of open sky. The slim horizontal section and part of the working Port to be lost does not make any significant contribution to this view. Additional height sought in relation to Building 4N blocks existing, lower built form within Newcastle CBD and is of no significance in *Tenacity* terms. The majority of the view to the north-west including the wide arm of the north channel (Hunter River) remains visible and available and is unaffected by the proposal. | The view assessed is from the top level of the Herald Apartments (Apartment No. 701) and is available across the junction of the northern and western boundaries of the building from the outdoor balcony. The view is from a north-westerly aspect in a standing position.<br><br>All views to north beyond the site to more scenic elements, are gained through and over the subject site, which is privately owned land that is currently undeveloped, or underdeveloped. Such views could be considered as 'fortuitous' in the context of urban renewal and the current LEP controls which apply to the subject site and wider area. The view to be affected is available via a side boundary. | Herald Apartments have a formal presentation to the south to King Street. The northern elevation includes outdoor recessed balconies associated with dwellings on the western side of the building, from which all northerly views will be unaffected by the proposal. Views from windows and balconies at the southern elevation will be similarly unaffected. Unit 701 (as an amalgamated penthouse unit) includes a southern balcony that presents to King Street, the majority of views from which to the west, south and south-west will be unaffected by the proposal. We anticipate that the majority of views towards Christ Church Cathedral from the southern balcony will remain available, given the angle and relative height of such views.<br>More scenic, northerly views (in *Tenacity* terms) towards parts of the Hunter River, Stockton Nobby's head and Fort Scratchley are unaffected by the proposal.<br>Westerly views from the open plan dining room, kitchen and bedrooms, along the western floor plan from upper-level dwellings will be affected. The room types affected (internal and external living areas) provide an up-weight to the rating of impact, whilst the limited exposure to the visual effects from other parts of the dwelling create a down-weight of impact.<br><br>**View Impact Rating – Minor** | In our opinion, the view sharing outcome for unit 701 (and by default units below this which occupy similar locations including unit 502) and the Herald Apartment residential flat building as a whole, based on observations and the use of 1 analytical photomontage, is reasonable. This is based on consideration of all relevant matters and the following key reasons:<br>• The view to be lost is fortuitous, gained wholly across a privately owned, underdeveloped site (rather than accessible or created as a result of the application of planning controls which affect views, for example setbacks or height controls).<br>• The view to be lost includes a short section of land water interface (some of which is constructed), in one view direction (north-west).<br>• All views to be affected are available via a side boundary only of the Herald Apartments, making an expectation of their retention unrealistic.<br>• The majority of view loss is caused by complying built form including below the LEP + 10% bonus and within the existing Approved Concept. The majority of the extent of view loss is therefore contemplated by the Approved Concept and LEP controls.<br>• The additional height sought in relation to Building 4S (above the green lines) blocks development (not valued) a short section of a constructed, land water interface including the south arm of the Hunter River, near Carrington and Dyke Points. The majority of the view to the north-west, to the north arm of the Hunter River and all of the northerly and north-easterly scenic view composition is unaffected by the proposal. In this regard, the viewer can still see the majority of Hunter River and its mid-ground land water interface setting.<br>• All southerly views from this dwelling and other dwellings in the Herald Apartments will not be affected by the proposal.<br>• The *Tenacity* assessment also intimates that achieving reasonable development potential across a site is a relevant matter for consideration and should be afforded some weight. |

**Table 4** *Tenacity* Assessment - Herald Apartments

# SECTION 4:
# VIEW SHARING ASSESSMENT

# NEWCOMEN APARTMENTS

## 16-18 NEWCOMEN STREET, NEWCASTLE

## 4.4 16-18 NEWCOMEN STREET

16-18 Newcomen Street is a part 5, part 6 storey contemporary residential flat building with a formal presentation east towards Newcomen Street. The building is located mid-slope between Hunter Street (north) and King Street (south) where the underlying topography falls in elevation to the south. The majority of the windows and recessed balconies are oriented east over the front boundary. The southern and western elevations are characterised by balconies at the lower levels and upper level private open terraces from which westerly and southerly views over the rear and side boundary to parts of Newcastle are available. Northerly views from outdoor terrace areas include sections of Hunter River and Stockton, over and through intervening development north of Hunter Street.

The building is characterised by a rectangular floor plate and is simply massed. In plan view, the south-western corner of the building includes a rectangular extension which projects to the south-west and which houses the upper level terracing and several recessed balconies. The south-western projected part of the building is effectively surrounded by the subject site. The southern and western elevations are rendered with limited fenestration. Internally, dwellings contain 1-2 bedrooms and open plan living space across approximately 70 square meters.

The building is surrounded by existing built form to the north, west and south with no pedestrian or vehicular access to the rear of the building.

### 4.4.1 ADDITIONAL REGULATORY CONTEXT

16-18 Newcomen Street does not provide an equitable setback as per the Apartment Design Guidelines (ADG) , given it was constructed prior to the ADG coming into affect. As a result of the non-compliance, 16-18 Newcomen Street is built to all maximum boundaries. The proposal is not required to provide additional setbacks to compensate the existing spatial separation under the ADG as this unfairly disadvantages the proposed development. Notwithstanding, the proposal provides sufficient setbacks and aligns with the ADG.


**Figure 52** View location map, Newcomen Apartments.

# VIEW 01 VP8 APARTMENT 12, 16-18 NEWCOMEN STREET (TERRACE) VIEW NORTH WEST


**Figure 53** View location - Unit 12 of Newcomen Apartments (outdoor terrace), view place indicated in red.

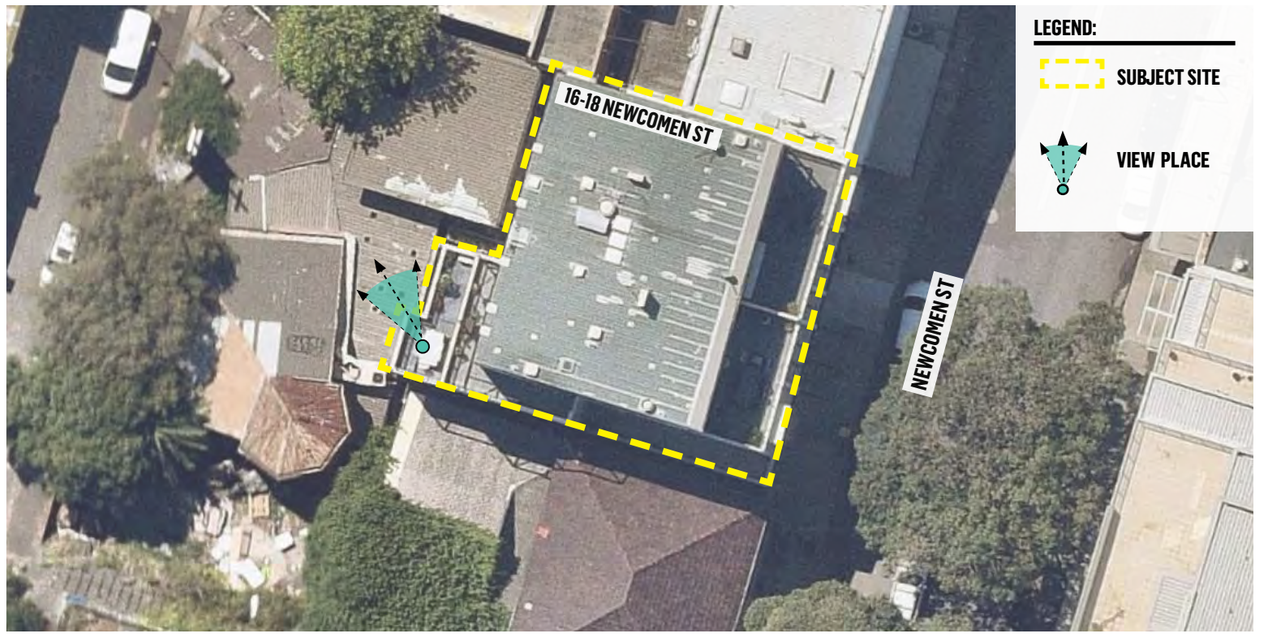


**Figure 54** Newcomen Apartments in plan view (indicative layout), approximate location of view place indicated in teal.

**Figure 55** Existing view, unit 12 of the Newcomen Apartments (outdoor terrace), view north-west.


**Figure 56** Proposed view, unit 12 of the Newcomen Apartments (outdoor terrace), view north-west.

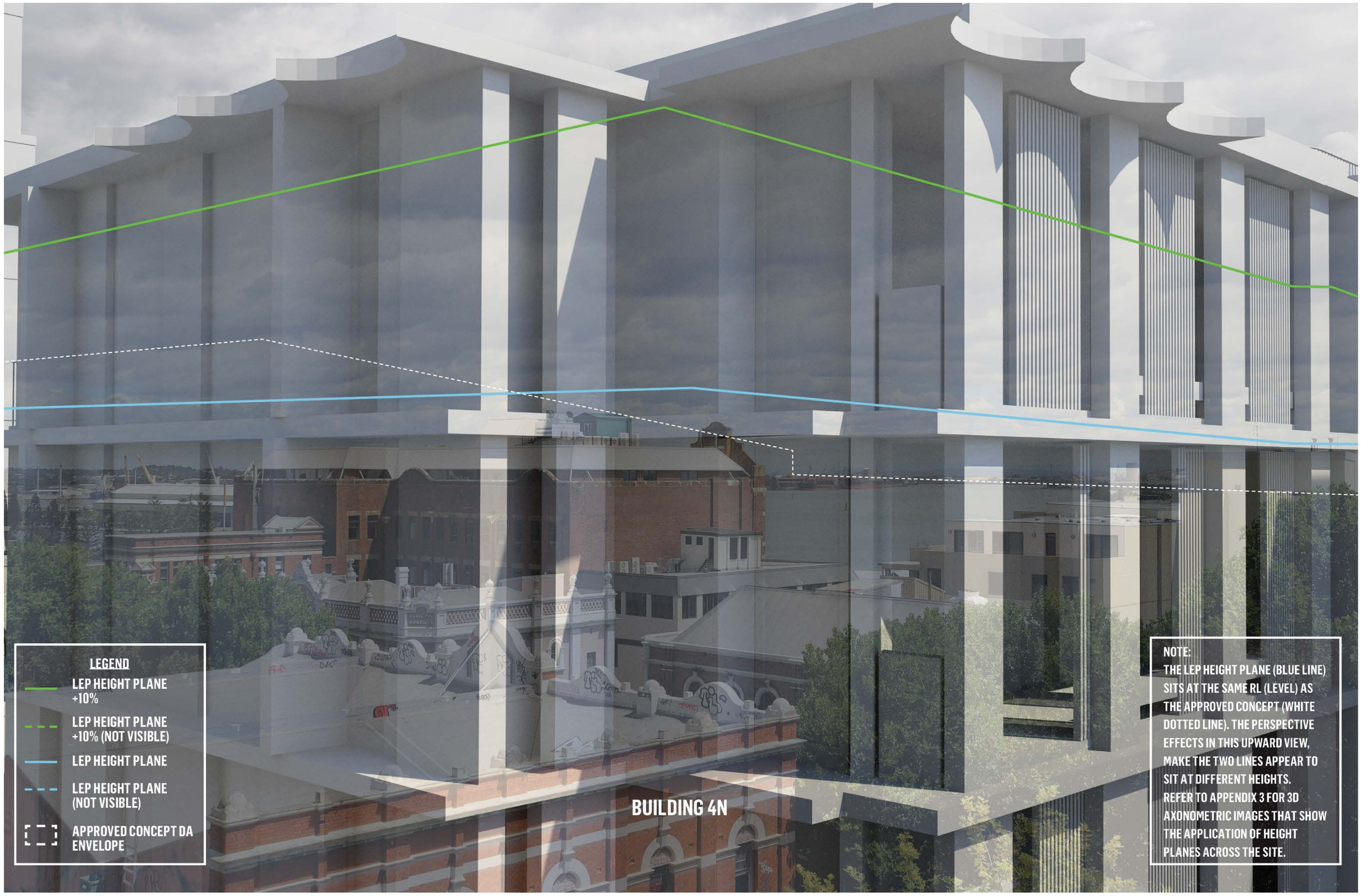


**Figure 57** Proposed view, unit 12 of the Newcomen Apartments (balcony), view north-west.

# VIEW 02 VP11 APARTMENT 10, 16-18 NEWCOMEN STREET (TERRACE) VIEW NORTH-EAST


**Figure 58** View location - Unit 10 of Newcomen Apartments (outdoor terrace), view north-west, view place indicated in red.


**Figure 59** Newcomen Apartments in plan view (indicative layout), approximate location of view place indicated in teal.


**Figure 60** Existing view from unit 10 of Newcomen Apartments (outdoor terrace), view north-west.


**Figure 61** Proposed view from unit 10 of Newcomen Apartments (outdoor terrace), view north-west.


**Figure 62** Proposed view from unit 10 of Newcomen Apartments (outdoor terrace), view north-west.

## OTHER VIEWS AVAILABLE FROM NEWCOMEN APARTMENTS

**Figure 63** Alternate available view from balcony of apartment 12, Newcomen Apartments, view north-east.

**Figure 64** Alternate available view from balcony of apartment 12, Newcomen Apartments, view north-east.

| View Place Location | *Tenacity* Step 1, Existing views to be affected? | *Tenacity* Step 2, From where are the views available? | *Tenacity* Step 3, View Impact Rating (for whole dwelling) | *Tenacity* Step 4. Reasonableness of Impact |
|---|---|---|---|---|
| **VP8**, Unit 12, Newcomen Apartments (outdoor terrace), view north-west. | **Existing View**<br>This split level dwelling includes bedroom windows to the west above the modelled location. All living areas are at its lower level including an expansive living area and terrace which presents to Newcomen Street.<br>This north-easterly view includes a foreground characterised by existing, similar or lower height built form and vegetation within the Newcastle CBD. The mid-ground composition to the left includes built form of a similar bulk and height to the Newcomen Apartments, blocking views to Hunter River beyond. The central mid-ground composition is characterised by a narrow section of the north arm of Hunter River seen over and between existing, lower built form and includes part of Stockton's low flat landscape, and associated open spaces.<br>The background includes a short section of the working Newcastle Ports landscape, where the very distant natural topography does not make a significant contribution to the scenic quality of the view.<br>In our opinion, the view is predominantly characterised by vernacular district features, limited scenic quality and would not be considered in Tenacity terms as a whole, scenic and highly valued view.<br><br>**Proposed View**<br>The Approved Concept introduces new built form into the foreground and mid ground of this composition, blocking the existing view.<br>All of the individual features and more scenic aspects of the view are blocked by the Approved Concept. The proposal creates a perception of continuous built form, noting the sense of depth and space between Newcomen Apartments and the proposal will be enhanced with the difference in architectural style, colours and materials of the two buildings. All view loss that would attract any weight is caused by low and fully compliant sections of the proposed development.<br>The additional height sought for Building 4N (above the green line) blocks sections of open sky which is of no significance in *Tenacity* terms. | The view assessed is from an upper level (5th storey) outdoor terrace which occupies the south-western floor plan. The oblique view is via a side boundary of the development from a north-westerly aspect in a standing position.<br><br>All views north beyond the site to more scenic elements, are gained through and over the subject site, which is privately owned land currently undeveloped, or under developed. Such views could be considered as 'fortuitous' in the context of urban renewal and the current LEP controls which apply to the subject site and wider area. | The formal presentation of Newcomen Apartments is east facing Newcomen Street. All views to the south and east will be unaffected by the proposal.<br>Floor plans for dwellings on the western side of the building appear to have been designed to obtain oblique views to scenic features from external balconies and terrace areas, as well as westerly and southerly views to the Newcastle CBD.<br>A limited number of upper level dwellings on the western side of the building will be affected in multiple view directions (north-west, west and south).<br><br>***View Impact Rating - Minor*** | In our opinion, the view sharing outcome for the Newcomen Apartments as a whole, based on observations and the use of 2 analytical photomontages, is reasonable. This is based on consideration of the all relevant matters and the following key reasons;<br>• The view to be lost is fortuitous, gained wholly across a privately owned, underdeveloped site (rather than accessible or created as a result of the application of planning controls which affect views, for example setbacks or height controls).<br>• The views affected (to be lost) are not predominantly characterised by compositions of high scenic quality. The loss of a view of low scenic quality cannot attract a high view impact rating.<br>• The oblique views are all available via a side boundary of the Newcomen Apartments site, making an expectation of their retention, unrealistic.<br>• All of the view loss of the lower and varying features (buildings, water and distant composition) is blocked by the Approved Concept. The majority of the extent of view loss of scenic features including land water interface is therefore contemplated by the Approved Concept and LEP controls.<br>• The additional height sought (above the green lines) blocks open sky which is of no significance in *Tenacity* terms.<br>• The *Tenacity* assessment also intimates that achieving reasonable development potential across a site is a relevant matter for consideration in the assessment and should be afforded some weight. |

**Table 5** Tenacity Assessment - 16-18 Newcomen Street

| View Place Location | *Tenacity* Step 1, Existing views to be affected? | *Tenacity* Step 2, From where are the views available? | *Tenacity* Step 3, View Impact Rating (for whole dwelling) | *Tenacity* Step 4. Reasonableness of Impact |
|---|---|---|---|---|
| **VP11** Unit 10, Newcomen Apartments (outdoor terrace), view north-west. | **Existing View**<br>The foreground and mid-ground of this north-westerly view is predominantly characterised by built form and vegetation within the Newcastle CBD of similar or lower height to the Newcomen Apartments. The central mid-ground composition includes a short section of open water (Hunter River, north arm) and flat land water interface (Stockton), which is seen through existing surrounding built form.<br>The background includes a short section of the working Newcastle Ports landscape, where the very distant natural topography does not make a significant contribution to the scenic quality of the view.<br><br>**Proposed View**<br>The Approved Concept replaces this view with new built form, blocking the existing view.<br>All of the individual features and more scenic aspects of the view are blocked by the Approved Concept The introduced massing creates a perception of continuous built form, noting the sense of depth and space between Newcomen Apartments and the proposal will be enhanced with the difference in architectural style, colours and materials of the two buildings. All view loss that would attract any weight is caused by low and fully compliant sections of the proposed development.<br>The additional height sought for Building 4N (above the green line) blocks sections of open sky which is of no significance in *Tenacity* terms. | The view assessed is from the 4th level (unit 10) of the Newcomen Apartments and is available via the rear boundary of the development from the outdoor terrace, on the western side of the building. The view is from a north-easterly aspect in a standing position.<br><br>All views north-west beyond the site to more scenic elements, are gained through and over the subject site, which is privately owned land currently undeveloped, or under developed. Such views could be considered as 'fortuitous' in the context of urban renewal and the current LEP controls which apply to the subject site and wider area. | The formal presentation of Newcomen Apartments is east, facing Newcomen Street. All views to the south and east will be unaffected by the proposal.<br>All balconies and windows at the eastern elevation will remain unaffected by the proposal.<br>Views from a limited number of upper level dwellings on the western side of the building will be affected to the west and south.<br>The most scenic and highly valued view compositions (in Tenacity terms) to the north-east are retained and remain unaffected by the proposal.<br><br>***View Impact Rating - Minor*** | In our opinion, the view sharing outcome for the Newcomen Apartments as a whole, based on observations and the use of 2 analytical photomontages, is reasonable. This is based on consideration of the all relevant matters and the following key reasons;<br><br>• The view to be lost is fortuitous, gained wholly across a privately owned, underdeveloped site (rather than accessible or created as a result of the application of planning controls which affect views, for example setbacks or height controls).<br><br>• The views affected (to be lost) are not predominantly characterised by compositions of high scenic quality. The loss of a view of low scenic quality cannot attract a high view impact rating.<br><br>• The dwelling has access to expansive, scenic and highly valued views to the north-east which will remain unaffected by the proposal.<br><br>• The views affected are all available via a side boundary of the Newcomen Apartments, making an expectation of their retention, unrealistic.<br><br>• All of the view loss of the lower and varying features (buildings, water and distant composition) is blocked by the Approved Concept. The majority of the extent of view loss of scenic features including a short extent of land water interface is therefore contemplated by the Approved Concept and LEP controls.<br><br>• The additional height sought (above the green lines) blocks sections of which is of no significance in *Tenacity* terms.<br><br>• The *Tenacity* assessment also intimates that achieving reasonable development potential across a site is a relevant matter for consideration in the assessment and should be afforded some weight. |

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# SECTION 5:
# PUBLIC VIEWS

# NDCP 2012

## VIEW CORRIDOR 17

## HUNTER STREET MALL, CORNER OF MORGAN STREET

## 5.1 MORGAN STREET

NDCP View Corridor 17 is aligned with Morgan Street. Morgan Street is a short laneway which extends south from Hunter Street, between Newcomen Street (east) and Thorn Street (west). The laneway curves to the west where it becomes Laing Street.

The northern section of Morgan Street is characterised by existing heritage facades with nil setback that form part of the buildings that present north to Hunter Street Mall.

Where the street curves to the west built form becomes mixed, including various contemporary buildings and a large concrete, multi-storey carpark.

Morgan Street is not characterised by active street frontages, and appears to provide rear lane access to buildings fronting Hunter Street and is unlikely to attract high user numbers. Notwithstanding its inclusion in the NDCP, it appears (and in our opinion, based on fieldwork observations) to be a thoroughfare of low sensitivity in visual terms.

Upward views to Christ Church Cathedral are available from the north end of Morgan Street near its intersection with Hunter Street.

View Corridor 17 is illustrated in the below extract from the NDCP 2012 (Figure 62). View 17 is circled in teal.


**Figure 65** View location map, NDCP 2012 View Corridor 17.

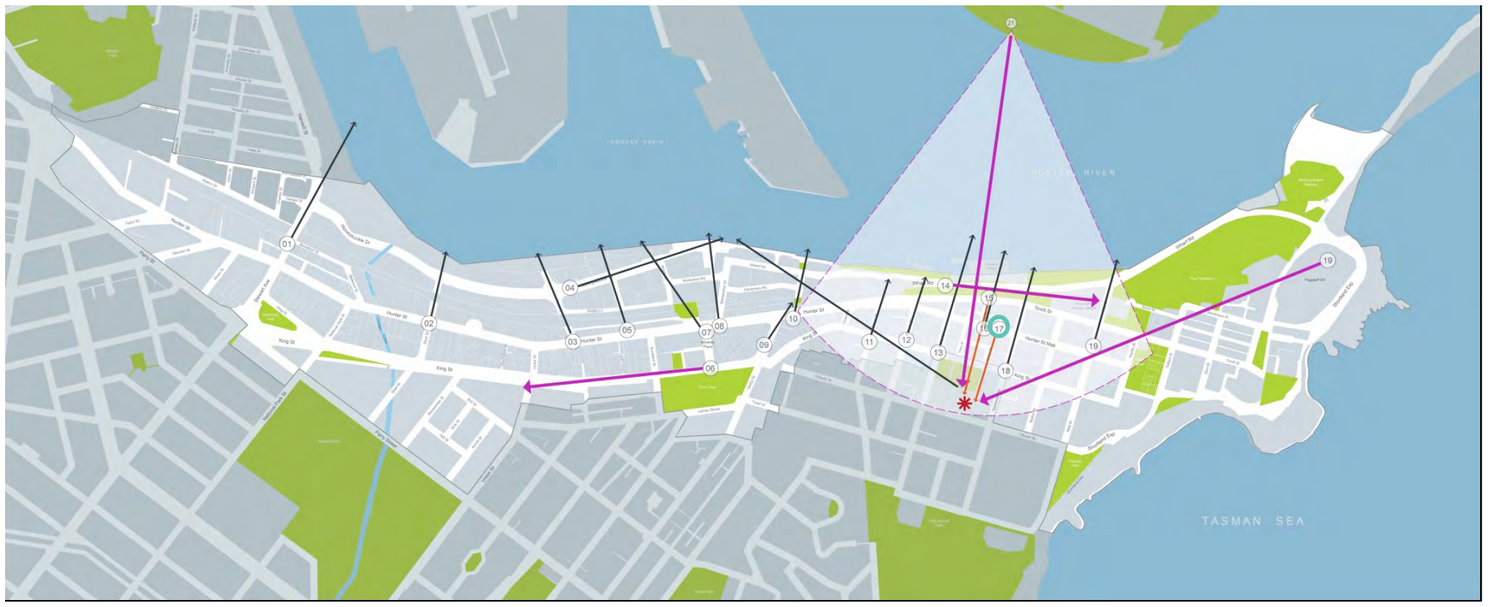



**Figure 66** Extract from Newcastle Development Control Plan 2012, View Corridor 17 indicated in teal.

# 5.2 VIEW CORRIDOR 17

## HUNTER STREET MALL, CORNER OF MORGAN STREET

*View to Cathedral along Morgan Street from Hunter Street Mall, documented in the Newcastle DCP 2012 as View 17.*

**DISTANCE CLASS**

- Close
- <100m

**EXISTING COMPOSITION OF THE VIEW**

The foreground of this view is characterised by Morgan Street, which includes a single lane bitumen road with footpaths and built form along both sides of the street which extend into the mid-ground composition. Built form along the western side of Morgan Street includes a part 4, part 2 storey brick heritage building which is characterised by historic face brick, arched fenestration and decorative lintels, parapets and masonry detailing. Built form along the eastern side of Morgan Street includes a modified heritage building characterised by a heavily altered ground floor facade and awning. The first floor facade is painted masonry with vertically proportioned, rectangular sash windows. Part of Christ Church cathedral is visible above and beyond the crib retaining wall and mid-ground vegetation. The composition includes the eastern part of the Cathedral's Nave and tower.

**VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED**

The proposal replaces the existing buildings with new built form along the full extent of Morgan Street on both sides of the road. The composition changes to include Building 4N and Building 4S beyond, along the eastern side of the road and Building 3E along the western side of the road. The view to Christ Church Cathedral remains unaffected with only a minor section of the western half of the central tower blocked by the portion of Building 3E. Visibility to and visual prominence of the Cathedral in the view is maintained, with almost the entirety of the Cathedral and its distinctive roof form and tower being unaffected by the proposal.

We note that the blocking effects in this composition are caused by complying built form (that is below the LEP + 10% bonus) and within the existing Approved Concept.

**Blocking Effect of Additional Massing Sought**

There are no blocking effects by the additional height sought.

| | |
|---|---|
| **Visual effects of proposed development** | |
| *Visual Character* | low |
| *Scenic Quality* | low |
| *View Composition* | low |
| *Viewing Period* | low |
| *Viewing Distance* | high |
| *View Loss & View Blocking Effects* | low |
| *Overall rating of effects on baseline factors* | low |
| **Rating of visual effects on variable weighting factors** | |
| *Public Domain View Place Sensitivity* | low (down-weight) |
| *Physical Absorption Capacity* | high (down-weight) |
| *Compatibility with Urban Context and Visual Character* | high (down-weight) |
| **Overall rating of significance of visual impact** | **Low** |


**Figure 67** View Corridor 17 location indicated in teal.


**Figure 68** View Corridor 17, Existing View.


**Figure 69** View Corridor 17 Photomontage.

## 5.3 ALTERNATE PUBLIC VIEWS

We note that views of Christ Church Cathedral are retained from alternate locations that align with existing DCP View Corridor 15 - Wharf Road, Corner of Market Street. NDCP views 15 and 21 have been included here to demonstrate that documented view corridors are successfully retained as part of the proposal.

Public domain visual access to Christ Church Cathedral in NDCP Views 15 and 21 are, in our opinion, from more sensitive, highly used and accessible public domain locations.

The composition is also of greater scenic quality in both cases compared to NDCP View 15 such that their protection logically would attract more weight.

The proposed buildings have been massed to create a wide view corridor to protect visual connectivity from the public domain to the Cathedral and in so doing protects and enhances existing DCP View Corridor 15. The massing is proposed to terminate at the Cathedral, providing significant benefit to public views and aligning with the intent of DCP View 15.

We note that the re-massing also benefits DCP View Corridor 21 from Stockton Ferry Wharf from which views to the Cathedral are retained with only a minor section of the Cathedral blocked from view, and the main tower remaining clearly visible. We note that if the viewer moves to the right (west) to other parts of the expansive public domain there are no blocking effects in relation to any part of the Cathedral.

In our opinion, protection from a more sensitive viewing location provides greater public benefit where views of the Cathedral can be enjoyed from accessible, activated locations. We note additional views of the Cathedral are retained from several other highly sensitive public viewing locations including from Queens Wharf Promenade and Nobby's Pedestrian Walkway, that although not outlined in the Newcastle DCP, provide equivalent or improved public view outcomes.

# DCP VIEW CORRIDOR 15

## VIEW TO CHRIST CHURCH CATHEDRAL FROM MARKET PLACE (CATHEDRAL TO HARBOUR CORRIDOR)


**Figure 70** Photomontage from Urbis VIA April 2023, showing DCP View 15 from Wharf Road, corner of Market Street retained and enhanced by proposed development.

# DCP VIEW CORRIDOR 21

## VIEW TO CHRIST CHURCH CATHEDRAL FROM STOCKTON FERRY WHARF


**Figure 71** Photomontage from Urbis VIA April 2023, showing DCP View 21 from Stockton Ferry Wharf retained and enhanced by proposed development.

# SUMMARY TABLE: RATINGS & RESULTS

| View Place No. | Description | Rating |
|---|---|---|
| **NEWCASTLE CLUB** | | |
| VP 3 | View north from west end upper ground level garden terrace | *(for whole of dwelling)* **- Moderate** |
| VP 4 | View north-north-west from west end mid-level garden terrace (adjacent 1st floor) | *(for whole of dwelling)* **- Moderate** |
| VP 5 | View north from centre of level 1 bar (top floor) | *(for whole of dwelling)* **- Moderate** |
| **SEGENHOE BUILDING** | | |
| VP 18 | View north-east, apartment 21 (dining) | *(for whole of dwelling)* **- Minor-moderate** |
| VP 19 | View north-east, apartment 20 (study) | *(for whole of dwelling)* **- Minor** |
| VP 21 | View north-east, apartment 17 (dining) | *(for whole of dwelling)* **- Minor-moderate** |
| **HERALD APARTMENTS** | | |
| VP 15 | View north-west, unit 701 (balcony) | *(for whole of dwelling)* **- Minor** |
| **NEWCOMEN APARTMENTS** | | |
| VP 18 | View north-west, apartment 12 (outdoor terrace) | *(for whole of dwelling)* **- Minor** |
| VP 11 | View north-east, apartment 10 (outdoor terrace) | *(for whole of dwelling)* **- Minor** |
| **NDCP VIEW CORRIDOR 17** | | |
| VP 17 | View to Christ Church Cathedral along Morgan Street, from Hunter Street Mall, corner of Morgan Street | **Low** |

# SECTION 5: CONCLUSION

**Private Views**

- We consider that the public domain benefit of the creation of a wide north-south view corridor which extends and protects DCP view corridor 15 (to Christ Church Cathedral) via part of the subject site is a relevant consideration in relation to Step 4 of *Tenacity.*

- Inclusion of the view corridor in the scheme constrains development potential across part of the site which has been re-distributed to compensate. *Tenacity* recognises the need for reasonable development potential across a site to be achieved notwithstanding that some view impacts may arise.

- The majority of view loss is caused by complying built form, including below the LEP + 10% bonus and within the existing Approved Concept. The majority of the extent of view loss of scenic features including a short extent of land water interface is therefore contemplated by the Approved Concept and LEP controls.

- In the majority of views, the additional height sought creates no significant or material additional view loss to that which caused by approved or is 'complying built form'. The visual effects of the proposal do not increase the view impact rating.

- The additional height sought in some distant, oblique views from Segenhoe Building upper level unit dining rooms will block part of Nobby's Head. Access to this feature will remain partly available from other parts of the dwelling.

- View impacts for whole dwellings range from **Moderate** to **Minor**. These are low and mid-range ratings using the qualitative *Tenacity* scale. View impacts per dwelling are not cumulative in terms of impact for the whole building. Based on inspections and assessments for whole dwellings, view impacts on the Segenhoe Building as a whole are **minor.** The proposed development provides for a view sharing outcome, which in the context of all relevant matters is **reasonable and acceptable.**

- On balance, when all relevant matters are considered as is required in *Tenacity* we find that the proposed development and Clause 4.6 variation application, can be supported on view sharing grounds.

**Public Views**

- In our opinion the proposed development creates low visual effects on the majority of baseline factors such as visual character, scenic quality and view place sensitivity for View Corridor 17. The overall view impact rating was found to be **low.**

- A minor vertical section of part of the Christ Church Cathedral is blocked by the Approved Concept, to an extent that its visual prominence and visibility is not significantly reduced.

- The proposed development generates a low visual impact in this, and other public domain views including enhancement of NDCP View 15. This is achieved by the inclusion of a wide view corridor between the Hunter River and the Cathedral, and the protection of DCP View Corridor 15 and 21.

- Considering the visual effects of the proposal and improved public domain view outcomes, the proposal is considered reasonable, acceptable and can be supported on visual impact grounds.

# SECTION 6:
# APPENDIX

# APPENDIX 1
## VISUAL ASSESSMENT PHOTOMONTAGE METHODOLOGY

### CERTIFICATION OF PHOTOMONTAGES

The method of preparation is outlined in Appendix 3 of this report, prepared by Urbis visualisation - lead Ashley Poon.

The accuracy of the locations of the 3D model of the proposed development with respect to the photographic images was checked by Urbis in multiple ways:

1. The model was checked for alignment and height with respect to the 3D survey and adjacent surveyed reference markers which are visible in the images.
2. The location of the view place was determined by the camera's in built GPS system. The visual context was accurately established using LiDar point data. For further information refer to photomontage preparation methodology in Appendix 3.
3. Reference points from the survey were used for cross-checking accuracy in all images.
4. No significant discrepancies were detected between the known camera locations and those predicted by the computer software. Minor inconsistencies due to the natural distortion created by the camera lens, were reviewed by myself and were considered to be within reasonable limits.

I am satisfied that the photomontages have been prepared in accordance with the Land and Environment Court of New South Wales practice direction.

I certify, based on the methods used and taking all relevant information into account, that the photomontages are as accurate as is possible in the circumstances and can be relied upon by the Court for assessment.

URBIS

# EAST END NEWCASTLE

## NEWCASTLE CLUB
## 40 NEWCOMEN STREET 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.


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## PHOTOMONTAGES - VIEW LOCATION MAP

**DATE:** 2024-01-15
**JOB NO:** P0042943
**DWG NO:** VP_MAP
**REV:** -

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

URBIS

# 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:** -


URBIS

# 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:** -


URBIS

# 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

URBIS

# 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:** -


URBIS

# 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:** -


URBIS

# 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

URBIS

# 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

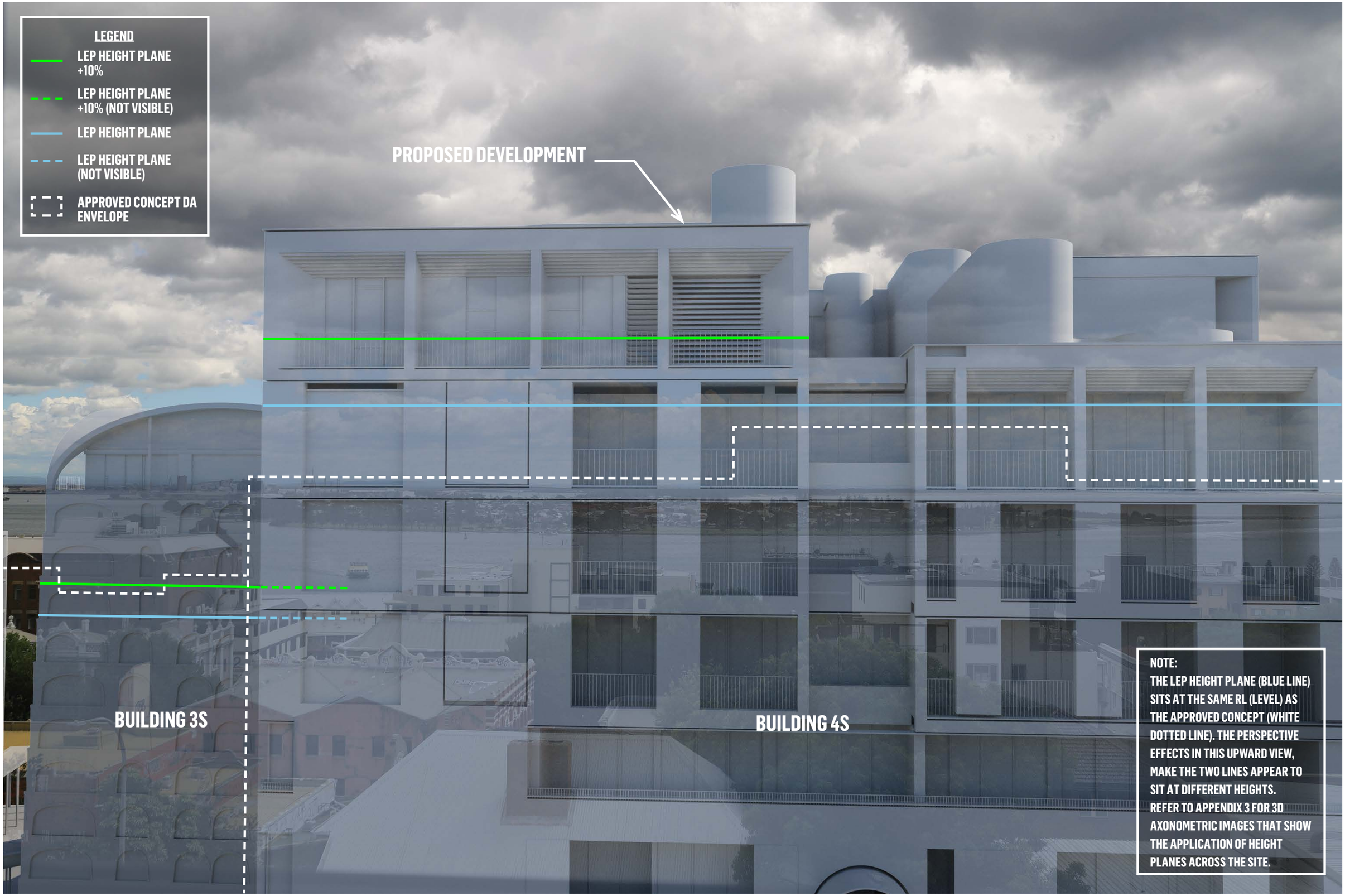
**DATE:** 2024-01-15
**JOB NO:** P0042943
**DWG NO:** VP_5A
**REV:** -


URBIS

# 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:** -




URBIS

# 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:** -

URBIS

# EAST END NEWCASTLE

## SEGENHOE BUILDING
## 50 WOLFE STREET NEWCASTLE

## VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR
**IRIS CAPITAL**
JANUARY 2024

## PHOTOMONTAGES PREPARED BY:

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

## DATE PREPARED :

18 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 :

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- 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

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- 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.


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## PHOTOMONTAGES - VIEW LOCATION MAP

**DATE:** 2024-01-18
**JOB NO:** P0042943
**DWG NO:** VP_MAP
**REV:** -


URBIS

# 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:** 2024-01-18
**JOB NO:** P0042943
**DWG NO:** VP_18A
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

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

**DATE:** 2024-01-18
**JOB NO:** P0042943
**DWG NO:** VP_18B
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP18 IMG 0162 : SEGENHOE APARTMENTS, APARTMENT 21 DINING AREA VIEW NORTH EAST

## PHOTOMONTAGE - PROPOSED DEVELOPMENT

**DATE:** 2024-01-18
**JOB NO:** P0042943
**DWG NO:** VP_18C
**REV:** -

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

URBIS

# 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

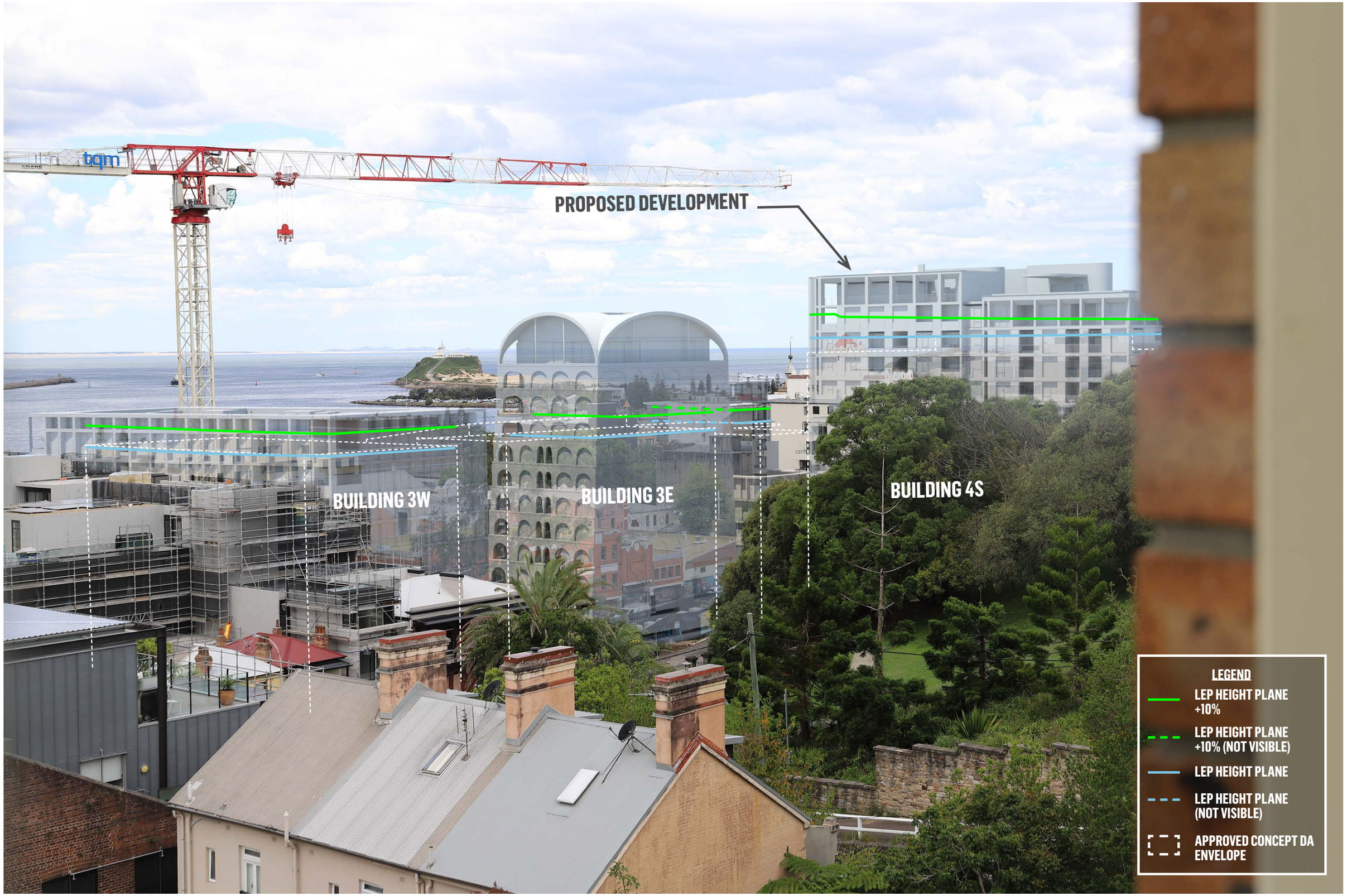
**DATE:** 2024-01-18
**JOB NO:** P0042943
**DWG NO:** VP_19A
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

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

**DATE:** 2024-01-18
**JOB NO:** P0042943
**DWG NO:** VP_19B
**REV:** -




URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

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

**DATE:** 2024-01-18
**JOB NO:** P0042943
**DWG NO:** VP_19C
**REV:** -


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

URBIS

# 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:** 2024-01-18
**JOB NO:** P0042943
**DWG NO:** VP_21A
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

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

**DATE:** 2024-01-18
**JOB NO:** P0042943
**DWG NO:** VP_21B
**REV:** -

PROPOSED DEVELOPMENT

BUILDING 3W

BUILDING 3E

BUILDING 4S

**LEGEND**

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

URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP21 IMG 0189 : SEGENHOE APARTMENTS, APARTMENT 17 DINING AREA VIEW NORTH EAST PHOTOMONTAGE - PROPOSED DEVELOPMENT

**DATE:** 2024-01-18
**JOB NO:** P0042943
**DWG NO:** VP_21C
**REV:** -

URBIS

# EAST END NEWCASTLE

## HERALD APARTMENTS
## 60 KING STREET, 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.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# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## PHOTOMONTAGES - VIEW LOCATION MAP

**DATE:** 2024-01-17
**JOB NO:** P0042943
**DWG NO:** VP_MAP
**REV:** -


URBIS

# 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:** -


URBIS

# 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:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP15 IMG 0130 : UNIT 701, HERALD TERRACE VIEW NORTH WEST PHOTOMONTAGE - PROPOSED DEVELOPMENT

**DATE:** 2024-01-17
**JOB NO:** P0042943
**DWG NO:** VP_15C
**REV:** -

URBIS

# EAST END NEWCASTLE

## NEWCOMEN APARTMENTS
## 16-18 NEWCOMEN STREET NEWCASTLE

## VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR
**IRIS CAPITAL**
JANUARY 2024

## PHOTOMONTAGES PREPARED BY:

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

## DATE PREPARED :

22 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.

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- 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.
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- 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.


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## PHOTOMONTAGES - VIEW LOCATION MAP

**DATE:** 2024-01-22
**JOB NO:** P0042943
**DWG NO:** VP_MAP
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP8 IMG 0052 : NEWCOMEN APARTMENTS, APARTMENT 12 TERRACE VIEW NORTH WEST

EXISTING CONDITIONS : 2023-11-30 09:48 AEDT

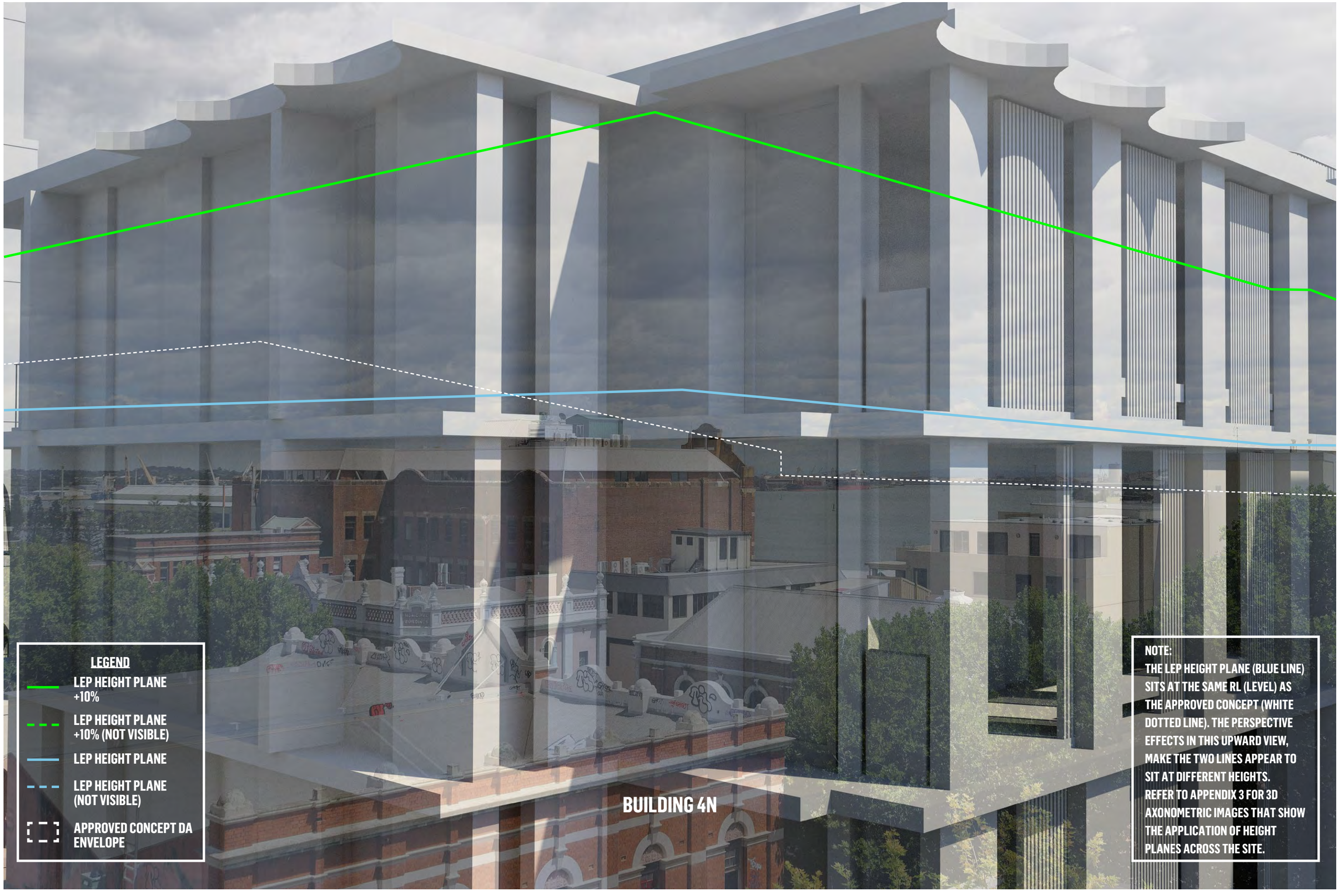
**DATE:** 2024-01-22
**JOB NO:** P0042943
**DWG NO:** VP_8A
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP8 IMG 0052 : NEWCOMEN APARTMENTS, APARTMENT 12 TERRACE VIEW NORTH WEST
## CAMERA MATCH 3D MODEL TO PHOTO

**DATE:** 2024-01-22
**JOB NO:** P0042943
**DWG NO:** VP_8B
**REV:** -




URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP8 IMG 0052 : NEWCOMEN APARTMENTS, APARTMENT 12 TERRACE VIEW NORTH WEST
## PHOTOMONTAGE - PROPOSED DEVELOPMENT

**DATE:** 2024-01-22
**JOB NO:** P0042943
**DWG NO:** VP_8C
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP11 IMG 0080 : NEWCOMEN APARTMENTS, APARTMENT 10 TERRACE VIEW NORTH WEST

EXISTING CONDITIONS : 2023-11-30 10:39 AEDT

**DATE:** 2024-01-22
**JOB NO:** P0042943
**DWG NO:** VP_11A
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP11 IMG 0080 : NEWCOMEN APARTMENTS, APARTMENT 10 TERRACE VIEW NORTH WEST
## CAMERA MATCH 3D MODEL TO PHOTO

**DATE:** 2024-01-22
**JOB NO:** P0042943
**DWG NO:** VP_11B
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP11 IMG 0080 : NEWCOMEN APARTMENTS, APARTMENT 10 TERRACE VIEW NORTH WEST PHOTOMONTAGE - PROPOSED DEVELOPMENT

**DATE:** 2024-01-22
**JOB NO:** P0042943
**DWG NO:** VP_11C
**REV:** -

URBIS

# EAST END NEWCASTLE

## NDCP VIEW CORRIDOR 17

## VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR
**IRIS CAPITAL**
JANUARY 2024

## PHOTOMONTAGES PREPARED BY:

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

## DATE PREPARED :

24 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 :

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

## CAMERA :

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## CAMERA LENS AND TYPE :

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## SOFTWARE USED :

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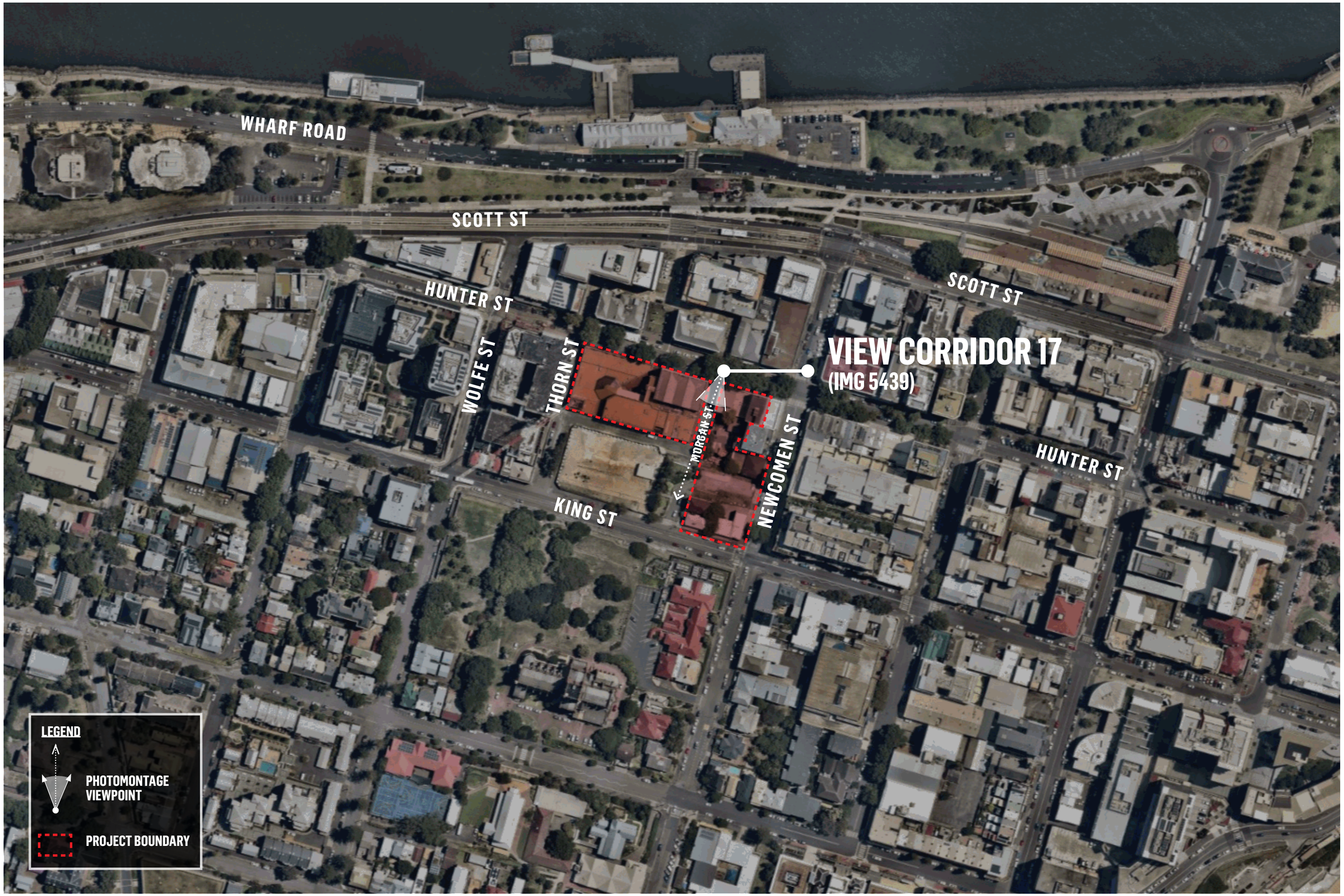


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## PHOTOMONTAGES - VIEW LOCATION MAP

**DATE:** 2024-01-24
**JOB NO:** P0042943
**DWG NO:** VP_MAP
**REV:** -


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

URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

VC17 IMG 5439 : MORGAN STREET, LOOKING SOUTH WEST | EXISTING CONDITIONS : 2023-02-08 13:13 AEST

**DATE:** 2024-01-24
**JOB NO:** P0042943
**DWG NO:** VC_17A
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VC17 IMG 5439 : MORGAN STREET, LOOKING SOUTH WEST | CAMERA MATCH 3D MODEL TO PHOTO

**DATE:** 2024-01-24
**JOB NO:** P0042943
**DWG NO:** VC_17B
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VC17 IMG 5439 : MORGAN STREET, LOOKING SOUTH WEST | PHOTOMONTAGE - PROPOSED DEVELOPMENT

**DATE:** 2024-01-24
**JOB NO:** P0042943
**DWG NO:** VC_17C
**REV:** -