# RESPONSE TO REQUEST FOR INFORMATION

## SECTION 8.2(1) REVIEW MA2023/00175

### RESPONSE TO RFI DATED 26TH SEPTEMBER 2004

PREPARED FOR

**IRIS CAPITAL**

OCTOBER 2024

FINAL

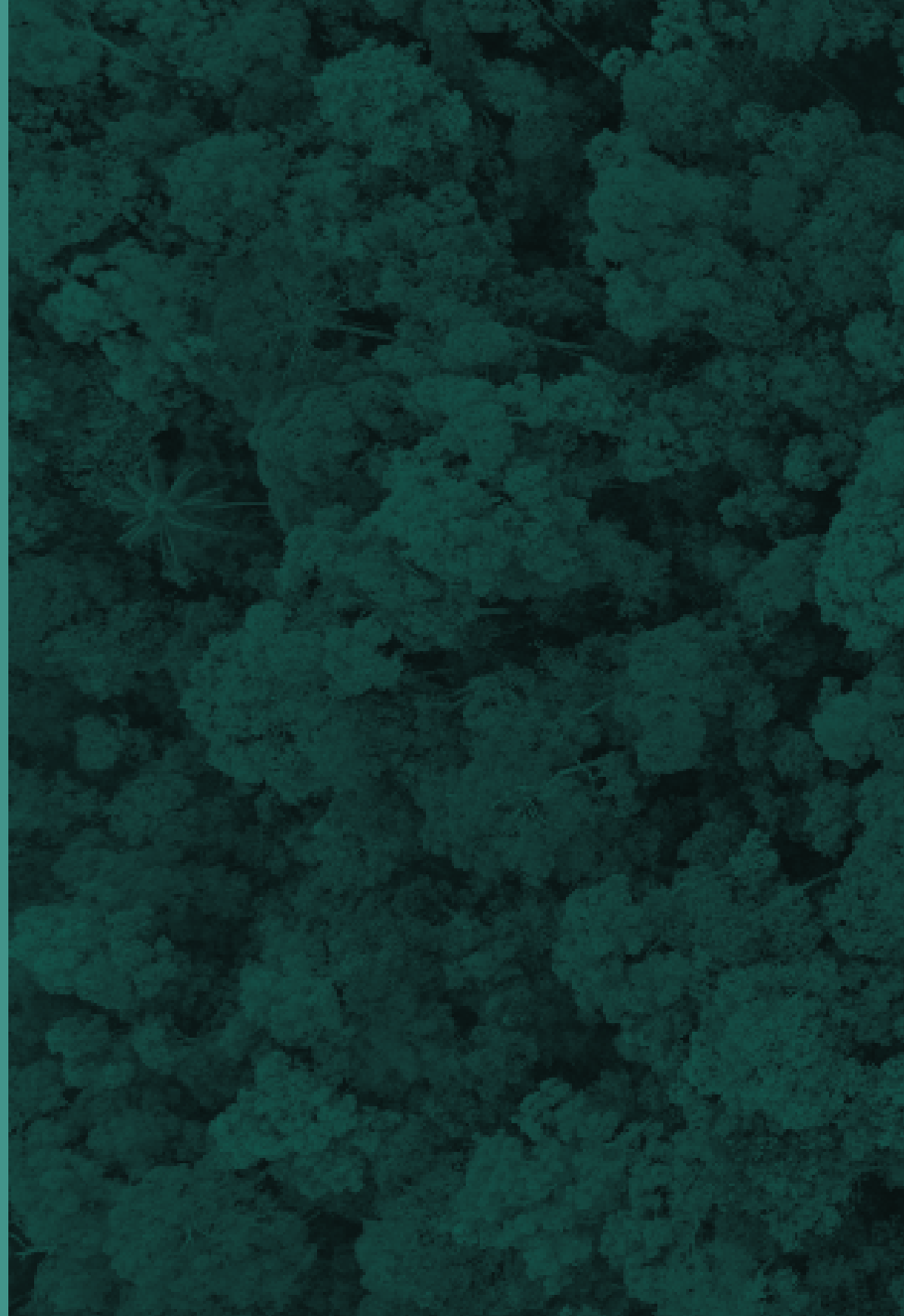
URBIS

# ACKNOWLEDGMENT OF COUNTRY

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge the Traditional Owners on whose land we stand, the Awabakal and Worimi peoples.

We recognise and respect the connection to their land, cultural heritage and community, and we pay respects to their Elders past, present, and emerging.



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We acknowledge Aboriginal and Torres Strait Islanders as the traditional custodians of all the lands throughout Australia. We recognise and respect the connection to their land, cultural heritage and community, and we pay respects to their Elders past, present and emerging.



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# 01 INTRODUCTION

## 1.1 PURPOSE OF THE REPORT

**This response has been updated to include information in relation to Views A and B, to satisfy the RFI issued 26th September 2004.**

This response, including certifiably accurate photomontages, has been prepared to address the Request For Information (RFI) issued by the City of Newcastle (CN) dated 20th August 2024, in relation to a Section 8.2(1) Review of MA2023/00175.

This response follows, and should be read in conjunction with the below documentation prepared by Urbis:

- *East End Stage 3 & 4 Visual Impact Assessment, April 2023 (VIA)*
- *East End Newcastle View Sharing & Visual Impact Assessment (VSR), February 2024*
- *Response to HCCRPP Record of Deferral (RoD), April 2024*
- *Addendum to View Impact & View Sharing East End Stage 3 & 4 - 8.2 Review, May 2024*

Section 2 , 2.1 of the RFI requires two additional photomontages referred to as View Place A (VPA) and View Place B (VPB), and updates to 6 previously submitted photomontages (3 public views and 3 private views). View locations A and B are shown in Figure 1 of the RFI.

The additional public domain photomontages, follow 26 photomontages prepared as follows:

- *Urbis VIA April 2023* - **10 x photomontages (public views)**
- *Urbis VSR, February 2024* - **10 x photomontages (9 x private views and 1 x public view)**
- *Response to RoD, April 2024* - **6 x photomontages (5 x public views and 3 x private views)**

Section 2.1 of the RFI, has requested a total of 8 views to be prepared as three versions, described below:

*i. With the 'Approved Concept DA Envelope' only - with the envelopes shown in a grey/ almost solid shade similar to that used to illustrate the proposed development in previous photomontages*

*ii. With only the proposed development shown, and*

*iii. With both the approved concept and proposed development shown (dashed), as well as the NLEP 2012 height planes (as has been shown on previous photomontages).*

In addition to the above, Section 2.2 of the RFI stipulates the photomontages are to be prepared in accordance with the NSW Land and Environment Court photomontage policy. Of note, the NSW Land and Environment Court photomontage policy is to:

*Guide the preparation of photomontages, still images, video images and other visualisation tools to depict the development in an appeal under the Environmental Planning and Assessment Act 1979.*

These photomontages are not to aid an appeal, however, have been prepared in accordance with the policy, at the request for CN.

The following views have been prepared:

- **VP01 View south towards Newcastle CBD from Stockton Ferry Wharf** - *(previously prepared as View 01 in Urbis VIA, April 2023)*
- **VP08 View south towards Christ Church Cathedral from Market Place** - *(previously prepared as View 04 in Urbis VIA, April 2023 and View 08 in Urbis Response to RoD, April 2024)*
- **VP09 View south towards Christ Church Cathedral from Queens Wharf Promenade** - *(previously prepared by Urbis as View 05 in Urbis VIA, April 2023 and View 09 in Urbis Response to RoD, April 2024)*
- **VP04 Newcastle Club, west end mid-level (adjacent to first floor), Garden Terrace, view north-north west** - *(previously prepared as VP04 in Urbis VSR, February 2024)*
- **VP19 Apartment 20 Segenhoe Building (study) view north-east** - *(previously prepared as View 02 VP19 in Urbis VSR February 2024)*
- **VP21 Apartment 17 Segenhoe Building (dining) view north-east** - *(previously prepared as View 03 VP21 in Urbis VSR February 2024)*

## 1.2 ADDITIONAL VIEWS

As required in the RFI, two additional views from Stockton (View A and View B) have been documented and surveyed. The following commentary on views from Stockton from the RFI is reproduced:

*The only photomontage provided from the opposite side of the harbour is from the Stockton Ferry Wharf, which is insufficient to illustrate the potential view changes from the large public foreshore to the east of Stockton Ferry Wharf, or from the harbour itself. The assessment of view impacts from the opposite side of the harbour should not be restricted to the view corridors described in the Newcastle Development Control Plan 2012 (NDCP 2012) (View 21 – Stockton Ferry Wharf) as the entirety of view impacts to the city skyline, and most importantly the Cathedral, requires consideration.*

**Comment:**

All relevant DCP views have previously been documented and modelled by Urbis. The requested VPA and VPB were not required to be assessed as part of the original Concept DA.

Typically impacts on public views are assessed from view places of high sensitivity or importance including those documented by others for example in an LEP, DCP, Conservation Management or Reserve Management Plan. Other places often assessed include locations that are likely to attract high viewer numbers, views for sustained periods of time, or places where users are likely to have expectations for views of high scenic quality for example, user/viewers of a national park viewing platform would anticipate seeing a naturalistic setting of aesthetic beauty.

In the absence of specific objectives within the DCP for assessing the extent and importance of visual change, Urbis have considered the underlying intent and guidance included in *Rose Bay Marina Pty Limited v Woollahra Municipal Council [2013] NSWLEC 1046*, commonly referred to as ***Rosebay.***

Rosebay is widely applied to the assessment of impacts of development on public views, and has been used to guide the objective assessment of impacts of the proposed development in views A and B form the northern and eastern edges of Lions Park.

The intent of Rosebay and its helpfulness in determining impacts on public views is included at Section 1.4 of this response.

## 1.3 CERTIFICATION OF PHOTOMONTAGES

The RFI requires that all photomontages are prepared according to the Land and Environment Court of NSW photomontage policy May 2024. Survey information for the private views included in this response has been previously submitted as part of the Urbis VSR February 2024. Survey information for Views A, B, VP01, VP08 and VP09 is provided in this document.

This response includes a certification statement regarding the preparation method and accuracy of photomontages in accordance with the NSW LEC photomontage requirements.

Independent survey data in relation to each view place was documented by Brett White, B. Surv., B.Ed. Registered Surveyor (NSW), M.I.S.

Photographs were captured on site at with a tripod mounted camera at 1.6m above natural ground level. Photographs have been taken using a full-frame digital camera couples with quality lens in order to obtain high resolution photos whilst minimising image distortion (Canon EF 24-105mm fl4L IS USM).

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:

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.

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. 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.

Urbis is satisfied that the photomontages have been prepared in accordance with the Land and Environment Court of New South Wales practice direction and can be relied upon to inform the Court.

The photomontages prepared by Urbis included in this report have informed the analysis of visual effects and impacts.

# 1.4 ROSE BAY

*Rose Bay Marina pty Limited v Woollahra Municpal Council and anor (2013) NSWLEC 2 1046 (Rosebay).*

Moore SC in Rosebay sets out a process for assessing the acceptability of visual impacts of private development on public views in the vicinity. The process for determining whether a development is acceptable or not must consider the reasonable development potential for the site as well as the enjoyment of the public and outlooks from public places. The principle is divided into two stages where the first is factual relating to an objective baseline analysis and the second is analytical. The key components are set out below;

**STAGE 1**

Relevant baseline data is broken down into 5 key components including;

1. Identification of views (nature and extent of any obstruction)

    - Relevant compositional elements (static, dynamic, and frequency if dynamic)
    - What is not in the view (compositional elements not present, which speaks to predominant visual character, scenic quality, uniqueness etc)
    - Is the change permanent or temporary?

2. The assessment should define locations within the public domain from which the view is enjoyed (there may be multiple locations which provide the same or similar viewing opportunities).

3. Extent of Obstruction, the principle is founded on the notion that the views should be considered from a variety of heights and not just a nominal standing eye height.

4. Intensity of public use; in quantitative terms would be affected by the change in whole or in part.

5. Identified Views, the assessment should consider the importance of the public view including if identified in any document, or if there is specific knowledge of this value for example in relation to heritage items and finally consideration of any statutory protection of the view in question.

**STAGE 2**

This involves the analysis of the baseline data gathered in Stage 1, which would need to be weighted in some way so as to develop a quantitative and qualitative assessment.

This evaluation requires an assessment of the aesthetic and other elements in the view, which although subjective must follow a defined process which outlines the factors taken into account and the relevance or 'weighting' attached to them. As with Tenacity, a high value (or weighting) is attached to a view composition that is characterised by icons or scenic and unique items for examples headlands, land-water interface etc, Weight may also be attributed by other factors such as the status of a statutory document and the intent of controls for protection of views or a view. A specific weighting framework is not provided however a number of factors are outlined which are required to be considered. The intent of those factors is summarised as follows;

- Is any significance attached to the view likely to be altered?
- Who has attributed the significance to the view and why?
- Would a change caused by the proposed development make this view less desirable?
- Would a change alter whether the view is static or dynamic and is positive or negative?
- If the view is a known attraction from a specific location, how will that view be impacts?
- Would a change render the view tokenistic?
- Has the existing view already been degraded such that the remaining view warrants preservation?

**QUANTITATIVE ASSESSMENT**

This requires an assessment of the nature of the existing view, its compositional elements and the extent to which it may be obstructed or changed with the introduction of the proposed development. Relevant questions to assist in the quantitative assessment are; is the impacted or 'proposed' view still sufficient for the public to understand the nature of and appreciate the significant elements which were present and available in the existing 'non'-impacted view.

Moore notes that the greater the existing obstruction of a view, the more valuable that which remains may be, depending of course, on the scenic value of the composition.


**Figure 1** Approximate area within which some views towards The Hill may be potentially affected (red). Accessible public domain foreshore shown in green. | NEARMAP | URBIS OVERLAY

The red zone is an indicative area from which views to the Cathedral may be affected, noting a more favourable viewing angle is available from the green zones.
Oblique south-westerly views to The Hill and Cathedral may be affected from a short section of foreshore where remaining views from an extensive north-western locations within a 1.5km stretch of public parkland within the green zone.

# 02 PHOTOMONTAGES

## 2.1 VIEW PLACE LOCATIONS

| View No. | VIEWPOINT LOCATION & DESCRIPTION |
|---|---|
| View A | View south towards Newcastle CBD from Pitt Street Reserve |
| View B | View south towards Newcastle CBD from Lions Park |
| View 01 | View south towards Newcastle CBD from Stockton Ferry Wharf |
| View 08 | View south towards Christ Church Cathedral from Market Place |
| View 09 | View south towards Christ Church Cathedral from Queens Wharf |
| View 04 | Newcastle Club, west end mid-level (adjacent to first floor) Garden Terrace |
| View 19 | Apartment 20 Segenhoe Building (study) view north-east |
| View 21 | Apartment 17 Segenhoe Building (dining) view north-east |


**Figure 2** View Location Map | URBIS

# VIEW A VIEW SOUTH TOWARDS NEWCASTLE CBD FROM PITT STREET RESERVE

- *Prepared in response to Section 8.2(1) Review - Request For Information August 2024*


**Figure 3** View A - View place location


**Figure 4** View A - Existing View


**Figure 6** View A - Approved Concept DA Envelope


**Figure 7** View A - Proposed Development

**Figure 5** View A- Approved Concept and Proposed Development with NLEP height planes shown.


**Figure 8** View A - Approved Concept and Proposed Development with NLEP height planes shown.

# VIEW A - PITT STREET RESERVE | ASSESSMENT AGAINST ROSE BAY

This view place is located at the east edge and south end of Pitt Street Reserve. Pitt Street Reserve is a linear open space, occupied by turf and sporadic planting between Pitt Street, Stockton and the eastern constructed sea wall which adjoins Pirate Point to its north. This view place is near the junction of two pathways and approximately 500m north-east of the Stockton Ferry Terminal.

| Stage 1 Identification Stage (Quantitative Analysis) | | | | |
|---|---|---|---|---|
| **Step 1 Nature of the View to be Affected (extent of obstruction, compositional elements, permanency, curtilages)** | **Step 2 View Location (From Where the view is Enjoyed)** | **Step 3 Extent of Obstruction** | **Step 4 Intensity of Use** | **Step 5 Documented View** |
| The views available from this location are expansive, to the north, north-east, east south (towards Newcastle) and south-west. The selected view is focussed on the subject site representing only a minor extent of the much wider view available from this vicinity. The view composition is characterised by parts of Lions Park, the constructed seawall, Stockton foreshore, and the Hunter River, including a long section of land-water interface, public space and vegetation along its southern bank and foreshore. The background composition includes vegetation, building development and Christ Church Cathedral across the northern slopes and form of The Hill<br>Dynamic elements within this static view include land-based fisherman and park users, frequent movement of large ships, periodic movement of ferries between Stockton and Queens Wharf, wave action and movement of buoys and pleasure craft.<br>The proposal results in a minor, permanent change to this view. We note that the visual effects will be more easily absorbed into the view when materials and colours are applied to the building.<br>Christ Church Cathedral occupies a central, mid-slope location within this view. A view corridor to the Cathedral has been created by tapering building 3W providing adequate visual curtilage around the Cathedral. | This view place is located at the east edge and south end of Pitt Street Reserve. This view place is near the junction of two pathways and approximately 500m north-east of the Stockton Ferry Terminal.<br>This and similar views are available from multiple other locations near and within Lions Park and along the full extent of the southern foreshore of Stockton which extends to the west and north-west for approximately 800m beyond Punt Road Ballast Ground Park and to the north-east. This view or similar views can be enjoyed by members of the public from the entire water frontage. | The proposal blocks a short, centrally located, mid-slope section of The Hill including the north elevation and east end of Christ Church Cathedral. The extent of obstruction is minor, relative to the wider view of The Hill and its topographical land form that remains visible and unaffected. The Cathedral tower and western roof form above the Nave remain visually prominent. Seated and standing views from this selected view place and low relative viewing angle are likely to be similarly affected. We note that the proposed development does not interrupt or punctuate the existing skyline above The Hill, and does not alter the built-from horizon established by the Cathedral's roof and tower forms and vegetation. | This location is near a path (foreshore walkway and cycleway), and north-east of a playground. For those supervising children at the playground views would be to the north-west and path users looking towards The Hill are likely to be moving. Stationary park users in this vicinity may note the minor extent of quantitative and contemporary change to built form on The Hill. | No |
| **If the development is permitted, is the view that will remain sufficient to understand and appreciate the nature and attractive or significant elements within the existing view?** | | | | **Yes** |

| Qualitative Analysis | | Weighting |
|---|---|---|
| Is any significance attached to the view likely to be altered? | No, there is no significance attached to this view or view place. | Down-weight |
| If so, who or what organisation has attributed that significance and why have they done so? | No organisation has attributed significance to this view or view place. | Down-weight |
| Is the present view regarded as desirable and would the change make it less so and why? | The view is characterised by a combination of scenic or highly valued compositions. The change proposed does not make this view less desirable. | Down-weight |
| Should any change to whether the view is a static or dynamic one be regarded as positive or negative and why? | N/A the proposed change does not affect dynamic elements of the view. | Down-weight |
| If the present view attracts the public to specific locations, why and how will that attraction be impacted? | The present view and similar views from neighbouring locations attract the public to the southern extent of the Stockton foreshore. The visual change (obstruction) created by the proposal will not impact levels of public attraction to this, and other equivalent view places along the Stockton foreshore. | Down-weight |
| Is any present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic? | No, there is no present obstruction of the view. | Down-weight |
| If the present obstruction of the view is extensive, does that which remains warrant preservation? | No, there is no present obstruction of the view. | Down-weight |
| How does the insertion of new elements alter the nature of the present view? | Relative to the wider extent of The Hill present in this view, the proposal introduces a minor section of new built form. New elements do not negatively affect the compositional elements or overall nature of this view. The public retain the opportunity to understand the nature and appreciate the elements of the view including The Hill and its existing visual character. | Down-weight |

# VIEW A - PITT STREET RESERVE | SUPPLEMENTARY ASSESSMENT REQUESTED BY RFI 26TH SEPTEMBER

## VIEW SOUTH TOWARDS NEWCASTLE CBD FROM PITT STREET RESERVE

This view place is located at the east edge and south end of Pitt Street Reserve. Pitt Street Reserve is a linear open space, occupied by turf and sporadic planting between Pitt Street, Stockton and the eastern constructed sea wall which adjoins Pirate Point to its north. This view place is near the junction of two pathways and approximately 500m north-east of the Stockton Ferry Terminal.

### DISTANCE CLASS

- Distant
- >1000m

### EXISTING COMPOSITION OF THE VIEW

This is an expansive view to the north, north-east, east, south (towards Newcastle) and south-west. The foreground composition is characterised by parts of Lions Park, the constructed seawall, Stockton foreshore, and the Hunter River. The mid-ground composition is formed by a long section of land-water interface, public space, vegetation and building development along the Newcastle foreshore. The background compositions is characterised by the form of The Hill, vegetation and building development within Newcastle, and Christ Church Cathedral which occupies a central, mid-slope location within this view.

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

The proposed development introduces sections of new built form into the existing composition. The varied articulation and separation of building 4S, 3E and 3W is visually compatible with the predominant built form character and scale in this view.

The proposed development blocks a short, centrally located, mid-slope section of The Hill including part of the eastern end of Christ Church Cathedral. The extent of obstruction is minor, relative to the wider view of The Hill and its topographical form that remains visible and unaffected. The Cathedral tower and western roof form above the Nave remain visually prominent. The proposed development does not interrupt or punctuate the existing skyline above The Hill and does not alter the built-from horizon established by the Cathedral's tower and roof forms and vegetation. The proposal does not adversely affect the public's ability to understand and appreciate the nature of the view.

The perception of the blocking effects caused by the proposal will vary as viewers move through this linear space. The blocking effects from this view place and vicinity are compensated by the creation of the Cathedral to Harbour Corridor which retains visibility of the Cathedral tower in south facing views from important public places including Market Place, Queens Wharf and Stockton Wharf.

| **Visual effects of proposed development** | |
|---|---|
| *Visual Character* | low |
| *Scenic Quality* | low |
| *View Composition* | low |
| *Viewing Period* | low |
| *Viewing Distance* | low |
| *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 (up-weight) |
| *Physical Absorption Capacity* | high (up-weight) |
| *Compatibility with Urban Context and Visual Character* | high (up-weight) |
| **Overall rating of significance of visual impact** | **Low** |

# VIEW B VIEW SOUTH TOWARDS NEWCASTLE CBD FROM LIONS PARK

- *Prepared in response to Section 8.2(1) Review - Request For Information August 2024*


**Figure 9** View B - View place location


**Figure 10** View B - Existing View


**Figure 11** View B - Approved Concept DA Envelope


**Figure 12** View B - Proposed Development


**Figure 13** View B - Approved Concept and Proposed Development with NLEP height planes shown.

# VIEW B - LIONS PARK | ASSESSMENT AGAINST ROSE BAY

This view place is located at the east edge of Lions park approximately 30m from the Pitt Street playground and north-east of the Wharf Crescent un-sealed carpark. The photograph has been taken from an open-turfed area, close to the constructed sea-wall and eastern-most edge of the linear space. This view place is near the junction of two pathways and approximately 400m north-east of the Stockton Ferry Terminal. View B is approximately 100m south-west of View A.

| Stage 1 Identification Stage (Quantitative Analysis) | | | | |
|---|---|---|---|---|
| **Step 1 Nature of the View to be Affected (extent of obstruction, compositional elements, permanency, curtilages)** | **Step 2 View Location (From Where the view is Enjoyed)** | **Step 3 Extent of Obstruction** | **Step 4 Intensity of Use** | **Step 5 Documented View** |
| The views available from this location are expansive, to the north, north-east, east south (towards Newcastle) and south-west. The selected view is focussed on the subject site representing only a minor extent of the much wider view available from this vicinity. The view composition is characterised by parts of the constructed seawall and the Hunter River. The background composition includes vegetation, building development and Christ Church Cathedral across the northern slopes and form of The Hill.<br>Dynamic elements within this static view include frequent movement of large ships, periodic movement of ferries between Stockton and Queens Wharf, wave action and movement of buoys and pleasure craft.<br>The proposal results in a minor, permanent change to this view. We note that the visual effects will be more easily absorbed into the view when materials and colours are applied to the building.<br>Christ Church Cathedral occupies a central, mid-slope location within this view. A view corridor to the Cathedral has been created by tapering building 3W providing adequate visual curtilage around the Cathedral. | This view place is located at the east edge and south end of Pitt Street Reserve on a path south of Pitt Street Reserve playground. This view place is near the junction of two pathways and approximately 400m north-east of the Stockton Ferry Terminal.<br>This and similar views are available from multiple other locations near and within Lions Park and along the full extent of the southern foreshore of Stockton which extends to the west and north-west for approximately 800m beyond Punt Road Ballast Ground Park and to the north-east. This view or similar views can be enjoyed by members of the public from the entire water frontage. | The proposal blocks a short, centrally located, mid-slope section of The Hill including the north elevation and east end of Christ Church Cathedral. The extent of obstruction is minor, relative to the wider view of The Hill and its topographical form that remains visible and unaffected. The Cathedral tower and western roof form above the Nave remain visually prominent. Seated and standing views from this selected view place and low relative viewing angle are likely to be similarly affected. We note that the proposed development does not interrupt or punctuate the existing skyline above The Hill and does not alter the built-from horizon established by the Cathedral's roof and tower forms and vegetation. | This location is near a path (foreshore walkway and cycleway), and south of a playground. For those supervising children at the playground views would be to the north-west and path users looking towards the Hill are likely to be moving. Stationary park users in this vicinity may note the minor extent of quantitative and contemporary change to built form on The Hill. | No |
| **If the development is permitted, is the view that will remain sufficient to understand and appreciate the nature and attractive or significant elements within the existing view?** | | | | **Yes** |

| Qualitative Analysis | | Weighting |
|---|---|---|
| Is any significance attached to the view likely to be altered? | No, there is no significance attached to this view or view place. | Down-weight |
| If so, who or what organisation has attributed that significance and why have they done so? | No organisation has attributed significance to this view or view place. | Down-weight |
| Is the present view regarded as desirable and would the change make it less so and why? | The view is characterised by a combination of scenic or highly valued compositions. The change proposed does not make this view less desirable. | Down-weight |
| Should any change to whether the view is a static or dynamic one be regarded as positive or negative and why? | N/A the proposed change does not affect dynamic elements of the view. | Down-weight |
| If the present view attracts the public to specific locations, why and how will that attraction be impacted? | The present view and similar views from neighbouring locations attract the public to the southern extent of the Stockton foreshore. The visual change (obstruction) created by proposal will not impact levels of public attraction to this, and other equivalent view places along the Stockton foreshore. | Down-weight |
| Is any present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic? | No, there is no present obstruction of the view. | Down-weight |
| If the present obstruction of the view is extensive, does that which remains warrant preservation? | No, there is no present obstruction of the view. | Down-weight |
| How does the insertion of new elements alter the nature of the present view? | Relative to the wider extent of The Hill present in this view, the proposal introduces a minor section of new built form. New elements do not negatively affect the compositional elements or overall nature of this view. The public retain the opportunity to understand the nature and appreciate the elements of the view including The Hill and its existing visual character. | Down-weight |

# VIEW B - LIONS PARK | SUPPLEMENTARY ASSESSMENT REQUESTED BY RFI 26TH SEPTEMBER

## VIEW SOUTH TOWARDS NEWCASTLE CBD FROM LIONS PARK

This view place is located at the east edge of Lions park approximately 30m from the Pitt Street playground and north-east of the Wharf Crescent un-sealed carpark. The photograph has been taken from an open-turfed area, close to the constructed sea-wall and eastern-most edge of the linear space. This view place is near the junction of two pathways and approximately 400m north-east of the Stockton Ferry Terminal. View B is approximately 100m south-west of View A.

### DISTANCE CLASS

- Medium
- 100>1000m

### EXISTING COMPOSITION OF THE VIEW

This is an expansive view to the north, north-east, east, south (towards Newcastle) and south-west. The foreground composition is characterised by parts of Lions Park, the constructed seawall, Stockton foreshore, and the Hunter River. The mid-ground composition is formed by a long section of land-water interface, public space, vegetation and building development along the Newcastle foreshore. The background compositions is characterised by the form of The Hill, vegetation and building development within Newcastle, and Christ Church Cathedral which occupies a central, mid-slope location within this view.

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

The proposed development introduces sections of new built form into the existing mid-ground composition. The varied articulation and separation of building 4S, 3E and 3W is visually compatible with the predominant built form character in this view.

The proposed development blocks a short, centrally located, mid-slope section of The Hill including part of the eastern end of Christ Church Cathedral. The extent of obstruction is minor, relative to the wider view of The Hill and its topographical form that remains visible and unaffected. The Cathedral tower and western roof form above the Nave remain visually prominent. The proposed development does not interrupt or punctuate the existing skyline above The Hill and does not alter the built-from horizon established by the Cathedral's tower and roof forms and vegetation. The proposal does not adversely affect the public's ability to understand and appreciate the nature of the view. The blocking effects caused by the proposal in this view are compensated by the creation of the Cathedral to Harbour Corridor which retains visibility of the Cathedral tower in south facing views from important public places including Market Place, Queens Wharf and Stockton Wharf.

| | |
|---|---|
| **Visual effects of proposed development** | |
| *Visual Character* | low |
| *Scenic Quality* | low |
| *View Composition* | low |
| *Viewing Period* | low |
| *Viewing Distance* | low |
| *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 (up-weight) |
| *Physical Absorption Capacity* | high (up-weight) |
| *Compatibility with Urban Context and Visual Character* | high (up-weight) |
| **Overall rating of significance of visual impact** | **Low** |

# VP01 VIEW SOUTH TOWARDS NEWCASTLE CBD FROM STOCKTON FERRY WHARF

- *(Previously prepared for assessment in Urbis VIA April 2023 - View reference VP01)*


**Figure 14** VP 01 - View place location


**Figure 15** VP01 - Existing View


**Figure 16** VP01 - Approved Concept DA Envelope


**Figure 17** VP01 - Proposed Development


**Figure 18** VP01 - Approved Concept and Proposed Development with NLEP height planes shown.

# VP04 VIEW SOUTH TOWARDS CATHEDRAL FROM MARKET PLACE

- *(Previously prepared for assessment in Urbis VIA April 2023 - View reference VP04)*
- *Documented DCP View 15 (Newcastle DCP 2012)*


**Figure 19** VP04 - View place location


**Figure 20** VP04- Existing View


**Figure 21** VP04 - Approved Concept DA Envelope


**Figure 22** VP04 - Proposed Development


**Figure 23** VP04 - Approved Concept and Proposed Development with NLEP height planes shown.

# VP05 VIEW SOUTH TOWARDS CATHEDRAL FROM QUEENS WHARF PROMENADE (CATHEDRAL TO HARBOUR CORRIDOR)

- *(Previously prepared for assessment in Urbis VIA April 2023 - View reference VP05)*
- *(Previously prepared for assessment in Urbis response to HCCRPP March 2024 - View reference VP09)*


**Figure 24** VP05 - View place location.


**Figure 25** VP05 - Existing View


**Figure 26** VP05 - Approved Concept DA Envelope


**Figure 27** VP05 - Proposed Development


**Figure 28** VP05 - Approved Concept and Proposed Development with NLEP height planes shown.

## VP04 NEWCASTLE CLUB, WEST END MID-LEVEL (ADJACENT TO FIRST FLOOR) GARDEN TERRACE, VIEW NORTH-NORTH WEST

- *(Previously prepared for assessment in Urbis Newcastle Club View Sharing Report and Consolidated Report January 2024- View reference VP04)*


**Figure 29** VP04 (Newcastle Club) - View place location


**Figure 30** VP04 (Newcastle Club)- Existing View


**Figure 31** VP04 (Newcastle Club) - Approved Concept DA Envelope

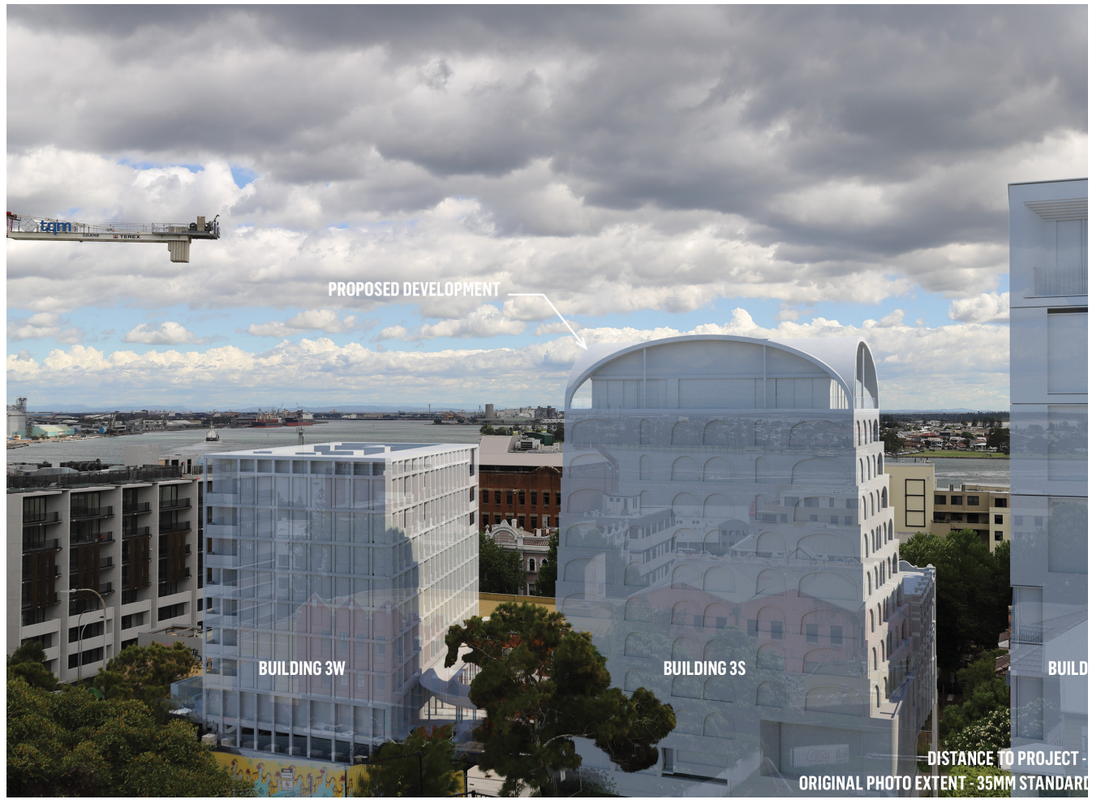



**Figure 32** VP04 (Newcastle Club) - Proposed Development


**Figure 33** VP04 (Newcastle Club) - Approved Concept and Proposed Development with NLEP height planes shown.

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

- *(Previously prepared for assessment in Urbis Segenhoe Building View Sharing Report and Consolidated Report January 2024- View reference VP19)*


**Figure 34** VP19 - View place location


**Figure 35** VP19 - Proposed Development


**Figure 36** VP19 - Approved Concept DA Envelope

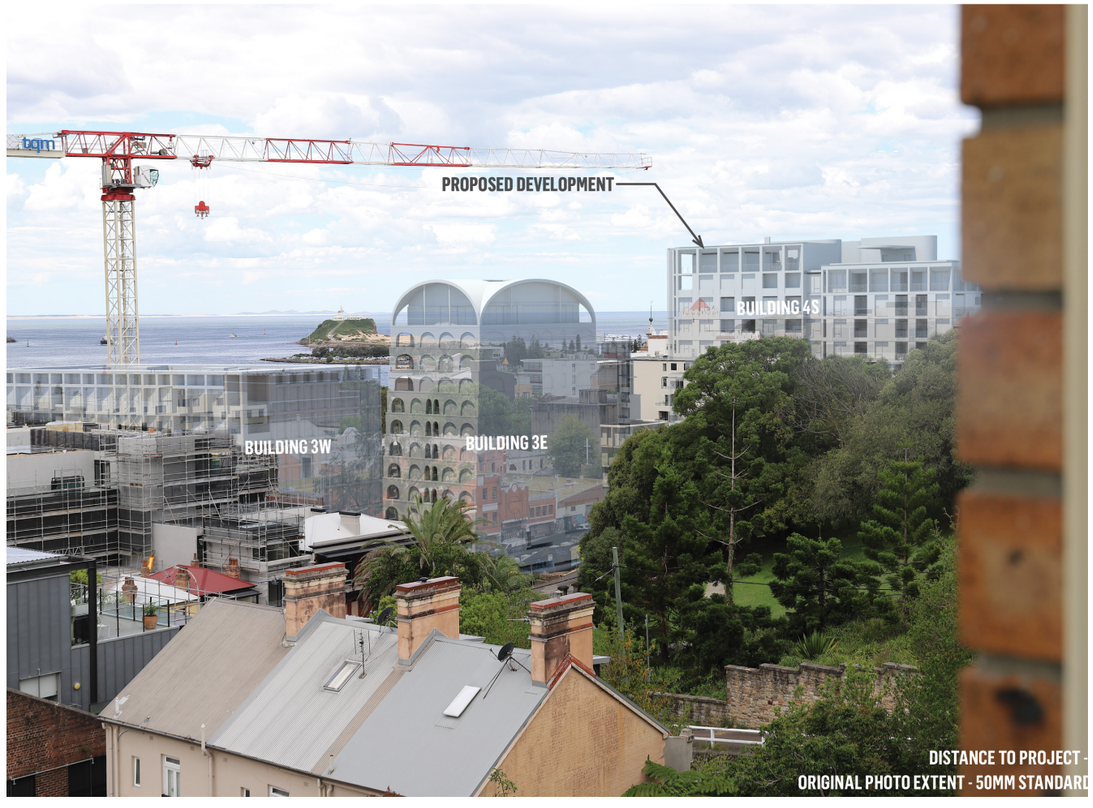



**Figure 37** VP19 - Proposed Development

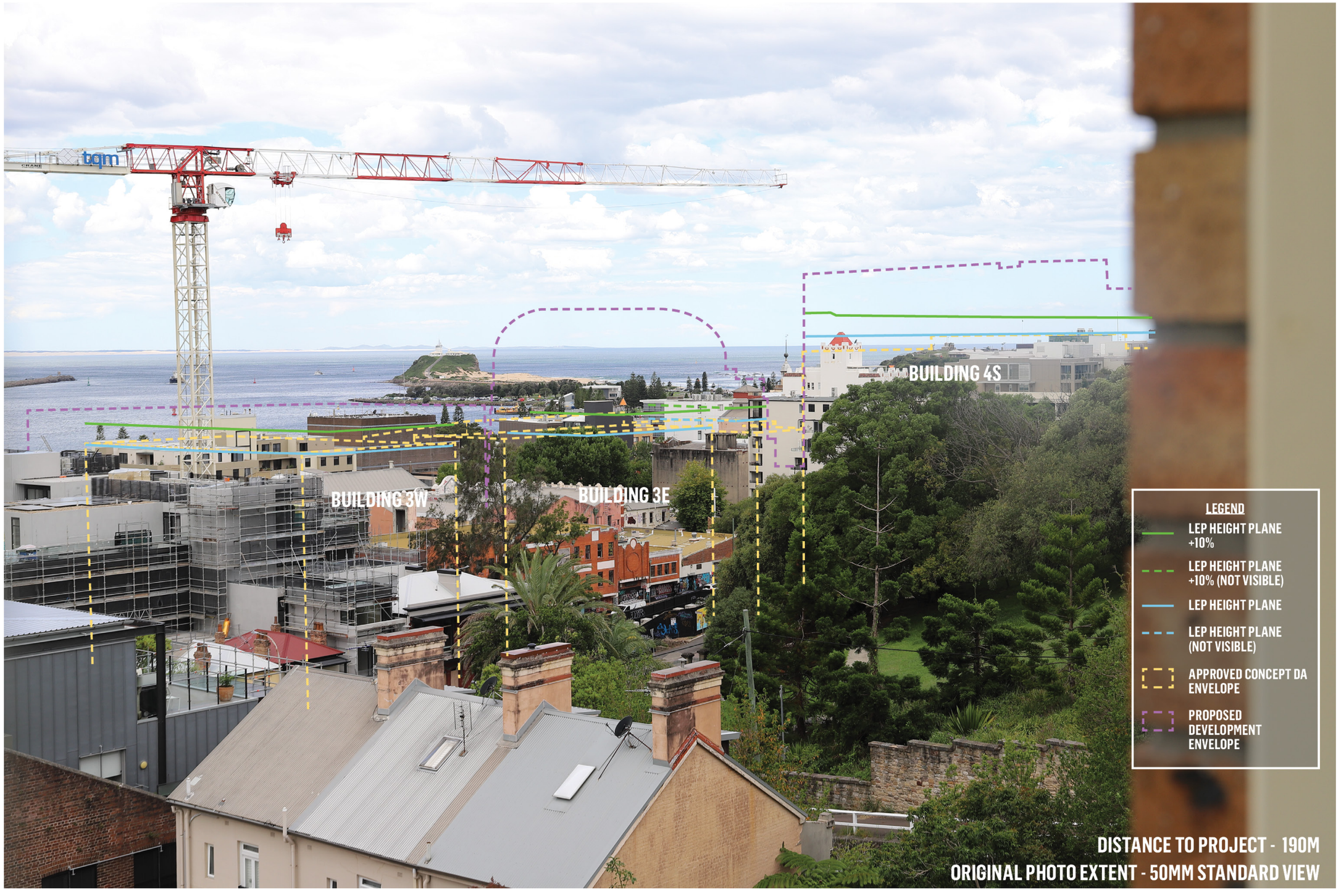



**Figure 38** VP19 - Approved Concept and Proposed Development with NLEP height planes shown.

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

- *(Previously prepared for assessment in Urbis Segenhoe Building View Sharing Report and Consolidated Report January 2024- View reference VP21)*


**Figure 39** VP21 - View place location


**Figure 40** VP21 -Existing View


**Figure 41** VP21 - Approved Concept DA Envelope


**Figure 42** VP21 - Proposed Development


**Figure 43** VP21- Approved Concept and Proposed Development with NLEP height planes shown.



2.0: PHOTOMONTAGES

# 3.0 CONCLUSIONS

- This report has been updated to include additional information to satisfy the RFI issued 26th September 2004.
- All requirements of the RFI dated 20th August have been provided.
- Photomontages have been prepared to satisfy the LECNSW photomontage policy May 2024.
- Public Views A and B have been objectively assessed against the Rosebay Planning Principle which found the following:
    - The assessment rates visual effects (quantum of change) and impacts of that change in relation to viewers being able to understand and appreciate the nature and attractive or significant elements within the view.
- From a short eastern section of the expansive Stockton public foreshore, part of the east end of Christ Church Cathedral will be obscured by the proposed development.
- The form and topography of The Hill including the Cathedral's visually distinctive and prominent roof and tower, remains visible, clearly perceived, understood and appreciated.
- The proposed development does not interrupt or punctuate the existing land-sky horizon formed by The Hill and Cathedral tower and roof form.
- Visual Impacts as assessed against Rosebay confirm that notwithstanding minor view blocking, the scenic quality, and key compositional elements of the views from Stockton are not significantly impacted by the proposal.

# 04 APPENDICES

# APPENDIX 1

## ANALYSIS OF VISUAL EFFECTS

Published on the NSW Department of Planning, Industry and Environment website via major projects tab (NSW DPIE). This information has been developed by RLA and is acknowledged as being a comprehensive summary of typical descriptions regarding visual effects. The descriptions below have been used as a guide to make subjective judgements in relation to the effects and impacts of the proposed development on each modelled view.

| Factors | Low Effect | Medium Effect | High Effect |
|---|---|---|---|
| Scenic quality | The proposal does not have negative effects on features which are associated with high scenic quality, such as the quality of panoramic views, proportion of or dominance of structures, and the appearance of interfaces. | The proposal has the effect of reducing some or all of the extent of panoramic views, without significantly decreasing their presence in the view or the contribution that the combination of these features make to overall scenic quality | The proposal significantly decreases or eliminates the perception of the integrity of any of panoramic views or important focal views. The result is a significant decrease in perception of the contribution that the combinations of these features make to scenic quality |
| Visual character | The proposal does not decrease the presence of or conflict with the existing visual character elements such as the built form, building scale and urban fabric | The proposal contrasts with or changes the relationship between existing visual character elements in some individual views by adding new or distinctive features but does not affect the overall visual character of the precinct's setting. | The proposal introduces new or contrasting features which conflict with, reduce or eliminate existing visual character features. The proposal causes a loss of or unacceptable change to the overall visual character of individual items or the locality. |
| View place sensitivity | Public domain viewing places providing distant views, and/or with small number of users for small periods of viewing time (Glimpses-as explained in viewing period). | Medium distance range views from roads and public domain areas with medium number of viewers for a medium time (a few minutes or up to half day-as explained in viewing period). | Close distance range views from nearby roads and public domain areas with medium to high numbers of users for most the day (as explained in viewing period). |
| Viewer sensitivity | Residences providing distant views (>1000m). | Residences located at medium range from site (100-1000m) with views of the development available from bedrooms and utility areas. | Residences located at close or middle distance (<100m as explained in viewing distance) with views of the development available from living spaces and private open spaces. |
| View composition | Panoramic views unaffected, overall view composition retained, or existing views restricted in visibility of the proposal by the screening or blocking effect of structures or buildings. | Expansive or restricted views where the restrictions created by new work do not significantly reduce the visibility of the proposal or important features of the existing visual environment. | Feature or focal views significantly and detrimentally changed. |
| Viewing period | Glimpse (e.g. moving vehicles). | Few minutes to up to half day (e.g. walking along the road, recreation in adjoining open space). | Majority of the day (e.g. adjoining residence or workplace). |
| Viewing distance | Distant Views (>1000m). | Medium Range Views (100- 1000m). | Close Views (<100m). |
| View loss or blocking effect | No view loss or blocking. | Partial or marginal view loss compared to the expanse/extent of views retained. No loss of views of scenic icons. | Loss of majority of available views including loss of views of scenic icons. |

**Table 1** Description of visual effects.

# APPENDIX 2

## ANALYSIS OF VISUAL IMPACTS

In order to establish an objective assessment of the extent and significance of the likely visual changes in each view, Urbis have used the following descriptions of visual impacts on baseline factors sourced from Richard Lamb and Associates (RLA).

| Factors | Low Impact | Medium Impact | High Impact |
|---|---|---|---|
| Physical absorption capacity | Existing elements of the landscape physically hide, screen or disguise the proposal. The presence of buildings and associated structures in the existing landscape context reduce visibility. Low contrast and high blending within the existing elements of the surrounding setting and built form. | The proposal is of moderate visibility but is not prominent because its components, texture, scale and building form partially blend into the existing scene. | The proposal is of high visibility and it is prominent in some views. The project location is high contrast and low blending within the existing elements of the surrounding setting and built form. |
| Compatibility with urban/natural features | High compatibility with the character, scale, form, colours, materials and spatial arrangement of the existing urban and natural features in the immediate context. Low contrast with existing elements of the built environment. | Moderate compatibility with the character, scale, form and spatial arrangement of the existing urban and natural features in the immediate context. The proposal introduces new urban features, but these features are compatible with the scenic character and qualities of facilities in similar settings. | The character, scale, form and spatial arrangement of the proposal has low compatibility with the existing urban features in the immediate context which could reasonably be expected to be new additions to it when compared to other examples in similar settings. |

**Table 2** Indicative Ratings Table of Visual Impact Factors.

# APPENDIX 3
## PHOTOMONTAGE PACKAGE

URBIS

# EAST END NEWCASTLE

## VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR
**IRIS CAPITAL**
SEPTEMBER 2024

## PHOTOMONTAGES PREPARED BY:

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

## DATE PREPARED :

9 September 2024

## VISUALISATION ARTISTS :

Ashley Poon, Urbis – Lead Visual Technologies Consultant
Bachelor of Planning and Design (Architecture) with over 20 years' experience in 3D visualisation

Manuel Alvelo, Urbis - Visual Technologies Consultant
Bachelor of Architecture, Masters of Urban Planning and Environment

Kim Nguyen, Urbis – Visual Technologies Consultant
Bachelor of Interior Architecture

## LOCATION PHOTOGRAPHERS :

Jane Maze-Riley, Urbis - Director, National Design

Grant Leslie - Perfect images (August 2024), under Urbis direction

## CAMERA & LENS :

Urbis : Canon EOS 6D Mark II (26 MP full frame DSLR) with EF24-105mm f/3.5-5.6 IS STM

Perfect Images : Canon EOS R3 (24MP full frame DSLR) with RF24-70mm F2.8 L IS USM

## SOFTWARE USED :

- 3DSMax 2023 with Arnold 5.0 (3D Modelling and Render Engine)
- AutoCAD 2022 (2D CAD Editing)
- Globalmapper 25 (GIS Data Mapping / Processing)
- Photoshop CC 2024 (Photo Editing)

## DATA SOURCES :

- LiDAR Point cloud (LAS) and Digital Elevation Models (DEM) from NSW Government Spatial Services datasets - Newcastle 2018 & 2014
- Independent Survey received as AutoCAD DWG from registered surveyor Brett White - Positive Survey Solutions - 2024-09-03
- Geo-referenced aerial photography from Nearmap - 2022-01-15
- Proposed Revit (RVT) 3D models received from Architects - 2023-02-27
- Height planes Revit (RVT) 3D model received from Architect - 2023-04-03

## METHODOLOGY :

Photomontages provided on the following pages have been produced with a high degree of accuracy to comply with Land and Environment Court of New South Wales photmontage policy (May 2024).

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 at a standing height of 1.6m above natural ground level. Photos have generally been taken at a standard focal length of 50mm, or 35mm to show a slightly wider context. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Using available geo-spatial data for the site, including independent site surveys, aerial photography, digital elevation models and LiDAR point-clouds, the relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photomontage, the photo's surveyed 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 matching common features between the 3D camera and model against the original photograph.
- 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

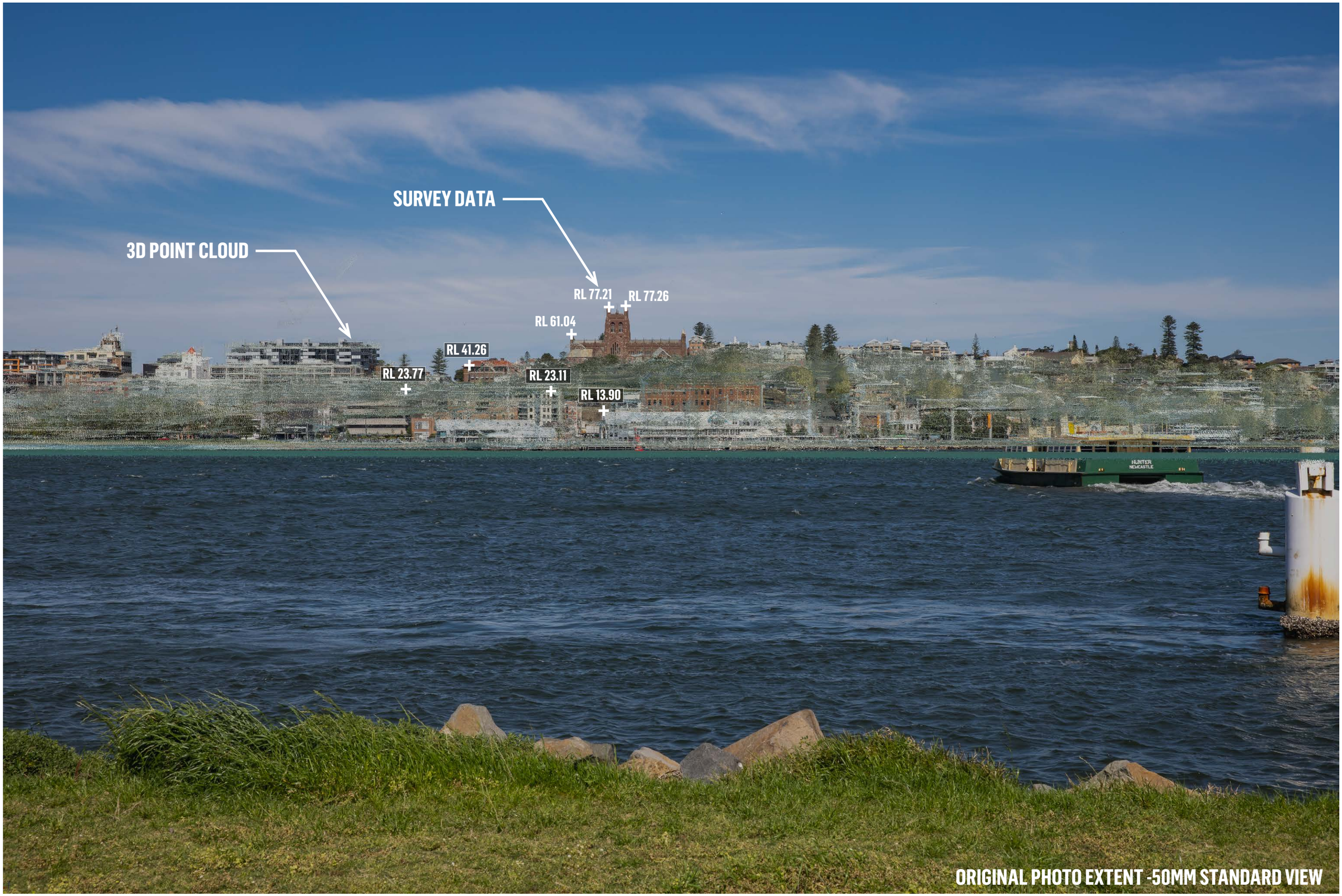
**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_MAP
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP1 (IMG 0010) VIEW LOOKING SSW FROM STOCKTON PARK: EXISTING CONDITIONS : 2024-08-28 11:29 AEST

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_1A
**REV:** -




URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP1 (IMG 0010) : CAMERA MATCH 3D MODEL TO PHOTO

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_1B
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP1 (IMG 0010) VIEW LOOKING SSW FROM STOCKTON PARK: PHOTOMONTAGE - APPROVED CONCEPT DA

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_1C
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP1 (IMG 0010) VIEW LOOKING SSW FROM STOCKTON PARK: PHOTOMONTAGE - PROPOSED DEVELOPMENT

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_1D
**REV:** -

**LEGEND**

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

BUILDING 4S

BUILDING 3E

BUILDING 3W

DISTANCE TO PROJECT - 840M

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP1 (IMG 0010) VIEW LOOKING SSW FROM STOCKTON PARK: PHOTOMONTAGE - APPROVED CONCEPT DS AND PROPOSED DEVELOPMENT

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_1E
**REV:** -

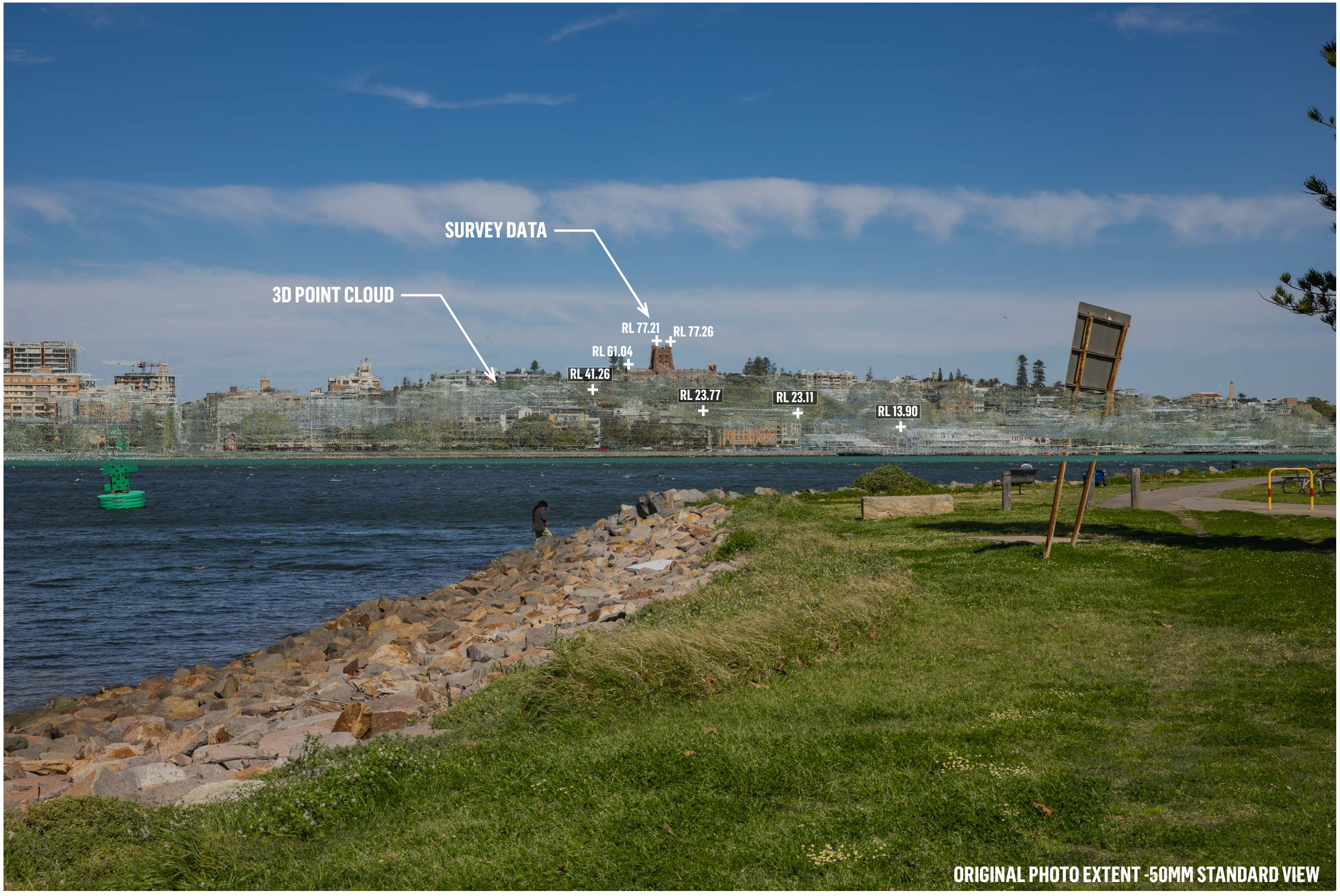
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VPA (IMG 0008) VIEW LOOKING SOUTH WEST FROM STOCKTON PARK: EXISTING CONDITIONS : 2024-08-28 11:15 AEST

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_AA
**REV:** -




URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VPA (IMG 0008) VIEW LOOKING SOUTH WEST FROM STOCKTON PARK: CAMERA MATCH 3D MODEL TO PHOTO

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_AB
**REV:** -

APPROVED CONCEPT DA

DISTANCE TO PROJECT - 1050M

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VPA (IMG 0008) VIEW LOOKING SOUTH WEST FROM STOCKTON PARK: PHOTOMONTAGE - APPROVED CONCEPT DA

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_AC
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VPA (IMG 0008) VIEW LOOKING SOUTH WEST FROM STOCKTON PARK: PHOTOMONTAGE - PROPOSED DEVELOPMENT

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_AD
**REV:** -

**LEGEND**

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

BUILDING 4S

BUILDING 3E

BUILDING 3W

DISTANCE TO PROJECT - 1050M

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VPA (IMG 0008) VIEW LOOKING SOUTH WEST FROM STOCKTON PARK: PHOTOMONTAGE - APPROVED CONCEPT DA AND PROPOSED DEVELOPMENT

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_AE
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VPB (IMG 0006) VIEW LOOKING SOUTH WEST FROM STOCKTON PARK: EXISTING CONDITIONS : 2024-08-28 11:07 AEST

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_BA
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VPB (IMG 0006) VIEW LOOKING SOUTH WEST FROM STOCKTON PARK: CAMERA MATCH 3D MODEL TO PHOTO

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_BB
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VPB (IMG 0006) VIEW LOOKING SOUTH WEST FROM STOCKTON PARK: PHOTOMONTAGE - APPROVED DA CONCEPT

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_BC
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VPB (IMG 0006) VIEW LOOKING SOUTH WEST FROM STOCKTON PARK: PHOTOMONTAGE - PROPOSED DEVELOPMENT

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_BD
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VPB (IMG 0006) VIEW LOOKING SOUTH WEST FROM STOCKTON PARK: PHOTOMONTAGE - APPROVED DA AND PROPOSED DEVELOPMENT

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_BE
**REV:** -

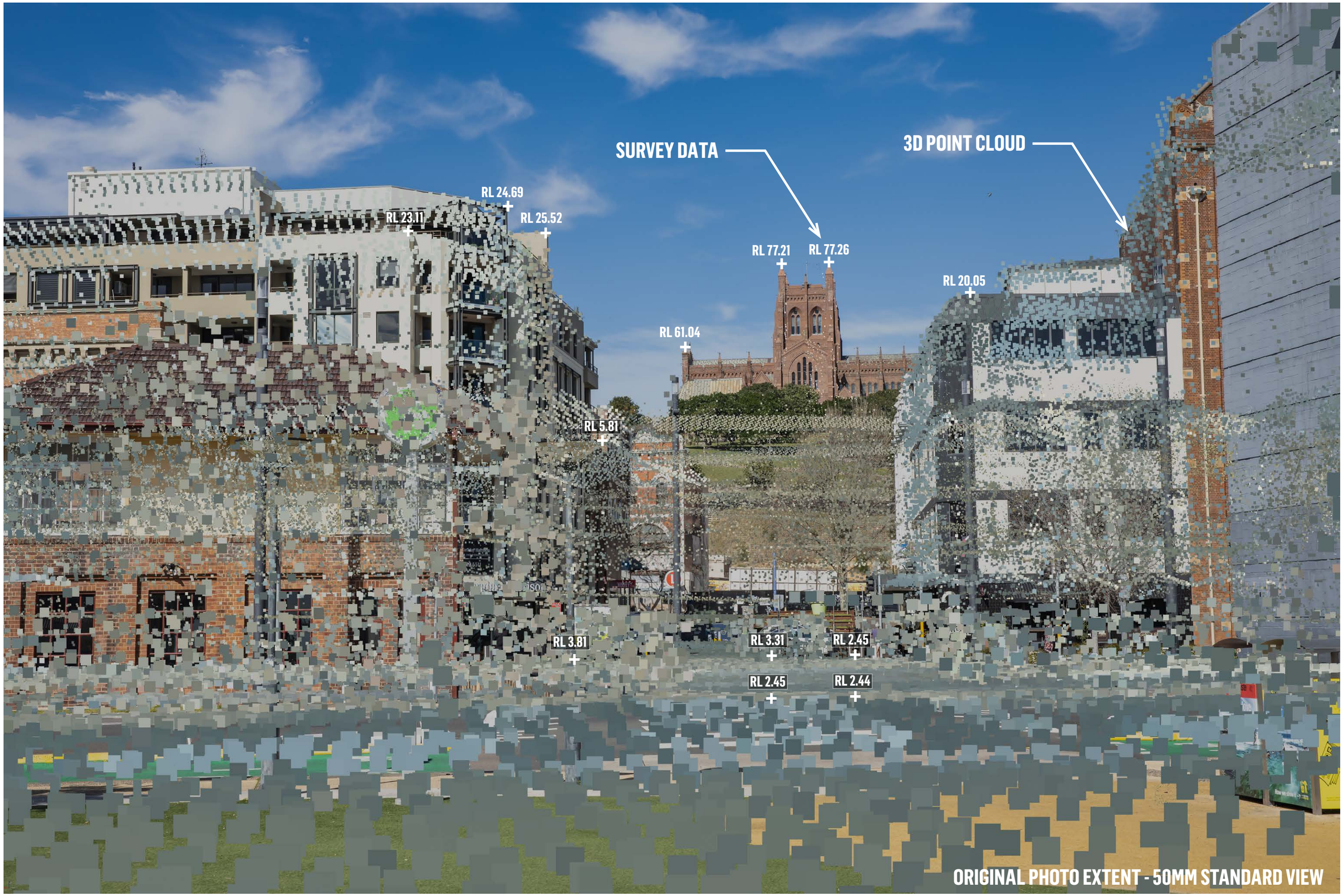

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP5 (IMG 0004) LOOKING SOUTH FROM QUEENS WHARF: EXISTING CONDITIONS : 2024-08-28 10:12 AEST

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_5A
**REV:** -




URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP5 (IMG 0004) LOOKING SOUTH FROM QUEENS WHARF: CAMERA MATCH 3D MODEL TO PHOTO

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_5B
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP5 (IMG 0004) LOOKING SOUTH FROM QUEENS WHARF: PHOTOMONTAGE - APPROVED CONCEPT DA

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_5C
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP5 (IMG 0004) LOOKING SOUTH FROM QUEENS WHARF: PHOTOMONTAGE - PROPOSED DEVELOPMENT

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_5D
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP5 (IMG 0004) LOOKING SOUTH FROM QUEENS WHARF: PHOTOMONTAGE - PROPOSED DEVELOPMENT

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_5E
**REV:** -

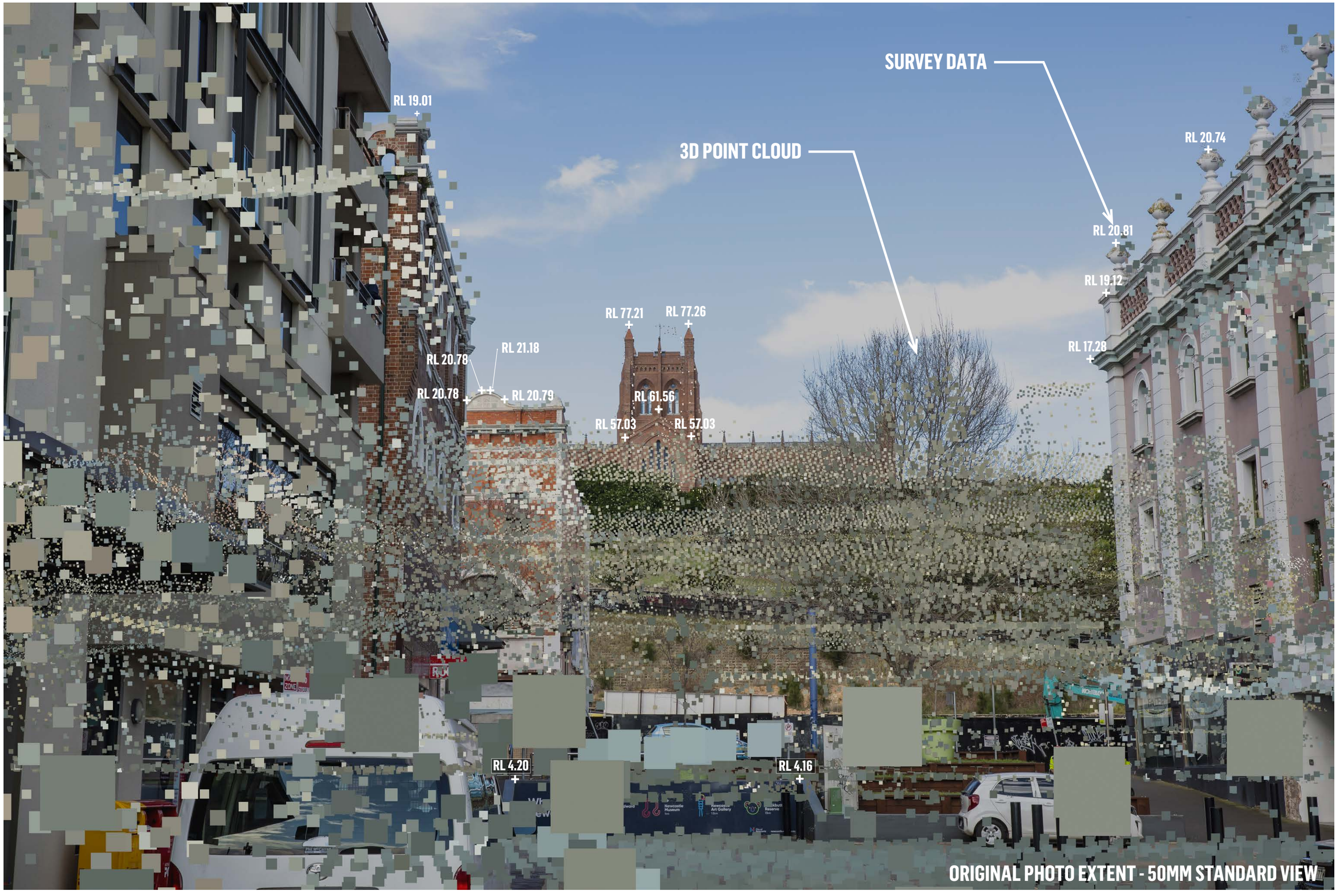

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP4 (IMG 0002) LOOKING SSW ALONG MARKET STREET: EXISTING CONDITIONS : 2024-08-28 10:01 AEST

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_4A
**REV:** -




URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP4 (IMG 0002) LOOKING SSW ALONG MARKET STREET: CAMERA MATCH 3D MODEL TO PHOTO

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_4B
**REV:** -

APPROVED CONCEPT DA

DISTANCE TO PROJECT - 80M

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP4 (IMG 0002) LOOKING SSW ALONG MARKET STREET: PHOTOMONTAGE - APPROVED CONCEPT DA

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_4C
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP4 (IMG 0002) LOOKING SSW ALONG MARKET STREET: PHOTOMONTAGE - PROPOSED DEVELOPMENT

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_4D
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP4 (IMG 0002) LOOKING SSW ALONG MARKET STREET: PHOTOMONTAGE - APPROVED CONCEPT DA AND PROPOSED DEVELOPMENT

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_4E
**REV:** -


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:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_04A
**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:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_04B
**REV:** -

APPROVED CONCEPT DA

DISTANCE TO PROJECT - <50M

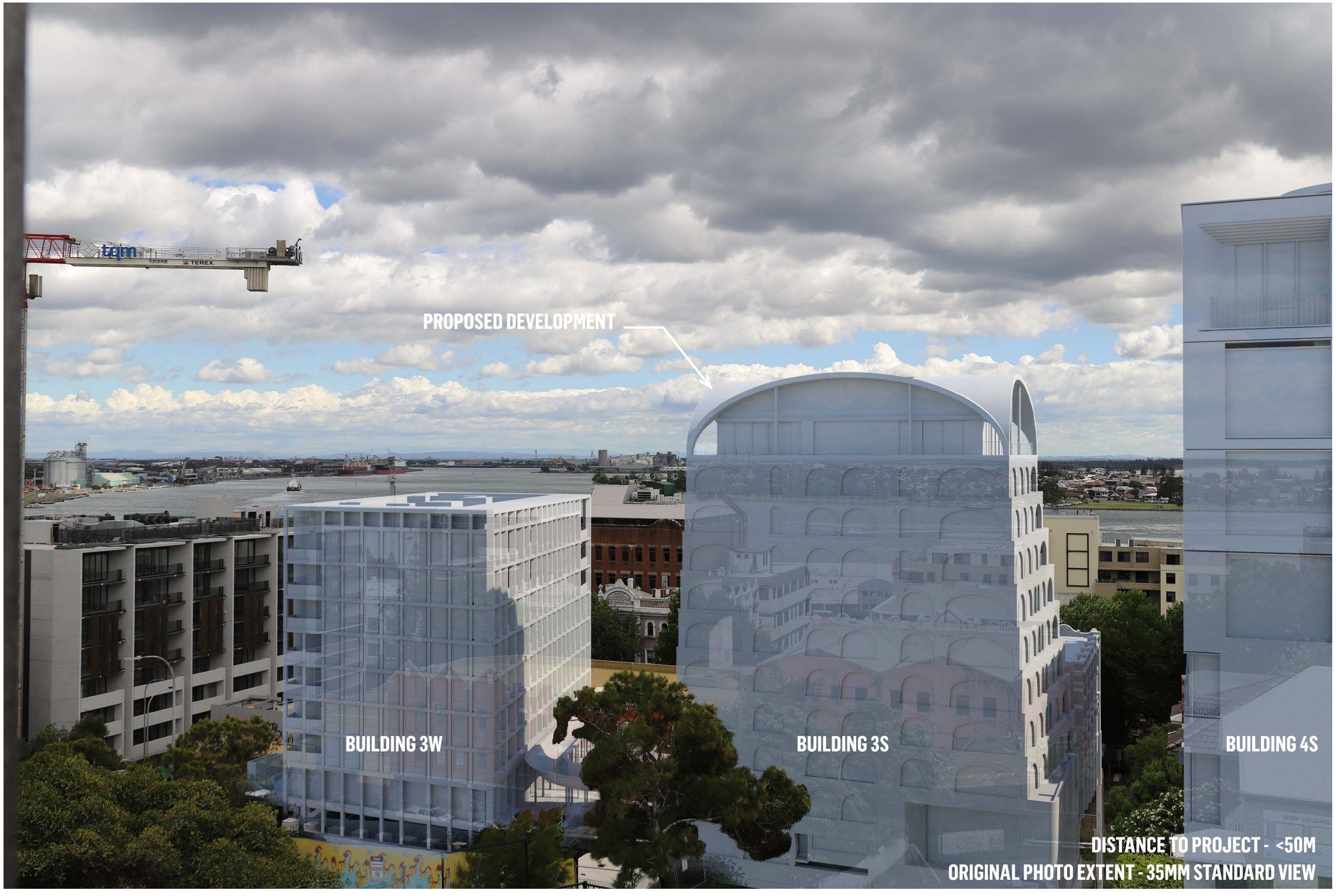
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW

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 - APPROVED CONCEPT DA

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_04C
**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:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_04D
**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:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_04E
**REV:** -


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:** 2024-09-09
**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

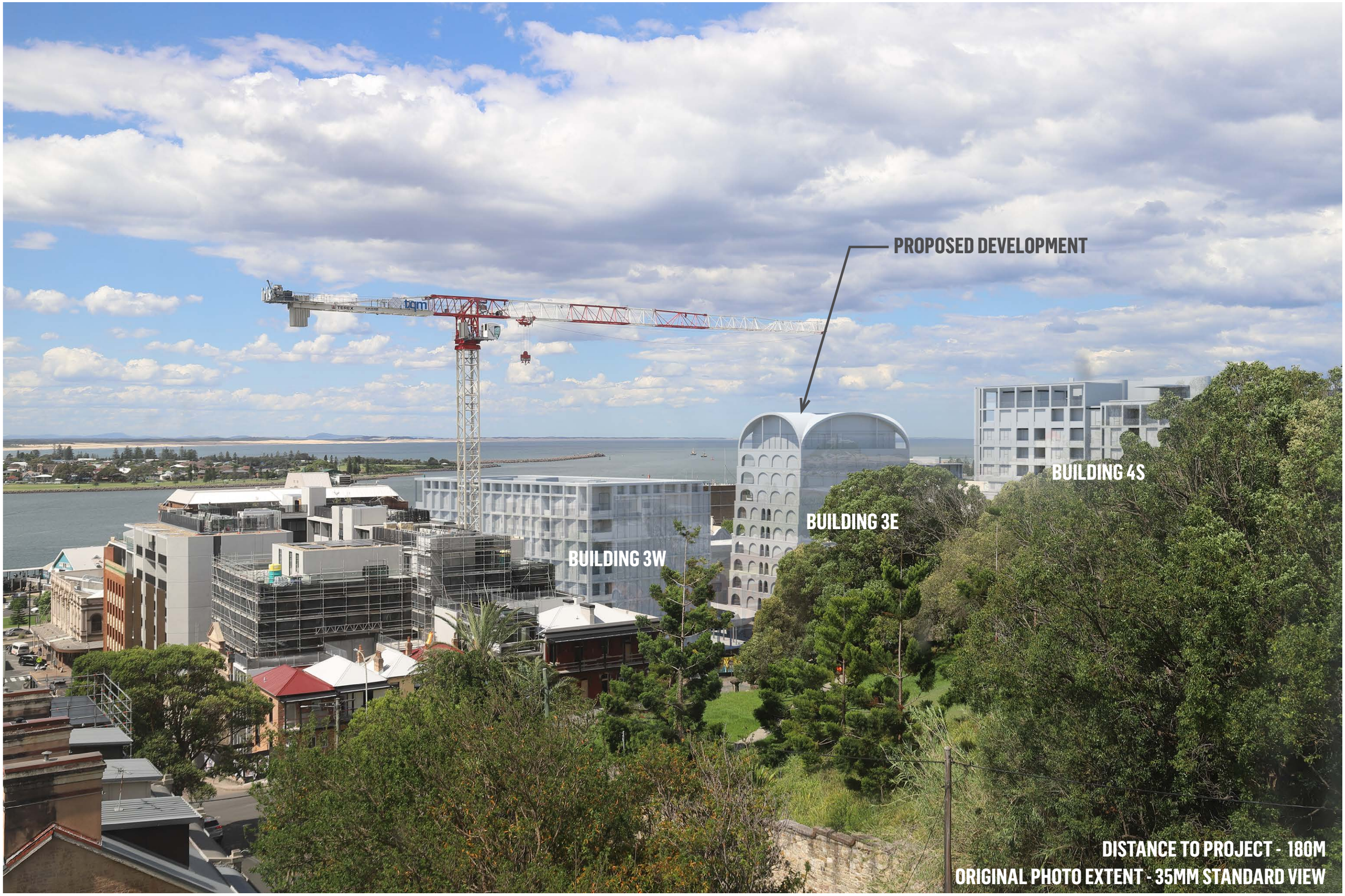
**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_21B
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP21 IMG 0189 : SEGENHOE APARTMENTS, APARTMENT 17 DINING AREA VIEW NORTH EAST PHOTOMONTAGE - APPROVED CONCEPT DA

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_21C
**REV:** -




URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP21 IMG 0189 : SEGENHOE APARTMENTS, APARTMENT 17 DINING AREA VIEW NORTH EAST

## PHOTOMONTAGE - PROPOSED DEVELOPMENT

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_21D
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

## VP21 IMG 0189 : SEGENHOE APARTMENTS, APARTMENT 17 DINING AREA VIEW NORTH EAST

## PHOTOMONTAGE - APPROVED CONCEPT DA AND PROPOSED DEVELOPMENT

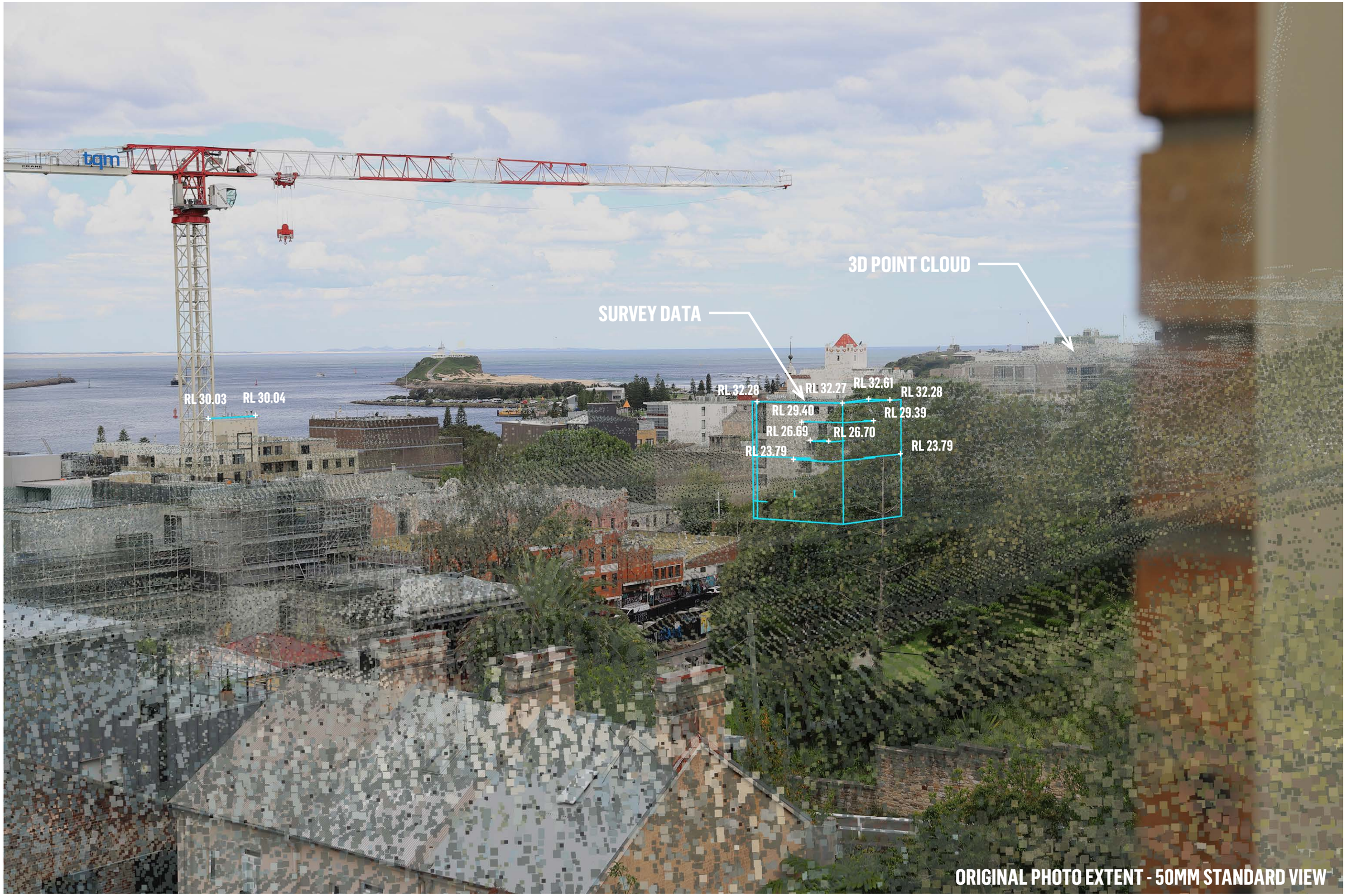
**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_21E
**REV:** -


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:** 2024-09-09
**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

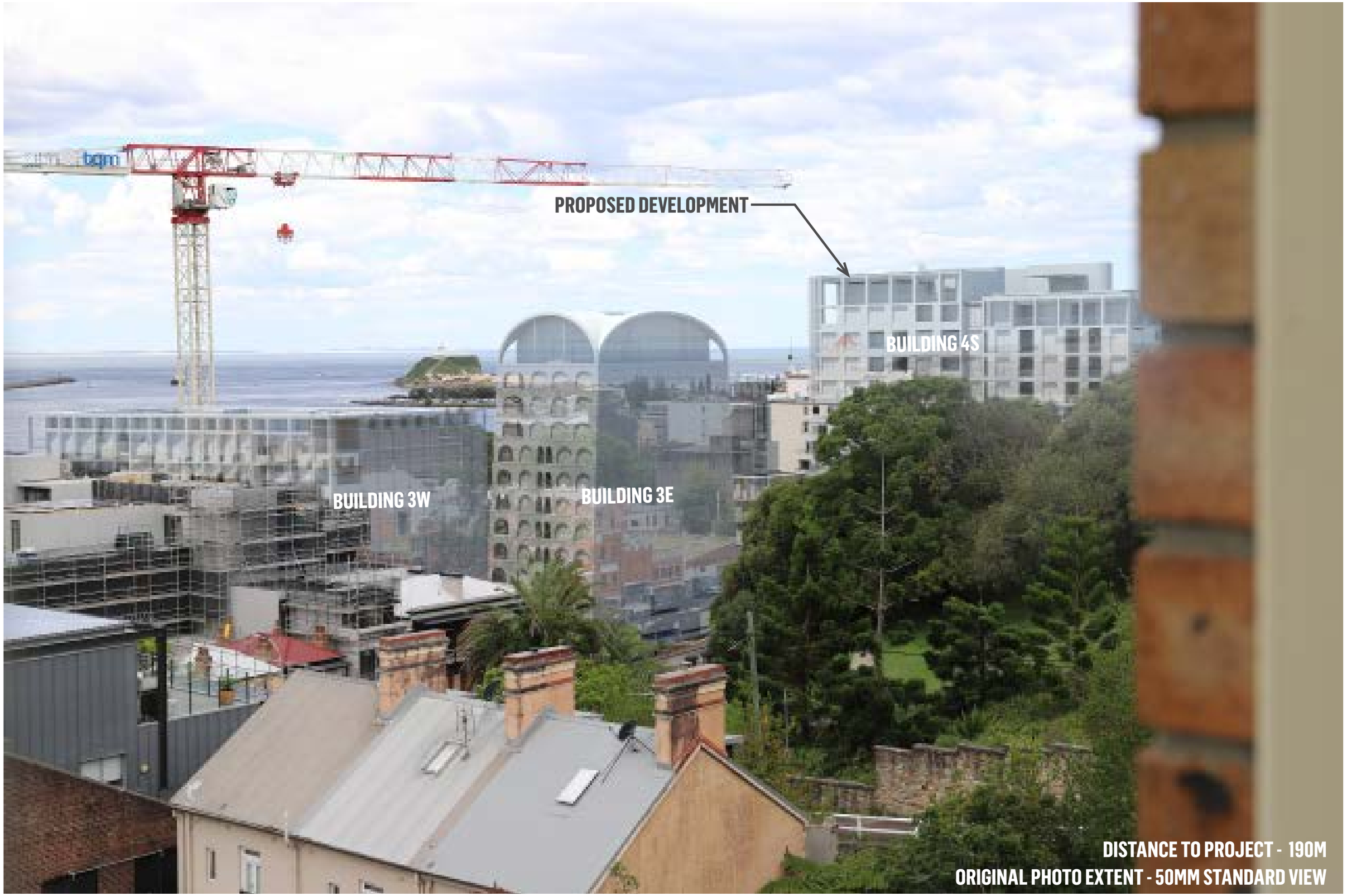
**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_19B
**REV:** -


URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP19 IMG 0169 : SEGENHOE APARTMENTS, APARTMENT 20 STUDY AREA VIEW NORTH EAST
PHOTOMONTAGE - APPROVED CONCEPT DA

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_19C
**REV:** -



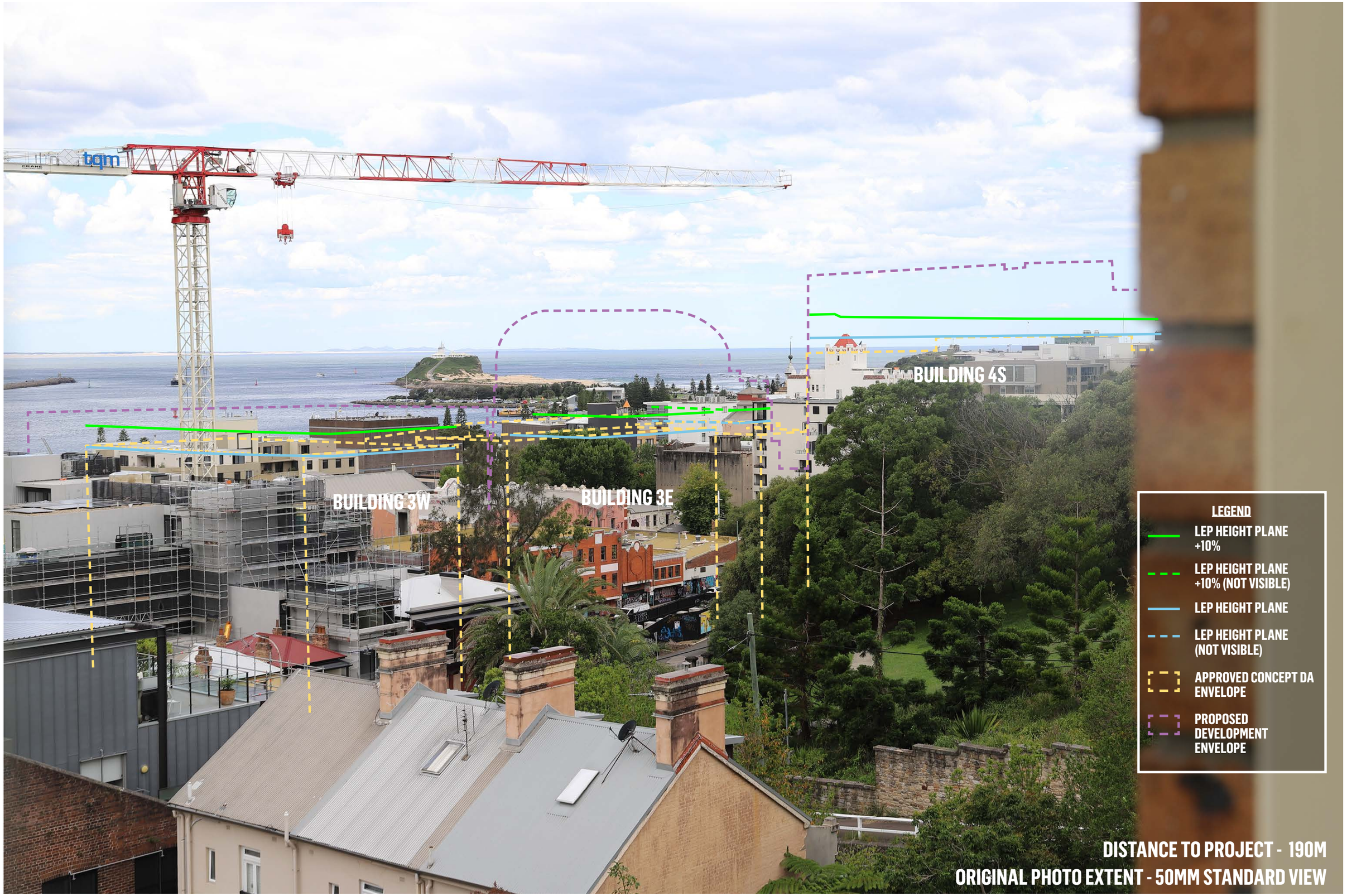

URBIS

# EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP19 IMG 0169 : SEGENHOE APARTMENTS, APARTMENT 20 STUDY AREA VIEW NORTH EAST

PHOTOMONTAGE - PROPOSED DEVELOPMENT

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_19D
**REV:** -

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# EAST END - NEWCASTLE - VISUAL ASSESSMENT

VP19 IMG 0169 : SEGENHOE APARTMENTS, APARTMENT 20 STUDY AREA VIEW NORTH EAST

PHOTOMONTAGE - PROPOSED DEVELOPMENT

**DATE:** 2024-09-09
**JOB NO:** P0042943
**DWG NO:** VP_19E
**REV:** -

# APPENDIX 4

## INDEPENDENT SURVEY DATA


## VIEW POINT INFORMATION

| NAME | EASTING | NORTHING | HEIGHT (GROUND) | HEIGHT (+1.6m) | MARK TYPE |
|---|---|---|---|---|---|
| VP A | 386624.05 | 6357022.86 | 2.15 | 3.75 | RAMSET IN BITUMEN |
| VP B | 386511.05 | 6356944.22 | 2.36 | 3.96 | RAMSET IN BITUMEN |
| VP 01 | 386176.00 | 6356960.50 | 1.92 | 3.52 | PEG |
| VP 01A | 386179.85 | 6356966.44 | 1.72 | 3.32 | GIN IN BITUMEN |
| VP 08 | 386055.83 | 6356211.52 | 2.30 | 3.90 | DRILL HOLE IN SERVICE LID |
| VP 09 | 386064.77 | 6356296.48 | 2.31 | 3.91 | RAMSET IN CONCRETE |

NOTES

1. DATUM POINT OF ORIGIN FOR HORIZONTAL AND VERTICAL IS SSM 166751.
2. CO-ORDINATES SHOWN HAVE BEEN SCALED TO GROUND.
3. HORIZONTAL AND VERTICAL ACCURACY OF MARKS SHOWN ARE +/- 20mm AND +/- 30mm RESPECTIVELY.
4. LOCATION OF MARKS SHOWN BY A RED ARROW OR CIRCLE ON THE PICTURES ARE APPROXIMATE ONLY.
5. CO-ORDINATES AND REDUCED LEVELS SHOWN HAVE BEEN DETERMINED FROM THE APPROXIMATE VIEW POINTS 08 AND 09 LOCATIONS.

TITLE: PLAN OF VIEW POINT LOCATIONS NEWCASTLE CBD

LOCATION: HUNTER STREET NEWCASTLE

CLIENT: URBIS

POSITIVE SURVEY SOLUTIONS

- LAND & PROPERTY SURVEYS
- PROJECT MANAGEMENT
- LAND DEVELOPMENT
- 3D LASER SCANNING
- ENGINEERING & INFRASTRUCTURE SURVEYS
- STRATA & COMMUNITY TITLE SURVEYS
- VOLUMETRIC SURVEYS & MODELLING
- DRONE SURVEYS & IMAGERY

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| Revision | Amendment | Date |
|---|---|---|
| A | INITIAL ISSUE | 8.12.2023 |
| B | 50 WOLF ST DATA UPDATE | 15.12.2023 |
| C | ADDITIONAL PHOTO DATA | 03.09.2024 |
| D | | |
| E | | |

SCALE A1 - 1:500, A3 - 1:1000 | ORIGINAL SIZE A1

DO NOT SCALE

SURVEYOR: BW DRAWN: BW

BRETT WHITE
REGISTERED SURVEYOR

HORIZ DATUM MGA2020 SSM 166751 | E 386460.141 N 6356313.792 | SOURCE SCIMS 28.08.24

VERT DATUM AHD SSM 166751 | RL 2.410 | SOURCE SCIMS 28.08.24

CONTOUR INTERVAL:

CAD REF: 24139_PHOTO_C-240903.dwg

JOB / REF NO. 24139

SHEET NO. 5 OF 9

DATE: 03.09.24

REVISION: C


NOTES

1. DATUM POINT OF ORIGIN FOR HORIZONTAL AND VERTICAL IS SSM 166751.
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## VIEW POINT INFORMATION

| NAME | EASTING | NORTHING | HEIGHT (GROUND) | HEIGHT (+1.6m) | MARK TYPE |
|---|---|---|---|---|---|
| VP A | 386624.05 | 6357022.86 | 2.15 | 3.75 | RAMSET IN BITUMEN |
| VP B | 386511.05 | 6356944.22 | 2.36 | 3.96 | RAMSET IN BITUMEN |
| VP 01 | 386176.00 | 6356960.50 | 1.92 | 3.52 | PEG |
| VP 01A | 386179.85 | 6356966.44 | 1.72 | 3.32 | GIN IN BITUMEN |
| VP 08 | 386055.83 | 6356211.52 | 2.30 | 3.90 | DRILL HOLE IN SERVICE LID |
| VP 09 | 386064.77 | 6356296.48 | 2.31 | 3.91 | RAMSET IN CONCRETE |

TITLE: PLAN OF VIEW POINT LOCATIONS STOCKTON

LOCATION: STOCKTON FORESHORE STOCKTON

CLIENT: URBIS

POSITIVE SURVEY SOLUTIONS

• LAND & PROPERTY SURVEYS • ENGINEERING & INFRASTRUCTURE SURVEYS
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SCALE A1 - 1:500, A3 - 1:1000 | ORIGINAL SIZE A1

DO NOT SCALE

SURVEYOR: BW DRAWN: BW

BRETT WHITE
REGISTERED SURVEYOR

HORIZ DATUM MGA2020 E 386460.141 N 6356313.792 SOURCE SCIMS SSM 166751 28.08.24

VERT DATUM AHD RL 2.410 SOURCE SCIMS SSM 166751 28.08.24

CONTOUR INTERVAL:

CAD REF: 24139_PHOTO_C-240903.dwg

JOB / REF NO. 24139

SHEET NO. 6 OF 9

DATE: 03.09.24

REVISION: C


| FIXED FEATURE INFORMATION | | | | |
|---|---|---|---|---|
| PLAN NAME | EASTING | NORTHING | RL | DESCRIPTION |
| SVY 01 | 386051.27 | 6356170.99 | 19.05 | TOP OF PARAPET |
| SVY 02 | 386044.40 | 6356132.00 | 20.78 | FEATURE ARC OF BUILDING |
| SVY 03 | 386043.76 | 6356132.17 | 21.18 | FEATURE ARC OF BUILDING |
| SVY 04 | 386043.42 | 6356132.27 | 21.18 | FEATURE ARC OF BUILDING |
| SVY 05 | 386042.82 | 6356132.43 | 20.79 | FEATURE ARC OF BUILDING |
| SVY 06 | 385992.02 | 6355939.56 | 57.03 | TOP OF BRICK TRIANGLE |
| SVY 07 | 385989.25 | 6355930.61 | 77.21 | CENTRE OF TOP SPIRE BALL |
| SVY 08 | 385986.86 | 6355940.02 | 61.56 | CENTRE OF CROSS |
| SVY 09 | 385980.03 | 6355933.16 | 77.26 | CENTRE OF TOP SPIRE BALL |
| SVY 10 | 385982.32 | 6355942.37 | 57.03 | TOP OF BRICK TRIANGLE |
| SVY 11 | 386048.54 | 6356168.94 | 4.20 | TOP INSIDE CORNER OF BRICK WALL |
| SVY 12 | 386042.21 | 6356170.29 | 4.16 | TOP INSIDE CORNER OF BRICK WALL |
| SVY 13 | 386028.42 | 6356158.91 | 17.28 | EDGE OF PARAPET |
| SVY 14 | 386028.41 | 6356160.16 | 19.12 | EDGE OF PARAPET |
| SVY 15 | 386027.81 | 6356159.91 | 20.81 | TOP OF MAIN FEATURE BALL |
| SVY 16 | 386029.78 | 6356168.69 | 20.74 | TOP OF MAIN FEATURE BALL |
| SVY 17 | 386062.85 | 6356277.43 | 3.81 | TOP OF BEVELLED LIGHT POST |
| SVY 18 | 386062.72 | 6356277.43 | 5.81 | EDGE OF LIGHT FITTING |
| SVY 19 | 386064.68 | 6356206.72 | 23.11 | CORNER OF WALL |
| SVY 20 | 386059.84 | 6356205.67 | 24.69 | EDGE OF STEEL |
| SVY 21 | 386057.25 | 6356196.22 | 25.52 | CORNER OF WALL |
| SVY 22 | 386008.48 | 6355925.86 | 61.04 | CENTRE OF TOP SPIRE BALL |
| SVY 23 | 386057.30 | 6356258.00 | 2.45 | BOTTOM OF BOLLARD |
| SVY 24 | 386057.29 | 6356257.98 | 3.31 | TOP OF BOLLARD |
| SVY 25 | 386055.54 | 6356257.99 | 3.31 | TOP OF BOLLARD |
| SVY 26 | 386055.55 | 6356258.02 | 2.44 | BOTTOM OF BOLLARD |
| SVY 27 | 386037.53 | 6356209.05 | 20.05 | CORNER OF ROOF |
| SVY 28 | 386119.96 | 6356204.28 | 23.77 | TOP OF ROOF INTERSECTION OF MATERIAL |
| SVY 29 | 386056.77 | 6356287.02 | 13.90 | TOP OF METAL RIDGE |
| SVY 30 | | | | EDGE OF FEATURE STONEWORK |
| SVY 31 | 386072.60 | 6355994.26 | 41.26 | TOP OF FRONT EASTERN GUTTER |
| SVY 32 | 386054.04 | 6355999.57 | 41.24 | TOP OF FRONT WESTERN GUTTER |

NOTES

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TITLE: PLAN OF PHOTO LOCATIONS

LOCATION: NEWCASTLE CBD NEWCASTLE

CLIENT: URBIS

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| A | INITIAL ISSUE | 03.09.24 |
| B | 50 WOLF ST DATA UPDATE | 15.12.2023 |
| C | ADDITIONAL PHOTO LOCATIONS | 03.09.2024 |
| D | | |
| E | | |

SCALE: A1 - N/A, A3 - N/A | ORIGINAL SIZE: A1

DO NOT SCALE

SURVEYOR: BW DRAWN: BW

BRETT WHITE
REGISTERED SURVEYOR

HORIZ DATUM: MGA2020 SSM 166751 | E 386460.141 N 6356313.792 | SOURCE: SCIMS 28.08.2024

VERT DATUM: AHD SSM 166751 | RL 2.410 | SOURCE: SCIMS 28.08.2024

CONTOUR INTERVAL:

CAD REF: 24139_PHOTO_C-240903.dwg

JOB / REF NO. 24139

SHEET NO. 7 OF 9

DATE: 03.09.24

REVISION: C


| FIXED FEATURE INFORMATION | | | | |
|---|---|---|---|---|
| PLAN NAME | EASTING | NORTHING | RL | DESCRIPTION |
| SVY 01 | 386051.27 | 6356170.99 | 19.05 | TOP OF PARAPET |
| SVY 02 | 386044.40 | 6356132.00 | 20.78 | FEATURE ARC OF BUILDING |
| SVY 03 | 386043.76 | 6356132.17 | 21.18 | FEATURE ARC OF BUILDING |
| SVY 04 | 386043.42 | 6356132.27 | 21.18 | FEATURE ARC OF BUILDING |
| SVY 05 | 386042.82 | 6356132.43 | 20.79 | FEATURE ARC OF BUILDING |
| SVY 06 | 385992.02 | 6355939.56 | 57.03 | TOP OF BRICK TRIANGLE |
| SVY 07 | 385989.25 | 6355930.61 | 77.21 | CENTRE OF TOP SPIRE BALL |
| SVY 08 | 385986.86 | 6355940.02 | 61.56 | CENTRE OF CROSS |
| SVY 09 | 385980.03 | 6355933.16 | 77.26 | CENTRE OF TOP SPIRE BALL |
| SVY 10 | 385982.32 | 6355942.37 | 57.03 | TOP OF BRICK TRIANGLE |
| SVY 11 | 386048.54 | 6356168.94 | 4.20 | TOP INSIDE CORNER OF BRICK WALL |
| SVY 12 | 386042.21 | 6356170.29 | 4.16 | TOP INSIDE CORNER OF BRICK WALL |
| SVY 13 | 386028.42 | 6356158.91 | 17.28 | EDGE OF PARAPET |
| SVY 14 | 386028.41 | 6356160.16 | 19.12 | EDGE OF PARAPET |
| SVY 15 | 386027.81 | 6356159.91 | 20.81 | TOP OF MAIN FEATURE BALL |
| SVY 16 | 386029.78 | 6356168.69 | 20.74 | TOP OF MAIN FEATURE BALL |
| SVY 17 | 386062.85 | 6356277.43 | 3.81 | TOP OF BEVELLED LIGHT POST |
| SVY 18 | 386062.72 | 6356277.43 | 5.81 | EDGE OF LIGHT FITTING |
| SVY 19 | 386064.68 | 6356206.72 | 23.11 | CORNER OF WALL |
| SVY 20 | 386059.84 | 6356205.67 | 24.69 | EDGE OF STEEL |
| SVY 21 | 386057.25 | 6356196.22 | 25.52 | CORNER OF WALL |
| SVY 22 | 386008.48 | 6355925.86 | 61.04 | CENTRE OF TOP SPIRE BALL |
| SVY 23 | 386057.30 | 6356258.00 | 2.45 | BOTTOM OF BOLLARD |
| SVY 24 | 386057.29 | 6356257.98 | 3.31 | TOP OF BOLLARD |
| SVY 25 | 386055.54 | 6356257.99 | 3.31 | TOP OF BOLLARD |
| SVY 26 | 386055.55 | 6356258.02 | 2.44 | BOTTOM OF BOLLARD |
| SVY 27 | 386037.53 | 6356209.05 | 20.05 | CORNER OF ROOF |
| SVY 28 | 386119.96 | 6356204.28 | 23.77 | TOP OF ROOF INTERSECTION OF MATERIAL |
| SVY 29 | 386056.77 | 6356287.02 | 13.90 | TOP OF METAL RIDGE |
| SVY 30 | | | | EDGE OF FEATURE STONEWORK |
| SVY 31 | 386072.60 | 6355994.26 | 41.26 | TOP OF FRONT EASTERN GUTTER |
| SVY 32 | 386054.04 | 6355999.57 | 41.24 | TOP OF FRONT WESTERN GUTTER |

NOTES

1. DATUM POINT OF ORIGIN FOR HORIZONTAL AND VERTICAL IS SSM 166751.
2. CO-ORDINATES SHOWN HAVE BEEN SCALED TO GROUND.
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TITLE: PLAN OF PHOTO LOCATIONS

LOCATION: NEWCASTLE CBD NEWCASTLE

CLIENT: URBIS

POSITIVE SURVEY SOLUTIONS

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| Revision | Amendment | Date |
|---|---|---|
| A | INITIAL ISSUE | 03.09.24 |
| B | 50 WOLF ST DATA UPDATE | 15.12.2023 |
| C | ADDITIONAL PHOTO LOCATIONS | 03.09.2024 |
| D | | |
| E | | |

SCALE: A1 - N/A, A3 - N/A | ORIGINAL SIZE: A1

DO NOT SCALE

SURVEYOR: BW DRAWN: BW

BRETT WHITE
REGISTERED SURVEYOR

HORIZ DATUM: MGA2020 SSM 166751 | E 386460.141 N 6356313.792 | SOURCE: SCIMS 28.08.2024

VERT DATUM: AHD SSM 166751 | RL 2.410 | SOURCE: SCIMS 28.08.2024

CONTOUR INTERVAL:

CAD REF: 24139_PHOTO_C-240903.dwg

JOB / REF NO. 24139

SHEET NO. 8 OF 9

DATE: 03.09.24

REVISION: C


| FIXED FEATURE INFORMATION | | | | |
|---|---|---|---|---|
| PLAN NAME | EASTING | NORTHING | RL | DESCRIPTION |
| SVY 01 | 386051.27 | 6356170.99 | 19.05 | TOP OF PARAPET |
| SVY 02 | 386044.40 | 6356132.00 | 20.78 | FEATURE ARC OF BUILDING |
| SVY 03 | 386043.76 | 6356132.17 | 21.18 | FEATURE ARC OF BUILDING |
| SVY 04 | 386043.42 | 6356132.27 | 21.18 | FEATURE ARC OF BUILDING |
| SVY 05 | 386042.82 | 6356132.43 | 20.79 | FEATURE ARC OF BUILDING |
| SVY 06 | 385992.02 | 6355939.56 | 57.03 | TOP OF BRICK TRIANGLE |
| SVY 07 | 385989.25 | 6355930.61 | 77.21 | CENTRE OF TOP SPIRE BALL |
| SVY 08 | 385986.86 | 6355940.02 | 61.56 | CENTRE OF CROSS |
| SVY 09 | 385980.03 | 6355933.16 | 77.26 | CENTRE OF TOP SPIRE BALL |
| SVY 10 | 385982.32 | 6355942.37 | 57.03 | TOP OF BRICK TRIANGLE |
| SVY 11 | 386048.54 | 6356168.94 | 4.20 | TOP INSIDE CORNER OF BRICK WALL |
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| SVY 17 | 386062.85 | 6356277.43 | 3.81 | TOP OF BEVELLED LIGHT POST |
| SVY 18 | 386062.72 | 6356277.43 | 5.81 | EDGE OF LIGHT FITTING |
| SVY 19 | 386064.68 | 6356206.72 | 23.11 | CORNER OF WALL |
| SVY 20 | 386059.84 | 6356205.67 | 24.69 | EDGE OF STEEL |
| SVY 21 | 386057.25 | 6356196.22 | 25.52 | CORNER OF WALL |
| SVY 22 | 386008.48 | 6355925.86 | 61.04 | CENTRE OF TOP SPIRE BALL |
| SVY 23 | 386057.30 | 6356258.00 | 2.45 | BOTTOM OF BOLLARD |
| SVY 24 | 386057.29 | 6356257.98 | 3.31 | TOP OF BOLLARD |
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| SVY 26 | 386055.55 | 6356258.02 | 2.44 | BOTTOM OF BOLLARD |
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| SVY 29 | 386056.77 | 6356287.02 | 13.90 | TOP OF METAL RIDGE |
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| SVY 31 | 386072.60 | 6355994.26 | 41.26 | TOP OF FRONT EASTERN GUTTER |
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NOTES

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TITLE: PLAN OF PHOTO LOCATIONS

LOCATION: NEWCASTLE CBD NEWCASTLE

CLIENT: URBIS

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SCALE: A1 - N/A, A3 - N/A
ORIGINAL SIZE: A1
DO NOT SCALE
SURVEYOR: BW DRAWN: BW
BRETT WHITE
REGISTERED SURVEYOR

HORIZ DATUM: MGA2020 E 386460.141 SCIMS; SSM 166751 N 6356313.792 28.08.2024
VERT DATUM: AHD RL 2.410 SCIMS; SSM 166751 28.08.2024
CONTOUR INTERVAL:
CAD REF: 24139_PHOTO_C-240903.dwg

JOB / REF NO. 24139
SHEET NO. 9 OF 9
DATE: 03.09.24
REVISION: C