

2-4 Blue Street
North Sydney

Visual Survey Analysis

May 2020



**WOODS
BAGOT**

A Survey Information

Visual Survey Process.

The following analysis has been prepared by Woods Bagot based on the survey information provided and in consultation with North Sydney Council.

The process for the images shown is as follows:

23 Survey Points were taken from 5 apartments over three levels describing the position that a photograph was instructed to be taken.

Photographs were instructed to be taken using a 35mm lens and camera direction orthogonal from the apartment to the site boundary.

The following apartments were surveyed on Tuesday 19th May in the presence of NSCC representative Luke Donovan and the owner / resident of each apartment:

905 - Survey points 1-7

904 - Survey points 8-11

902 - Survey point 12

805 - Survey points 13-18

708 - Survey Points 19-23

The revit cad 3D model was then referenced into each photo as noted in the view study document and as follows:

Survey was referenced into a 3D model where views were taken from RLs noted in the table noted to the survey (right)

Heights were referenced against neighbouring buildings RLs.

Context model was aligned to the photographic context as a check

Survey Point Information (See Next Page)

SCHEDULE OF PHOTO LOCATIONS

Station ID	Unit No.	Easting	Northing	Floor Level (AHD)	Camera Height	Camera RL (AHD)
1	905	339000.13	6254855.32	96.23	1.6	96.83
2		339002.36	6254855.15	96.23	1.6	96.83
3		339006.26	6254854.28	96.23	1.6	96.83
4		339009.31	6254851.19	96.34	1.6	96.94
5		339001.86	6254850.02	96.34	1.6	96.94
6		339005.80	6254850.24	96.34	1.6	96.94
7		339997.36	6254853.40	96.34	1.6	96.94
8	904	339009.68	6254853.58	96.26	1.6	96.86
9		339009.51	6254850.10	96.26	1.6	96.86
10		339014.28	6254855.25	96.26	1.6	96.86
11		339013.68	6254851.12	96.26	1.6	96.86
12	902	339000.62	6254879.33	96.27	1.6	96.87
13	805	339002.30	6254854.20	95.60	1.6	97.20
14		339999.95	6254854.44	95.60	1.6	97.20
15		339999.53	6254851.56	95.64	1.6	97.24
16		339001.89	6254851.22	95.64	1.6	97.24
17		339005.78	6254850.45	95.64	1.6	97.24
18		339997.15	6254855.43	95.67	1.6	97.27
19	708	339999.80	6254852.24	92.90	1.6	94.58
20		339001.95	6254851.59	92.98	1.6	94.58
21		339002.04	6254849.18	93.01	1.6	94.61
22		339999.38	6254849.80	93.01	1.6	94.61
23		339997.29	6254853.52	93.00	1.6	94.60



- NOTES
1. THE BOUNDARIES HAVE NOT BEEN MARKED
 2. ALL AREAS AND DIMENSIONS HAVE BEEN SURVEYED IN CONJUNCTION WITH PLANS MADE AVAILABLE BY NSW LAND REGISTRY SERVICES (LRS) AND ARE SUBJECT TO LODGEMENT AND REGISTRATION WITH LRS OF A PLAN OF REDEFINITION.
 3. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM PASS538 R.L. 40.92 (A.H.D.) IN BLUE STREET
 4. CONTOUR INTERVAL 0.5 m
 5. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
 6. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
 7. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
 8. INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE IN THE FOOTPATH AREA OF WILLIAM AND BLUE STREETS. UNLESS NOTED OTHERWISE SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE. (FOR LOCATED SERVICES - SEE SHEET 5)
 9. R/A/I/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
 10. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH
 11. SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH CLAUSE 910 OF THE SURVEYING & SPATIAL INFORMATION REGULATION 2017 RELATING TO THE APPROXIMATE LOCATION OF TITLE BOUNDARIES.

SEE SHEET 2 FOR LEGEND & NOTES



E	21/05/20	VIEW ANALYSIS LOCATION TABLE ADDED	009
D	24/04/20	SERVICE DETECTION	006
C	21/03/19	SURVEY OF ST PETERS PARK	004
B	23/07/18	ADDITIONAL STORMWATER ADDED	002
A	17/07/19	CURVED BOUNDARY ADDED / NOTES AND AREA UPDATED	001
Revision	Date	Description	Reference

THIS IS THE PLAN REFERRED TO IN ANY LETTER DATED:

LTS
LOCKREY
Registered Surveyors NSW
www.lts.com.au

Suite 1, Level 1
810 Pacific Highway
Gordon NSW 2072
Locked Bag 4
Gordon NSW 2072
P 1502 987 000
F 02 9499 7760

Client: THIRD UNION STREET PTY LTD
Drawing title: PLAN OF DETAIL AND LEVELS OVER LOTS 4-6 IN DP18103
SP12328 & SP16506 KNOWN AS No 2-4 BLUE STREET AND No 1-5 WILLIAM STREET, NORTH SYDNEY

reference number: 50684 001DT
date of survey: 13/05/2019
scale: 1:200 @A1
sheet of: 1

DIAL BEFORE YOU DIG
www.1100.com.au

FOR USE BY HINES AUSTRALIA
PTY LTD - ACN 157 826 910
Hines

A Survey Point Information

SCHEDULE OF PHOTO LOCATIONS

Station ID	Unit No.	Easting	Northing	Floor Level (AHD)	Camera Height	Camera RL (AHD)
1	905	334000.13	6254155.32	98.23	1.6	99.83
2		334002.96	6254155.15	98.23	1.6	99.83
3		334006.26	6254154.93	98.23	1.6	99.83
4		333999.31	6254151.19	98.34	1.6	99.94
5		334001.86	6254150.82	98.34	1.6	99.94
6		334005.80	6254150.24	98.34	1.6	99.94
7		333997.96	6254153.40	98.34	1.6	99.94
8	904	334009.63	6254153.68	98.26	1.6	99.86
9		334009.51	6254150.10	98.28	1.6	99.88
10		334014.23	6254155.25	98.26	1.6	99.86
11		334013.68	6254151.12	98.28	1.6	99.88
12	902	334000.62	6254179.33	98.27	1.6	99.87
13	805	334002.32	6254154.20	95.60	1.6	97.20
14		333999.95	6254154.44	95.60	1.6	97.20
15		333999.53	6254151.56	95.64	1.6	97.24
16		334001.89	6254151.22	95.64	1.6	97.24
17		334005.78	6254150.65	95.64	1.6	97.24
18		333997.15	6254155.63	95.67	1.6	97.27
19	708	333999.60	6254152.24	92.98	1.6	94.58
20		334001.95	6254151.69	92.98	1.6	94.58
21		334002.04	6254149.18	93.01	1.6	94.61
22		333999.18	6254149.60	93.01	1.6	94.61
23		333997.23	6254153.52	93.00	1.6	94.60

VIEW FROM APARTMENT 905 (SOUTHERN BALCONY)



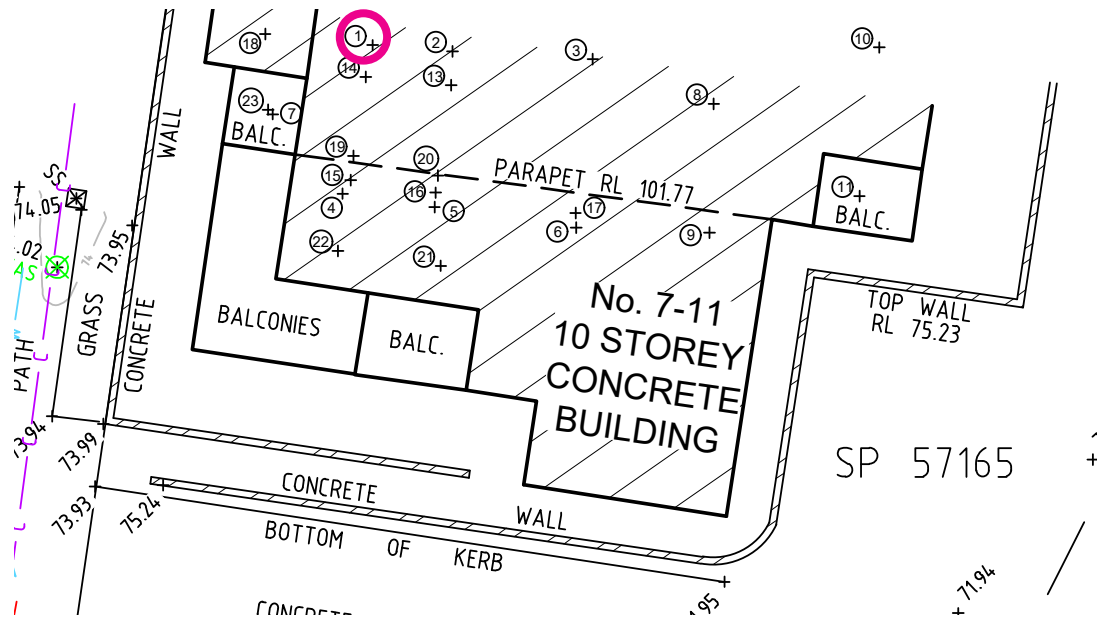
RL 100.00

RL 99.61

B Visual Survey - Survey Point 1

Apartment 905

View 1
Internal (Living Room)



Permissible Envelope

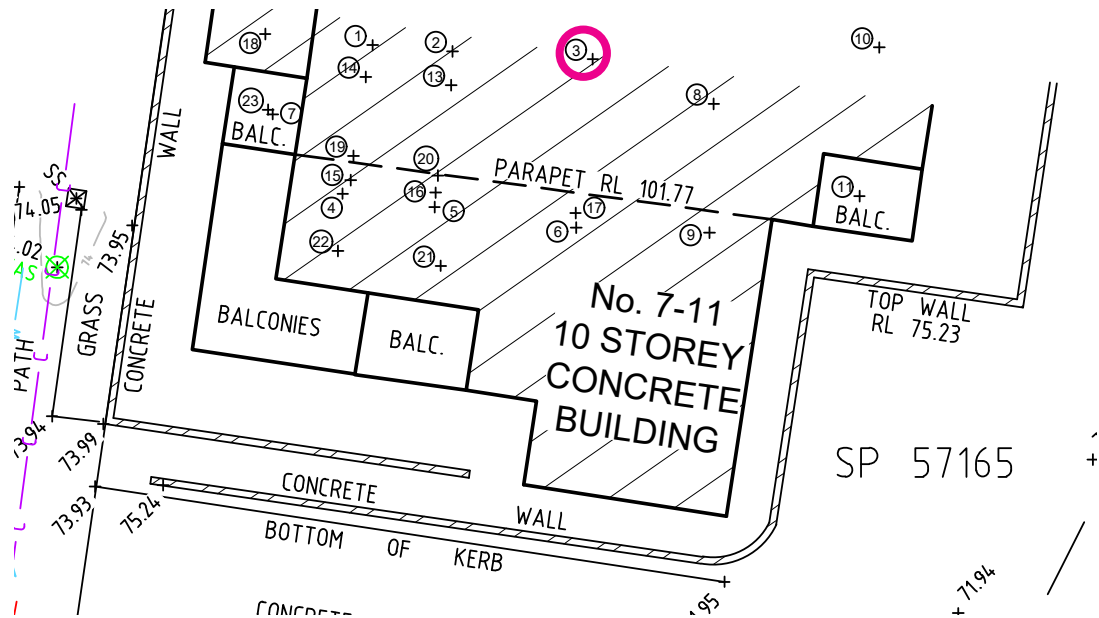




B Visual Survey - Survey Point 3

Apartment 905

View 3
Internal (Living Room)



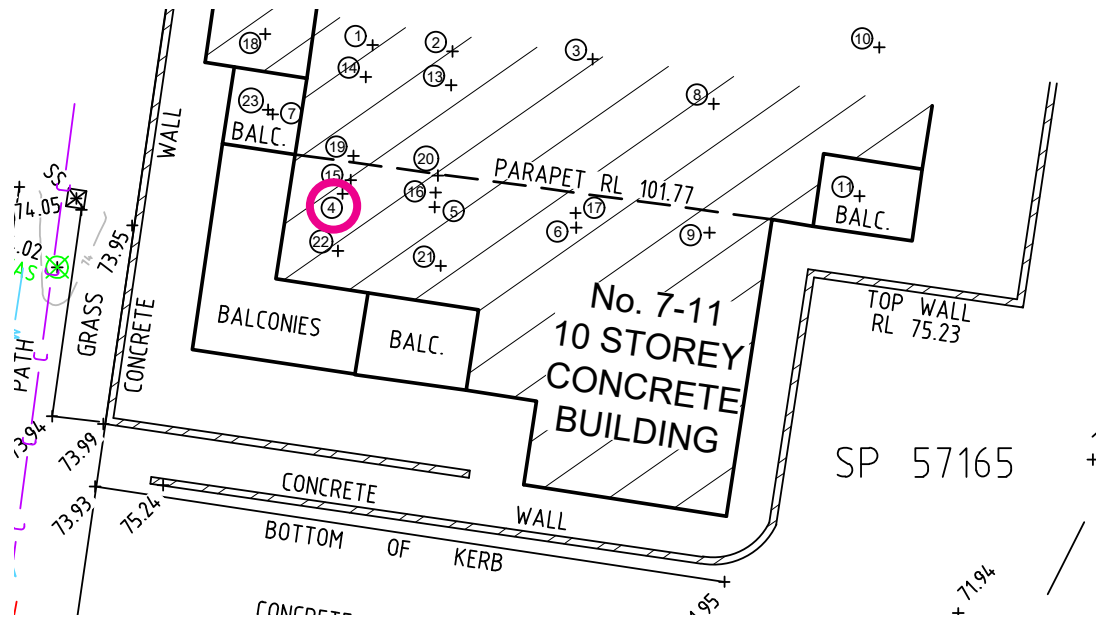
Permissible Envelope



B Visual Survey - Survey Point 4

Apartment 905

View 4
External (Southern Balcony)



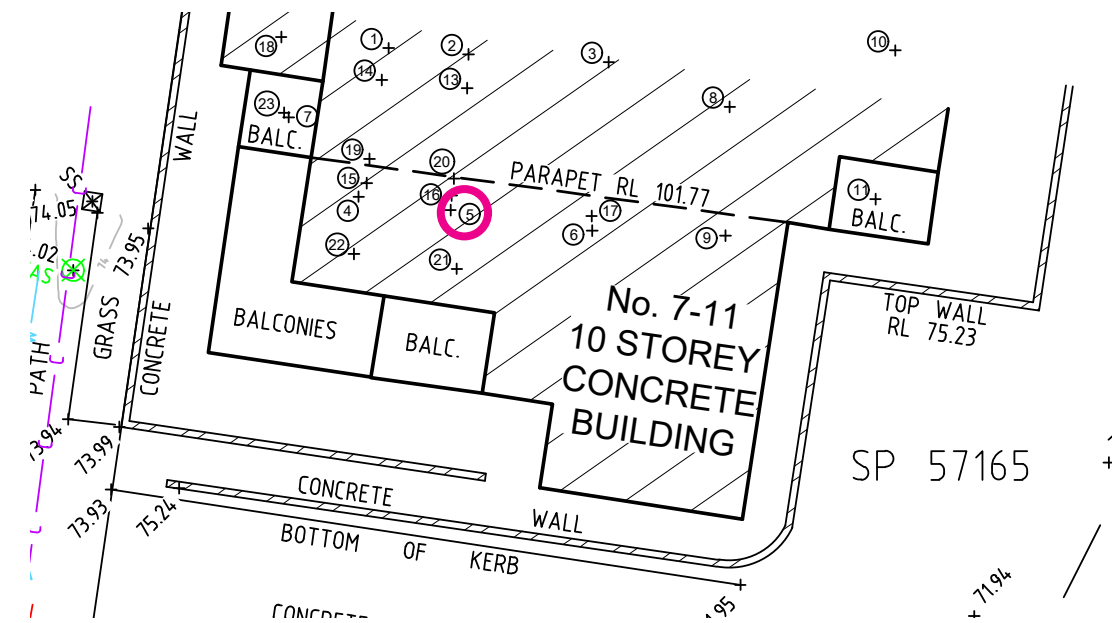
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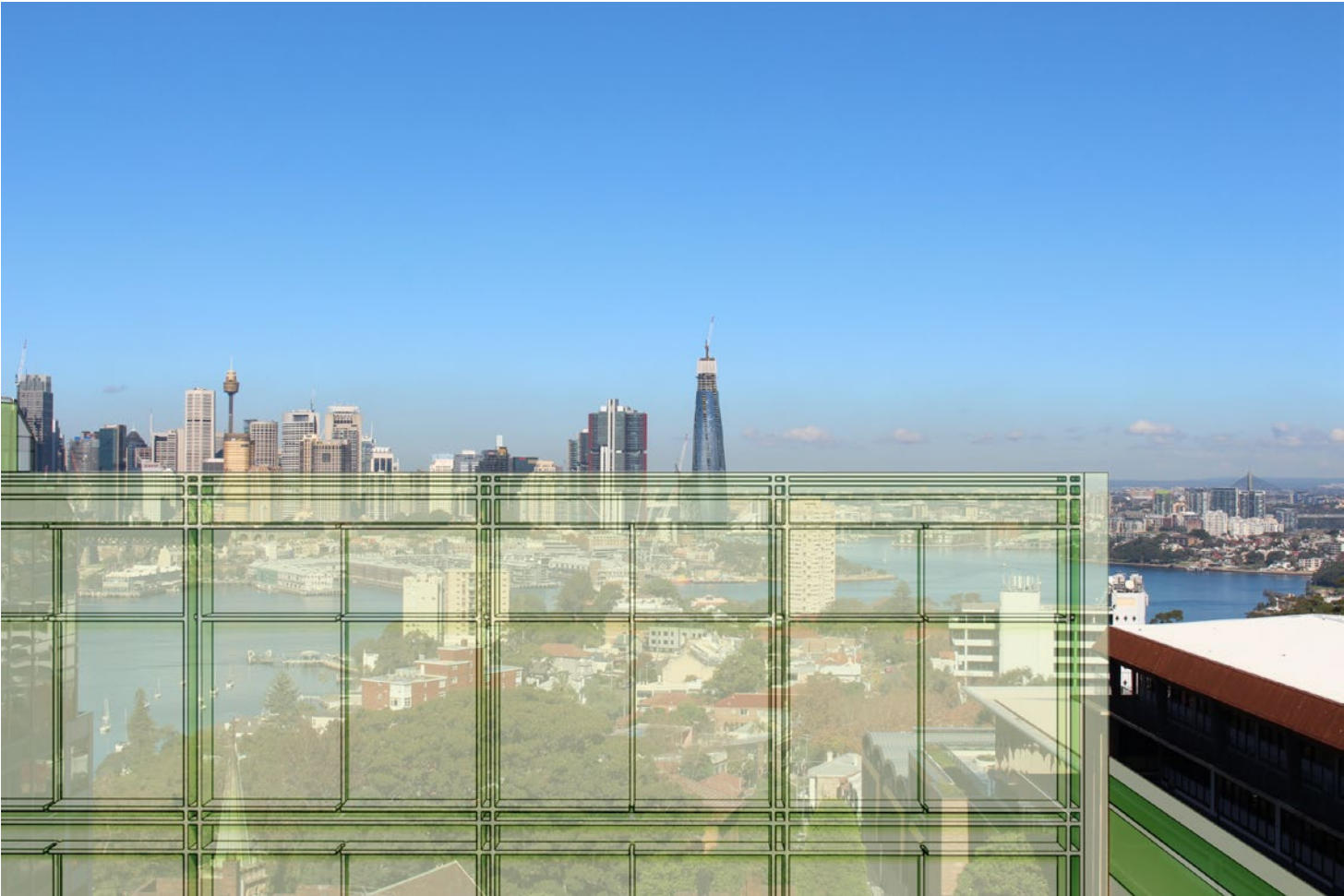
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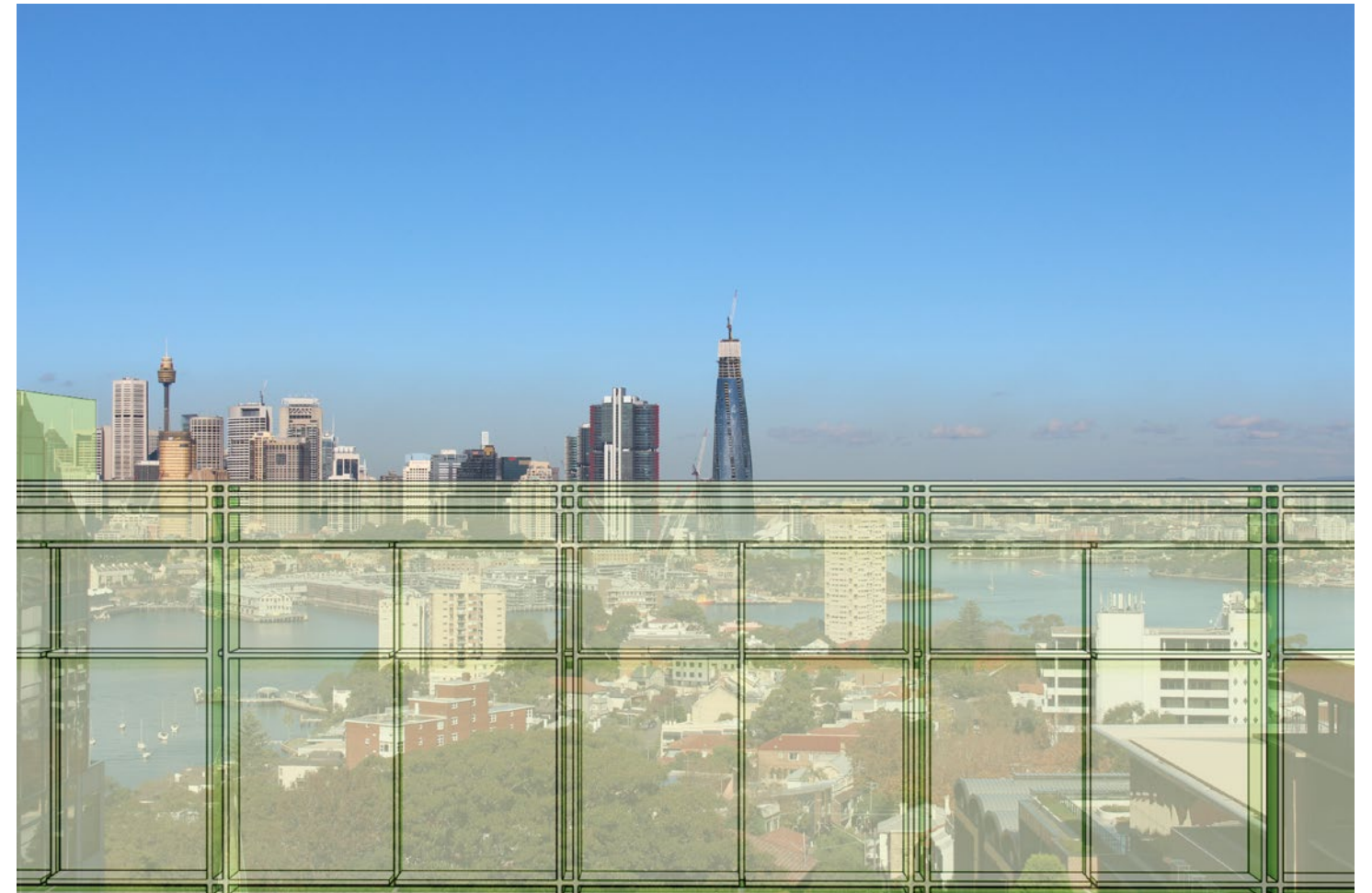
Apartment 905

View 5
External (Southern Balcony)



Permissible Envelope

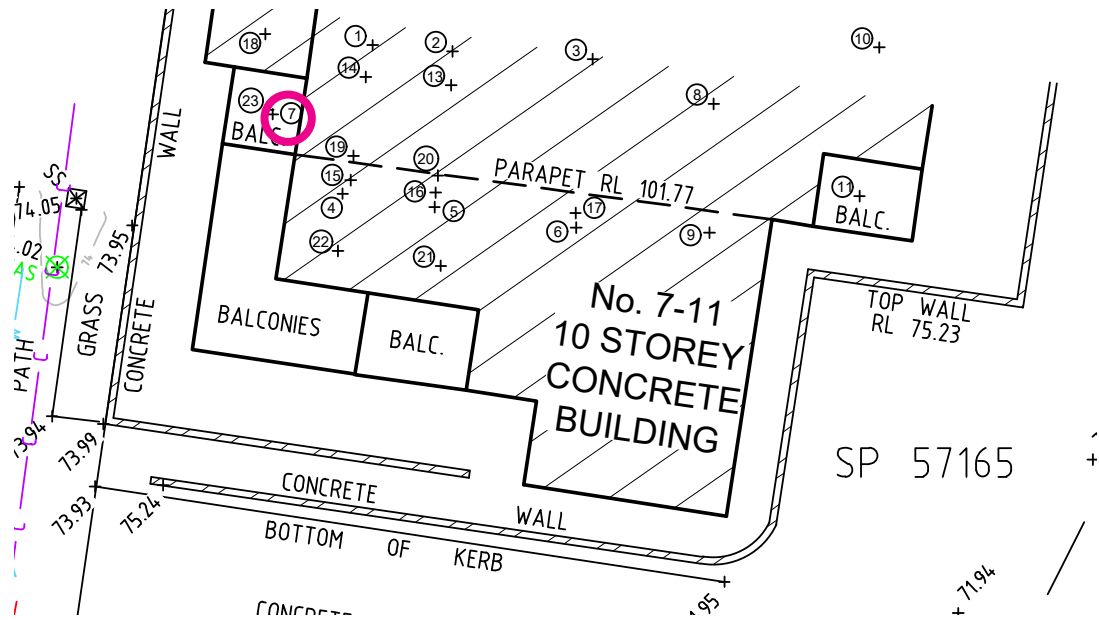




B Visual Survey - Survey Point 7

Apartment 905

View 7
External (Western Balcony)



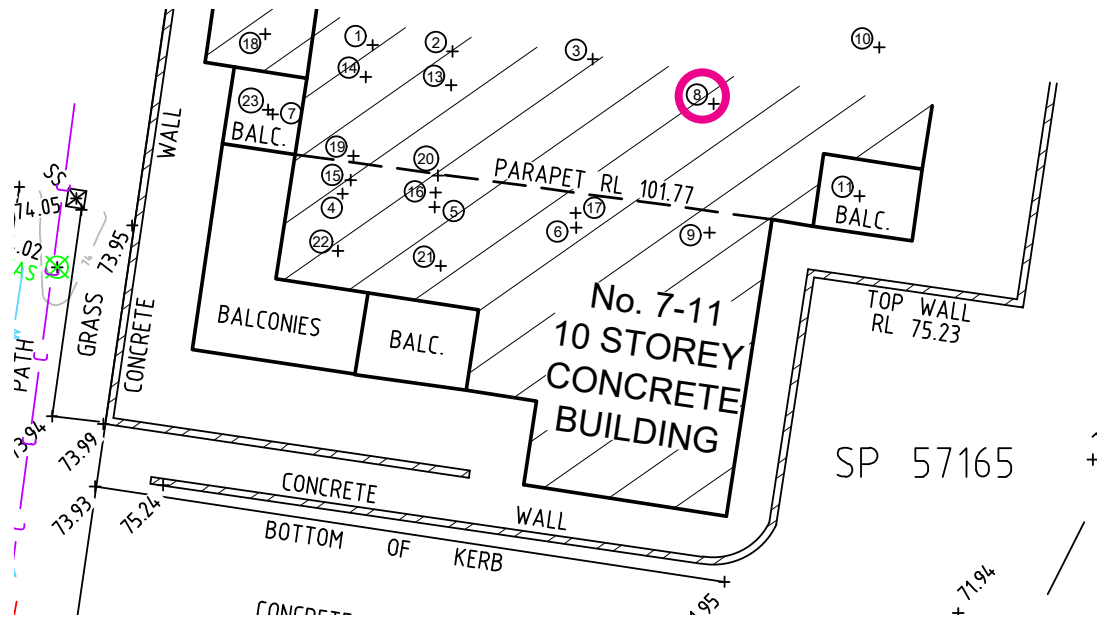
Permissible Envelope



B Visual Survey - Survey Point 8

Apartment 904

View 1
Internal (Living Room)



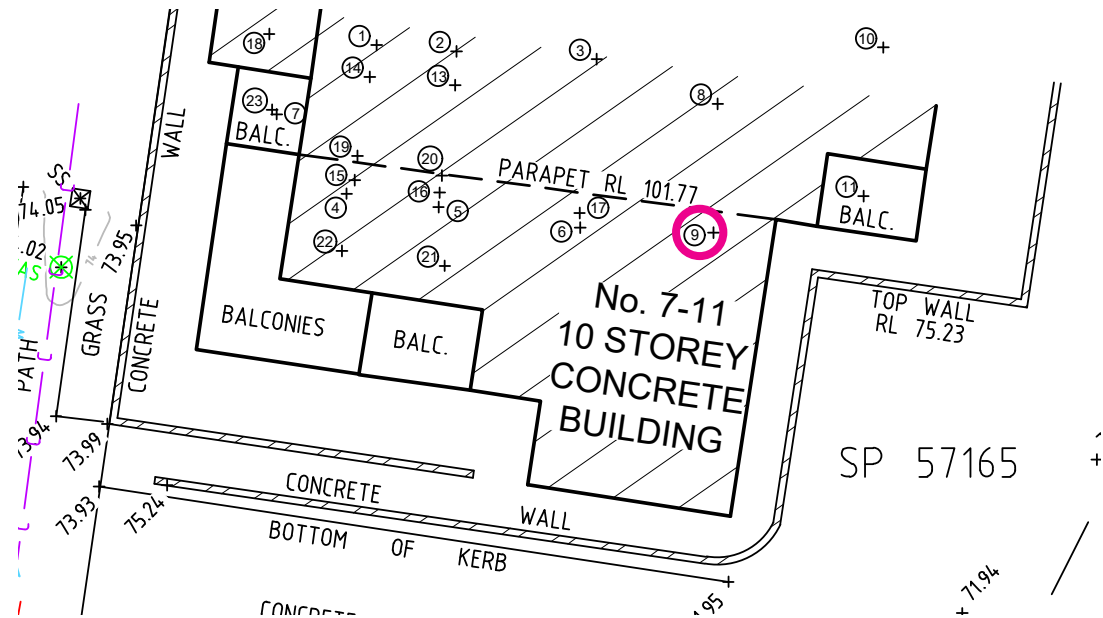
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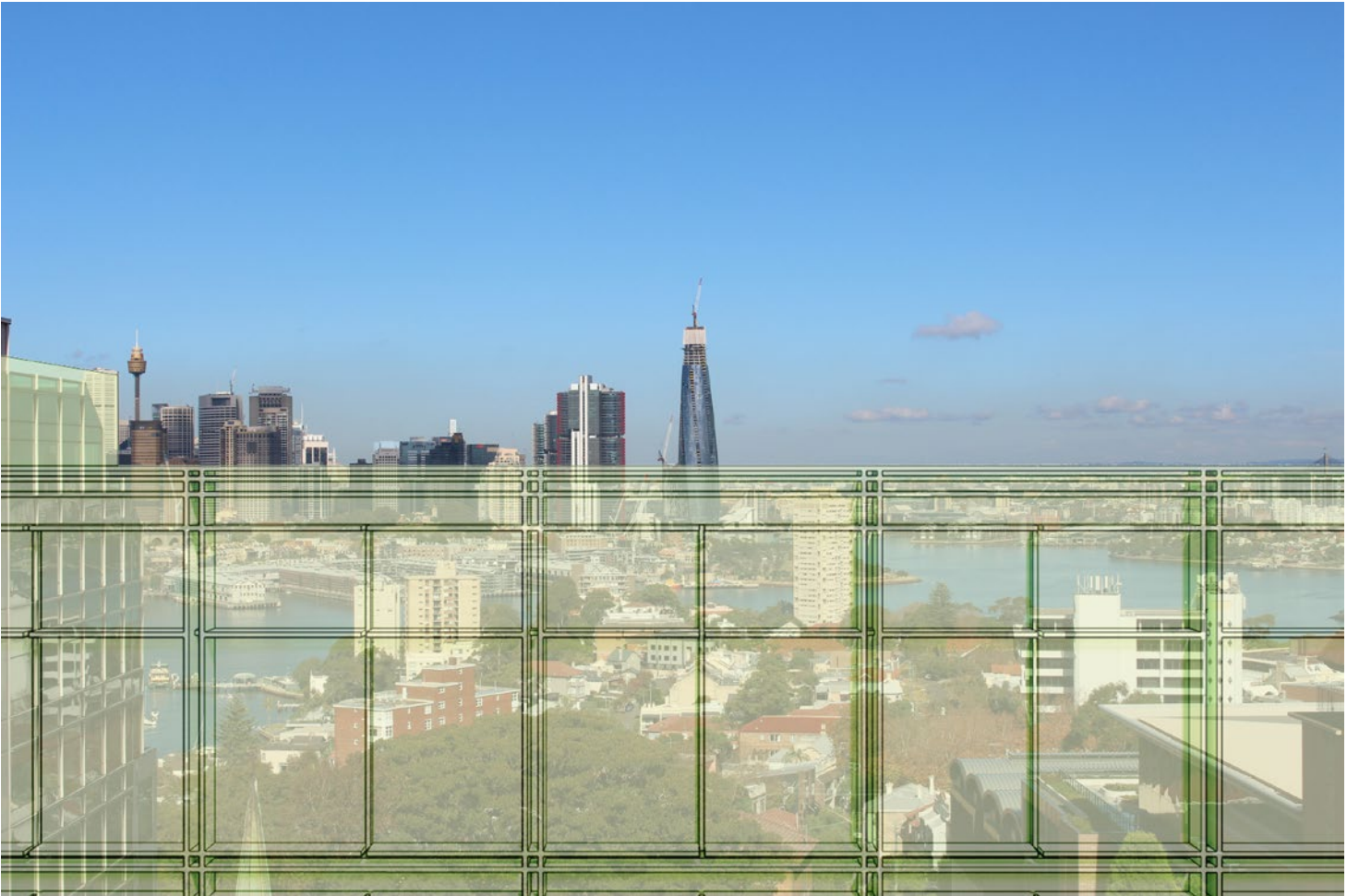
B Visual Survey - Survey Point 9

Apartment 904

View 2
External (Southern Balcony)



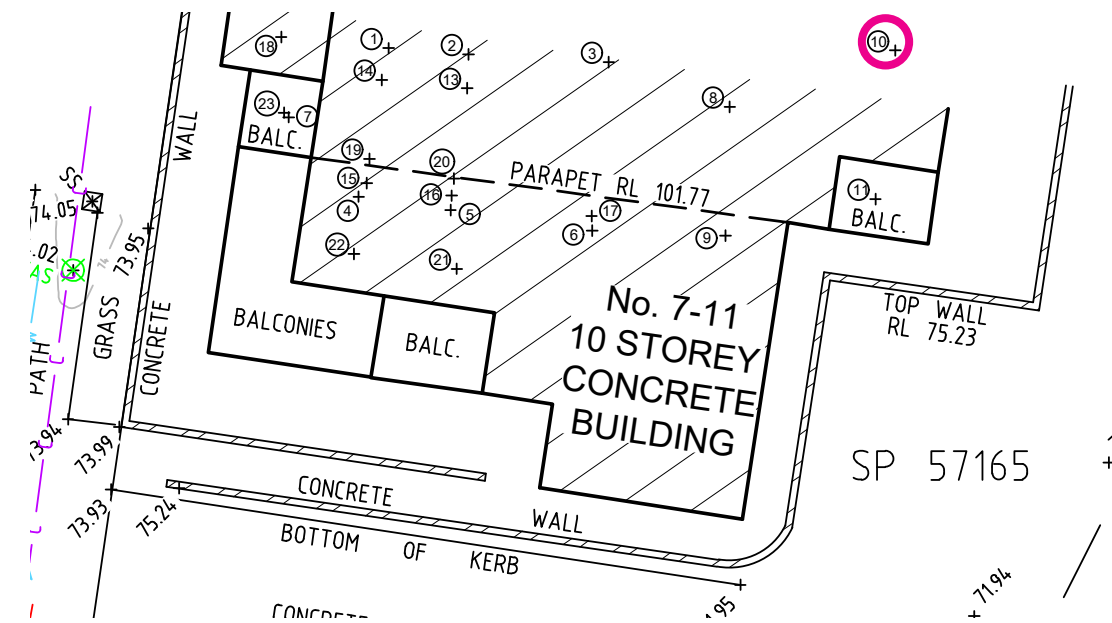
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B Visual Survey - Survey Point 10

Apartment 904

View 3
Internal (Bedroom)



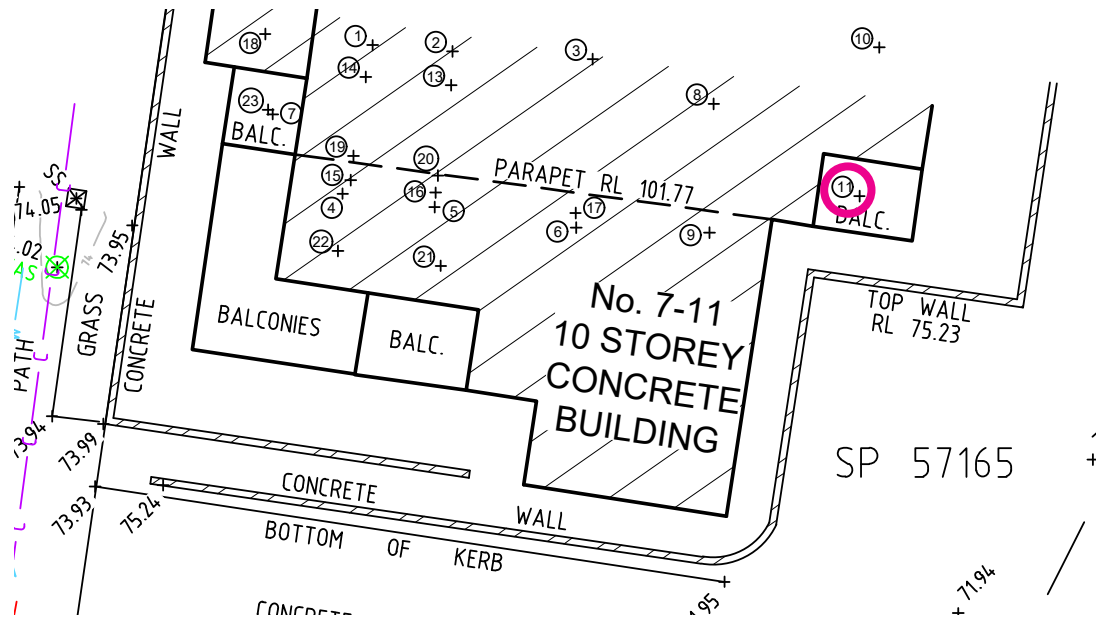
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B Visual Survey - Survey Point 11

Apartment 904

View 4
External (Bedroom Balcony)



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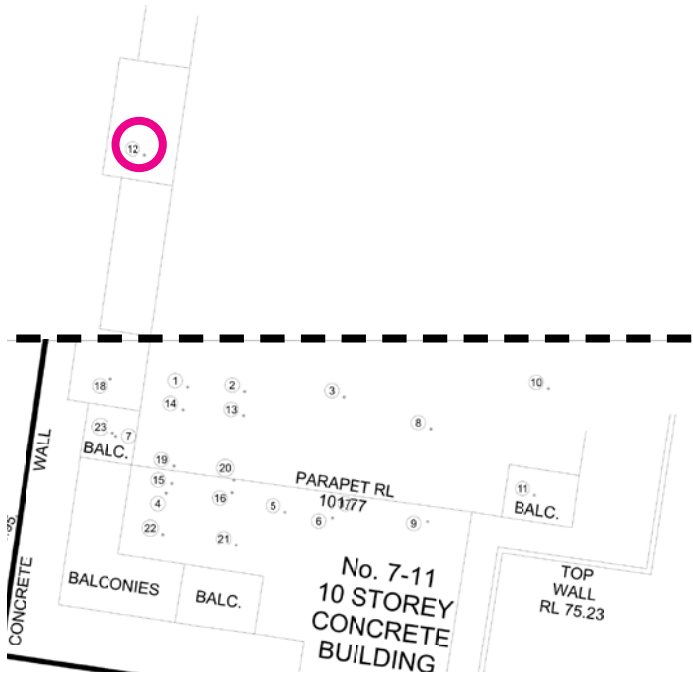


B Visual Survey - Survey Point 12

Apartment 902

View 1
External (North-Western Balcony)

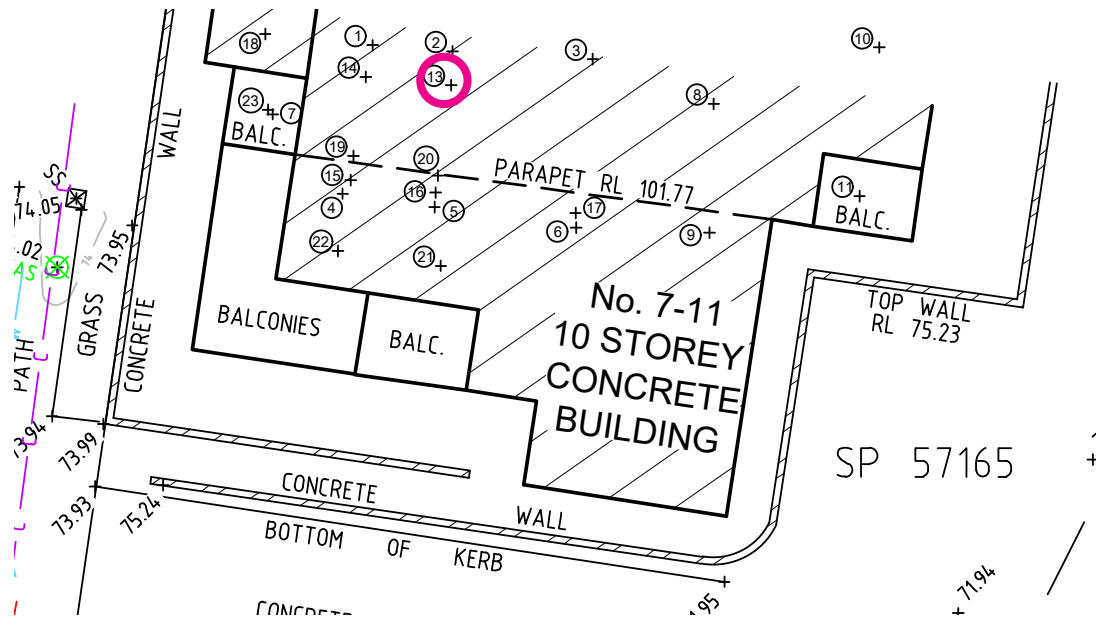
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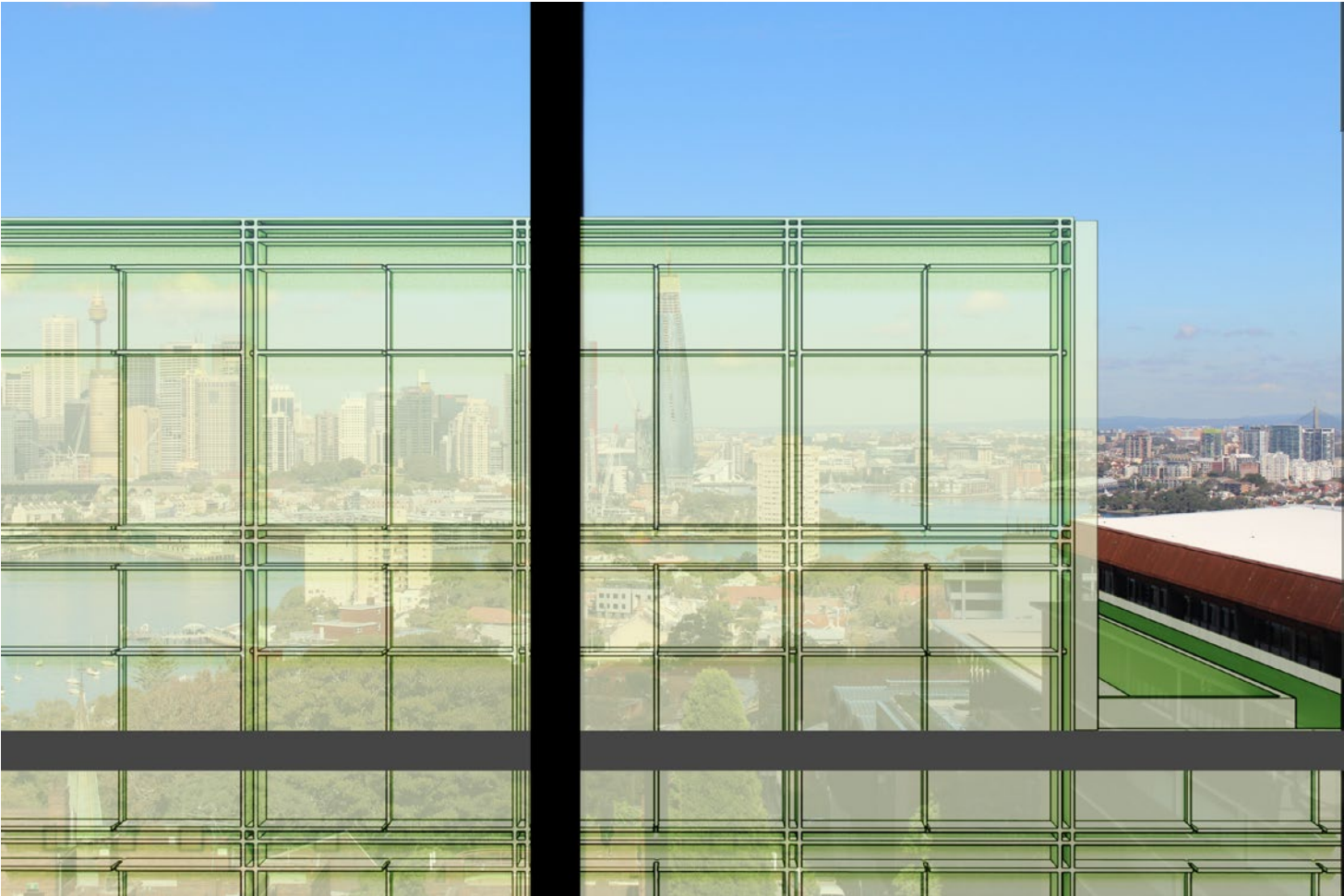
B Visual Survey - Survey Point 13

Apartment 805

View 1
Internal (Living Room)



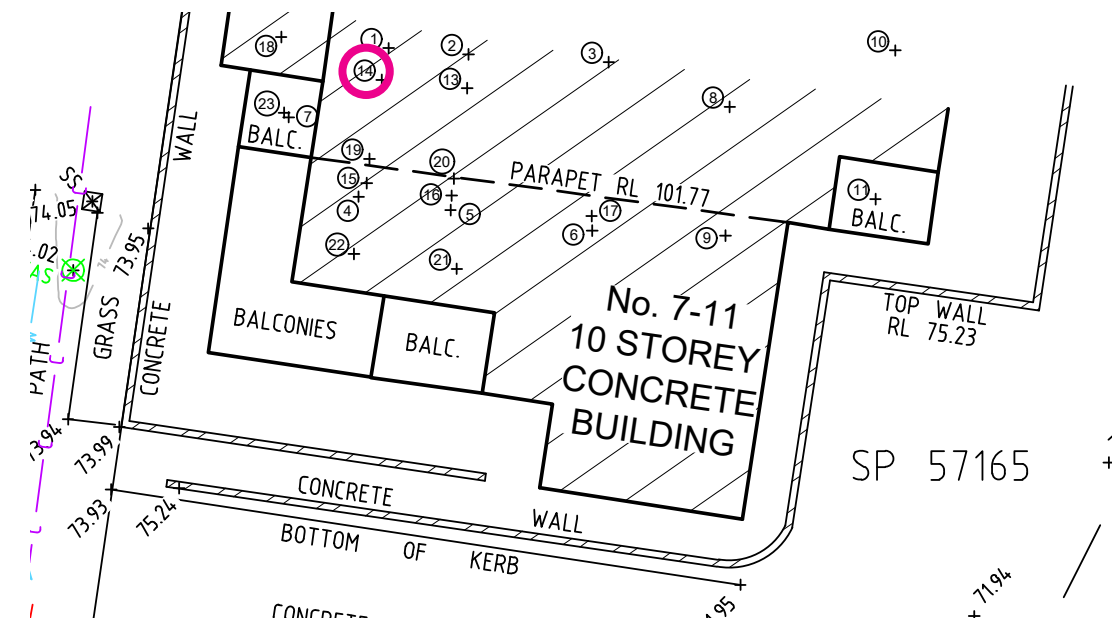
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B Visual Survey - Survey Point 14

Apartment 805

View 2
Internal (Living Room)



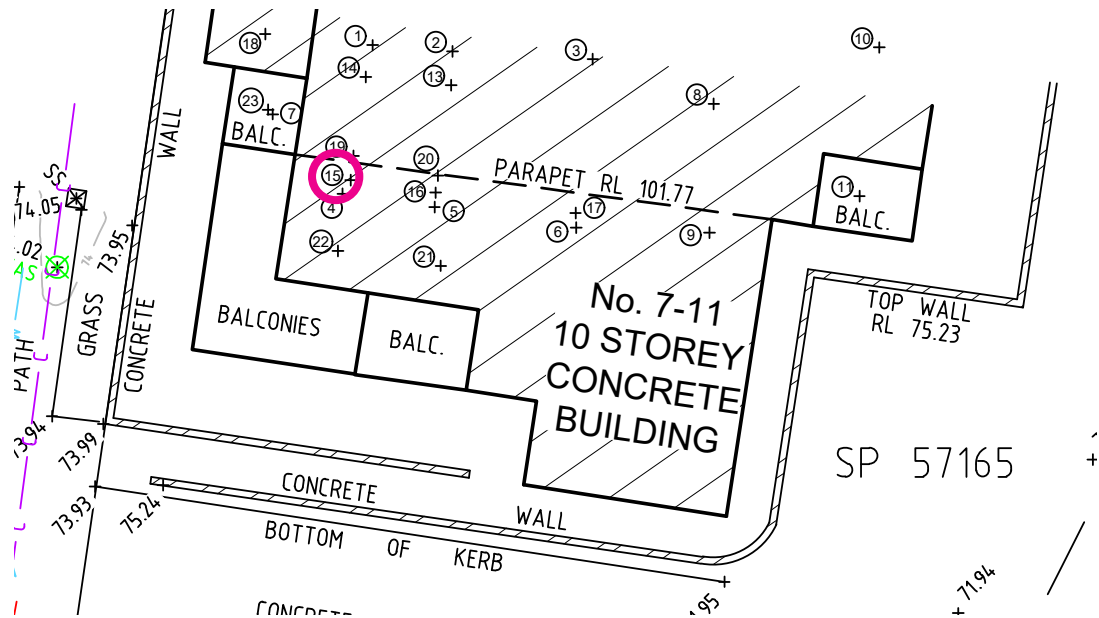
Permissible Envelope



B Visual Survey - Survey Point 15

Apartment 805

View 3
External (Southern Balcony)



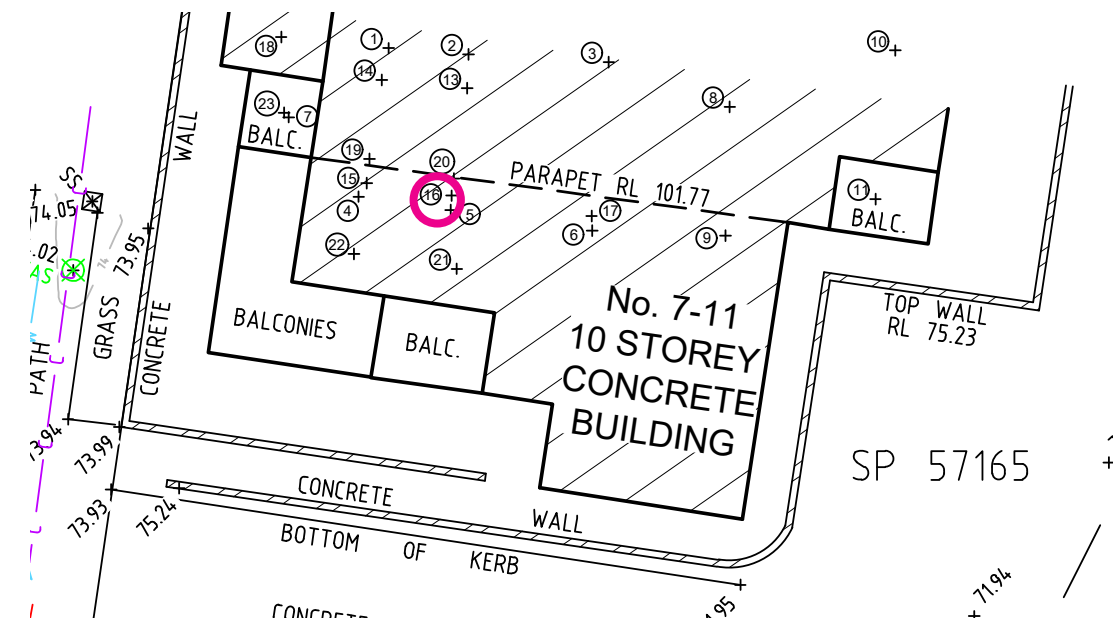
Permissible Envelope



B Visual Survey - Survey Point 16

Apartment 805

View 4
External (Southern Balcony)



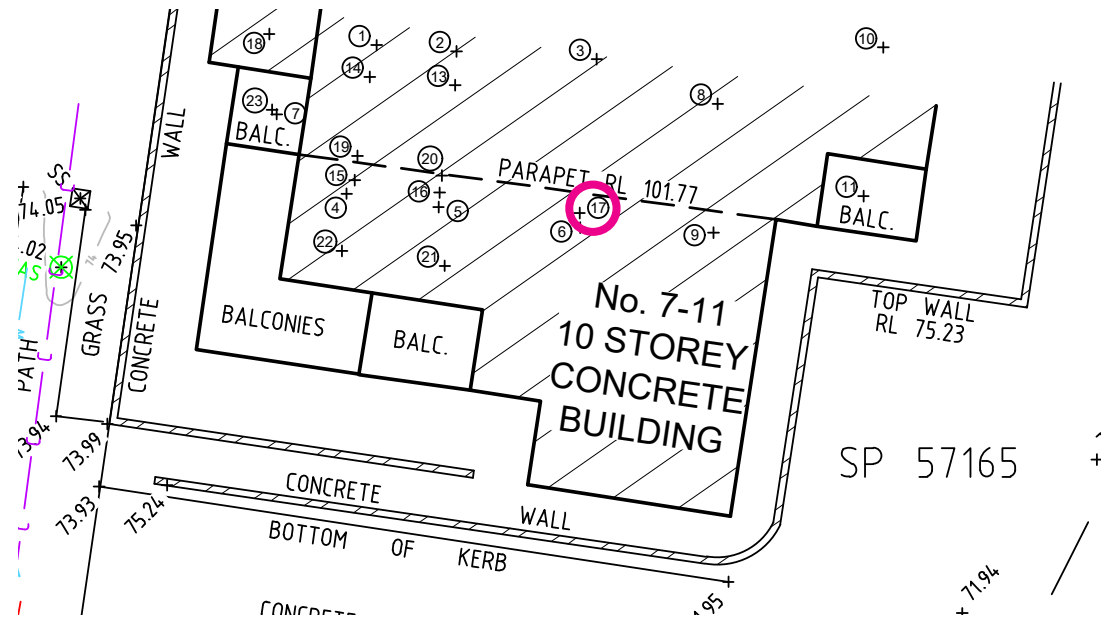
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B Visual Survey - Survey Point 17

Apartment 805

View 5
External (Southern Balcony)



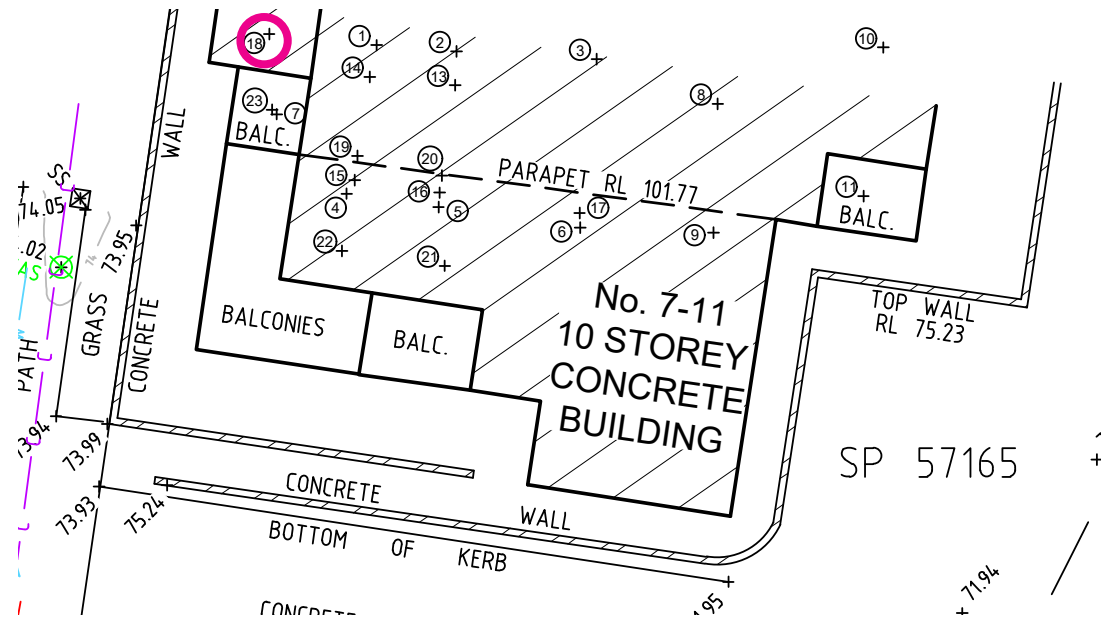
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B Visual Survey - Survey Point 18

Apartment 805

View 6
External (Western Balcony)



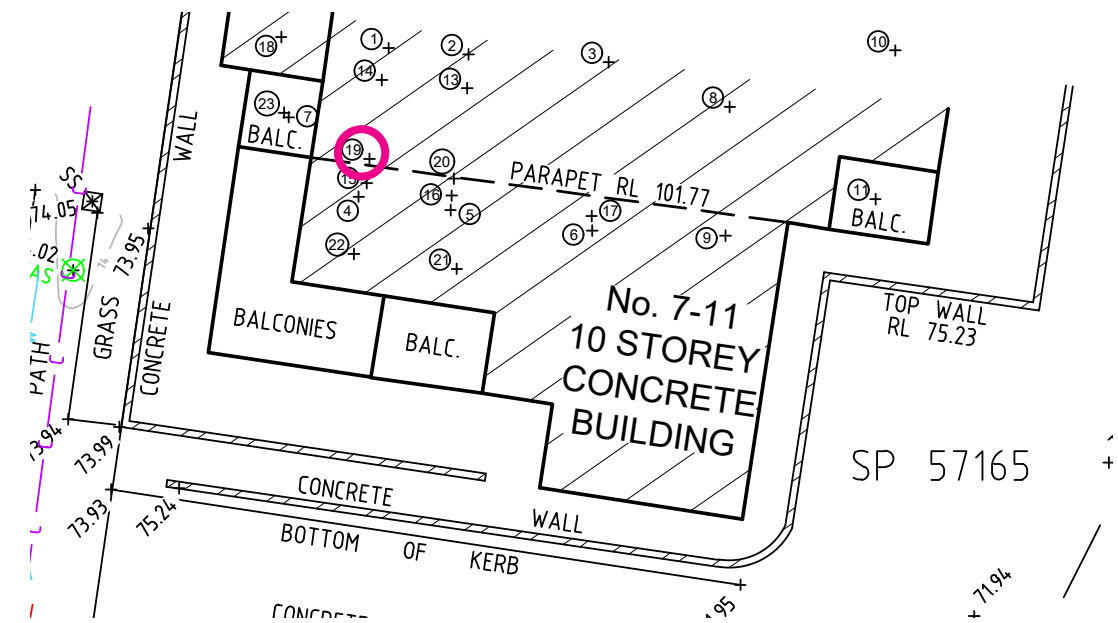
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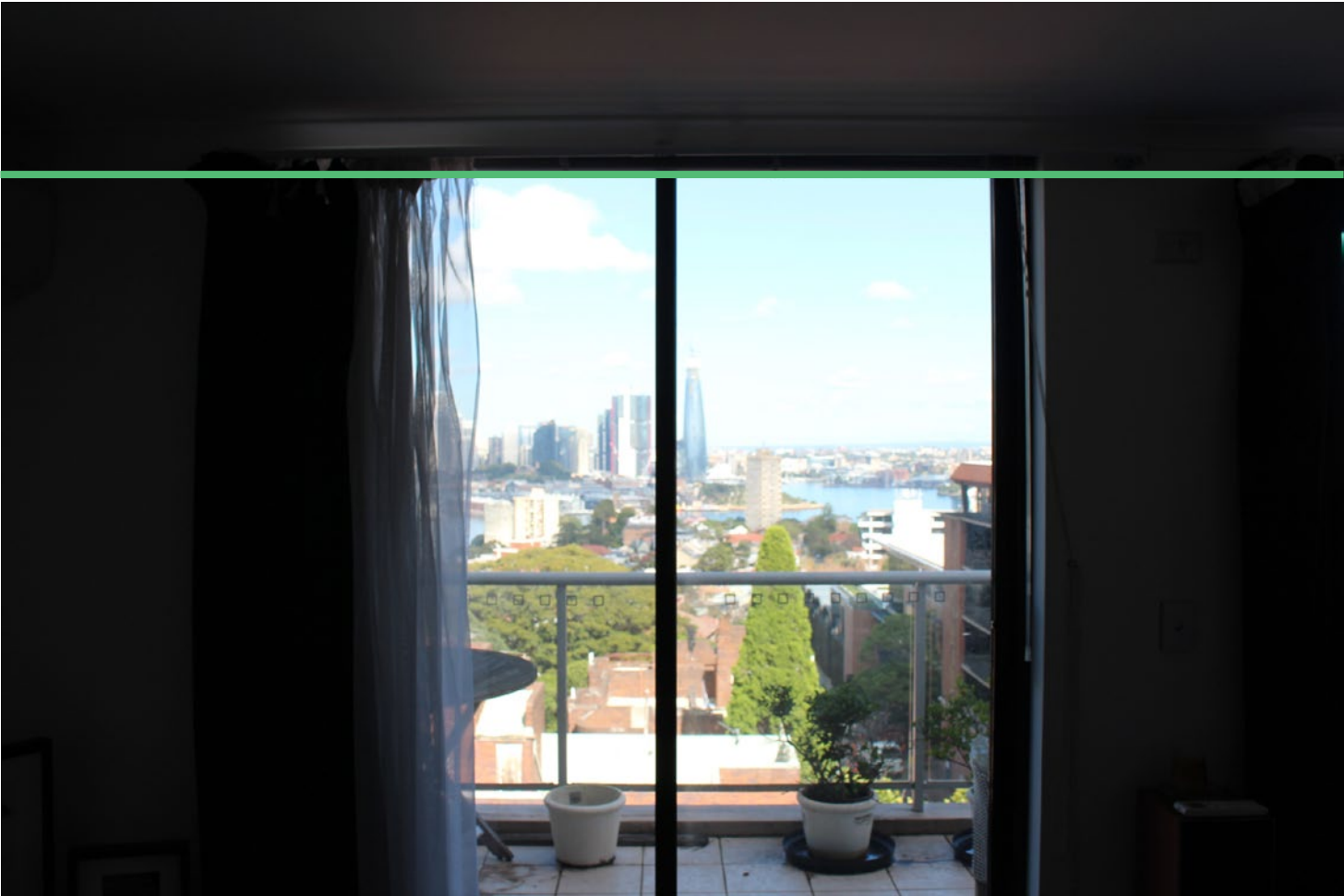
B Visual Survey - Survey Point 19

Apartment 705

View 1
Internal (Living Room)



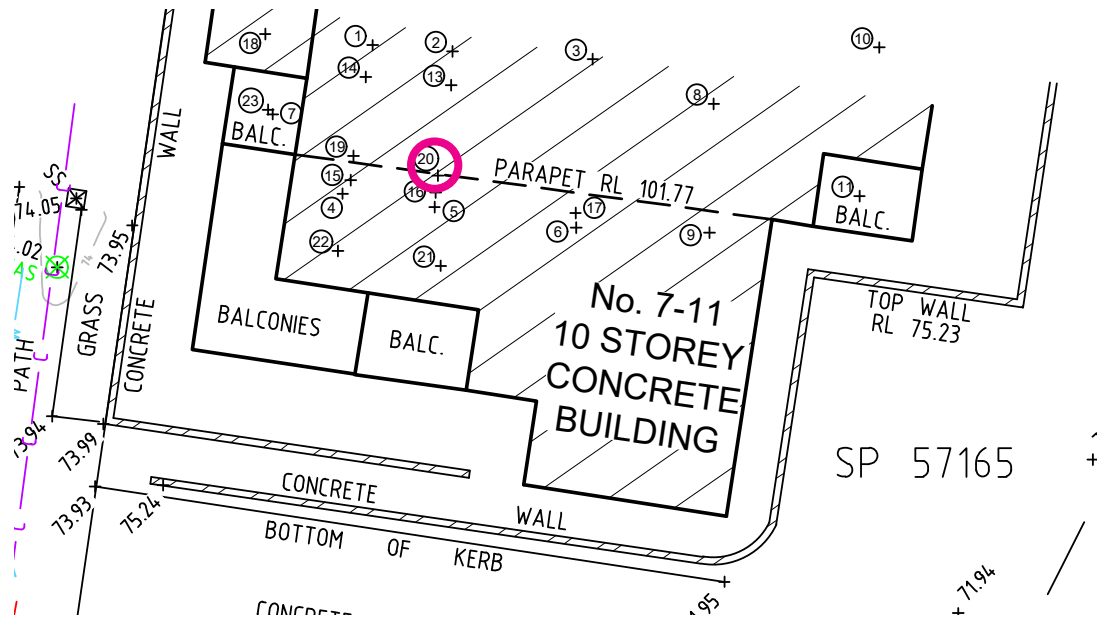
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B Visual Survey - Survey Point 20

Apartment 705

View 2
Internal (Living Room)



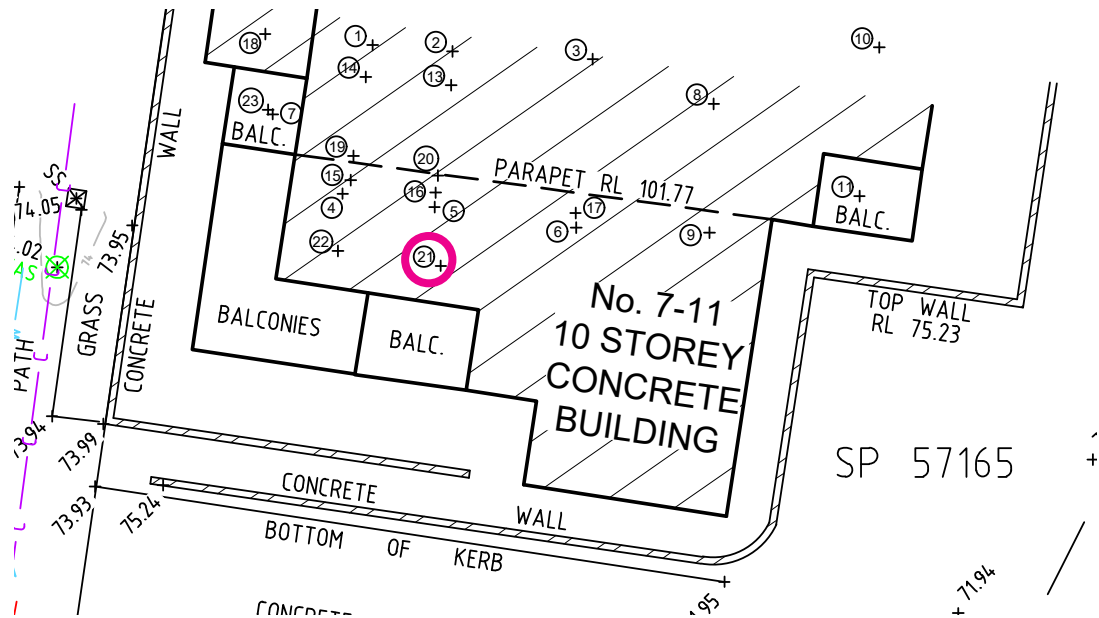
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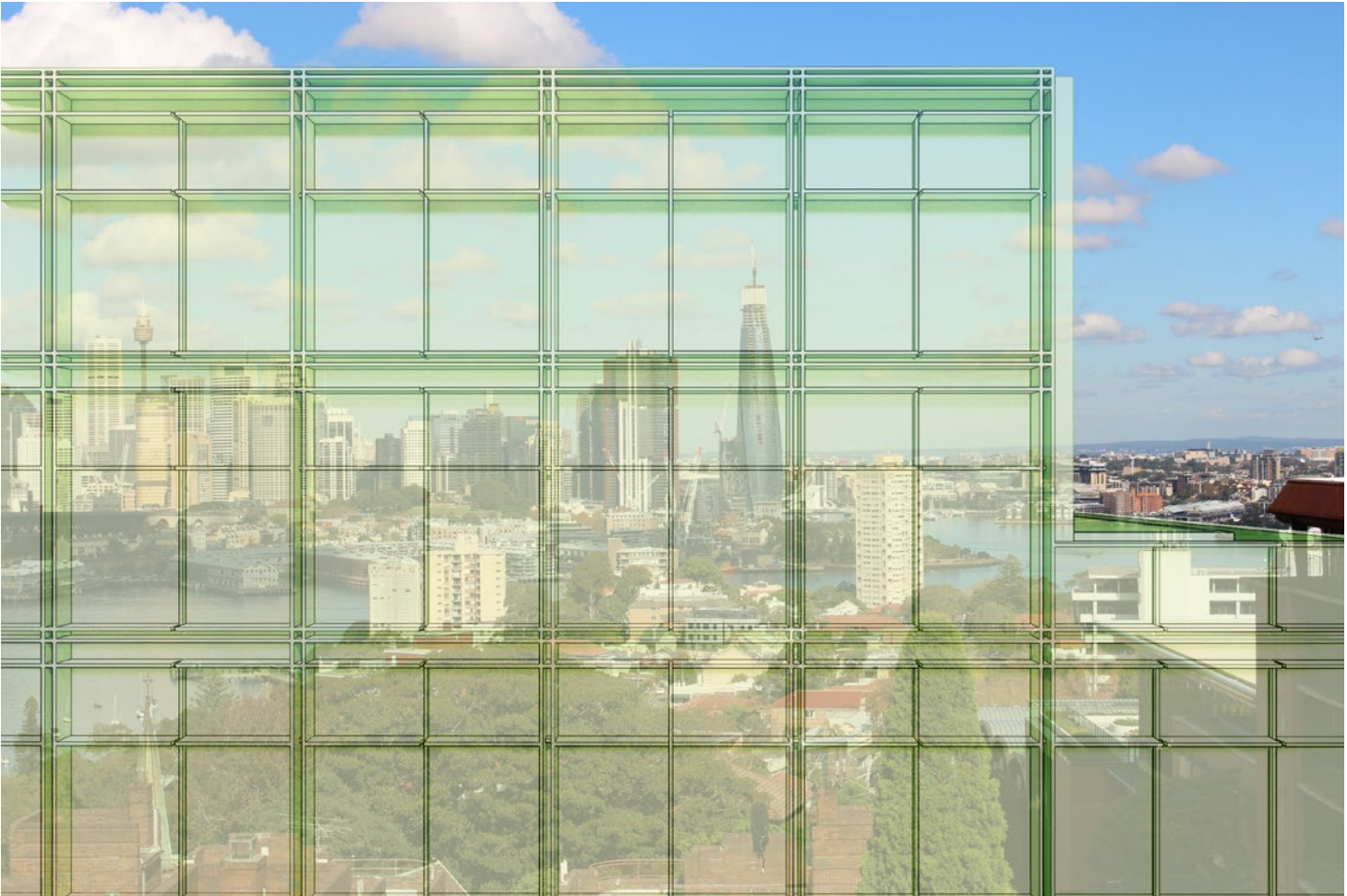
B Visual Survey - Survey Point 21

Apartment 705

View 3
External (Southern Balcony)



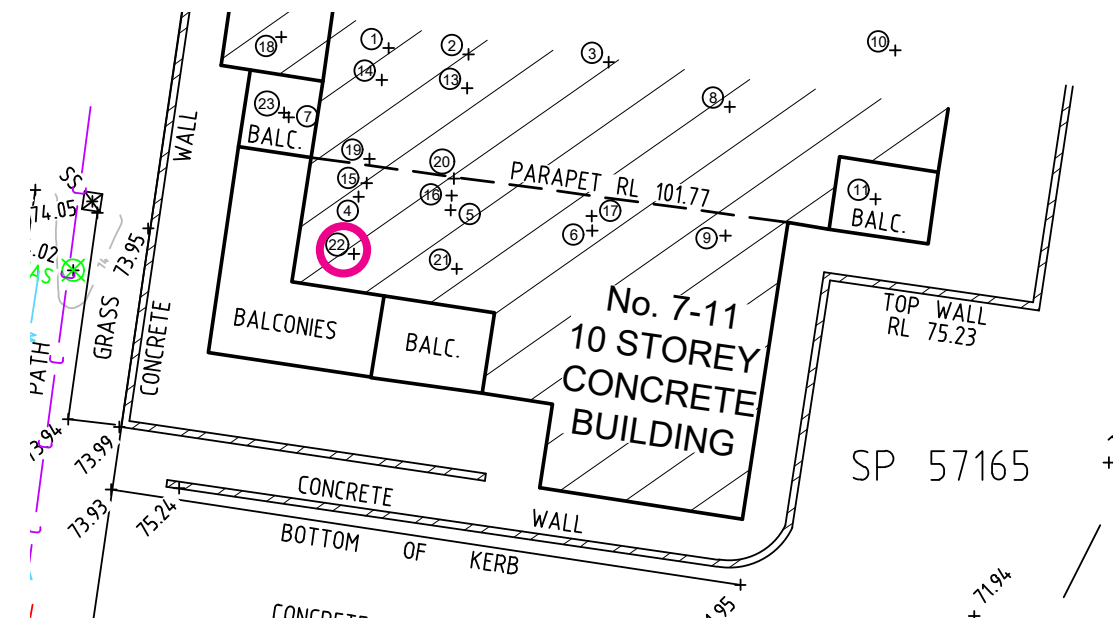
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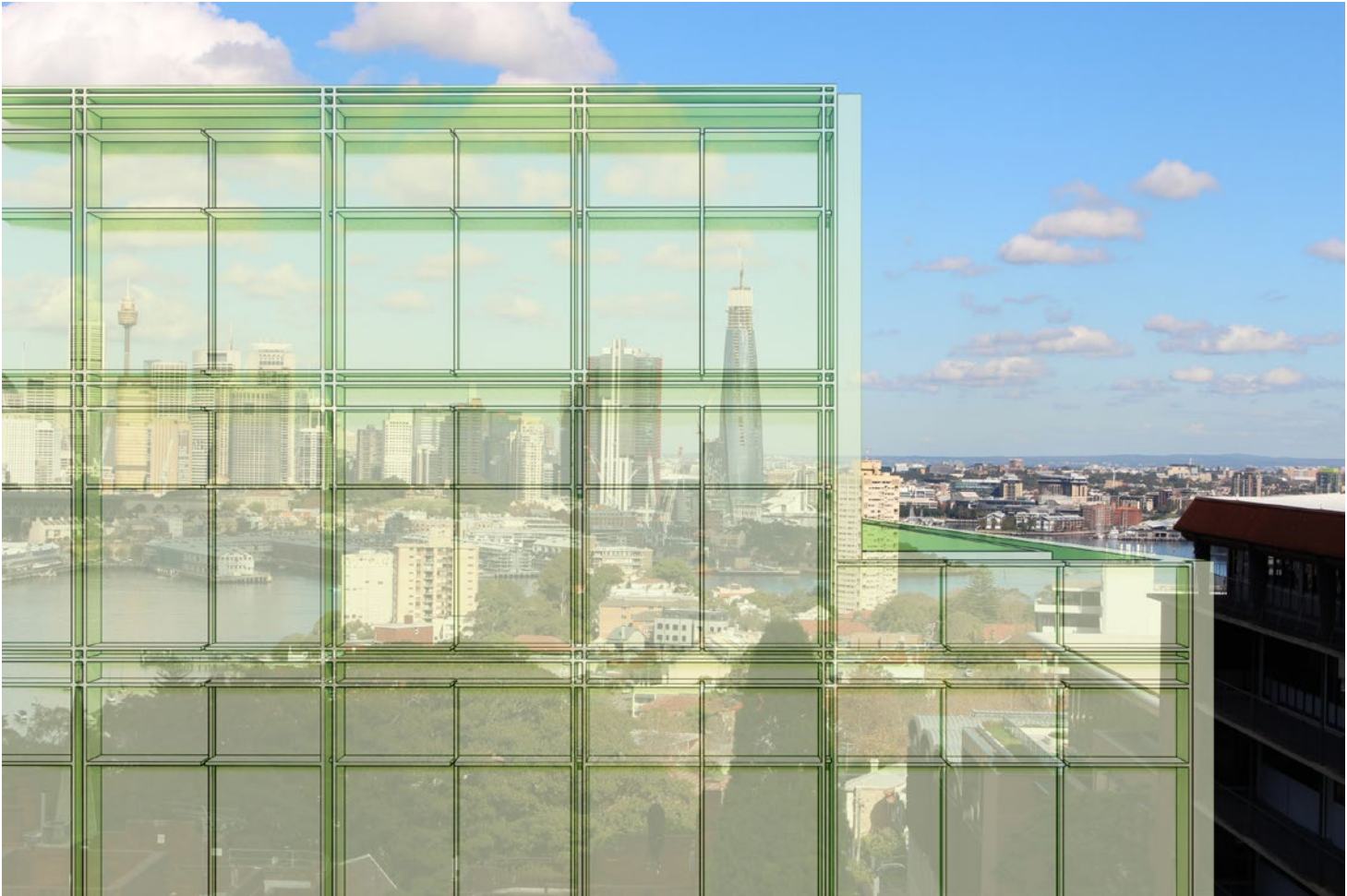
B Visual Survey - Survey Point 22

Apartment 705

View 4
External (Southern Balcony)



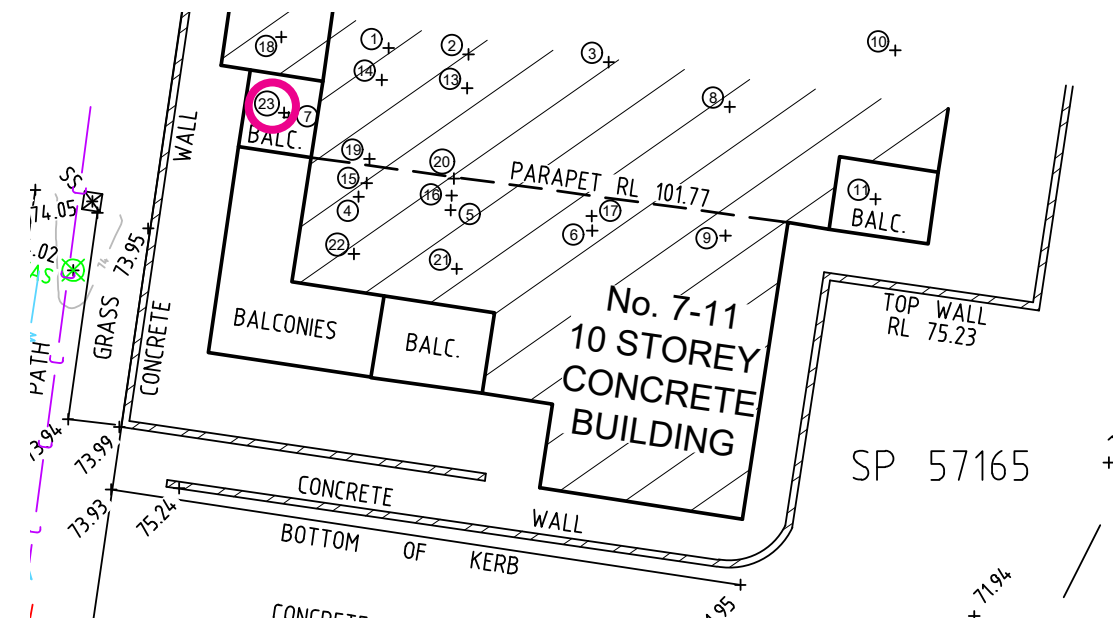
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B Visual Survey - Survey Point 23

Apartment 705

View 5
External (Western Balcony)



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