
Sent: 2/11/2022 12:58:26 PM
Subject: 120 Prince Alfred Pde, Newport - DA2022/0246 - Submission
Attachments: 10 Elvina Ave View Corridor Photomontage.pdf;

Dear Sir/ Madam

I write to register my objection to DA2022/0246 on the basis of devastating view loss caused by excessive tree canopy and non-compliant built form. Myself and many others in the vicinity face the loss of a precious narrow view corridor beside Council's trees in Florence Park if this Application is successful. The Applicant has failed to consider this impact on us.

To support my objection I attach a report and photomontage dated 31/10/2022 prepared by Ms Pam Walls which clearly demonstrates this devastating view loss from my home.

To further support my objection I refer Council to the Joint Submission lodged in response to this DA on behalf of myself and a number of my neighbours by Mr Bill Tulloch earlier today (2/11/2022).

Thank you

Matt Neville
10 Elvina Avenue, Newport



R.A.WALLS CONSTRUCTIONS

Builders Lic.No:211785C

Qualified Supervisor & Clerk of Works

October 31, 2022

Matt Neville
10 Elvina Ave
Newport. NSW 2106

**RE: Objection to 120 Prince Alfred Pde, Newport:
DA 2022/0246:**

Dear Matt,



Please find attached the following view corridor photomontage:

View Point 1: View Corridor Photomontage from main living balcony:

1. View reference plan. Centre of camera at 1.6M above balcony level.
2. Photograph of existing view.
 - a. Photograph Ref:8218 taken 10 October 2022 at 8:45am.
 - b. Photograph taken with 50mm (35mm equivalent) focal length which is accepted as “what the eye sees”.
3. Photograph with proposed No.120 Prince Alfred Parade overlaid as a red outline with significant points of interest indicated.
4. Photograph with proposed No.120 Prince Alfred Parade development overlaid as a 50% transparency and proposed vegetation shown as height poles at mature height.
5. Photograph with proposed No.120 Prince Alfred Parade development overlaid as a 50% red transparency and proposed vegetation shown at mature height.
6. Photograph with proposed No.120 Prince Alfred Parade development overlaid as a 3D solid block computer model.
7. Verification Photomontage
 - a. Photograph with 3D computer model of existing surveyed elements overlaid as a 50% transparency with matching surveyed RL's (AHD) and elements indicated.

Information and equipment used to create 3D computer model:

1. Site visit 10 October 2022 and 27 October, 2022.
2. 3D computer model of existing and proposed No.120 Prince Alfred Pde was based on:-
 - a. DP Surveying Survey Ref:3426, dated 09/12/2021.
 - b. Corben Architects DA Drawings Ref:NEWP Rev:C, dated 15/09/2022.
 - c. Interlink Landscape Plan, Ref:CO5 211019, dated 5/09/2022.
3. 3D computer model of existing buildings were based on:-
 - a. Digital (CAD) survey by Waterview Surveying Services Ref:1360, dated 24/06/2021.
 - b. DP Surveying Survey Ref:1000, dated 24/06/2011.
 - c. No.10 Elvira Ave DA approved plans by Network Design Rev:A, dated 9/03/2012.
 - d. Adam Clarke Surveyors Pty Ltd, Survey Ref:10695, dated 30/04/2019.
 - e. No.105 Prince Alfred Pde DA plans by Phil Brown Drafting Ref:1843, dated 10/06/22.
 - f. Intrax Survey No.135615, dated 8/12/2019.
 - g. No.107 Prince Alfred Pde DA plans by Fixed Price Building Solutions Ref:2001, dated 13/01/2020.
 - h. C.M.S. Surveyors Pty Limited, Survey Ref:18736, dated 19/08/2019.

Cont/d....2

Shadow Diagrams * Photomontages * View Corridor Analysis * 3D Building Envelopes * Drafting
Land & Environment Court Appeals * Council D.A.'s * Objections * Structural Steel Working Drawings
www.photomontages.com.au * 8a Corang Road, Westleigh, NSW 2120 * www.rawalls.com
Mobile: 0410-638131 Email: pam@rawalls.com



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View Corridor Photomontage
Objection to 120 Prince Alfred Pde, Newport

October 31, 2022

Information and equipment used to create 3D computer model:

4. Camera equipment used:-
 - a. Canon EOS 6D Mark II Digital SLR full frame camera (ratio of 1:1)
 - b. Canon 24mm-70mm lens set at 50mm focal length.
 - c. Tripod set to height of 1600mm to centre of camera.

Information and equipment used to create 3D computer model:

Software Package: Caddsmen Architect V4.5 Licensed to: R A Walls Constructions
Additional add-ons: BHP Sections and Merchant Bar (Structural Steel) and AS.1163 Hollow Sections
Adobe Photoshop CS2

The Caddsmen 3D engineering software package was written for the ADF in Adelaide in the early 1980's which has since developed to include architecture. We have been using this Australian 3D software package successfully for LEC and Councils since 1987, providing accurate 3D models for the purpose of providing detailed and accurate shadow diagrams, perspectives and photomontages.

The method we use in the construction of a photomontage is unique to this company. A 3D computer model of existing buildings and elements are drawn up per digital survey information and site measurements and then overlaid onto the photograph. The position and aspect of the 3D model is then checked with the same elements in the photograph. These surveyed elements consist of Ridge/parapet RL's, Gutter RL's, building footprints, boundary fences, surveyed power poles and sign posts. These items become the test points for "proof of positioning". The proposed development is then simply switched on. Vegetation, red outlines, transparencies and view gained edits are produced in Adobe Photoshop on separate layers to CAD model.

Proposed Vegetation:

For the purposes of illustrating a potential mature height, 3D height poles were included in the 3D computer model. Consideration was given to the "potential" growth of the proposed vegetation. Information used for position and mature heights was based on:-

1. Interlink Landscape Plan, Ref:CO5 211019, dated 5/09/2022.
2. Cyathea cooperi Mature height = 10.0 Metres, Spread 6-8M
 - a. <https://nuseriesonline.com.au/plant-index/australian-native-plants/cyathea-cooperi>
 - b. https://www.gardensonline.com.au/gardenshed/plantfinder/show_1598.aspx
 - c. <https://resources.austplants.com.au/plant/cyathea-cooperi/>
3. Frangipani Mature height = 8.0 Metres
 - a. https://en.wikipedia.org/wiki/Plumeria_rubra
 - b. <https://www.abc.net.au/gardening/factsheets/frangipani/9426920>

Photographs were taken from various locations. Consideration for location selection was based upon:-

- a. The photographs used represent a position that was accessible, where surveyed RLs were available and where surveyed elements were visible for proof of positioning.

The attached photomontages are a reasonable indication of the extent of impact on the existing view corridors. We further state herewith, that there has been no distortion through digital manipulation in **any** form.

Yours sincerely,

Pam Walls

Shadow Diagrams * Photomontages * View Corridor Analysis * 3D Building Envelopes * Drafting
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www.photomontages.com.au * 8a Corang Road, Westleigh, NSW 2120 * www.rawalls.com
Mobile: 0410-638131 Email: pam@rawalls.com

Photograph Ref:8218 taken 10 Oct 2022 at 8:45am with 50m(35mm equivalent) focal length



Photograph taken from this location
1.6M above balcony level and
1.0M back from balustrade



Photomontage by Pam Walls
Based on DP Surveying Survey Ref:3426-09/12/2021
Corben Architects DA Drawings Ref:NEWP-C:15/09/2022

View Reference Plan
View from 10 Elvina Ave Newport main living balcony
Objection to 120 Prince Alfred Pde Newport-DA2022/0246

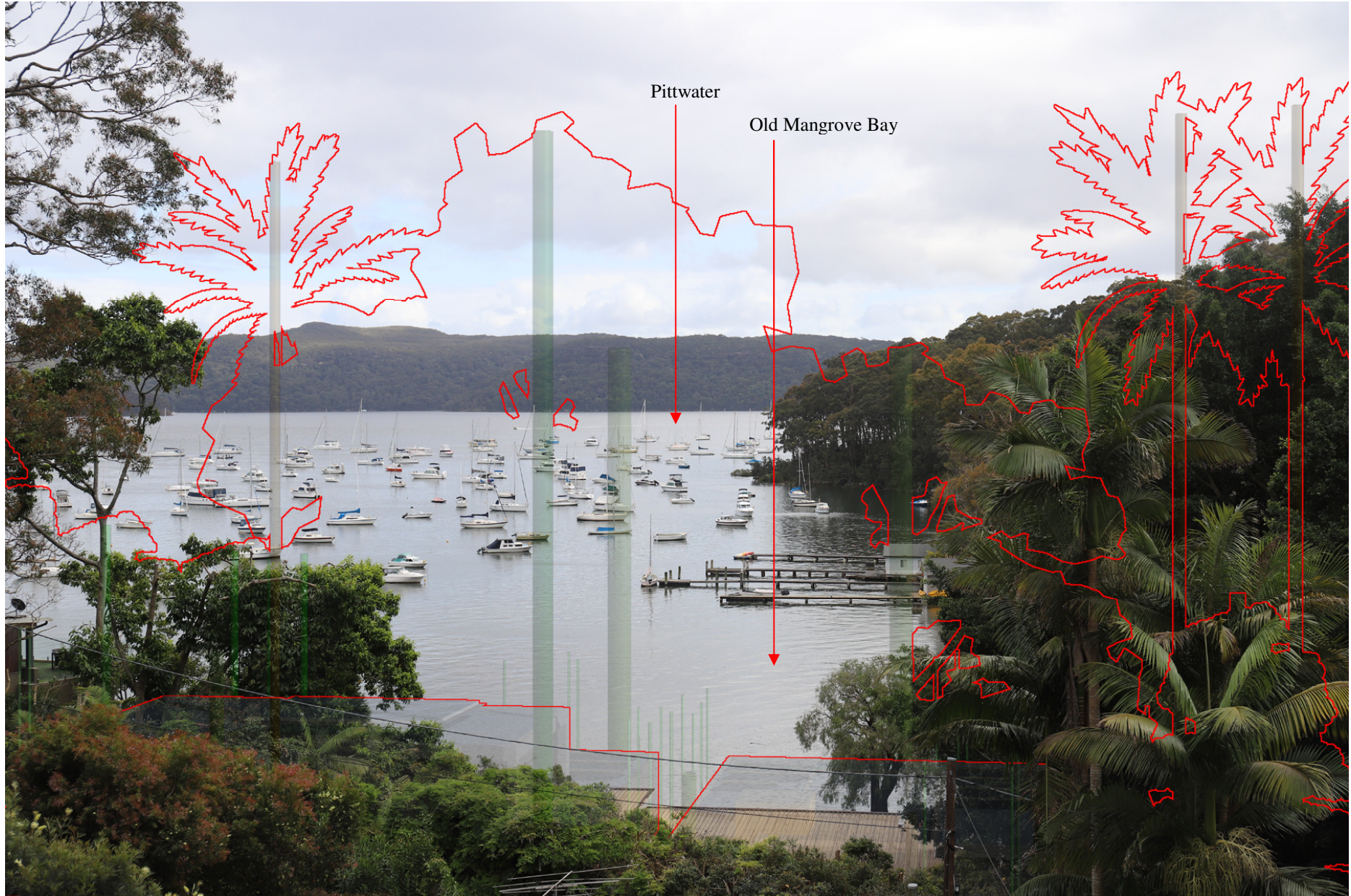
Photograph Ref:8218 taken 10 Oct 2022 at 8:45am with 50m(35mm equivalent) focal length



Photomontage by Pam Walls
Based on DP Surveying Survey Ref:3426-09/12/2021
Corben Architects DA Drawings Ref:NEWP-C:15/09/2022

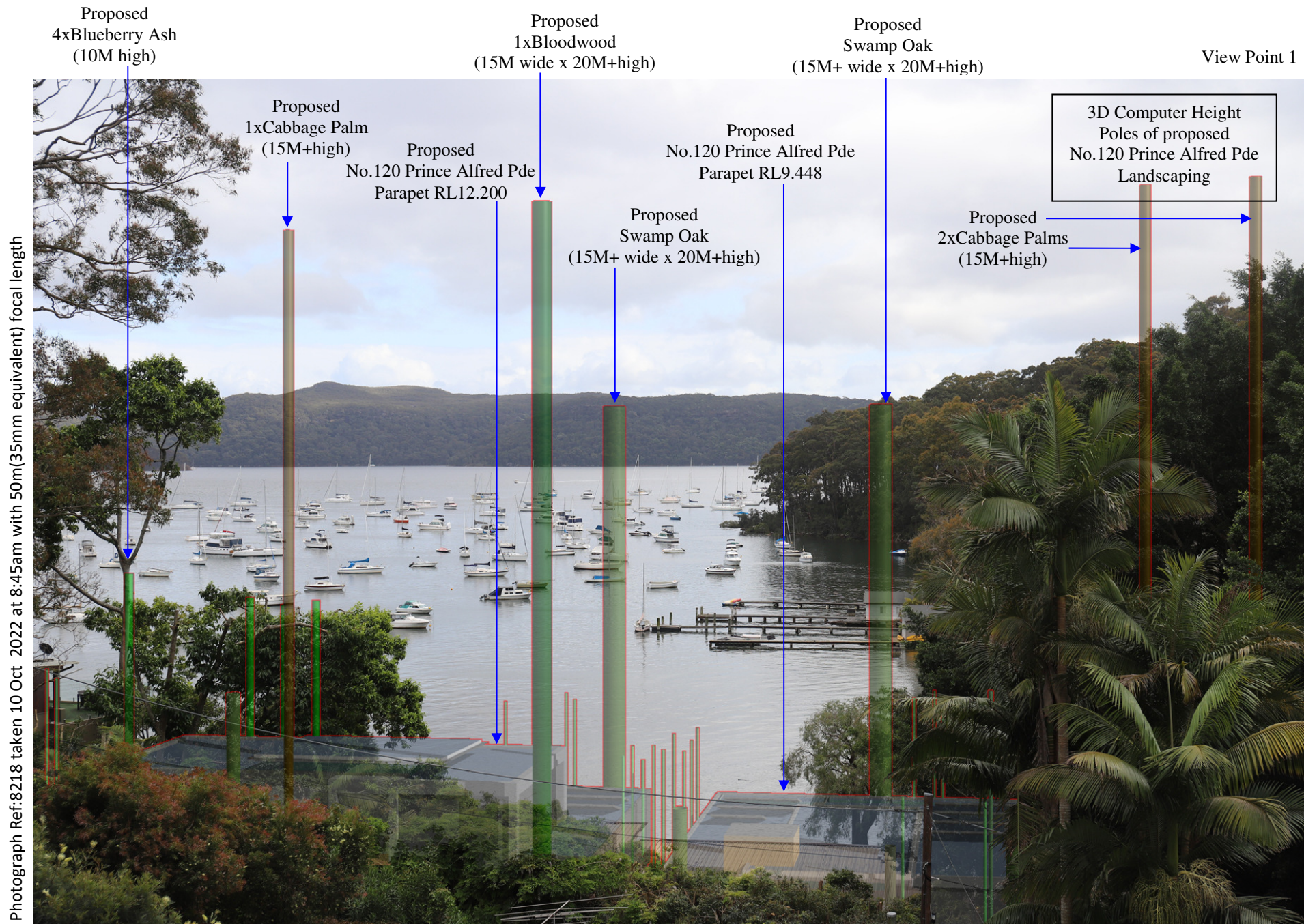
Photograph of existing view
View from 10 Elvina Ave Newport main living balcony
Objection to 120 Prince Alfred Pde Newport-DA2022/0246

Photograph Ref:8218 taken 10 Oct 2022 at 8:45am with 50m(35mm equivalent) focal length



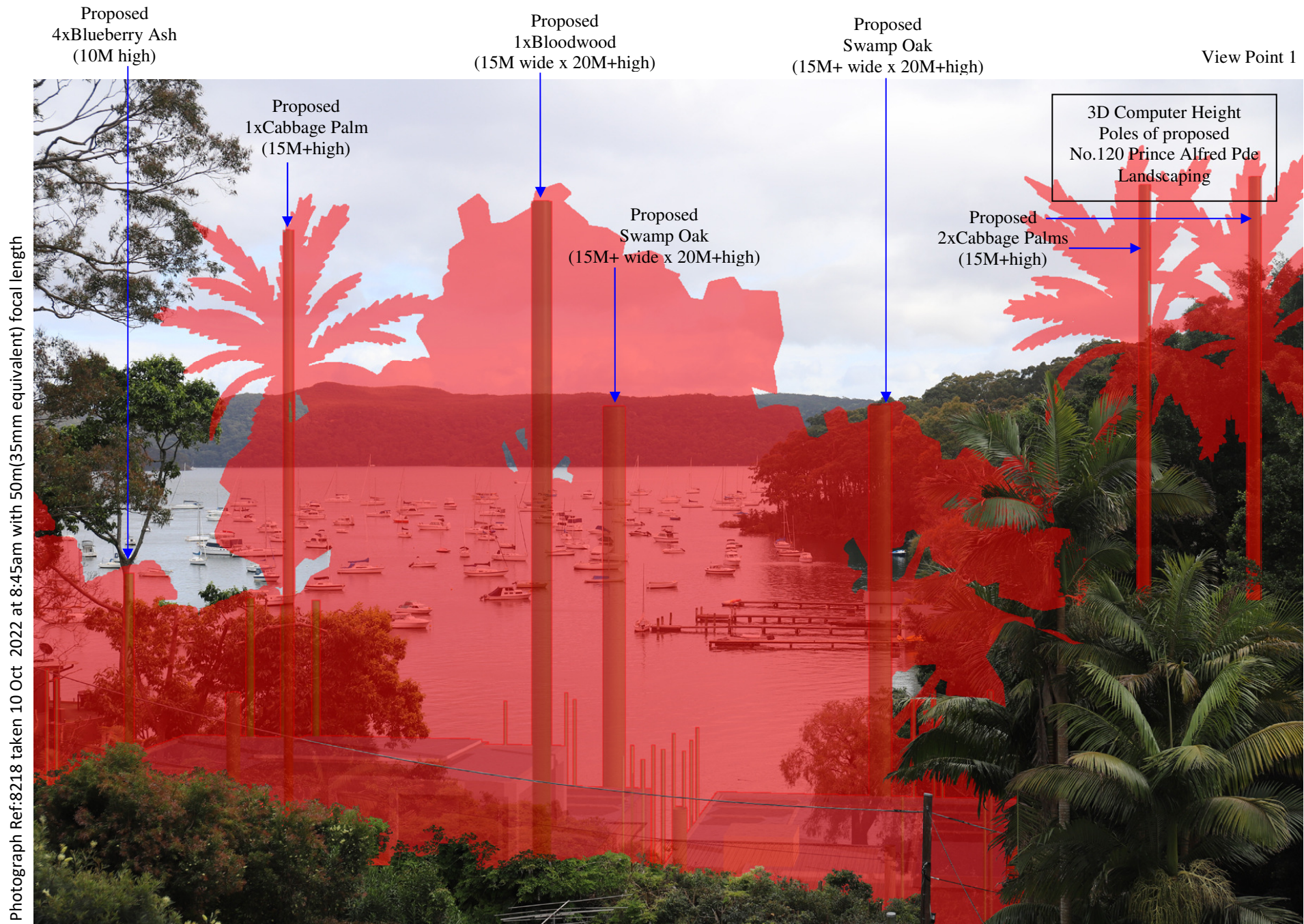
Photomontage by Pam Walls
Based on DP Surveying Survey Ref:3426-09/12/2021
Corben Architects DA Drawings Ref:NEWP-C:15/09/2022

View with 3D computer model of proposed No.120 overlaid as red outline
View from 10 Elvina Ave Newport main living balcony
Objection to 120 Prince Alfred Pde Newport-DA2022/0246

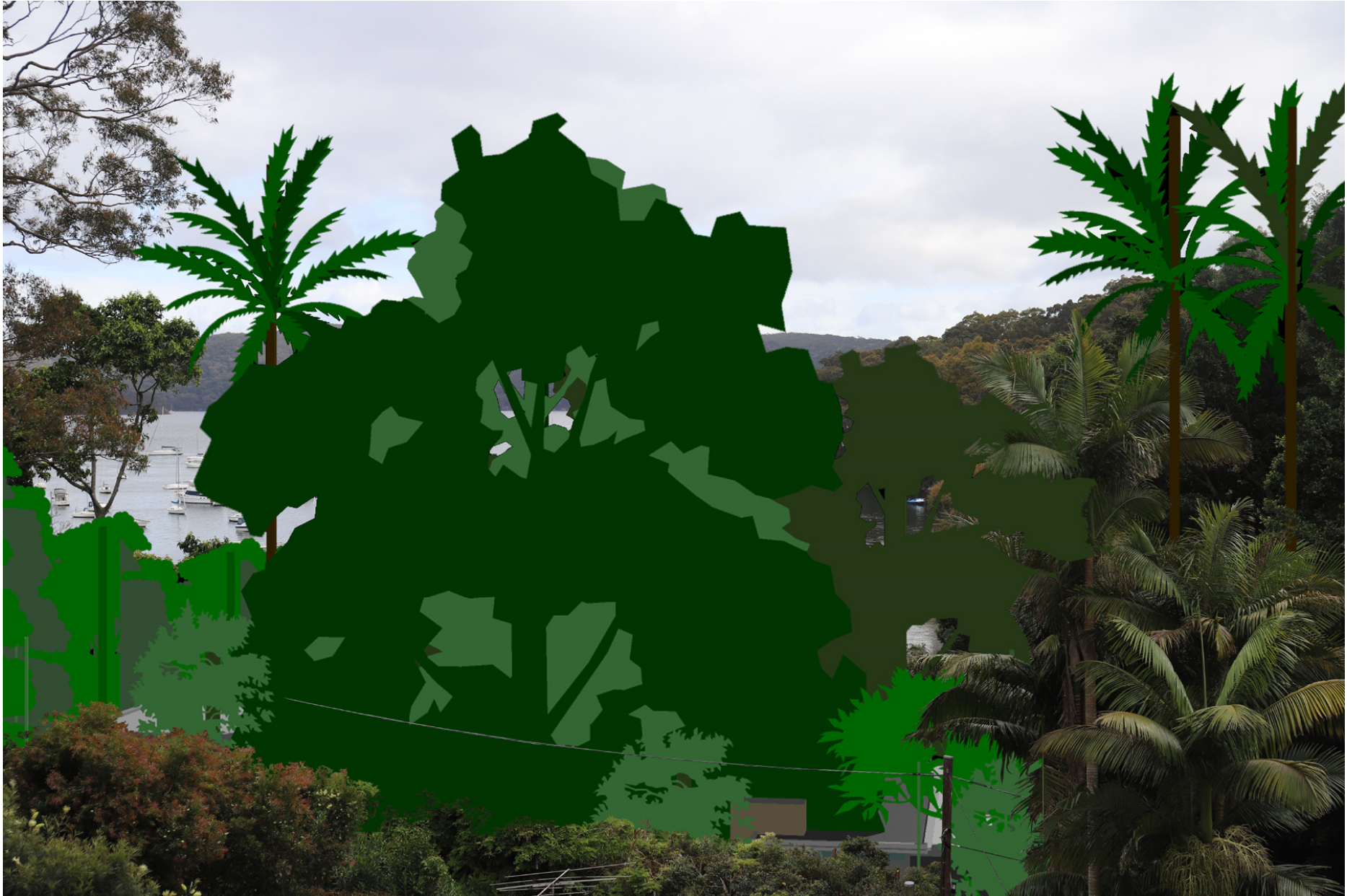


Photomontage by Pam Walls
 Based on DP Surveying Survey Ref:3426-09/12/2021
 Corben Architects DA Drawings Ref:NEWP-C:15/09/2022

View with 3D computer model of proposed No.120 overlaid as 50% transparency
 View from 10 Elvina Ave Newport main living balcony
 Objection to 120 Prince Alfred Pde Newport-DA2022/0246



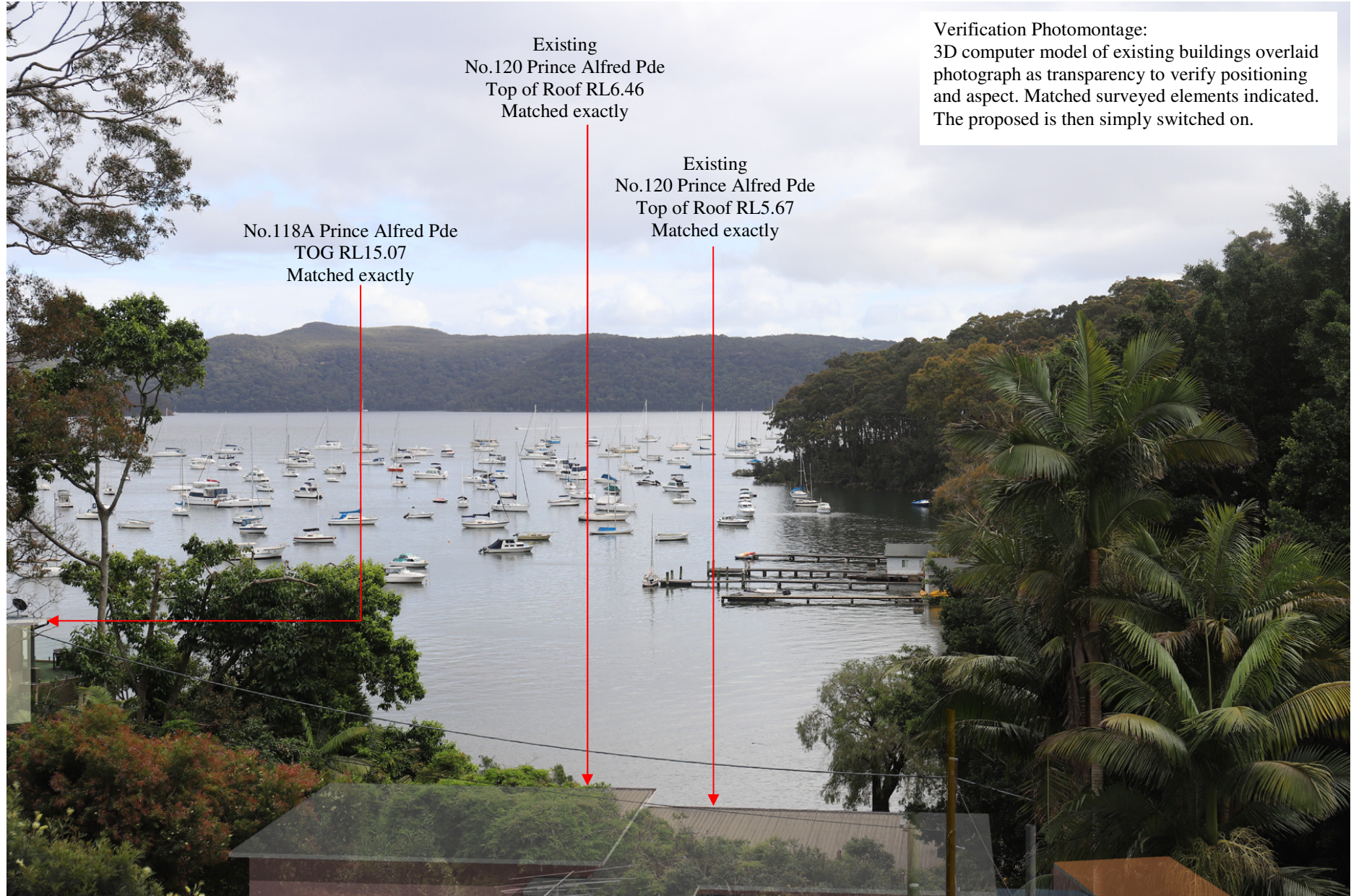
Photograph Ref:8218 taken 10 Oct 2022 at 8:45am with 50m(35mm equivalent) focal length



Photomontage by Pam Walls
Based on DP Surveying Survey Ref:3426-09/12/2021
Corben Architects DA Drawings Ref:NEWP-C:15/09/2022

View with 3D solid block computer model of proposed No.120 Prince Alfred Pde
View from 10 Elvina Ave Newport main living balcony
Objection to 120 Prince Alfred Pde Newport-DA2022/0246

Photograph Ref:8218 taken 10 Oct 2022 at 8:45am with 50m(35mm equivalent) focal length



Verification Photomontage by Pam Walls
Based on DP Surveying Survey Ref:3426-09/12/2021
Corben Architects DA Drawings Ref:NEWP-C:15/09/2022

View with 3D computer model of existing buildings overlaid as 50% transparency
View from 10 Elvina Ave Newport main living balcony
Objection to 120 Prince Alfred Pde Newport-DA2022/0246