

Cumberland Golf Course VIA

Visual impact renderings and methodology report

15th March 2024

VIRTUAL IDEAS

1. INTRODUCTION

This document was prepared by Virtual Ideas to demonstrate the visual impact of the proposed developments for Cumberland Golf Course, 248 Old Prospect Rd, Greystanes, NSW with respect to the existing built form and site conditions.

2. VIRTUAL IDEAS EXPERTISE

Virtual Ideas is an architectural visualisation company that has over 15 years experience in preparing visual impact assessment content and reports on projects of major significance that meet the requirements for relevant local and state planning authorities.

Our reports have been submitted as evidence in proceedings in both the Land and Environment Court and the Supreme Court of NSW. Our director, Grant Kolln, has been an expert witness in the field of visual impact assessment in the Supreme Court of NSW.

Virtual Ideas' methodologies and outcomes have been inspected by various court appointed experts in relation to previous visual impact assessment submissions, and have always been found to be accurate and acceptable.

3. RENDERINGS METHODOLOGY

The following describes the process that we undertake to create the renderings that form the basis of this report.

3.1 DIGITAL 3D SCENE CREATION

The first step in our process is the creation of an accurate, real world scale digital 3D scene that is positioned at a common reference points using the MGA 56 GDA 2020 coordinates system.

We have used data including existing, approved and proposed building 3D models as well as a site survey to create the 3D scene. A detailed description of the data sources used in this report can be found in Appendix A, B, C and D.

When we receive data sources that are not positioned to MGA-56 GDA 2020 coordinates, we use common points in the data sources that can be aligned to points in other data sources that are positioned at MGA-56 GDA2020. This can be data such as site boundaries and building outlines.

Descriptions of how we have aligned each data source can also be found in Section 3.2.

3.2 SITE PHOTOGRAPHY

The site photography was captured by Virtual Ideas. The viewpoint locations are shown on the viewpoint maps in Section 4 of this document.

Camera lenses for photography were chosen taking a variety of factors into consideration. This included the distance of the camera position from the site and the size of the proposed development with respect to the existing built form and landscape.

In some cases, photography using a 50mm lens may produce the most effective photomontage for view impact assessment, as a 50mm lens is often considered to have the closest representation of distance perception to the human eye. In other cases, a 50mm lens provides too narrow a field of view and does not capture sufficient surrounding context to evaluate visual impact. In these cases using a wider lens is more appropriate.

For the photomontages contained in this report, it is considered appropriate to use both a 24mm and 35mm lens, as a 50mm lens would limit visibility of the immediate context and provide an inadequate understanding of the viewing impact presented by the proposed development.

Full metadata of all photographs is recorded during the site photography. The critical data we extract from each photos is the date, time and lens information.

3.3 ALIGNMENT OF 3D SCENE

To align the 3D scene to the correct geographical location, we used the following data:

Using a supplied site survey, we were able to align the site boundaries of the proposed buildings to the geo-referenced data.

Cameras were aligned to surveyed positions that were supplied by CMS Surveyors at MGA-56 GDA 2020.

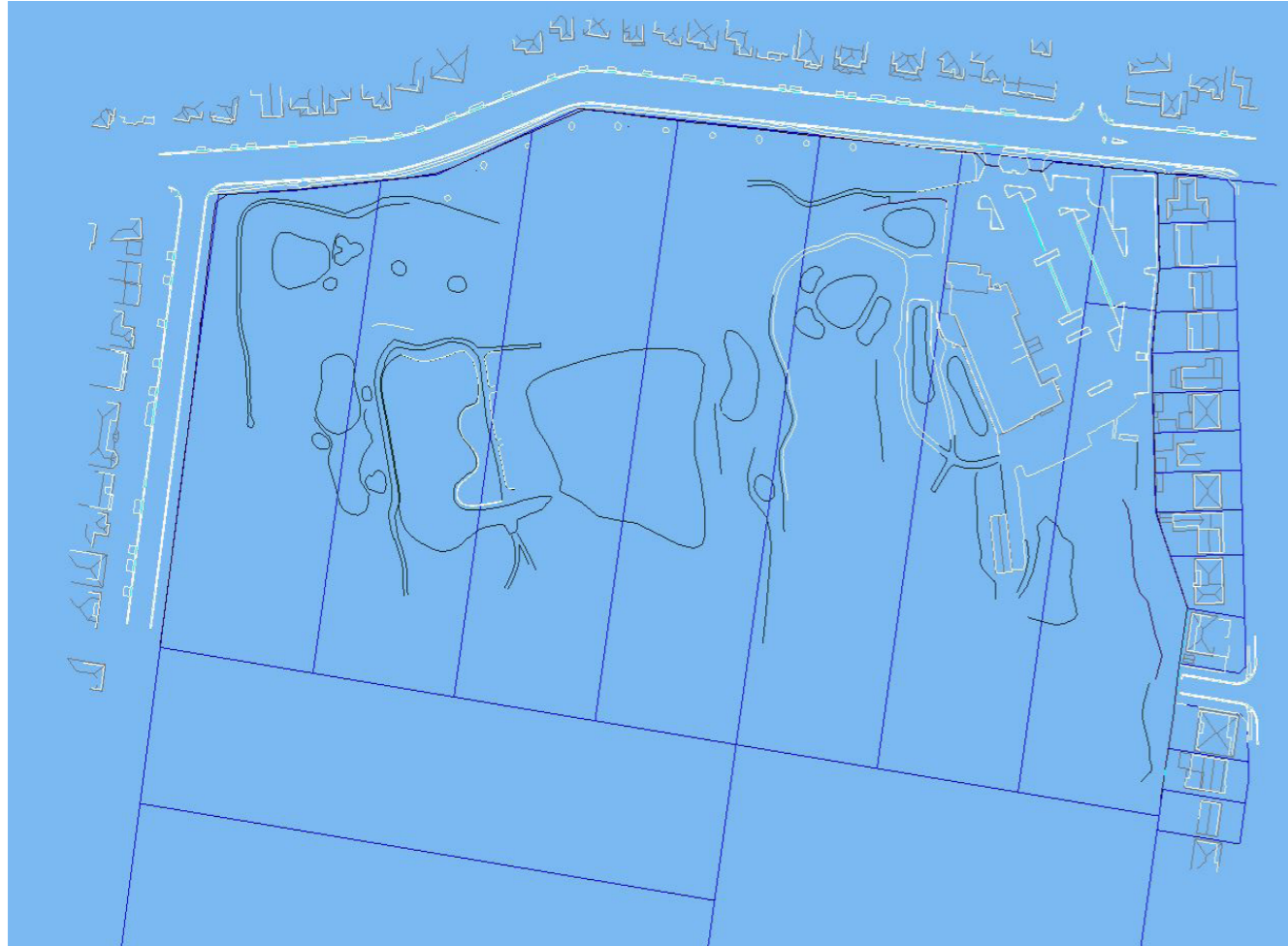


Image showing survey drawing from Crux Surveying at MGA 56 GDA2020 coordinates

3.4 RENDERING CREATION

After the completing the camera alignment, we add lighting to the 3D scene.

A digital sunlight system was added in the 3D scene to match the lighting direction of the sun in Sydney, Australia. This was done using the software sunlight system that matches the angle of the sun using location data and time and date information.

For the renderings, we applied a basic grey material to the proposed buildings as well as textured materials for future landscaping as per Appendix D. Where existing buildings and trees blocked the view to the development, we have used a white outline dictating the extent of such of the proposed buildings.



Image showing survey drawing from Crux Surveying at MGA 56 GDA2020 coordinates aligned to 3D model (grey)

4 MAP OF 3D CAMERA LOCATIONS

PLAN ILLUSTRATING CAMERA LOCATIONS FOR VISUAL IMPACT RENDERS OF 248 OLD PROSPECT RD, GREYSTANES, NSW



Viewpoint Locations

- 1 - 21 Brighton St
- 2 - 253 Old Prospect Rd
- 3 - 223 Old Prospect Rd
- 4 - 205 Old Prospect Rd
- 5 - 195 Old Prospect Rd
- 6 - 199 Cumberland Rd
- 7 - 24 Kootingal St
- 8 - Roberta Street Park

5.1 VIEWPOINT POSITION 1

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



CAMERA MAP



Proposed massing of
Cumberland Golf Course

ALIGNMENT OF SURVEYED POINTS



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT AND LANDSCAPING



3D VIEW LINE INFORMATION

Photo Date:	5th December 2023
View Location:	21 Brighton St
Camera Used:	Canon EOS 5DS R
Camera Lens:	EF24-105mm f/4L IS USM
Camera RL:	6.9m
Focal length in 35mm Film	24mm

5.1 VIEWPOINT POSITION 01

PHOTOGRAPH SHOWING CURRENT CONDITION



5.1 VIEWPOINT POSITION 01

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of Cumberland Golf Course

5.1 VIEWPOINT POSITION 01

PHOTOGRAPH SHOWING CURRENT CONDITION, PROPOSED DEVELOPMENT AND LANDSCAPING



Proposed massing of Cumberland Golf Course

5.2 VIEWPOINT POSITION 2

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



CAMERA MAP



Proposed massing of
Cumberland Golf Course

ALIGNMENT OF SURVEYED POINTS



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT AND LANDSCAPING



3D VIEW LINE INFORMATION

Photo Date:	5th December 2023
View Location:	253 Old Prospect Rd
Camera Used:	Canon EOS 5DS R
Camera Lens:	EF24-105mm f/4L IS USM
Camera RL:	6.9m
Focal length in 35mm Film	24mm

5.2 VIEWPOINT POSITION 2

PHOTOGRAPH SHOWING CURRENT CONDITION



5.2 VIEWPOINT POSITION 2

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of Cumberland Golf Course

5.2 VIEWPOINT POSITION 2

PHOTOGRAPH SHOWING CURRENT CONDITION, PROPOSED DEVELOPMENT AND LANDSCAPING



Proposed massing of Cumberland Golf Course

5.3 VIEWPOINT POSITION 3

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT

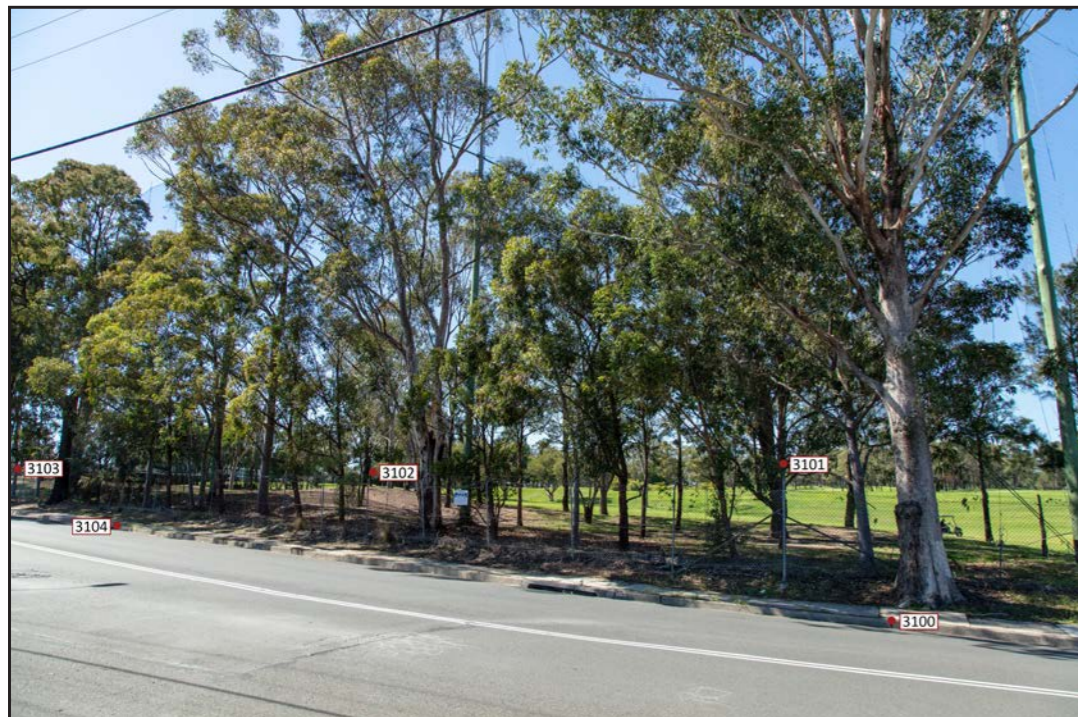


CAMERA MAP

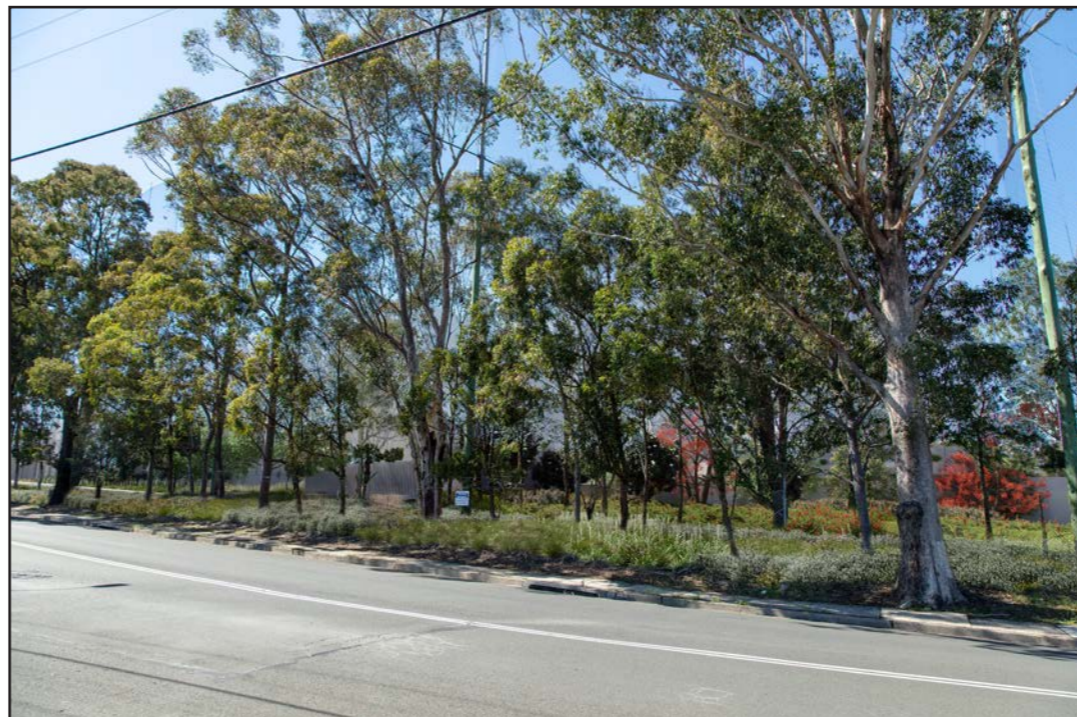


Proposed massing of Cumberland Golf Course

ALIGNMENT OF SURVEYED POINTS



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT AND LANDSCAPING



3D VIEW LINE INFORMATION

Photo Date:	5th December 2023
View Location:	223 Old Prospect Rd
Camera Used:	Canon EOS 5DS R
Camera Lens:	EF24-105mm f/4L IS USM
Camera RL:	6.9m
Focal length in 35mm Film	24mm

5.3 VIEWPOINT POSITION 3

PHOTOGRAPH SHOWING CURRENT CONDITION



5.3 VIEWPOINT POSITION 3

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of Cumberland Golf Course

5.3 VIEWPOINT POSITION 3

PHOTOGRAPH SHOWING CURRENT CONDITION, PROPOSED DEVELOPMENT AND LANDSCAPING



Proposed massing of Cumberland Golf Course

5.4 VIEWPOINT POSITION 4

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



CAMERA MAP



Proposed massing of Cumberland Golf Course

ALIGNMENT OF SURVEYED POINTS



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT AND LANDSCAPING



3D VIEW LINE INFORMATION

Photo Date:	5th December 2023
View Location:	205 Old Prospect Rd
Camera Used:	Canon EOS 5DS R
Camera Lens:	EF24-105mm f/4L IS USM
Camera RL:	6.9m
Focal length in 35mm Film	24mm

5.4 VIEWPOINT POSITION 4

PHOTOGRAPH SHOWING CURRENT CONDITION



5.4 VIEWPOINT POSITION 4

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of Cumberland Golf Course

5.4 VIEWPOINT POSITION 4

PHOTOGRAPH SHOWING CURRENT CONDITION, PROPOSED DEVELOPMENT AND LANDSCAPING



Proposed massing of Cumberland Golf Course

5.5 VIEWPOINT POSITION 5

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



CAMERA MAP



Proposed massing of
Cumberland Golf Course

ALIGNMENT OF SURVEYED POINTS



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT AND LANDSCAPING



3D VIEW LINE INFORMATION

Photo Date:	5th December 2023
View Location:	195 Old Prospect Rd
Camera Used:	Canon EOS 5DS R
Camera Lens:	EF24-105mm f/4L IS USM
Camera RL:	6.9m
Focal length in 35mm Film	24mm

5.5 VIEWPOINT POSITION 5

PHOTOGRAPH SHOWING CURRENT CONDITION



5.5 VIEWPOINT POSITION 5

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of Cumberland Golf Course

5.5 VIEWPOINT POSITION 5

PHOTOGRAPH SHOWING CURRENT CONDITION, PROPOSED DEVELOPMENT AND LANDSCAPING



Proposed massing of Cumberland Golf Course

5.6 VIEWPOINT POSITION 6

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



CAMERA MAP



Proposed massing of Cumberland Golf Course

ALIGNMENT OF SURVEYED POINTS



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT AND LANDSCAPING



3D VIEW LINE INFORMATION

Photo Date:	5th December 2023
View Location:	199 Cumberland Rd
Camera Used:	Canon EOS 5DS R
Camera Lens:	EF24-105mm f/4L IS USM
Camera RL:	6.9m
Focal length in 35mm Film	24mm

5.6 VIEWPOINT POSITION 6

PHOTOGRAPH SHOWING CURRENT CONDITION



5.6 VIEWPOINT POSITION 6

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of Cumberland Golf Course

5.6 VIEWPOINT POSITION 6

PHOTOGRAPH SHOWING CURRENT CONDITION, PROPOSED DEVELOPMENT AND LANDSCAPING



Proposed massing of Cumberland Golf Course

5.7 VIEWPOINT POSITION 7

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



CAMERA MAP



Proposed massing of Cumberland Golf Course

ALIGNMENT OF SURVEYED POINTS



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT AND LANDSCAPING



3D VIEW LINE INFORMATION

Photo Date:	5th December 2023
View Location:	24 Kootingal St
Camera Used:	Canon EOS 5DS R
Camera Lens:	EF24-105mm f/4L IS USM
Camera RL:	6.9m
Focal length in 35mm Film	24mm

5.7 VIEWPOINT POSITION 7

PHOTOGRAPH SHOWING CURRENT CONDITION



5.7 VIEWPOINT POSITION 7

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of Cumberland Golf Course

5.7 VIEWPOINT POSITION 7

PHOTOGRAPH SHOWING CURRENT CONDITION, PROPOSED DEVELOPMENT AND LANDSCAPING



Proposed massing of Cumberland Golf Course

5.8 VIEWPOINT POSITION 8

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



CAMERA MAP



Proposed massing of
Cumberland Golf Course

ALIGNMENT OF SURVEYED POINTS



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT AND LANDSCAPING



3D VIEW LINE INFORMATION

Photo Date:	5th December 2023
View Location:	Roberta Street Park
Camera Used:	Canon EOS 5DS R
Camera Lens:	EF24-105mm f/4L IS USM
Camera RL:	6.9m
Focal length in 35mm Film	35mm

5.8 VIEWPOINT POSITION 8

PHOTOGRAPH SHOWING CURRENT CONDITION



5.8 VIEWPOINT POSITION 8

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of Cumberland Golf Course

5.8 VIEWPOINT POSITION 8

PHOTOGRAPH SHOWING CURRENT CONDITION, PROPOSED DEVELOPMENT AND LANDSCAPING



Proposed massing of Cumberland Golf Course

6.1 3D SCENE DATA SOURCES

A.1 - 3D Model of the proposed Cumberland Golf Course, 248 Prospect Rd - refer to Appendix A

File Name: 20082-CUMBERLANDCOUNTRYGOLFCLUB_MASTERPLAN
Author: Marchese Partners
Format: FBX
Alignment: Aligned to MGA 56 GDA2020 via Appendix B

A.2 - Site Survey - refer to Appendix B for details

File Name: 23049Photolocation 1
Author: CMS Surveyors
Format: Autocad DWG
Alignment: MGA 56 GDA2020

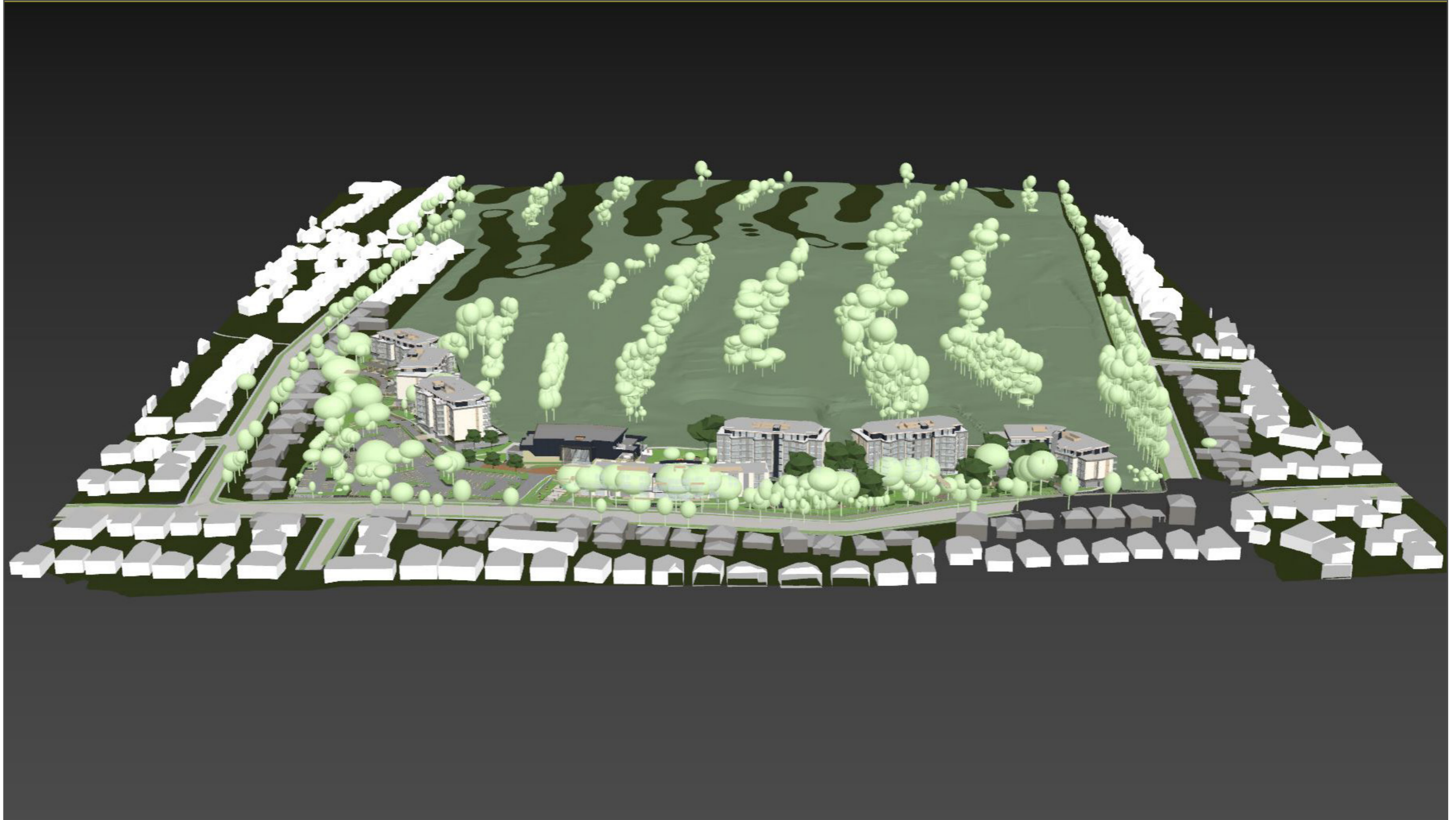
A.3 - Existing Site Survey - refer to Appendix C for details

File Name: ACAD-123202-SU-DT-001 [A]
Author: Crux Surveying
Format: Autocad DWG
Alignment: MGA 56 GDA2020

A.4 - Proposed Landscaping Plan - refer to Appendix D for details

File Name: DA200 [P9] - SITE PLAN
Author: Taylor Brammer
Format: Adobe PDF

6.2 APPENDIX A: 3D MODELS SUPPLIED BY ETHOS URBAN



6.3 APPENDIX B: SITE SURVEY SUPPLIED BY CMS

CMS Surveyors Pty Limited

A.B.N. 79 096 240 201

LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



Date: 11-12-2023
Our Ref: 23049 Photo Locations

Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Dear Rick Mansfield,

RE: PHOTO LOCATIONS – CUMBERLAND COUNTRY GOLF CLUB

As requested, we have attended site and measured the Co-ordinates and Elevation of the photo locations for Cumberland Country Golf Club.

Co-ordinates are MGA 56 (**GDA 2020**) and elevation to Australian Height datum (AHD) established by SCIMS

Measurements were taken using theodolite measurement and GNSS measurement.

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
10	310164.453	6255927.49	Ground RL 57.69	CAMERA LOCATION 1
2014	309503.503	6256017.343	Ground RL 54.024	CAMERA LOCATION 2
2012	309679.517	6256053.236	Ground RL 56.223	CAMERA LOCATION 3
2011	309834.541	6256040.273	Ground RL 59.816	CAMERA LOCATION 4
2010	309958.657	6256028.908	Ground RL 58.092	CAMERA LOCATION 5
10	310164.453	6255927.49	Ground RL 57.69	CAMERA LOCATION 6
1010	309975.118	6255810.36	Ground RL 60.337	CAMERA LOCATION 7
4010	309233.454	6255741.655	Ground RL 61.188	CAMERA LOCATION 8
200	310131.595	6255942.509	60.241	RR
201	310125.529	6255930.657	65.023	PP
202	310061.145	6255930.052	64.113	PP
203	310142.433	6255922.245	59.698	SGN
204	310140.686	6255909.002	62.696	TG
205	310096.963	6255944.563	61.138	TG
1200	309965.097	6255806.344	63.282	SGN
1201	309944.291	6255807.146	66.852	TG
1202	309934.284	6255814.866	64.381	TFCE
1203	309931.962	6255822.573	71.487	PP
1204	309938.392	6255828.993	66.518	TG
1205	309956.691	6255826.18	64.481	TG

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
2106	309866.095	6256018.758	64.624	SGN
2110	309839.187	6255968.197	67.718	RF
3100	309681.705	6256038.531	55.953	TKB
3101	309684.128	6256035.993	58.962	TFCE
3102	309699.068	6256034.717	59.158	TFCE
3103	309739.759	6256030.36	60.47	TFCE
3104	309712.820	6256036.491	57.002	TKB
3200	309824.703	6256022.359	62.194	TFCE
3201	309831.046	6256025.11	59.938	TKB
3204	309861.078	6255968.186	67.703	RF
3205	309841.150	6256023.634	62.835	SGN
3206	309850.378	6256011.355	67.197	LP
3215	309544.937	6256004.826	57.551	TFCE
3216	309522.871	6255990.983	57.233	SGN
3218	309521.825	6255986.883	64.733	PP
3219	309527.902	6256001.032	57.852	TFCE
3220	309568.032	6256009.367	61.762	PP
3250	309508.623	6255857.281	60.639	TFCE
3251	309505.802	6255839.095	61.081	TFCE
3252	309507.357	6255848.491	60.877	TFCE
3253	309511.843	6255881.386	59.905	TFCE
3254	309521.783	6256031.011	57.03	RF
4100	309347.891	6255722.464	75.791	LP
4101	309391.795	6255708.526	62.748	RF
4102	309363.167	6255787.307	60.246	SGN
4103	309396.310	6255766.568	59.793	TFCE
4105	309295.489	6255793.142	59.957	SGN
5000	309945.516	6255998.641	63.611	RR
5001	309947.172	6256011.195	60.524	TFCE
5002	309928.423	6256015.601	66.444	PP
5003	309934.260	6256029.127	61.455	SGN
5004	309840.343	6256038.211	70.28	PP

Note: R.L. shown on the report for photo locations are ground levels. Camera height should be added to the supplied RL of each corresponding photo location.

Yours faithfully,

Damon Roach
Diploma in Surveying
CMS Surveyors Pty Limited

Consulting Surveyors NSW
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2/99A South Creek Rd, DEE WHY NSW 2099
PO Box 463, DEE WHY NSW 2099
Ph: 02 9971 4802 Fax: 02 9971 4822
Email: info@cmsurveyors.com.au
Web: www.cmsurveyors.com.au

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(Roseville)
MBS GREEN & ASSOCIATES
(Mona Vale)

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6.3 APPENDIX B: SITE SURVEY SUPPLIED BY CMS

CMS Surveyors Pty Limited
A.B.N. 79 096 240 201
LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



Date: 14/12/2023

Rick Mansfield
Senior Account Manager
Virtual Ideas
Studio 71
61 Marlborough Street
Surry Hills NSW 2100
rick@virtualideas.com.au

SURVEYOR'S STATEMENT

RE: Content for Visual Impact Study PROPERTY ADDRESS: 248 Old Prospect Rd, Greystanes

Under your instructions, we have collected/sourced and coordinated content to support the creation of a Visual Impact Study for the proposed works at the aforementioned address.

Accurate 2D/3D survey data has been used to prepare the photomontages.

The survey data was used for depiction of existing buildings or existing elements shown in the wire frame and to establish an accurate camera location and RL of the camera.

The following employees prepared the survey information:

Damon Roach, Diploma of Surveying

Yours faithfully,

Damon Roach
Operations Manager

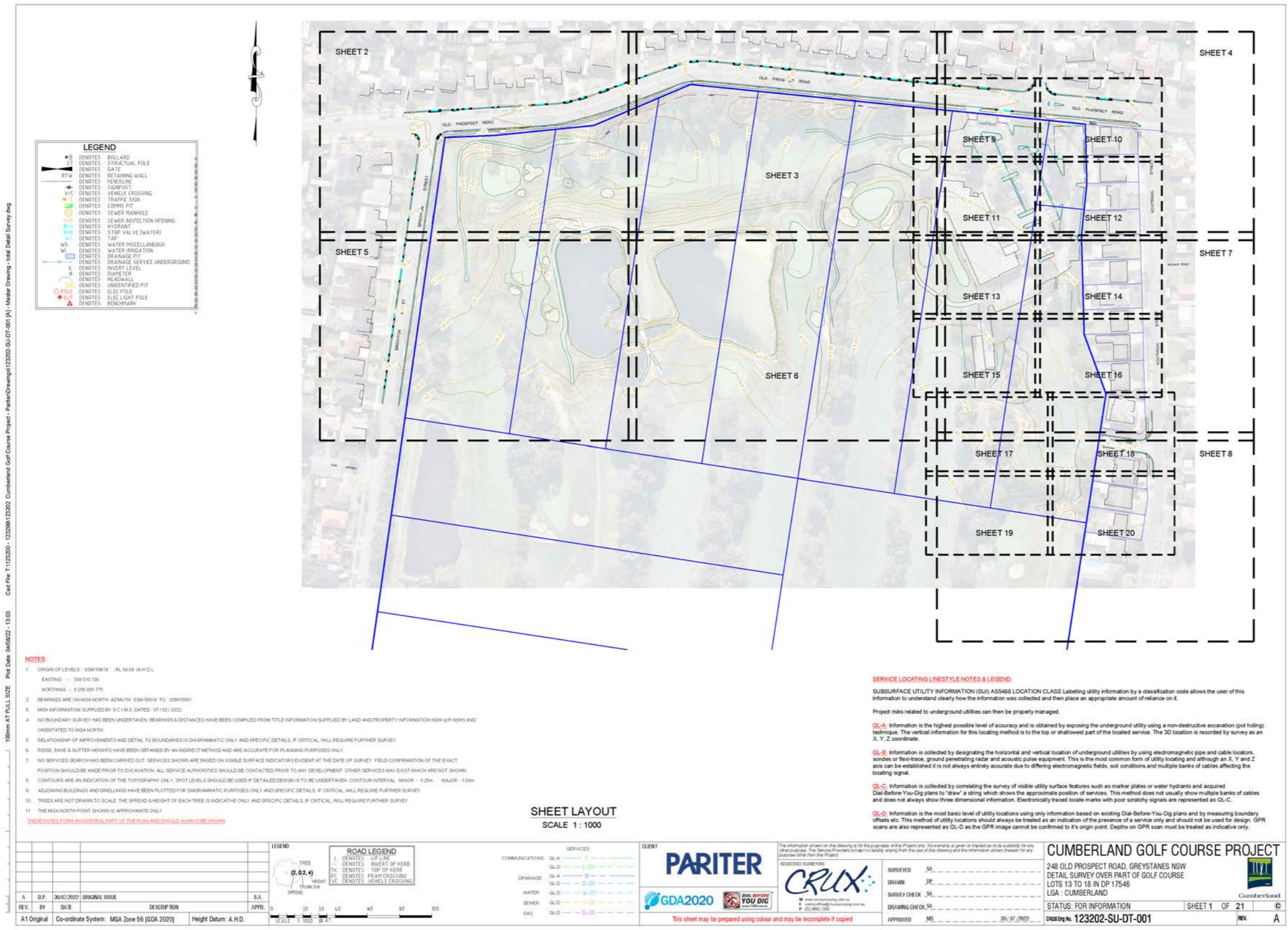


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6.4 APPENDIX C: EXISTING SITE SURVEY OF 248 OLD PROSPECT RD SUPPLIED BY CRUX SURVEYING



100mm AT FULL SIZE Plot Date: 04/02/22 - 13:03
 Cad File: T:\22200 - 123202-20-DT-001 (A) - Master Drawing - total Detail Survey.dwg
 123202-20-DT-001 (A) - Master Drawing - total Detail Survey.dwg

- NOTES**
- ORIGIN OF LEVELS - DSM 58814 - RL 54.09 (A.H.D.), EASTING - 309 510 130, NORTHING - 6 256 095 775
 - BEARINGS ARE ON MGA NORTH AZIMUTH DSM 58814 TO DSM 15581
 - MGA INFORMATION SUPPLIED BY S C I M S DATED 07/02/2022
 - NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN; BEARINGS & DISTANCES HAVE BEEN COMPILED FROM TITLE INFORMATION SUPPLIED BY LAND AND PROPERTY INFORMATION NSW (LPI NSW) AND ORIENTATED TO MGA NORTH
 - RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES IS DIAGRAMMATIC ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY
 - RIDGE, EAVE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY
 - NO SERVICES SEARCH HAS BEEN CARRIED OUT. SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY. FIELD CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO EXCAVATION. ALL SERVICE AUTHORITIES SHOULD BE CONTACTED PRIOR TO ANY DEVELOPMENT. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN
 - CONTOURS ARE AN INDICATION OF THE TOPOGRAPHY ONLY. SPOT LEVELS SHOULD BE USED IF DETAILED DESIGN IS TO BE UNDERTAKEN. CONTOUR INTERVAL: MINOR - 0.25m; MAJOR - 1.00m
 - ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY
 - TREES ARE NOT DRAWN TO SCALE. THE SPREAD & HEIGHT OF EACH TREE IS INDICATIVE ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY
 - THE MGA NORTH POINT SHOWN IS APPROXIMATE ONLY
- THESE NOTES FORM AN INTEGRAL PART OF THE PLAN AND SHOULD ALWAYS BE SHOWN**

SERVICE LOCATING LIFESTYLE NOTES & LEGEND:

SUBSURFACE UTILITY INFORMATION (SUI) ASS488 LOCATION CLASS Labeling utility information by a classification code allows the user of this information to understand clearly how the information was collected and then place an appropriate amount of reliance on it.

Project risks related to underground utilities can then be properly managed.

QL-A: Information is the highest possible level of accuracy and is obtained by exposing the underground utility using a non-destructive excavation (pot hole) technique. The vertical information for this locating method is to the top or shallowest part of the located service. The 3D location is recorded by survey as an X, Y, Z coordinate.

QL-B: Information is collected by designating the horizontal and vertical location of underground utilities by using electromagnetic pipe and cable locators, sondes or flex-trace, ground penetrating radar and acoustic pulse equipment. This is the most common form of utility locating and although an X, Y and Z axis can be established it is not always entirely accurate due to differing electromagnetic fields, soil conditions and multiple banks of cables affecting the locating signal.

QL-C: Information is collected by correlating the survey of visible utility surface features such as marker plates or water hydrants and acquired Dial-Before-You-Dig plans to 'draw' a string which shows the approximate position of services. This method does not usually show multiple banks of cables and does not always show three dimensional information. Electronically traced locate marks with poor spatchy signals are represented as QL-C.

QL-D: Information is the most basic level of utility locations using only information based on existing Dial-Before-You-Dig plans and by measuring boundary offsets etc. This method of utility locations should always be treated as an indication of the presence of a service only and should not be used for design. GPR scans are also represented as QL-D as the GPR image cannot be confirmed to it's origin point. Depths on GPR scan must be treated as indicative only.

<p>LEGEND</p> <p> TREE (2, 0.2, 4) (HEIGHT, TRUNK DIA, SPREAD) </p>		<p>ROAD LEGEND</p> <p> L DENOTES LIP LINE TK DENOTES TOP OF KERB PC DENOTES POINT CROSSING VC DENOTES VEHICLE CROSSING </p>		<p>SERVICES</p> <p> COMMUNICATIONS GL-A SERVICES GL-B GL-D DRAINAGE GL-A GL-B GL-D WATER GL-D SEWER GL-D GAS GL-D </p>		<p>CLIENT</p> <p>PARITER</p> <p>GDA2020</p> <p>CRUX</p> <p>REGISTERED SURVEYORS</p> <p>www.cruxsurveying.com.au 155 9542 2000</p>		<p>CUMBERLAND GOLF COURSE PROJECT</p> <p>248 OLD PROSPECT ROAD, GREYSTANES NSW DETAIL SURVEY OVER PART OF GOLF COURSE LOTS 13 TO 18 IN DP 17546 LGA : CUMBERLAND</p> <p>STATUS: FOR INFORMATION SHEET 1 OF 21</p> <p>CRUX Dwg No. 123202-SU-DT-001</p>	
<p>REV. BY DATE DESCRIPTION</p> <p>A1 Original Co-ordinate System: MGA Zone 56 (GDA 2020) Height Datum: A.H.D.</p>		<p>APPROVED: MS 30/01/2022</p>		<p>APPROVED: MS 30/01/2022</p>		<p>APPROVED: MS 30/01/2022</p>			

6.5 APPENDIX D: PROPOSED LANDSCAPING PLAN OF 248 OLD PROSPECT RD SUPPLIED BY TAYLOR BRAMMER



Cumberland Country Golf Club
SSDA - State Significance Development Application

LEGEND

DEVELOPMENT BOUNDARY	PROPOSED TREES	PLANTING ON GRADE	DECOMPOSED GRANITE	UNIT PAVER TYPE 1	FEATURE PAVING TO THRESHOLD	UNIT PAVING TO DROP-OFF WITH COBBLE BANDING	POTENTIAL PUBLIC ART TO PLAZA
EXISTING TREES RETAINED	PROPOSED SHRUBS	PLANTING ON SLAB	CONCRETE FOOTPATH	UNIT PAVER TYPE 2	PROPOSED TURF	DRY CREEK BED	TIMBER DECKING

CLIENT: Taylor
 DATE: April 2024
 JOB NO: 22046
 DRAWING NO: DA200
 DESIGNED BY: P9
 REV. UPDATED DRAWING: DATE: 18/03/2024

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