URBIS

TOGA CENTRAL

VISUAL IMPACT ASSESSMENT - ADDENDUM

PREPARED FOR

TOGA DEVELOPMENT AND CONSTRUCTION

DECEMBER 2022

FINAL FOR SUBMISSION

URBIS STAFF RESPONSIBLE FOR THIS REPORT:

Director: Jane Maze-Riley
Project Team: Nicholas Sisam

Project Code: P0009310
Reference: Toga Central
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Date: December 2022

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CONTENTS

SECTION 1:
INTRODUCTION

1.1 BACKGROUND

This addendum has been prepared in response to the Department of Planning and Environment (DPE) letter dated 28tOctober 2022 relevant to SSD-33258337 request for additional information as outlined below:

- **Visual Impact**

  Provide additional photomontages of the proposal from:

  a) the exit of the Lee Street Tunnel

  b) the existing plaza at CPS

  c) Broadway, on the western side of George Street.

The DPE have requested additional viewpoints based on the following:

- View A - The view when existing the Lee Street Tunnel walking north towards Lee Street with the Adina Hotel building on the right. The intent of this location is to understand the view impact when exiting the tunnel and the location of the southern pill.
- View B - A vantage point from the elevated plaza space i.e. the plaza that sits on top of the now closed retail stores at the CPS site.
- View C - The requested perspective stems from View 11 in the EIS VIA. Can a montage from this general longitude be prepared, but on the other side of George Street.

The National Trust have requested in relation to View A:

- Show the important view of the tower of the former Marcus Clarke building.

This Addendum report should be read in conjunction with the exhibited VIA (the existing VIA) prepared by Urbis titled *TOGA Central - Visual Impact Assessment* and was prepared by Urbis and dated July 2022 (the existing VIA).

The existing VIA assessed the visual effects and impacts of the proposed development and found that the surrounding visual context is highly urbanised with a range of building typologies of varying height and scale. 15 viewpoints were assessed and the views ranged in impact level from N/A to medium-high, with the highest impact ratings resulting from proximity of the viewpoint to the proposed development. The existing VIA concluded that the extent of the visual effects generated was acceptable in the immediate and wider visual context.

1.2 PROPOSED DEVELOPMENT

The application sought consent for the conservation, refurbishment and adaptive re-use of the Adina Hotel building (also referred to as the former Parcel Post building (fPPb)), construction of a 45-storey tower above and adjacent to the existing building and delivery of significant public domain improvements at street level, lower ground level and within Henry Deane Plaza.

Visually, the proposal presents as two parts, a tower and heritage building. The tower consists of three 'pill' shaped pods which are contemporary in nature in order to differentiate from the heritage item (fPPB). The southern pod (RL 191.705) is detached from the heritage item, with the curved form allowing for views of the south-west corner of building, while the tower core (or core pod at RL 197.58 including lift overrun) to the east is similarly detached and is reduced relative to the hotel pods to align with the commercial office core and is pulled back from the northern edge to reduce the visual bulk of the cluster. The north-west pod (RL 202.28) is raised above the fPPB and is supported by 'V' shaped columns which allow for a physical separation between the two built forms.

The exhibited report was prepared to address the Secretary's Environmental Assessment Requirements (SEARs) dated 17 December 2021 and issued for the SSD DA.

1.3 DESIGN UPDATES RELEVANT TO THIS ADDENDUM

Two of the requested photomontage locations are from the public domain within, or immediately adjacent to the site - the exit of the Lee Street Tunnel and Central Place Sydney (CPS) Plaza. As the Lee Street Tunnel is underground Henry Deane Plaza due to changes in levels, a photmonotage from the plaza has been prepared (Figure 6, pg 11).

PUBLIC DOMAIN

A summary of the design development to the public domain from Bates Smart is included below.

The public domain design has been further advanced since the SSDA submission in July, and coordinated in weekly design meetings with neighbouring CPS. The following areas have been refined:

- Levels have been coordinated to link between the developments. As part of this, the main stair leading to the upper deck has been reduced in height by lowering the plaza level and introducing a cross fall towards Lee Street. The stair has also been set back from the property boundary, allowing adequate treatment for handrail extensions and tactile flooring.
- The public lift along Lee Street now also serves the upper plaza level, interconnecting RL 16, Lee Street and RL 20.5. The lift has been sized to allow for 2 bikes or one pram or one wheelchair.
- The oculus has been opened up, the roof omitted and the escalators removed. The design language and placement has been coordinated with CPS to ensure a consistency in the public domain design.
- The stair leading from Lee Street to RL 16 has been opened up to the sky to introduce a laneway character. Vertical walls have been reduced in height to provide better visibility across Henry Deane Plaza and visual access to key building entries at RL21 level as well as from Lee Street.
- The recess between the southern pill and planter has been developed to now include a planter, linking the upper and lower planter.

For a proposal wide summary of all design changes refer to *TOGA Central - Response to Submission Summary of drawing changes* (Bates Smart November 2022).

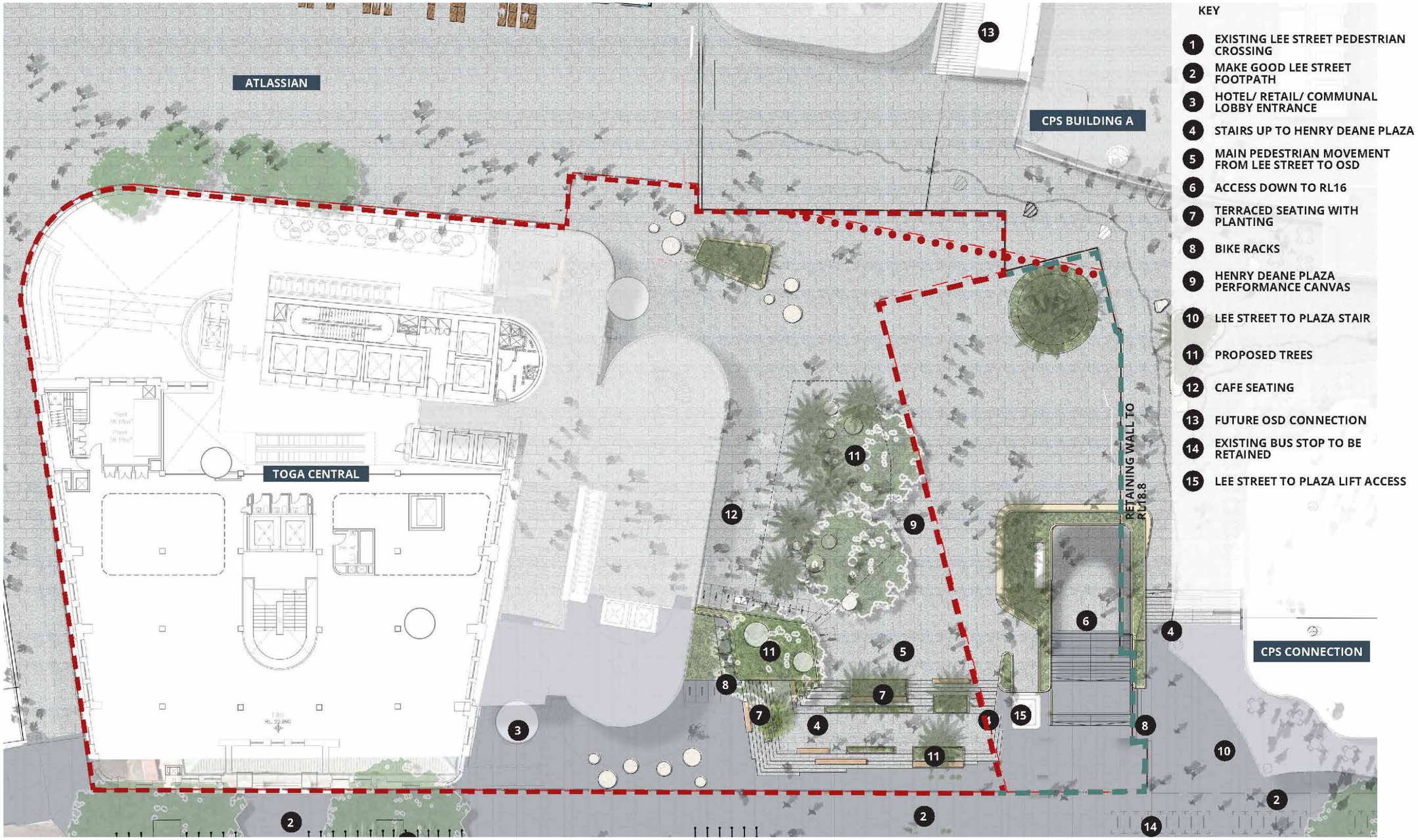


FIGURE 1 Landscape Masterplan - Ground Level (Arcadia November 2022).

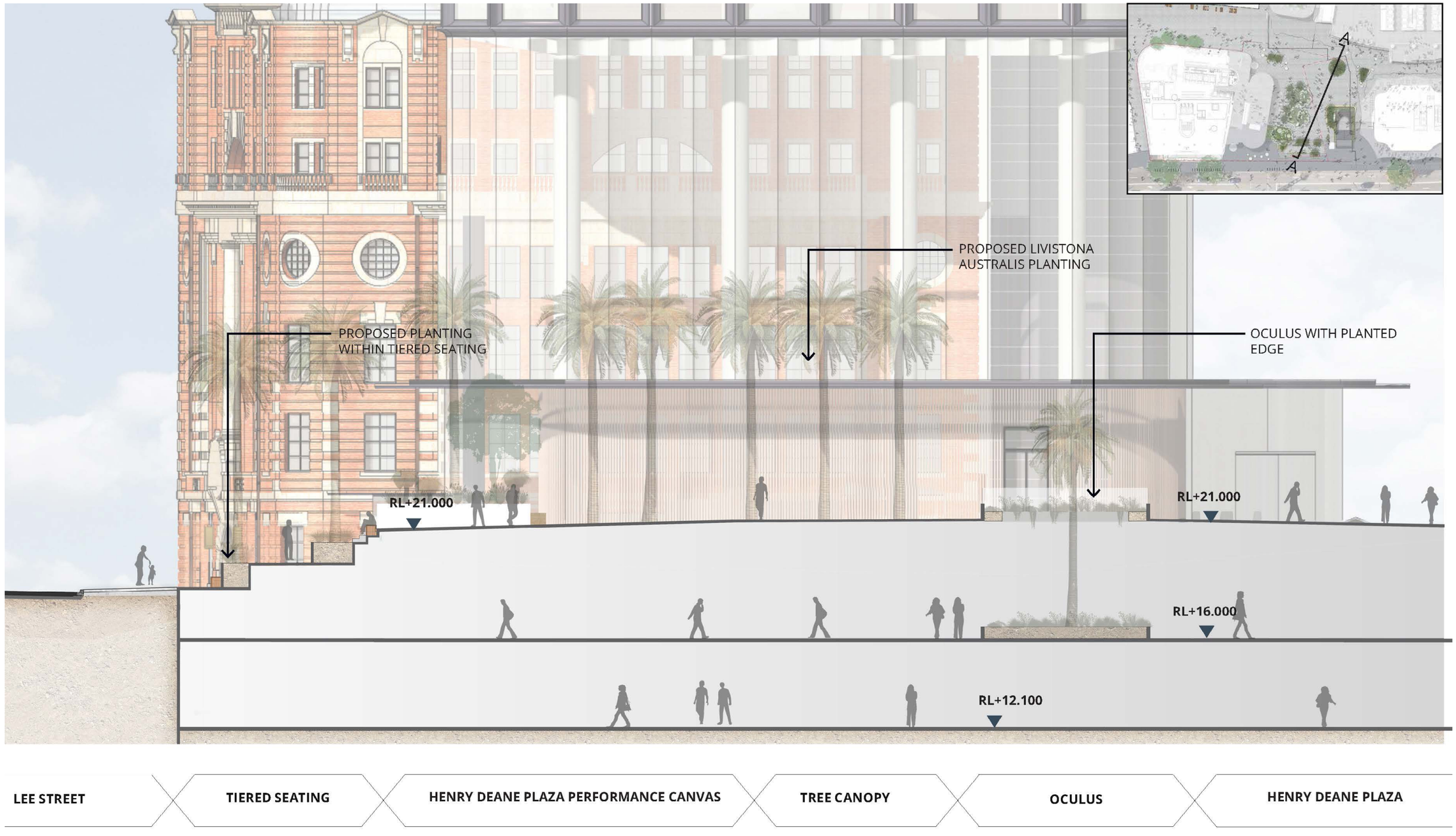


FIGURE 2 Landscape Section - Arcadia November 2022).

SECTION 2:
VISUAL EFFECTS ANALYSIS

View No.	VIEWPOINT LOCATION
View 01	Entrance to former Railway YHA (View A)
View 02	Central Place Sydney (CPS) Plaza (View B)
View 03	Broadway - West of George Street (View C)

FIGURE 3 Viewpoint locations.

VIEW 01 (A)
ENTRANCE TO FORMER RAILWAY SQUARE YHA

DISTANCE CLASS
- Close
- 0m

EXISTING COMPOSITION OF THE VIEW

The elevated composition is comprised of partial views of the fPPb to the right of the view, as well as the Marcus Clarke tower and George Street frontage. The Lee Street Tunnel entrance / exit is visible below the glazed roof. Mature trees within Henry Deane Plaza obstruct mid-ground views beyond, with partial views of tower forms visible in the distance. There is no access to scenic views or highly valued scenic resources to the west.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The view place, height and focal length used in this photomonatge are not exactly aligned given that this view place is 'constructed' in relation to the future proposed view. The foreground composition is entirely replaced by elements of the proposal, including built form and public open space. Partial views of the eastern facade of the fPPB will be blocked by the curved form and glazing of the eastern pill form. These visual effects are shown from one isolated location such that as the viewer moves to adjacent areas, views to both the Marcus Clarke building and fPPB will be revealed. The view loss of the heritage buildings would be temporary and limited to a small area in this vicinity. Further, the expansive and open nature of the adjoining public plaza at this new RL will create new and additional opportunities to view the surrounding heritage buildings which is a 'down-weight' or positive outcome in relation to the impact rating.

Visual effects of proposed development	
Visual Character	LOW-MEDIUM
Scenic Quality of View	LOW-MEDIUM
View Composition	LOW-MEDIUM
Viewing Level	LOW
Viewing Period	LOW
Viewing Distance	HIGH
View Loss & View Blocking Effects	MEDIUM
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	LOW-MEDIUM
Physical Absorption Capacity	LOW
Compatibility with Urban Context and Visual Character	MEDIUM
Overall rating of significance of visual impact	**LOW-MEDIUM**

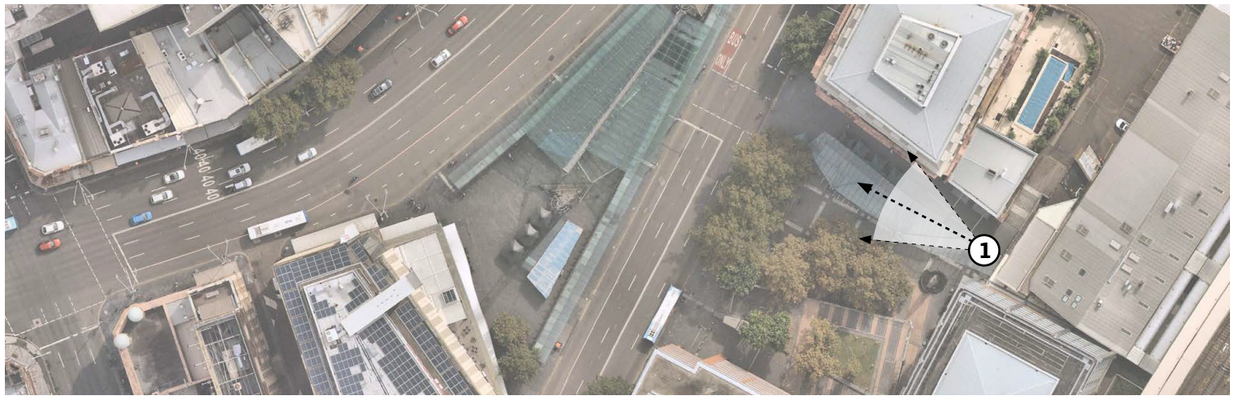


Figure 5 Viewpoint location.

Figure 4 Existing view.

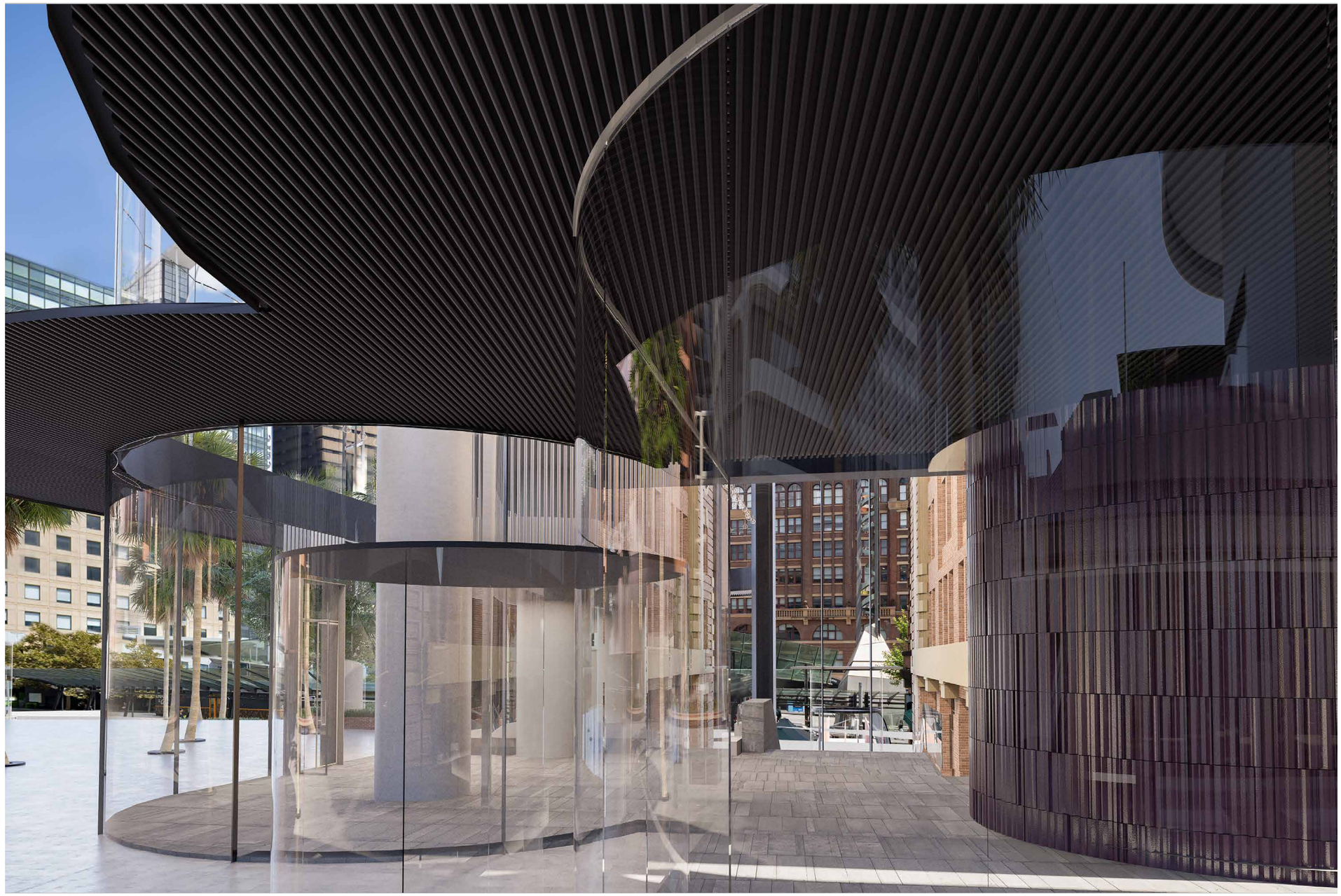


Figure 6 Viewpoint 01 proposed view.

VIEW 02 (B)
CENTRAL PLACE SYDNEY (CPS) PLAZA

DISTANCE CLASS
- Close
- 0m

EXISTING COMPOSITION OF THE VIEW

The view is constrained by deciduous vegetation to the foreground of paved public open space and raised, landscaped areas with mature trees. The mid-ground includes the mid and upper sections of trees within Henry Deane Plaza located one level below the CPS Plaza. The vegetation within both plaza's heavily filters direct views from close and medium locations and obstructs views of Lee Street and George Street. Partial views of the locally listed heritage item 'former Parcels Post' building (fPPb) building are visible to the right of the view, with distant views to several commercial buildings along Pitt Street beyond. The peak of the Marcus Clark building tower is visible above existing tree canopy to the left of the view. There is no access to scenic views, natural areas, or unique features beyond the site.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The form, function and spatial arrangement of the plaza will change significantly to include open and expansive pedestrian areas, low raised planter beads and seating and clear-stemmed palm planting. The physical changes visually expand the space and increase visual permeability in views to the north-west, north and north-east. The greater visual permeability promotes and enhances views to buildings along Lee and George Streets for example increasing the visibility of the fPPb and Marcus Clarke Building. The partial view of the fPPb is replaced by views of the glazed atrium of the southern pill of the proposed built form, with the fPPB visible through the atrium. While the proposed built form alters the visibility of the fPPb from this location, clear views of the building remain possible from the north and west along Lee, George and Pitt Streets.

Visual effects of proposed development	
Visual Character	LOW
Scenic Quality of View	LOW
View Composition	MEDIUM
Viewing Level	NIL
Viewing Period	MEDIUM
Viewing Distance	HIGH
View Loss & View Blocking Effects	LOW-MEDIUM
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	MEDIUM
Physical Absorption Capacity	HIGH
Compatibility with Urban Context and Visual Character	HIGH
Overall rating of significance of visual impact	**LOW-MEDIUM**

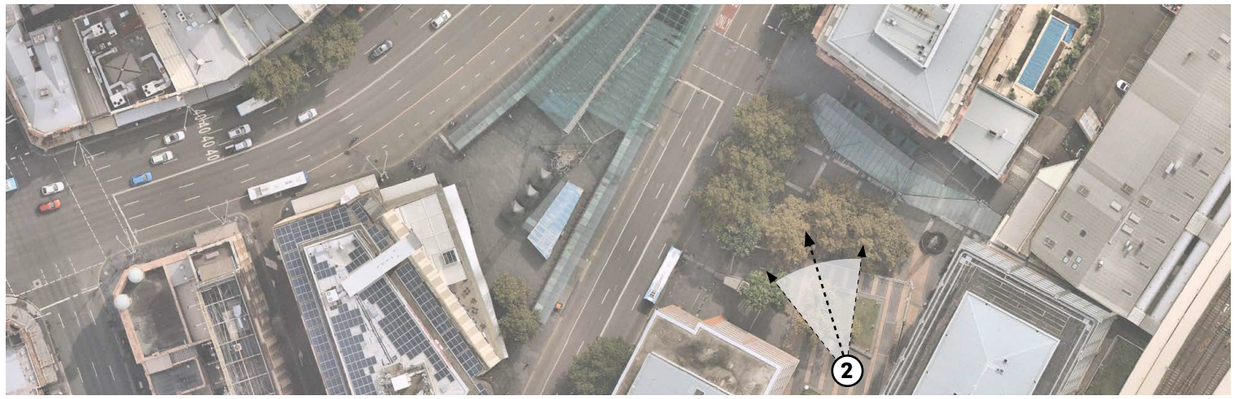


Figure 8 Viewpoint location.

Figure 7 Existing view.

Figure 9 Viewpoint 02 proposed view.

VIEW 03 (C)
BROADWAY - WEST OF GEORGE STREET

DISTANCE CLASS
- Medium
- 200m

EXISTING COMPOSITION OF THE VIEW

The view is predominantly constrained to the road corridor by street development where the composition includes a foreground of buildings which vary in height, form and age including locally listed heritage buildings, with contemporary tower forms partially visible beyond. Elements typical of a major pedestrian and vehicle transport corridor including lighting, crossings and signage are highly visible attached to, and surrounding the built form. Partial views of the fPPb are visible in the distance, including the setback and contemporary upper level storey. There is no access to scenic views or highly valued scenic resources beyond the subject site.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The lower and mid parts of the proposed tower are visible cantilevered above the fPPb in upward views. The projected cantilevered built form is spatially separated from the heritage item so that its form, scale and visual prominence remain distinct. The visual effects on the streetscape and mid-ground are low, but visual effects in upwards views towards the proposal are high. The tower form will introduce a new vertical element to into upward sky views,but will be seen in the context of an approved tower cluster that is likely to emerge in the short term. The construction of the built form proposed does not block views to or between heritage items and does not block access to scenic features and will predominately block areas of open sky.

Visual effects of proposed development	
Visual Character	LOW
Scenic Quality of View	LOW
View Composition	MEDIUM
Viewing Level	NIL
Viewing Period	MEDIUM
Viewing Distance	MEDIUM
View Loss & View Blocking Effects	LOW
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	MEDIUM
Physical Absorption Capacity	HIGH
Compatibility with Urban Context and Visual Character	HIGH
Overall rating of significance of visual impact	**LOW-MEDIUM**

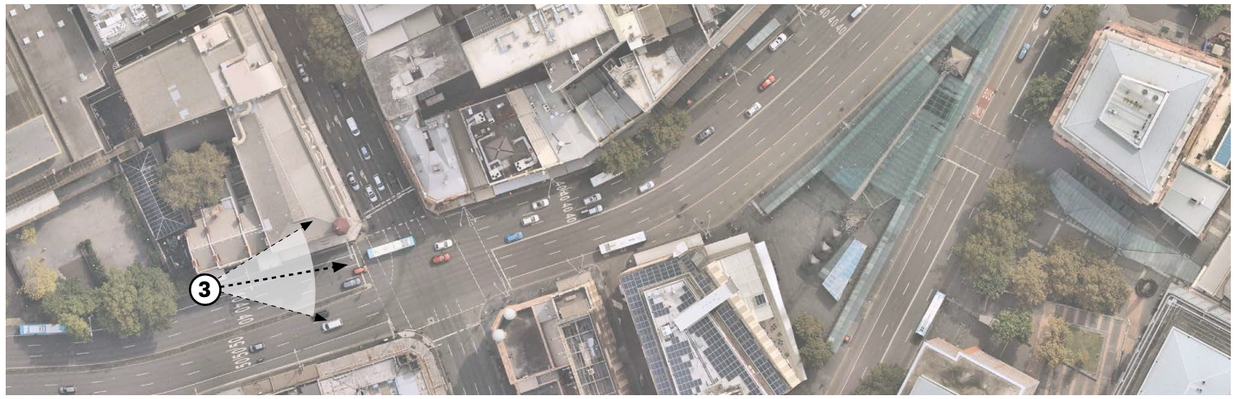


Figure 11 Viewpoint location.

Figure 10 Existing view.

Figure 12 Viewpoint 03 proposed view.

SECTION 3:
SUMMARY

3.1 CONCLUSIONS

- The exhibited proposed design changes do not result in a change from the findings in the existing VIA which concluded that in distant views the proposed development will appear as a slim tower form within a cluster of other tower forms which collectively create a new contemporary landmark at the southern gateway to the Sydney CBD.

- Three photomontages have been prepared by Virtual Ideas to show the visual effects of the proposed development in response to DPE and HC requests. Urbis have used these visual aids to determine the importance of the visual change

- The photomontages show that the proposed built form remains visible in close and medium distant views depending on the alignment of road corridors and the location of intervening development and is consistent with the overall findings of the existing VIA.

- View 3 (C) west of George Street along Broadway is consistent with the conclusions of the existing VIA and the visual impacts of the proposed built form within the wider visual context are low.

- The modelled view from the neighbouring CPS Plaza (View 2 (B)) demonstrated that the view of the fPPb will be partially filtered as a result of the proposed glazed atrium to the south of the fPPB, but that views of the fPPB will remain possible from Lee, George and Pitt Street's to west and north of the site (see the existing VIA report).

- The refined public domain design is responsive to the visual opportunities and constraints of the site and appropriately responds by creating a more open public domain with greater visual permeability.

- The highest rated visual impact was recorded for Viewpoint 1 as a result of it being an internal viewpoint with proposed ground level significantly changing to that which currently exists, as well as the proposed built form.

- Although the impact rating for Viewpoint 1 is rated as low-medium, it is noted that a significant level of the proposed change consists of public open space (Henry Deane Plaza) and allows for more visual permeability across the plaza to surrounding features such as the Marcus Clarke building due to the Plaza becoming raised above Lee Street instead of the currently sunken plaza.

- We consider the loss of a direct public domain view from the vicinity of the former and lower Lee Street tunnel exit to be temporary, and isolated to a limited area. Access to views to the heritage buildings will be increased and enhanced as viewers move about the proposed, open and expansive public plaza.

- In our opinion the three photomontages included in this addendum VIA demonstrate the extent of the visual effects and resultant impacts are reasonable in the immediate and wider visual context.

SECTION 4:
APPENDIX

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.
Relative viewing level	Elevated position such as ridge top, building or structure with views over and beyond the site.	Slightly elevated with partial or extensive views over the site.	Adjoining development, public domain area or road with view blocked by proposal.
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.

Toga Central, Haymarket

Visual impact photomontage and methodology report - Additional views

SMEC

VIRTUAL IDEAS

1. INTRODUCTION

This document was prepared by Virtual Ideas to demonstrate the visual impact of the proposed development of Toga Central, located at 2 Lee Street, Haymarket NSW with respect to the existing 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 GDA2020 coordinates system.

We have used data including proposed building 3D models and site survey drawings to create the 3D scene. A detailed description of the data sources used in this report can be found in Appendix A to C.

When we receive data sources that are not positioned to MGA-56 GDA2020 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 ALIGNMENT OF 3D SCENE

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

We used the site boundary of 2 Lee Street from site survey (Norton Survey Partners) and 3d model to position the proposed buildings in our 3D software. (refer to Appendix B to C for details)

We then loaded the photograph into the background of the corresponding 3D scene camera view, ensuring that the aspect ratio and lens setting match.

The 3D scene camera was moved to the correct position and rotated so that the surveyed feature locations match the same features in the photograph.

Image showing site boundary of 2 Lee Street from 3d Model (Yellow) aligned to survey drawing from Norton Survey Partners(Red Lines).

3.3 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 were requested to apply a basic white material to the proposed development, a basic blue material to the existing building on our site and peach for surrounding DA approved future developments.

Images were then rendered from the software and additional line work in red was added to show the extent of the DA Approved building model.

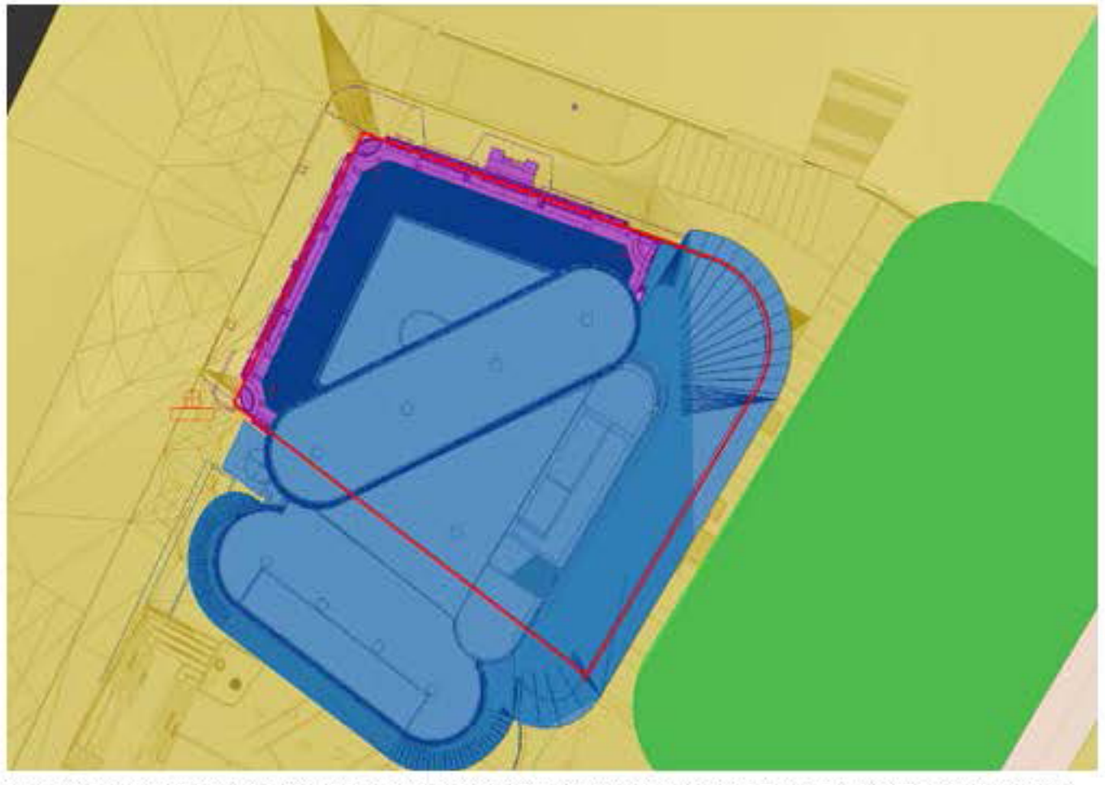
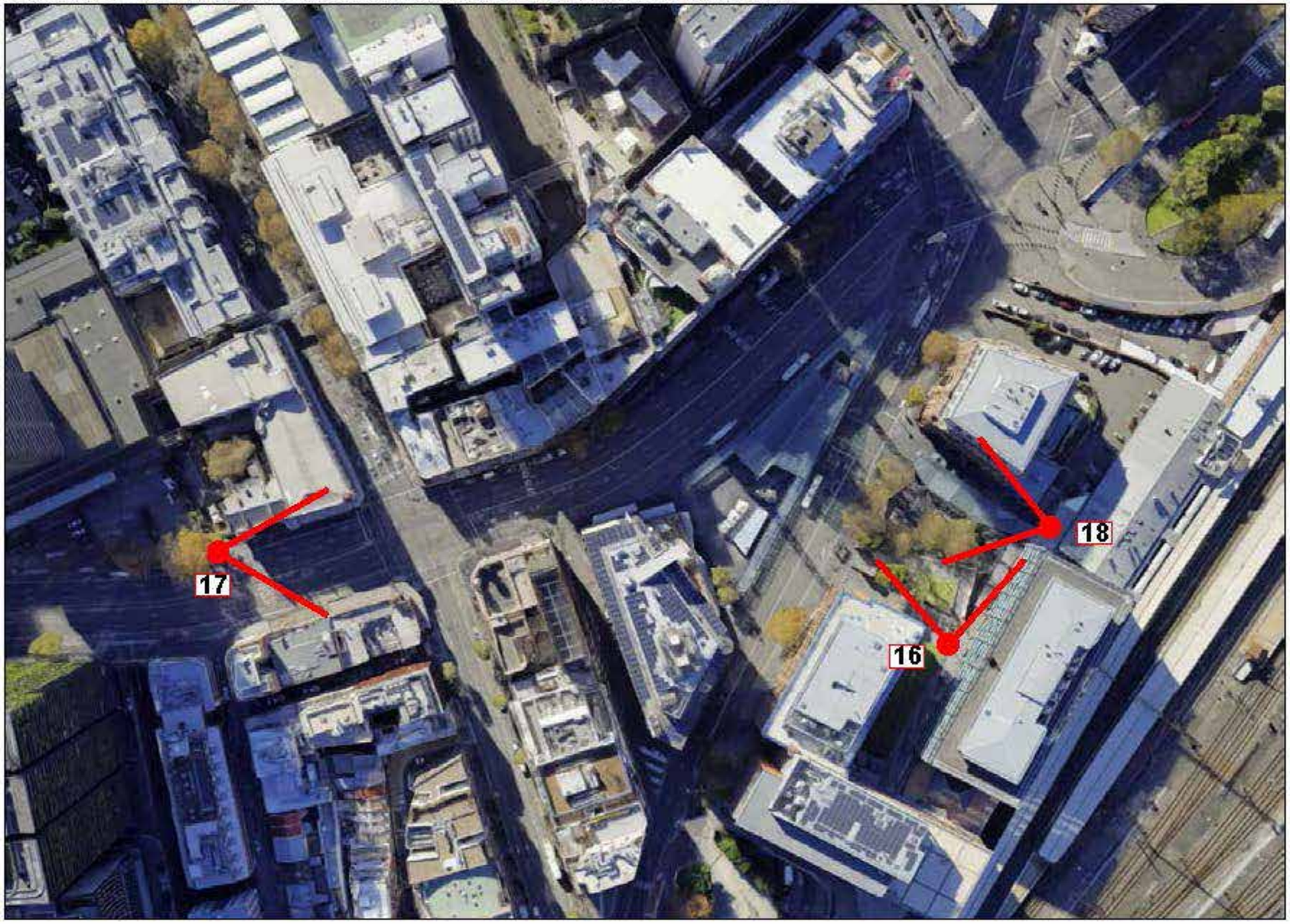


Image showing 3d model of existing Adina Hotel(Purple) and proposed Toga Central(Blue) aligned to MGA coordinate, by site boundary of 2 Lee Street.

4. MAP OF 3D CAMERA LOCATIONS

PLAN ILLUSTRATING CAMERA LOCATIONS FOR VISUAL IMPACT PHOTOGRAPHY OF TOGA CENTRAL



Camera Positions

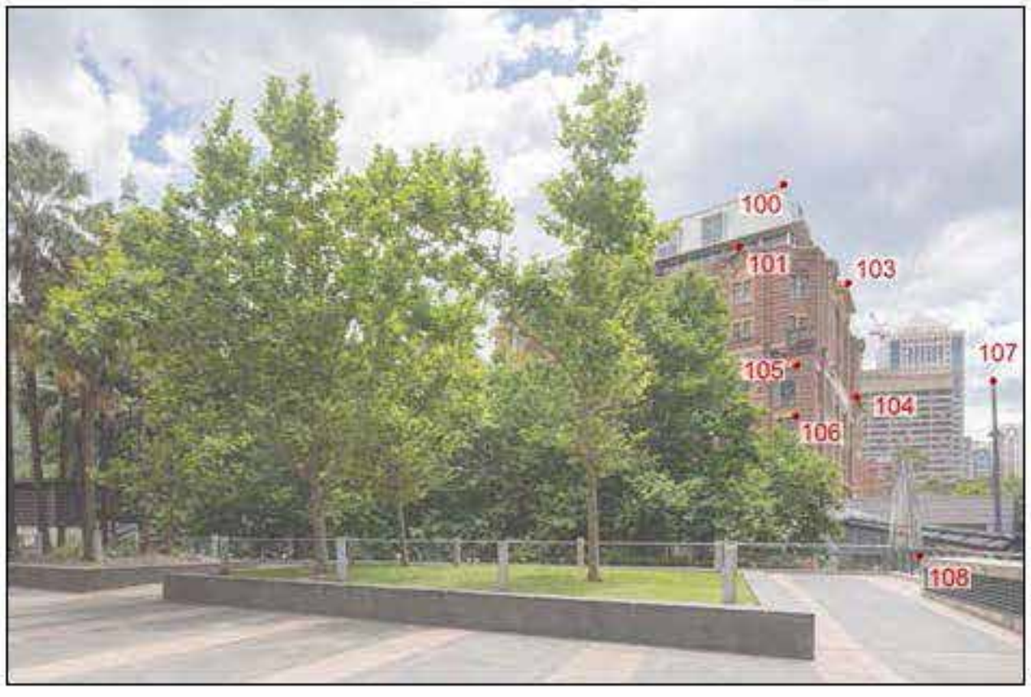
16. Henry Deane Plaza, looking north
17. Broadway UTS
18. Henry Deane Plaza, looking west

5.1 CAMERA POSITION 16

ORIGINAL PHOTOGRAPH

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT

ALIGNMENT OF SURVEYED POINTS



3D VIEWLINE INFORMATION

Photo Date:	16th November 2022
View Location:	Henry Deane Plaza, looking north
Camera Used:	Sony ILCE-7RM4A
Camera Lens	Canon 24mm TS-E II
Camera RL:	20.98m
Focal length in 35mm Film	24mm

Outline of envelope of Toga Central

5.1 CAMERA POSITION 16

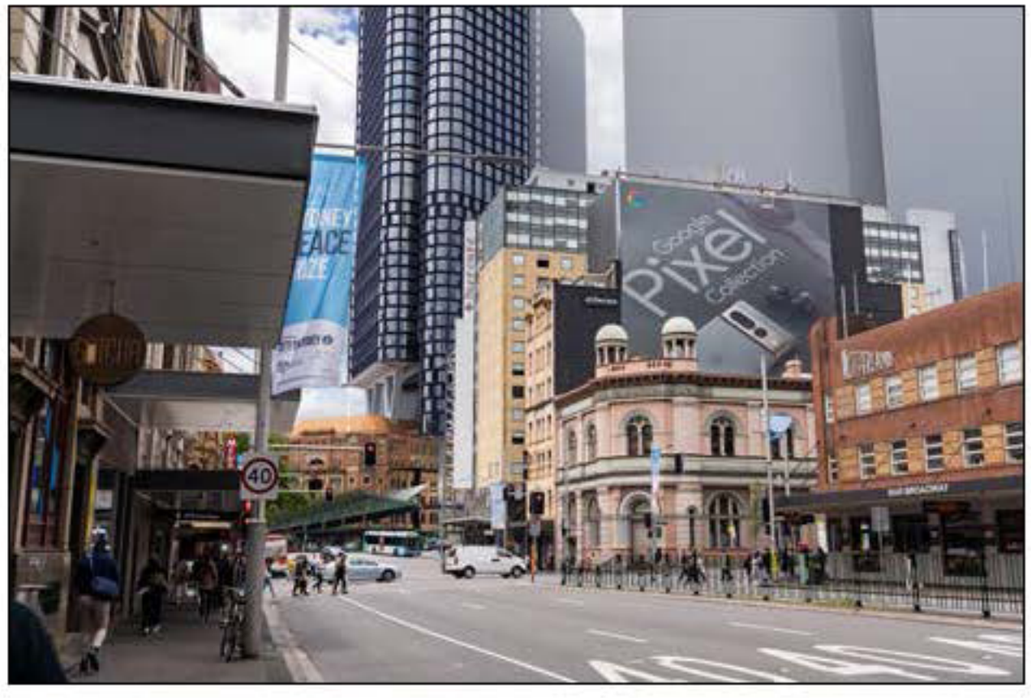
ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT

Outline of envelope of Toga Central

5.2 CAMERA POSITION 17

ORIGINAL PHOTOGRAPH

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



ALIGNMENT OF SURVEYED POINTS

3D VIEWLINE INFORMATION

Photo Date:	16th November 2022
View Location:	Broadway UTS
Camera Used:	Sony ILCE-7RM4A
Camera Lens	FE 24-70mm F2.8 GM
Camera RL:	18.51m
Focal length in 35mm Film	35mm

Outline of envelope of Toga Central

Proposed surrounding developments

5.2 CAMERA POSITION 17

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT

Outline of envelope of Toga Central

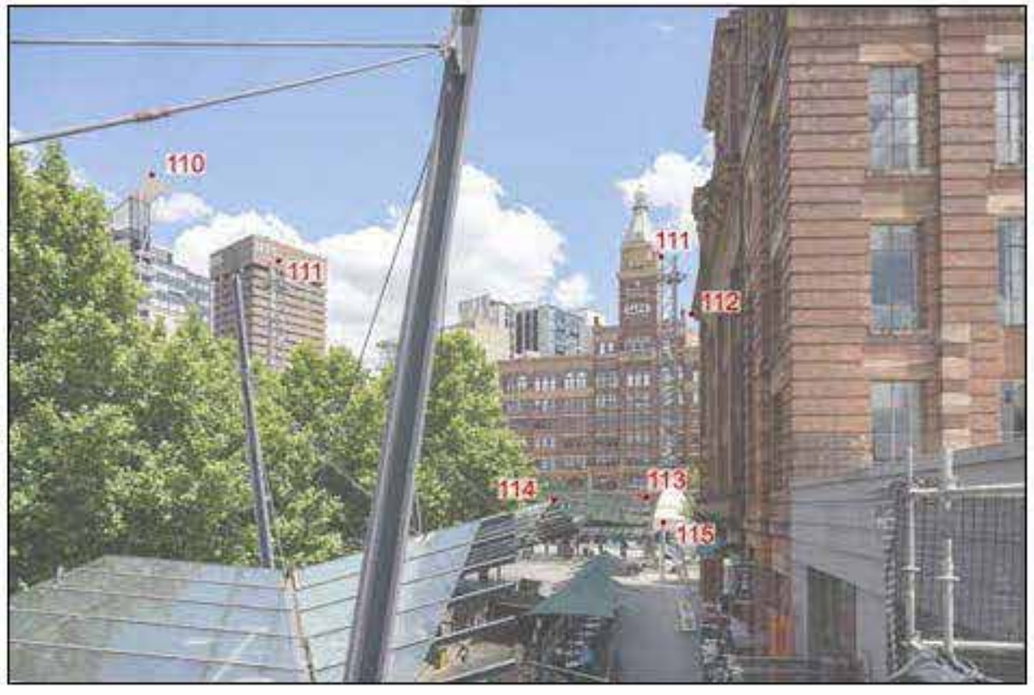
Proposed surrounding developments

5.3 CAMERA POSITION 18

ORIGINAL PHOTOGRAPH

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT

ALIGNMENT OF SURVEYED POINTS

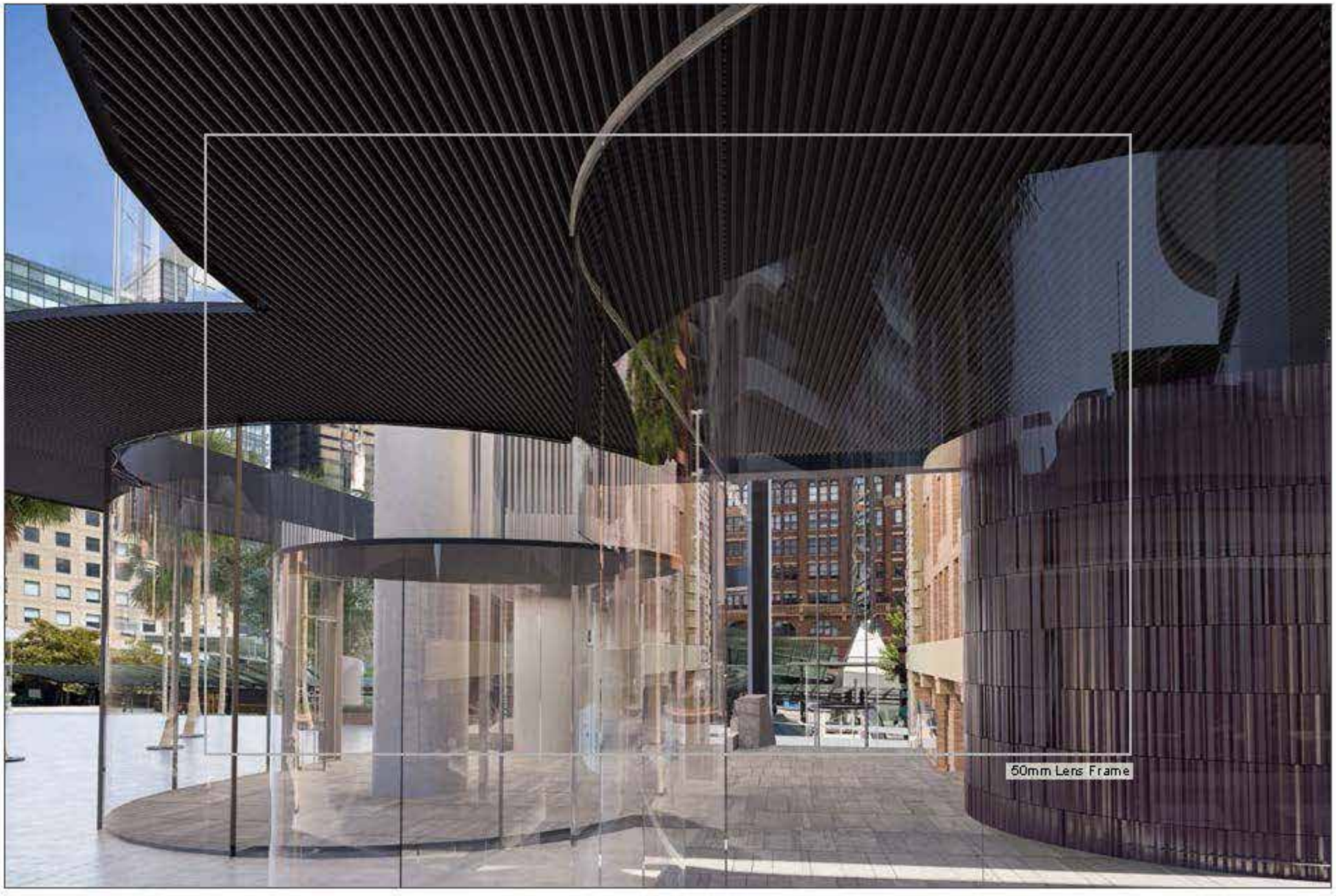


3D VIEWLINE INFORMATION

Photo Date:	16th November 2022
View Location:	Henry Deane Plaza, looking west
Camera Used:	Sony ILCE-7RM4A
Camera Lens	Canon 24mm TS-E II
Camera RL:	23.25m
Focal length in 35mm Film	24mm

5.3 CAMERA POSITION 18

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



6.1 APPENDIX A: 3D SCENE DATA SOURCES

A.1 - 3D model of proposed development of Toga Central Tower

File Name:	220905_Toga_Design Model Southern Pill Glazing
Author:	Bates Smart
Format:	Revit
Alignment:	MGA 56 GDA2020

A.2 - 3D model of proposed envelope of Toga Central Tower

File Name:	TOGACENTRAL_BS_COMBINED_DA_R2020
Author:	Bates Smart
Format:	Revit
Alignment:	MGA 56 GDA2020

A.3 - Survey drawing of 2 Lee Street, Haymarket

File Name:	37908-D21[1]
Author:	Norton Survey Partners
Format:	DWG
Alignment:	MGA GDA2020

A.4 - Survey drawing of photography points

File Name:	21507Photolocation 2
Author:	CMS
Format:	DWG
Alignment:	MGA 56 GDA2020

6.2 APPENDIX B: SITE SURVEY SUPPLIED BY NORTON SURVEYOR PARTNERS

6.3 APPENDIX C: PHOTOGRAPHY SURVEY BY CMS

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

CMS SURVEYORS

Date: 17-11-2022
Our Ref: 21507 Photo Location 2

Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Dear Rick Mansfield,

RE: PHOTO LOCATION 2 – Toga Central Building, SYDNEY

As requested, we have attended site and measured the Co-ordinates and Elevation of the photo locations for Toga Central Building, Sydney.

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

Measurements were taken using theodolite measurement, Permanent Survey Mark, State Survey Mark and GNSS measurements.

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
15	333908.715	6249219.372	19.41	PHOTO 16-2
16	333919.166	6249243.339	19.71	PHOTO 16-3
17	333939.595	6249259.826	23.22	PHOTO 18-2 (Approx.)
18	333937.005	6249260.983	16.43	PHOTO 18-3
19	333681.508	6249247.324	16.92	PHOTO 17-2
100	333926.232	6249277.054	49.49	Roof
101	333922.237	6249275.380	43.85	Roof
103	333934.990	6249286.457	44.66	Top of wall
104	333939.077	6249293.698	35.40	Top of wall
105	333926.318	6249273.397	33.95	Window
106	333926.312	6249273.406	30.13	Window
107	333934.025	6249262.158	30.29	Post
108	333917.382	6249236.830	20.52	Top of wall
109	333825.484	6249252.373	71.54	Roof
110	333852.027	6249267.883	52.62	Post
111	333874.925	6249307.482	51.63	Post
112	333904.063	6249288.201	35.39	Underside
113	333879.063	6249302.384	24.13	Roof
114	333914.668	6249272.837	23.49	Roof

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Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
115	333895.406	6249292.505	21.97	Traffic light
116	333698.574	6249251.029	25.48	Post
117	333794.404	6249255.111	61.32	Building
118	333788.354	6249215.112	55.49	Sign
119	333735.772	6249232.305	32.65	Post
120	333735.137	6249236.938	28.68	Light pole

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,
CMS Surveyors Pty Limited

Damon Roach

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