

Peak Apartments

Position: P3B

Level: 20

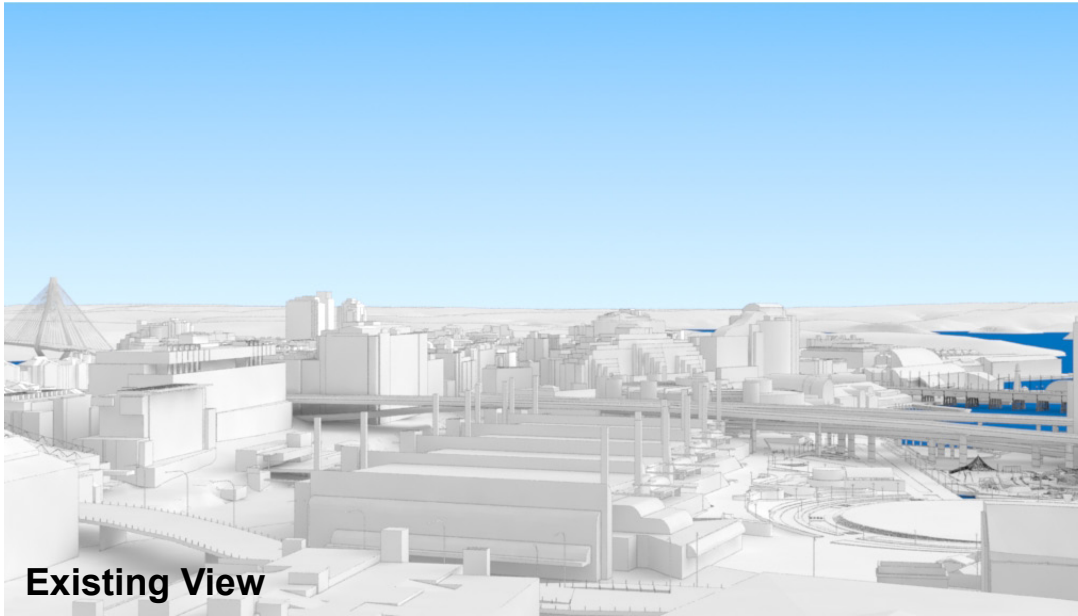
RL: 69.725 (Camera Height)

FOR INFORMATION ONLY

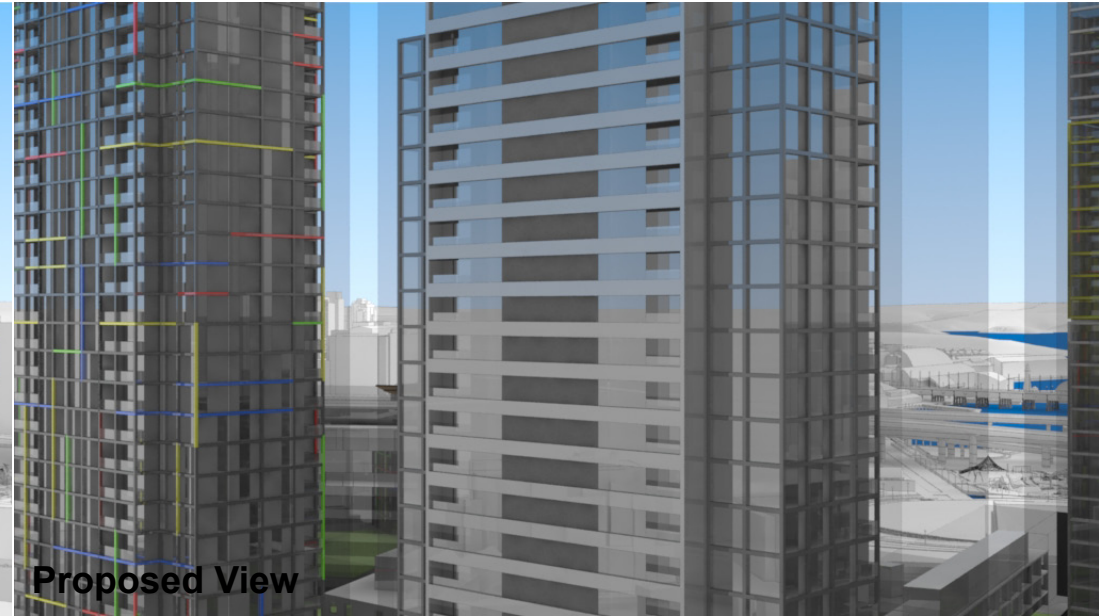
The Hotel shown in these images does not form part of this development application (and will be the subject of a separate development assessment process) and is included for information and broader illustrative purposes. Illustrative designs of built forms in the Haymarket precinct do not form part of this development application (and will be the subject of separate development assessment processes) and is shown for information and broader illustrative purposes. These images are produced here for view analysis purposes only.

LEGEND: 118

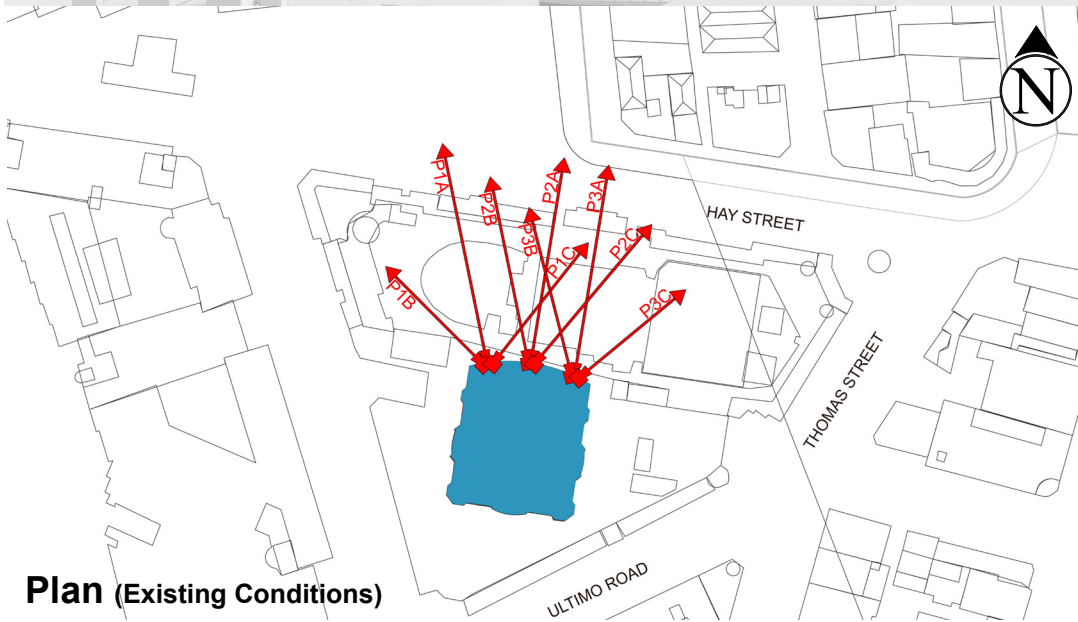
- Key Building
- View Direction (50mm Camera)
- Hotel (subject of a future separate DA.)
- Building envelope in the Haymarket Precinct (Subject of this DA)



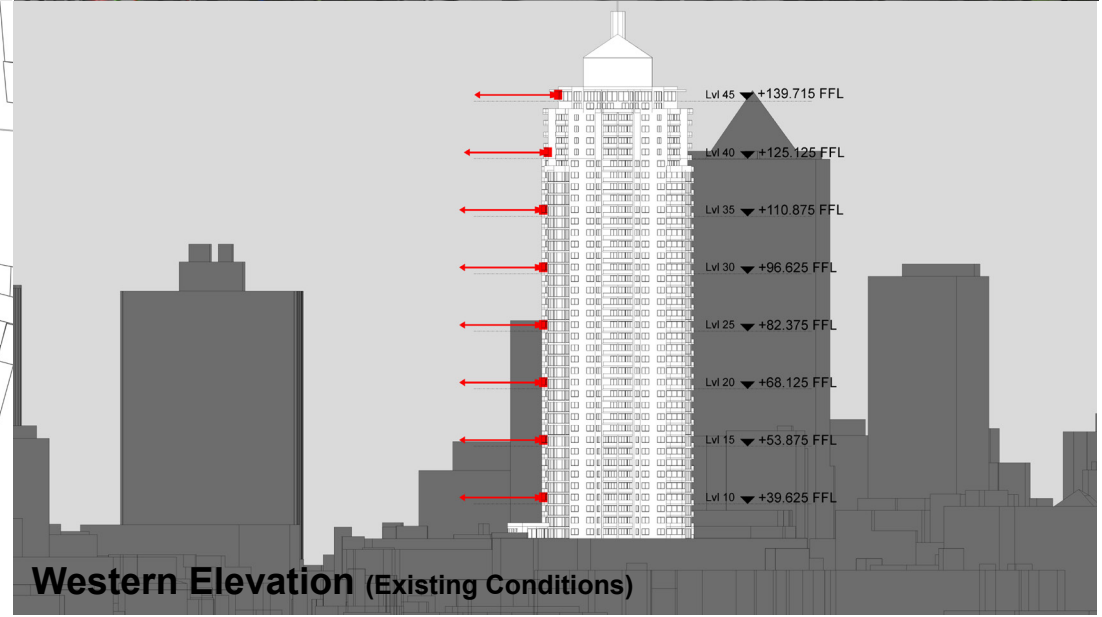
Existing View



Proposed View



Plan (Existing Conditions)



Western Elevation (Existing Conditions)

Peak Apartments

Position: P3B

Level: 15

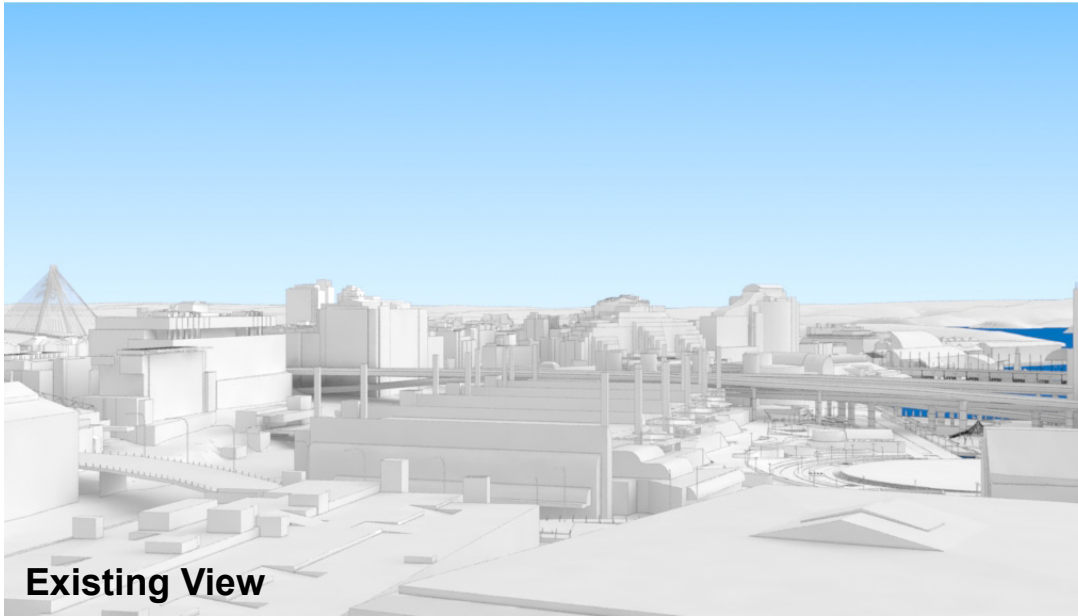
RL: 55.475 (Camera Height)

FOR INFORMATION ONLY

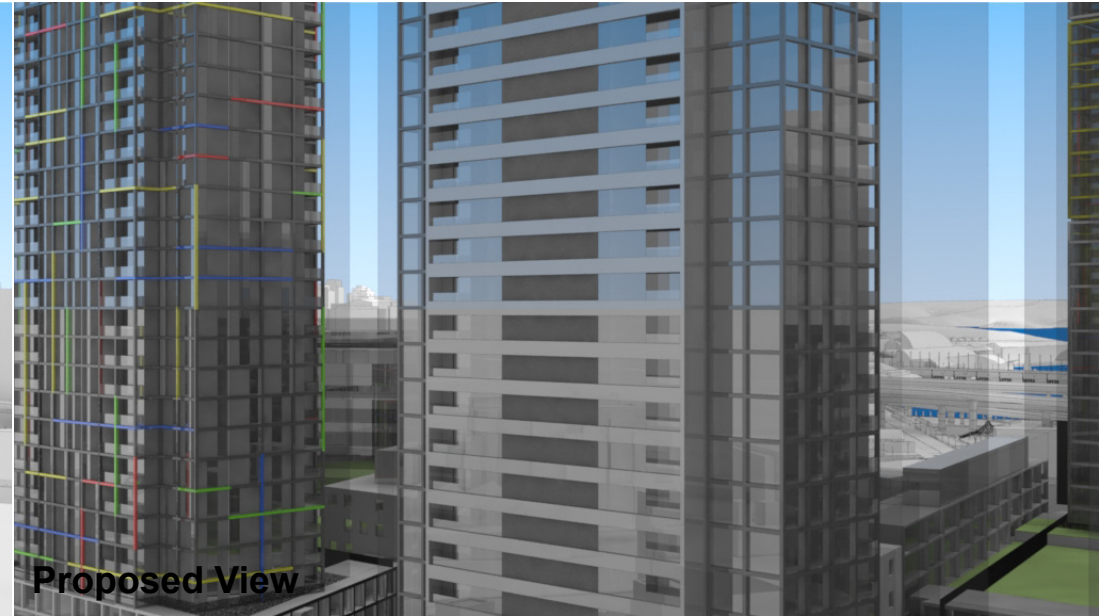
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LEGEND: 119

- Key Building
- View Direction (50mm Camera)
- Hotel (subject of a future separate DA.)
- Building envelope in the Haymarket Precinct (Subject of this DA)



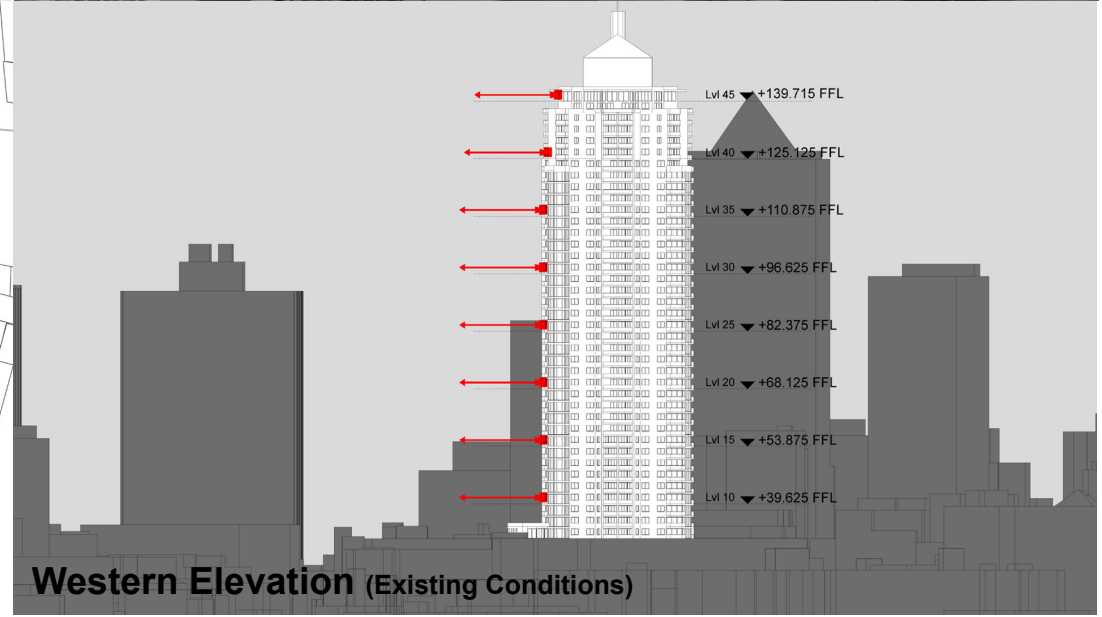
Existing View



Proposed View



Plan (Existing Conditions)



Western Elevation (Existing Conditions)

Peak Apartments

Position: P3B

Level: 10

RL: 41.225 (Camera Height)

FOR INFORMATION ONLY

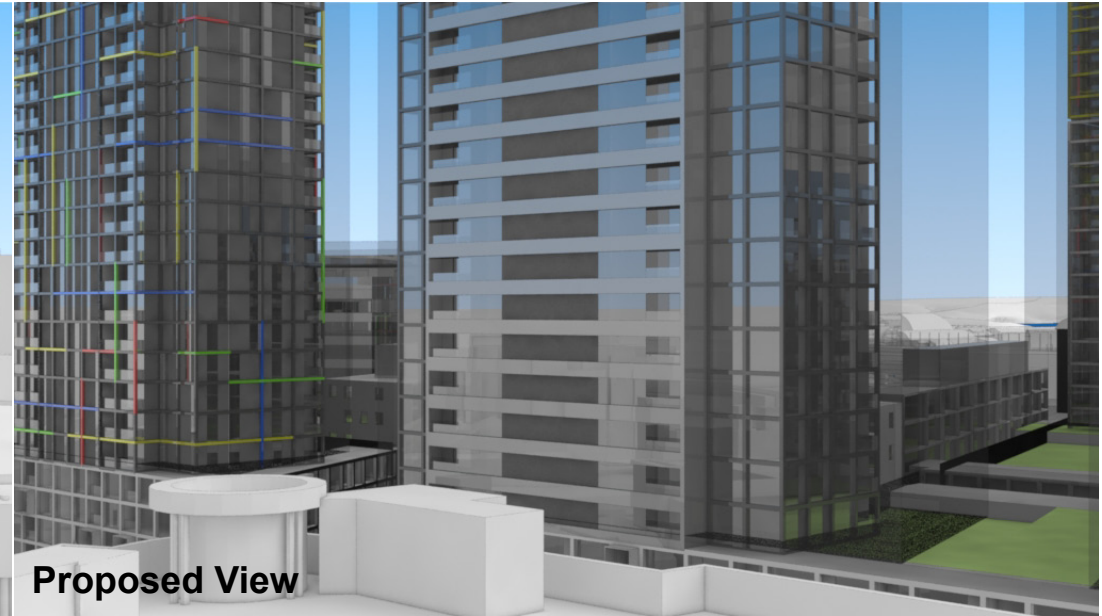
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LEGEND: 120

- Key Building
- View Direction (50mm Camera)
- Hotel (subject of a future separate DA.)
- Building envelope in the Haymarket Precinct (Subject of this DA)



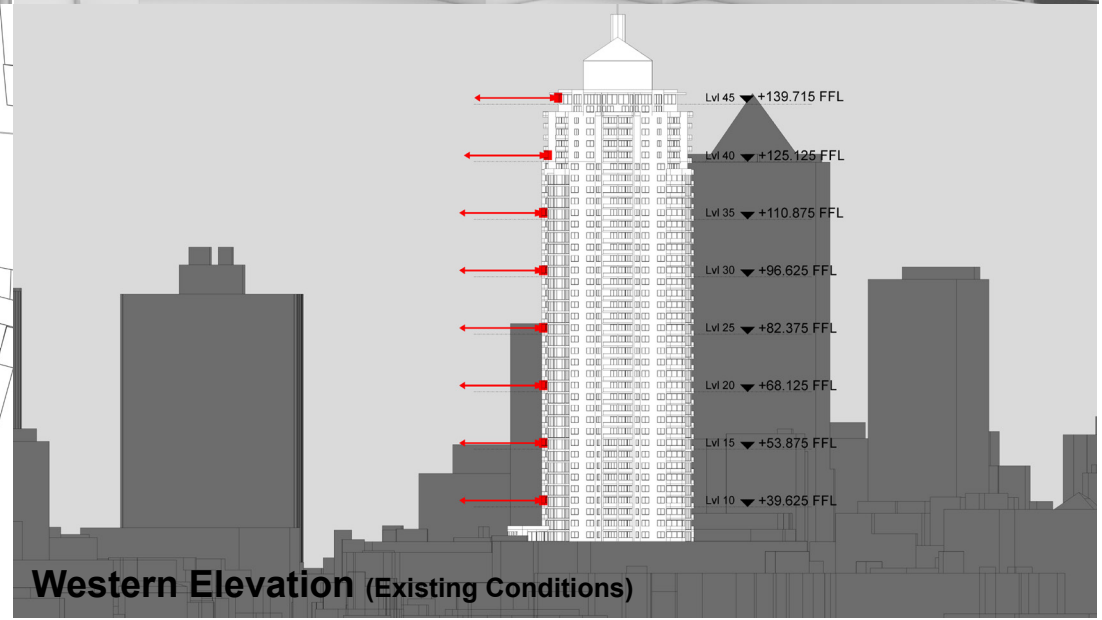
Existing View



Proposed View



Plan (Existing Conditions)



Western Elevation (Existing Conditions)



ROOM 4202
E 333 842.83
N 6 249 695.43
CAMERA R.L.121.00

ROOM 3101
E 333 829.85
N 6 249 697.95
CAMERA R.L.95.38

ROOM 2910
E 333 812.7
N 6 249 700.06
CAMERA R.L.89.65

ROOM 1212
E 333 811.37
N 6 249 700.21
CAMERA R.L.46.89

"THE PEAK APARTMENTS"

REV.	DATE	AMENDMENTS
B	12/3/2013	SHEET LAYOUT AMENDED TO SINGLE PHOTO PER PAGE
A	18/2/2013	HARRIS STRTEET PROPERTY AND NOVOTEL LOCATIONS ADDED

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0 5
REDUCTION RATIO 1:100 @ A3

DATUM : AUSTRALIAN HEIGHT DATUM
CONTOUR INTERVAL : N/A
ORIGIN OF LEVELS : P.M.55082
R.L.3.288 A.H.D.

RYGATE SURVEYORS
SURVEYING SINCE 1883

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SUBDIVISION | STRATA PLANS | STRATUM SUBDIVISION | LEASE PLANS | TOPOGRAPHIC SURVEYS | GPS SURVEYS | 3D MODELLING | RACECOURSE DESIGN | PROJECT MANAGEMENT | SUN SHADOW DIAGRAMS

SURVEYOR	DRAWN	CHECKED	APPROVED
-	-	-	-

CLIENT	LEND LEASE
LOCALITY	DARLING HARBOUR
L.G.A.	SYDNEY

PLAN			
SHOWING M.G.A. & A.H.D. VALUES FOR CAMERA LOCATIONS			
REFERENCE No.	PLAN No.	DATE	SHEET No.
75706		6/2/2013	2 OF 13 SHEETS



ROOM 4209
 E 333 805.66
 N 6 249 683.30
 CAMERA R.L. 120.98

"THE PEAK APARTMENTS"

REV.	DATE	AMENDMENTS
B	12/3/2013	SHEET LAYOUT AMENDED TO SINGLE PHOTO PER PAGE
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0 1 2 3 4 5
 REDUCTION RATIO 1:100 @ A3

DATUM : AUSTRALIAN HEIGHT DATUM
 CONTOUR INTERVAL : N/A
 ORIGIN OF LEVELS : P.M.55082
 R.L.3.288 A.H.D.

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SURVEYOR	DRAWN	CHECKED	APPROVED
-	-	-	-

CLIENT	LEND LEASE
LOCALITY	DARLING HARBOUR
L.G.A.	SYDNEY

PLAN			
SHOWING M.G.A. & A.H.D. VALUES FOR CAMERA LOCATIONS			
REFERENCE No.	PLAN No.	DATE	SHEET No. 3
75706		6/2/2013	OF 13 SHEETS



ROOM 1202
 E 333 841.72
 N 6 249 695.57
 CAMERA R.L.46.89

"THE PEAK APARTMENTS"

REV.	DATE	AMENDMENTS
B	12/3/2013	SHEET LAYOUT AMENDED TO SINGLE PHOTO PER PAGE
A	18/2/2013	HARRIS STRTEET PROPERTY AND NOVOTEL LOCATIONS ADDED

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0 5
 REDUCTION RATIO 1:100 @ A3

DATUM : AUSTRALIAN HEIGHT DATUM
 CONTOUR INTERVAL : N/A
 ORIGIN OF LEVELS : P.M.55082
 R.L.3.288 A.H.D.

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SURVEYOR	DRAWN	CHECKED	APPROVED
-	-	-	-

CLIENT	LEND LEASE
LOCALITY	DARLING HARBOUR
L.G.A.	SYDNEY

PLAN			
SHOWING M.G.A. & A.H.D. VALUES FOR CAMERA LOCATIONS			
REFERENCE No.	PLAN No.	DATE	SHEET No.
75706		6/2/2013	4 OF 13 SHEETS



SICEEP- Peak 4202 N EXISTING



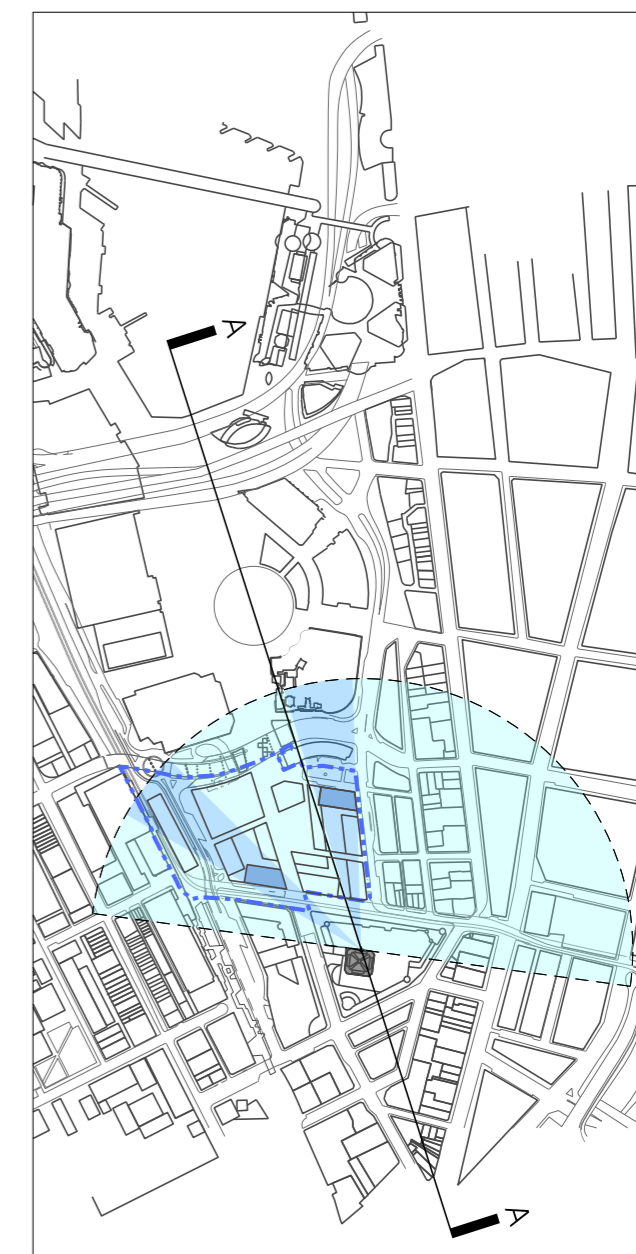
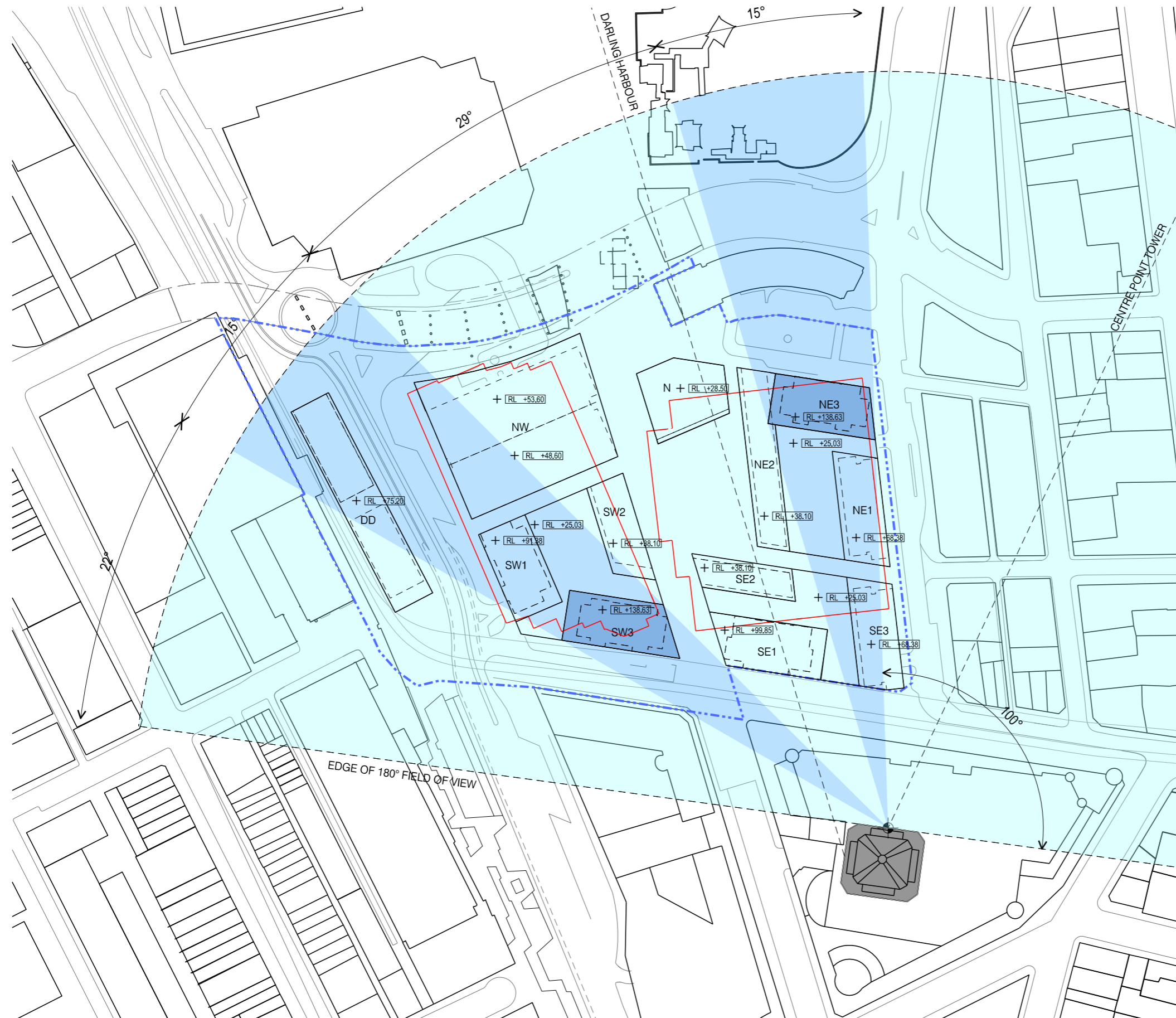
SICEEP- Peak 4202 N



SICEEP- Peak 4209 N EXISTING



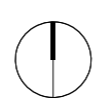
SICEEP- Peak 4209 N



CONCLUSION -
 WITHIN THE NORTH ELEVATION OF THE PEAK TOWER AT RL +115.375m
 THE EXISTING VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 180°.
 REDUCTION IN VIEW ANGLE BY THE PROPOSED HAYMARKET DEVELOPMENT IS 30°.
 THE NET VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 150°.

- LEGEND
- BUILDING FOOTPRINT
 - EXISTING FIELD OF VIEW
 - EXISTING FIELD OF VIEW IMPACTED
 - PROPOSED DEVELOPMENT ABOVE NOTED RL.
 - LINE OF EXISTING BUILDINGS
 - SITE BOUNDARY

THESE VIEW IMPACT ANALYSIS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE VIEW ANALYSIS REPORT.
 THE SURVEYED LEVELS FOR THE SUBJECT BUILDINGS WERE PREPARED BY RYGATE (email - 18.02.2013)
 THE FIELD OF VIEW DOES NOT TAKE INTO ACCOUNT ANY RL'S OF TALLER BUILDINGS BEYOND THE SITE OR REFERENCE BUILDINGS.
 THE BUILDING ENVELOPE REPRESENTS THE MAXIMUM EXTERNAL ENVELOPE AS SUBMITTED IN THE PARAMETER PLANS.

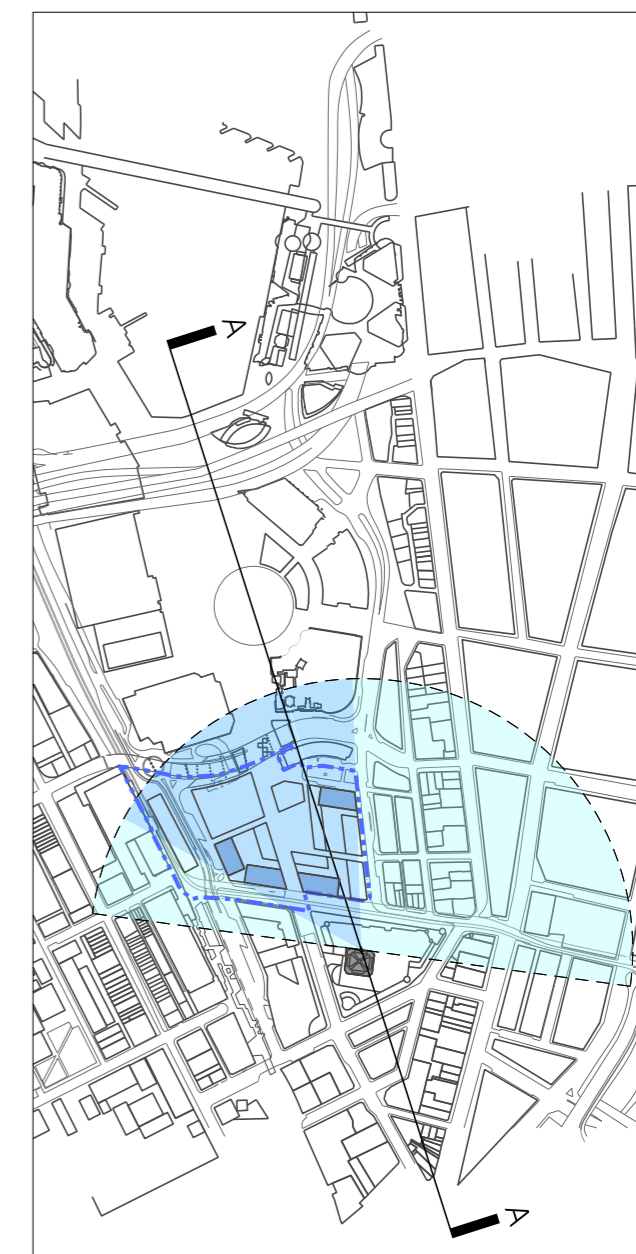
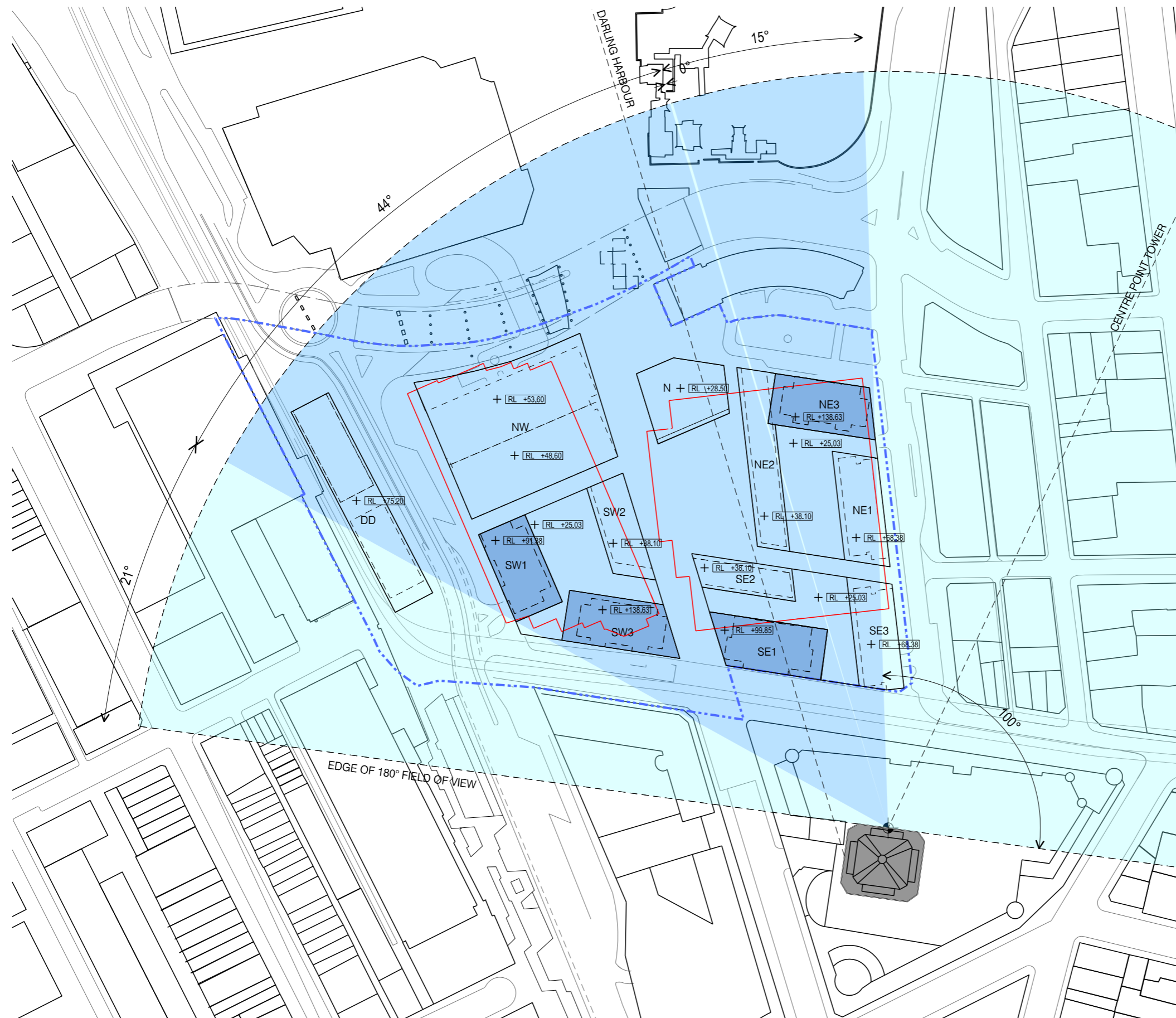


7428A MCD AR D301 01/03/2013
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 1:2000 @ A3

**DENTON
 CORKER
 MARSHALL**

**THE HAYMARKET
 LEND LEASE DEVELOPMENT**

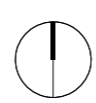
**DEVELOPMENT APPLICATION
 VIEW IMPACT ANALYSIS
 PEAK TOWER - HIGH LEVEL - NORTH
 RL 115.375**



CONCLUSION -
 WITHIN THE NORTH ELEVATION OF THE PEAK TOWER AT RL +81.125m
 THE EXISTING VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 180°.
 REDUCTION IN VIEW ANGLE BY THE PROPOSED HAYMARKET DEVELOPMENT IS 59°.
 THE NET VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 121°.

- LEGEND
- BUILDING FOOTPRINT
 - EXISTING FIELD OF VIEW
 - EXISTING FIELD OF VIEW IMPACTED
 - PROPOSED DEVELOPMENT ABOVE NOTED RL.
 - LINE OF EXISTING BUILDINGS
 - SITE BOUNDARY

THESE VIEW IMPACT ANALYSIS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE VIEW ANALYSIS REPORT.
 THE SURVEYED LEVELS FOR THE SUBJECT BUILDINGS WERE PREPARED BY RYGATE (email - 18.02.2013)
 THE FIELD OF VIEW DOES NOT TAKE INTO ACCOUNT ANY RL'S OF TALLER BUILDINGS BEYOND THE SITE OR REFERENCE BUILDINGS.
 THE BUILDING ENVELOPE REPRESENTS THE MAXIMUM EXTERNAL ENVELOPE AS SUBMITTED IN THE PARAMETER PLANS.

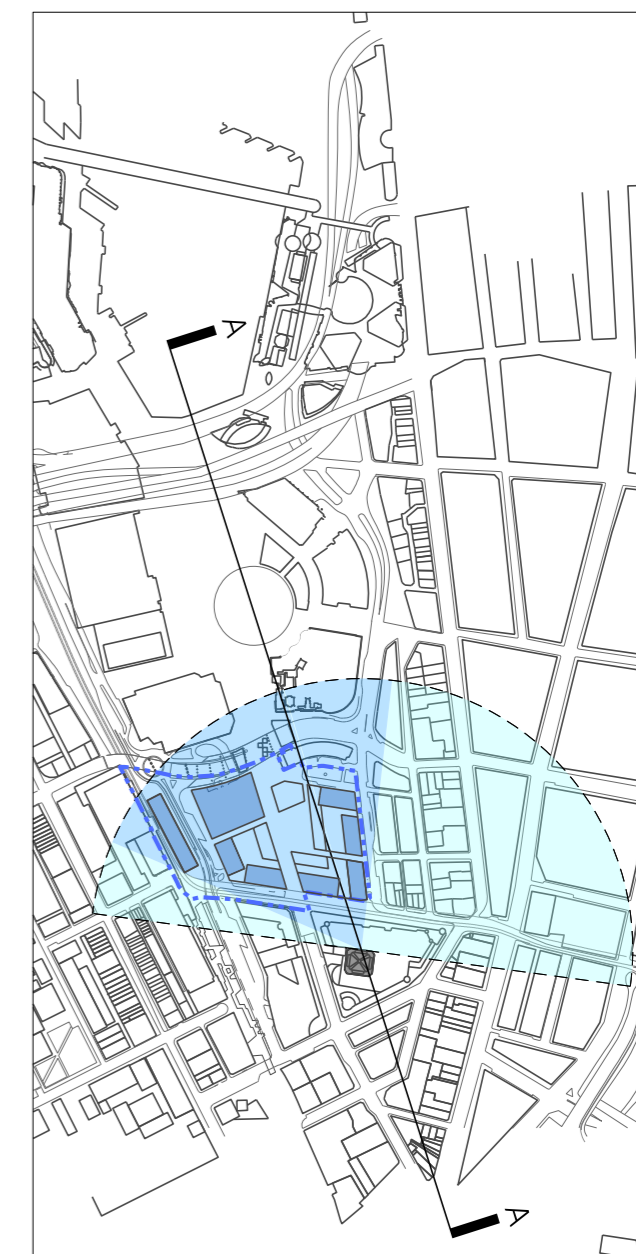
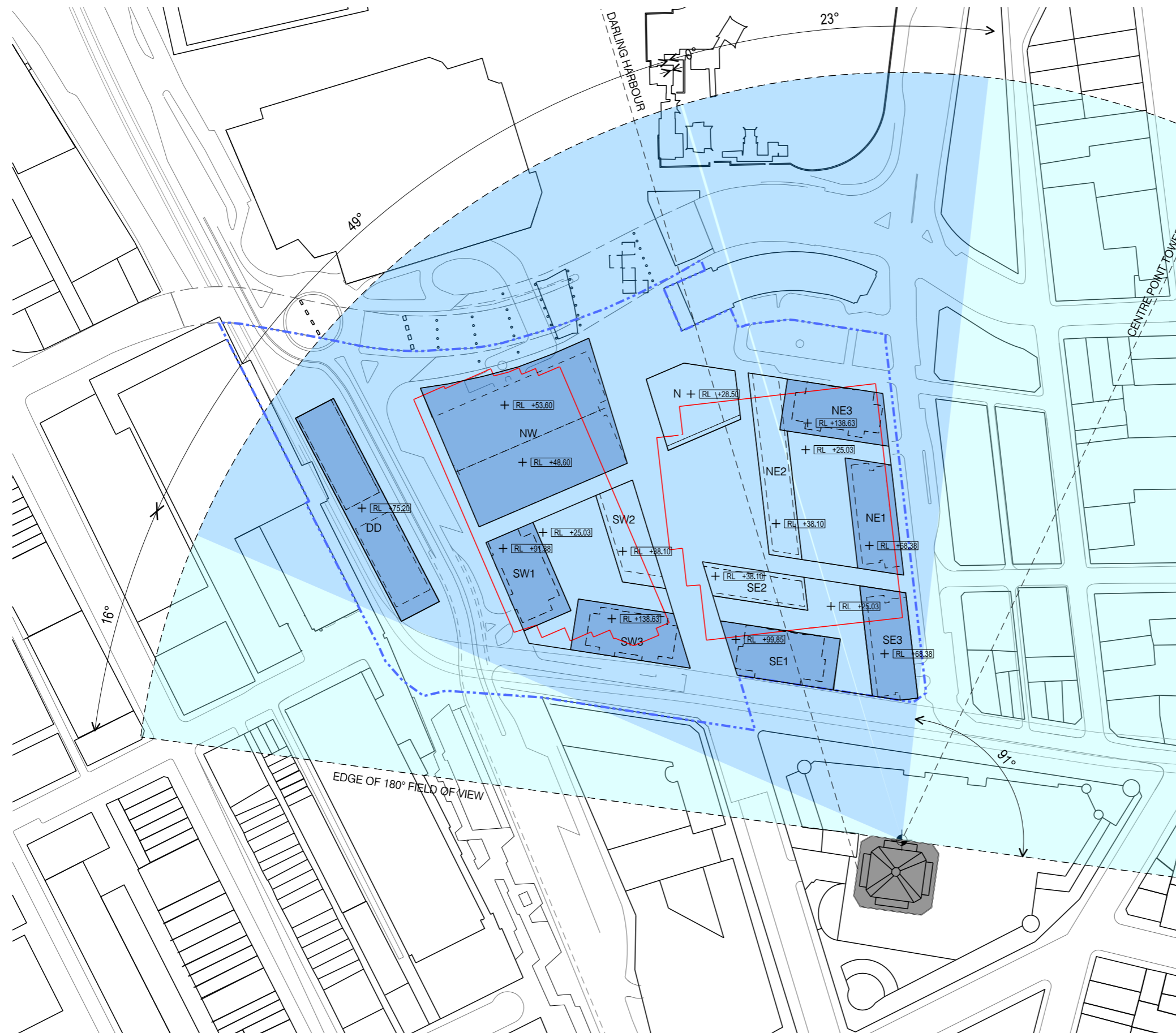


7428A MCD AR D302 01/03/2013
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**THE HAYMARKET
 LEND LEASE DEVELOPMENT**

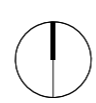
**DEVELOPMENT APPLICATION
 VIEW IMPACT ANALYSIS
 PEAK TOWER - MID LEVEL - NORTH
 RL 81.125**



CONCLUSION -
 WITHIN THE NORTH ELEVATION OF THE PEAK TOWER AT RL +46.922m
 THE EXISTING VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 180°.
 REDUCTION IN VIEW ANGLE BY THE PROPOSED HAYMARKET DEVELOPMENT IS 72°.
 THE NET VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 108°.

- LEGEND**
- BUILDING FOOTPRINT
 - EXISTING FIELD OF VIEW
 - EXISTING FIELD OF VIEW IMPACTED
 - PROPOSED DEVELOPMENT ABOVE NOTED RL.
 - LINE OF EXISTING BUILDINGS
 - SITE BOUNDARY

THESE VIEW IMPACT ANALYSIS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE VIEW ANALYSIS REPORT.
 THE SURVEYED LEVELS FOR THE SUBJECT BUILDINGS WERE PREPARED BY RYGATE (email - 18.02.2013)
 THE FIELD OF VIEW DOES NOT TAKE INTO ACCOUNT ANY RL'S OF TALLER BUILDINGS BEYOND THE SITE OR REFERENCE BUILDINGS.
 THE BUILDING ENVELOPE REPRESENTS THE MAXIMUM EXTERNAL ENVELOPE AS SUBMITTED IN THE PARAMETER PLANS.



7428A MCD AR D303 01/03/2013
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**THE HAYMARKET
 LEND LEASE DEVELOPMENT**

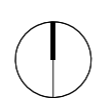
**DEVELOPMENT APPLICATION
 VIEW IMPACT ANALYSIS
 PEAK TOWER - LOW LEVEL - NORTH
 RL 46.922**



CONCLUSION -
 WITHIN THE WEST ELEVATION OF THE PEAK TOWER AT RL +115.375m
 THE EXISTING VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 180°.
 REDUCTION IN VIEW ANGLE BY THE PROPOSED HAYMARKET DEVELOPMENT IS 28°.
 THE NET VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 152°.

- LEGEND
- BUILDING FOOTPRINT
 - EXISTING FIELD OF VIEW
 - EXISTING FIELD OF VIEW IMPACTED
 - PROPOSED DEVELOPMENT ABOVE NOTED RL.
 - LINE OF EXISTING BUILDINGS
 - SITE BOUNDARY

THESE VIEW IMPACT ANALYSIS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE VIEW ANALYSIS REPORT.
 THE SURVEYED LEVELS FOR THE SUBJECT BUILDINGS WERE PREPARED BY RYGATE (email - 18.02.2013)
 THE FIELD OF VIEW DOES NOT TAKE INTO ACCOUNT ANY RL'S OF TALLER BUILDINGS BEYOND THE SITE OR REFERENCE BUILDINGS.
 THE BUILDING ENVELOPE REPRESENTS THE MAXIMUM EXTERNAL ENVELOPE AS SUBMITTED IN THE PARAMETER PLANS.



7428A MCD AR D 304 01/03/2013
 1:1000 @ A1 0 10 20 30
 1:2000 @ A3

**DENTON
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**THE HAYMARKET
 LEND LEASE DEVELOPMENT**

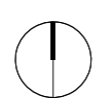
**DEVELOPMENT APPLICATION
 VIEW IMPACT ANALYSIS
 PEAK TOWER - HIGH LEVEL - WEST
 RL 115.375**



CONCLUSION -
 WITHIN THE WEST ELEVATION OF THE PEAK TOWER AT RL +81.125m
 THE EXISTING VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 180°.
 REDUCTION IN VIEW ANGLE BY THE PROPOSED HAYMARKET DEVELOPMENT IS 55°.
 THE NET VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 125°.

- LEGEND
- BUILDING FOOTPRINT
 - EXISTING FIELD OF VIEW
 - EXISTING FIELD OF VIEW IMPACTED
 - PROPOSED DEVELOPMENT ABOVE NOTED RL.
 - LINE OF EXISTING BUILDINGS
 - SITE BOUNDARY

THESE VIEW IMPACT ANALYSIS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE VIEW ANALYSIS REPORT.
 THE SURVEYED LEVELS FOR THE SUBJECT BUILDINGS WERE PREPARED BY RYGATE (email - 18.02.2013)
 THE FIELD OF VIEW DOES NOT TAKE INTO ACCOUNT ANY RL'S OF TALLER BUILDINGS BEYOND THE SITE OR REFERENCE BUILDINGS.
 THE BUILDING ENVELOPE REPRESENTS THE MAXIMUM EXTERNAL ENVELOPE AS SUBMITTED IN THE PARAMETER PLANS.

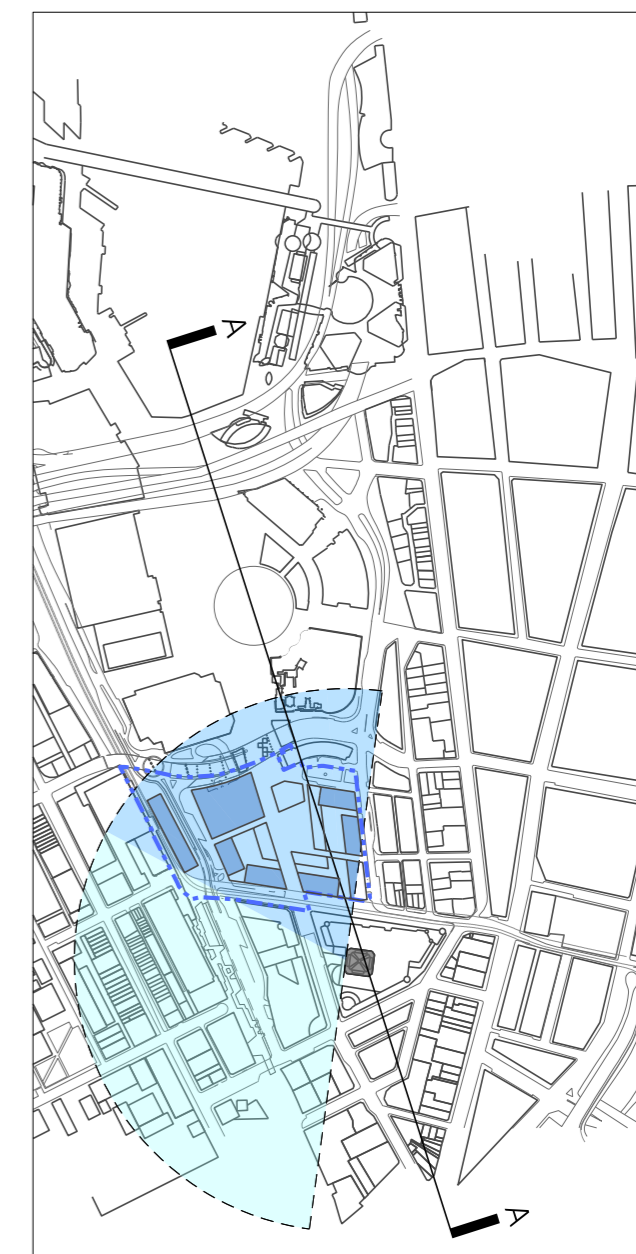


7428A MCD AR D305 01/03/2013
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**DENTON
 CORKER
 MARSHALL**

**THE HAYMARKET
 LEND LEASE DEVELOPMENT**

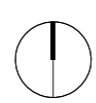
**DEVELOPMENT APPLICATION
 VIEW IMPACT ANALYSIS
 PEAK TOWER - MID LEVEL - WEST
 RL 81.125**



CONCLUSION -
 WITHIN THE WEST ELEVATION OF THE PEAK TOWER AT RL +46.922m
 THE EXISTING VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 180°.
 REDUCTION IN VIEW ANGLE BY THE PROPOSED HAYMARKET DEVELOPMENT IS 69°.
 THE NET VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 111°.

- LEGEND
- BUILDING FOOTPRINT
 - EXISTING FIELD OF VIEW
 - EXISTING FIELD OF VIEW IMPACTED
 - PROPOSED DEVELOPMENT ABOVE NOTED RL.
 - LINE OF EXISTING BUILDINGS
 - SITE BOUNDARY

THESE VIEW IMPACT ANALYSIS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE VIEW ANALYSIS REPORT.
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 THE BUILDING ENVELOPE REPRESENTS THE MAXIMUM EXTERNAL ENVELOPE AS SUBMITTED IN THE PARAMETER PLANS.



7428A MCD AR D306 01/03/2013
 1:1000 @ A1 0 10 20 30
 1:2000 @ A3

**DENTON
 CORKER
 MARSHALL**

**THE HAYMARKET
 LEND LEASE DEVELOPMENT**

**DEVELOPMENT APPLICATION
 VIEW IMPACT ANALYSIS
 PEAK TOWER - LOW LEVEL - WEST
 RL 46.922**