



24mm - Original Image



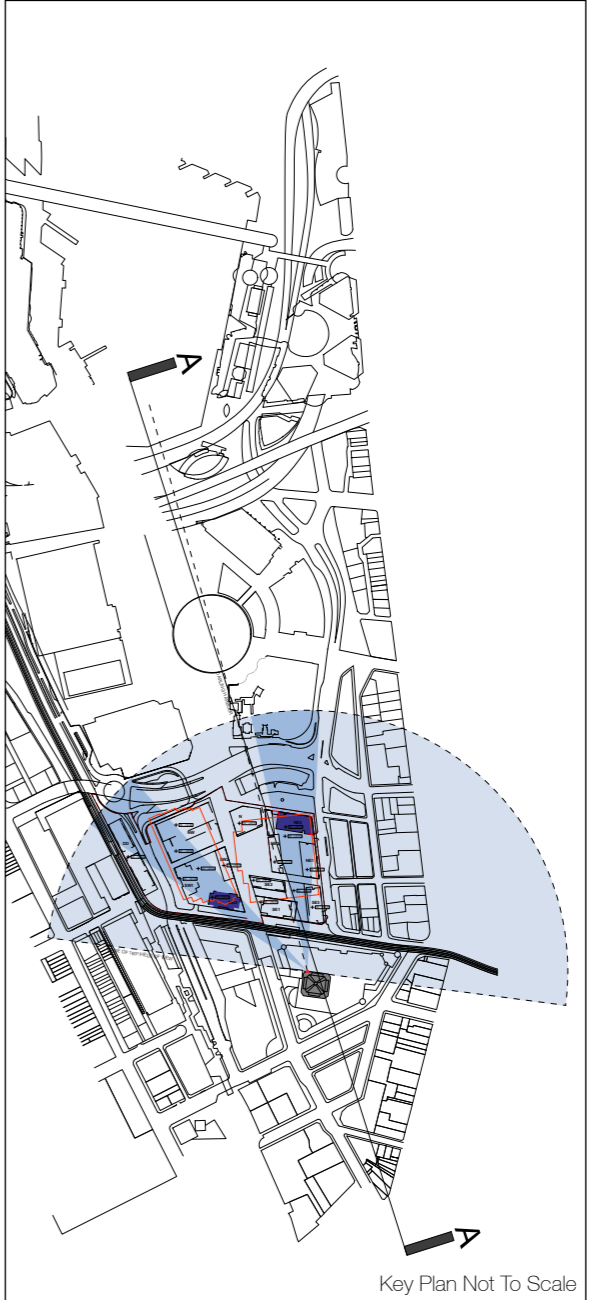
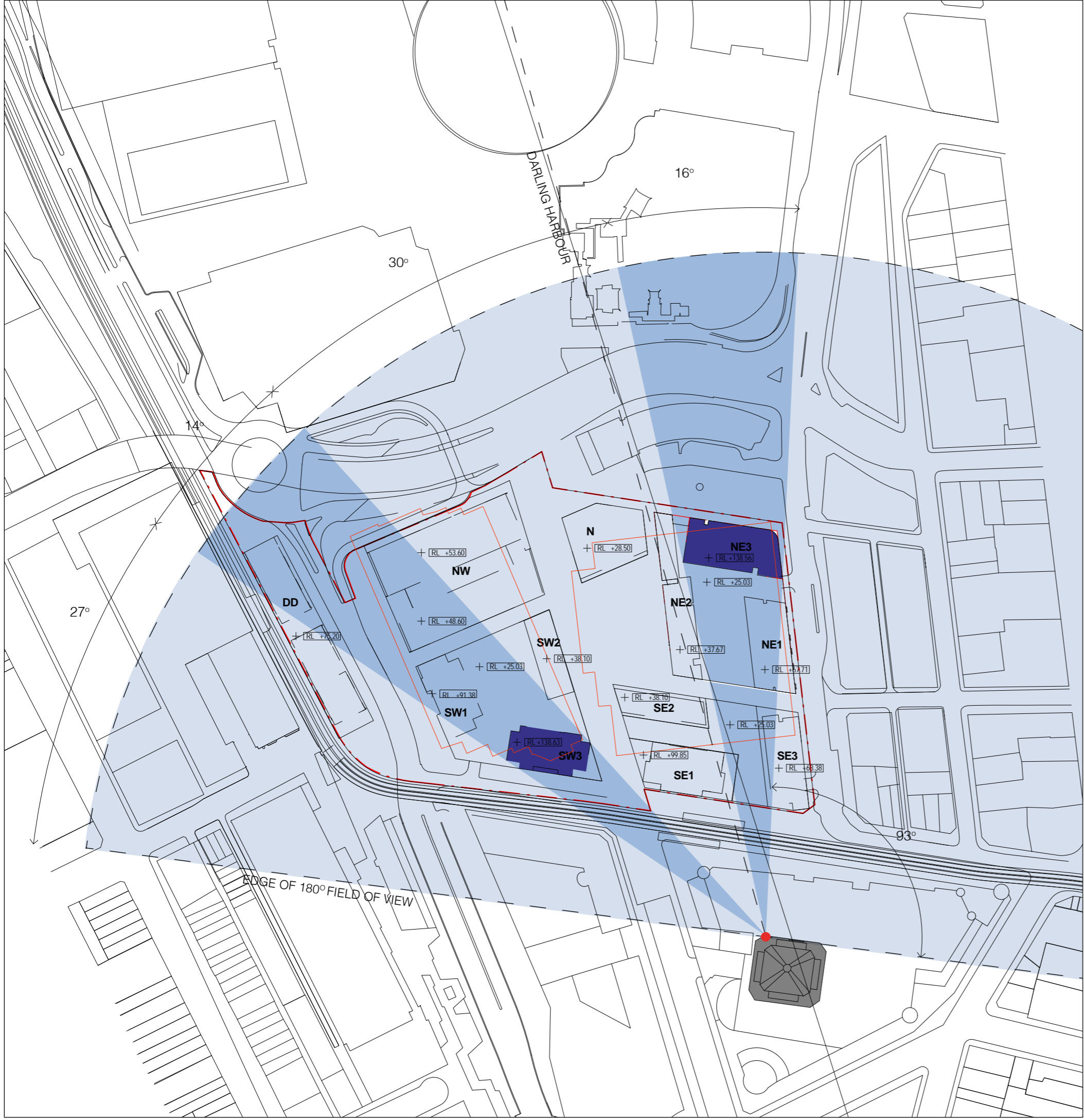
24mm



50mm - Original Image




50mm




LEGEND

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

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DARLING SQ.



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1:2000 @ A3

DARLING SQUARE NE PLOT
Lend Lease Development

Development Application

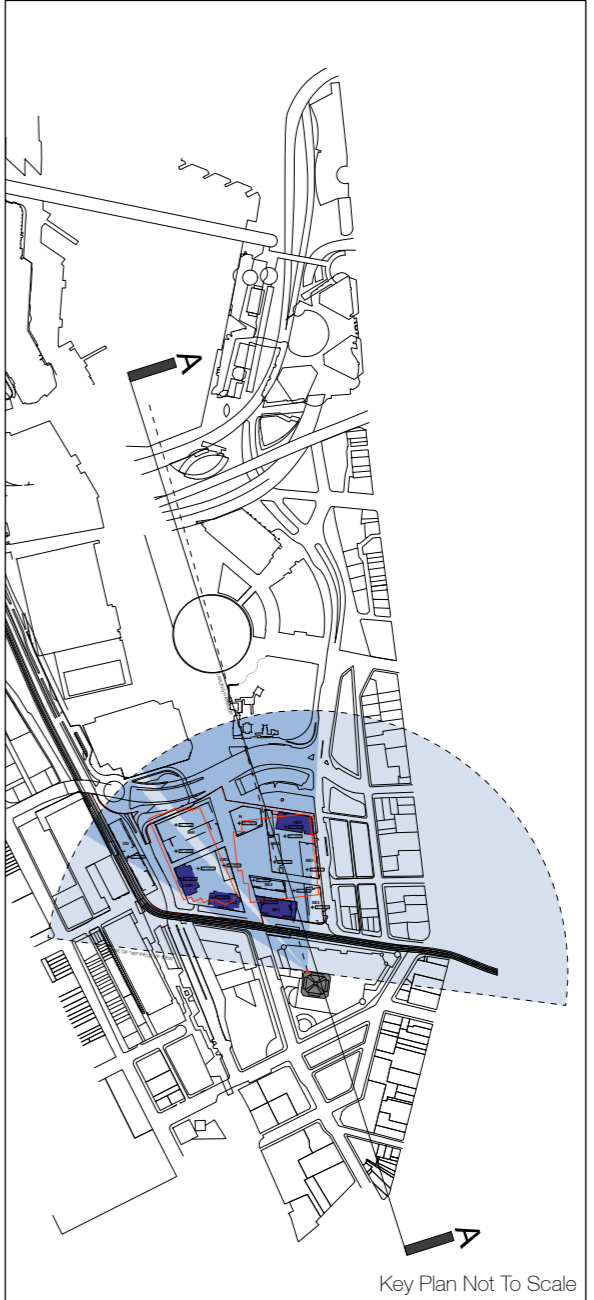
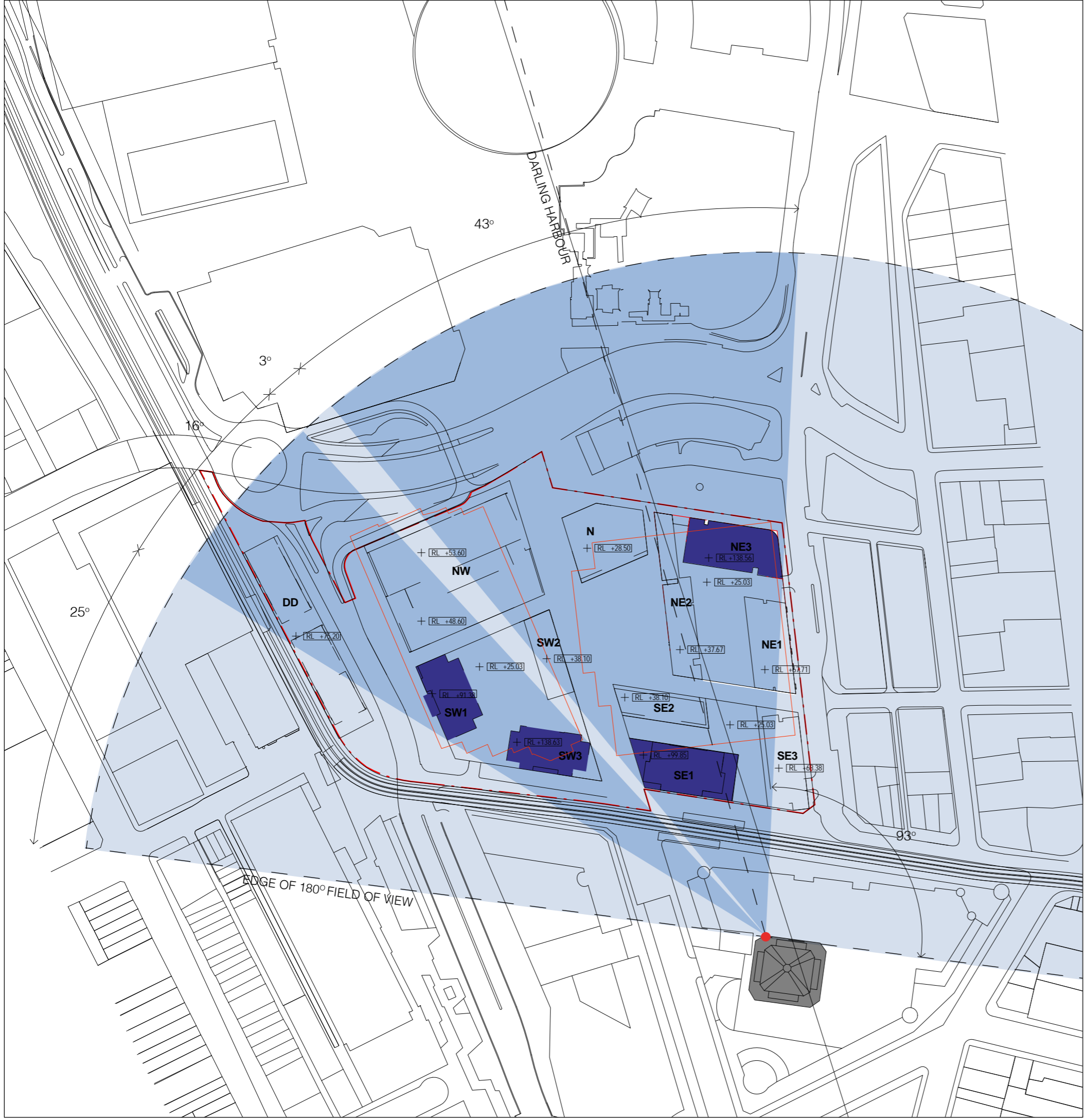
SK_V01
VIEW IMPACT ANALYSIS

Peak Tower North Level 40 RL 126.725
View Location P 1

DATE 03.11.14 REV B

NOTE:

Within the North Elevation of the Peak Tower at the RL noted above, the view sharing angle as submitted for SSDA7, building envelope 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

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1:2000 @ A3

DARLING SQUARE NE PLOT
Lend Lease Development

Development Application

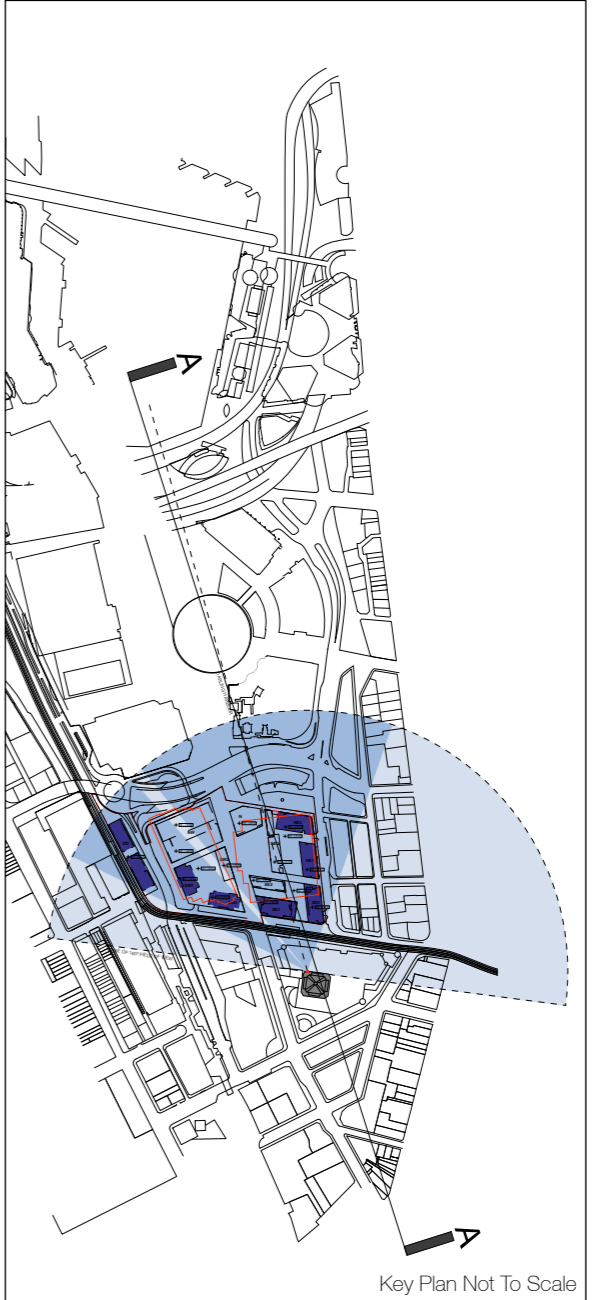
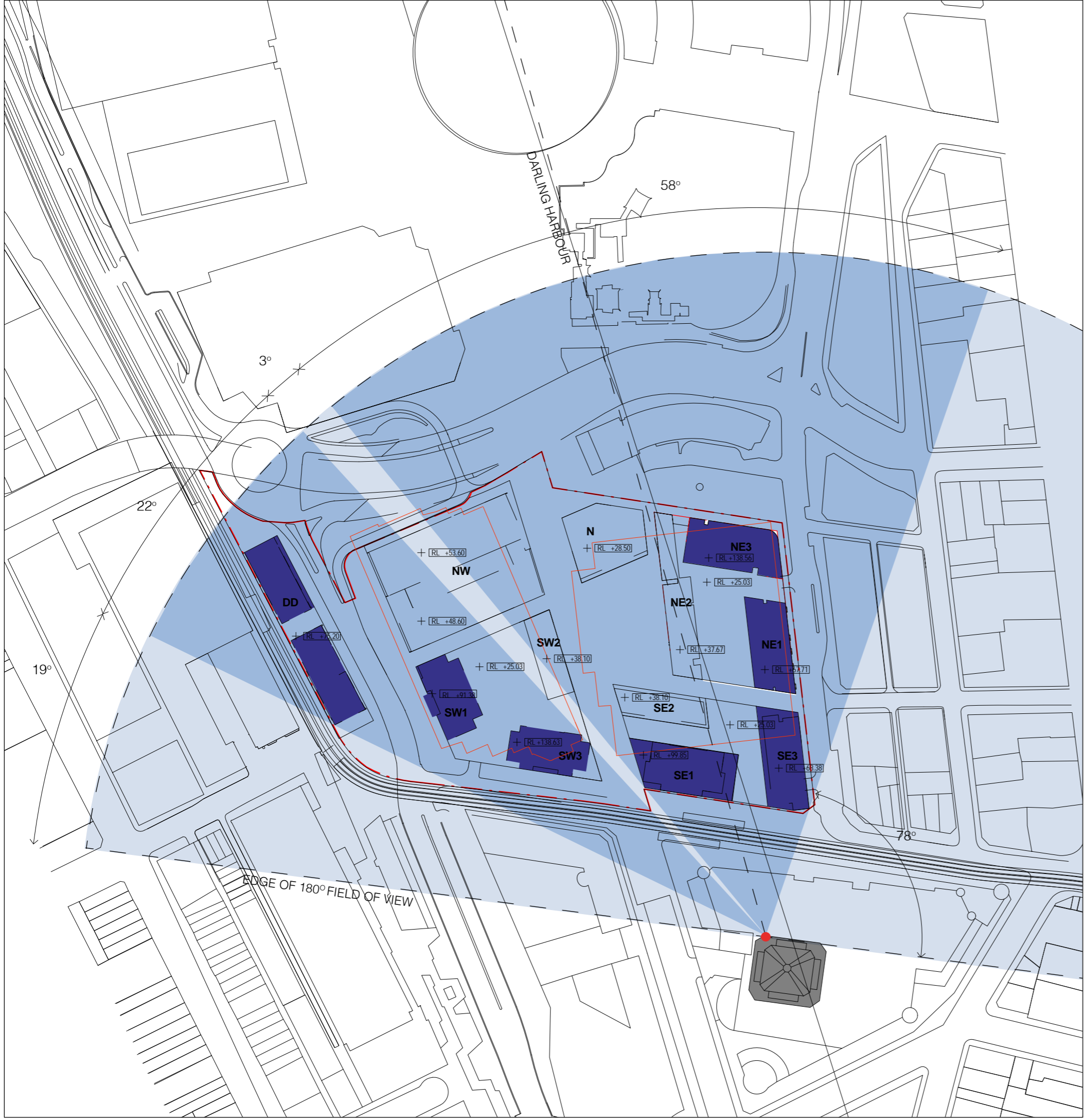
SK_V02
VIEW IMPACT ANALYSIS

Peak Tower North Level 25 RL83.975
View Location P1

DATE 03.11.14 REV B

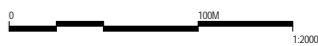

NOTE:

Within the North Elevation of the Peak Tower at the RL noted above, the view sharing angle as submitted for SSSA7, building envelope is 121°



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DARLING SQUARE NE PLOT
 Lend Lease Development
 Development Application

SK_V03
 VIEW IMPACT ANALYSIS
 Peak Tower North Level 15 RL.55.475
 View Location P1

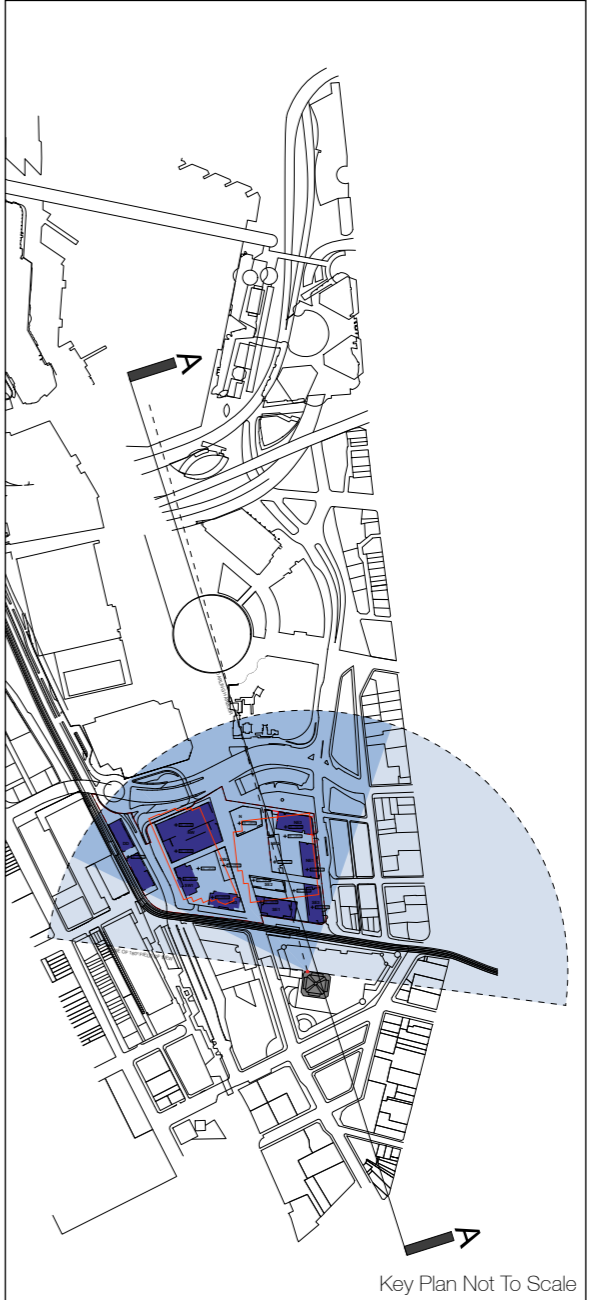
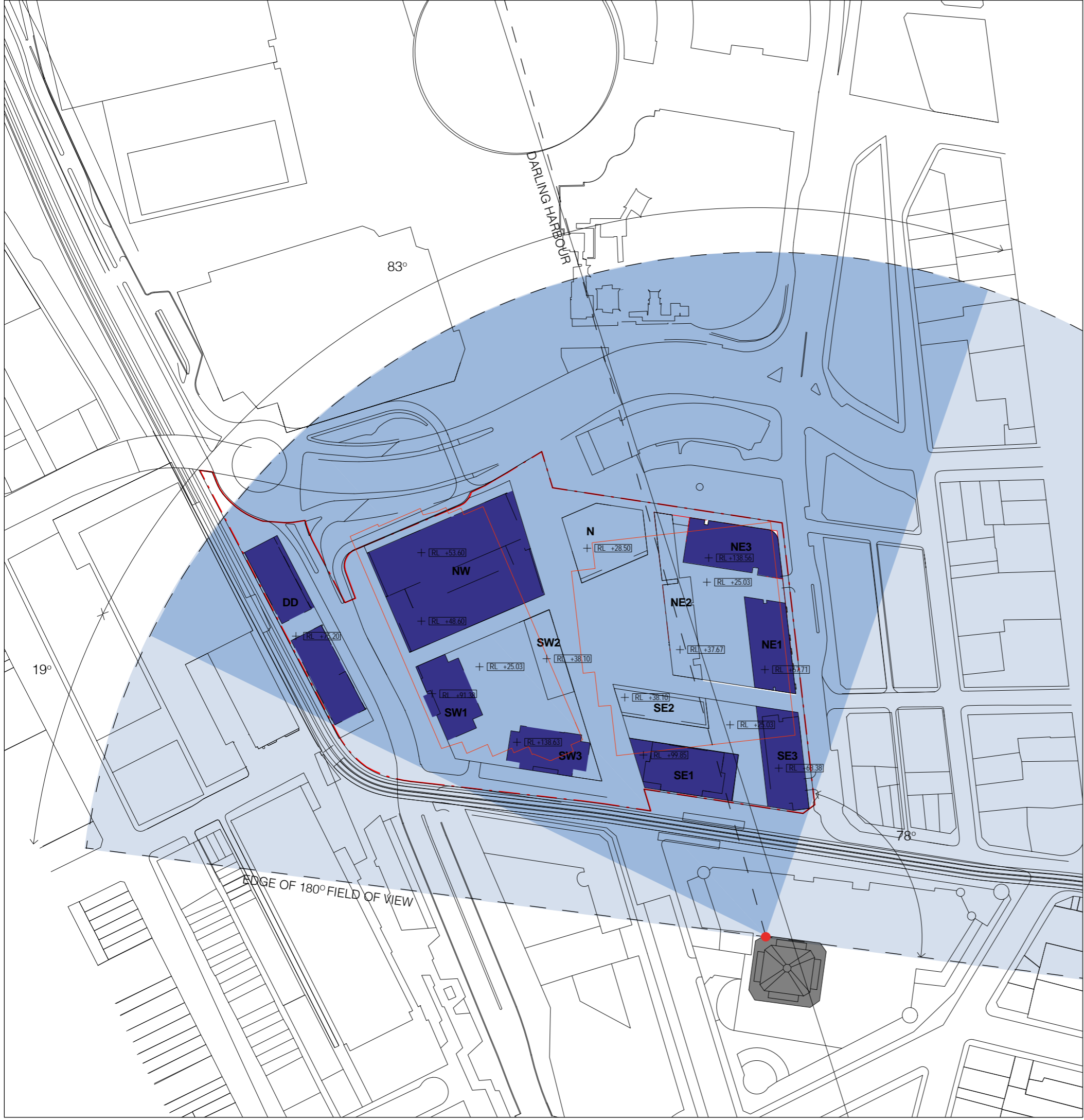
DATE 03.11.14 REV B

NOTE:
 Within the North Elevation of the Peak Tower at the RL noted above, the view sharing angle as submitted for SSDA7, building envelope is 100°

LEGEND

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

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DARLING SQUARE NE PLOT
 Lend Lease Development
 Development Application

SK_V04
 VIEW IMPACT ANALYSIS
 Peak Tower North Level 10 RL41.225
 View Location P1

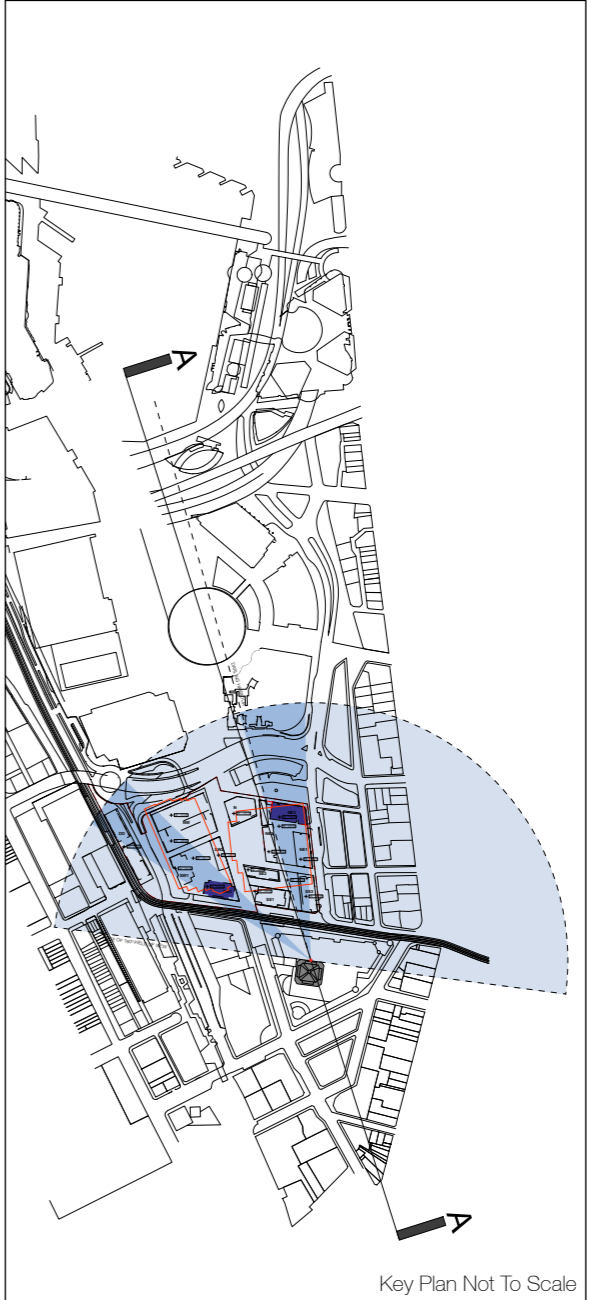
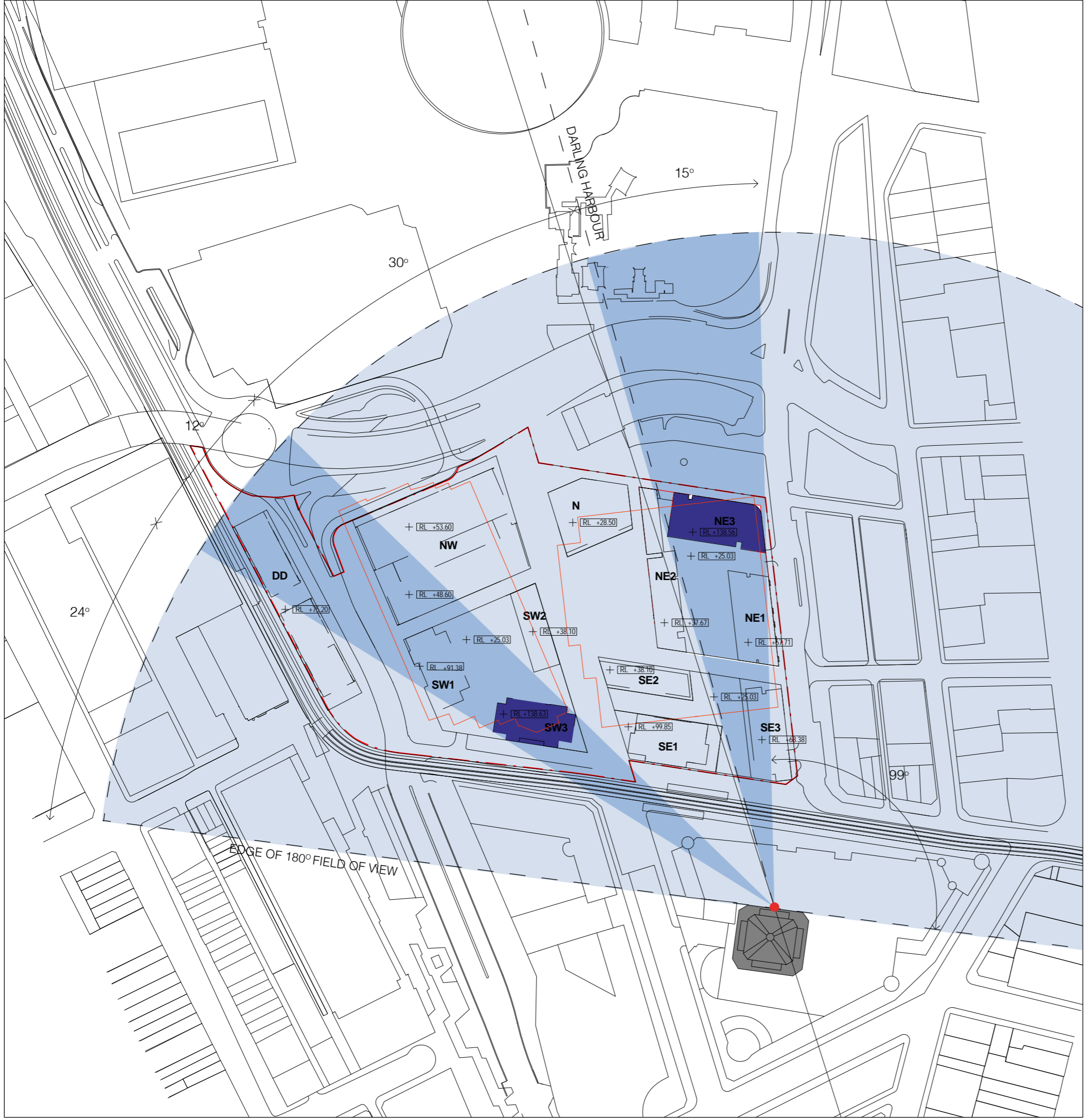
DATE 03.11.14 REV B

NOTE:
 Within the North Elevation of the Peak Tower at the RL noted above, the view sharing angle as submitted for SSDA7, building envelope is 97°

LEGEND

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

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DARLING SQUARE NE PLOT
 Lend Lease Development
 Development Application

SK_V05
 VIEW IMPACT ANALYSIS
 Peak Tower North Level 40 RL 126.725
 View Location P2

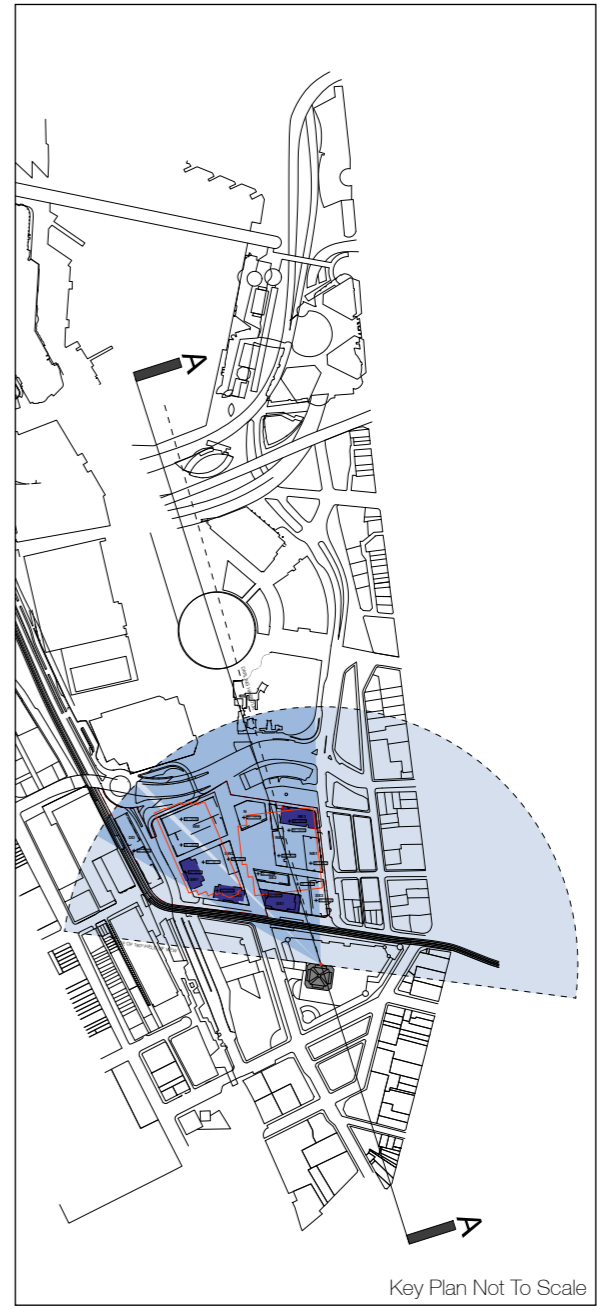
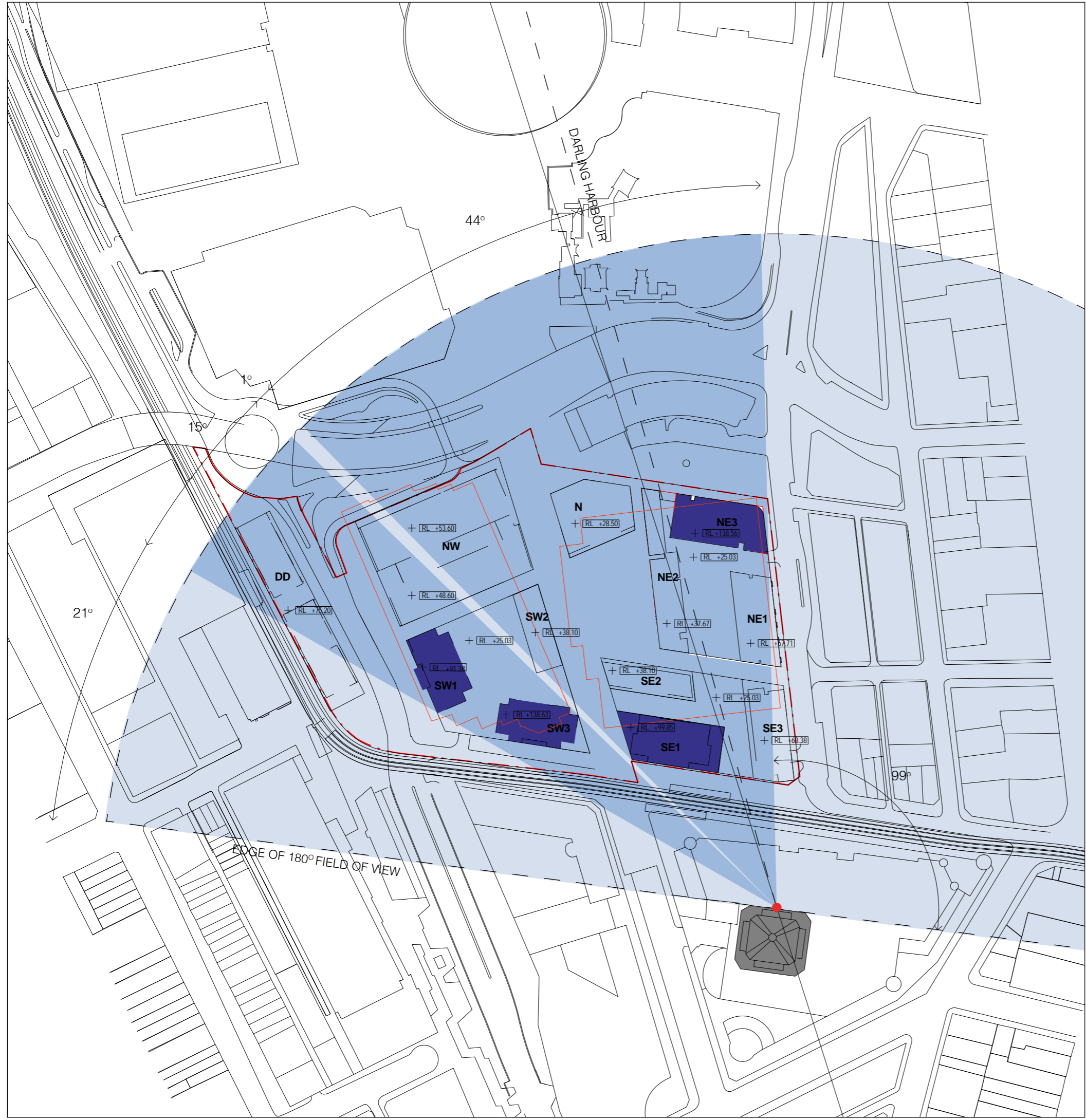
DATE 03.11.14 REV B

NOTE:
 Within the North Elevation of the Peak Tower at the RL noted above, the view sharing angle as submitted for SSDA7, building envelope is 153°

LEGEND

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

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DARLING SQUARE NE PLOT
 Lend Lease Development
 Development Application

SK_V06
 VIEW IMPACT ANALYSIS
 Peak Tower North Level 25 RL83.975
 View Location P2

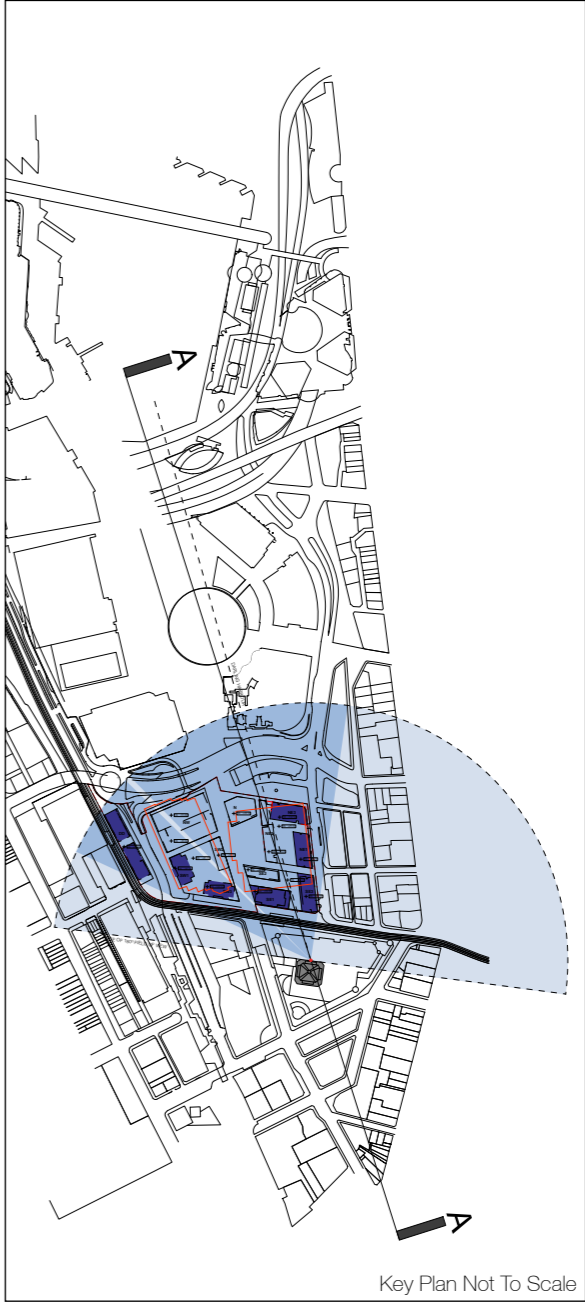
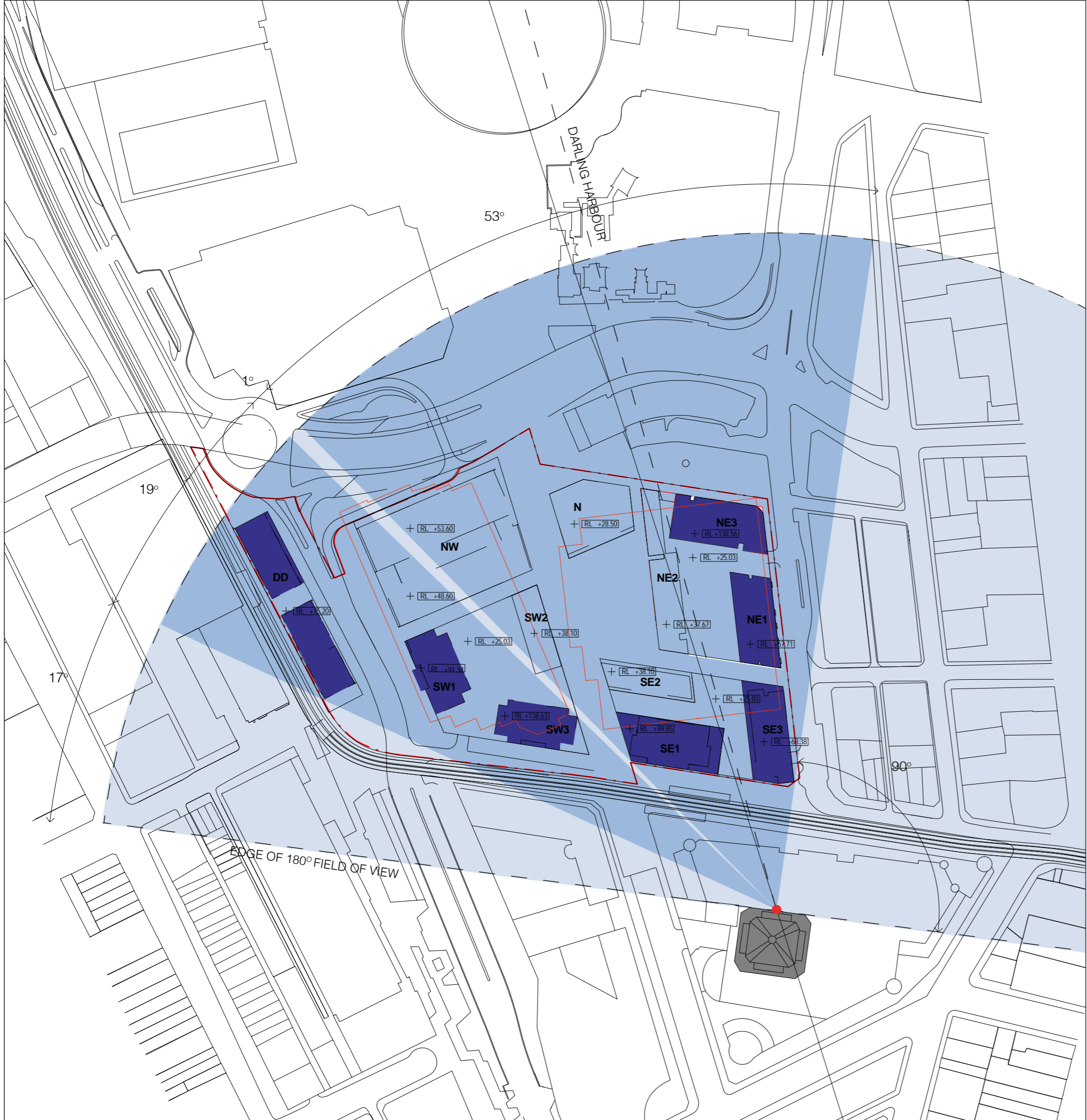
DATE 03.11.14 REV B

NOTE:
 Within the North Elevation of the Peak Tower at the RL noted above, the view sharing angle as submitted for SSDA7, building envelope 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

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1:2000 @ A3

DARLING SQUARE NE PLOT
 Lend Lease Development
 Development Application

SK_V07
VIEW IMPACT ANALYSIS
 Peak Tower North Level 15 RL.55.475
 View Location P2

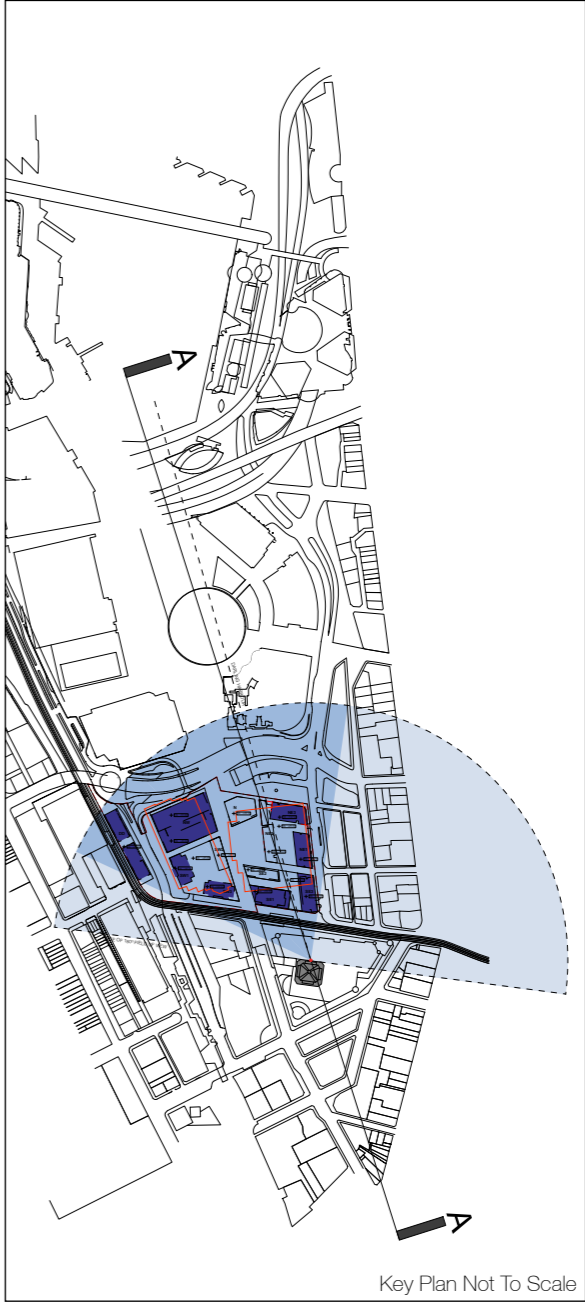
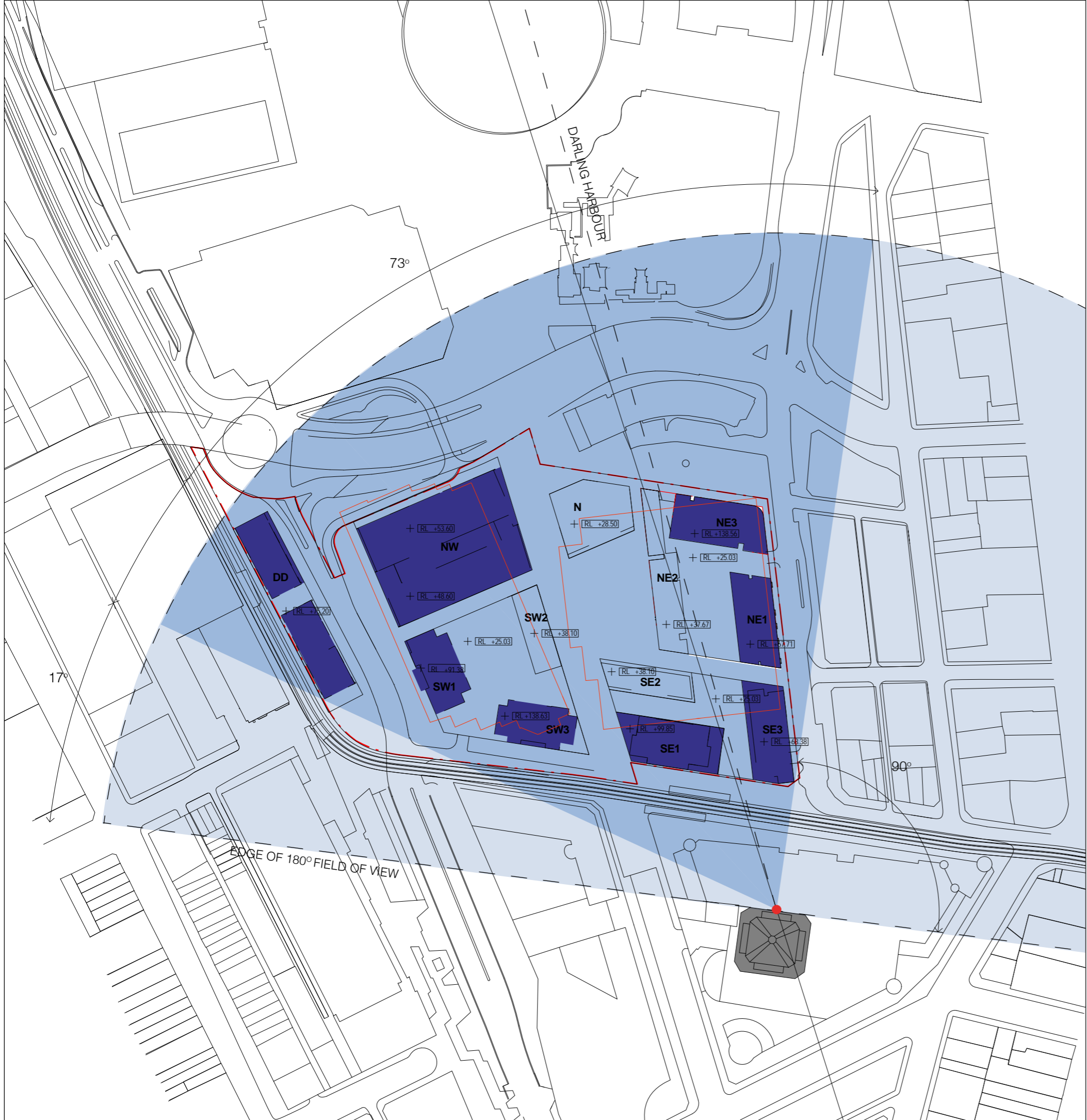
DATE 03.11.14 REV B

NOTE:
 Within the North Elevation of the Peak Tower at the RL noted above, the view sharing angle as submitted for SSDA7, building envelope 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

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1:2000 @ A3

DARLING SQUARE NE PLOT
 Lend Lease Development
 Development Application

SK_V08
 VIEW IMPACT ANALYSIS
 Peak Tower North Level 10 RL41.225
 View Location P2

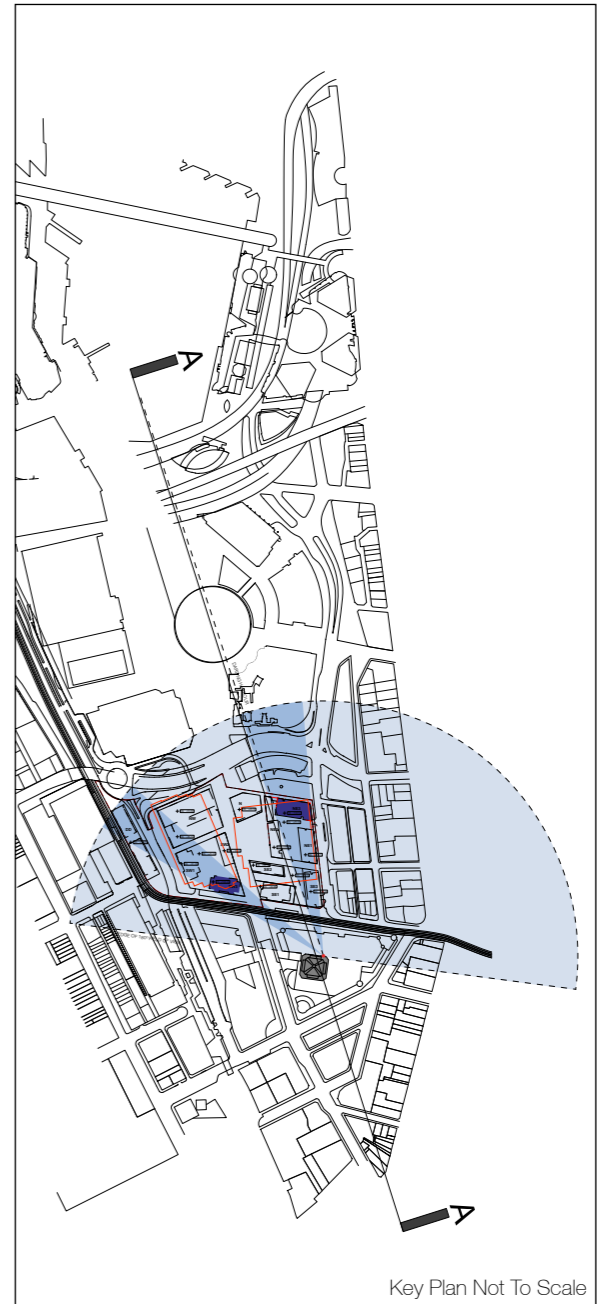
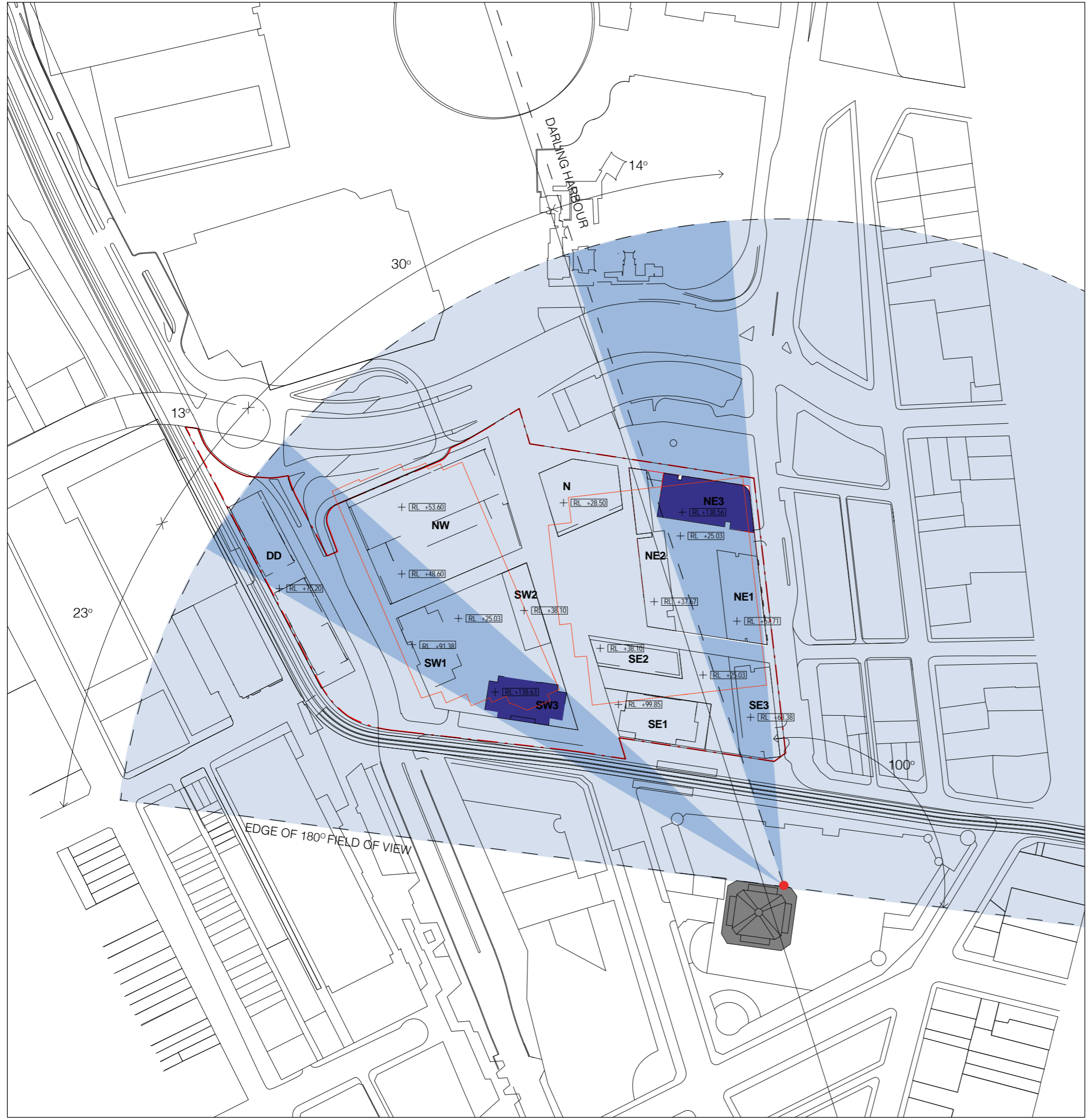
DATE 03.11.14 REV B

NOTE:
 Within the North Elevation of the Peak Tower at the RL noted above, the view sharing angle as submitted for SSDA7, building envelope is 107°

LEGEND

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

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Lend Lease

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1:2000 @ A3

DARLING SQUARE NE PLOT
Lend Lease Development

Development Application

SK_V09
VIEW IMPACT ANALYSIS

Peak Tower North Level 40 RL 126.725
View Location P3

DATE 03.11.14 REV B

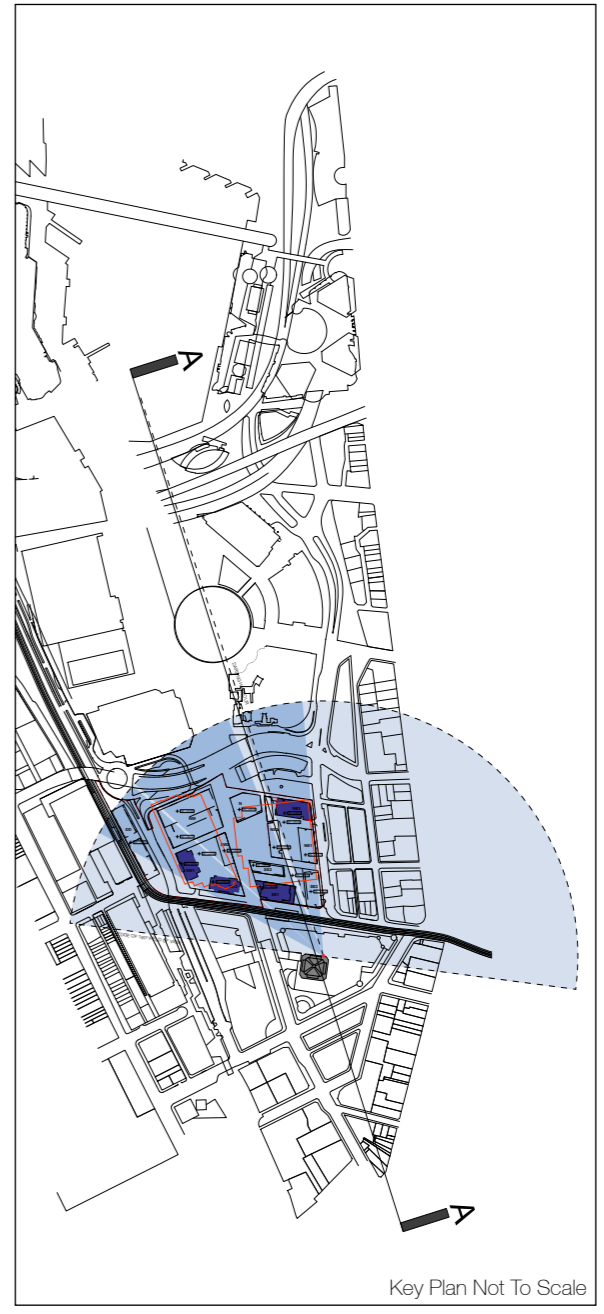
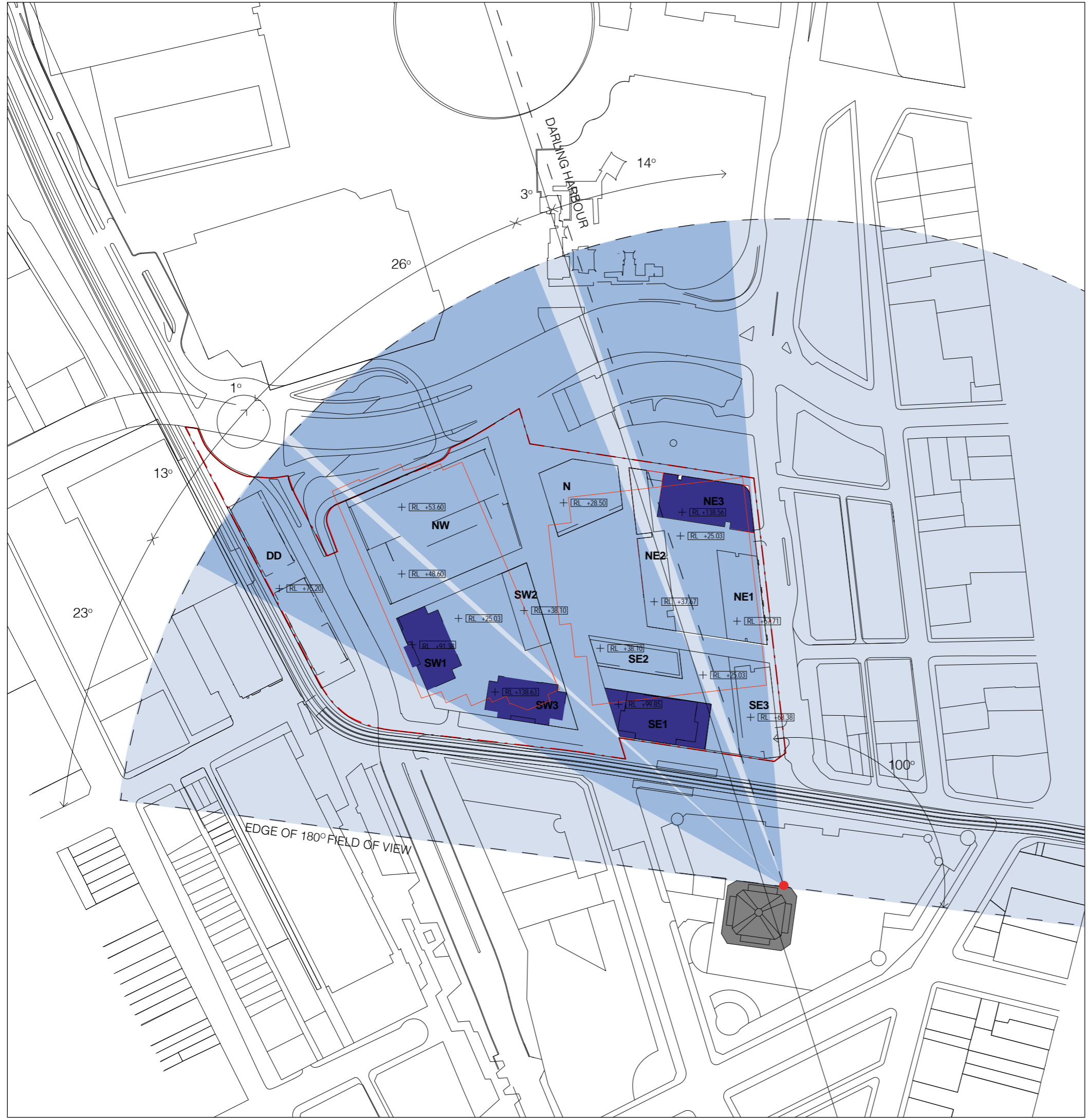
NOTE:

Within the North Elevation of the Peak Tower at the RL noted above, the view sharing angle as submitted for SSDA7, building envelope is 153°

LEGEND

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

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1:2000 @ A3

DARLING SQUARE NE PLOT
Lend Lease Development

Development Application

SK_V10
VIEW IMPACT ANALYSIS

Peak Tower North Level 25 RL83.975
View Location P3

DATE 03.11.14 REV B

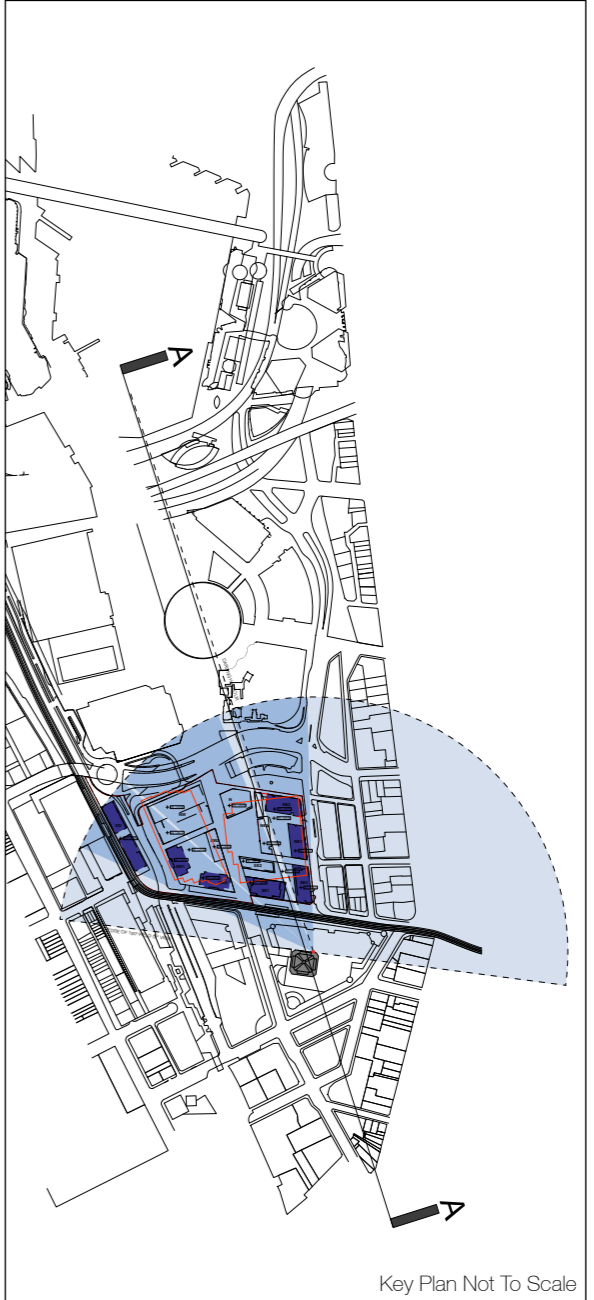
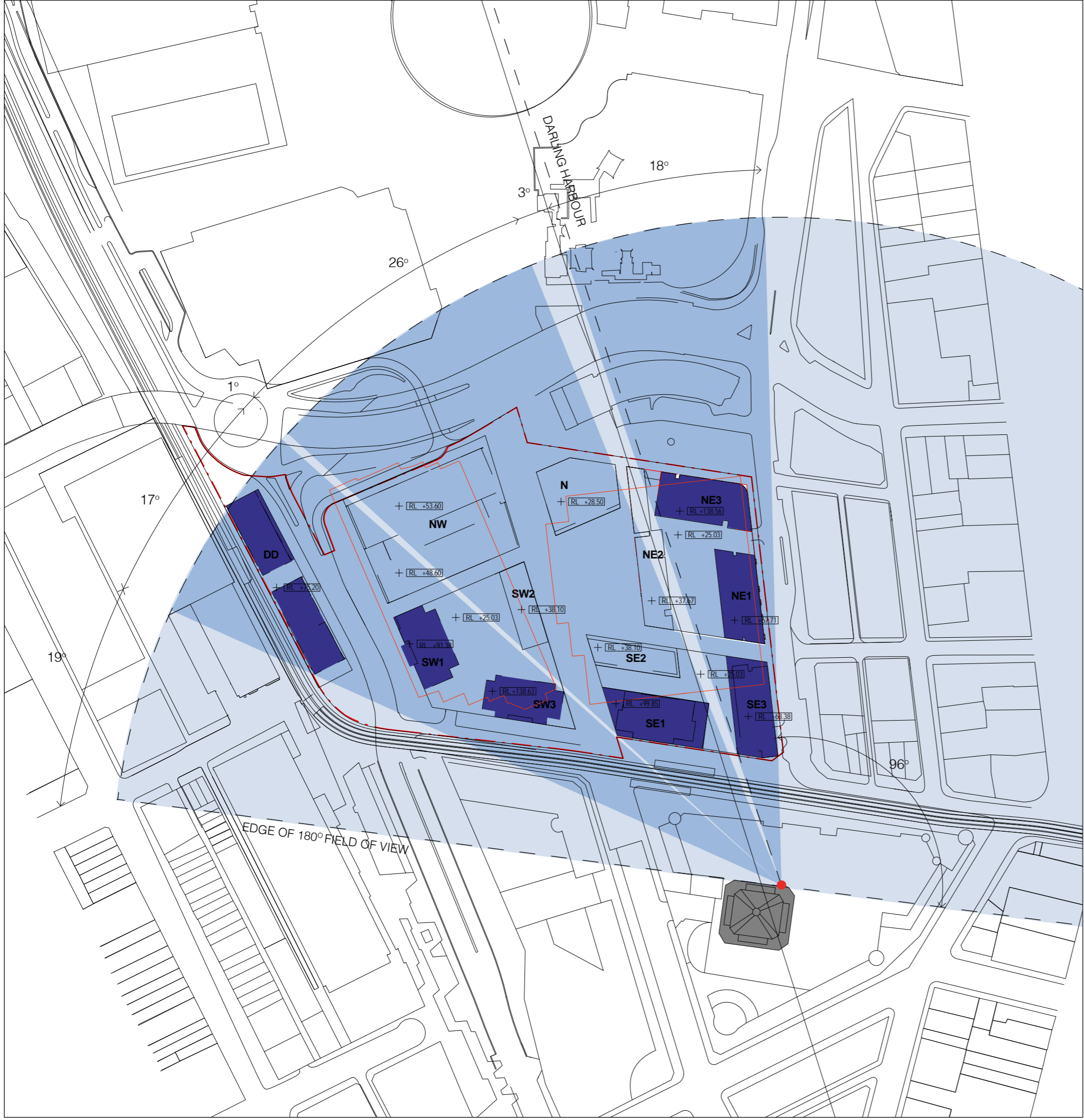
NOTE:

Within the North Elevation of the Peak Tower at the RL noted above, the view sharing angle as submitted for SSDA7, building envelope is 127°

LEGEND

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

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1:2000 @ A3

DARLING SQUARE NE PLOT
 Lend Lease Development
 Development Application

SK_V11
VIEW IMPACT ANALYSIS
 Peak Tower North Level 15 RL55.475
 View Location P3

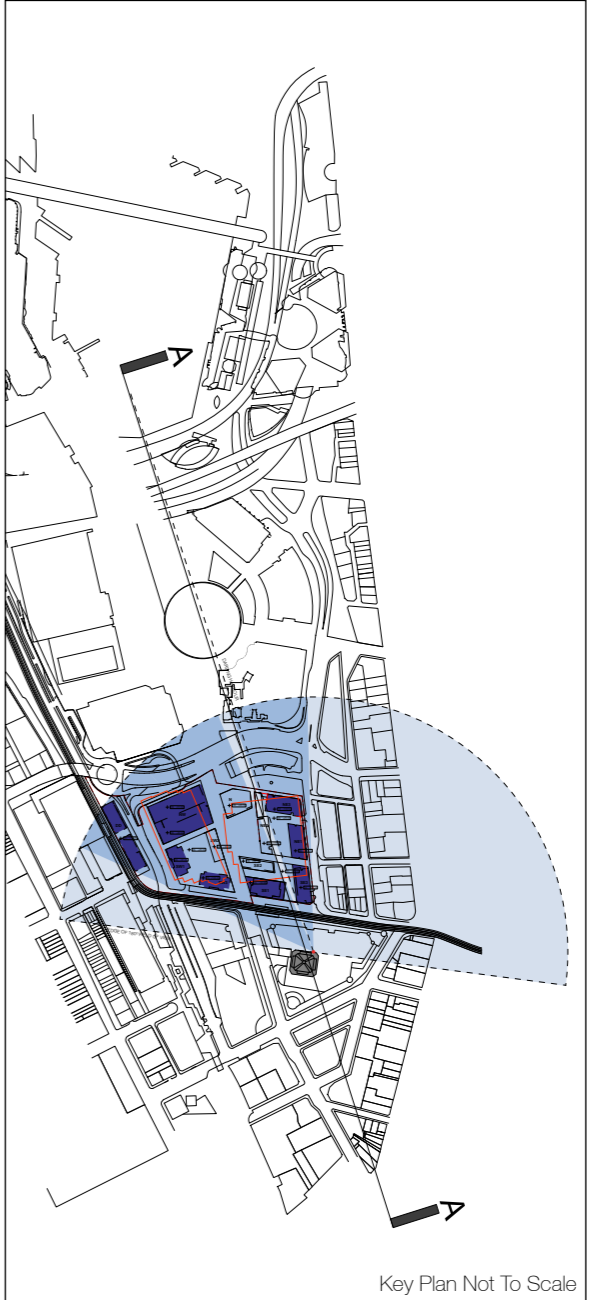
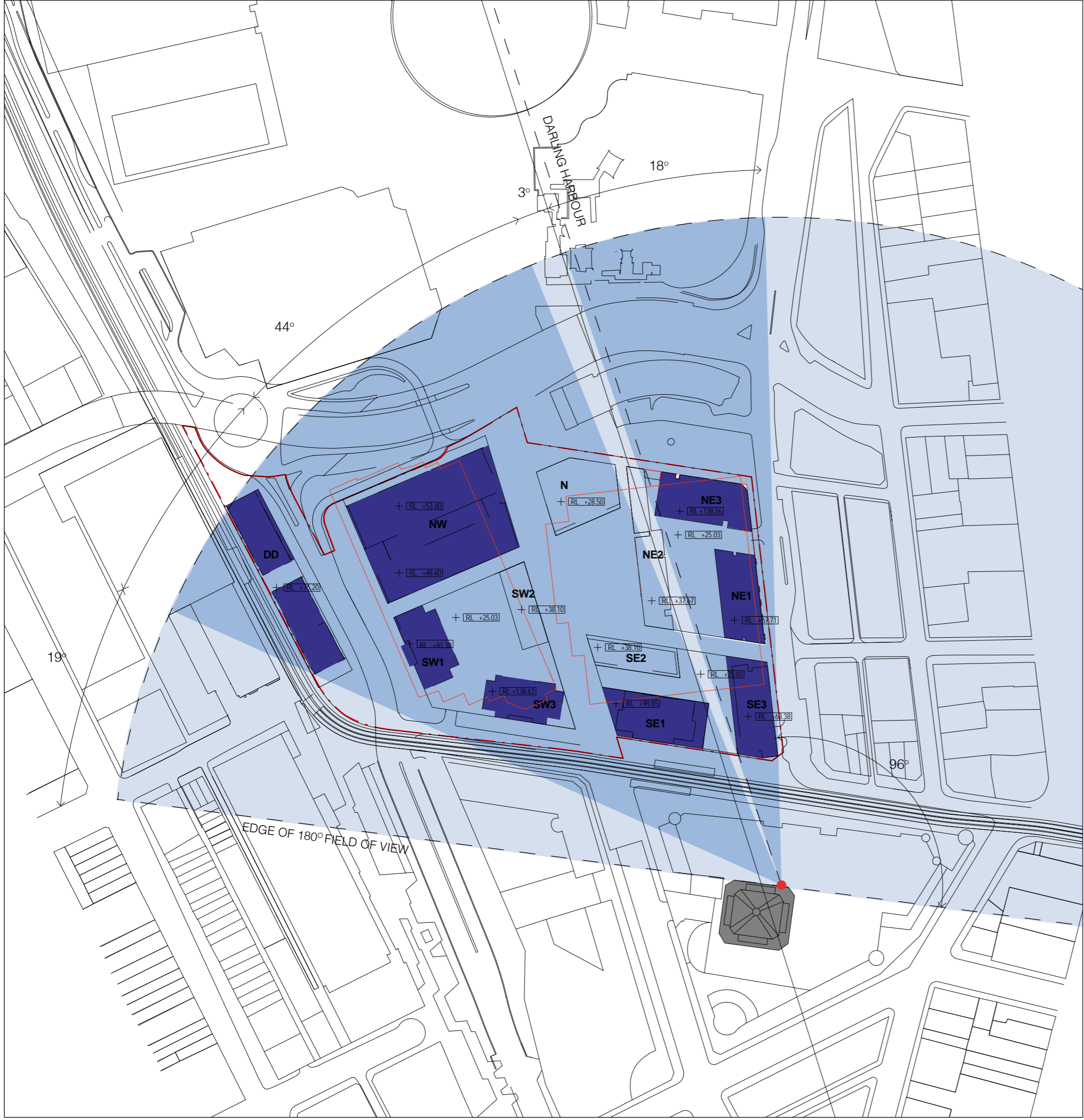
DATE 03.11.14 REV B

NOTE:
 Within the North Elevation of the Peak Tower at the RL noted above, the view sharing angle as submitted for SSDA7, building envelope is 119°

LEGEND

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

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1:2000 @ A3

DARLING SQUARE NE PLOT
 Lend Lease Development
 Development Application

SK_V12
VIEW IMPACT ANALYSIS
 Peak Tower North Level 10 RL41.225
 View Location P3

DATE 03.11.14 REV B

NOTE:
 Within the North Elevation of the Peak Tower at the RL noted above, the view sharing angle as submitted for SSDA7, building envelope is 118°

LEGEND

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

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1:1000 @ A3

DARLING SQUARE NE PLOT
Lend Lease Development

Development Application

SK_V13
VIEW IMPACT ANALYSIS

Peak Tower - North Elevation
Proposed Building Profile Overlay

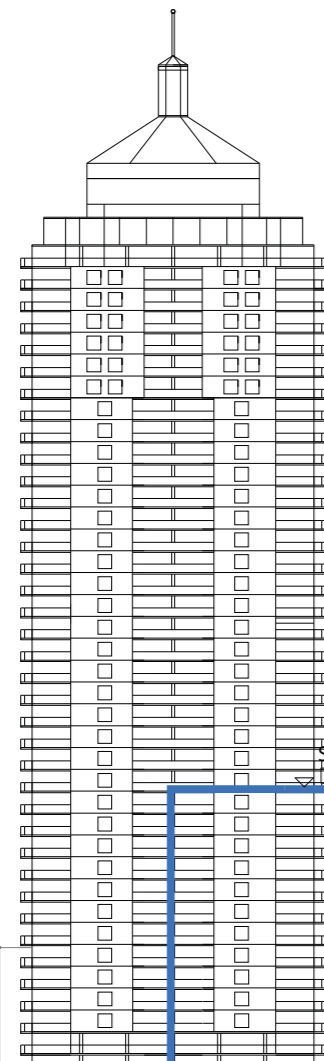
DATE 03.11.14 REV B

KEY

— PROPOSED BUILDING PROFILE

— EXISTING BUILDING PROFILE

THE PEAK APARTMENTS



NE3
[RL+138.560]

SW3
[RL+137.630]

SE1
[RL+99.650]

SW1
[RL+89.630]

SE3
[RL+68.380]

DD
[RL+68.500]

NE2
[RL+37.670]

NW
[RL+51.550]

SYDNEY ENTERTAINMENT CENTRE

MULTI-STOREY CARPARK

[RL+33.500]



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1:1000 @ A3

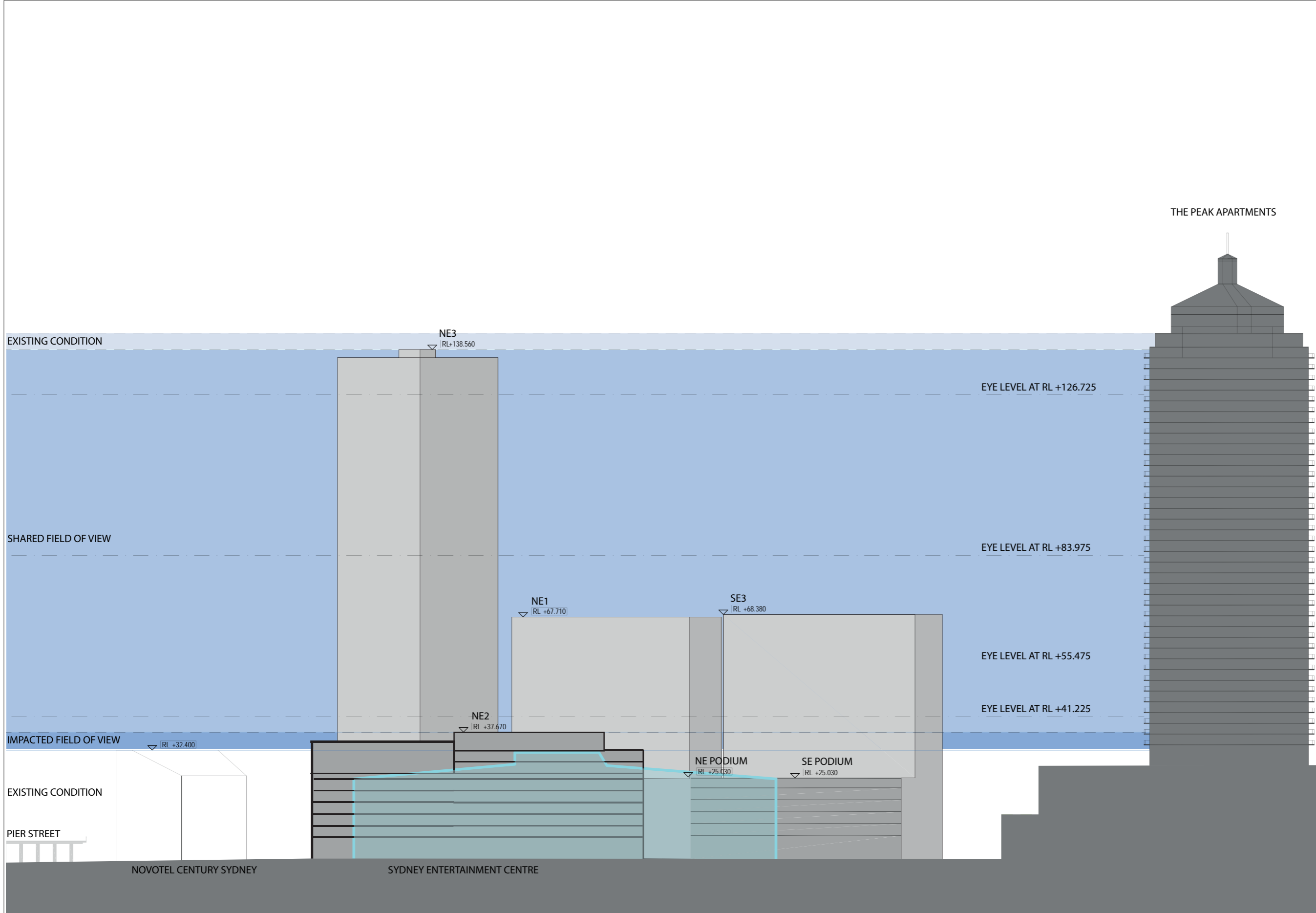
DARLING SQUARE NE PLOT
Lend Lease Development

Development Application

SK_V14
VIEW IMPACT ANALYSIS

Peak Tower - Section AA
Line of Sight to Darling Harbour

DATE 03.11.14 REV B



THE PEAK APARTMENTS

EXISTING CONDITION

NE3
RL+138.560

EYE LEVEL AT RL +126.725

SHARED FIELD OF VIEW

EYE LEVEL AT RL +83.975

NE1
RL +67.710

SE3
RL +68.380

EYE LEVEL AT RL +55.475

IMPACTED FIELD OF VIEW

RL +32.400

NE2
RL +37.470

NE PODIUM
RL +25.030

SE PODIUM
RL +25.030

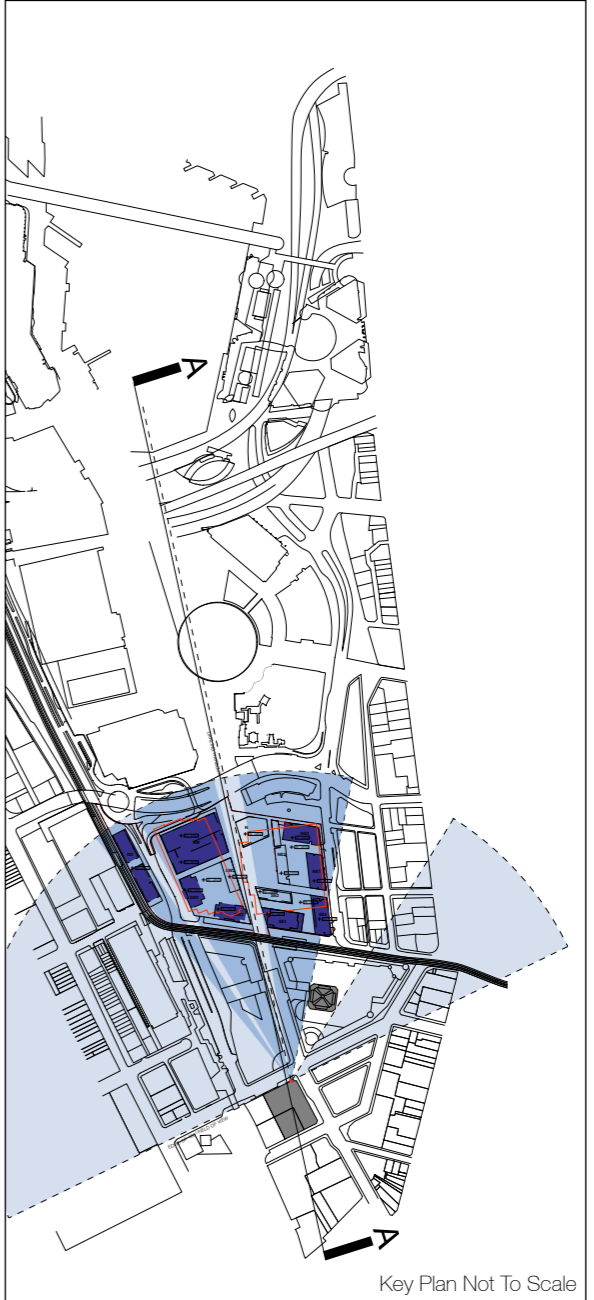
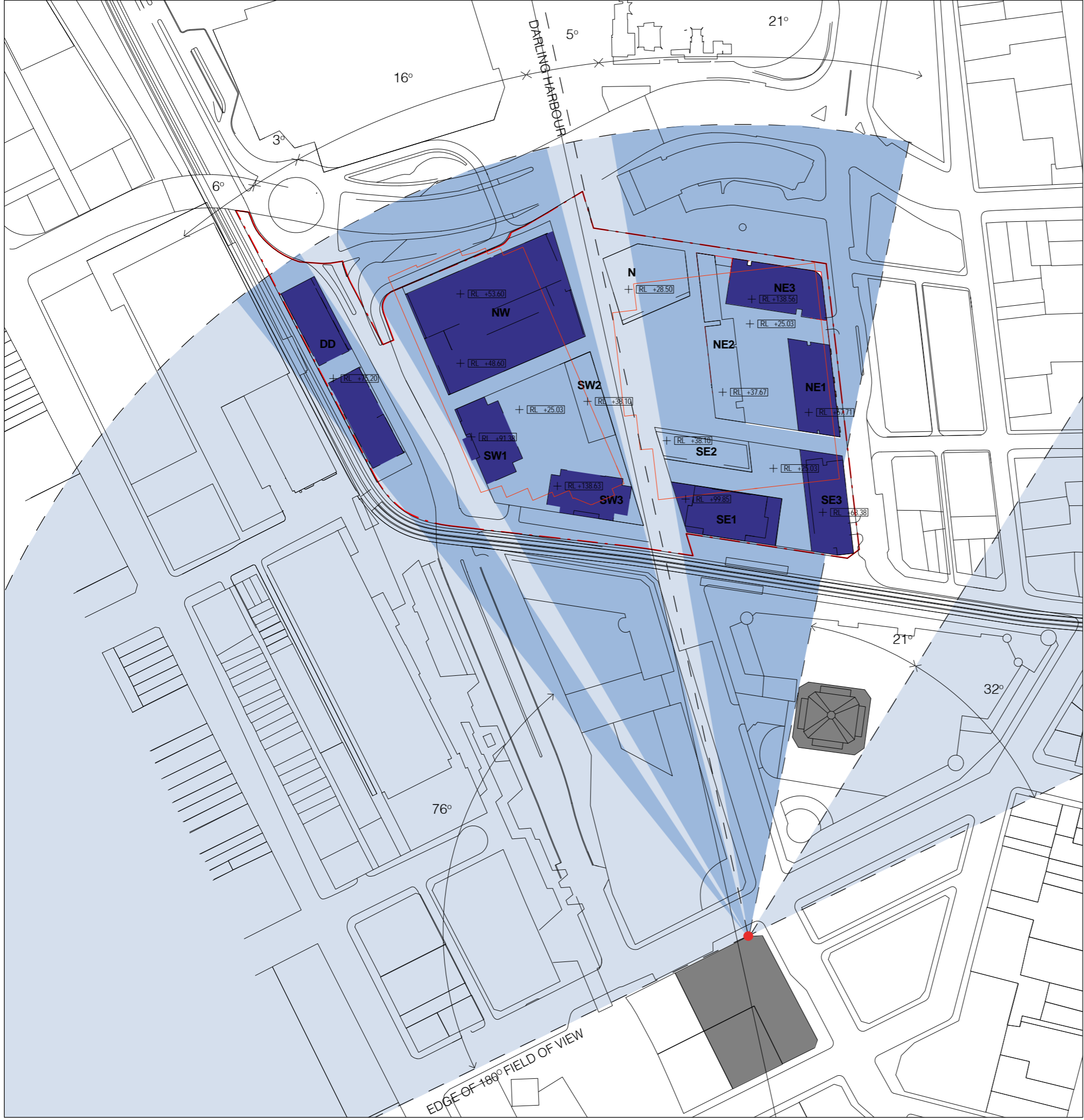
EYE LEVEL AT RL +41.225

EXISTING CONDITION

PIER STREET

NOVOTEL CENTURY SYDNEY

SYDNEY ENTERTAINMENT CENTRE



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1:2000 @ A3
0 100M 1:2000

DARLING SQUARE NE PLOT
Lend Lease Development
Development Application

SK_V15
VIEW IMPACT ANALYSIS
Quay Apartments North Level16 RL.60.50
View Location P 1

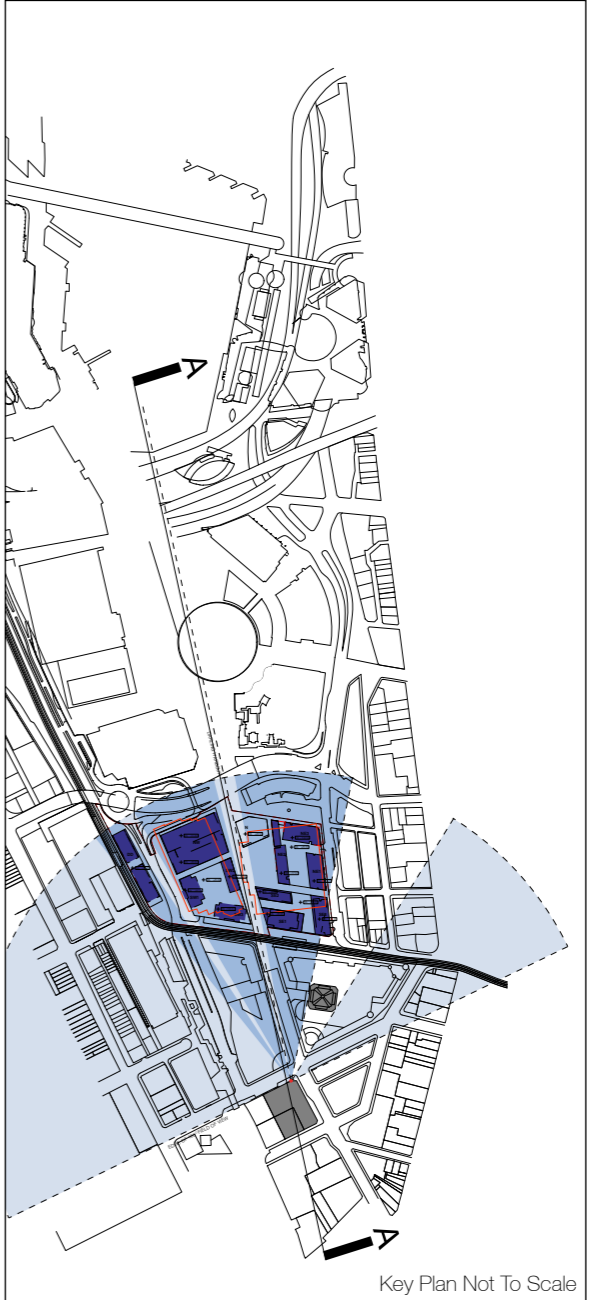
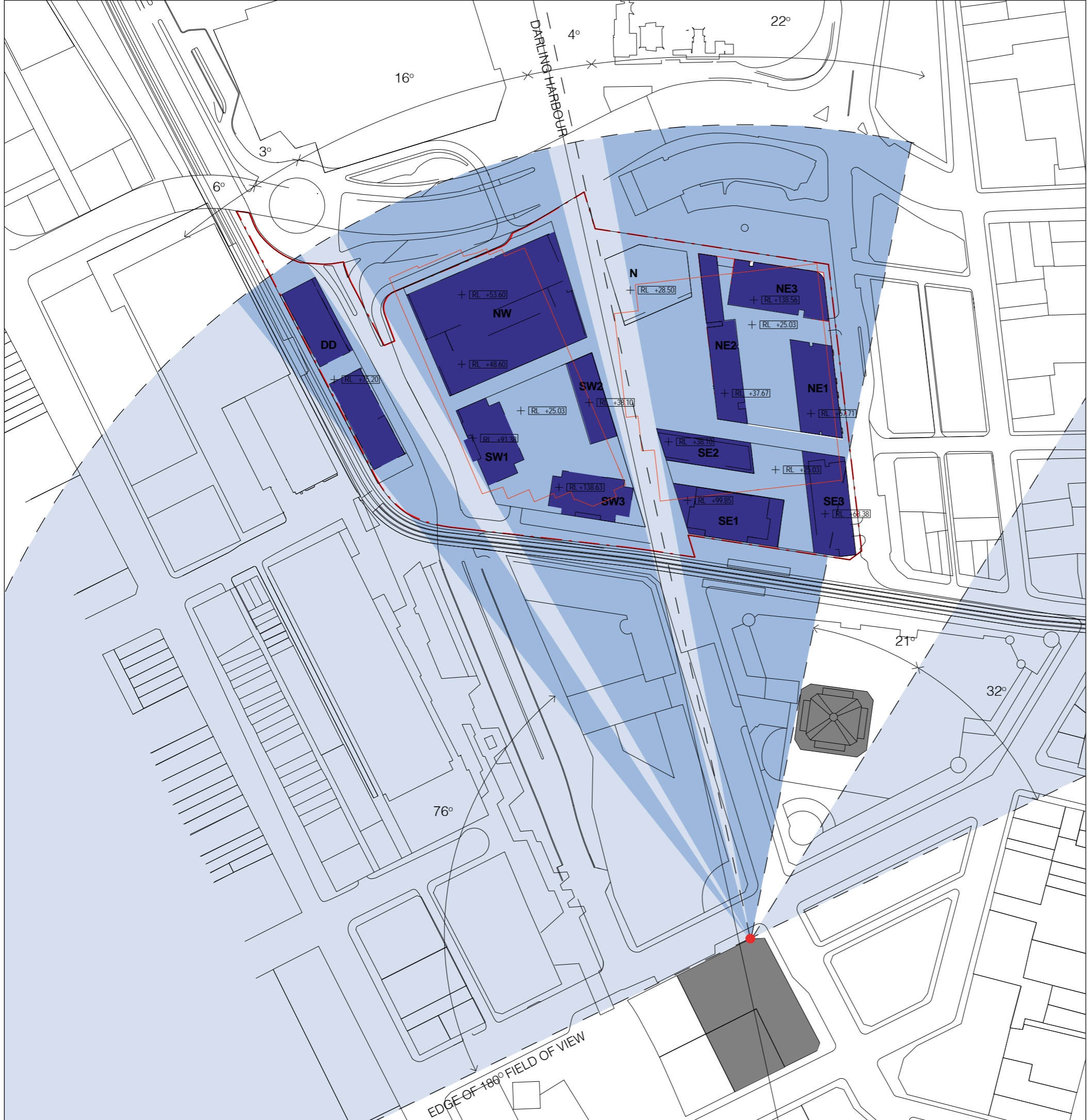
DATE 03.11.14 REV B

NOTE:
Within the North Elevation of the Quay Apartments at the RL noted above, the view sharing angle as submitted for SSDA7, building envelope is 116°

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 and Visual Analysis Report prepared by JBA. The field of view does not take into account any RLs of taller buildings beyond the site of reference buildings. Building forms for SSDA 1, 3, 4 and 5 reflect the approved Development Applications. SSDA2 approved building envelopes are shown for the SE, DD (north) and North plots. The building forms for the NE Plot are the subject of this SSDA7.



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1:2000 @ A3

DARLING SQUARE NE PLOT
 Lend Lease Development
 Development Application

SK_V16
VIEW IMPACT ANALYSIS
 Quay Apartments North Level08 RL36.90
 View Location P1

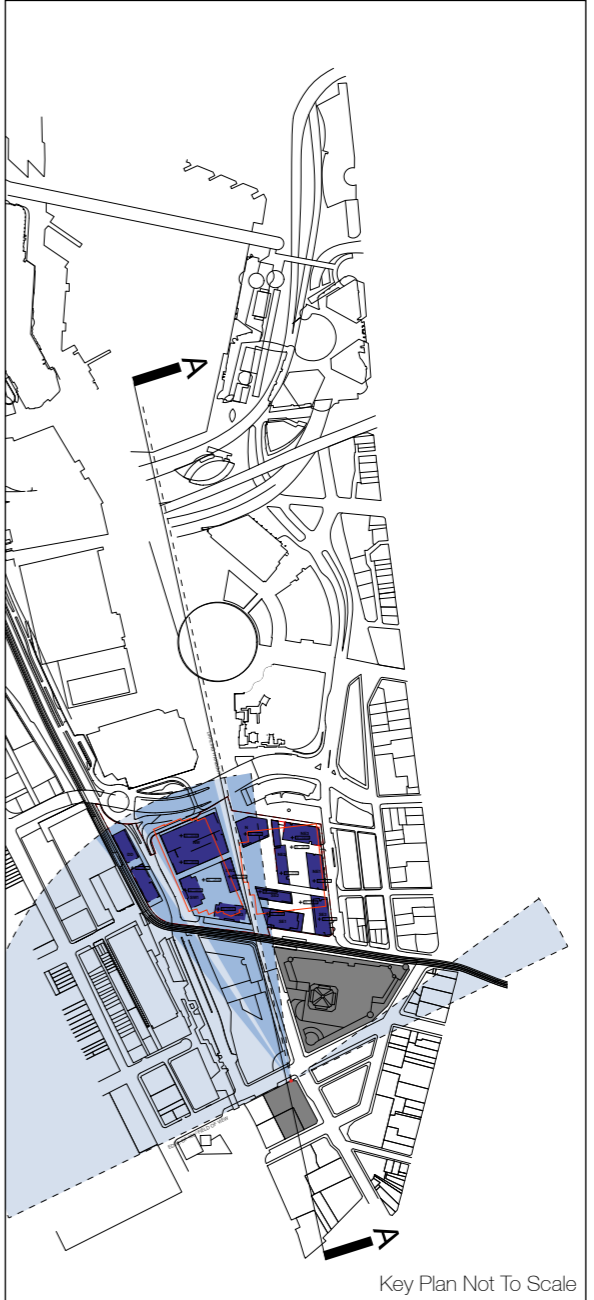
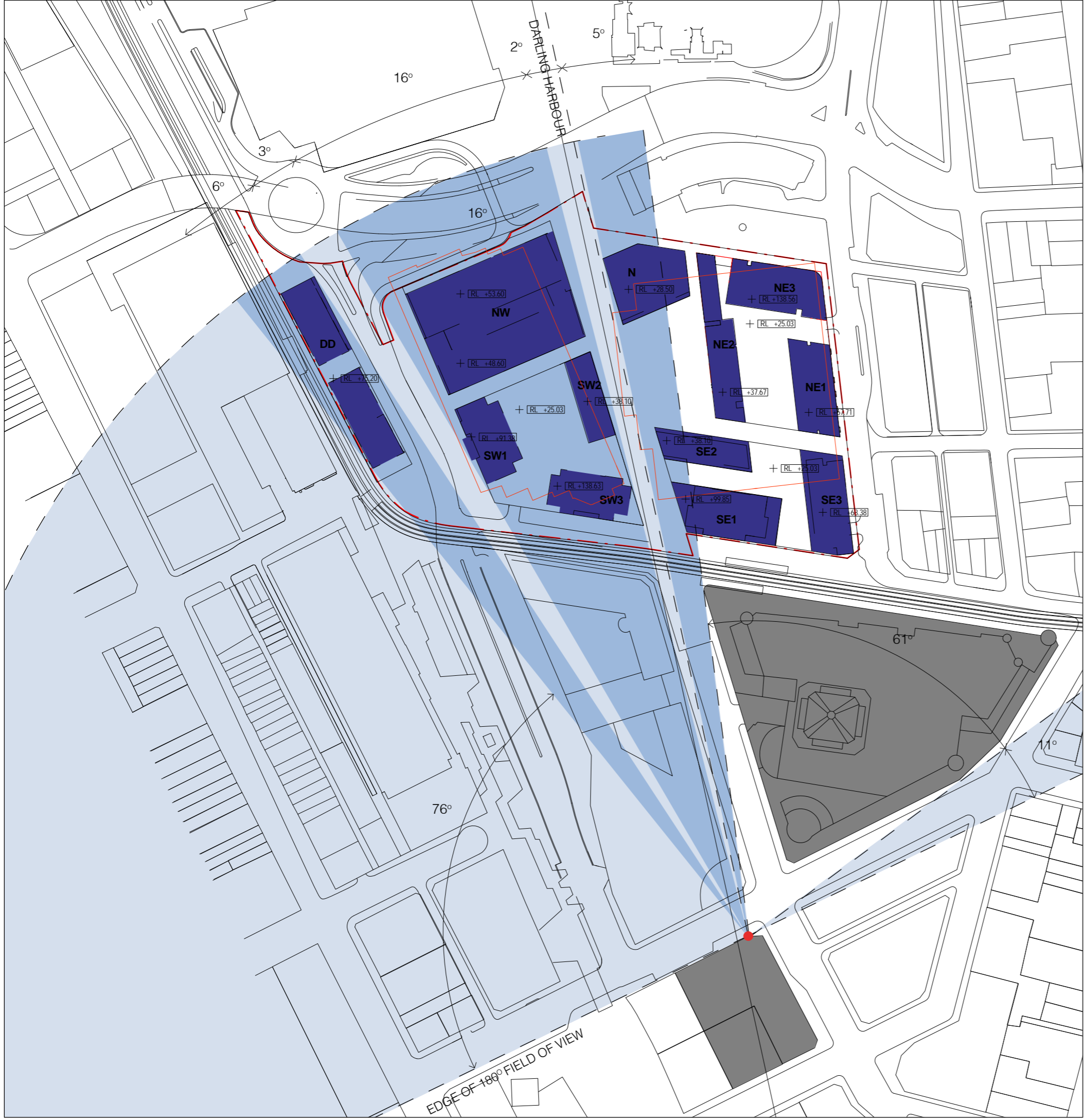
DATE	REV
03.11.14	B

NOTE:
 Within the North Elevation of the Quay Apartments at the RL noted above, the view sharing angle as submitted for SSDA7, building envelope is 115°

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 and Visual Analysis Reports prepared by JBA. The field of view does not take into account any RLs of taller buildings beyond the site of reference buildings. Building forms for SSDA 1, 3, 4 and 5 reflect the approved Development Applications. SSDA2 approved building envelopes are shown for the SE, DD (north) and North plots. The building forms for the NE Plot are the subject of this SSDA7.



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 and Visual Analysis Report prepared by JBA. The field of view does not take into account any RLs of taller buildings beyond the site of reference buildings. Building forms for SSDA 1, 3, 4 and 5 reflect the approved Development Applications. SSDA2 approved building envelopes are shown for the SE, DD (north) and North plots. The building forms for the NE Plot are the subject of this SSDA7.

DARLING SQ.
Lend Lease

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1:2000 @ A3

DARLING SQUARE NE PLOT
 Lend Lease Development
 Development Application

SK_V17
VIEW IMPACT ANALYSIS
 Quay Apartments North Level04 RL.25.15
 View Location P 1

DATE	REV
03.11.14	B

NOTE:
 Within the North Elevation of the Quay Apartments at the RL noted above, the view sharing angle as submitted for SSDA7, building envelope is 92°



DARLING SQ.



Lend Lease

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1:1500 @ A3



DARLING SQUARE NE PLOT
Lend Lease Development

Development Application

SK_V18
VIEW IMPACT ANALYSIS

Quay Apartments - North Elevation
Proposed Building Profile Overlay

DATE 03.11.14 REV B

KEY

— PROPOSED BUILDING PROFILE

— BUILDING PROFILES BETWEEN
QUAY TOWER AND THE HAYMARKET

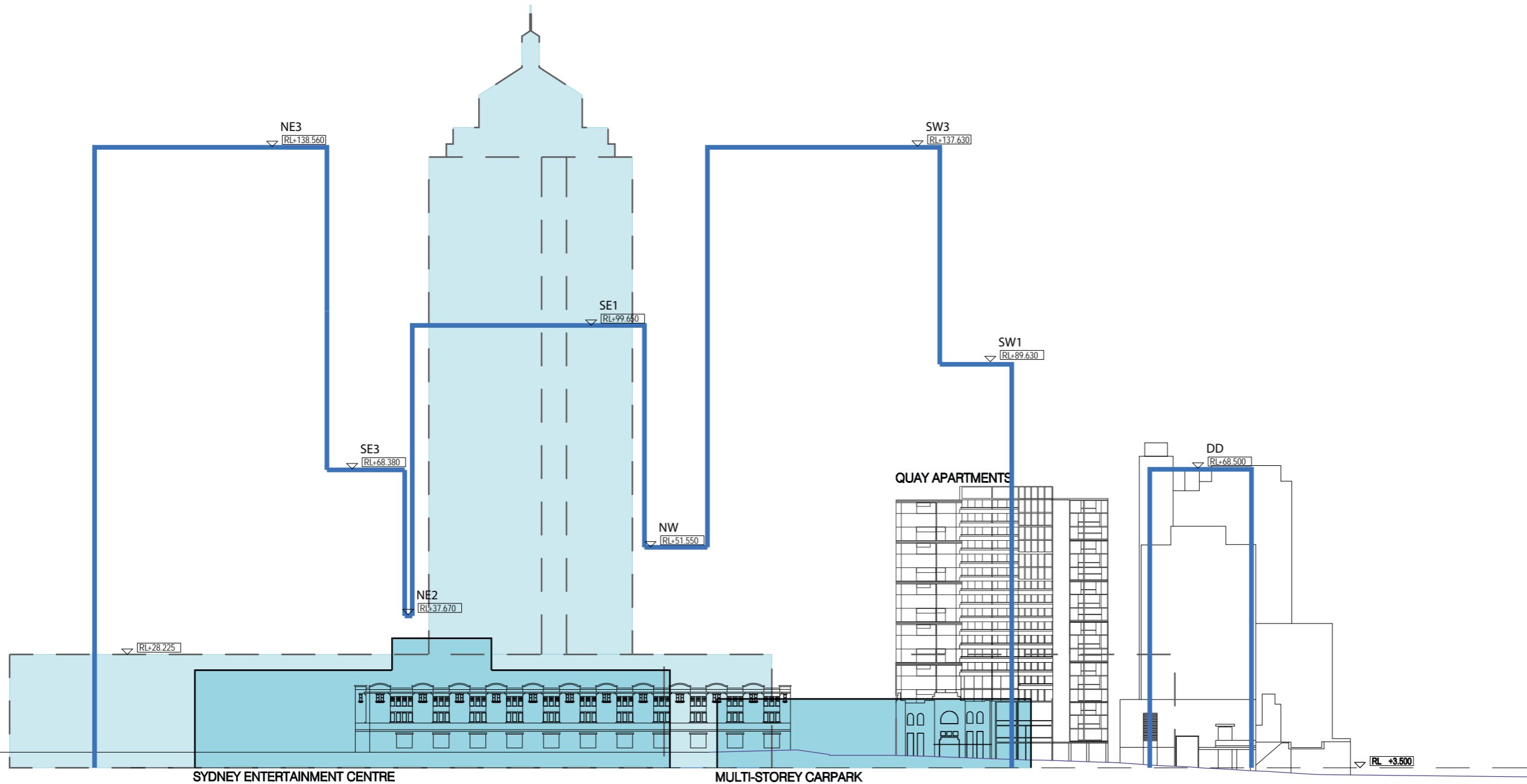
— EXISTING BUILDING PROFILE

THE PEAK APARTMENTS

QUAY APARTMENTS

SYDNEY ENTERTAINMENT CENTRE

MULTI-STOREY CARPARK





DARLING SQ.



Lend Lease

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1:1500 @ A3



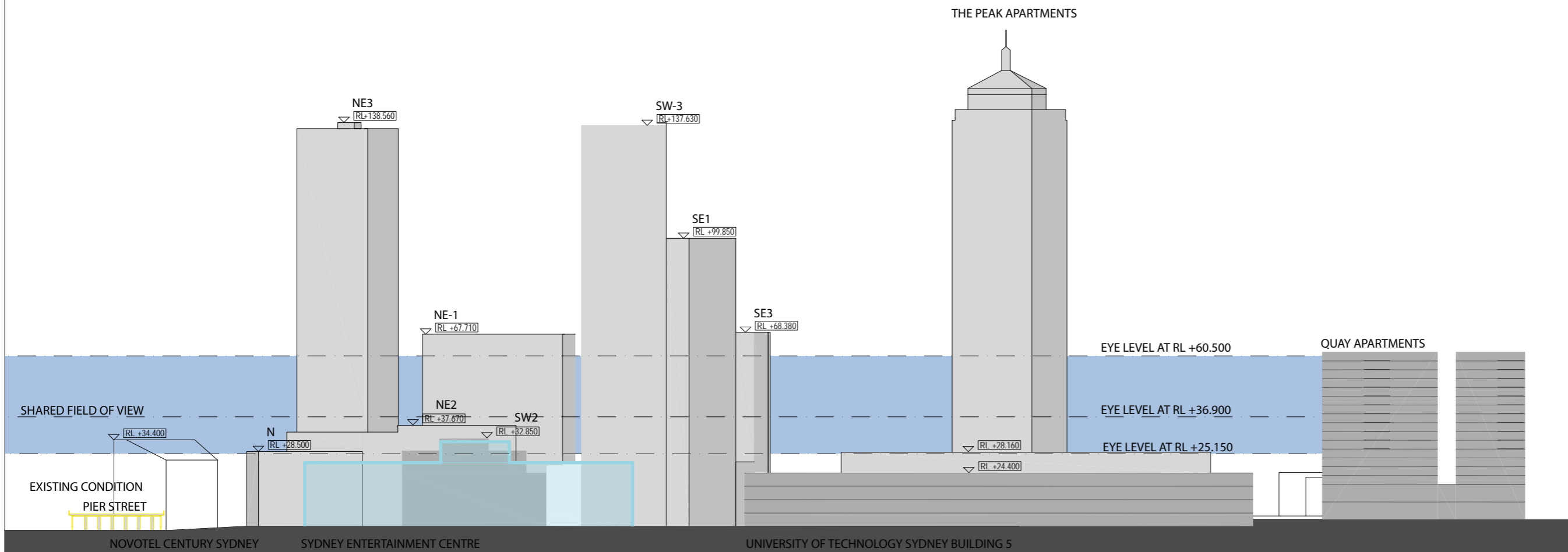
DARLING SQUARE NE PLOT
Lend Lease Development

Development Application

SK_V 19
VIEW IMPACT ANALYSIS

Quay Apartments - Section AA
Line of Sight to Darling Harbour

DATE 03.11.14 REV B



Peak Apartments

Position: P1A

Level: 45

RL: 140.975 (Camera Height)

FOR INFORMATION ONLY

These images have been produced for view analysis purposes only.
 Proposed outer parameters for built form ("parameter boxes") shown form part of State Significant Development Application SSD 5778-2013 and do not form part of this development application.
 Building forms shown include those approved as part of State Significant Development Applications SSD5752 (ICC Core Facilities), SSD 6116 (ICC Hotel), SSD6013 (NW Plot mixed use development), SSD6013 (NW Plot commercial/public car park development) and SSD6010 (Student Accomodation development) as well as the proposed SSDA7 development. purposes.

LEGEND: 1

- Key Building
- ← View Direction (50mm Camera)
- Parameter Boxes in the Haymarket Precinct



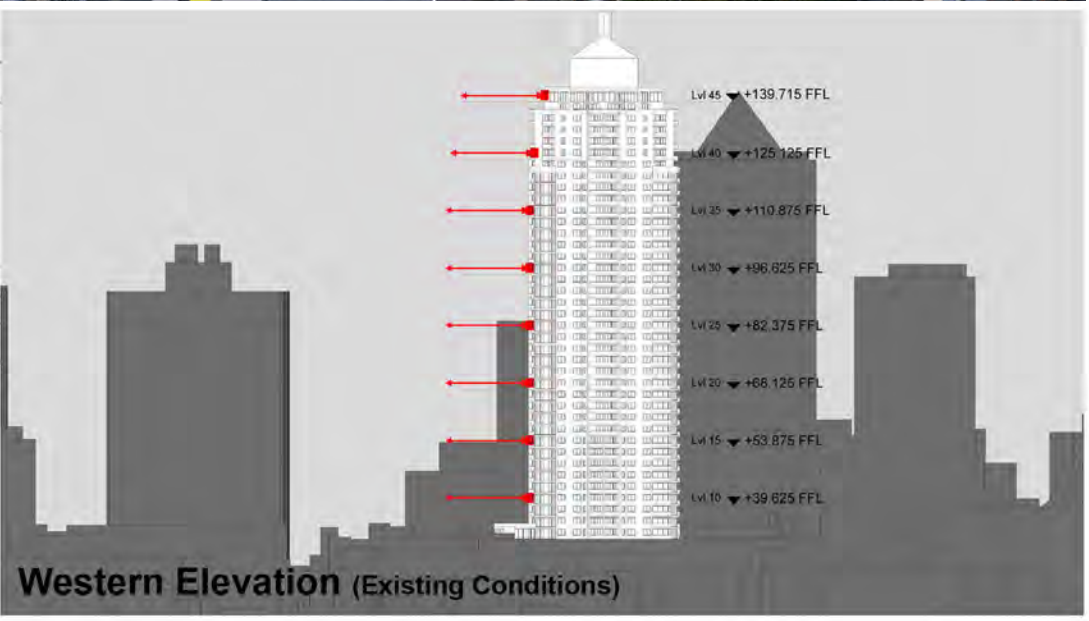
Existing View



Proposed View



Plan (Existing Conditions)



Western Elevation (Existing Conditions)

Peak Apartments

Position: P1A

Level: 40

RL: 126.725 (Camera Height)

FOR INFORMATION ONLY

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 Proposed outer parameters for built form ("parameter boxes") shown form part of State Significant Development Application SSD 5778-2013 and do not form part of this development application.
 Building forms shown include those approved as part of State Significant Development Applications SSD5752 (ICC Core Facilities), SSD 6116 (ICC Hotel), SSD6013 (NW Plot mixed use development), SSD6013 (NW Plot commercial/public car park development) and SSD6010 (Student Accommodation development) as well as the proposed SSDA development. purposes.

LEGEND: 2

- Key Building
- ← View Direction (50mm Camera)
- Parameter Boxes in the Haymarket Precinct



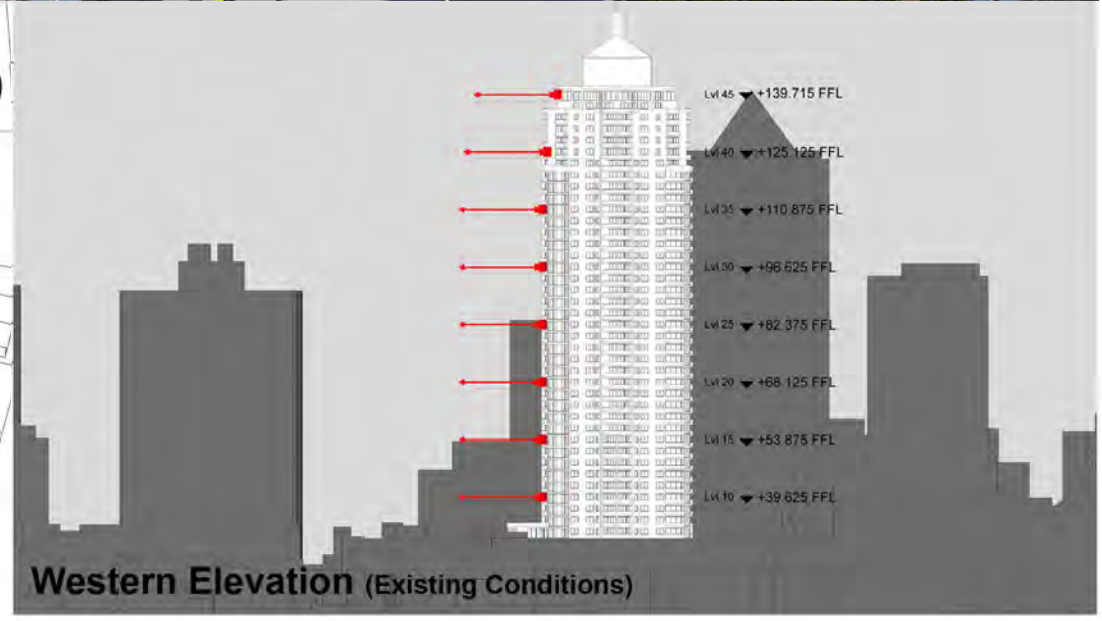
Existing View



Proposed View



Plan (Existing Conditions)



Western Elevation (Existing Conditions)