



*SICEEP- Peak 4202 W EXISTING*



*SICEEP- Peak 4202 W*





SICEEP- Peak 4209 N EXISTING



SICEEP- Peak 4209 N

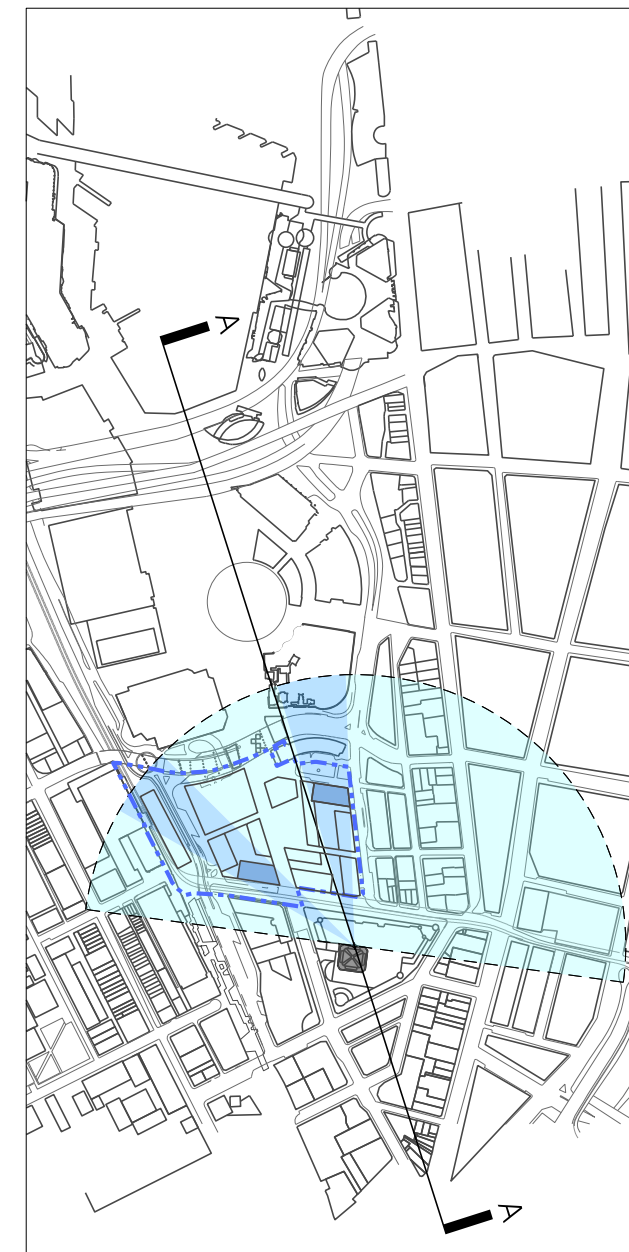
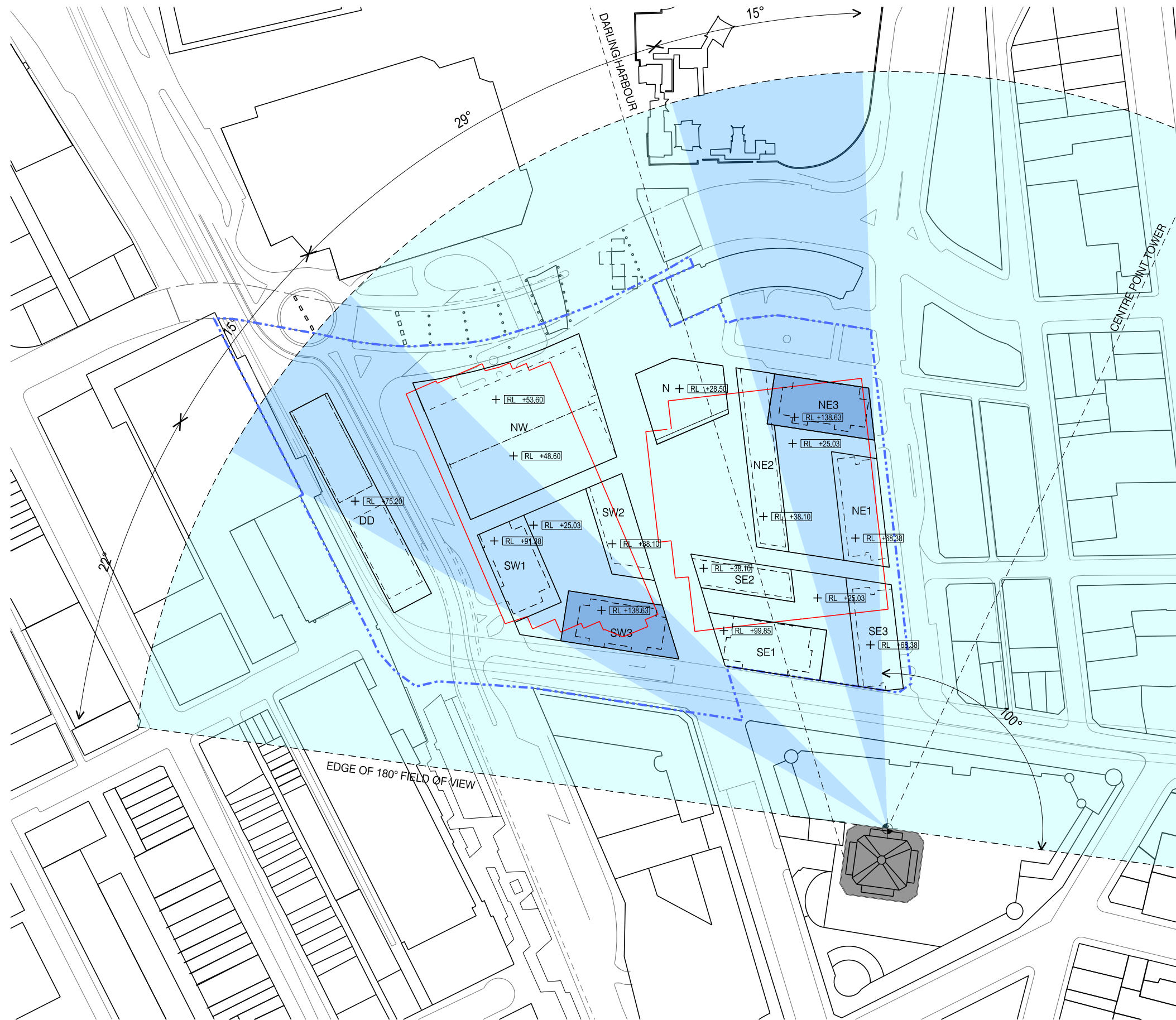




*SICEEP- Peak 4209 W EXISTING*



*SICEEP- Peak 4209 W EXISTING*



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.



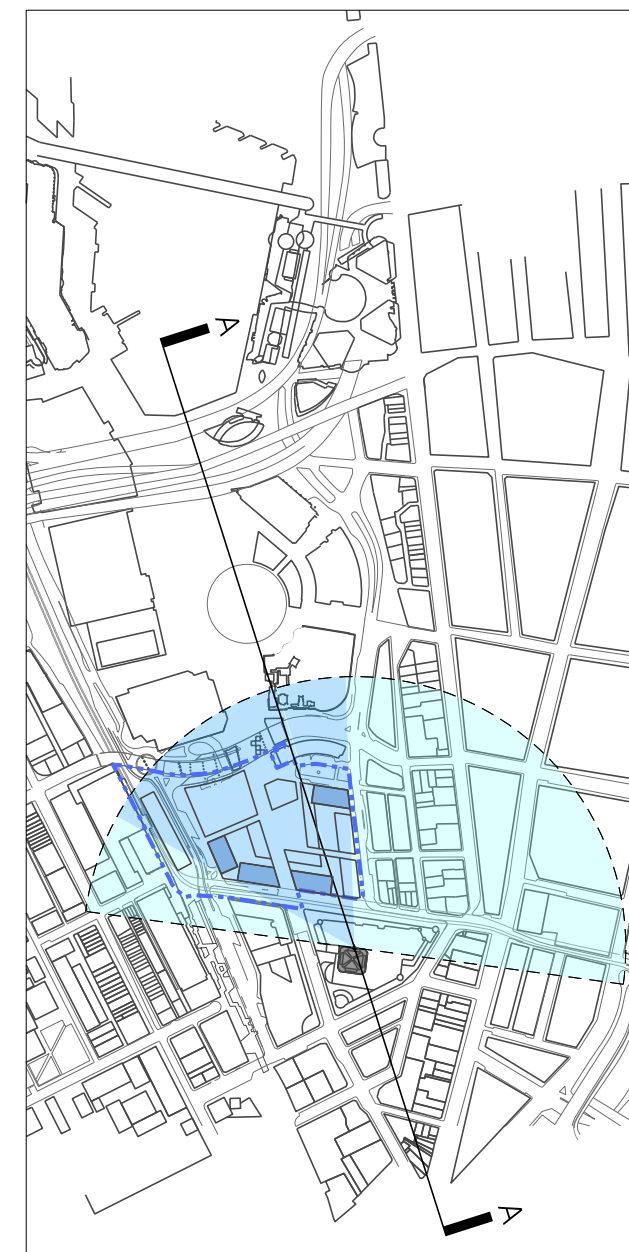
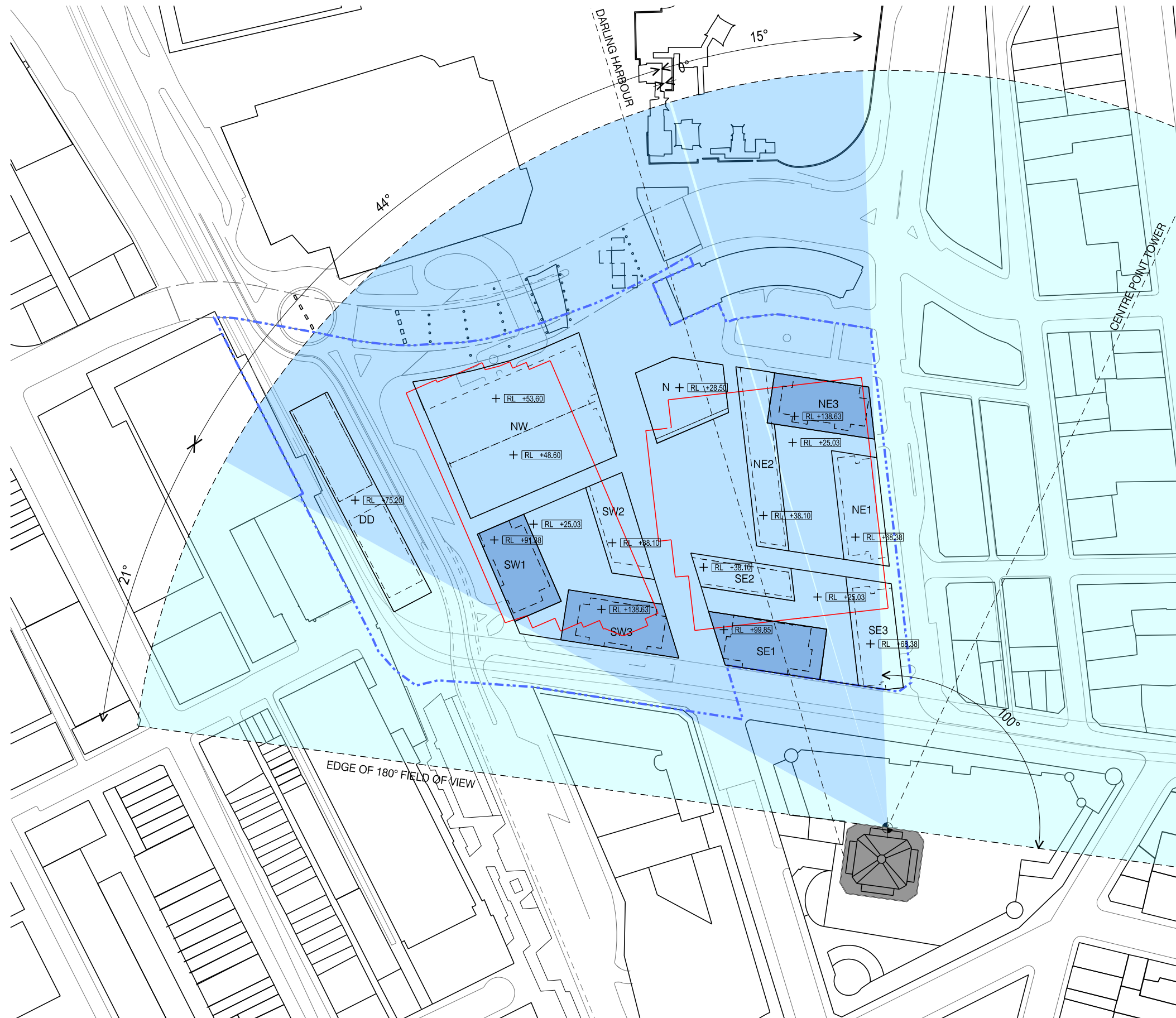
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DENTON  
 CORKER  
 MARSHALL

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.

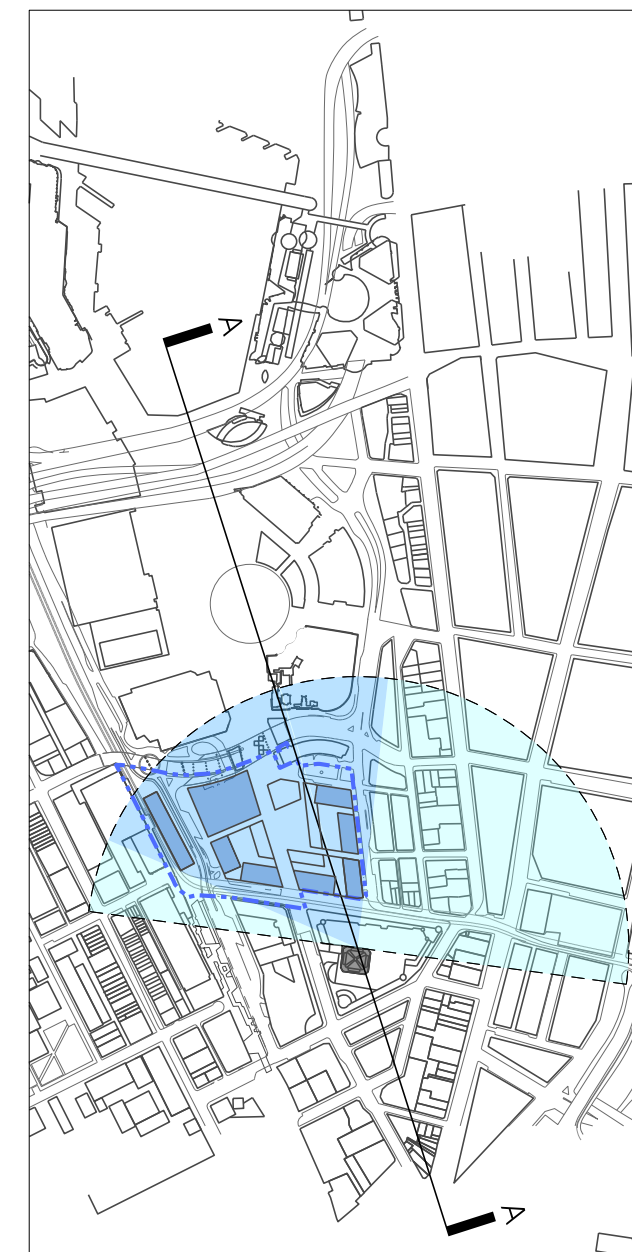
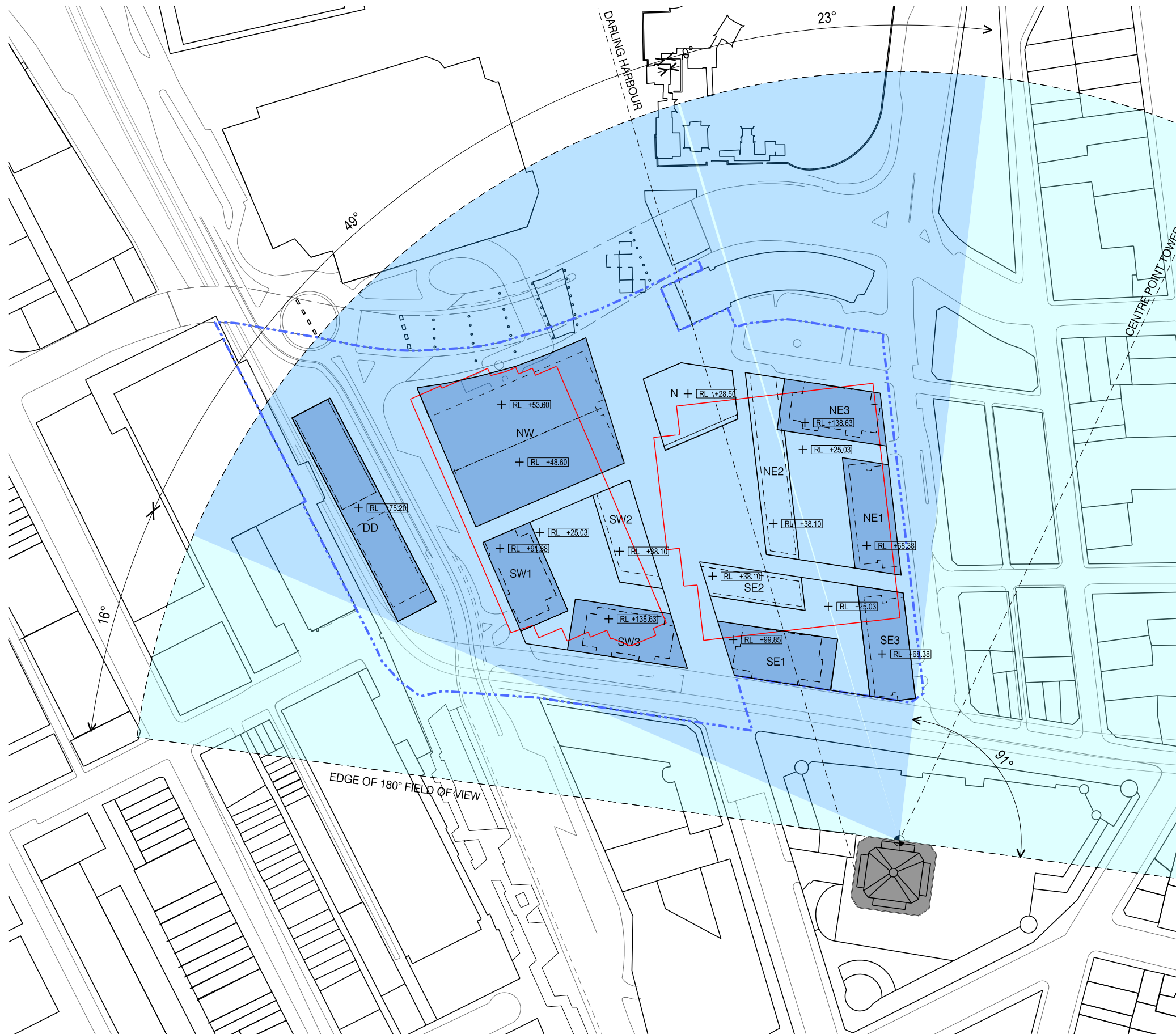


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DENTON  
 CORKER  
 MARSHALL

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.



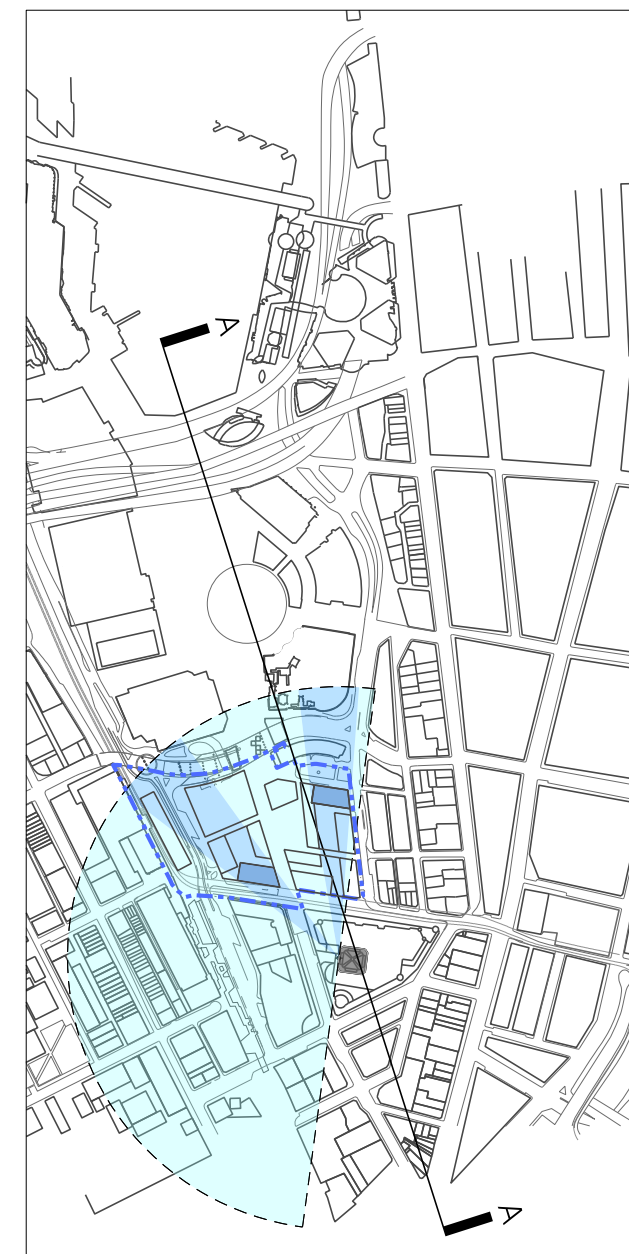
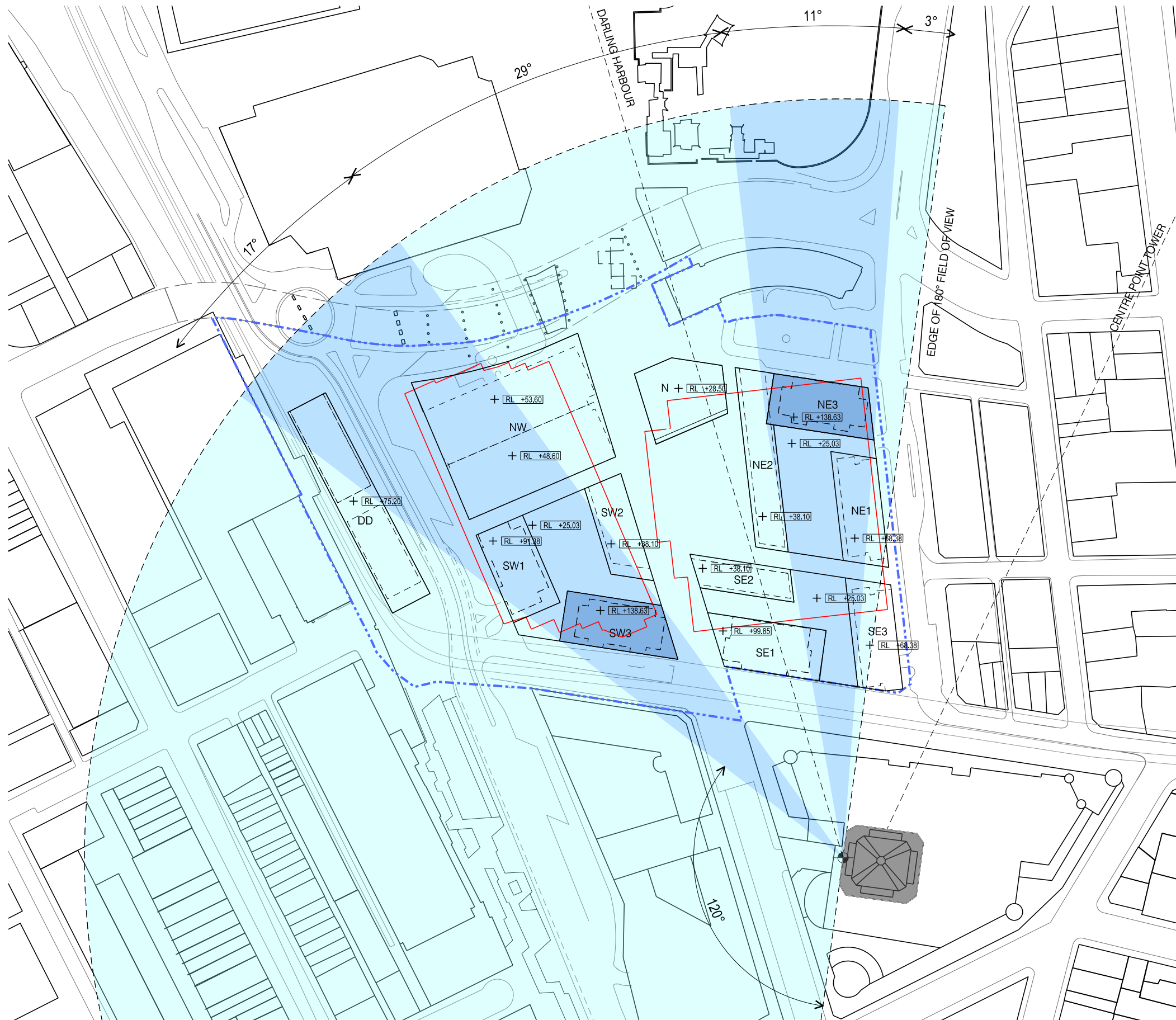
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DENTON  
 CORKER  
 MARSHALL

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.

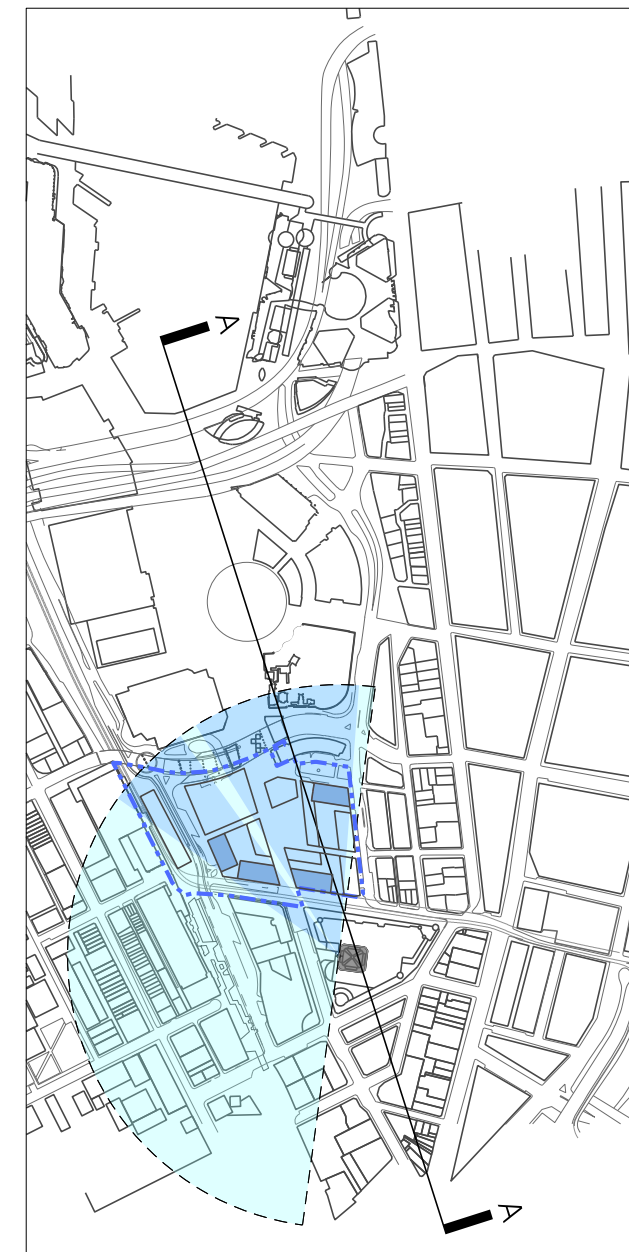


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DENTON  
 CORKER  
 MARSHALL

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.



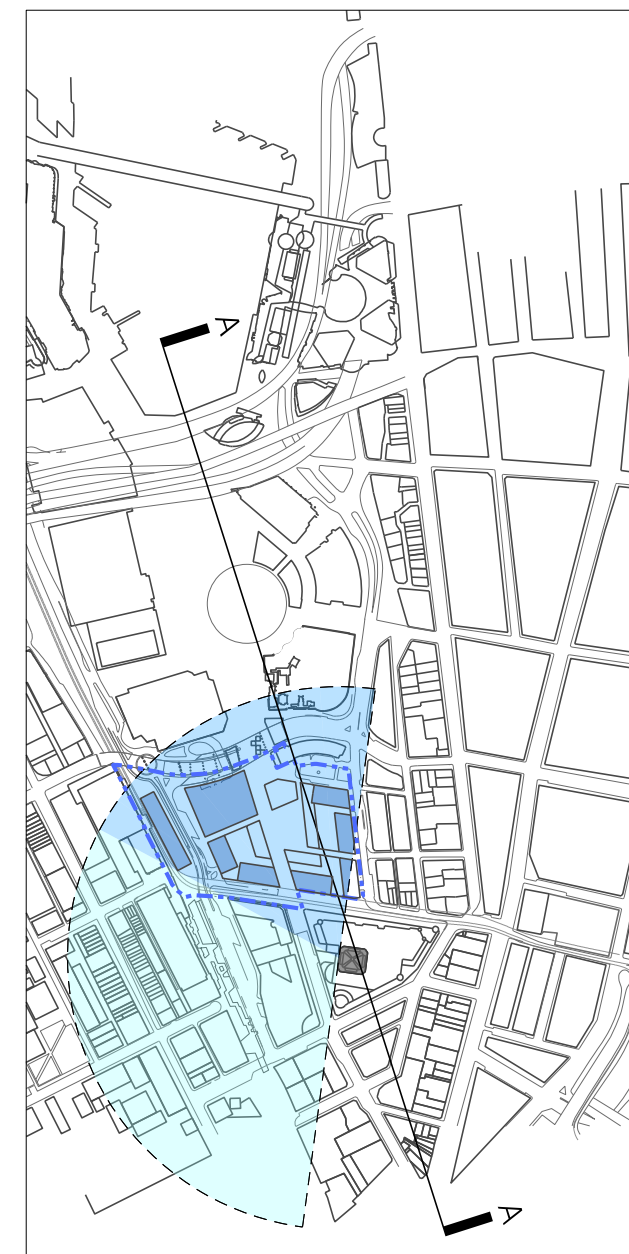
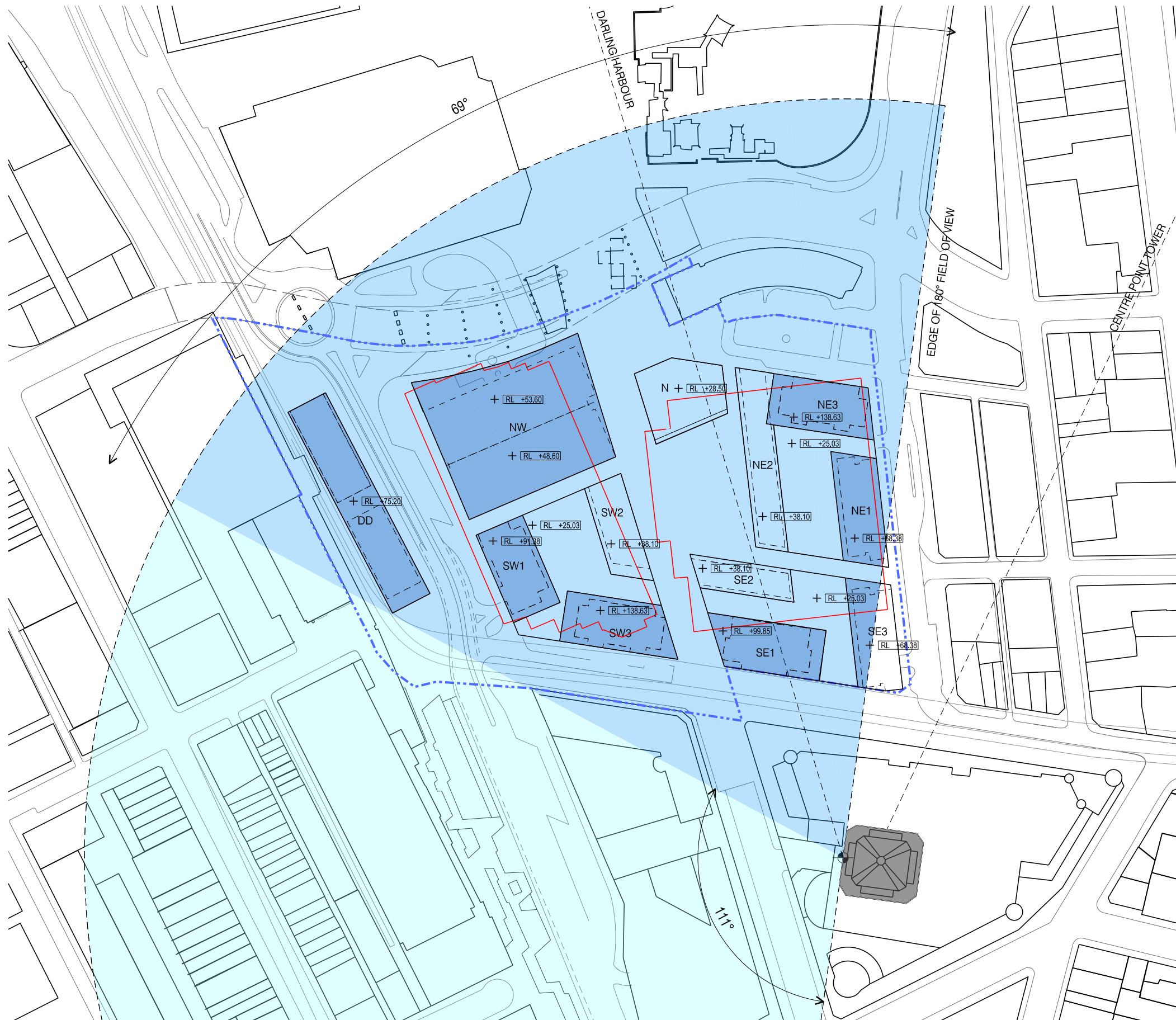
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DENTON  
 CORKER  
 MARSHALL

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.  
 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.



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DENTON  
 CORKER  
 MARSHALL

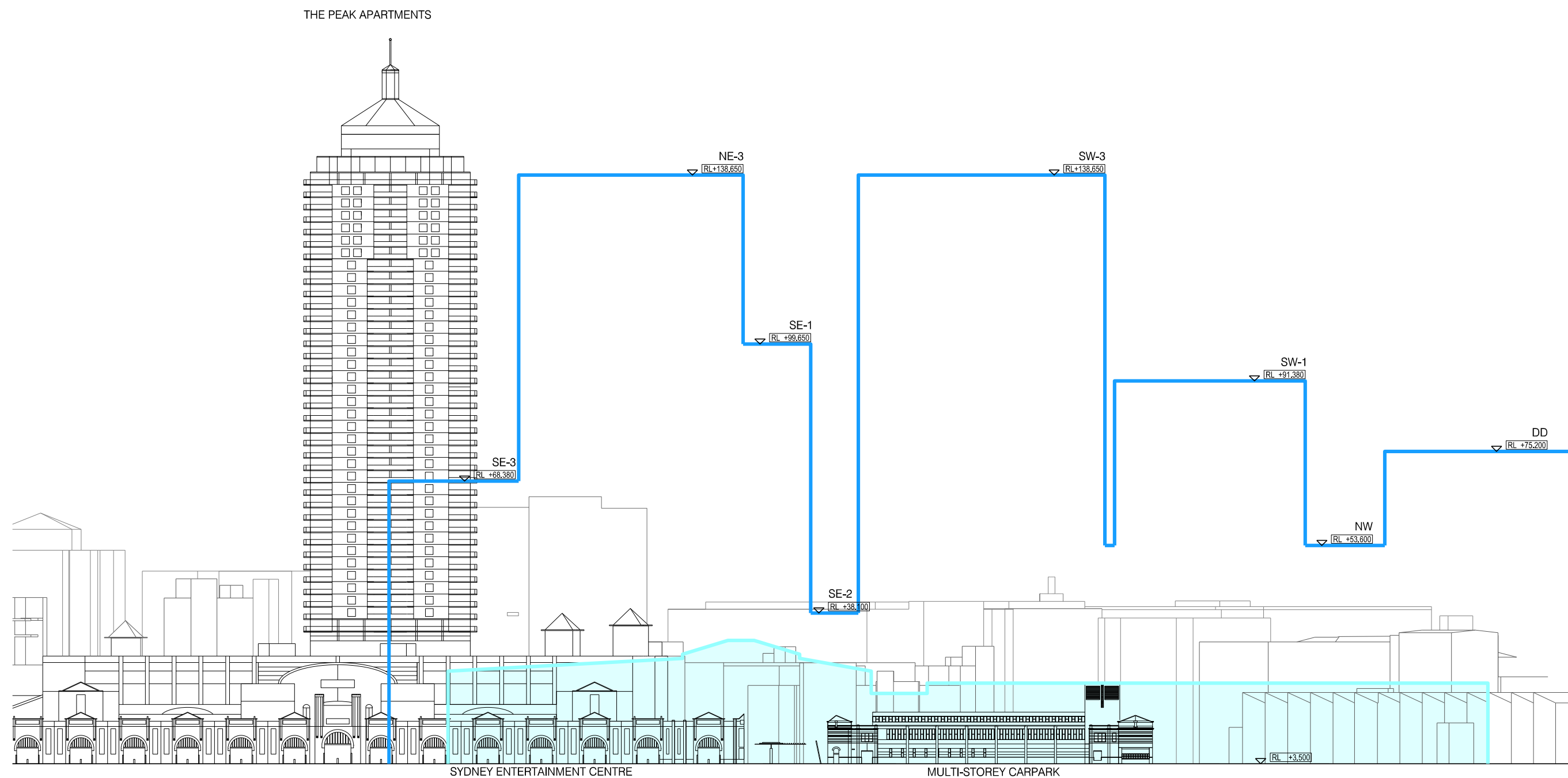
THE HAYMARKET  
 LEND LEASE DEVELOPMENT

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

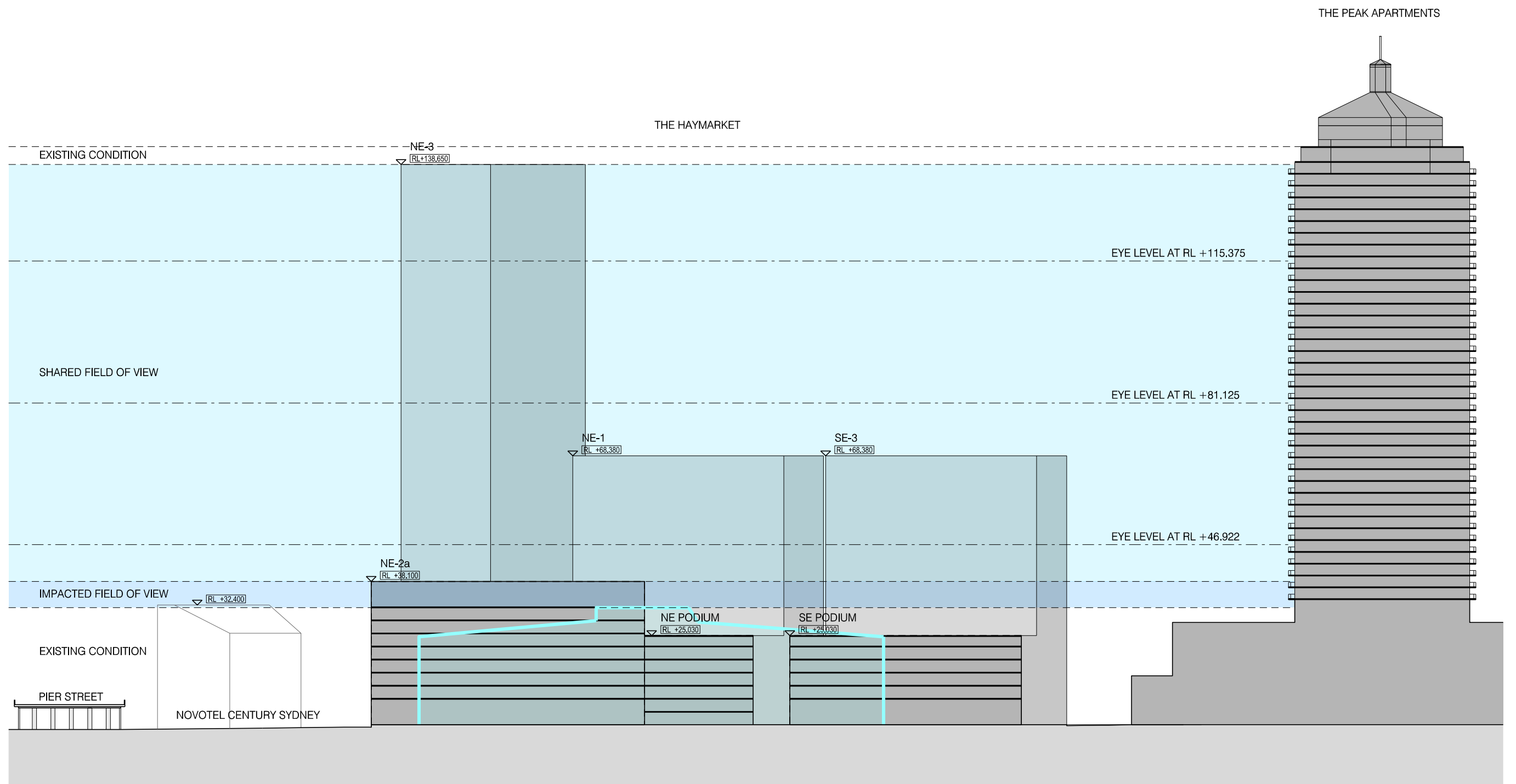
KEY

— PROPOSED BUILDING PROFILE

— EXISTING BUILDING PROFILE







## Appendix 2

*TAB 7 – THE QUAY*



# Quay Street Apartments

Position: P1A

Level: 16

RL: 60.500 (Camera Height)

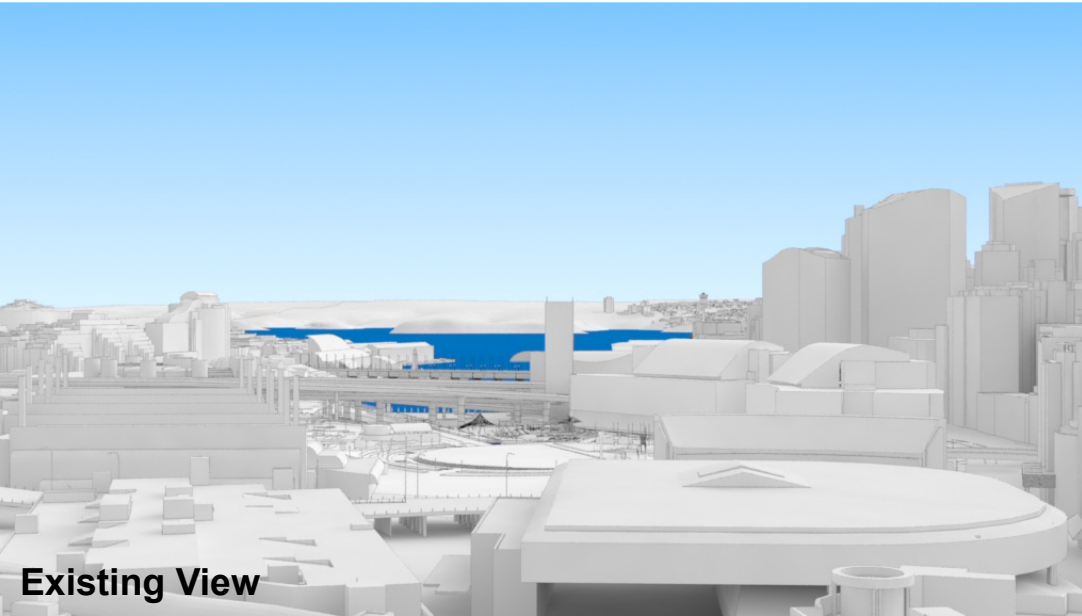
FOR INFORMATION ONLY

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.

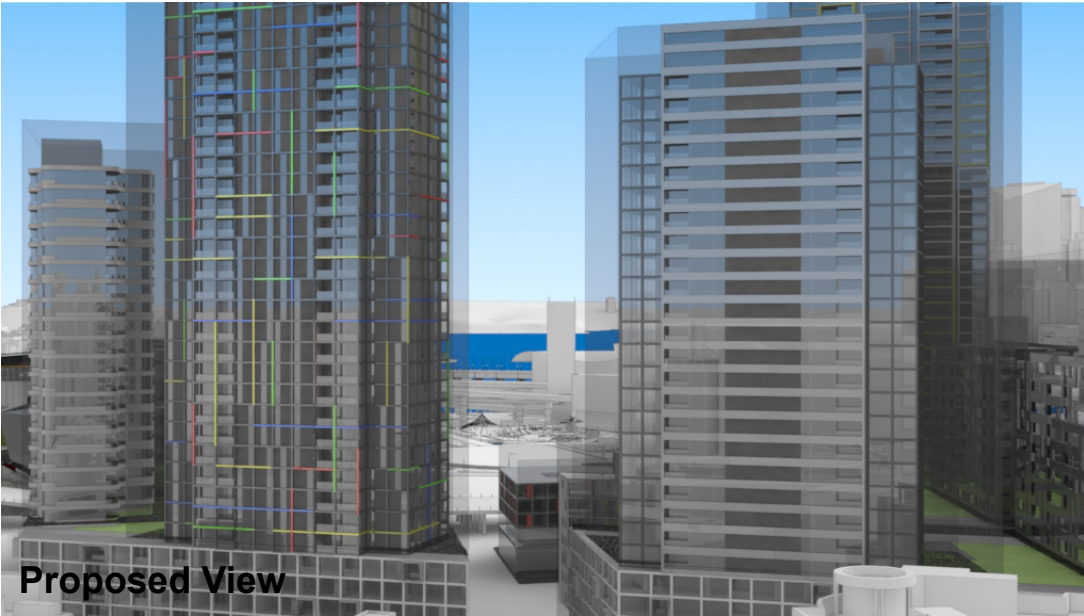
These images are produced here for view analysis purposes only.

LEGEND: 132

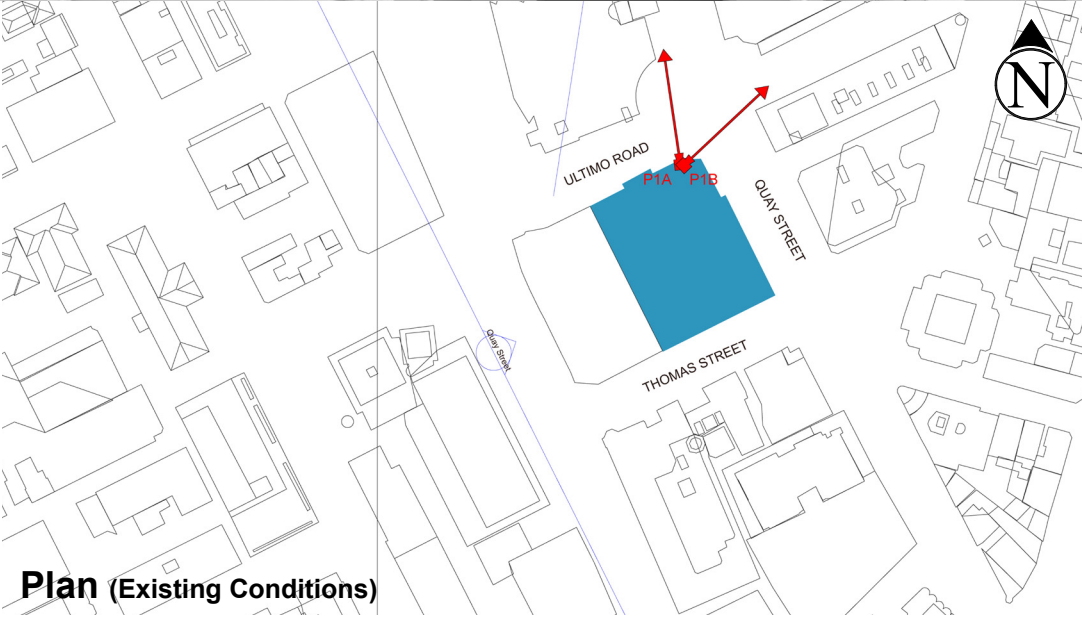
- Key Building
- View Direction (50mm Camera)
- Building envelope in the Haymarket Precinct (Subject of this DA)



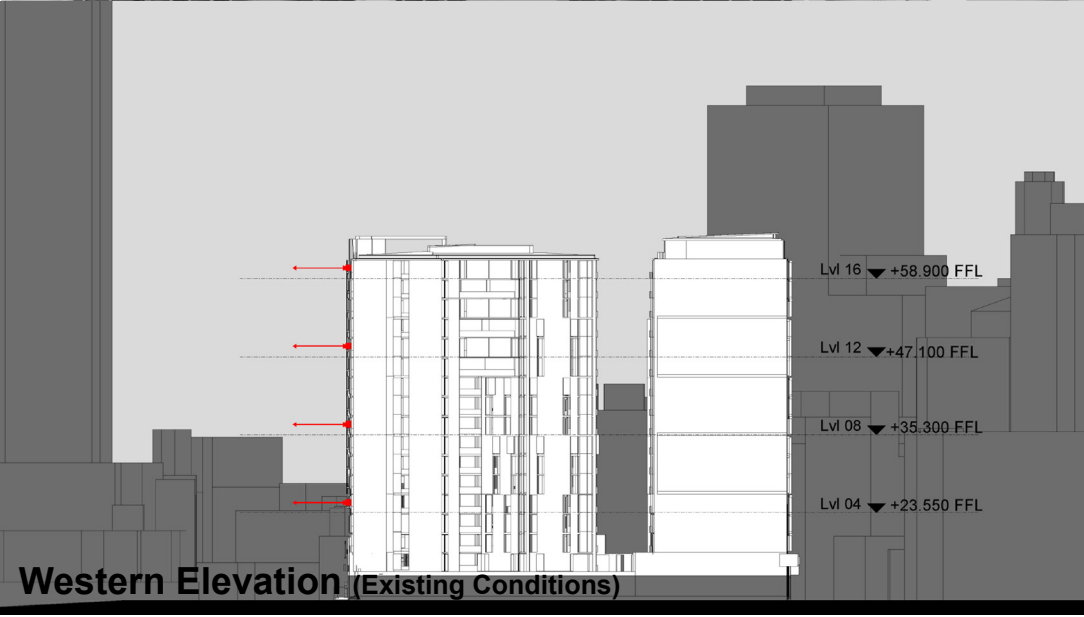
Existing View



Proposed View



Plan (Existing Conditions)



Western Elevation (Existing Conditions)

# Quay Street Apartments

Position: P1A

Level: 12

RL: 48.700 (Camera Height)

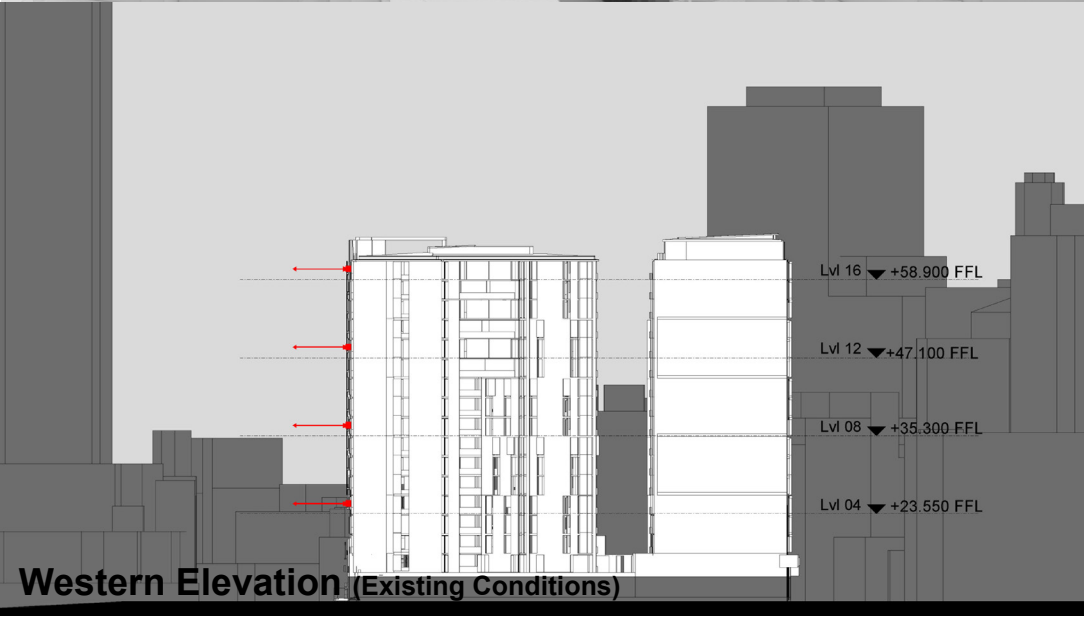
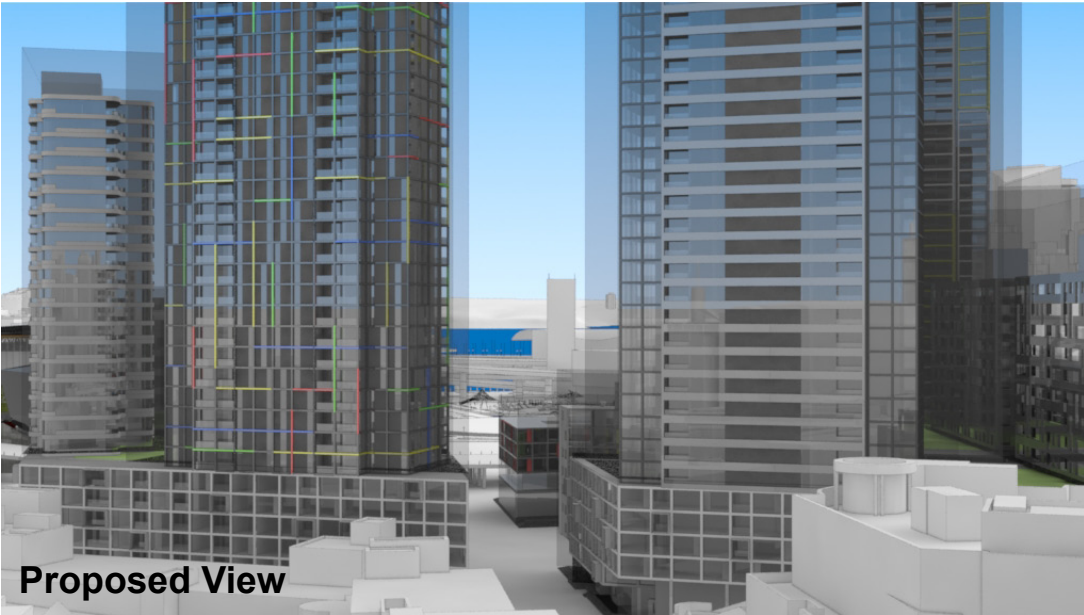
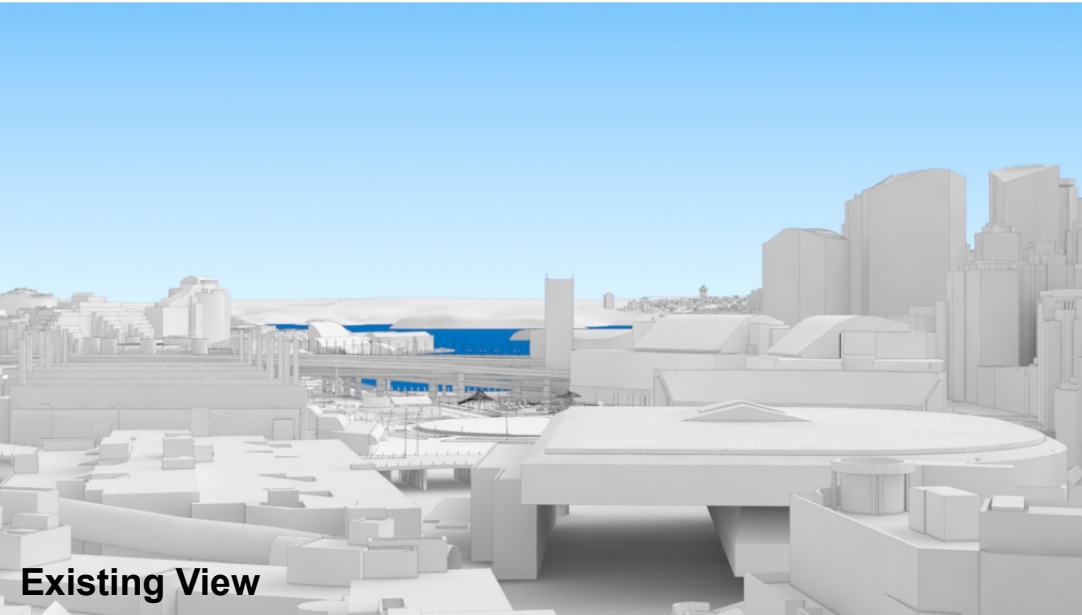
FOR INFORMATION ONLY

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These images are produced here for view analysis purposes only.

LEGEND: 133

- Key Building
- View Direction (50mm Camera)
- Building envelope in the Haymarket Precinct (Subject of this DA)





# Quay Street Apartments

Position: P1A

Level: 08

RL: 36.900 (Camera Height)

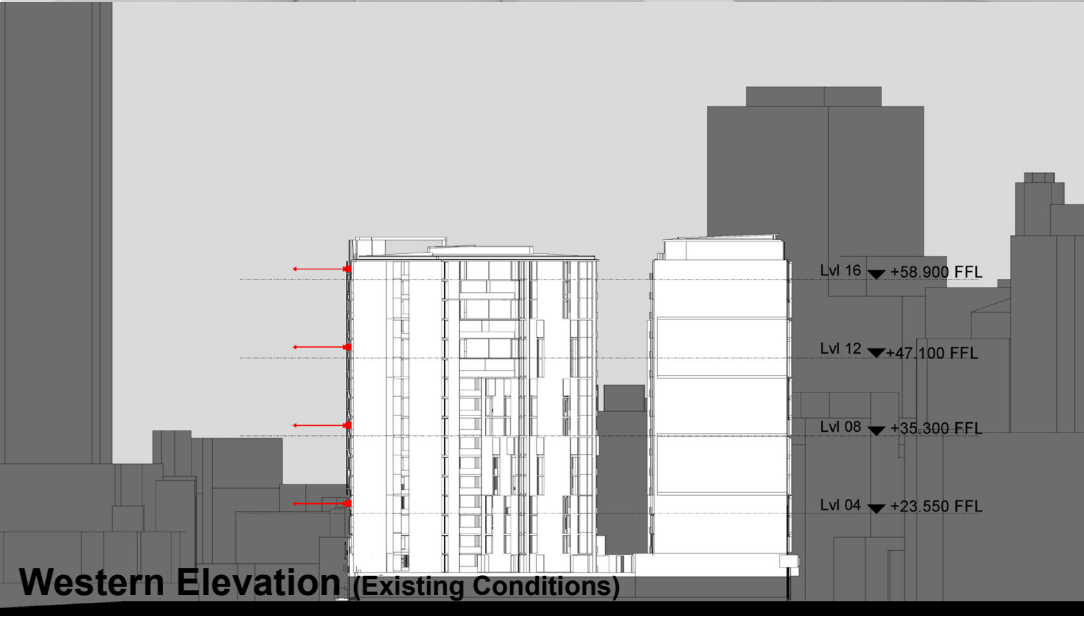
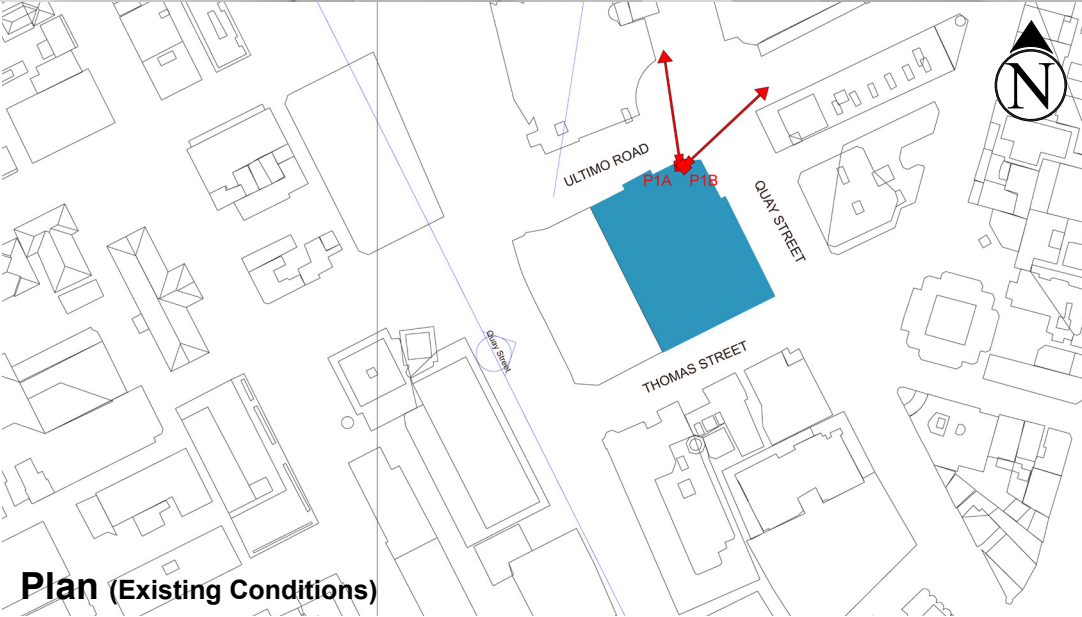
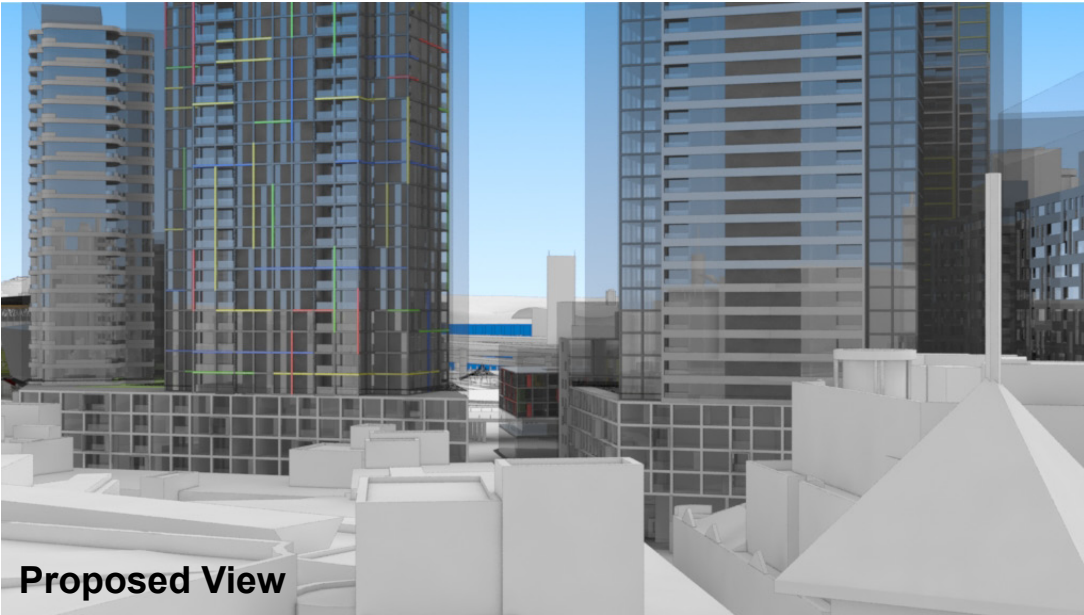
FOR INFORMATION ONLY

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: 134

- Key Building
- View Direction (50mm Camera)
- Building envelope in the Haymarket Precinct (Subject of this DA)



# Quay Street Apartments

Position: P1A

Level: 04

RL: 25.150 (Camera Height)

FOR INFORMATION ONLY

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: 135

- Key Building
- View Direction (50mm Camera)
- Building envelope in the Haymarket Precinct (Subject of this DA)

