

# Quay Street Apartments

Position: P1B

Level: 16

RL: 60.500 (Camera Height)

FOR INFORMATION ONLY

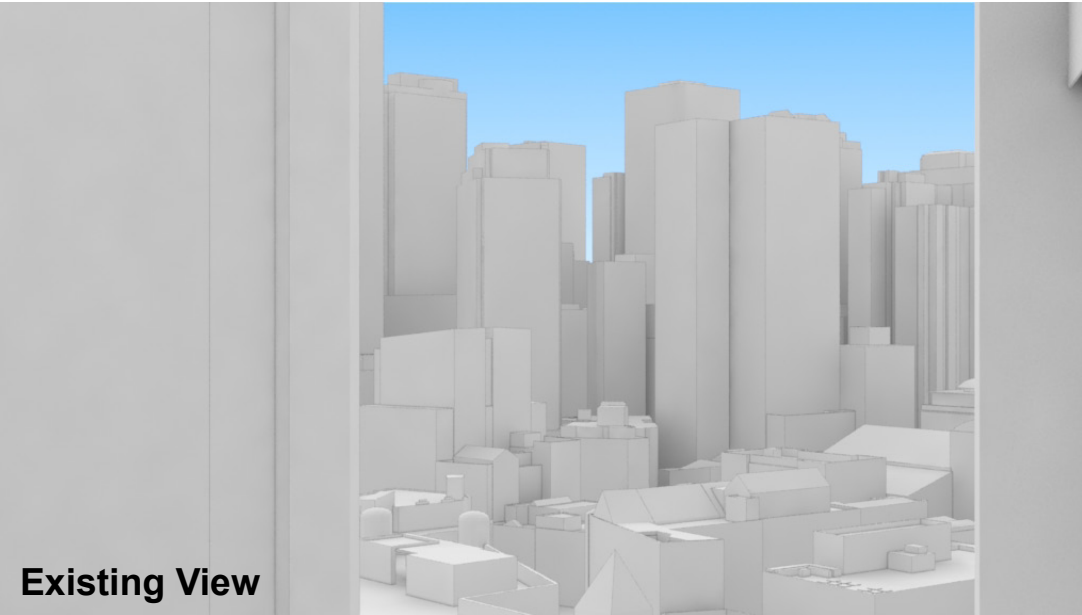
Illustrative designs of built forms in the Haymarket precinct do not form part of this development application (and will be the subject of separate development assessment processes) and is shown for information and broader illustrative purposes.

These images are produced here for view analysis purposes only.

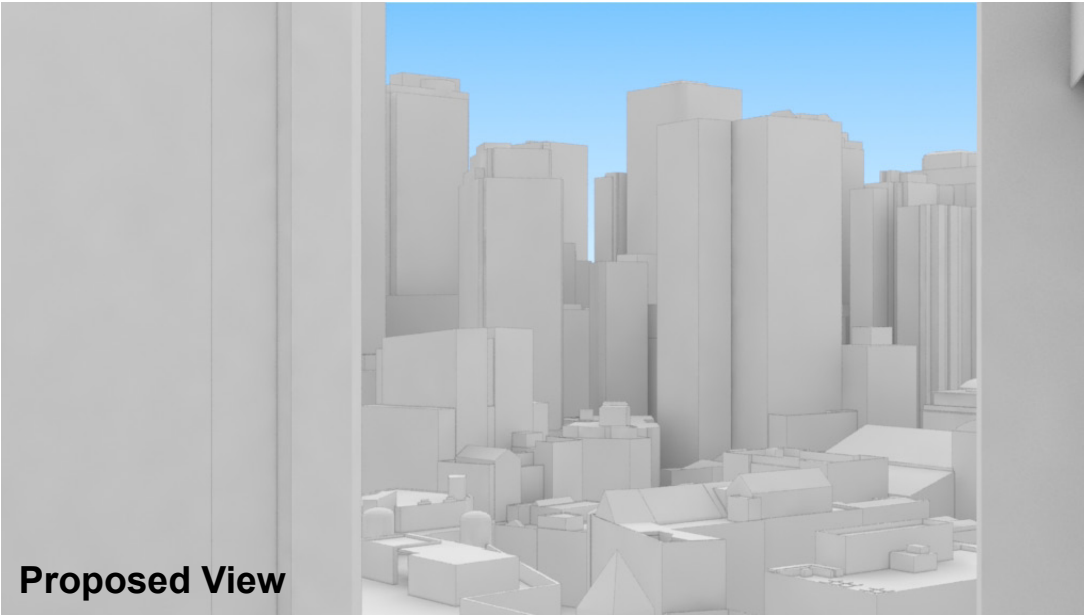
LEGEND: 136

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

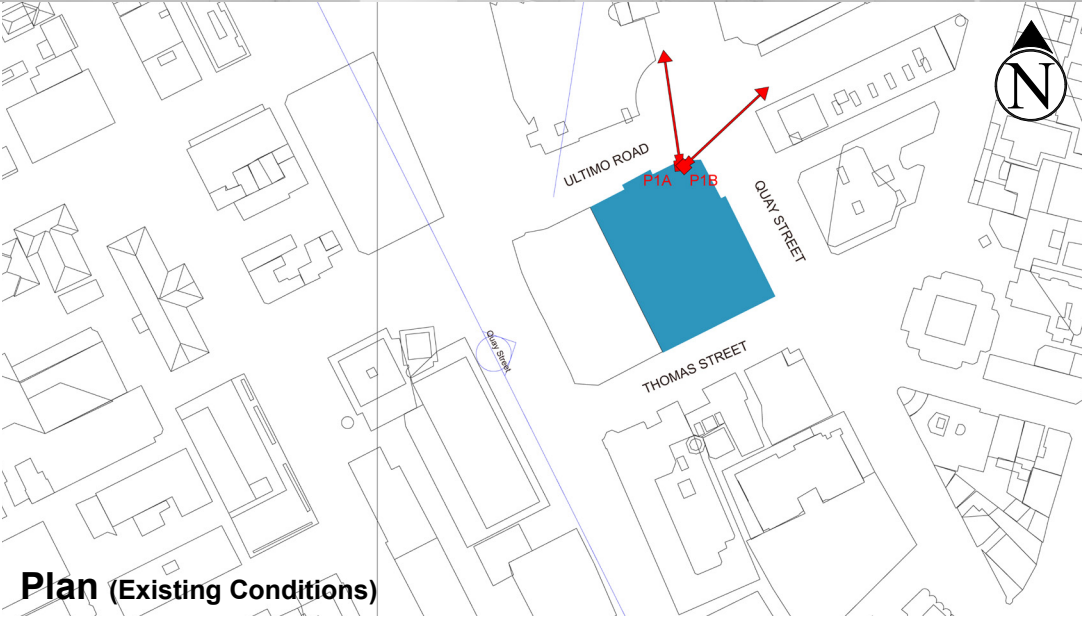
Existing View



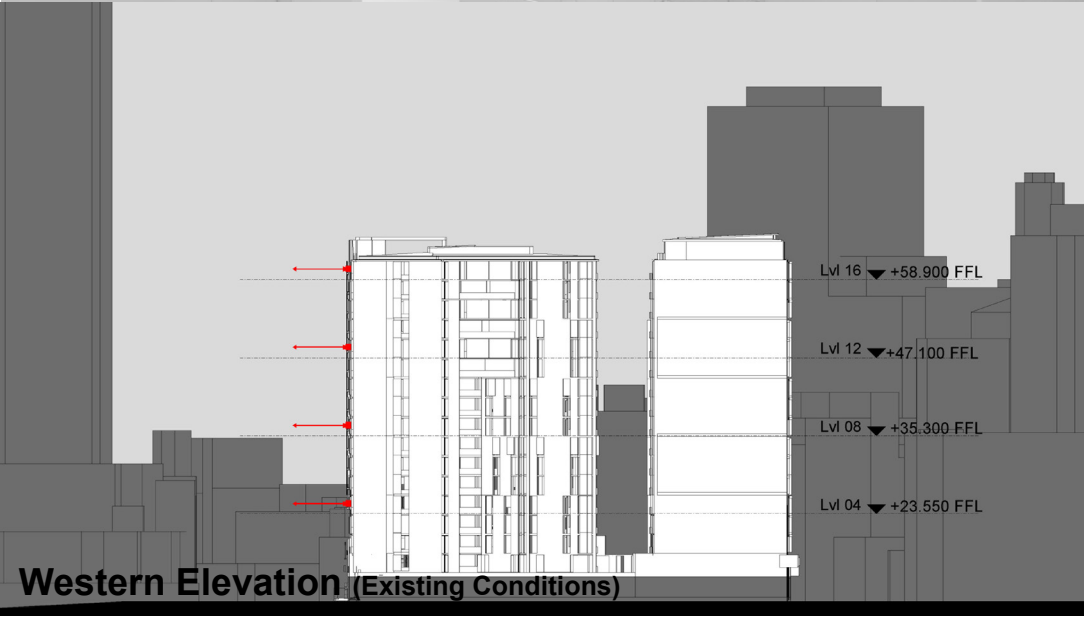
Proposed View



Plan (Existing Conditions)



Western Elevation (Existing Conditions)



# Quay Street Apartments

Position: P1B

Level: 12

RL: 48.700 (Camera Height)

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LEGEND: 137

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: P1B

Level: 08

RL: 36.900 (Camera Height)

FOR INFORMATION ONLY

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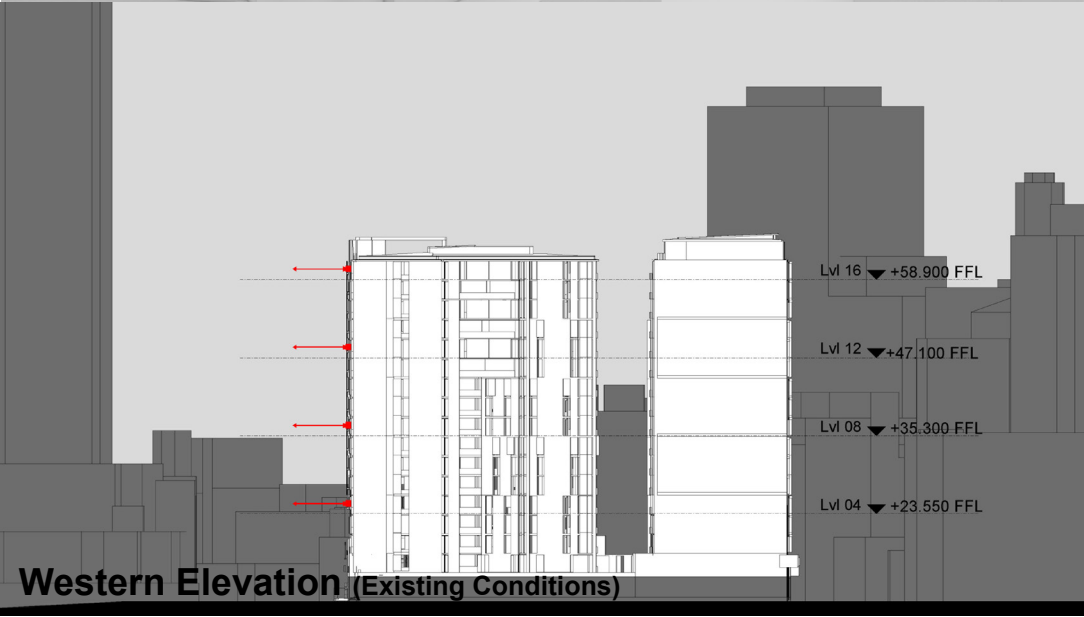
These images are produced here for view analysis purposes only.

LEGEND: 138

Key Building

View Direction (50mm Camera)

Building envelope in the Haymarket Precinct (Subject of this DA)



# Quay Street Apartments

Position: P1B

Level: 04

RL: 25.150 (Camera Height)

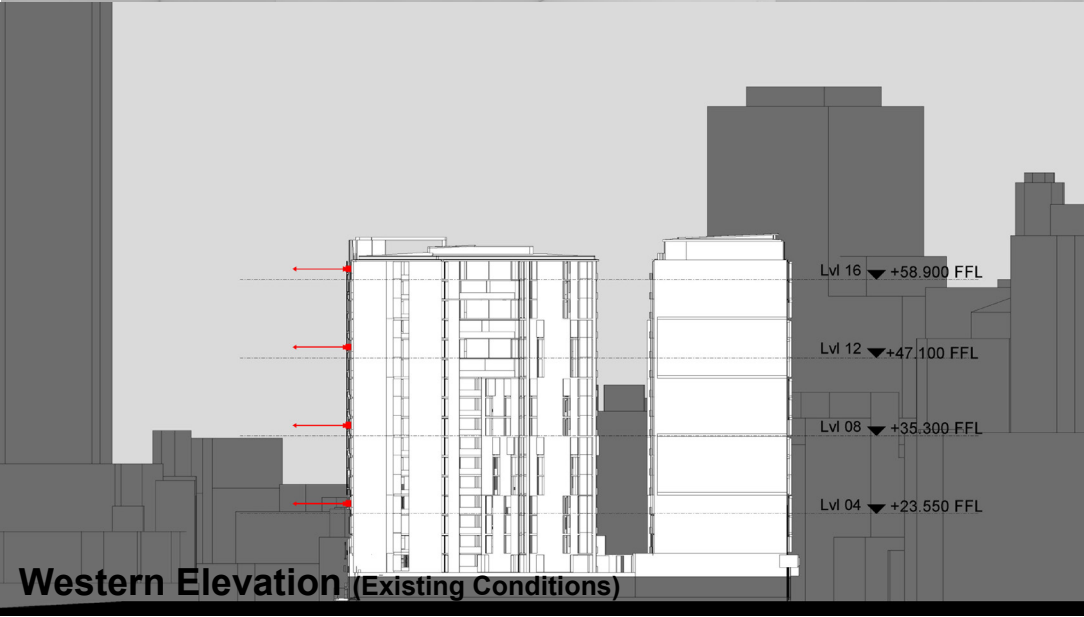
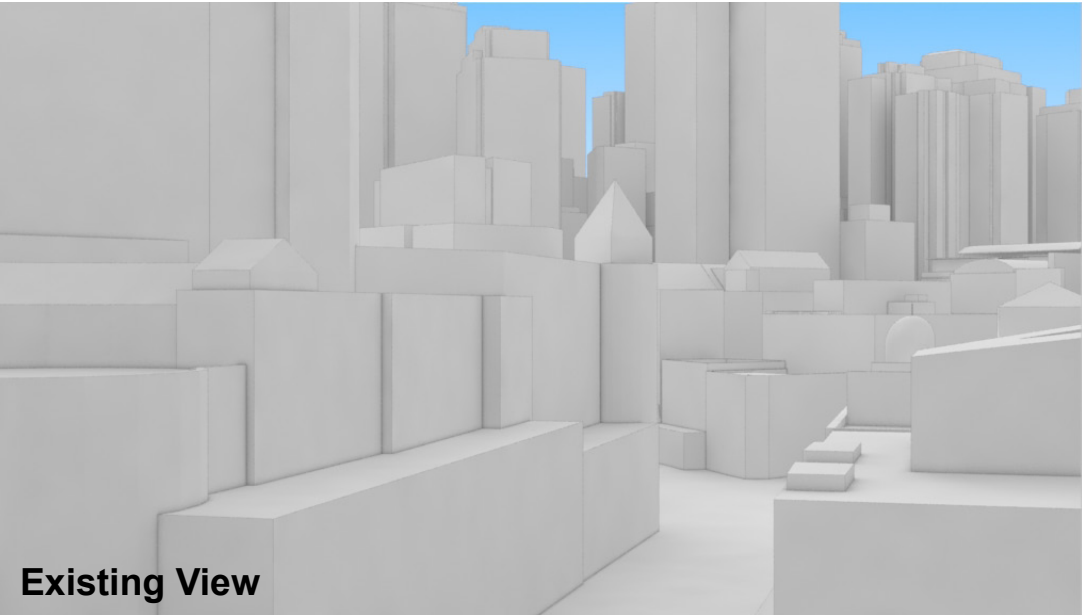
FOR INFORMATION ONLY

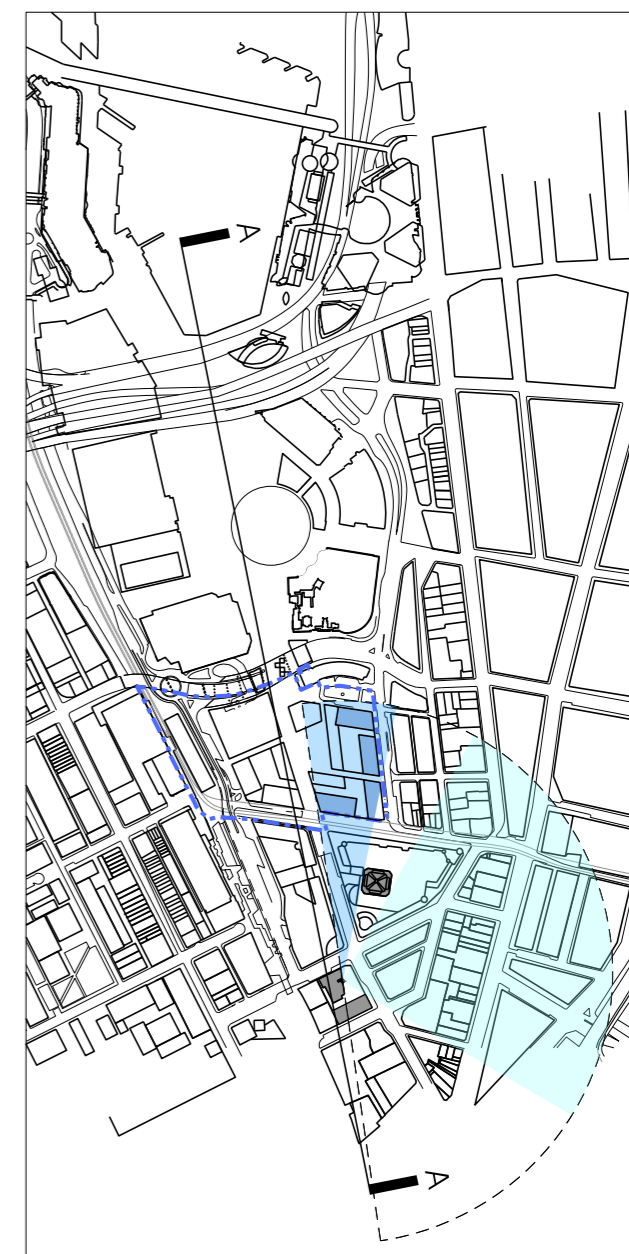
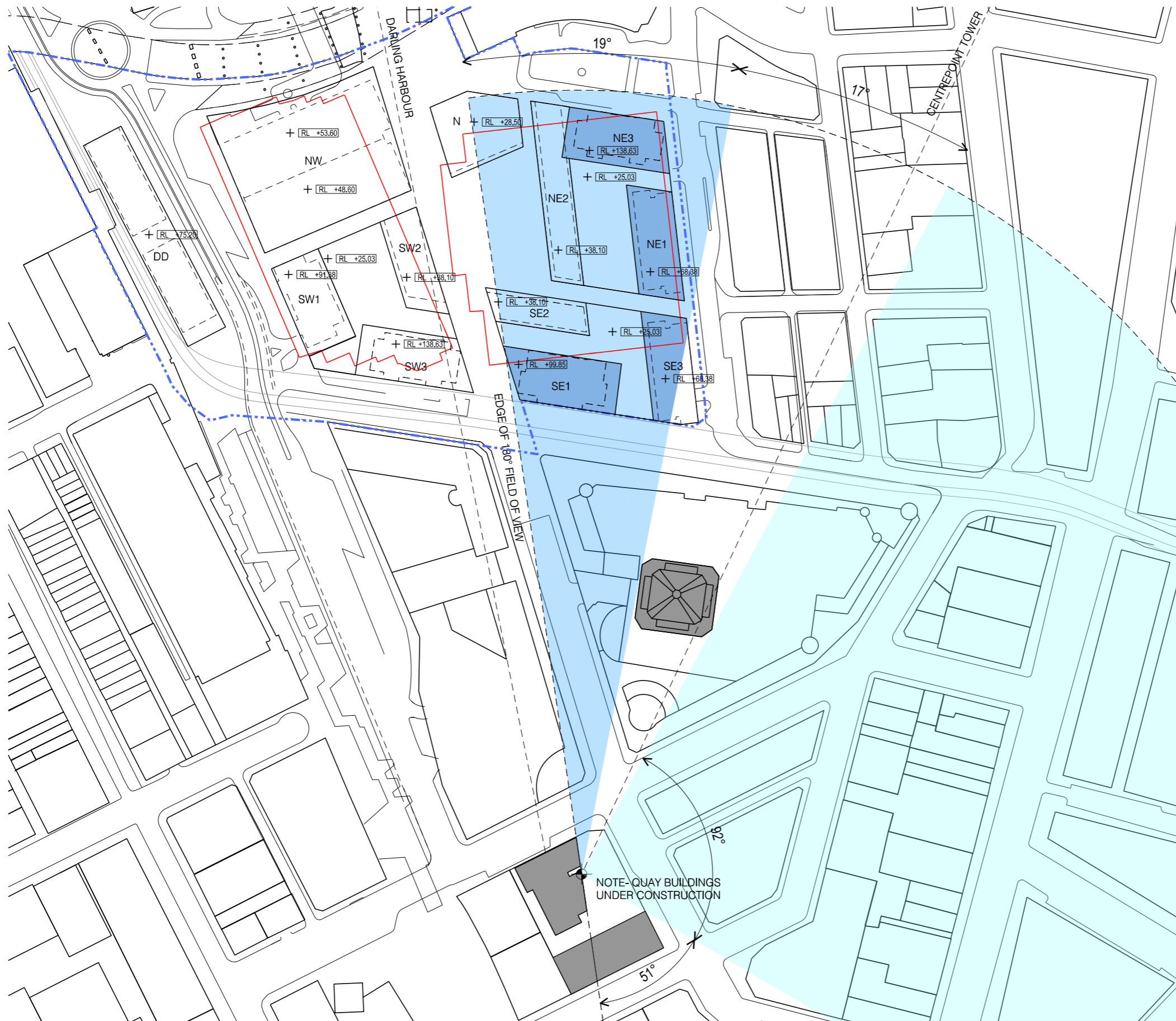
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LEGEND: 139

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





CONCLUSION -  
 WITHIN THE EAST ELEVATION OF THE QUAY TOWER AT RL +60.500m  
 THE EXISTING VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 112°.  
 REDUCTION IN VIEW ANGLE BY THE PROPOSED HAYMARKET DEVELOPMENT IS 19°.  
 THE NET VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 93°.

#### 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.

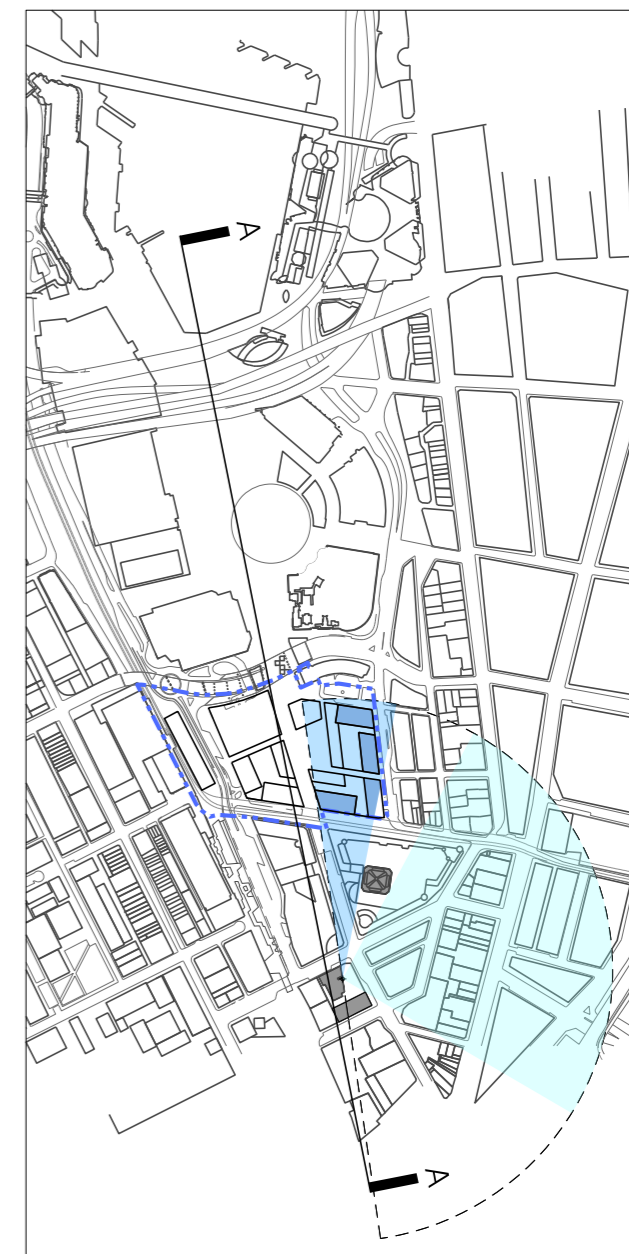
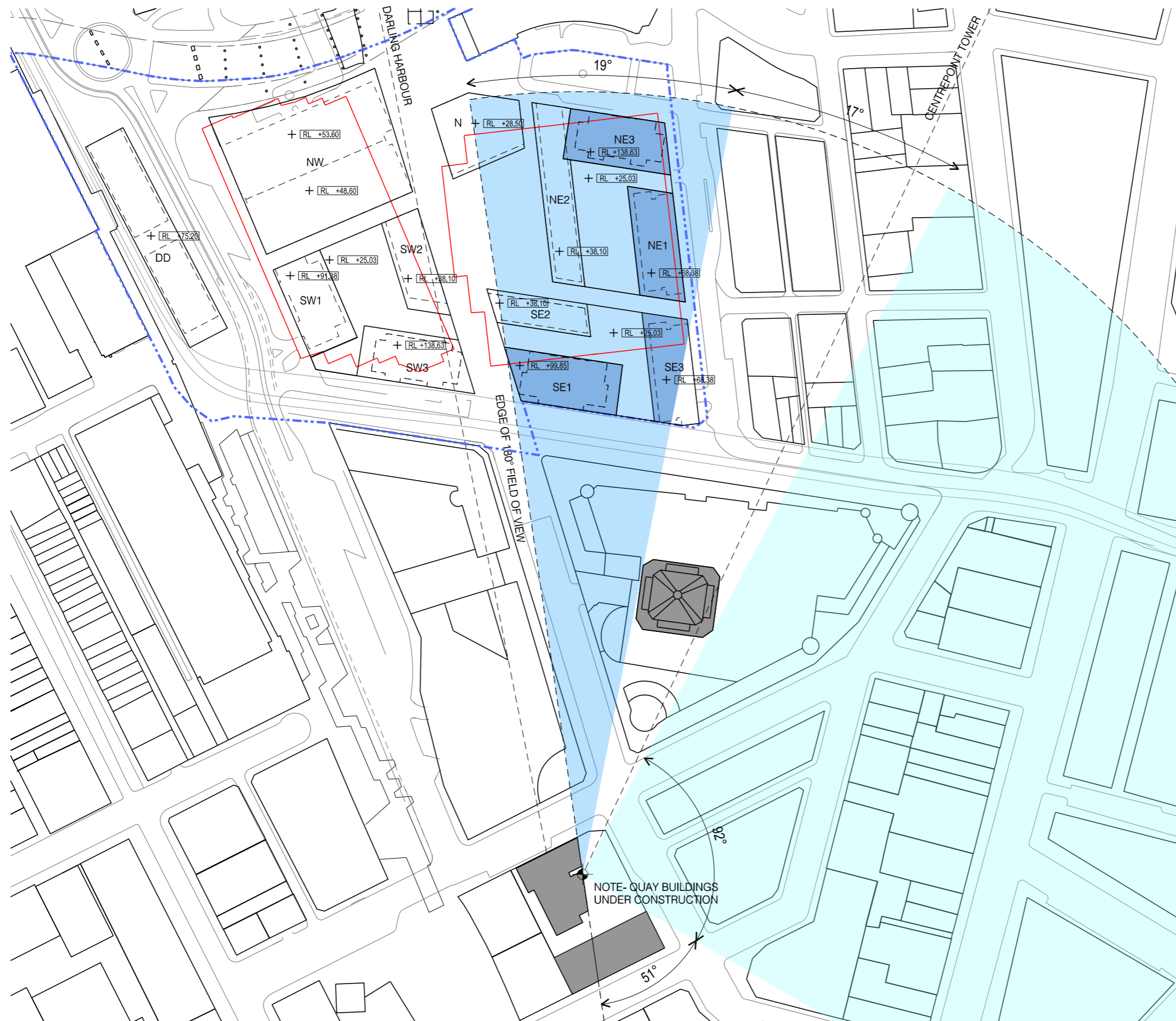


7428A MCD AR D309 01/03/2013  
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 1:2000 @ A3

DENTON  
 CORKER  
 MARSHALL

THE HAYMARKET  
 LEND LEASE DEVELOPMENT

DEVELOPMENT APPLICATION  
 VIEW IMPACT ANALYSIS  
 QUAY TOWER - HIGH LEVEL - EAST  
 RL 60.500



CONCLUSION -  
 WITHIN THE EAST ELEVATION OF THE QUAY TOWER AT RL +39.700m  
 THE EXISTING VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 112°.  
 REDUCTION IN VIEW ANGLE BY THE PROPOSED HAYMARKET DEVELOPMENT IS 19°.  
 THE NET VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 93°.

#### 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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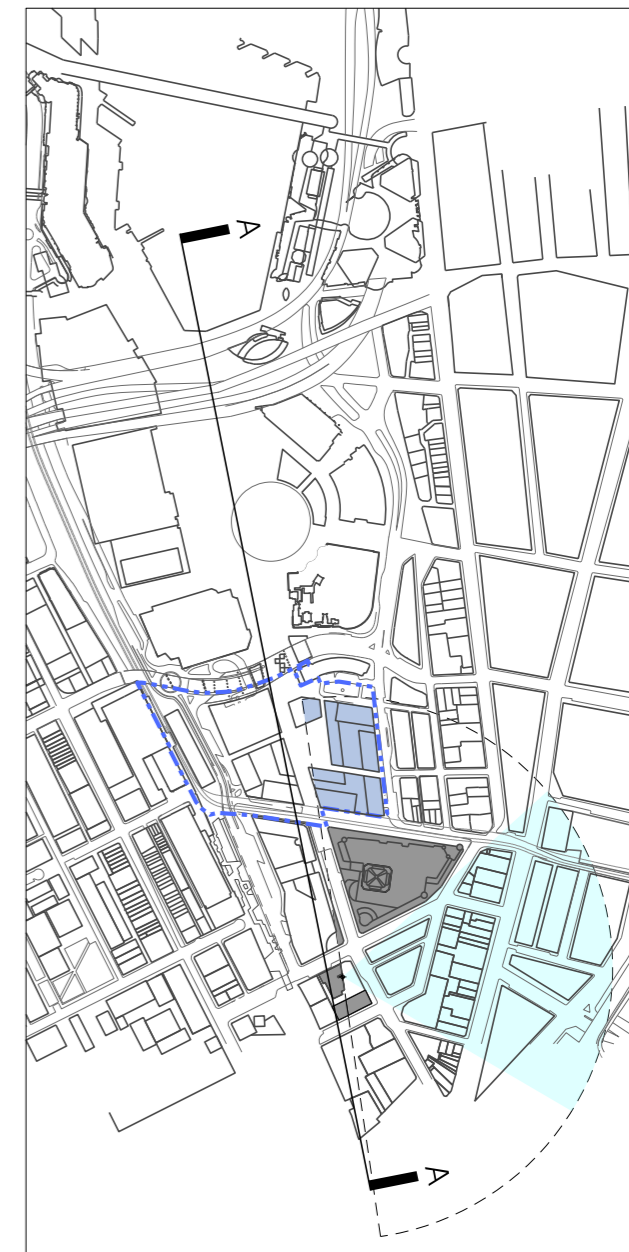
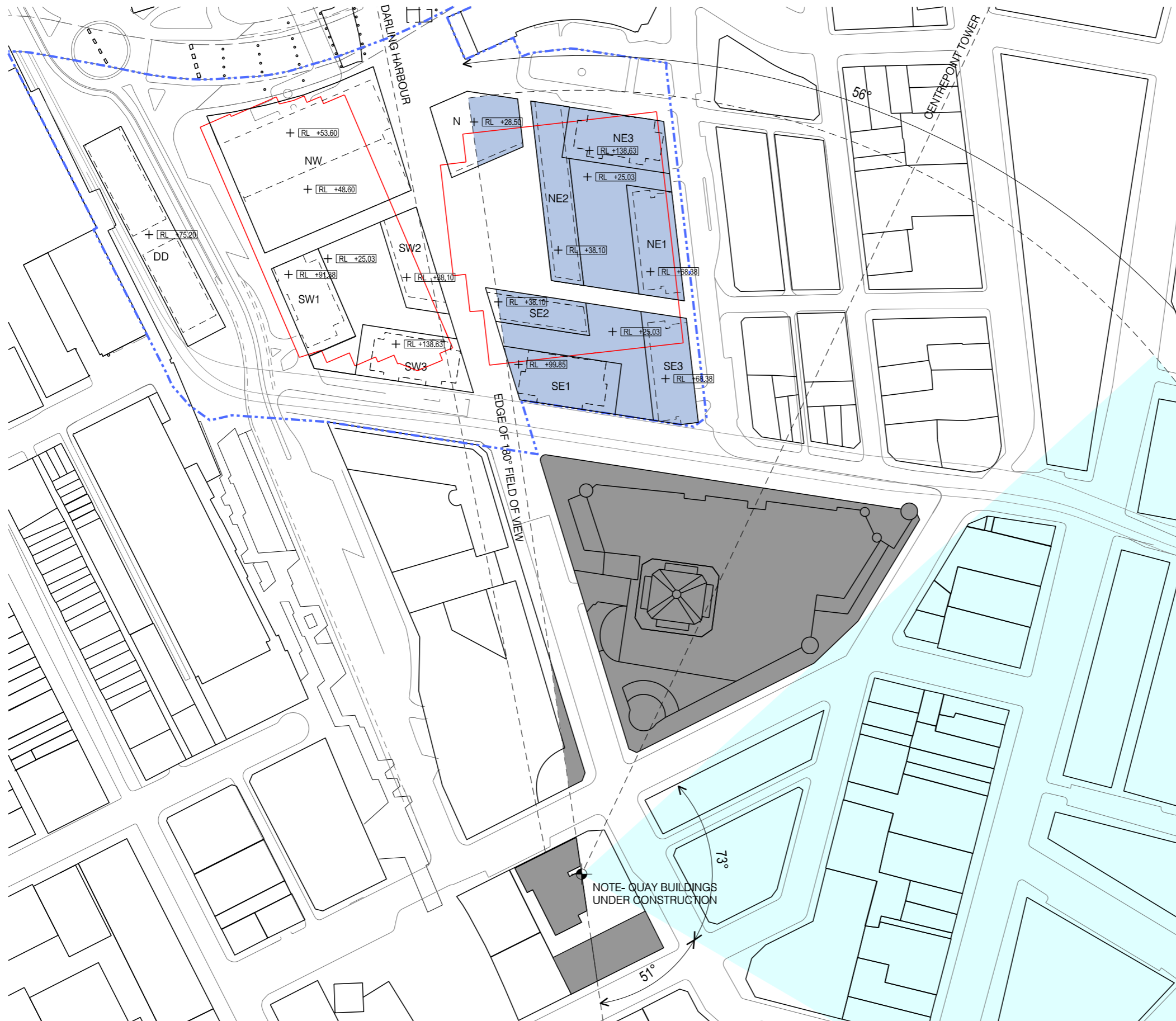


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DENTON  
 CORKER  
 MARSHALL

THE HAYMARKET  
 LEND LEASE DEVELOPMENT

DEVELOPMENT APPLICATION  
 VIEW IMPACT ANALYSIS  
 QUAY TOWER - MID LEVEL - EAST  
 RL 39.700



CONCLUSION -  
 WITHIN THE EAST ELEVATION OF THE QUAY TOWER AT RL +11.900m  
 THE EXISTING VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 73°.  
 REDUCTION IN VIEW ANGLE BY THE PROPOSED HAYMARKET DEVELOPMENT IS 0°.  
 THE NET VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 73°.

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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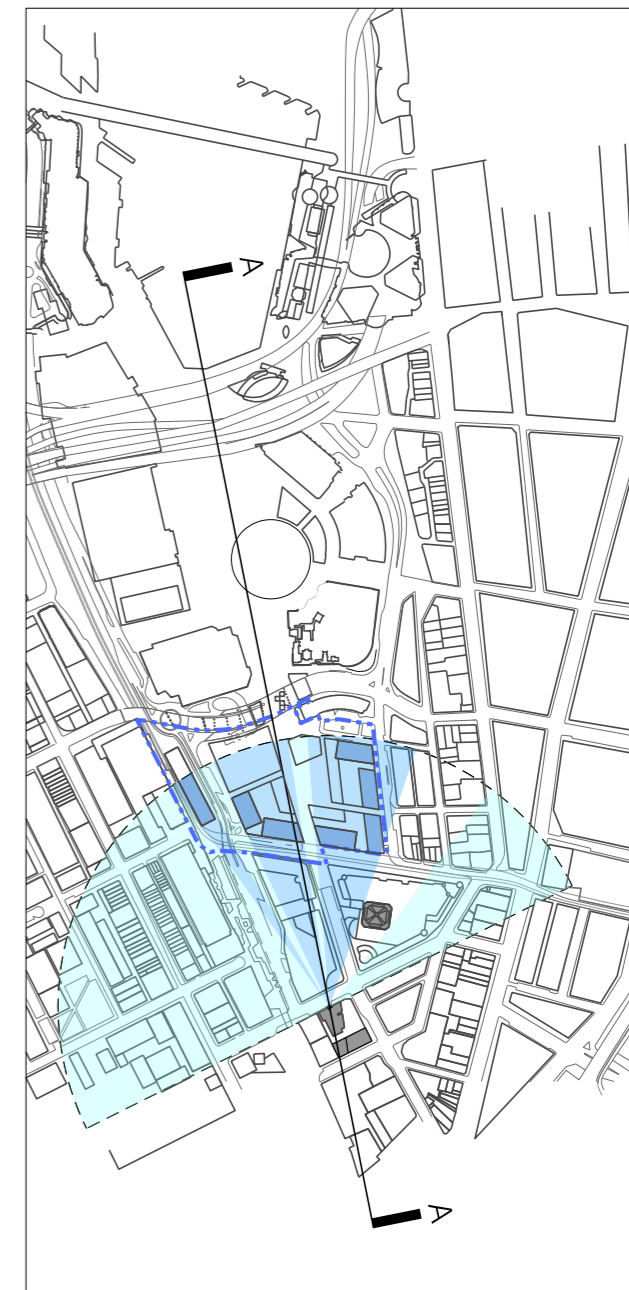
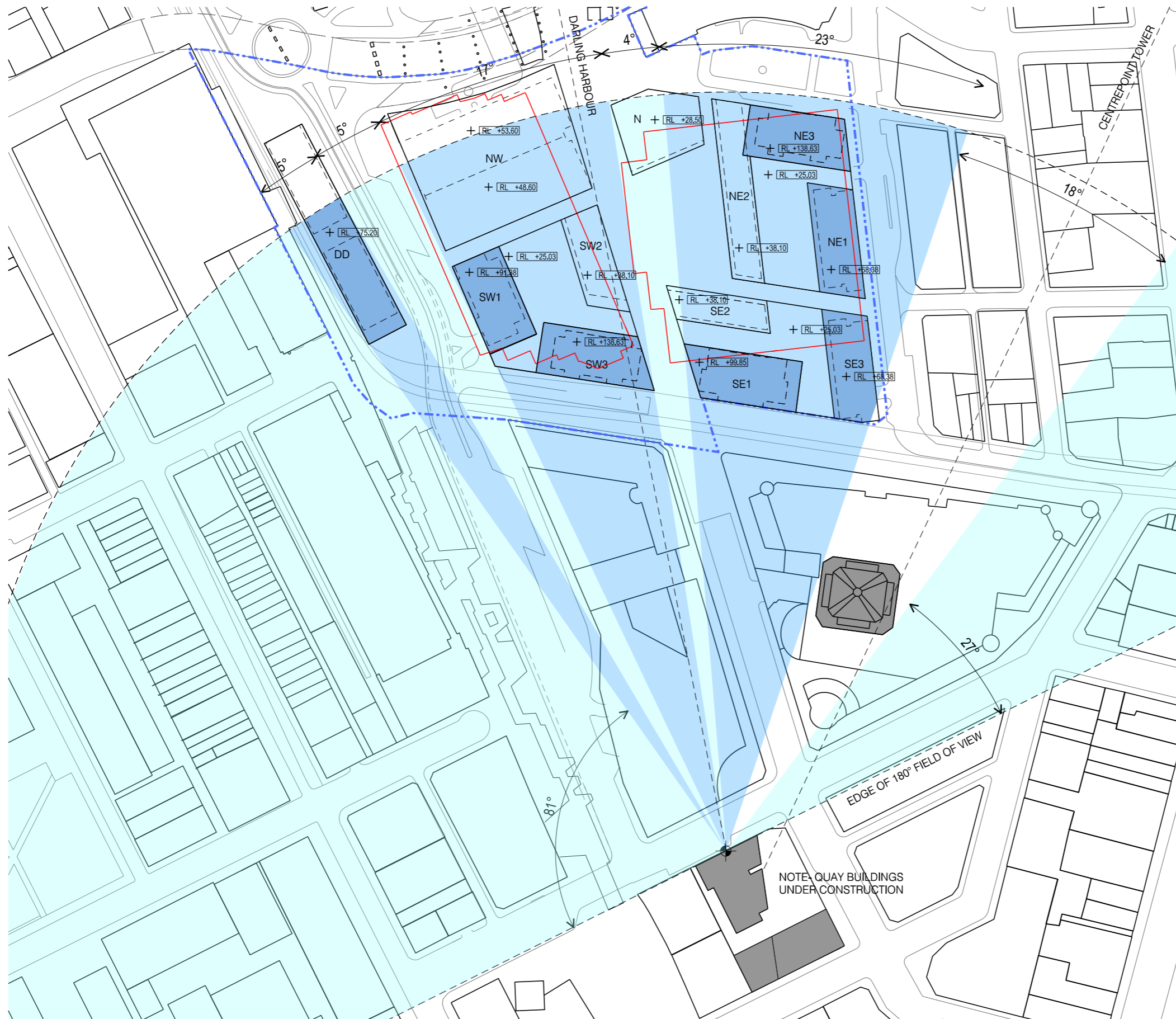


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DENTON  
 CORKER  
 MARSHALL

THE HAYMARKET  
 LEND LEASE DEVELOPMENT

DEVELOPMENT APPLICATION  
 VIEW IMPACT ANALYSIS  
 QUAY TOWER - LOW LEVEL - EAST  
 RL 11.900



CONCLUSION -  
 WITHIN THE NORTH ELEVATION OF THE QUAY TOWER AT RL +60.500m  
 THE EXISTING VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 162°.  
 REDUCTION IN VIEW ANGLE BY THE PROPOSED HAYMARKET DEVELOPMENT IS 45°.  
 THE NET VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 117°.

#### 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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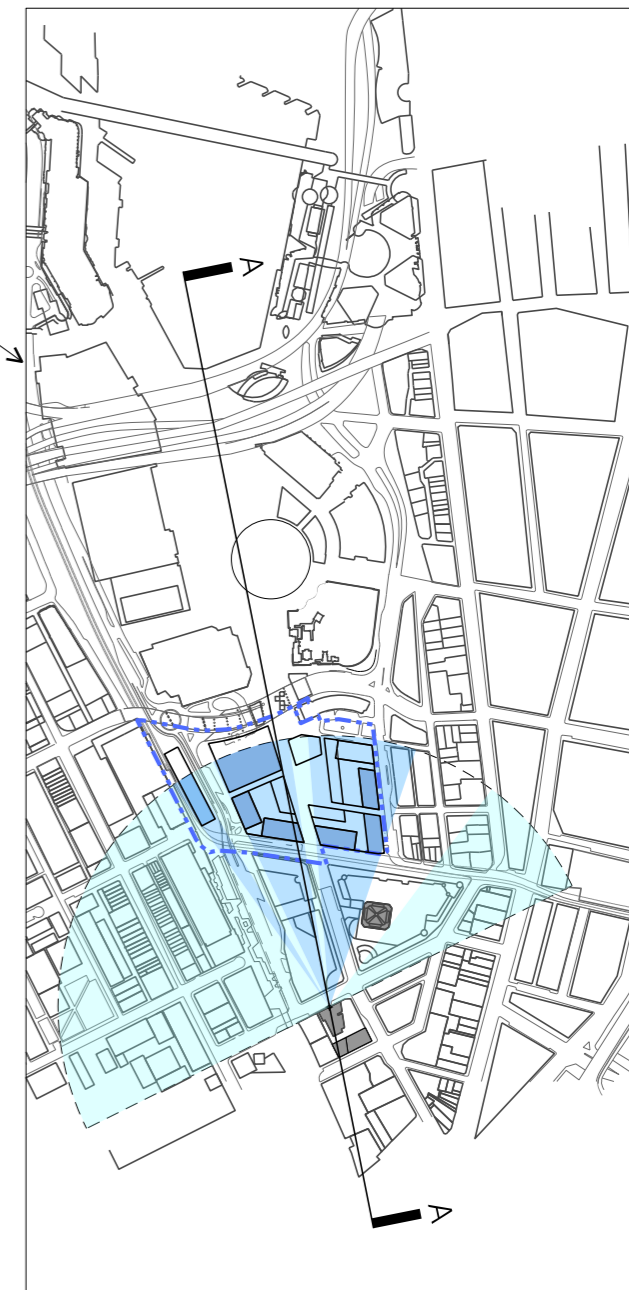
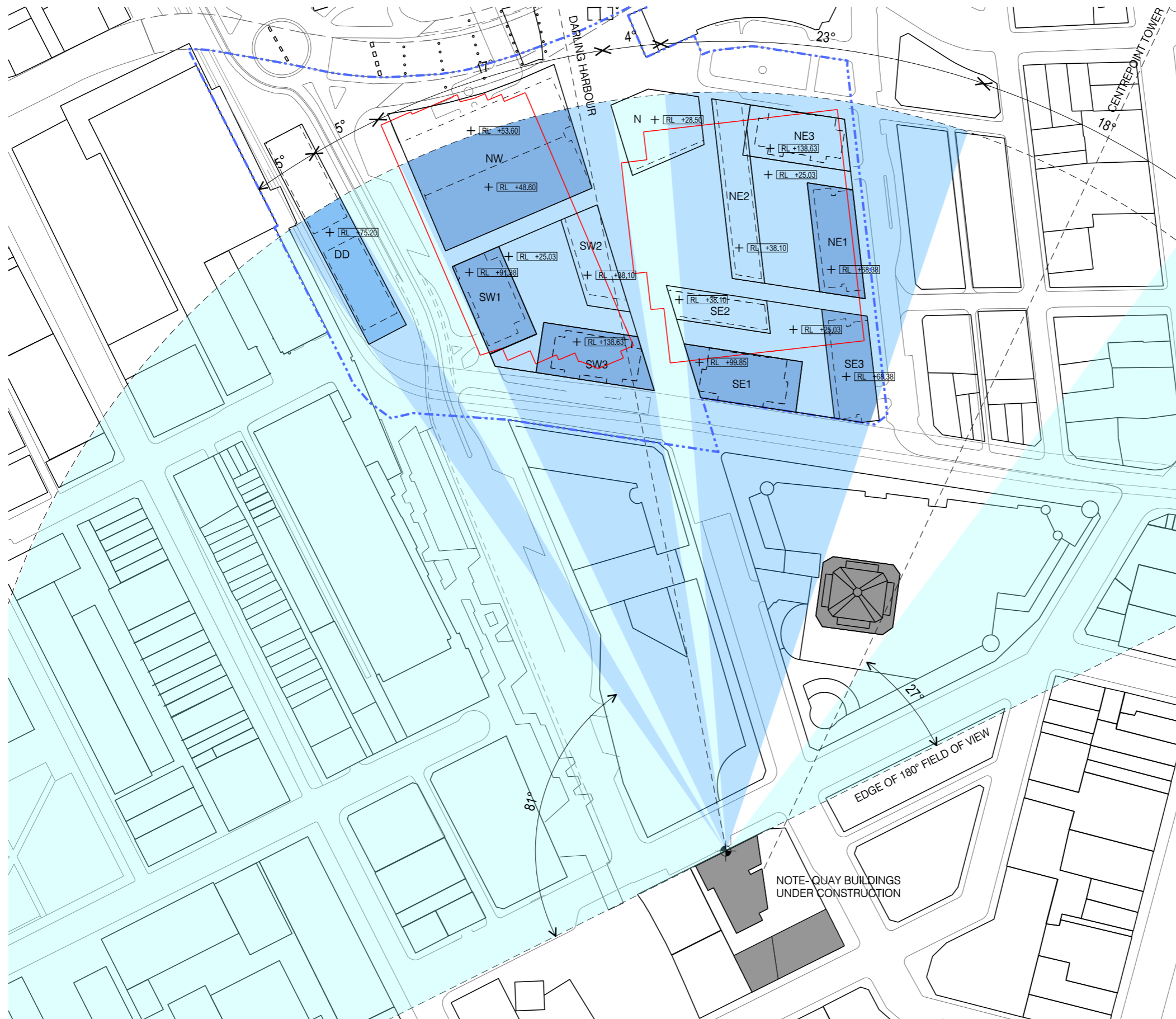


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DENTON  
 CORKER  
 MARSHALL

THE HAYMARKET  
 LEND LEASE DEVELOPMENT

DEVELOPMENT APPLICATION  
 VIEW IMPACT ANALYSIS  
 QUAY TOWER - HIGH LEVEL - NORTH  
 RL 60.500



CONCLUSION -  
 WITHIN THE NORTH ELEVATION OF THE QUAY TOWER AT RL +39.700m  
 THE EXISTING VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 162°.  
 REDUCTION IN VIEW ANGLE BY THE PROPOSED HAYMARKET DEVELOPMENT IS 45°.  
 THE NET VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 117°.

#### 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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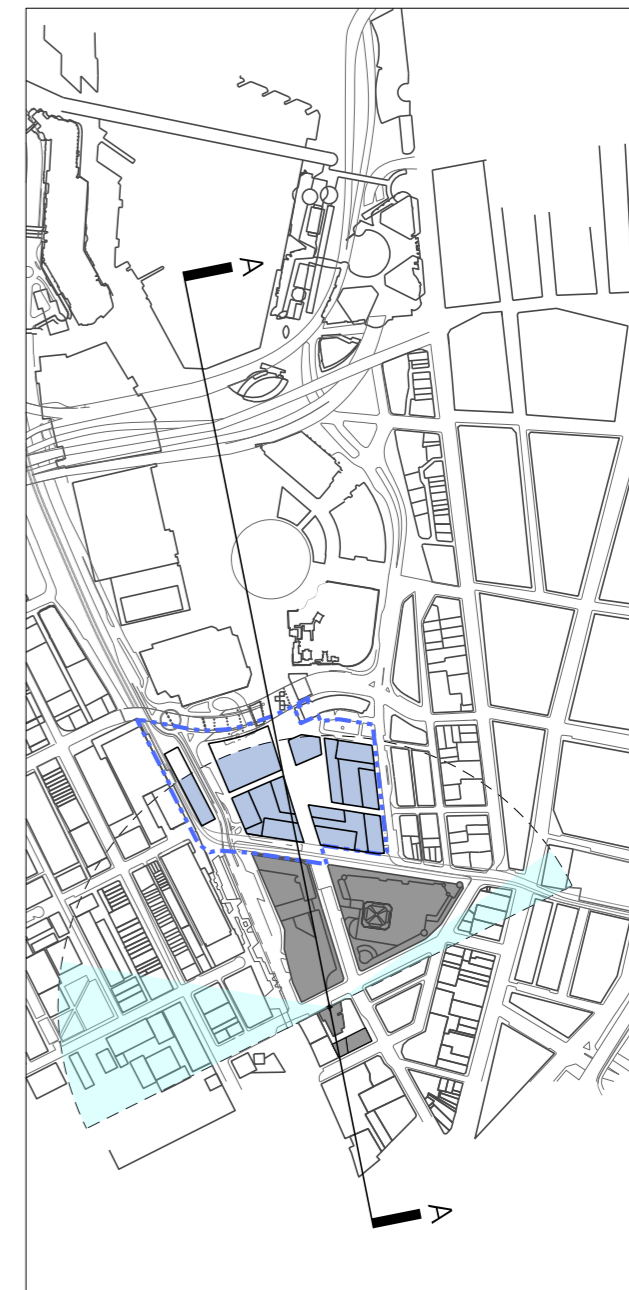
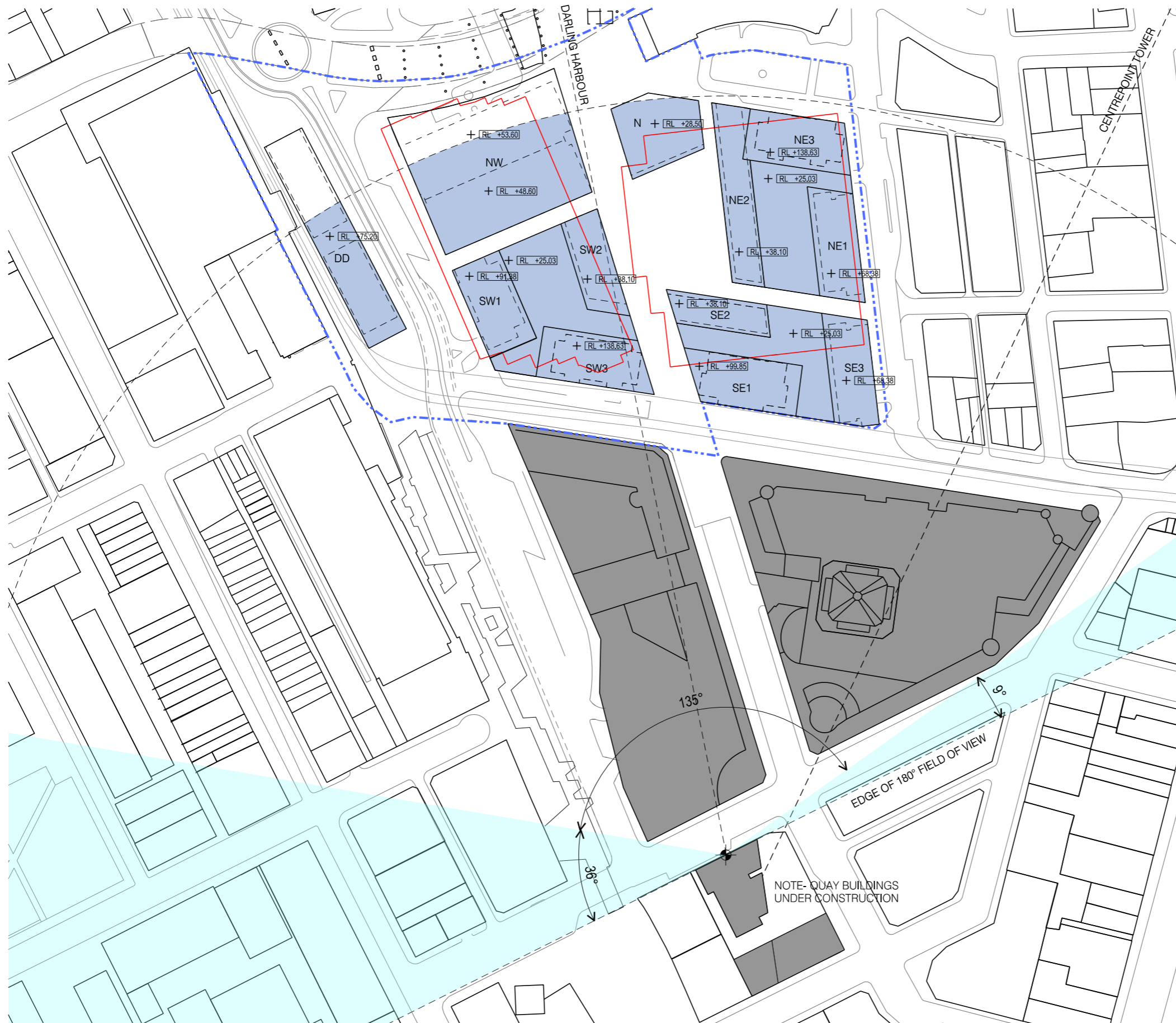


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DENTON  
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THE HAYMARKET  
 LEND LEASE DEVELOPMENT

DEVELOPMENT APPLICATION  
 VIEW IMPACT ANALYSIS  
 QUAY TOWER - MID LEVEL - NORTH  
 RL 39.700



CONCLUSION -  
 WITHIN THE NORTH ELEVATION OF THE QUAY TOWER AT RL +11.900m  
 THE EXISTING VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 45°.  
 REDUCTION IN VIEW ANGLE BY THE PROPOSED HAYMARKET DEVELOPMENT IS 0°.  
 THE NET VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 45°.

#### LEGEND

- BUILDING FOOTPRINT
- EXISTING FIELD OF VIEW
- EXISTING FIELD OF VIEW IMPACTED
- PROPOSED DEVELOPMENT ABOVE NOTED RL.
- LINE OF EXISTING BUILDINGS
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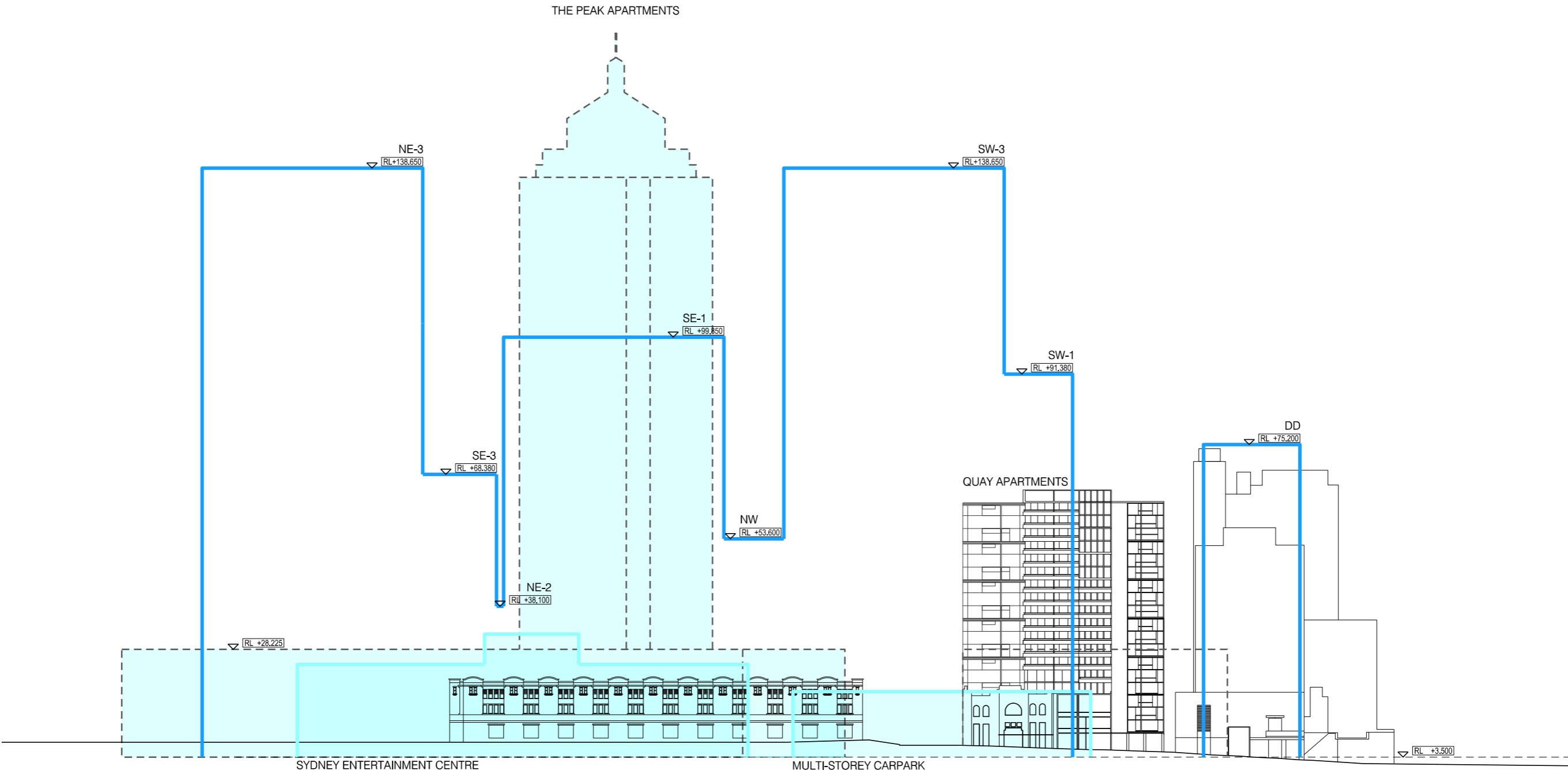
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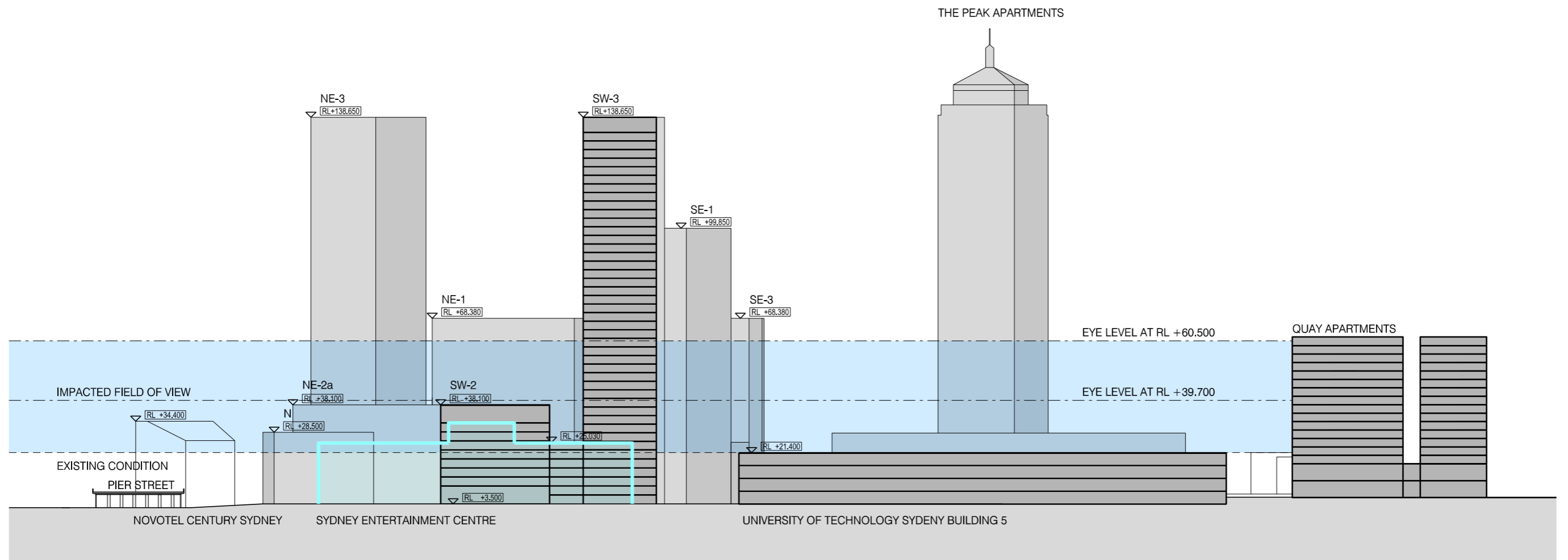
DENTON  
 CORKER  
 MARSHALL

THE HAYMARKET  
 LEND LEASE DEVELOPMENT

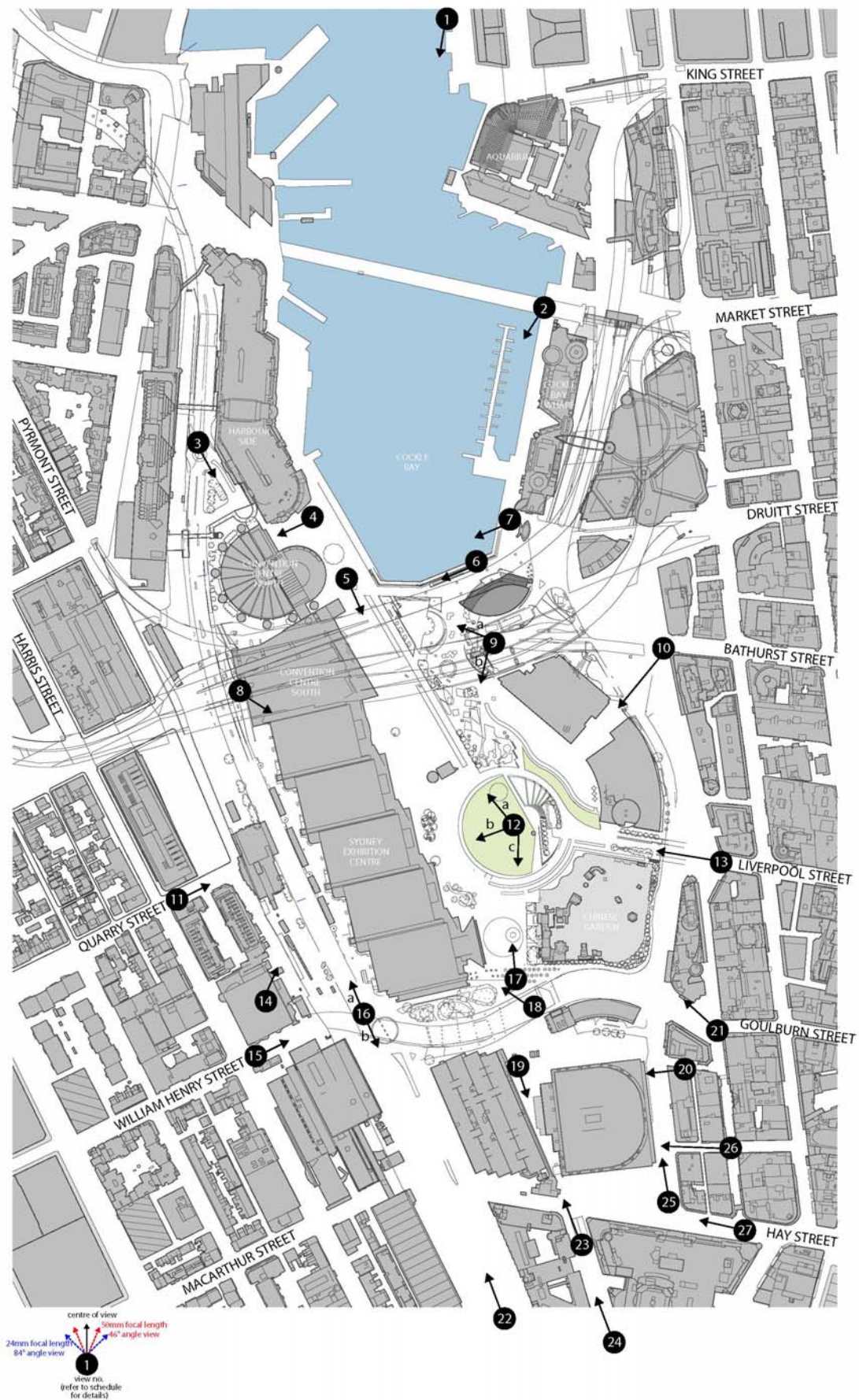
DEVELOPMENT APPLICATION  
 VIEW IMPACT ANALYSIS  
 QUAY TOWER - LOW LEVEL - NORTH  
 RL 11.900

- KEY
- PROPOSED BUILDING PROFILE
  - BUILDING PROFILES BETWEEN QUAY TOWER AND THE HAYMARKET
  - EXISTING BUILDING PROFILE





## Appendix 3



# Appendix 3

TAB 1: KING ST WHARF



*SICEEP Ground View Corridor 01 EXISTING*



*SICEEP Ground View Corridor 01*

# Appendix 3

TAB 2: DARLING HARBOUR EAST



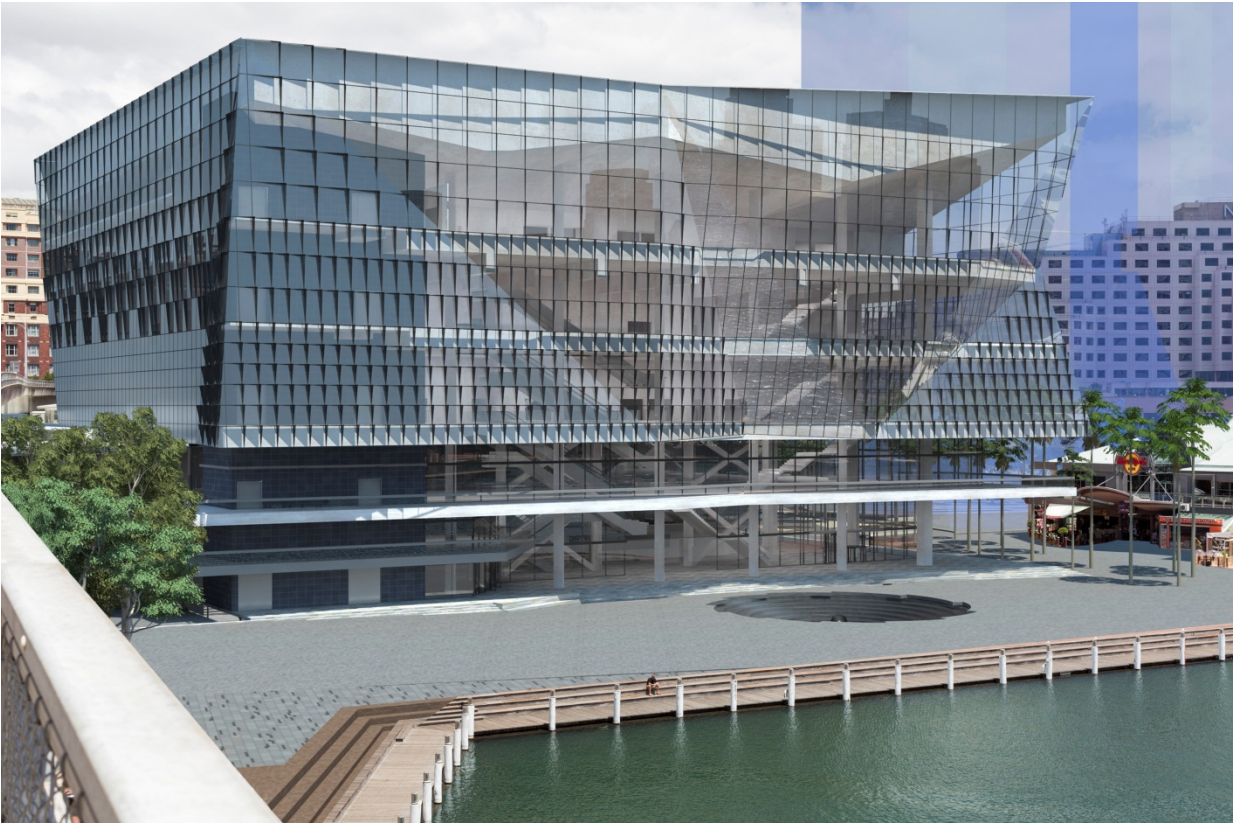
*SICEEP Ground View Corridor 02 EXISTING*



*SICEEP Ground View Corridor 02*



SICEEP Ground View Corridor 06 EXISTING



SICEEP Ground View Corridor 06