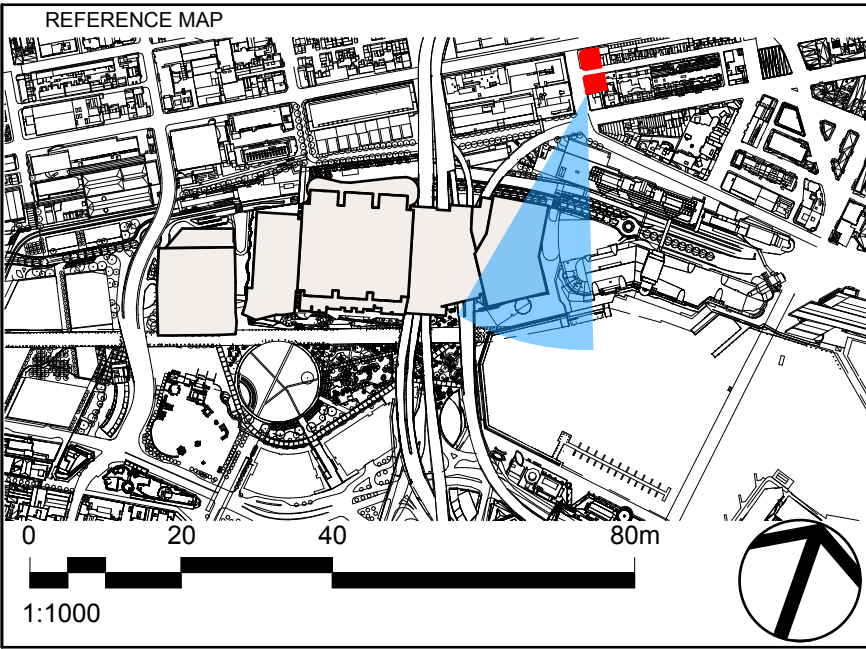


LEGEND

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

CONCLUSION:
WITHIN THE SOUTH EAST ELEVATION OF 18.20 ALLEN STREET AT RL +33.450m, THE EXISTING VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 16°. REDUCTION IN VIEW ANGLE BY THE PROPOSED DEVELOPMENT IS 13°. THE NET VIEW ANGLE WITHIN A 180° FIELD OF VIEW IS 3°.

DARLING HARBOUR LIVE



THESE VIEW IMPACT ANALYSIS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE VIEW ANALYSIS REPORT. 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.

NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. HASSELL + POPULOUS SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
- THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL ENGINEERING DRAWINGS, SECTION 5.7 MATERIALS SCHEDULE AND 5.7 OF THE RETURNABLE SCHEDULES.
- ALL LEVELS ARE INDICATIVE ONLY BASED ON COMPOSITE SURVEY DATA PROVIDED BY LEND LEASE AND NOT TO BE RELIED UPON FOR COSTING OR CONSTRUCTION PURPOSES.

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REV	DESCRIPTION	DATE
A	ISSUED FOR CONTRACT CLOSURE	07/03/2013

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Lend Lease

CONSULTANTS

AECOM

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Hyder

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PROJECT

SICEEP_DARLING HARBOUR

DRAWING TITLE

VIEW IMPACT ANALYSIS.
318 HARRIS STREET - HIGH
LEVEL - SE. RL 37.560 -
WITH HOTEL

STATUS

DEVELOPMENT APPLICATION

SCALE @ A1 **DRAWN** **CO-ORD** **REVIEWED** **APPROVED**

1:1000 **DH** **GS** **GS** **GS**

PROJECT NUMBER **DRAWING NUMBER** **REV**

3688 **PP_AR_2047** **A**

Appendix 4

TAB 4 – OAKS GOLDSBROUGH

Oaks Goldsbrough Apartments

Position: P1A

Level: 13

RL: 53.49 (Camera Height)

FOR INFORMATION ONLY

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LEGEND:

27

Key Building

Neighbouring Buildings

View Direction (50mm Camera)

Camera Position

Hotel (subject of a future separate DA.)

This rendering shows the existing view from the proposed location. It features a dense urban skyline with various building shapes and heights, situated behind a body of water. The sky is clear blue.

Existing View

This rendering shows the proposed view, which includes the existing skyline plus a new, taller building on the right side of the frame, partially obscuring the view of the buildings behind it.

Proposed View

This plan map shows the existing conditions of the area. It includes the Convention Centre (a large circular building) and Harbourside. Red arrows indicate the view directions from positions P1A, P2A, P3A, P1B, and P2B towards the city skyline. A north arrow is also present.

Plan (Existing Conditions)

This rendering shows the eastern elevation of the building. It displays the building's facade with windows and doors. Red dots indicate the camera positions. The building is divided into three sections: P3 (top), P2 (middle), and P1 (bottom). The levels are marked as follows: Lvl 13 at +51.890 FFL, Lvl 10 at +43.190 FFL, and Lvl 06 at +28.120 FFL. The Convention Centre is visible to the right.

Eastern Elevation (Existing Conditions)

Oaks Goldsbrough Apartments

Position: P1A

Level: 10

RL: 44.790 (Camera Height)

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LEGEND:

28

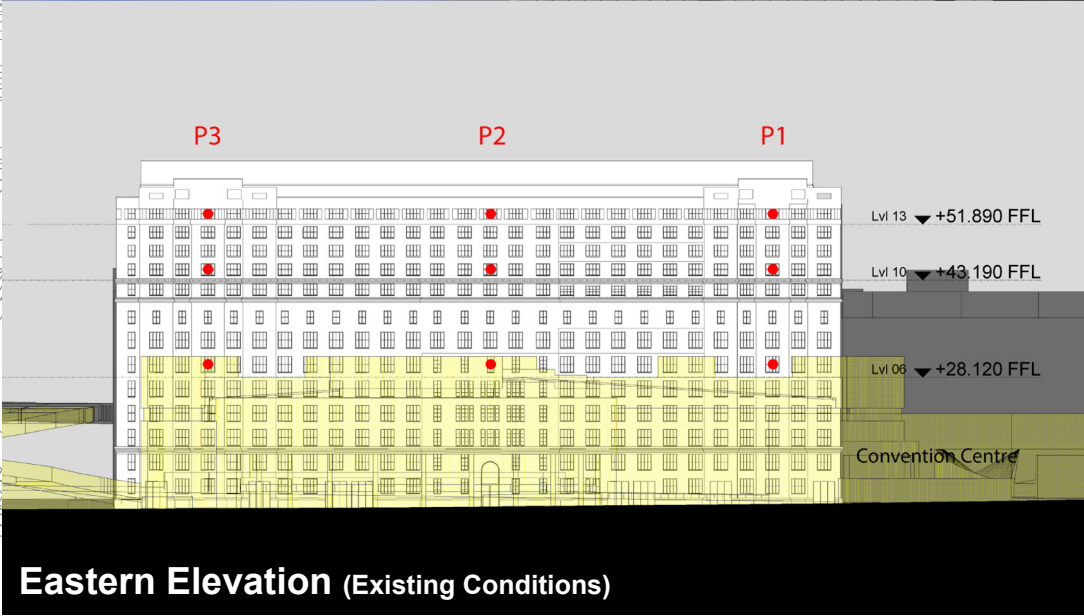
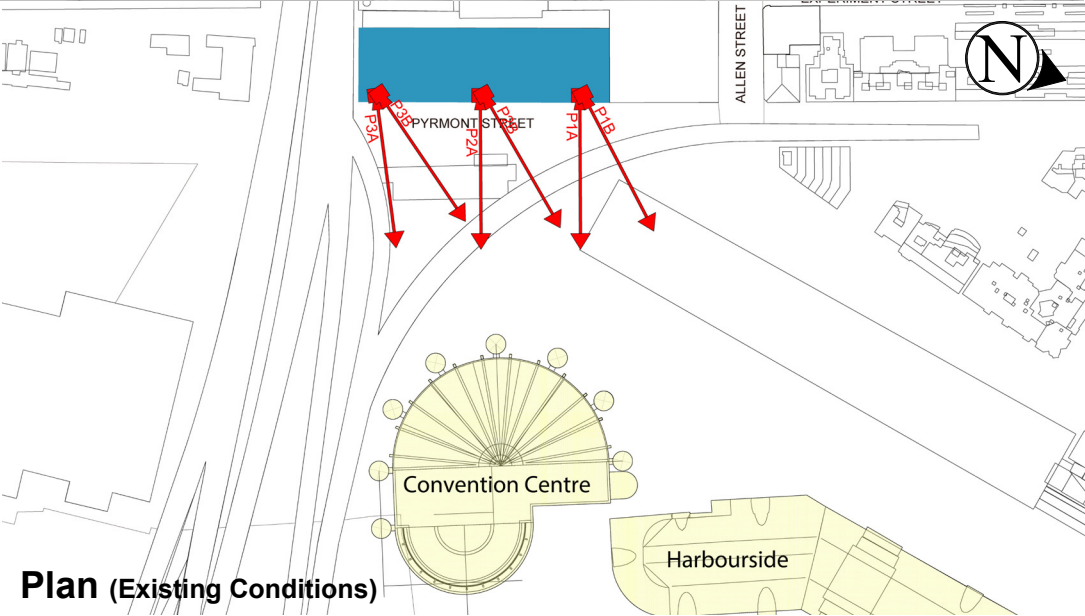
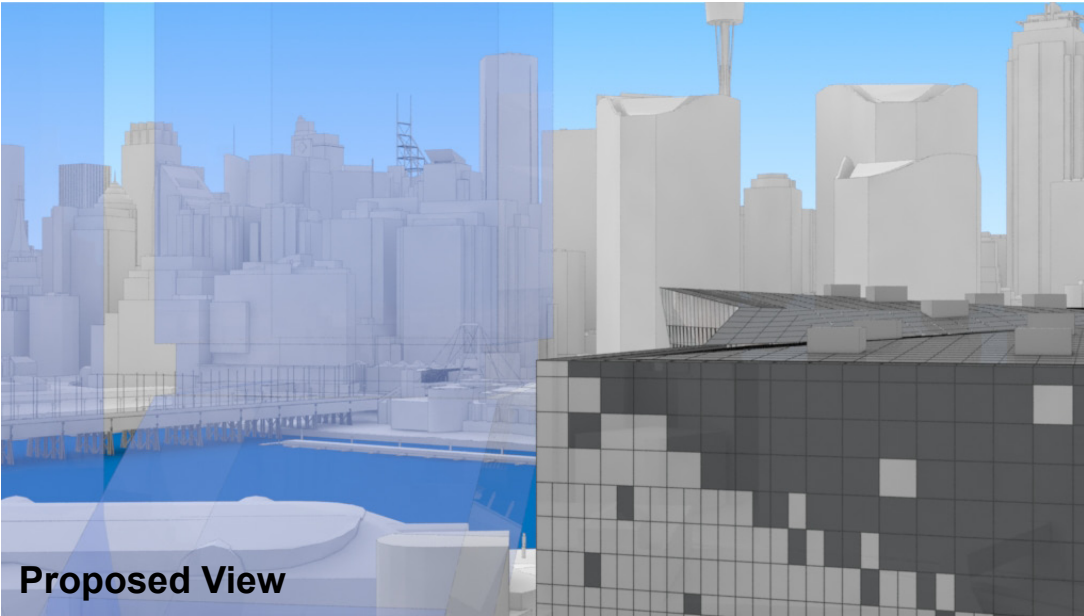
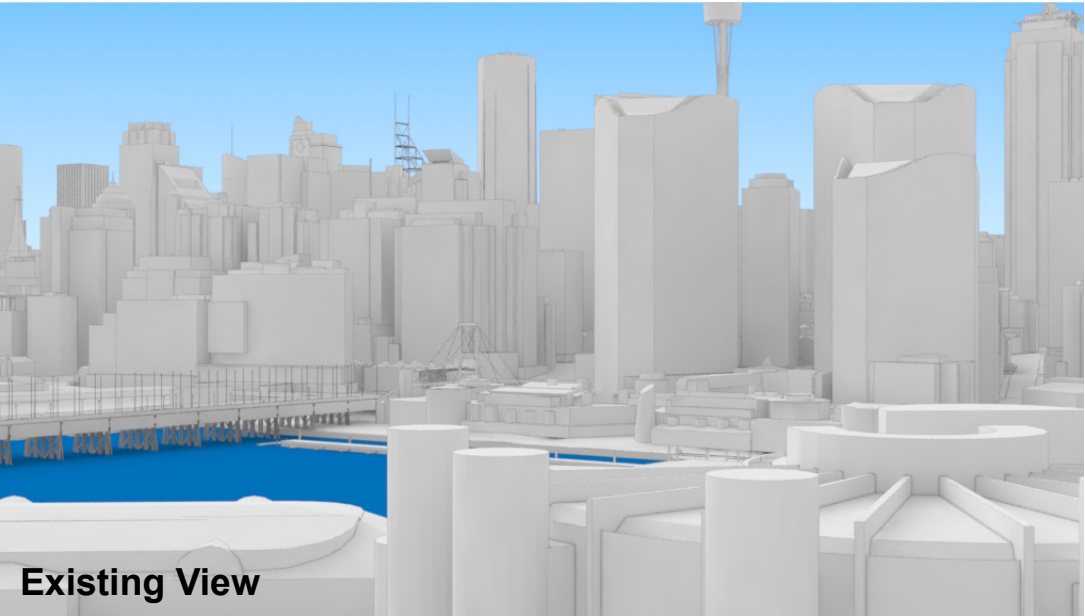
Key Building

Neighbouring Buildings

View Direction (50mm Camera)

Camera Position

Hotel (subject of a future separate DA.)



Oaks Goldsbrough Apartments

Position: P1A

Level: 06

RL: 29.720 (Camera Height)

FOR INFORMATION ONLY

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Key Building

Neighbouring Buildings

View Direction (50mm Camera)

Camera Position

Hotel (subject of a future separate DA.)

LEGEND:

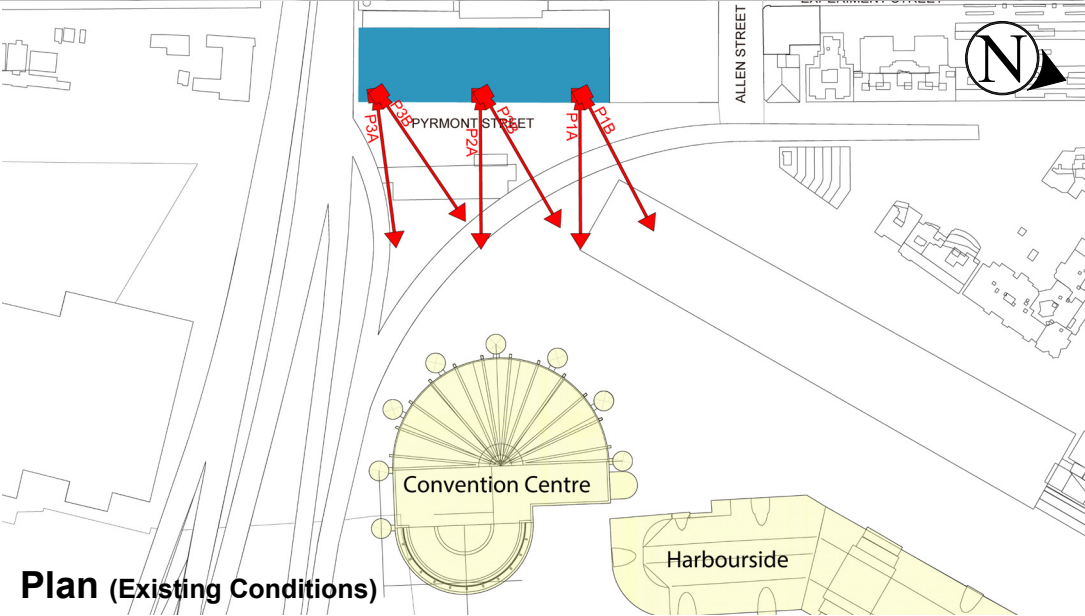
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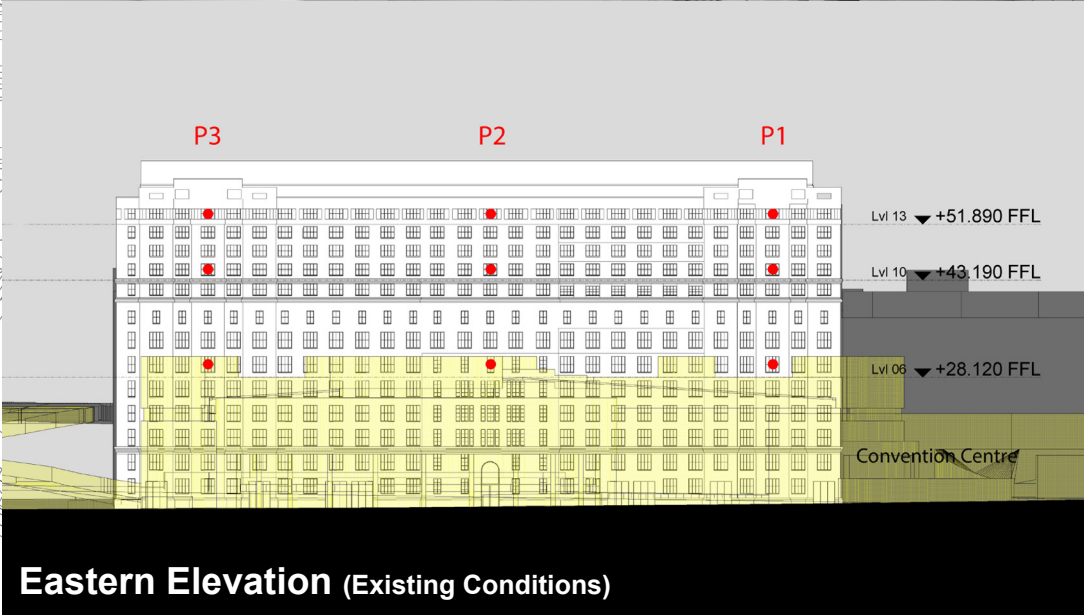
Existing View



Proposed View



Plan (Existing Conditions)



Eastern Elevation (Existing Conditions)

Oaks Goldsbrough Apartments

Position: P1B

Level: 13

RL: 53.49 (Camera Height)

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LEGEND:

30

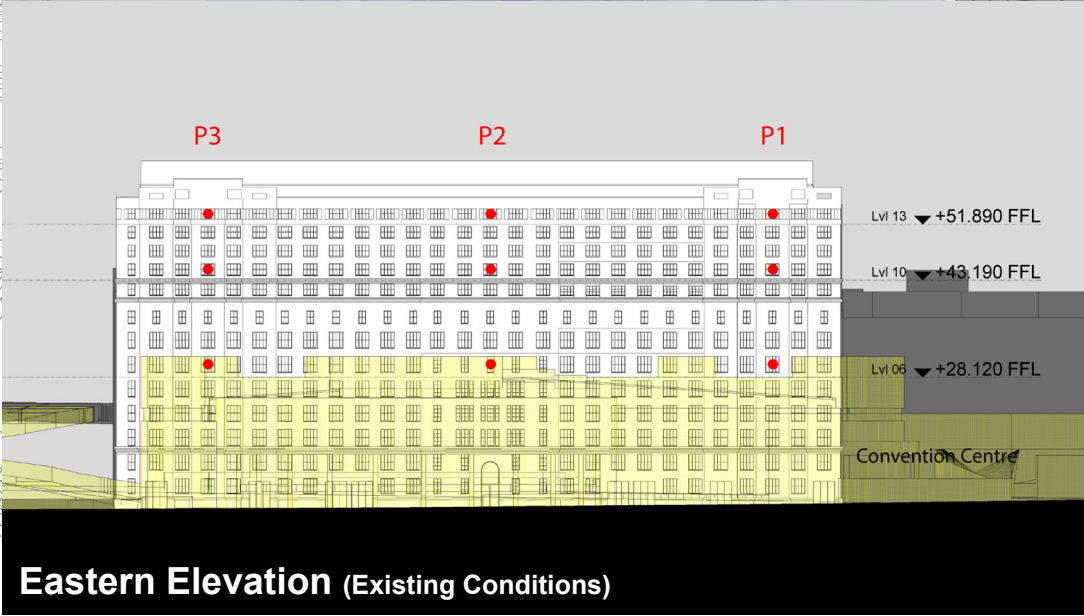
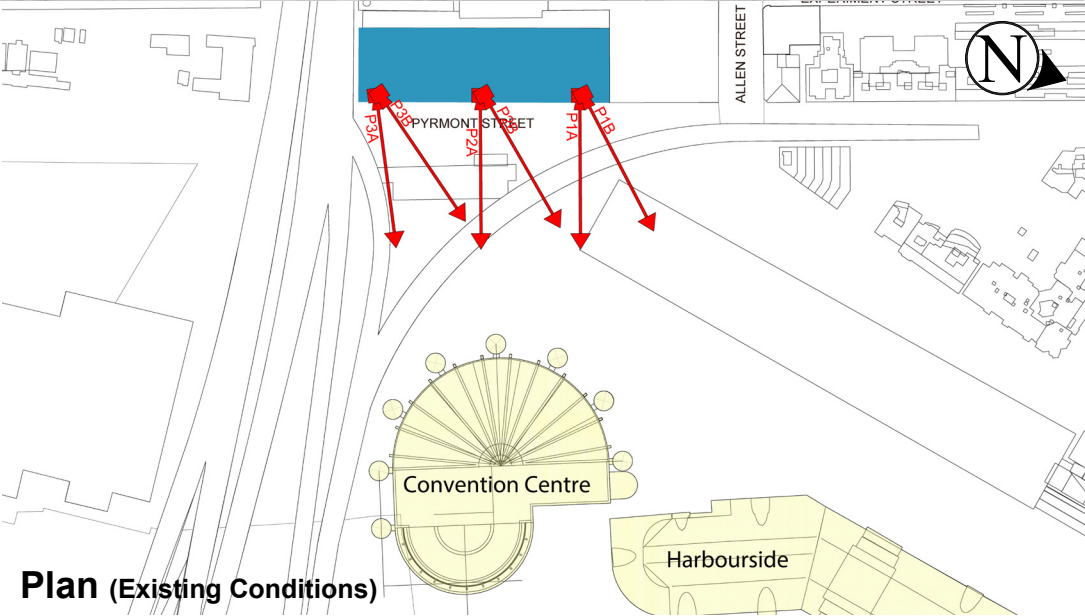
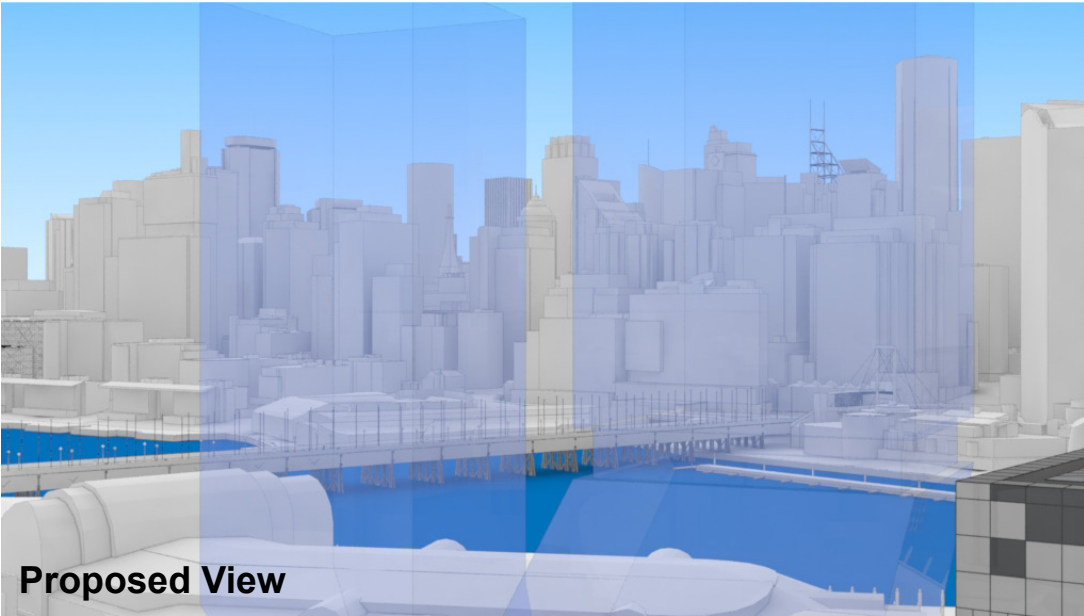
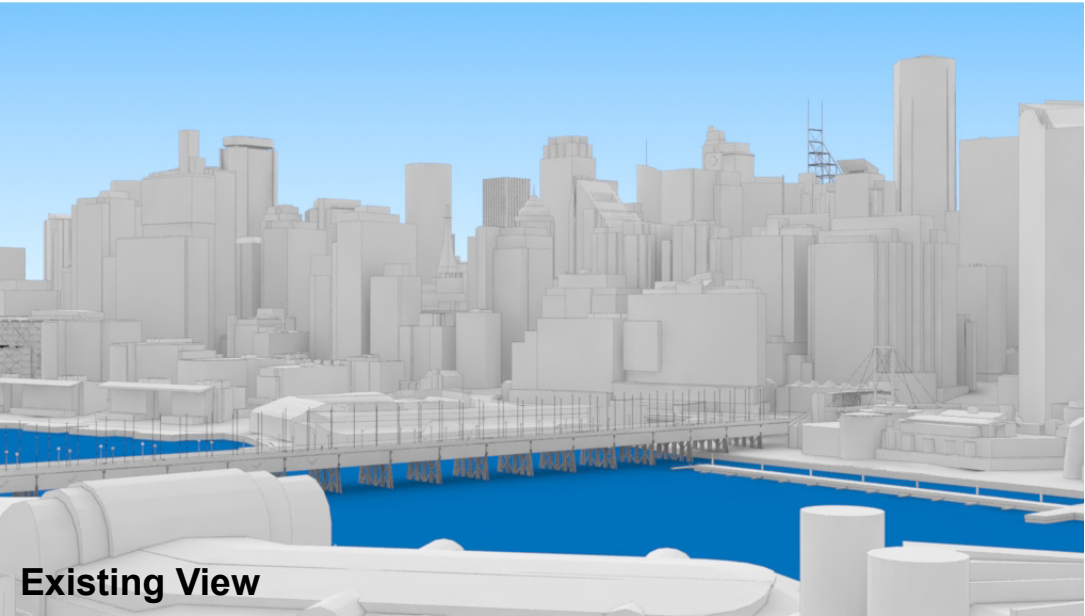
Key Building

Neighbouring Buildings

View Direction (50mm Camera)

Camera Position

Hotel (subject of a future separate DA.)



Oaks Goldsbrough Apartments

Position: P1B

Level: 10

RL: 44.790 (Camera Height)

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LEGEND:

Key Building

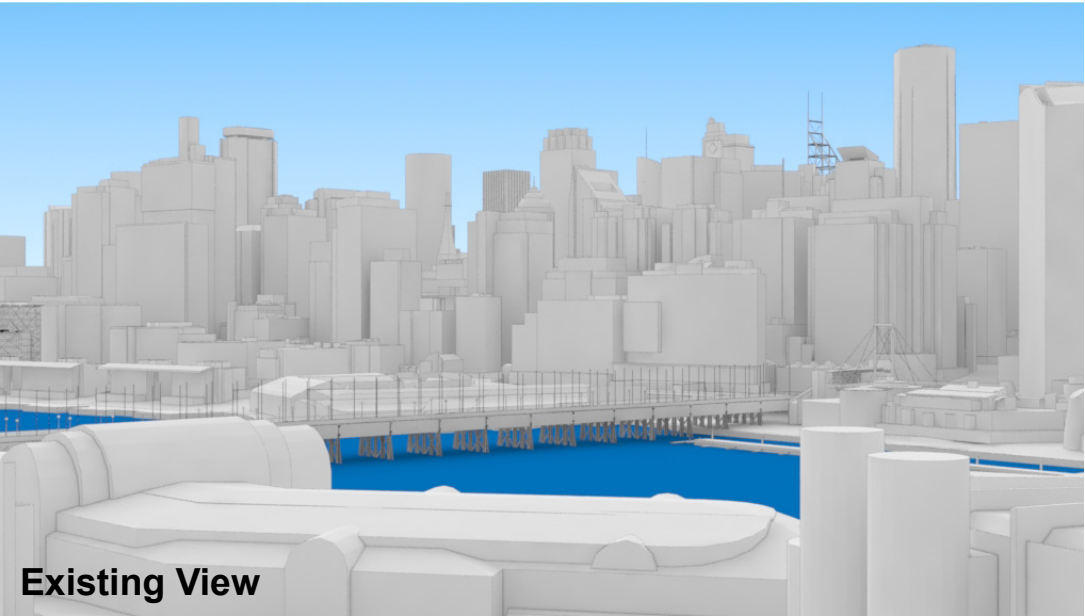
Neighbouring Buildings

View Direction (50mm Camera)

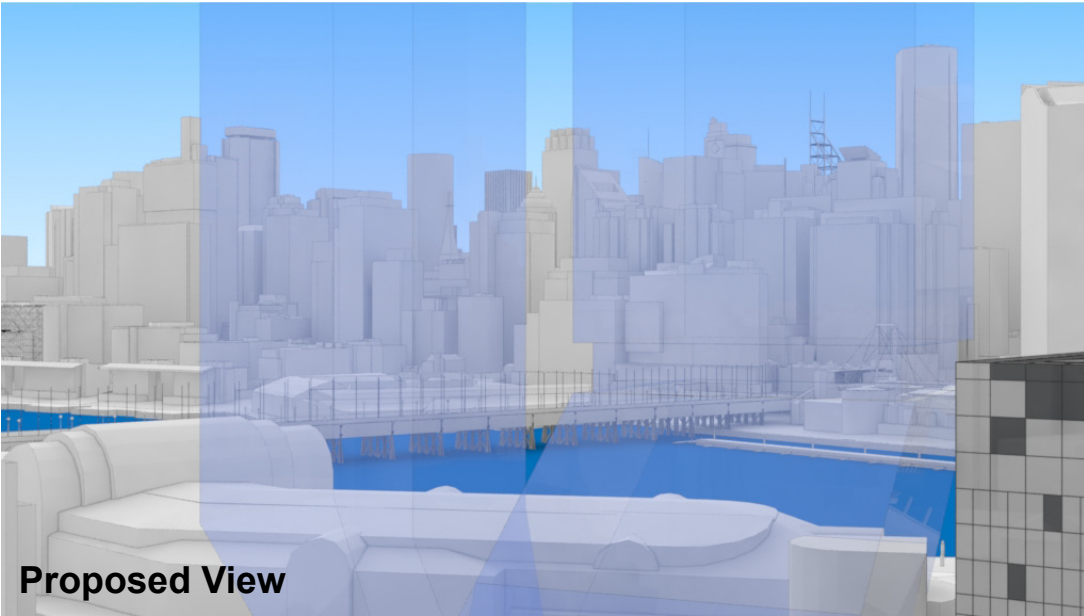
Camera Position

Hotel (subject of a future separate DA.)

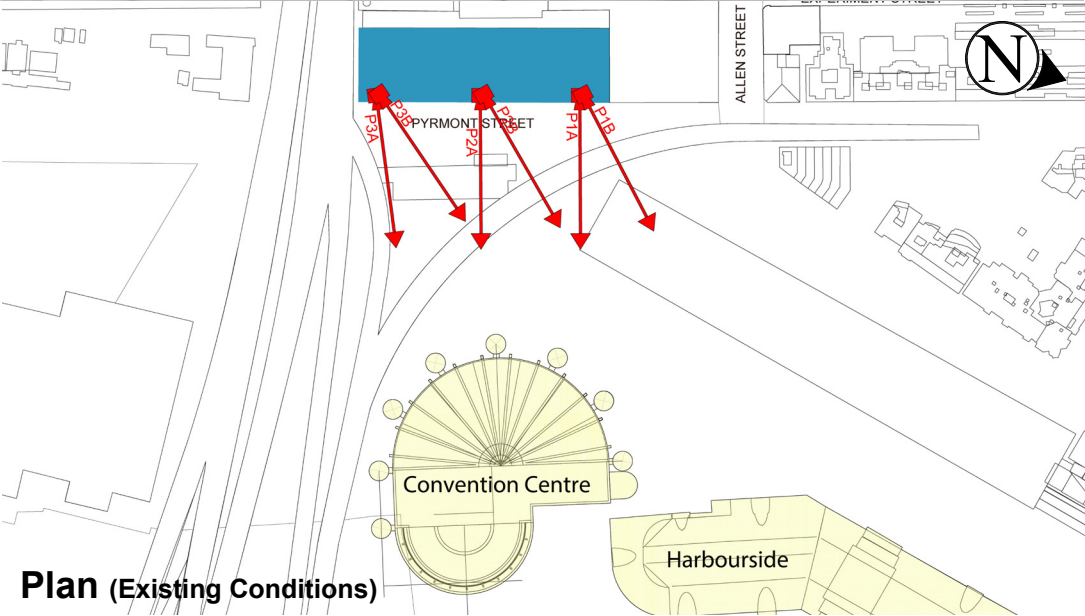
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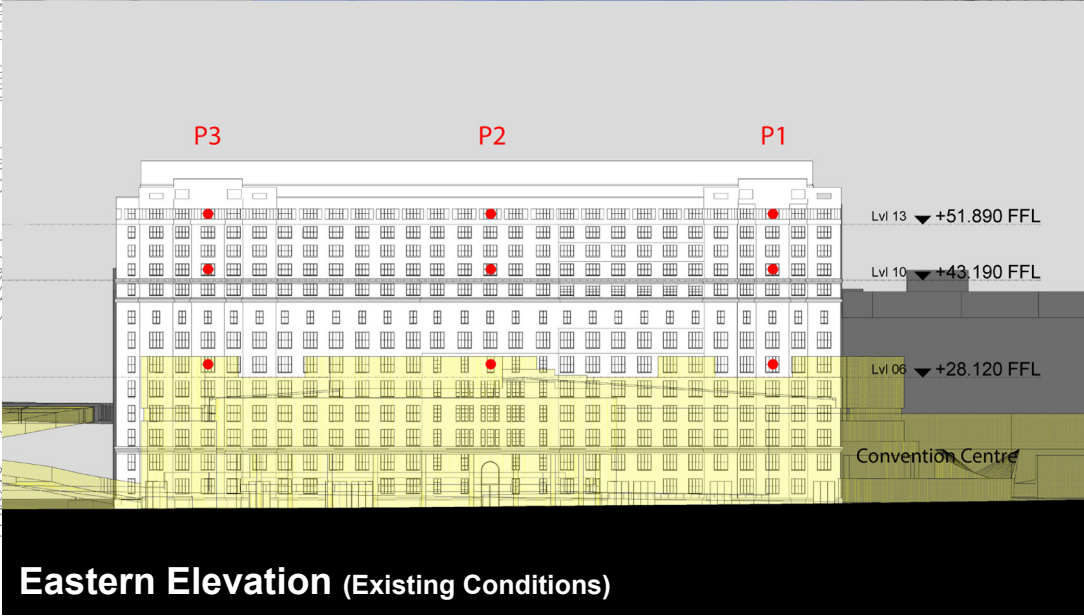
Existing View



Proposed View



Plan (Existing Conditions)



Eastern Elevation (Existing Conditions)

Oaks Goldsbrough Apartments

Position: P1B

Level: 06

RL: 29.720 (Camera Height)

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LEGEND:

Key Building

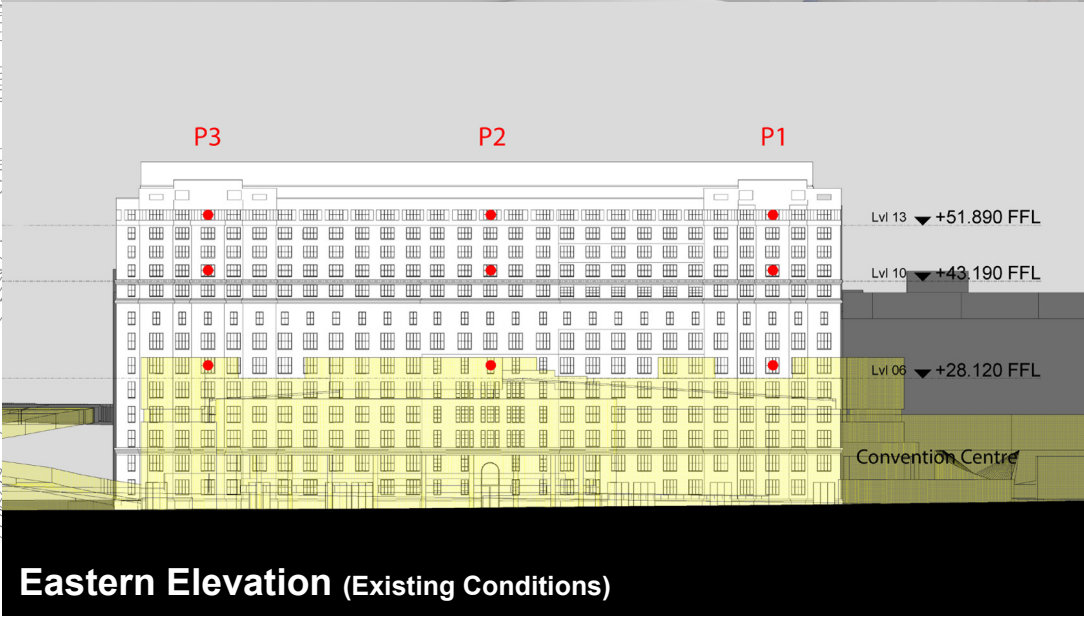
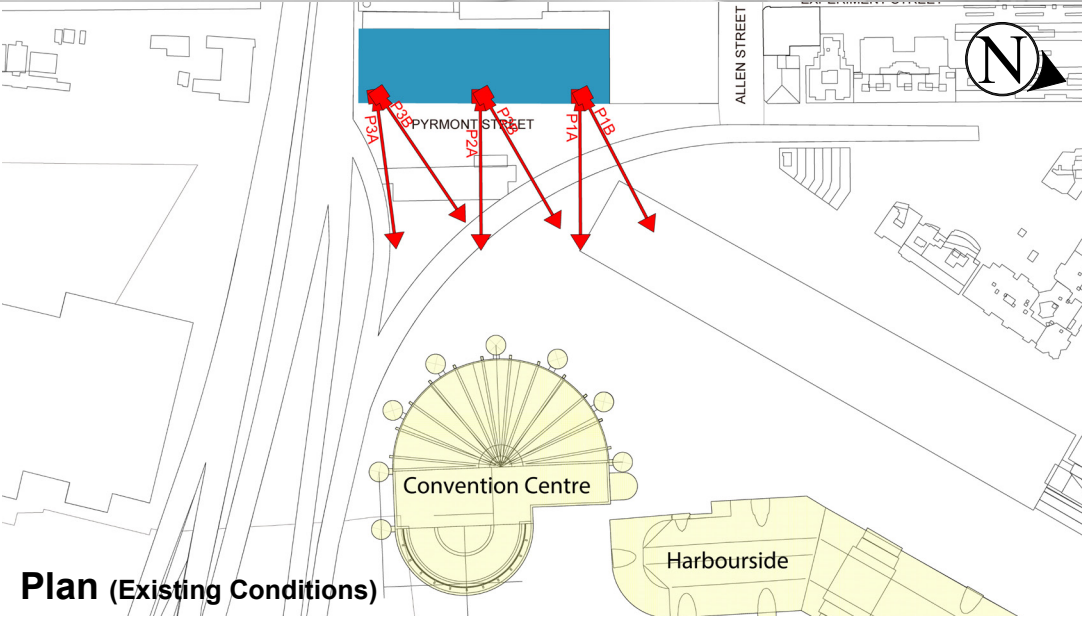
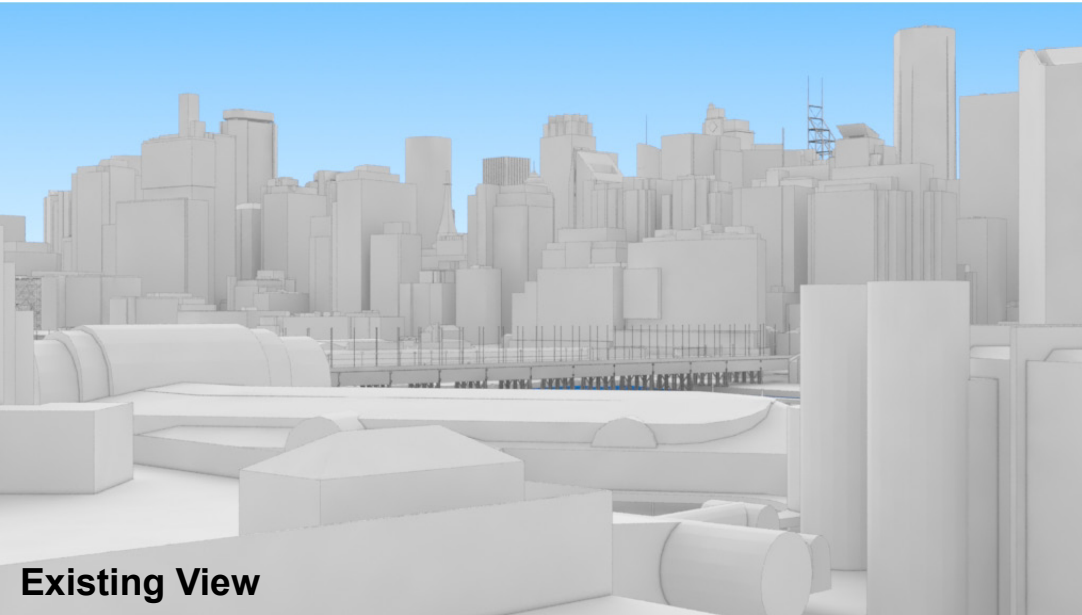
Neighbouring Buildings

View Direction (50mm Camera)

Camera Position

Hotel (subject of a future separate DA.)

32



Oaks Goldsbrough Apartments

Position: P2A

Level: 13

RL: 53.49 (Camera Height)

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LEGEND:

33

Key Building

Neighbouring Buildings

View Direction (50mm Camera)

Camera Position

Hotel (subject of a future separate DA.)

