

Built Form Amendment

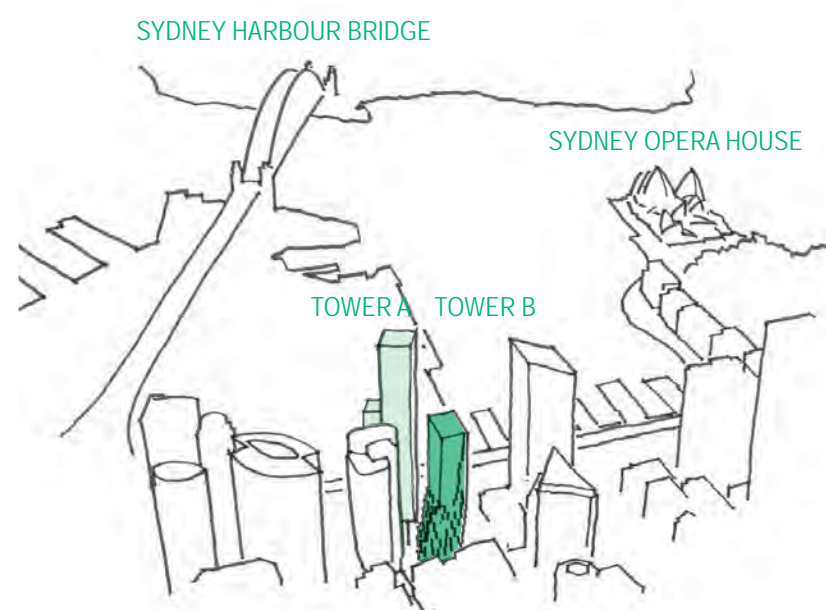
Envelope Justification - Tower composition

Creating Balance

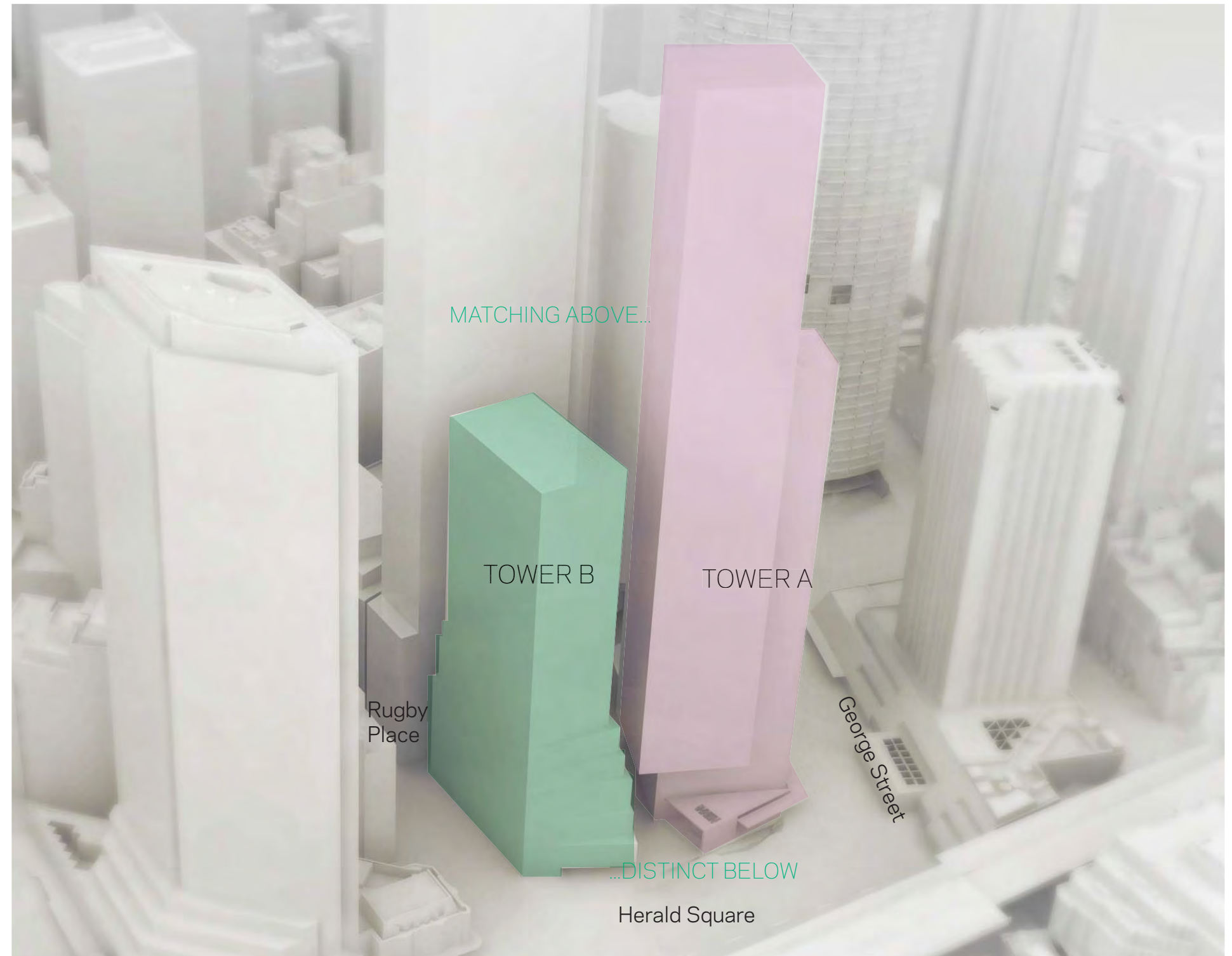
As a counterpart to the elegant Tower A volume, the new Hotel Tower B matches the geometric clarity at the top, and twists its way gently toward the ground—an architectural dance partner along the waterfront.

Both Tower A and Tower B become the city skyline as a balanced composition. Tower B is the shorter of the pair, but maintains its own character in connecting to the city and to the ground plane. Tower B is therefore simultaneously similar to and distinct from Tower A.

Along with the Sydney Opera House and the Harbour Bridge, the tower pair complete a triumvirate of key symbols at the city's waterfront.



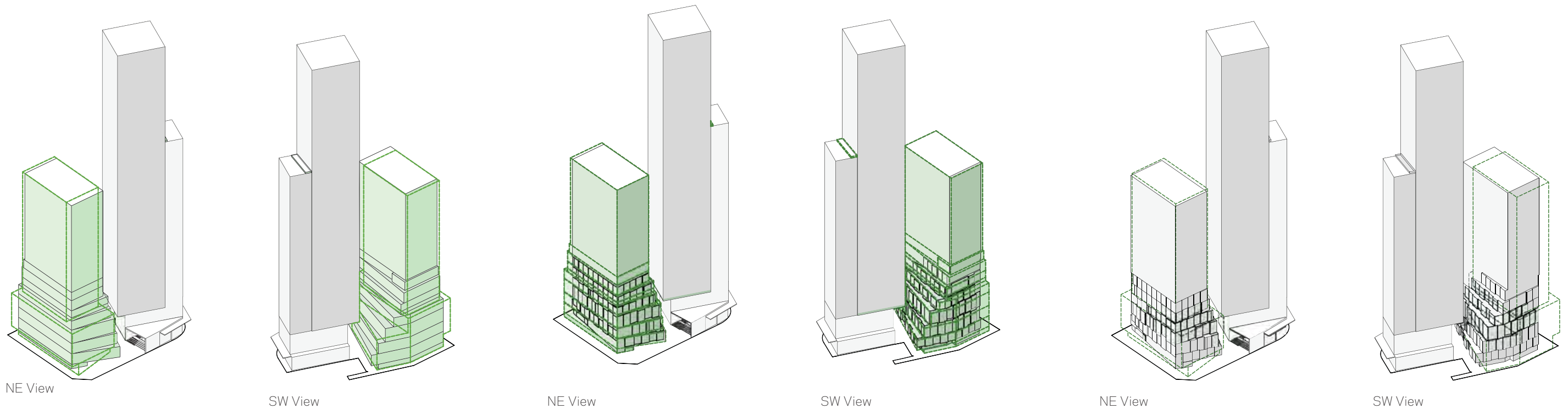
View of the harbour, looking north



Context massing, 3d overview.

Built Form Amendment

Massing Comparison



Approved Stage 1 DA Envelope **overlayed on** Proposed Stage 1 DA Envelope

Proposed Stage 1 DA Envelope **overlayed on** Proposed Stage 2 DA Building

Approved Stage 1 DA Envelope **overlayed on** Proposed Stage 2 DA Building

Envelope Comparison

Tower A - Minor envelope changes:

- **Addition** of canopy on level 39.
- **Addition** of 100mm on the underside of white volume.

Tower B - Envelope changes:

- **Building** shifts north by 5.1m
- **South** west podium massing follows the geometry of the building, allowing some flexibility for future facade / pixel adjustments.
- **Podium** massing on Pitt Street is reduced at the lower levels, opening up views to neighbours to the south, and increasing daylight at street level as well.

Key

| | |
|-----|-------------------|
| --- | Approved Envelope |
| — | Proposed Envelope |

Built Form Amendment

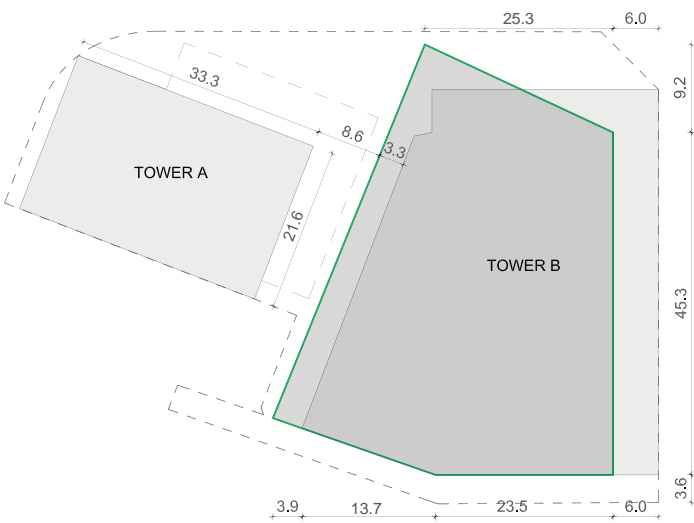
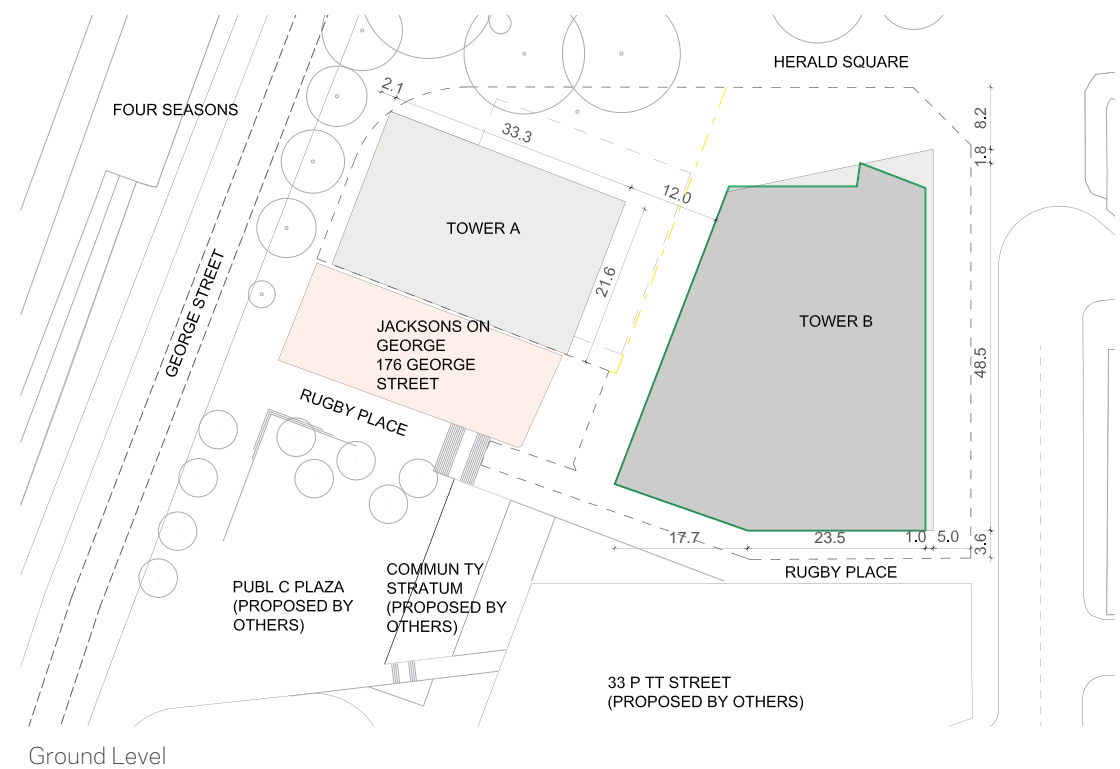
Envelope Setbacks

Envelope Overlay - Setbacks

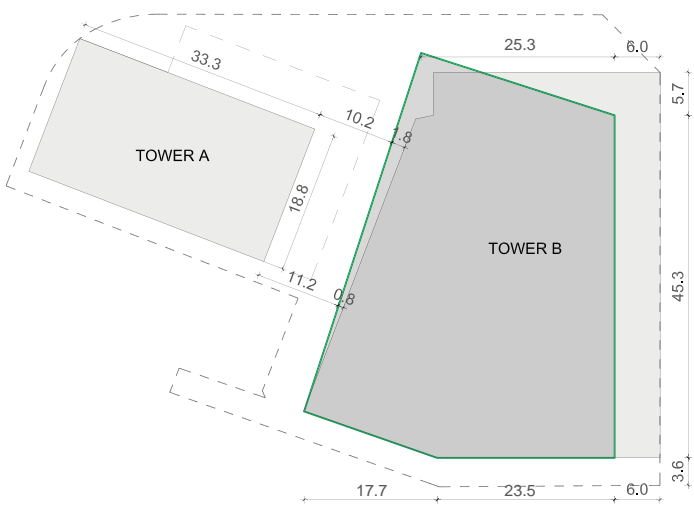
No setback changes to Tower A compared to the Stage 1 SSD Development Application - D/2015/1049/, as amended.

Tower B setback to Pitt Street is consistent with approved Stage 1 SSD Development Application - D/2015/1049/, as amended.

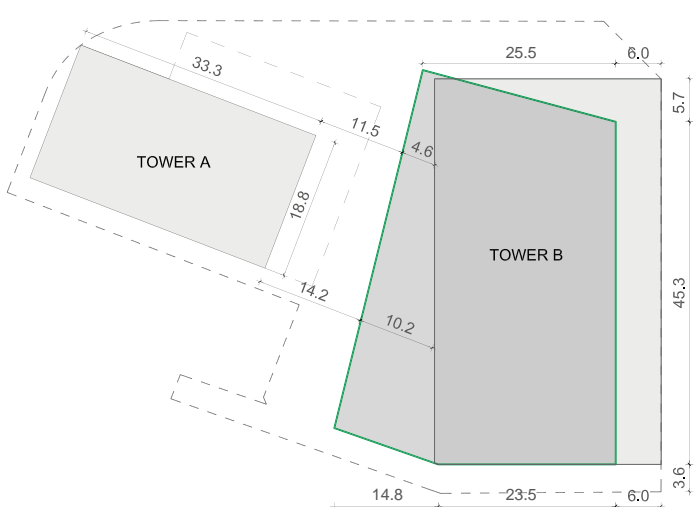
Proposed Tower B setback to Rugby Place is increased by 3 meters, a total 9 meters setback to boundary (Levels 11-26). The proposed Tower B setback to Tower A has a minor reduction in setback from 10.4 meters to 8.8 meters (Levels 11-26).



Level 1



Level 2



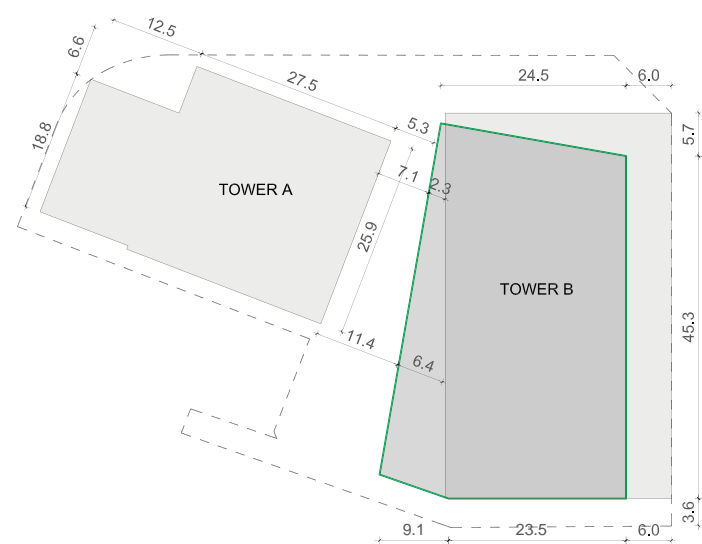
Level 3

Key

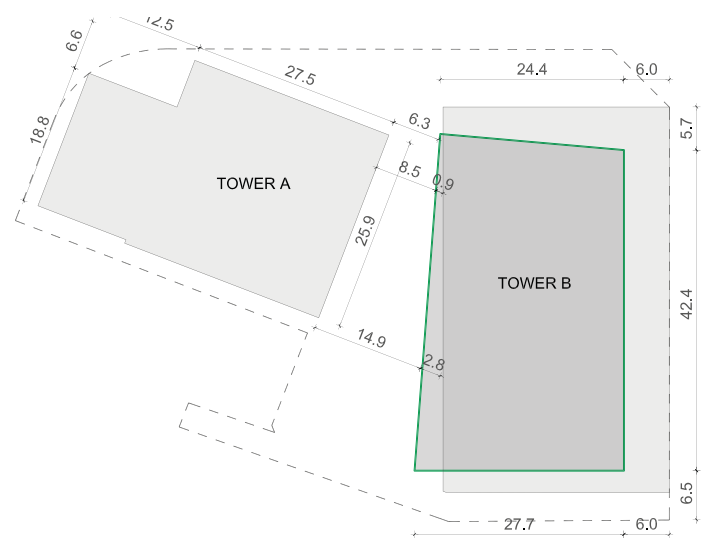
| |
|----------------------------|
| Approved Stage 1 DA SEC 96 |
| Proposed Building Envelope |
| Site Boundary |
| Jacksons on George |

Built Form Amendment

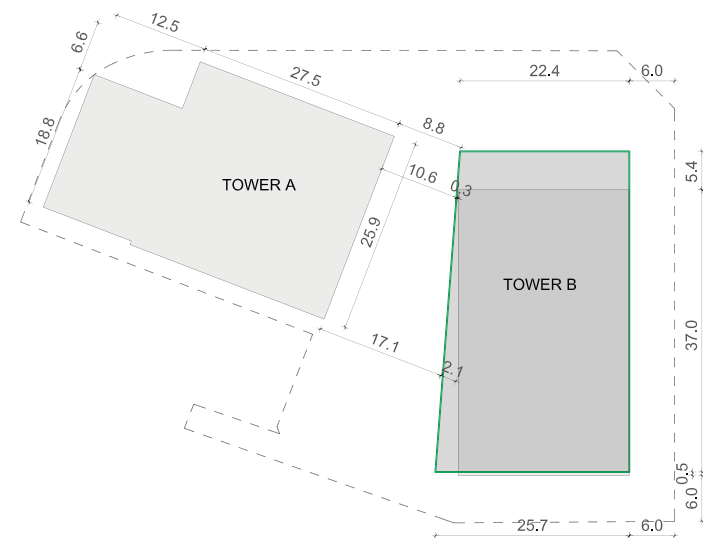
Envelope Setbacks



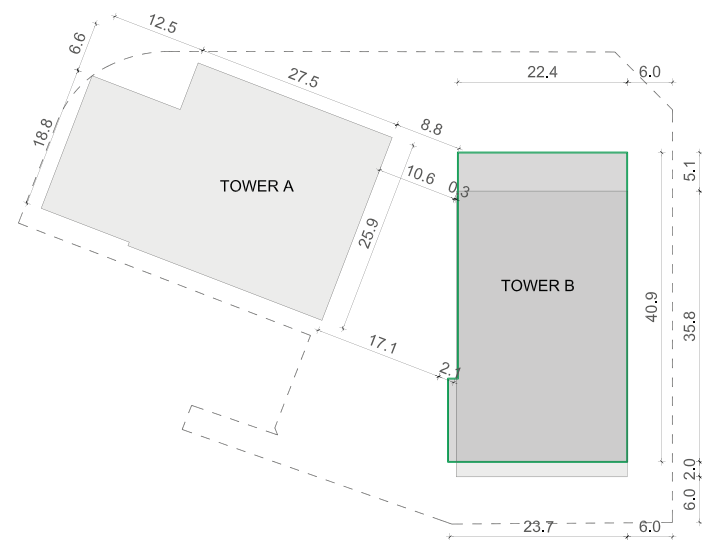
Level 4



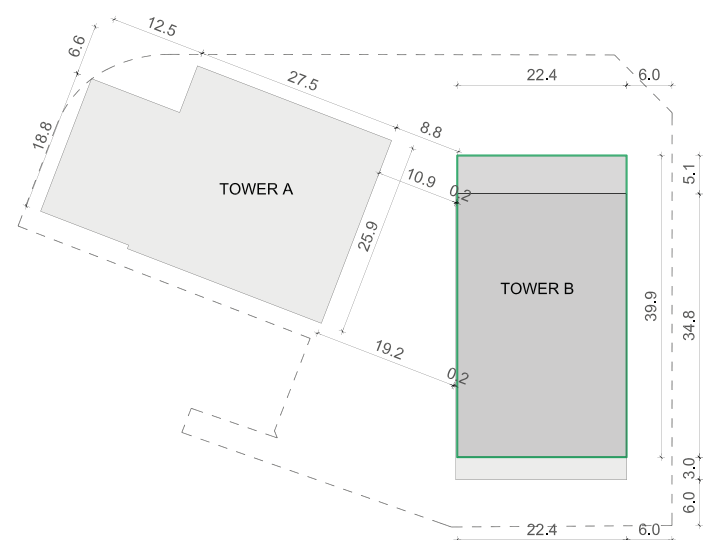
Level 5-6



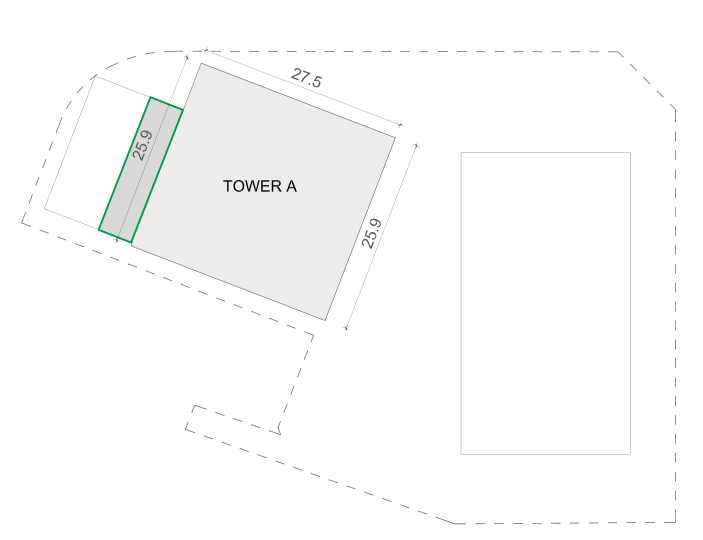
Level 7-8



Level 9 - 10



Level 11 - 12



Level 39

Key

- Approved Stage 1 DA SEC 96
- Proposed Building Envelope
- Site Boundary
- Jacksons on George

04 — Shadow Analysis



Shadow Analysis

Impact on Surrounding

Approved Envelope
Summer Solstice - 21 December



09am

Proposed Envelope
Summer Solstice - 21 December



09am

Key

- Existing Context & Approved DA Envelope Shadow
- Massing Envelope
- Rooftops affected by Proposed Envelope
- Street Level affected by Proposed Envelope
- Macquarie Place Extents

Shadow Analysis

Impact on Surrounding

Approved Envelope
Summer Solstice - 21 December



10am

Proposed Envelope
Summer Solstice - 21 December



10am

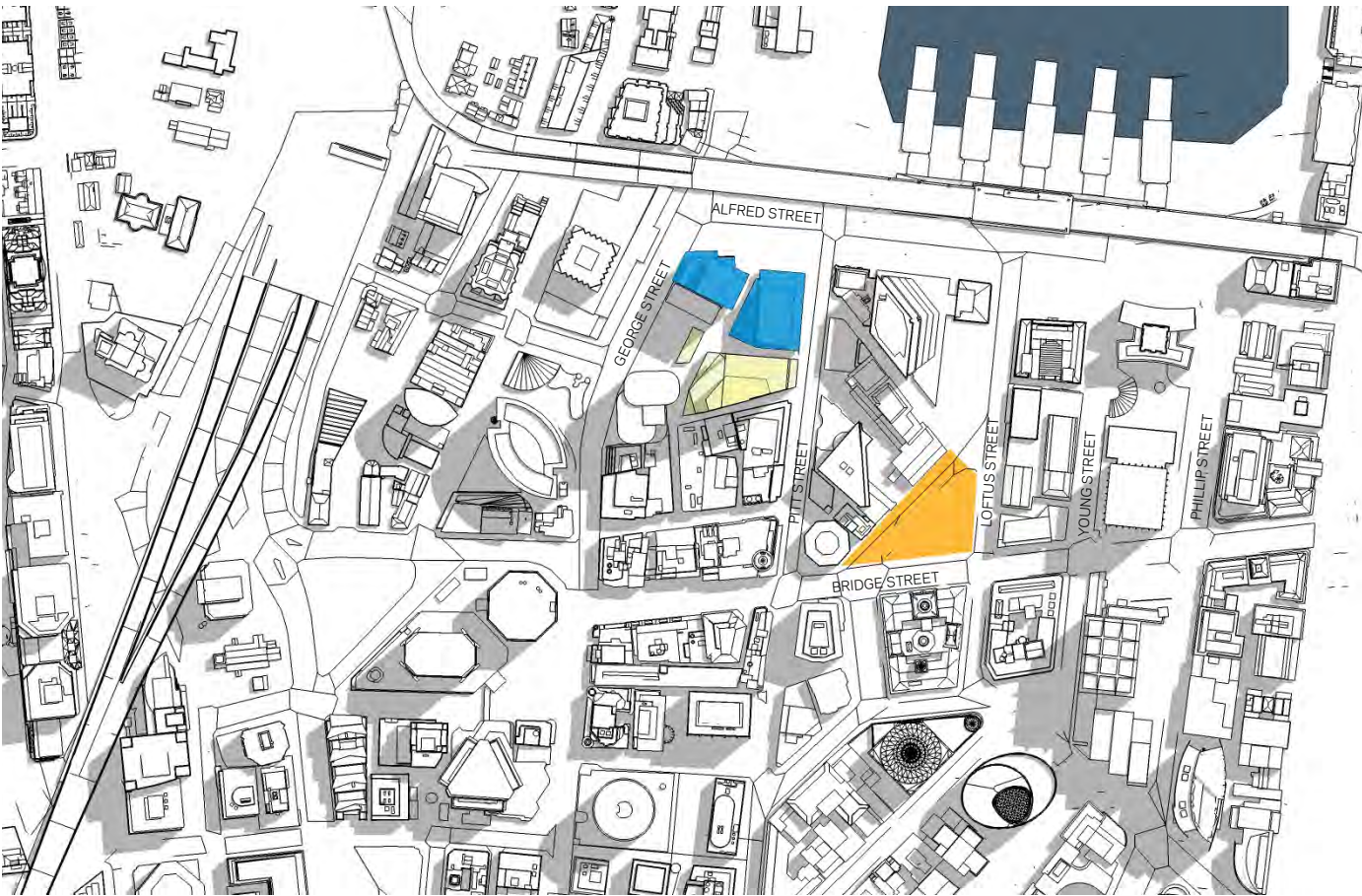
Key

- Existing Context & Approved DA Envelope Shadow
- Massing Envelope
- Rooftops affected by Proposed Envelope
- Street Level affected by Proposed Envelope
- Macquarie Place Extents

Shadow Analysis

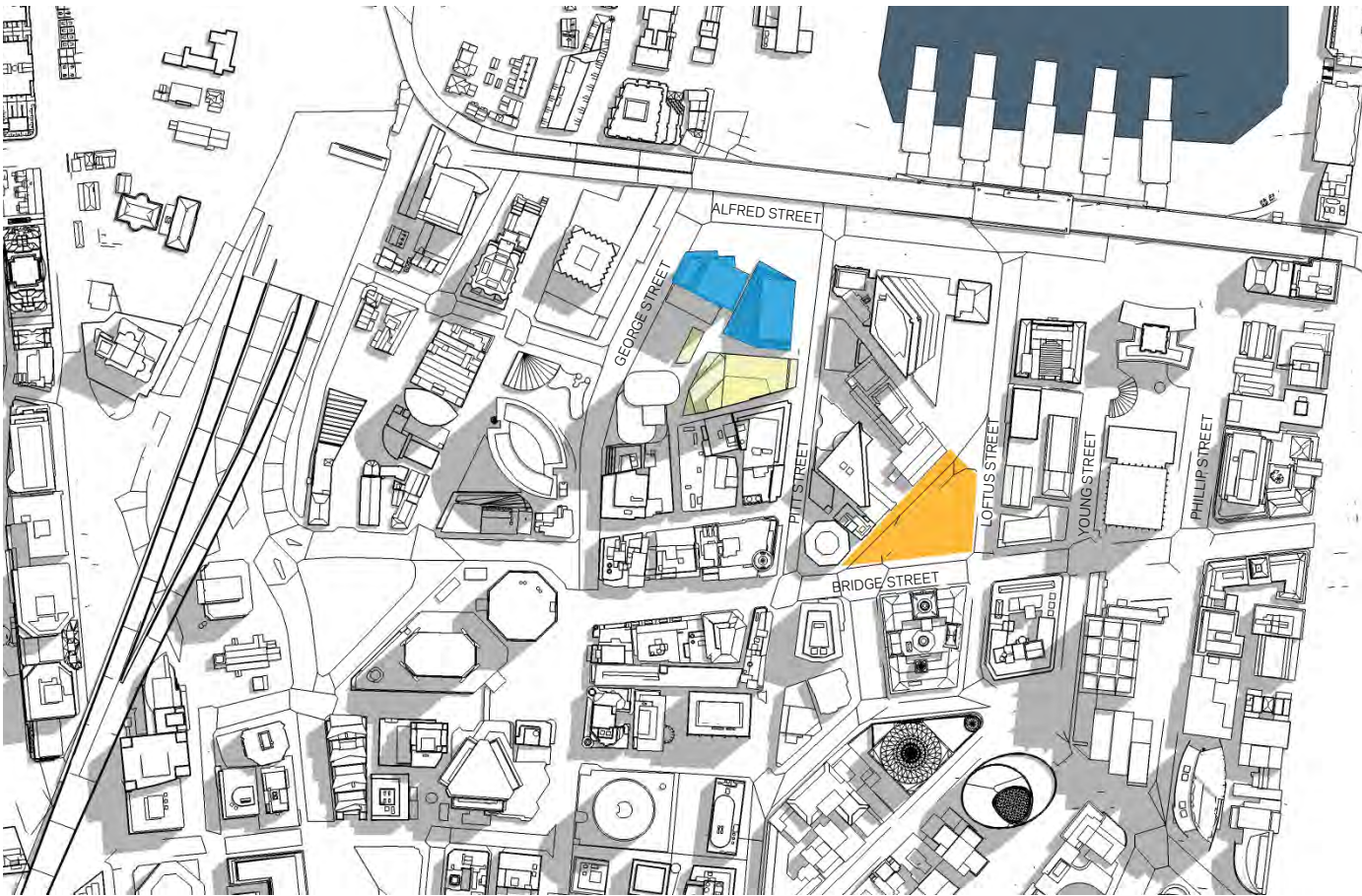
Impact on Surrounding

Approved Envelope
Summer Solstice - 21 December



11am

Proposed Envelope
Summer Solstice - 21 December



11am

Key

- Existing Context & Approved DA Envelope Shadow
- Massing Envelope
- Rooftops affected by Proposed Envelope
- Street Level affected by Proposed Envelope
- Macquarie Place Extents

Shadow Analysis

Impact on Surrounding

Approved Envelope
Summer Solstice - 21 December



12pm

Proposed Envelope
Summer Solstice - 21 December



12pm

Key

- Existing Context & Approved DA Envelope Shadow
- Massing Envelope
- Rooftops affected by Proposed Envelope
- Street Level affected by Proposed Envelope
- Macquarie Place Extents

Shadow Analysis

Impact on Surrounding

Approved Envelope
Summer Solstice - 21 December



01pm

Proposed Envelope
Summer Solstice - 21 December



01pm

Key

- Existing Context & Approved DA Envelope Shadow
- Massing Envelope
- Rooftops affected by Proposed Envelope
- Street Level affected by Proposed Envelope
- Macquarie Place Extents

Shadow Analysis

Impact on Surrounding

Approved Envelope
Summer Solstice - 21 December



02pm

Proposed Envelope
Summer Solstice - 21 December



02pm

Key

- Existing Context & Approved DA Envelope Shadow
- Massing Envelope
- Rooftops affected by Proposed Envelope
- Street Level affected by Proposed Envelope
- Macquarie Place Extents