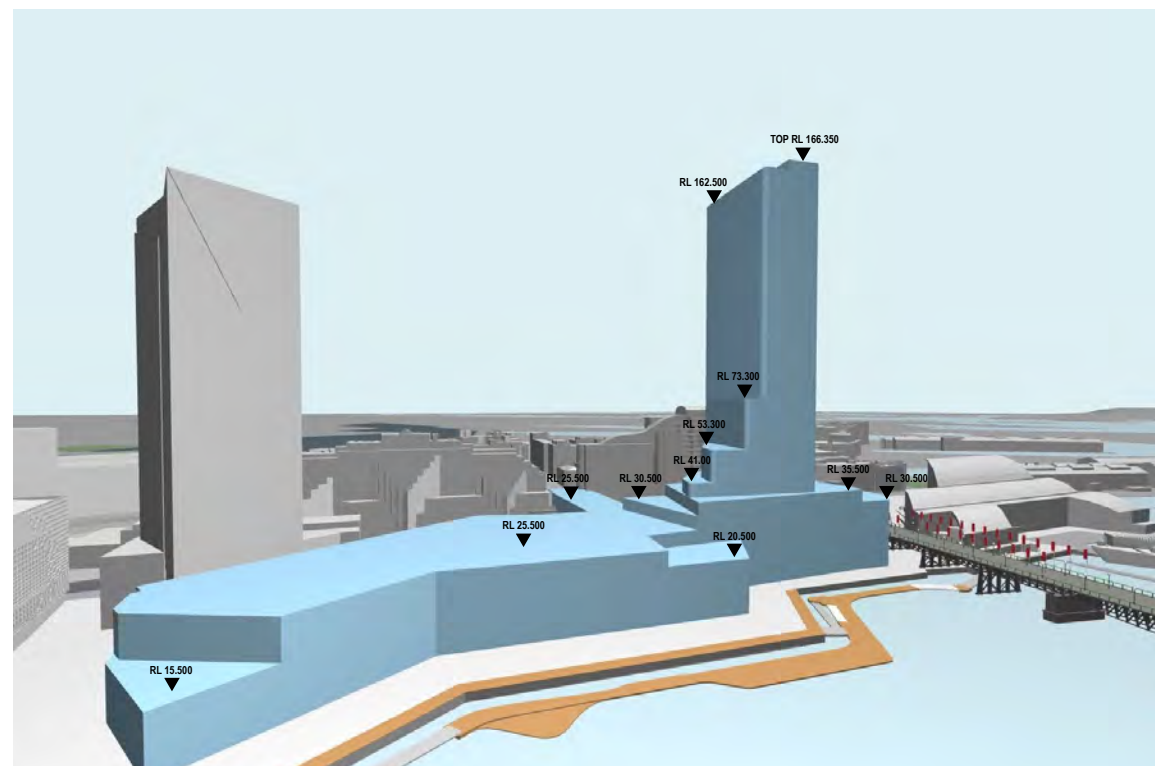


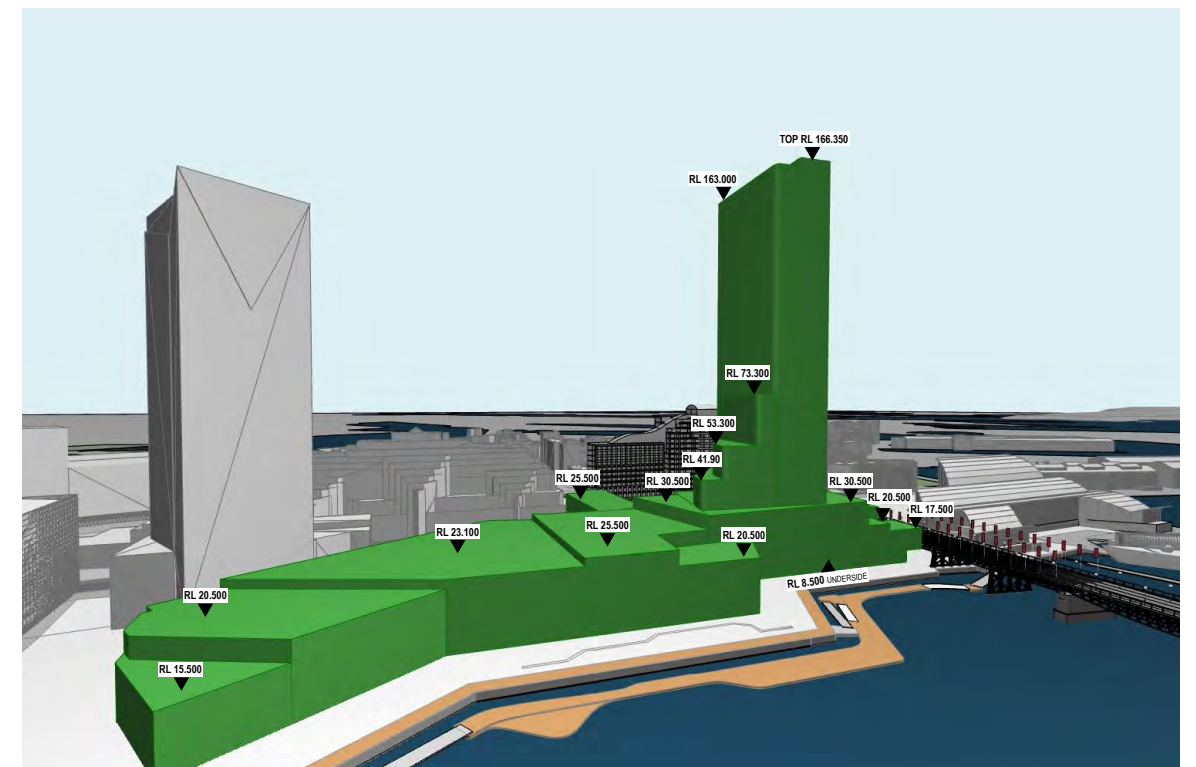
Envelope Evolution



Initial SSDA Envelope for residential

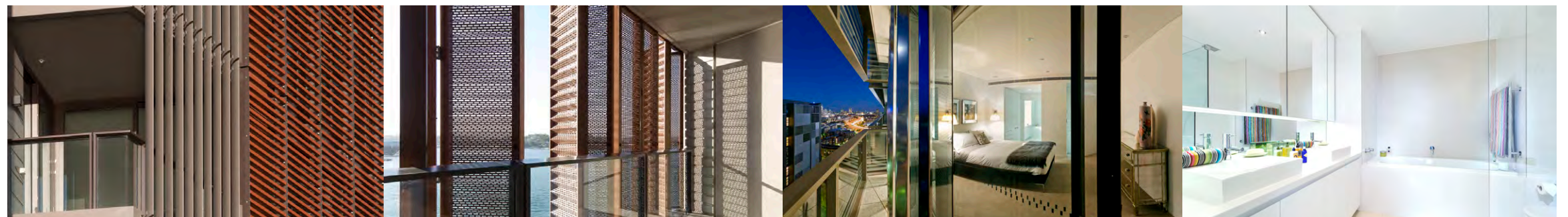
prior to review with adjacent landowners representatives

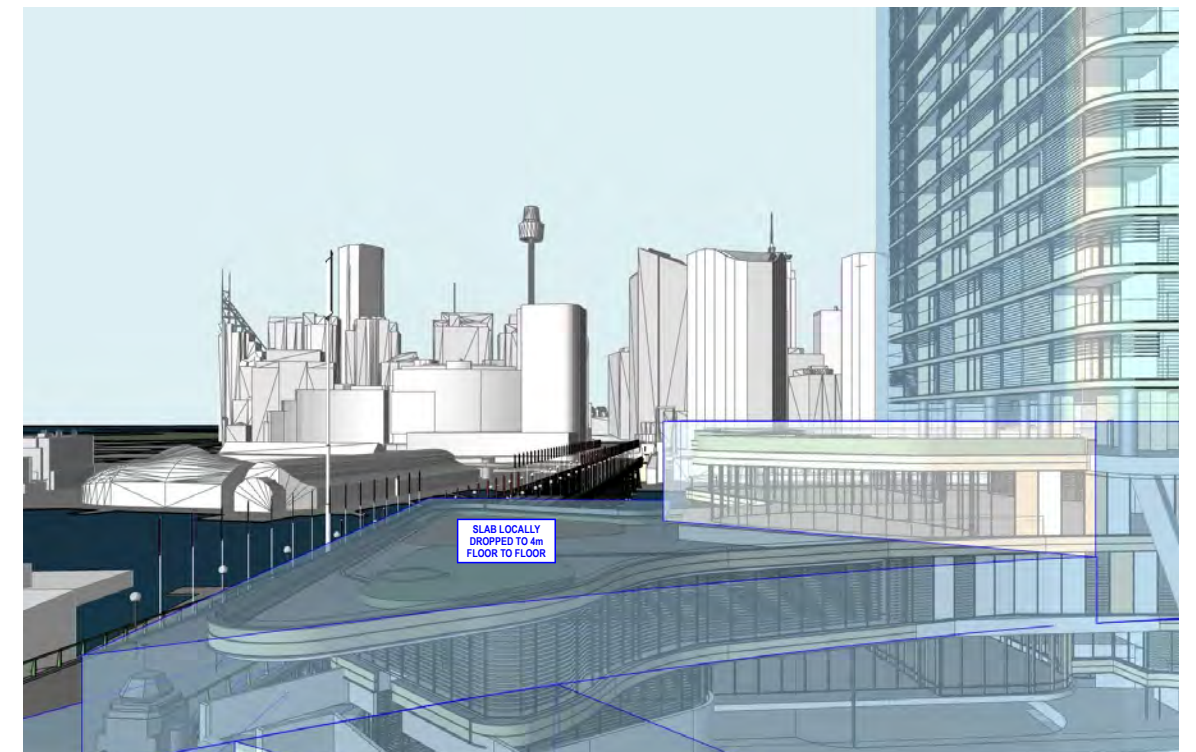
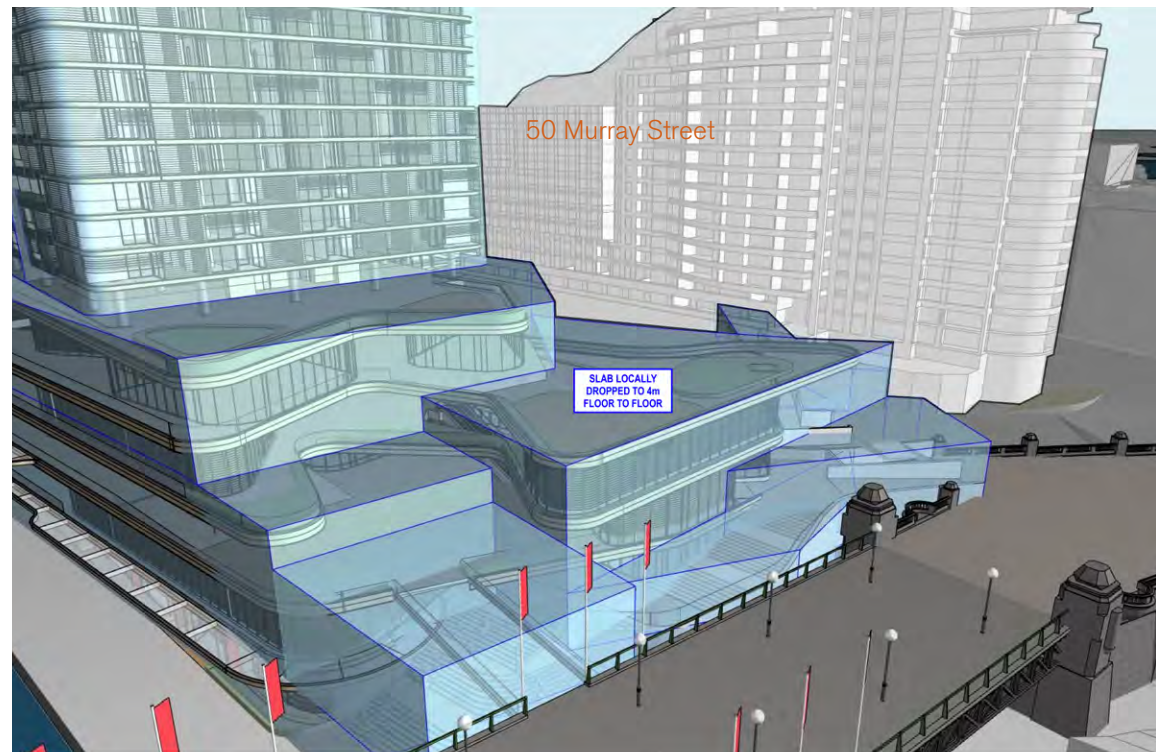
- This envelope was presented to surrounding users during consultation



Refined SSDA Envelope

- Northern bridge link over Darling Drive reinstated following review with representatives from 50 Murray Street
- Northern podium refined to improvement view sharing from 50 Murray Street
- Southern podium heights and form adjusted following review with ICC and ICC Hotel representatives





Refinements to SSDA envelope with consideration of 50 Murray St view sharing

Refinements to SSDA envelope with consideration of 50 Murray St view sharing

- Northern bridge link over Darling Drive reinstated following review with representatives from 50 Murray Street
- Northern podium refined to improve view sharing from 50 Murray Street



Image 90 sample of views from 50 Murray Street

8.0 Envelope Plans

This section provides envelope plans for the concept proposal that prescribe maximum heights, building extents and land uses. This section also seeks to describe the justification for the placement and extent of the building envelope.

The envelopes are sought to be approved under the Stage 1 SSDA and will form the basis for the the future detailed buildings [to be sought in subsequent Stage 2 DA(s)]

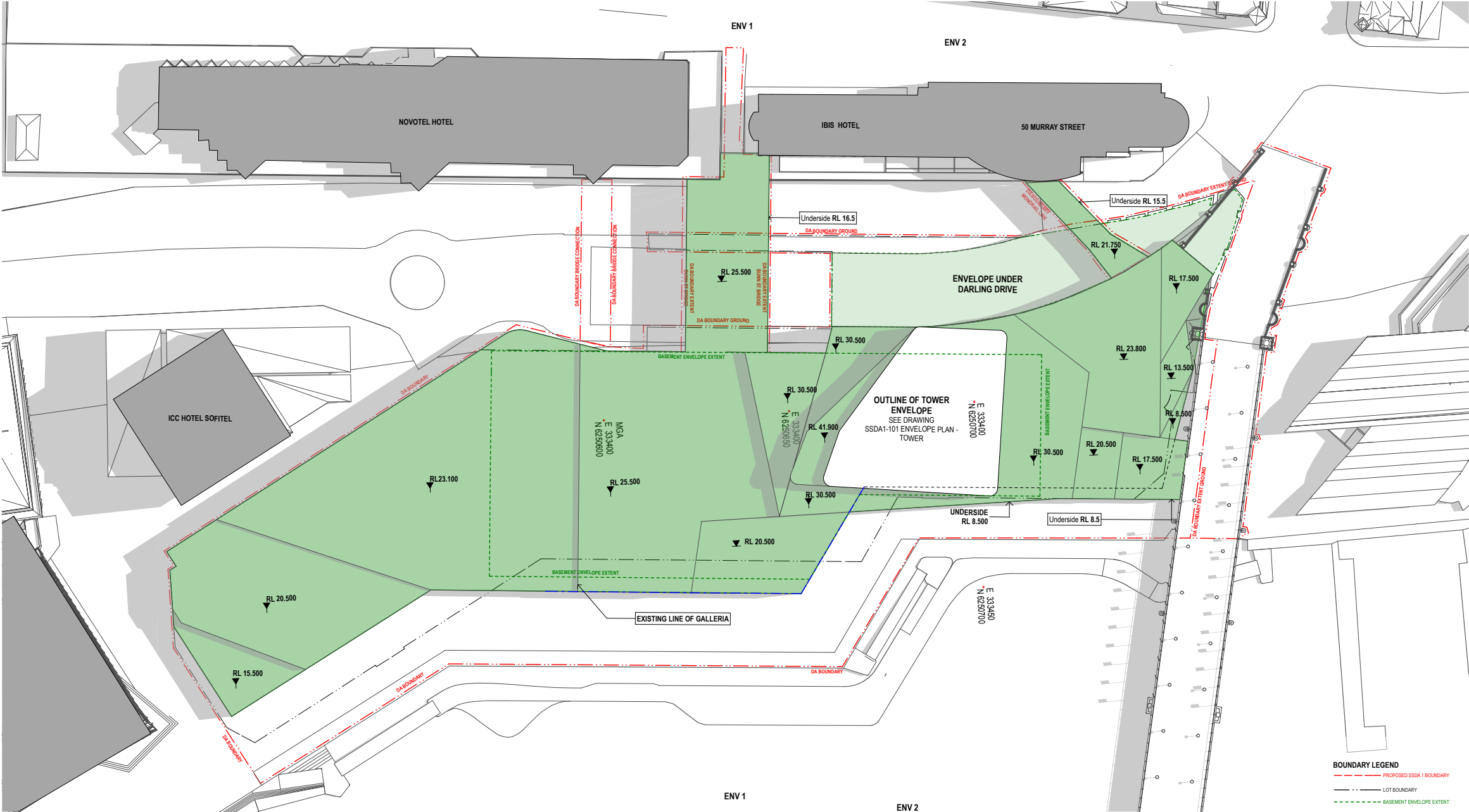
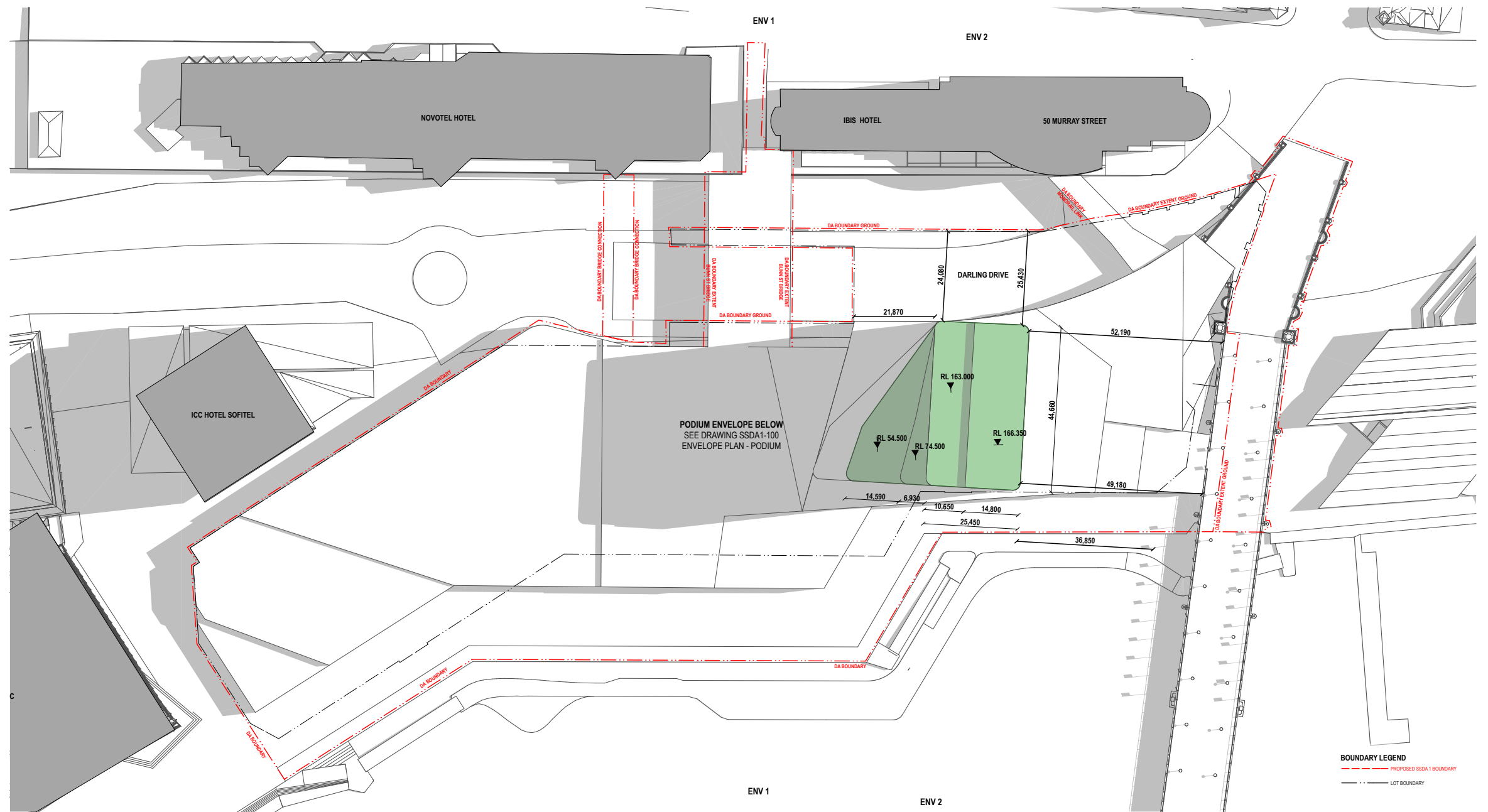
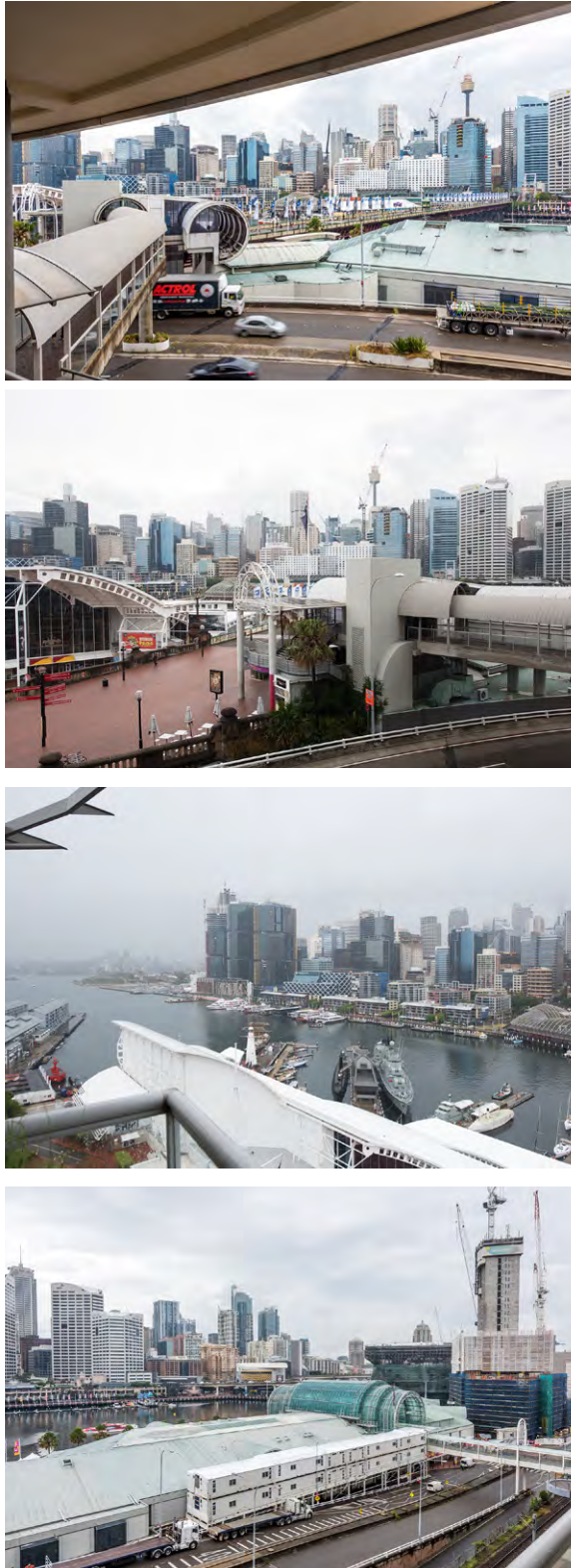


Image 91 Envelope Plan - Podium



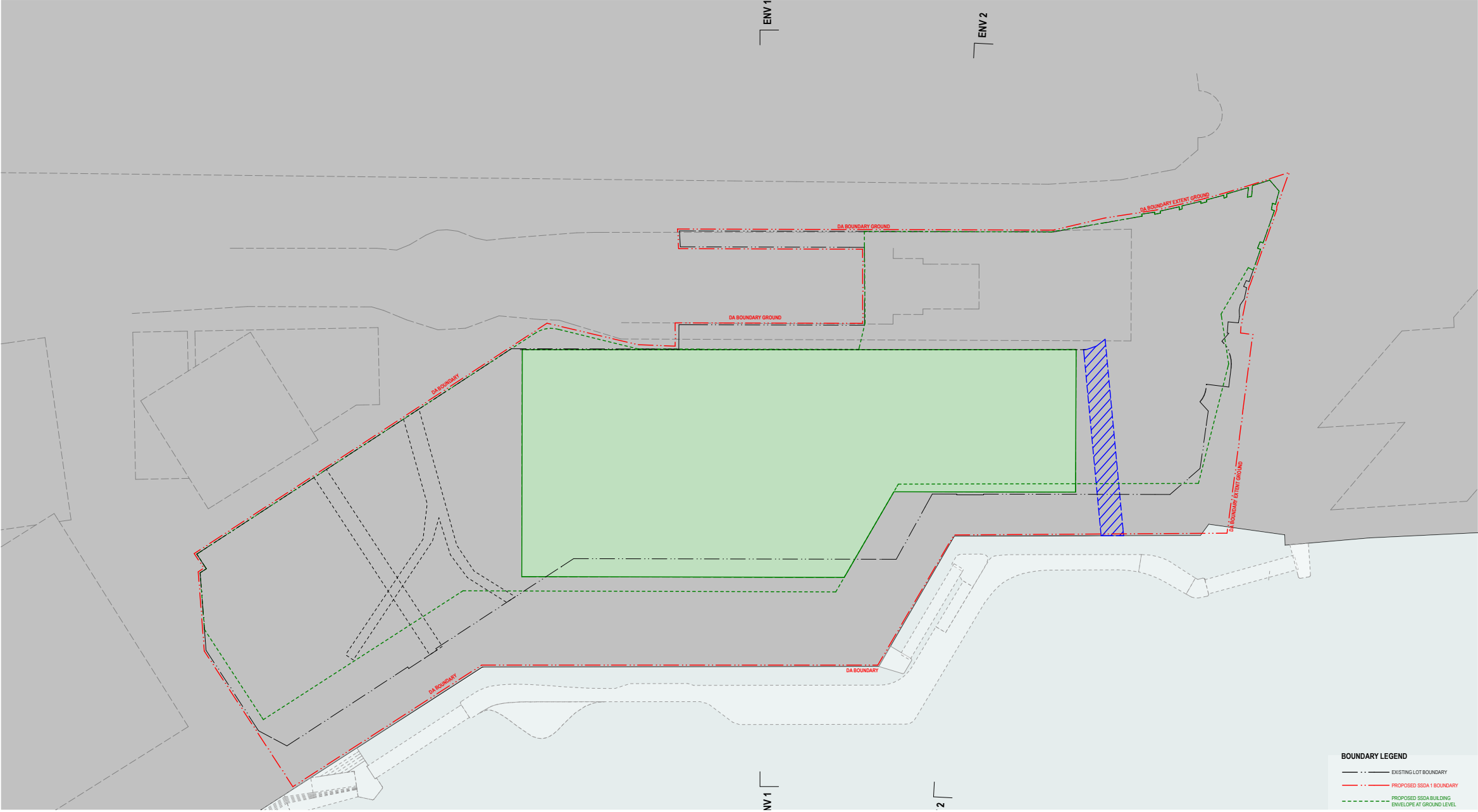


Image 94 Envelope Plan - Basement

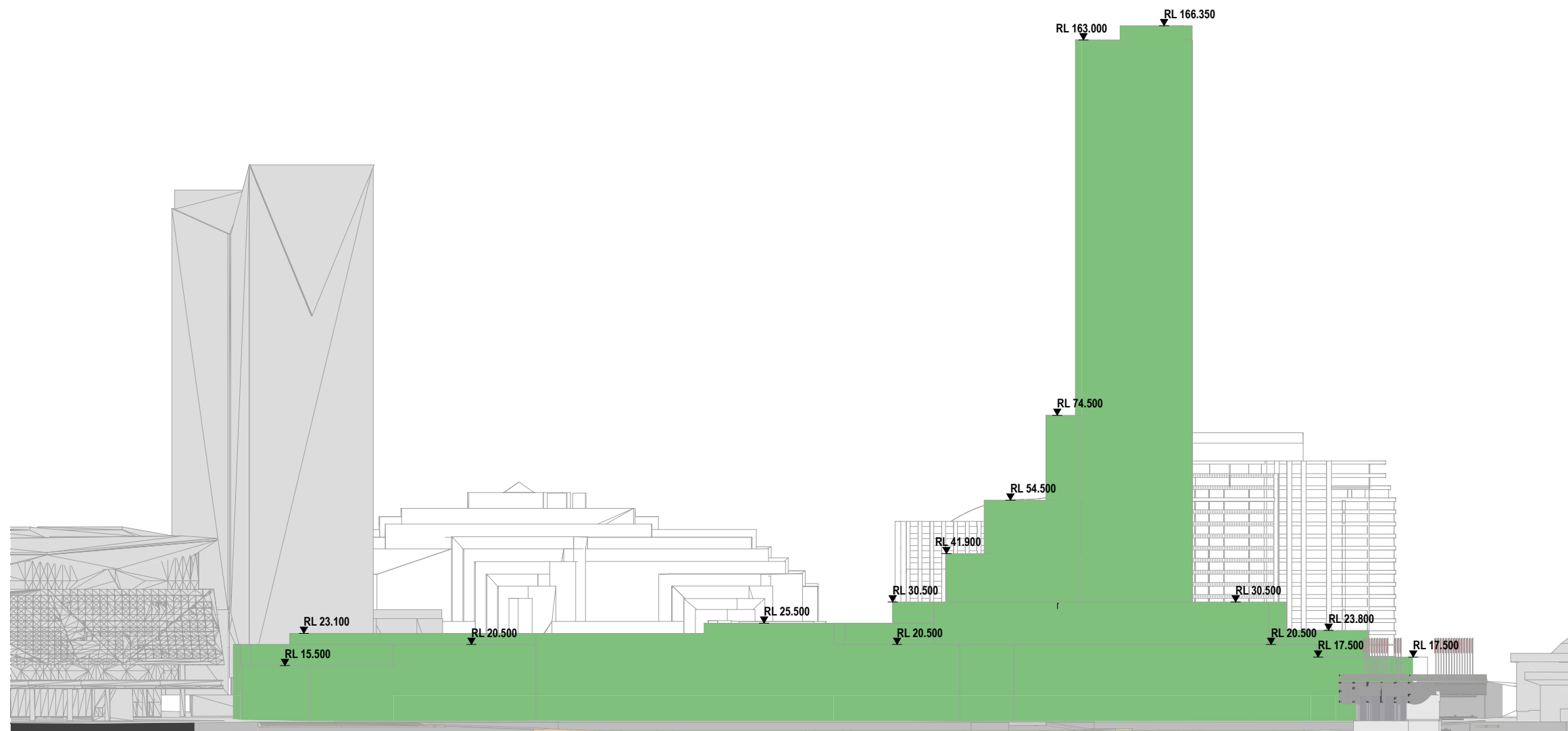


Image 95 Envelope Plan - Eastern Elevation

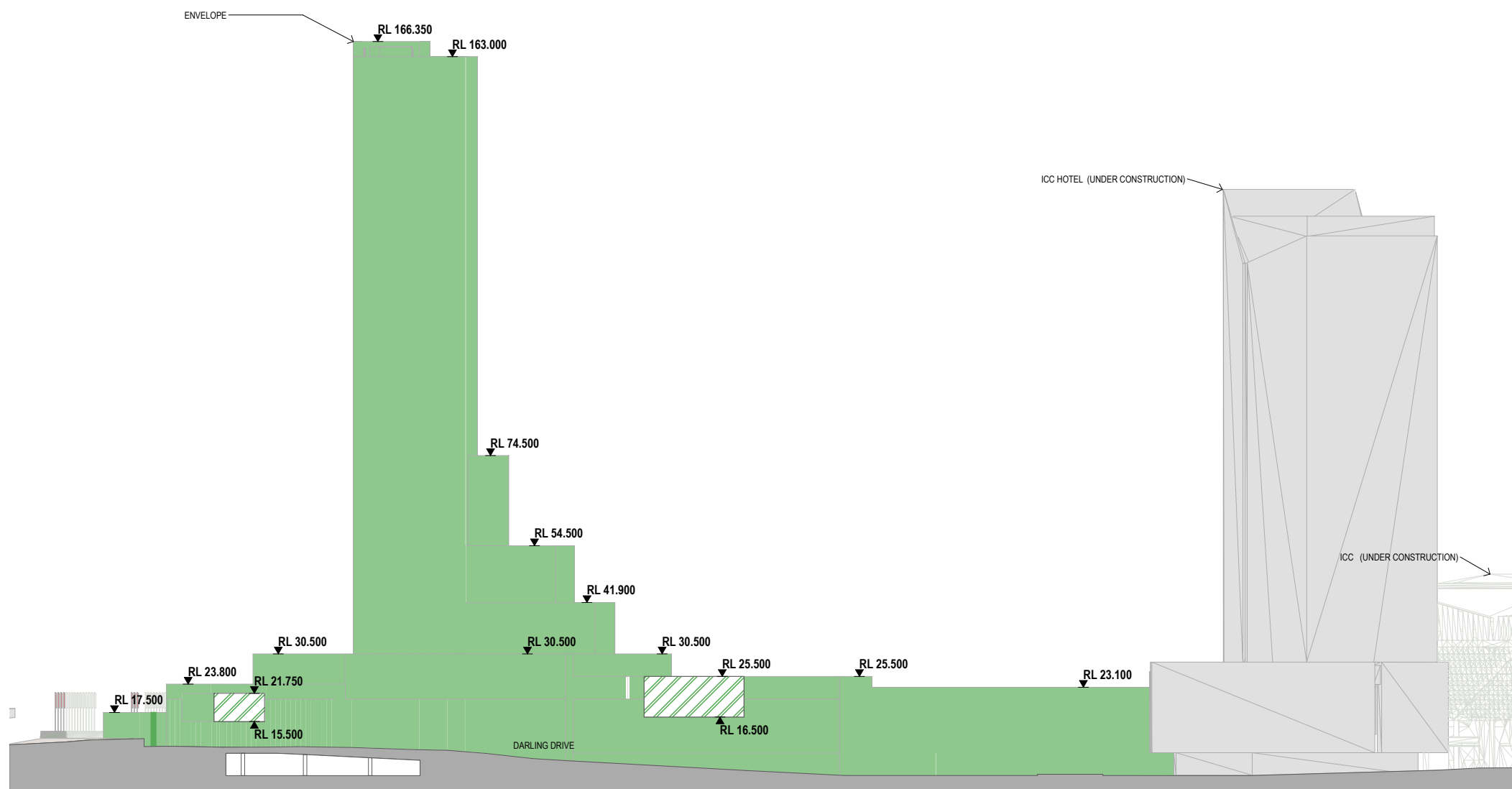


Image 96 Envelope Plan - Western Elevation

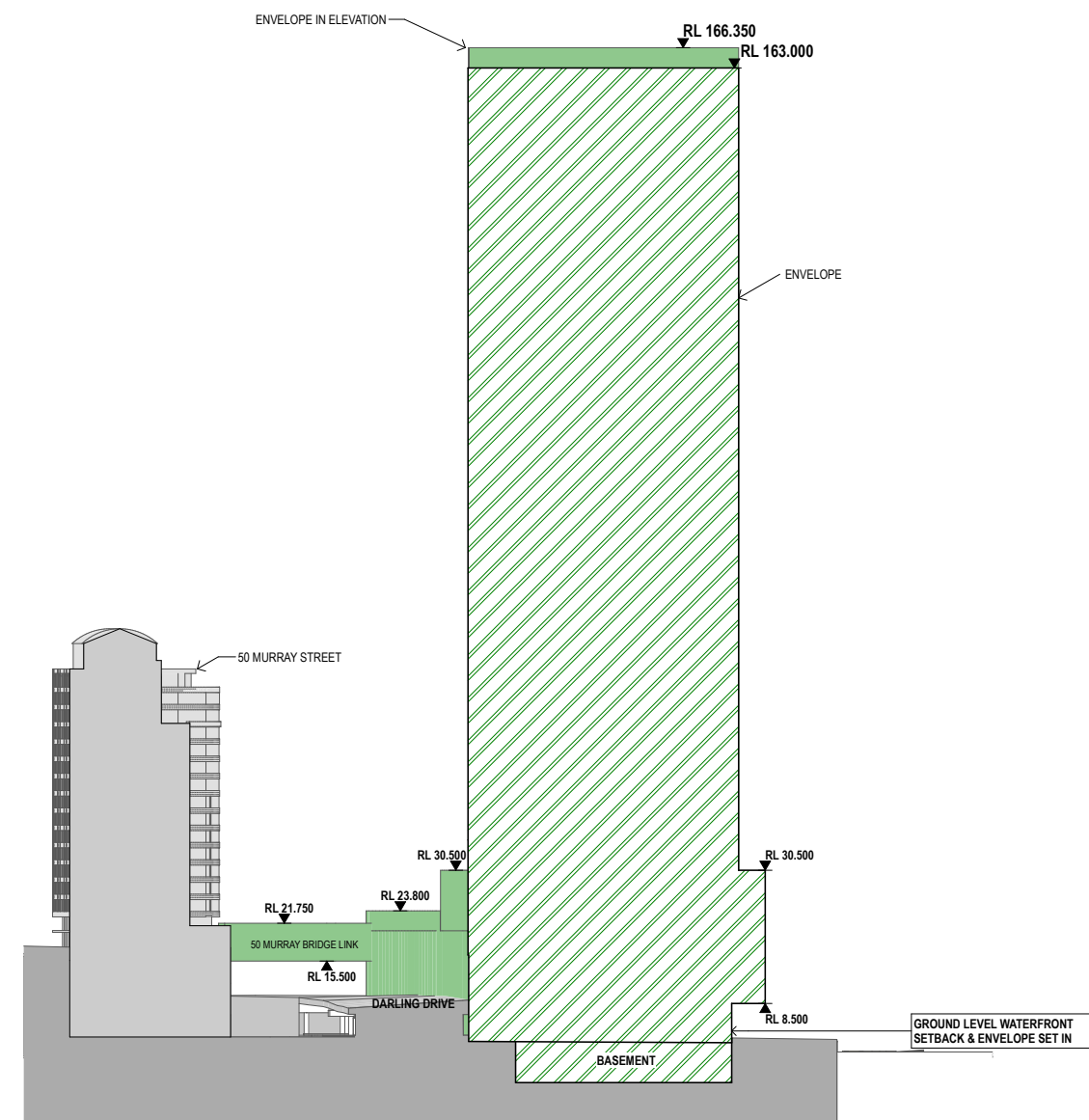
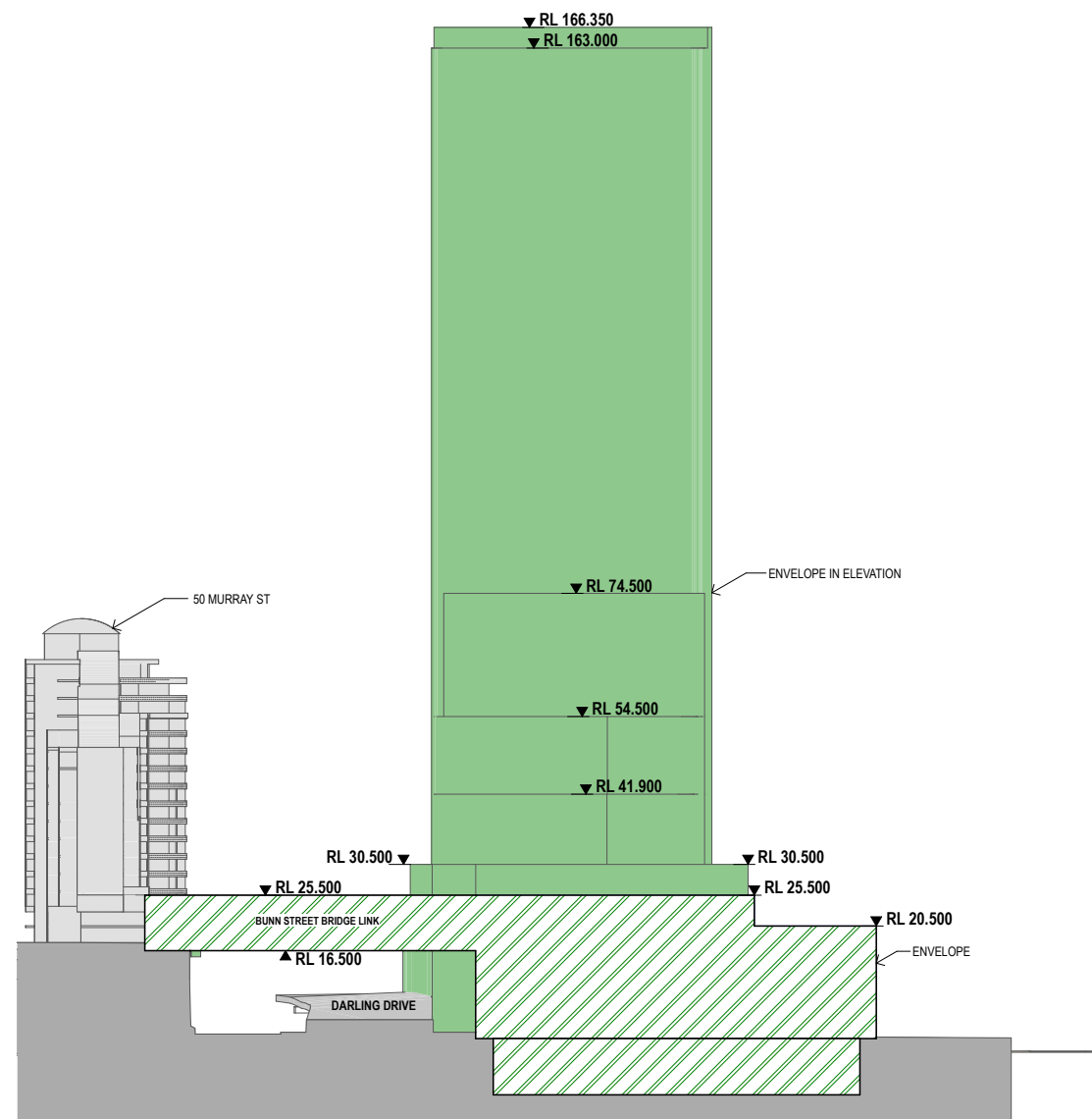


Image 97 Envelope Plan - E-W Sections AA & BB

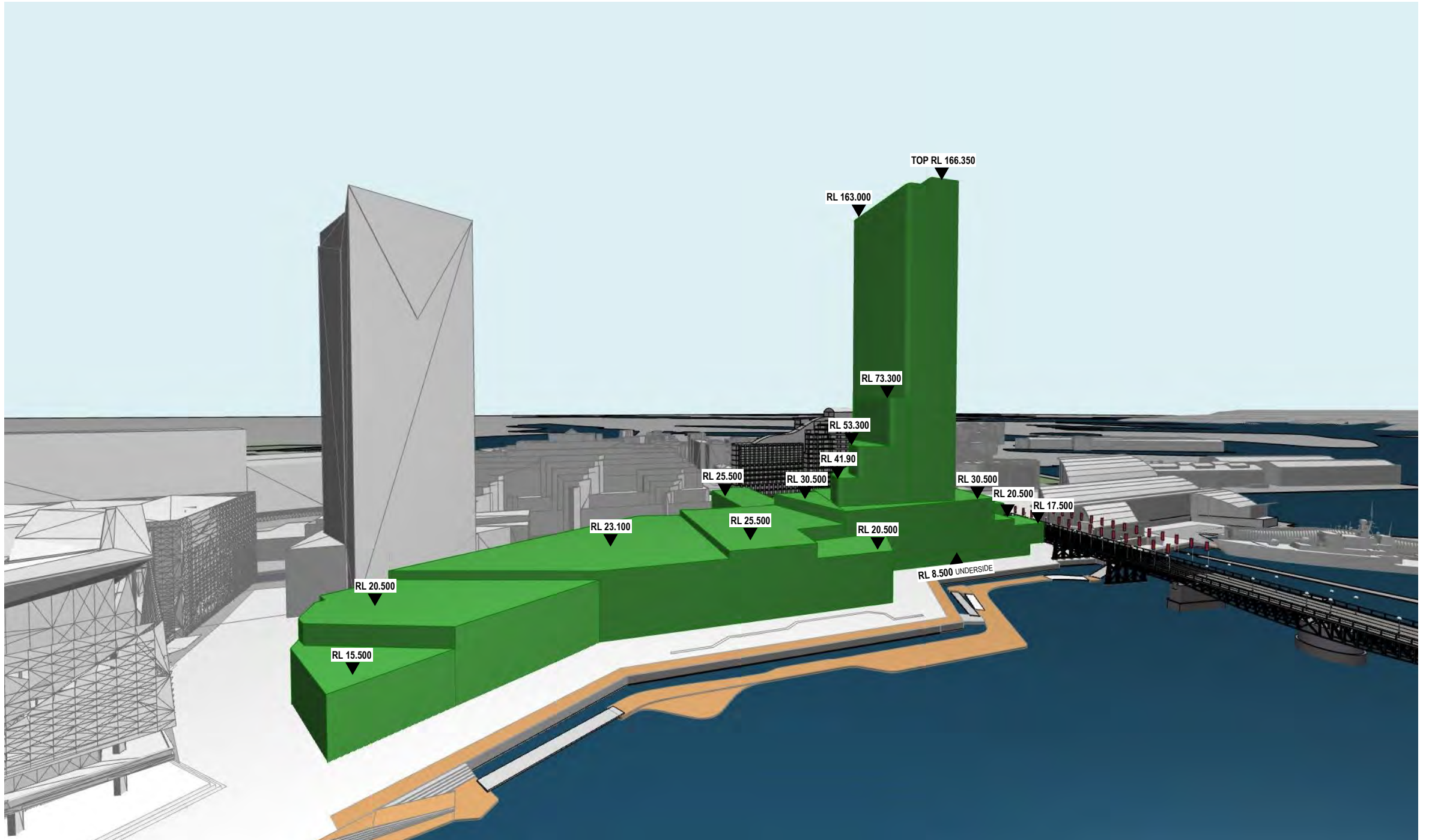


Image 98 Envelope Perspective - View 1

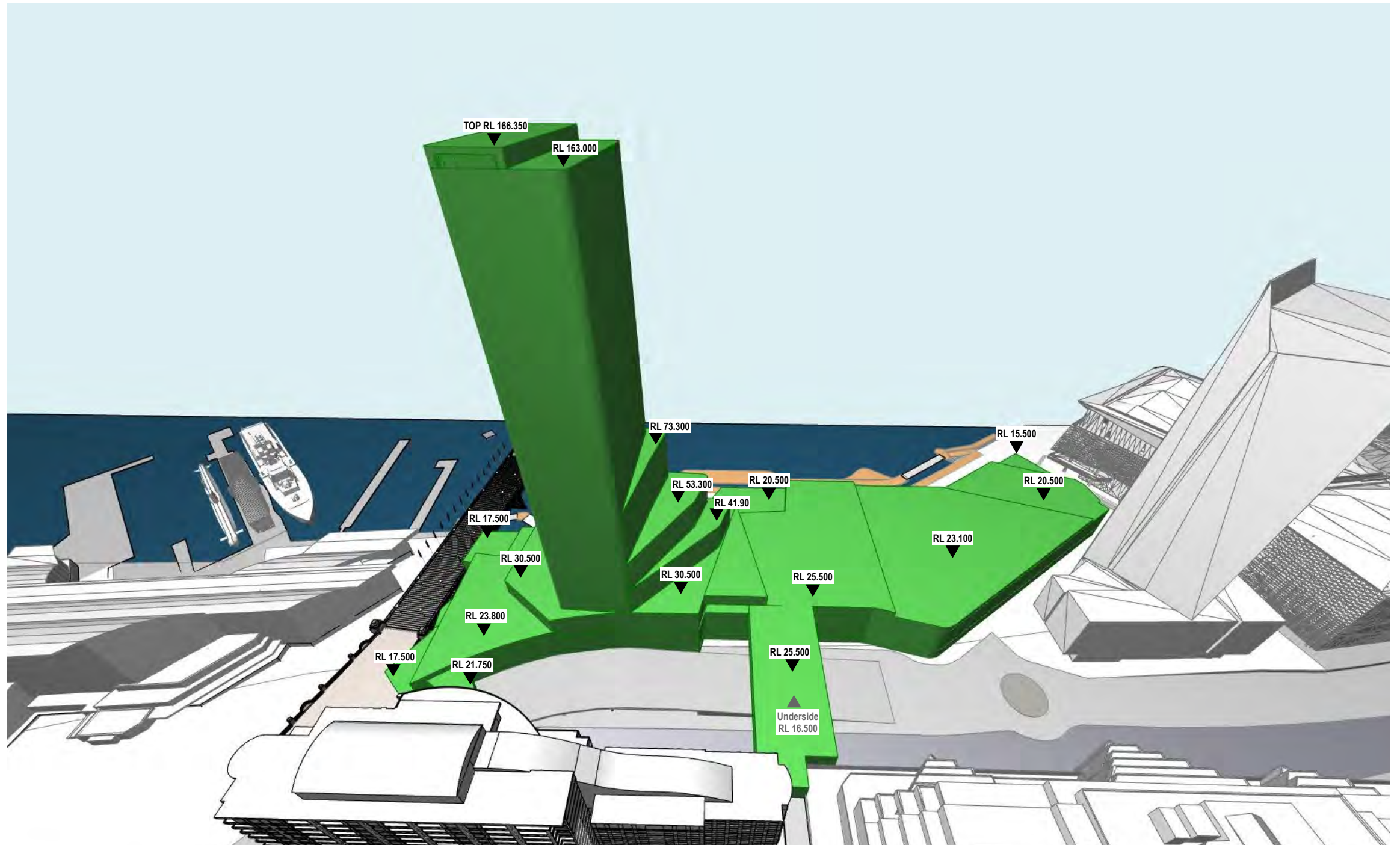


Image 99 Envelope Perspective - View 2

9.0 Illustrative Concept Design

This section provides a description of the Illustrative Concept Design which has informed the Envelope Plans and includes maximum GFA's, height and massing.

The illustrative Design provides an indication of how the site may be developed under the proposed envelope, Design guidelines and maximum GFA controls. The built form described in the Illustrative scheme is indicative only and seeks to articulate a potential design solution without providing a detailed architectural response. Future Stage 2 Development Applications will provide and seek approval for the detailed architecture and construction of the site.

The Illustrative Design represents one scenario as to how the Harbourside Site could be redeveloped. The flexibility in the envelope plans ensures that there are multiple design iterations available.

The Illustrative Concept Design is provided within this section and is also attached at Appendix A.

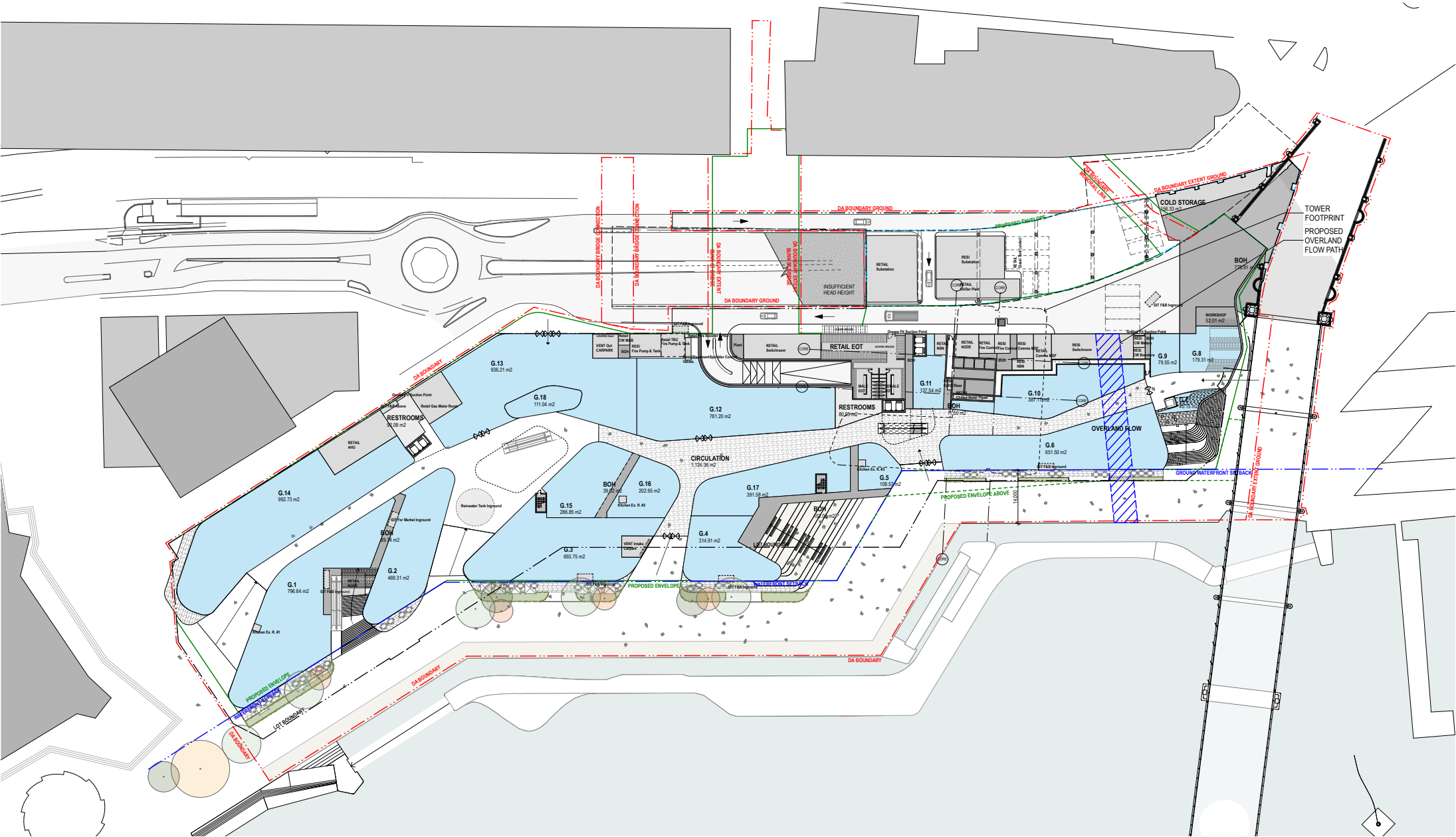


Image 101 Illustrative scheme - Ground Level plan showing interface with public domain



Image 100 Conceptual finishes and imagery



Image 102 Illustrative scheme looking from north east towards Pyrmont Bridge Interface

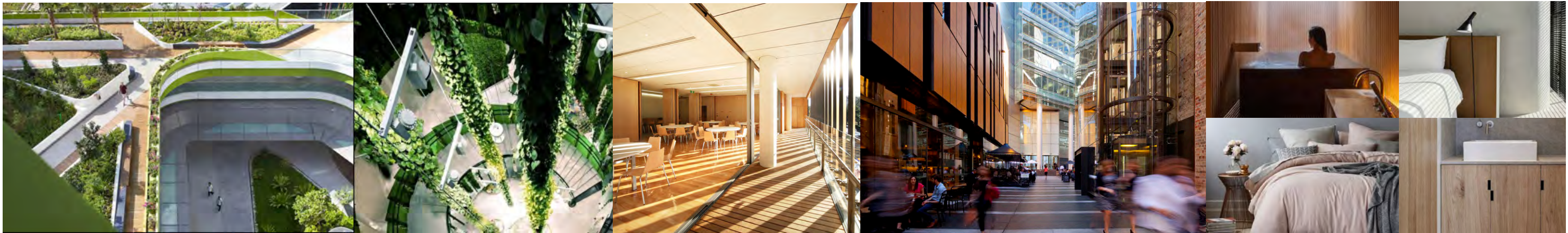


Image 103 Conceptual finishes and imagery