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Architecture  
Interior/Design  
Landscape Architecture  
Planning  
Urban Design

## 45 MURRAY STREET PYRMONT

### SITE SPECIFIC DCP/LEP PROPOSAL



Prepared for NX HOLDINGS  
January 2016

**HASSELL**

Front cover image: 45 Murray Street

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**Document Control**

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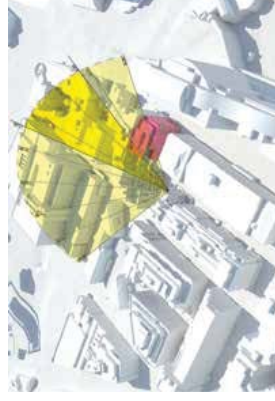
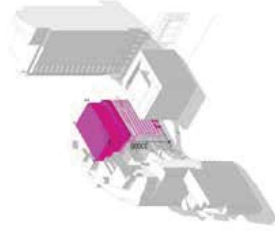
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The 'Look & Feel' - Design Ideas

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Reference Documents

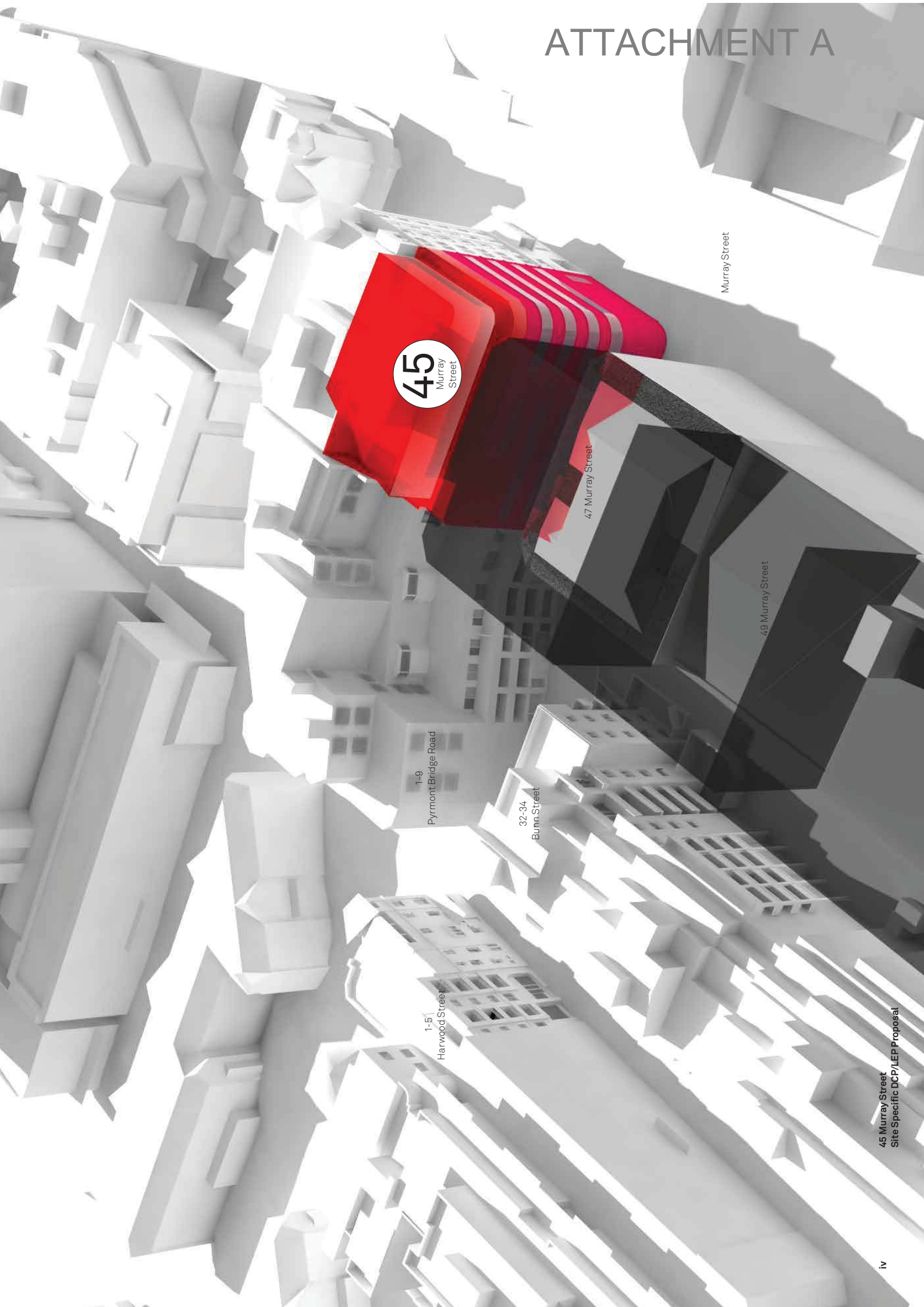
i 3D Laser Scan Survey

ii Existing Site Survey

iii Proposed Building Envelope Amendment

iv Impact of Key Windows on Proposal

# ATTACHMENT A



Murray Street

45  
Murray  
Street

47 Murray Street

49 Murray Street

1-9  
Pyrmont Bridge Road

32-34  
Bunn Street

1-5  
Harwood Street

**This site provides the opportunity to create the first compact business hotel in the city CBD and entertainment precinct. It is a hotel model new to Sydney and aligns with the City of Sydney's strategy to increase hotel accommodation in the inner city.**

### The Proposal

The land owner of 45 Murray Street, Pyrmont proposes to expand and refurbish the existing 6 storey 20th Century Art Deco building currently occupying the site.

The proposed development will provide an 8 storey boutique business hotel with ground floor cafe and lobby.

In order to make the proposed renovations economically viable, a Site Specific LEP/DCP amendment is sought.

Key Items;

- \_remove the existing, more recent, roof top extension and add two new floors of hotel rooms.
- \_refurbish existing commercial floor space into boutique hotel rooms.
- \_reconfigure existing ground floor, relocating street entrance to lower Murray Street level, allowing the excavation of the rear Ground Floor toward Union Lane.
- \_ Incorporating new entrance lobby and cafe.
- \_add a new level 1 Mezzanine within the newly created (excavated) ground floor space.

### Key Factors

- \_the proposal seeks to utilise an increased building height limit, currently 22m to 30m - equivalent to that of the direct neighbouring sites
- \_the proposal maintains compliance with the 5:1 FSR limit
- \_detailed impact studies, analysing views and solar access to neighbouring properties have been undertaken. The proposal responds to this analysis and ensures amenity is maintained in accordance with the DCP & LEP Requirements.

### Summary

This report seeks to demonstrate that the LEP/DCP amendment sought, and subsequent development opportunities, are sympathetic to the neighbouring properties, are considerate of their amenity and contribute positively to the diversity and urban fabric of Pyrmont.

### Amendments

The latest version of this report has amended the proposed envelope to address the City of Sydney's concerns and improve the proposals compliance with planning controls. This amendment compared to the previous scheme is contained in Appendix iii

## 01 Introduction

**This document supports a planning proposal seeking a site specific LEP/DCP amendment to allow development on the site beyond the current development controls. The document follows a number of initial reports, studies and analysis which tested the viability of the proposal. It represents ongoing communication with the City of Sydney and strives to address and overcome valid concerns around the proposal. It summarises building mass, solar access impacts and view loss impacts and seeks to demonstrate the appropriateness of the proposed planning control amendments.**

### Project Background

In late 2013, NX Holdings, in collaboration with Urbis and HASSELL presented to the City of Sydney Planning Department the request to amend the DCP/LEP for the subject site - 45 Murray Street, Pyrmont - the amendment sought is the increase of the maximum permissible height limit applicable to the site, currently 22m to 30m, - matching that of the adjacent neighbours.

A series of studies followed, addressing several key concerns which were raised by the City of Sydney planning department.

These included:

#### View Impact

The impact to existing residential properties, and their current view east to the Sydney City skyline.

#### Solar Access

The impact on solar access to neighbouring residential properties. This included preservation of existing solar access, plus compliance with requirements of the LEP & DCP.

#### Building Form

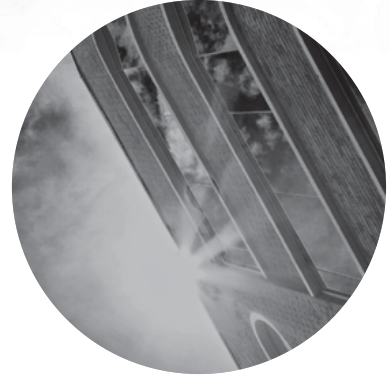
The relationship of the proposed envelope to the surrounding built form. This included overall height, mass, setback and built form.

Each of these concerns were systematically worked through in a series of reports, studies and investigations. This report summarises these investigations and provides a thorough analysis and summary of findings in support of a formal proposal for a Site Specific DCP/LEP amendment.

**02 Context & Analysis**  
Site Location

**45 Murray Street**  
Pymont. NSW. 2009

**Lot 1**  
DP 507091



## 02 Context & Analysis

### Existing Planning Framework

#### SYDNEY LOCAL ENVIRONMENTAL PLAN 2012

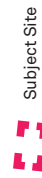
These Map extracts have been taken from the City of Sydney LEP 2012.

The table below indicates the controls on the subject site - 45 Murray Street, and the adjacent sites.

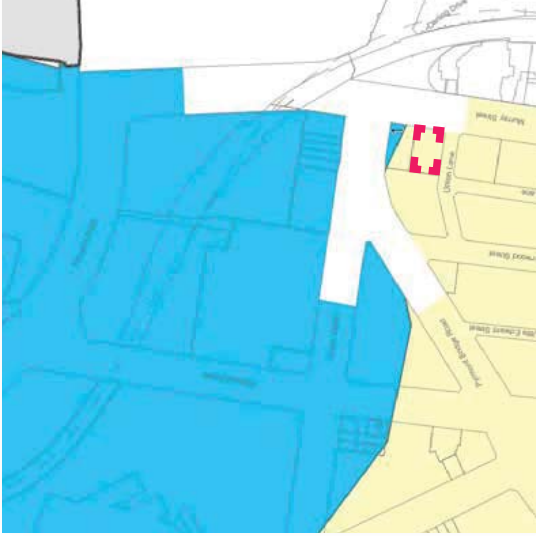
This proposal addresses primarily the building height of the subject site relative to those directly adjacent.

|                                      | Subject Site   | Adjacent Sites                                       |
|--------------------------------------|--|--|
| Acid Sulphate Soils                  | Class 5  | Class 5  |
| Location & Site Identification Map   | Land Affected by Cross City Tunnel Ventilation Stack | Land Affected by Cross City Tunnel Ventilation Stack |
| Maximum Floor Space Ratio            | Z = 5:1  | Z = 5:1  |
| Heritage Map                         | n/a  | n/a  |
| Maximum Building Height              | R = 22m  | U1 = 30m   |
| Land Use and Transport Integration   | Category B   | Category B   |
| Landuse Zoning Map                   | B4   | B4   |
| Public Transport Accessibility Level | Category E   | Category E   |

#### LEGEND



Subject Site

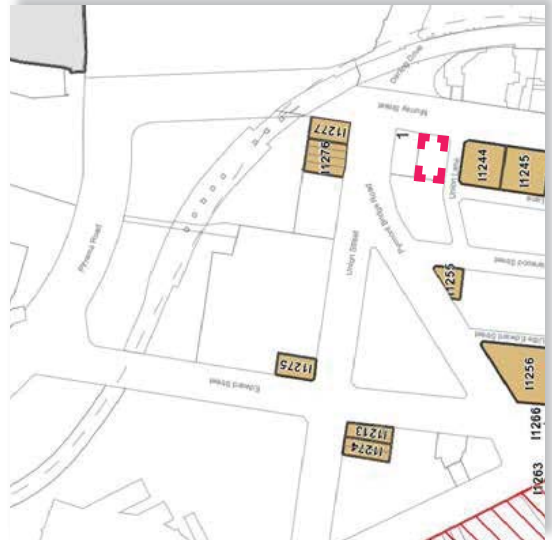
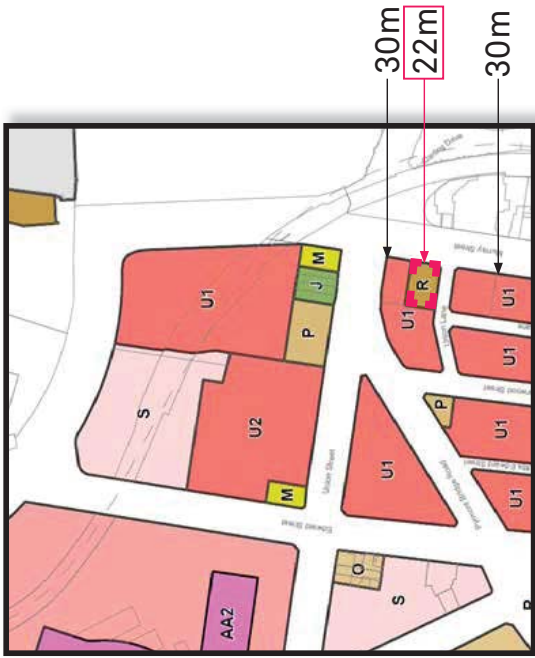


Acid Sulphate Soils Map (Sheet ASS\_007)



Floor Space Ratio Map (Sheet FSR\_007)

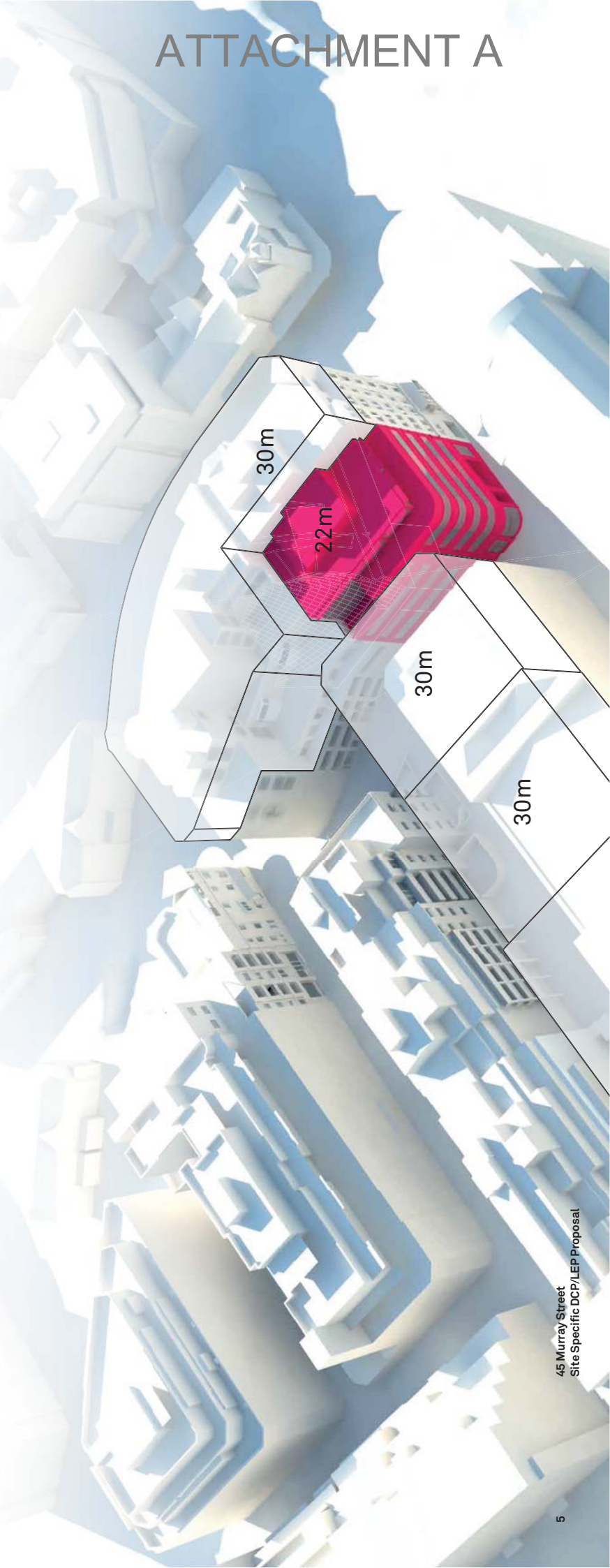
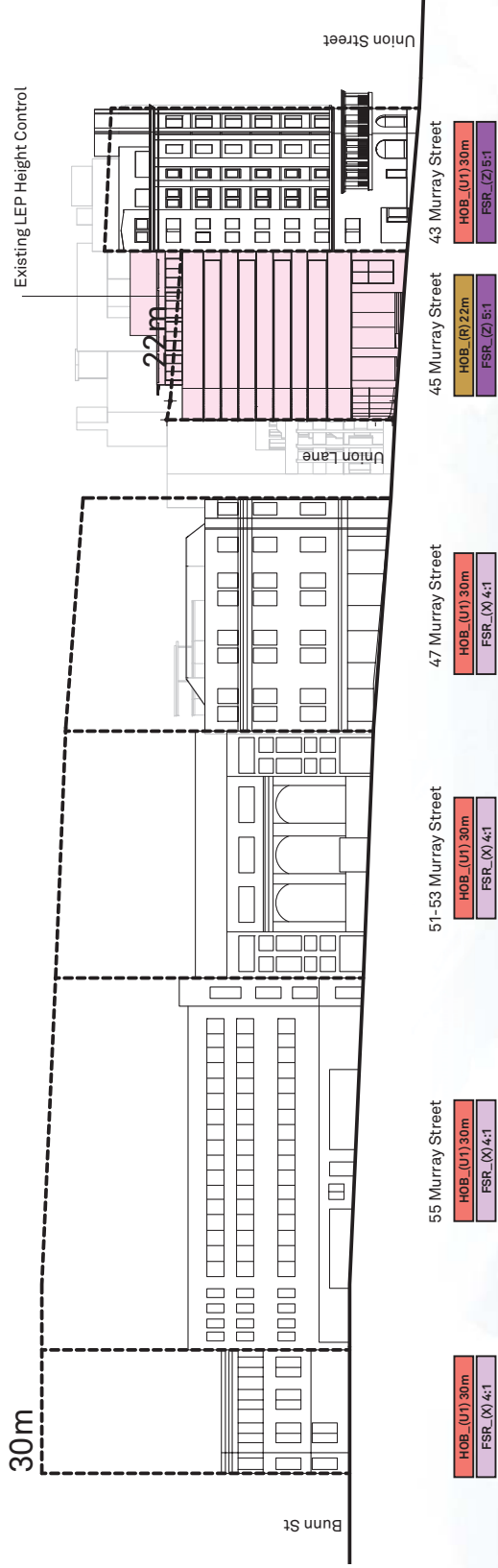




## 02 Context & Analysis Existing Planning Framework

### Building Height & FSR

The following diagrams illustrate the maximum building height and FSR under the current LEP.



# 03

## The Proposal

# ATTACHMENT A



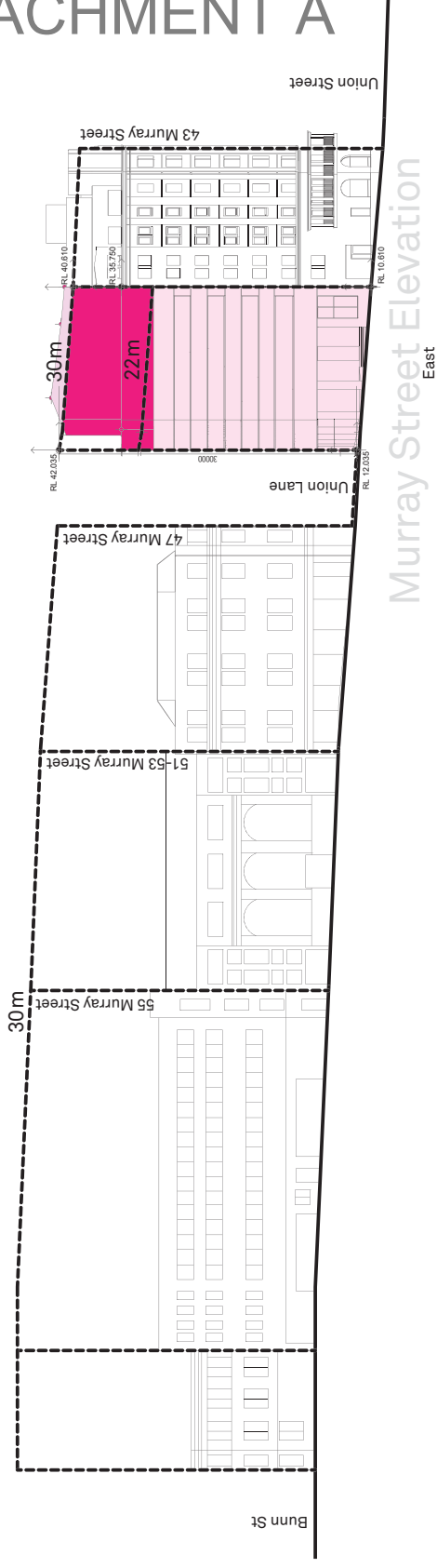
# ATTACHMENT A

## 03 Proposal Maximum Building Envelope

### Overview

The following diagrams describe the rationale behind the proposed maximum building envelope.

They demonstrate the steps taken to provide a increased building mass that remains sympathetic to the surroundings, and minimises adverse impacts on the neighbouring properties.

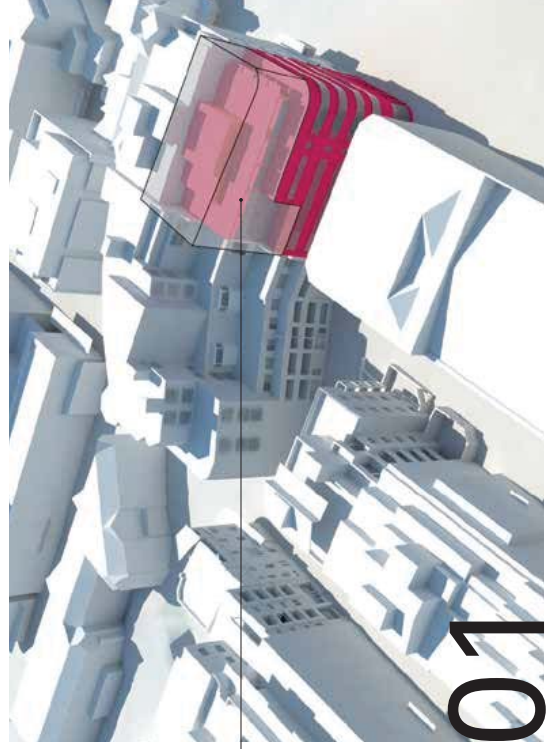


## Murray Street Elevation East

### Step 1

Site footprint extruded up to proposed maximum 30m height limit above Natural Ground Level.

Maximum Volume as indicated



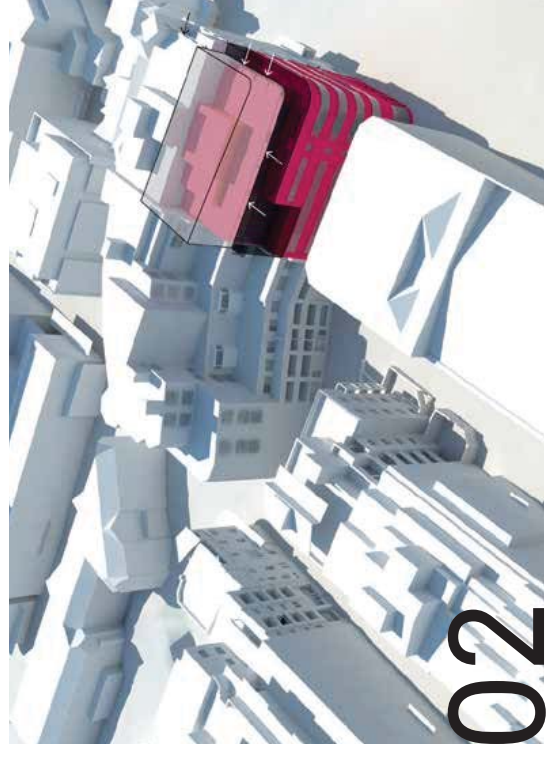
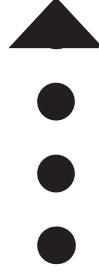
# 01

### Step 2

Maximum building envelope on Murray Street and Union Lane frontages restrained to cornice level of adjacent 43 Murray Street.

Cornice Level: RL-35.750

Built form above cornice level stepped back 1.32m to align with 43 Murray Street upper level.

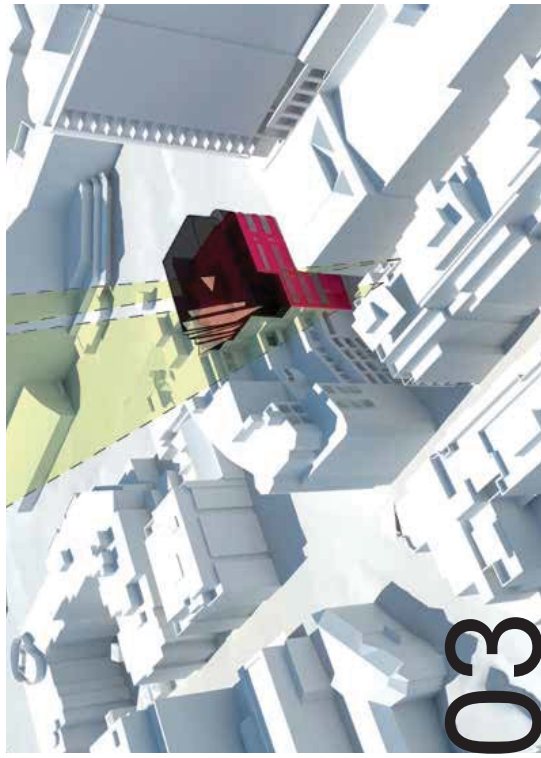
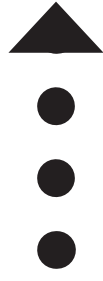


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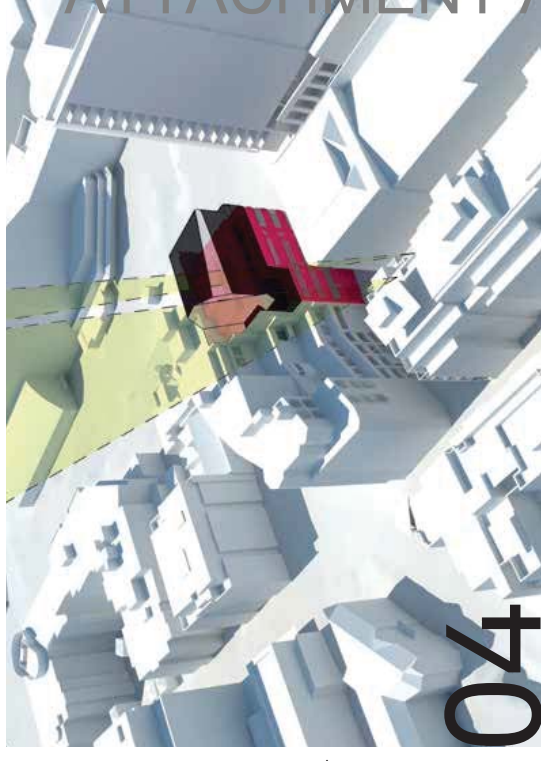
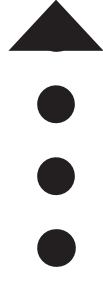


Union Lane Elevation  
South

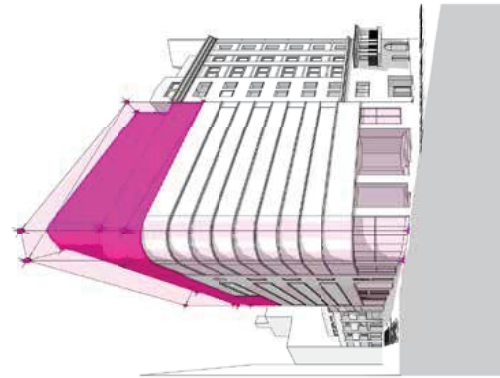
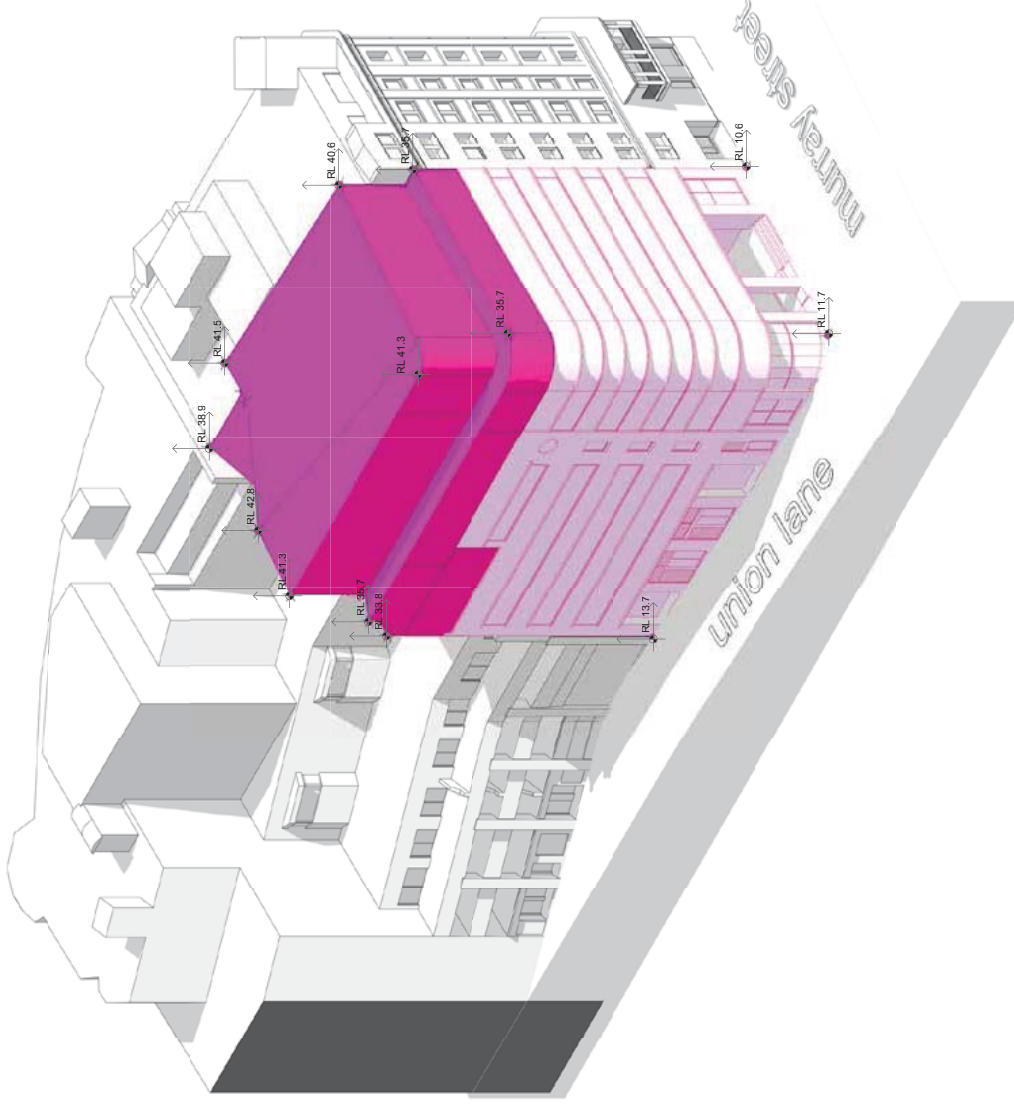
**Step 3**  
 Maximum building envelope carved to maintain adequate solar access to neighbouring 32 Harwood Street.  
 Solar Access Parameters as per SEPP65, City of Sydney Planning Controls. The requirement of a minimum 2 hours between 9am and 3pm is observed.

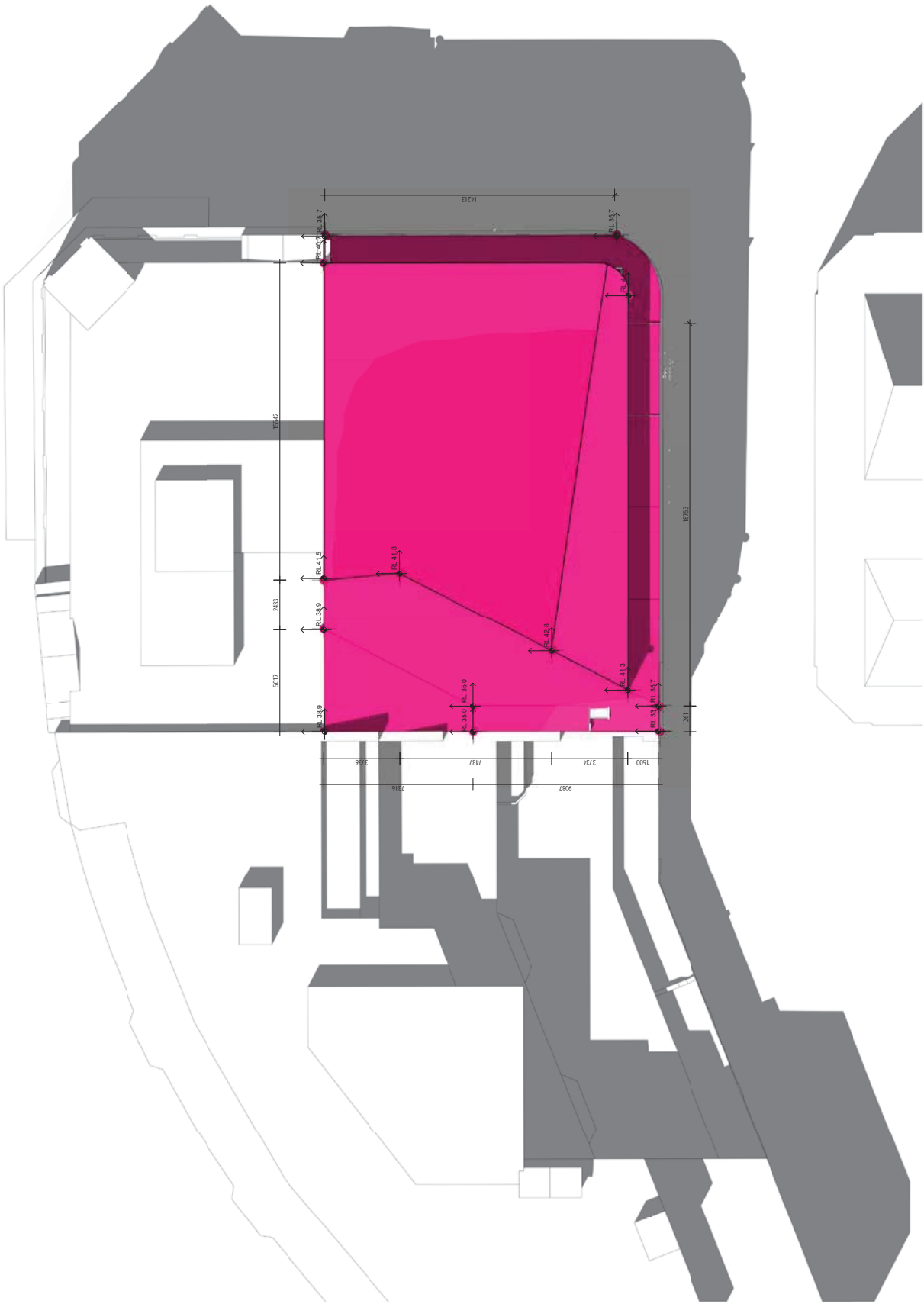


**Step 4**  
 Final proposed maximum building envelope. Rationalised.



## 03 Proposal Maximum Building Envelope





### 03 Proposal

#### Site Utilisation: FSR Calculations

The increased building envelope will allow for an additional 2 usable floor levels. (1 new top level + 1 Mezzanine Level)

This section illustrates the potential FSR  
It is proposed to maintain the existing FSR of 5:1

#### Terminology

##### Gross Building Area - GBA

Measured from the external face of external walls

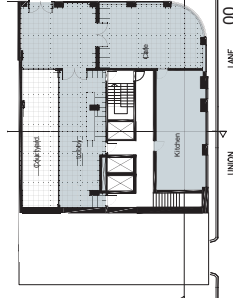
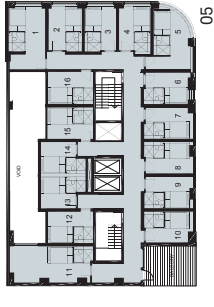
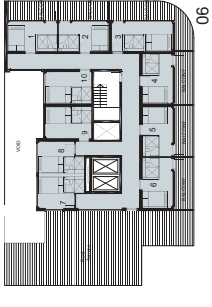
##### Gross Floor Area - GFA

As per the Sydney Local Environmental Plan 2011.

Measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor.

And includes:

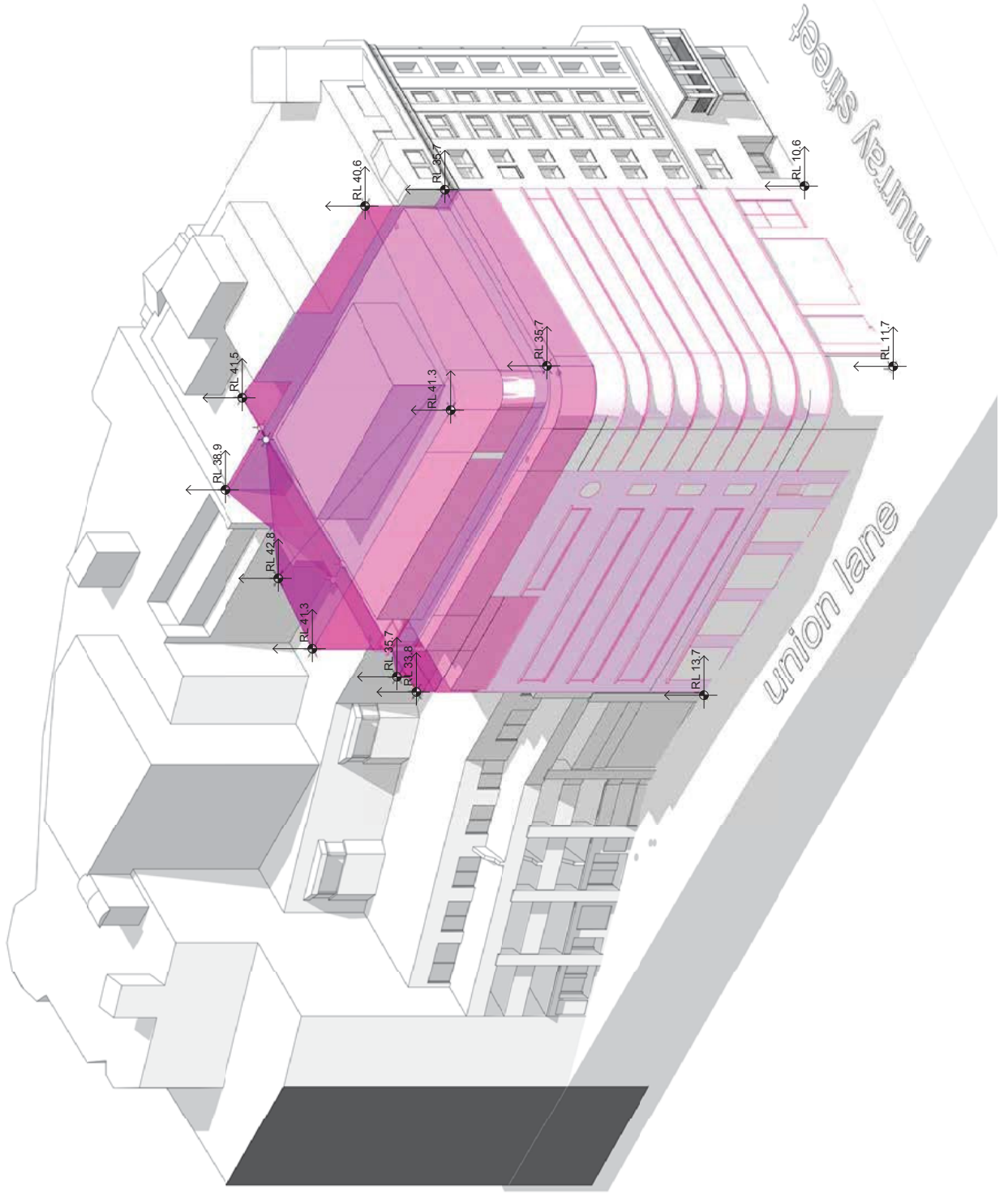
- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,
- But excludes:
  - (d) any area for common vertical circulation, such as lifts and stairs, and
  - (e) any basement: (i) storage, and (ii) vehicular access, loading areas, garbage and services, and
  - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
  - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
  - (h) any space used for the loading or unloading of goods (including access to it), and
  - (i) terraces and balconies with outer walls less than 1.4 metres high, and
  - (j) voids above a floor at the level of a storey or storey above.



|                   |                      |
|-------------------|----------------------|
|                   | Proposed (Potential) |
| Ground Floor      | 202.0m <sup>2</sup>  |
| Mezzanine         | 204.7                |
| Level 1           | 286.7m <sup>2</sup>  |
| Level 2           | 286.7m <sup>2</sup>  |
| Level 3           | 286.7m <sup>2</sup>  |
| Level 4           | 286.7m <sup>2</sup>  |
| Level 5           | 272.9m <sup>2</sup>  |
| Level 6           | 167.1m <sup>2</sup>  |
|                   |                      |
| Total GFA         | 1993.5m <sup>2</sup> |
|                   |                      |
| Floor Space Ratio | <b>4.99:1</b>        |
| Allowable FSR     | 5:1                  |
|                   |                      |
|                   |                      |
|                   |                      |



**03 Proposal**  
Maximum Building Envelope



# ATTACHMENT A

# 04

## Impact Analysis: Views

# ATTACHMENT A



EAST ELEVATION - MURRAY STREET

## 04 Impact Analysis: Views

### Overview

This section shows the view impact that the proposed building envelope will have on the surrounding buildings of 45 Murray Street.

### Methodology

The view analysis studies have been produced by HASSELL using Rhinoceros 5.0 using a standard 50mm camera lens.

Registered surveyors, Lester Franks were commissioned to provide detailed 3D Laser Scanning of the immediate context. This 3D Scan provided the location of all required windows and balconies with accurate AHD. Refer Appendix 1 for more information.

This data, in conjunction with the 3D city model of Sydney licenced for use by HASSELL, provides an accurate representation of the site conditions on which the following analysis is based.

### Please note:

These view analysis studies are accurate to the implied limits of the supplied base information. Every effort has been made by HASSELL to ensure the accuracy and reliability of this information, however HASSELL can not accept responsibility for any inaccuracy of this base information.

### Legend

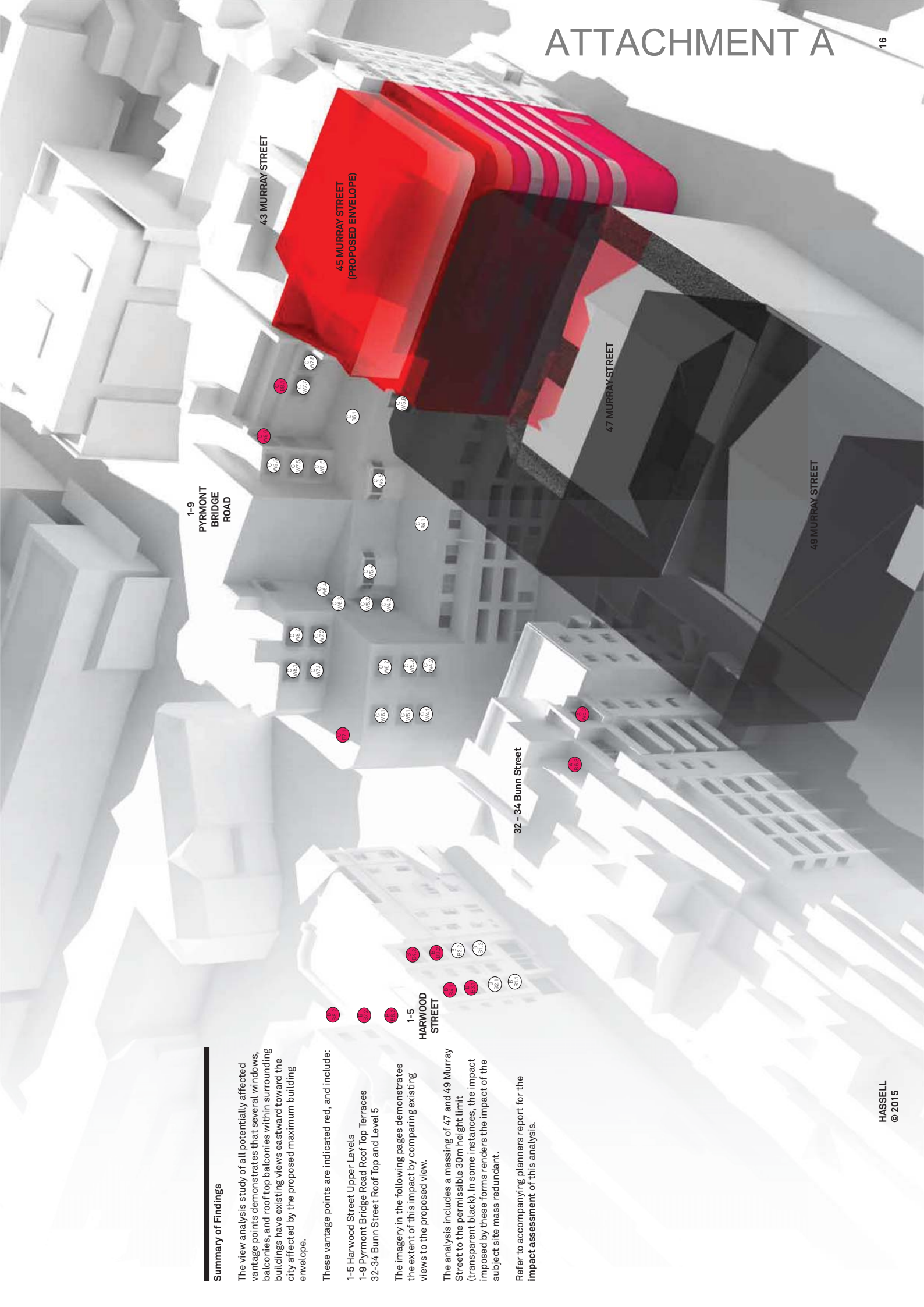


'Affected' for the purposes of this study refers to the obscuring of views of the Sydney skyline across Cockle Bay

All Camera Angles are at eye level of the corresponding floor level (1625mm AFFL).

- # #/# Windows / Balconies affected by the proposed building envelope
- # #/# Windows / Balconies unaffected by the proposed building envelope





**Summary of Findings**

The view analysis study of all potentially affected vantage points demonstrates that several windows, balconies, and roof top balconies within surrounding buildings have existing views eastward toward the city affected by the proposed maximum building envelope.

These vantage points are indicated red, and include:

- 1-5 Harwood Street Upper Levels
- 1-9 Pyrmont Bridge Road Roof Top Terraces
- 32-34 Bunn Street Roof Top and Level 5

The imagery in the following pages demonstrates the extent of this impact by comparing existing views to the proposed view.

The analysis includes a massing of 47 and 49 Murray Street to the permissible 30m height limit (transparent black). In some instances, the impact imposed by these forms renders the impact of the subject site mass redundant.

Refer to accompanying planners report for the impact assessment of this analysis.

**HARWOOD STREET**

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**32 - 34 Bunn Street**

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**1-9 PYRMONT BRIDGE ROAD**

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**45 MURRAY STREET (PROPOSED ENVELOPE)**

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**47 MURRAY STREET**

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**49 MURRAY STREET**

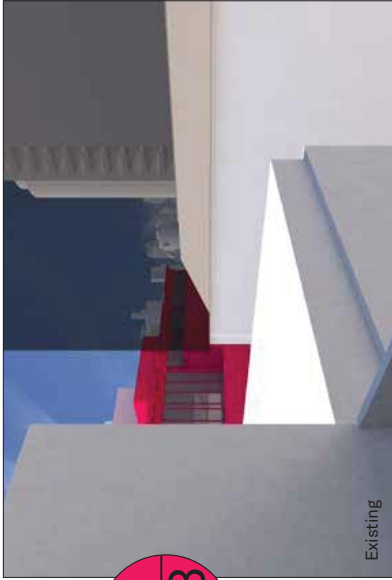
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- WB.100

# ATTACHMENT A

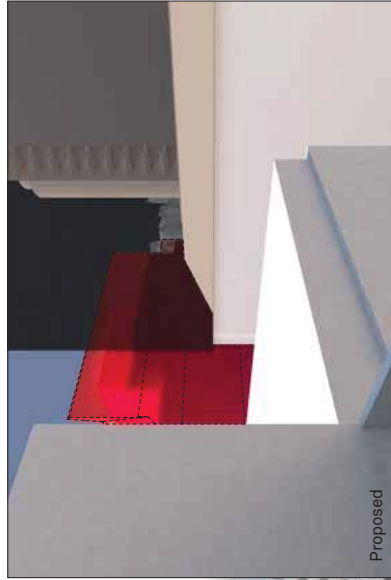
**01 View Analysis**  
A: 32-34 Bunn Street

**32-34 Bunn Street**

Building A  
32-34 Bunn Street  
Vantage Point: Window  
Level: 5  
Aspect: North-East

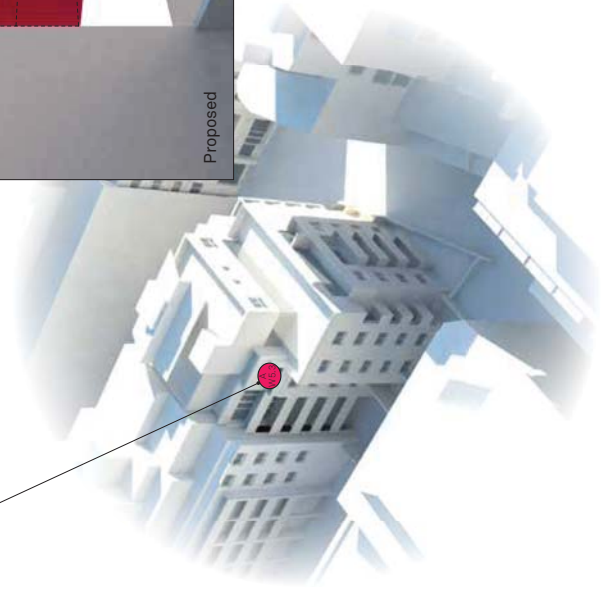


Existing



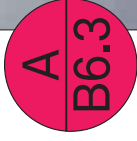
Proposed

Window Location Key:

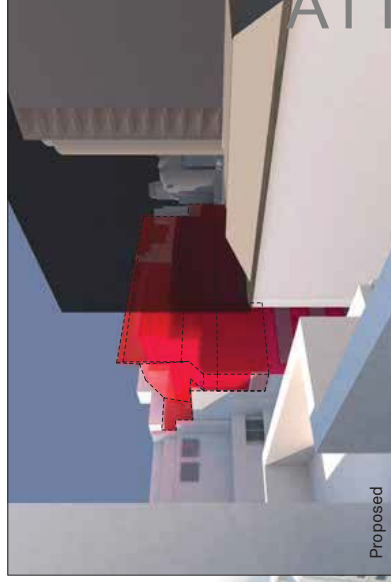


**32-34 Bunn Street**

Building A  
32-34 Bunn Street  
Vantage Point: Window  
Level: 6  
Aspect: North-East

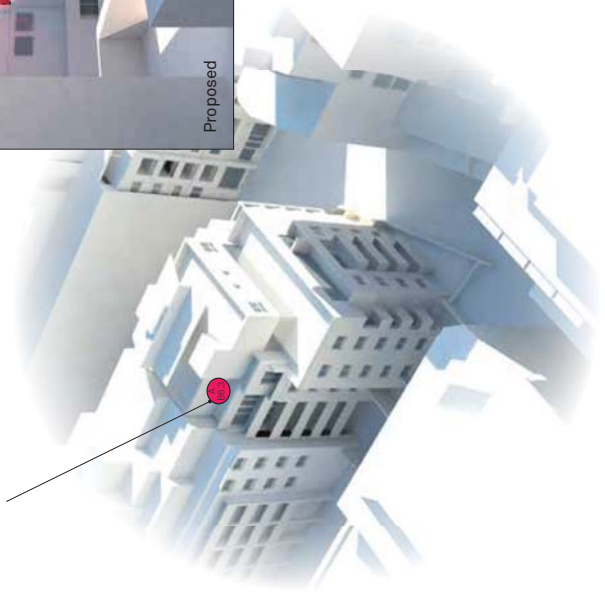


Existing



Proposed

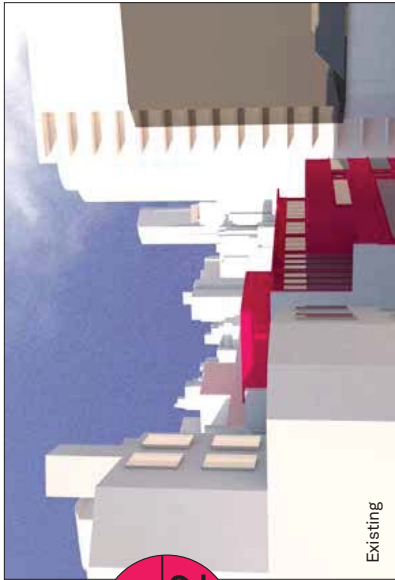
Window Location Key:



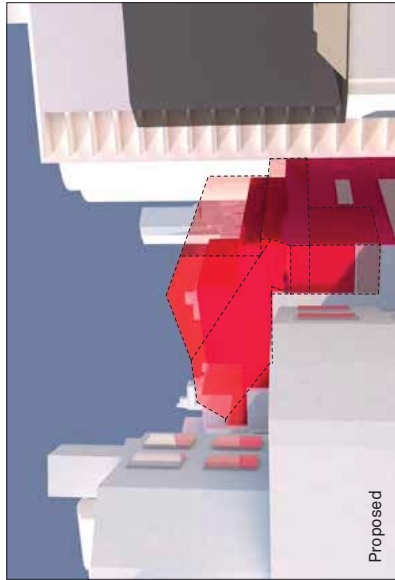
01 View Analysis

1-5 Harwood Street

Building B  
1-5 Harwood Street  
Vantage Point: Balcony  
Level: 6  
Aspect: North



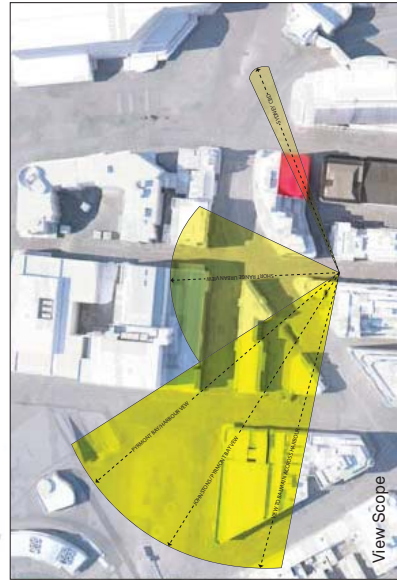
Existing



Proposed



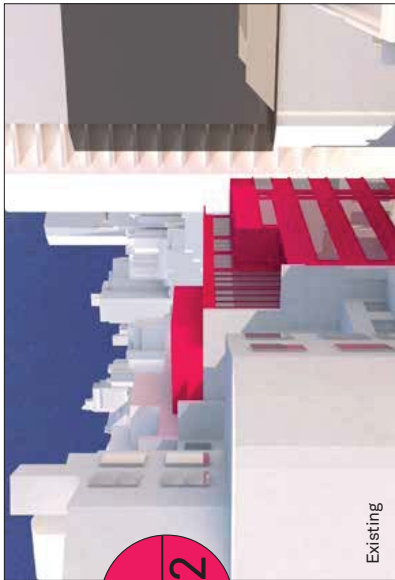
Window Location Key:



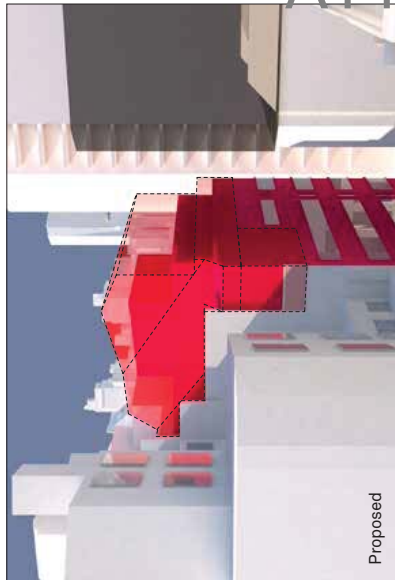
View Scope

1-5 Harwood Street

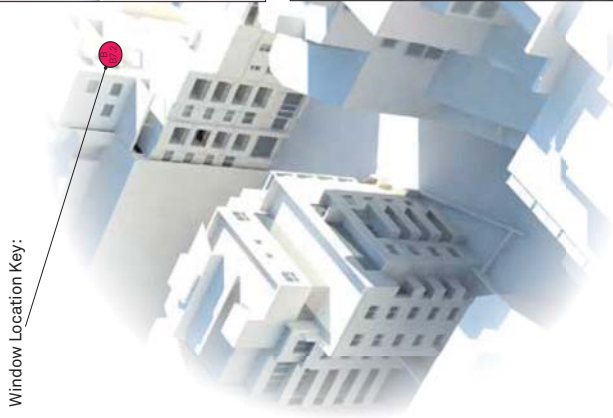
Building B  
1-5 Harwood Street  
Vantage Point: Balcony  
Level: 7  
Aspect: North



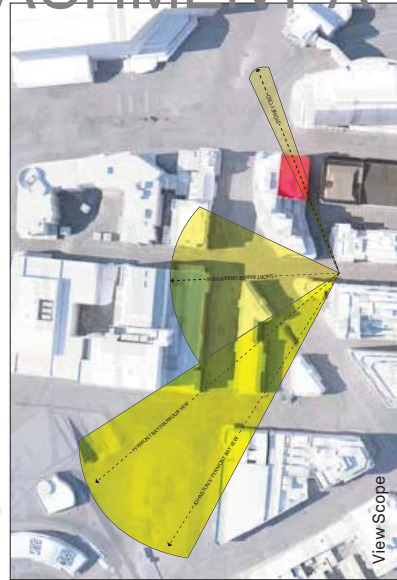
Existing



Proposed



Window Location Key:



View Scope



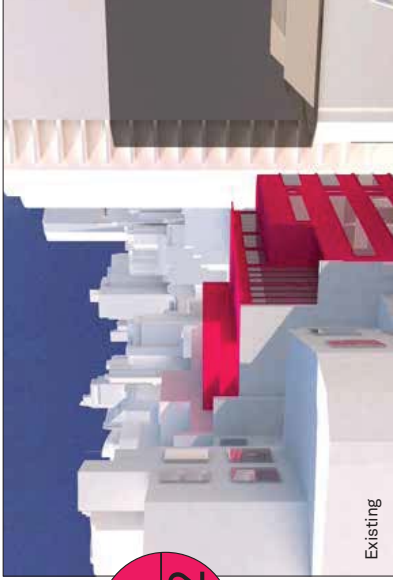
**01 View Analysis**  
A: 32 Harwood Street

**1-5 Harwood Street**

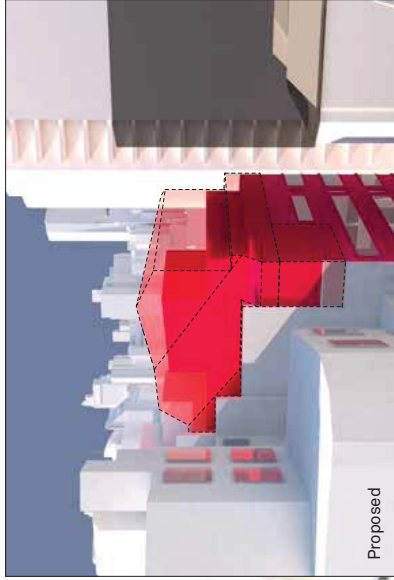
Building B  
1-5 Harwood Street

Vantage Point: Balcony  
Level: 8  
Aspect: North

**B**  
**B8.2**



Existing



Proposed

Window Location Key:

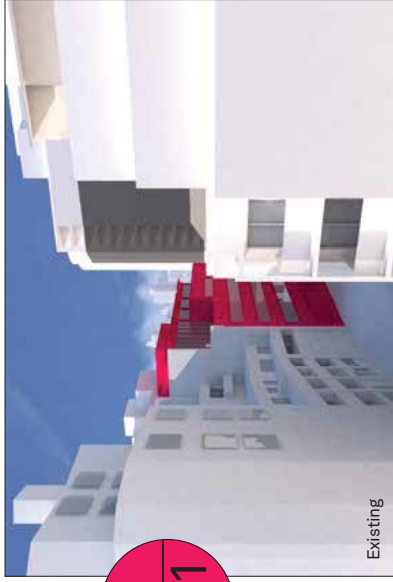


**1-5 Harwood Street**

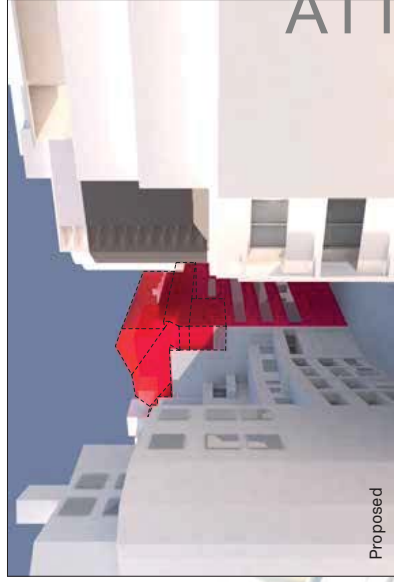
Building B  
1-5 Harwood Street

Vantage Point: Balcony  
Level: 4  
Aspect: East

**B**  
**B4.1**

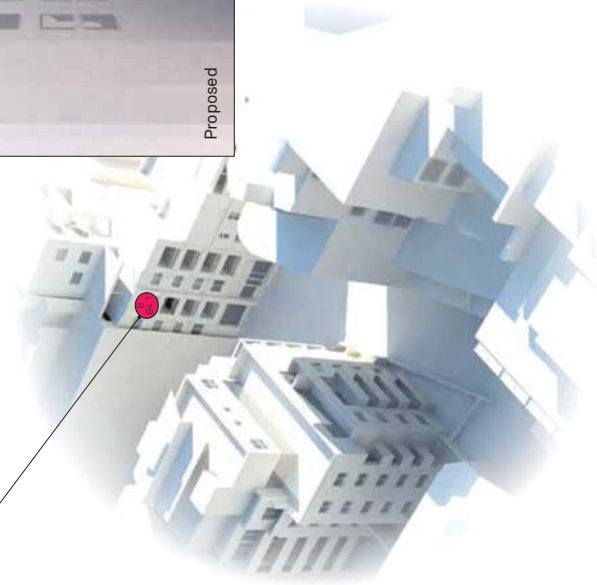


Existing



Proposed

Window Location Key:

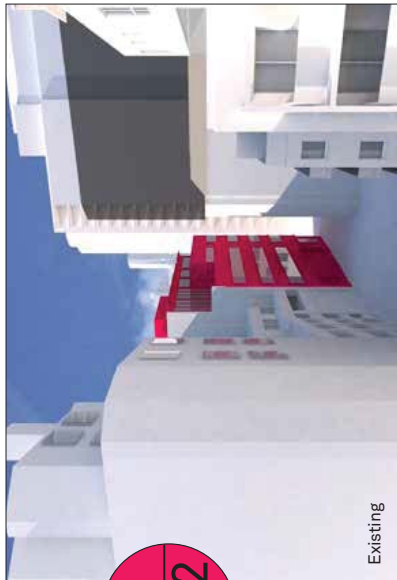
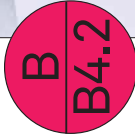


01 View Analysis

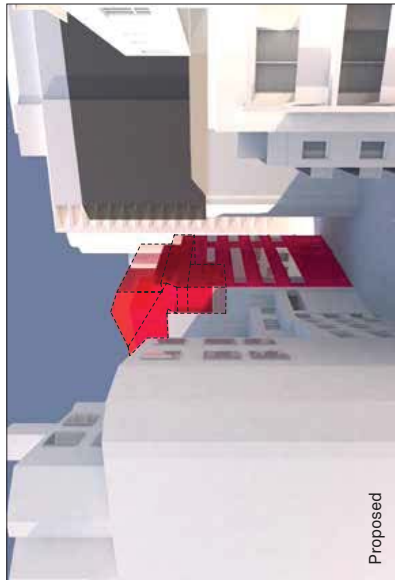
1-5 Harwood Street

Building B  
1-5 Harwood Street

Vantage Point: Balcony  
Level: 4  
Aspect: East

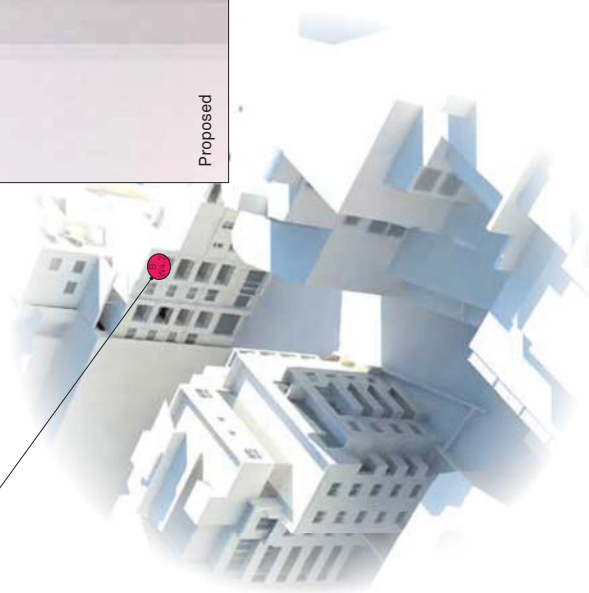


Existing



Proposed

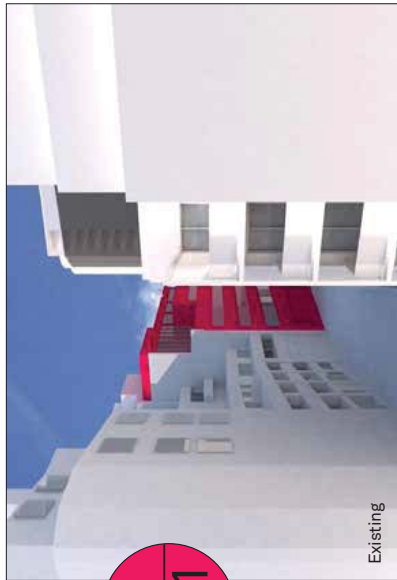
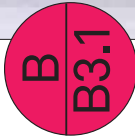
Window Location Key:



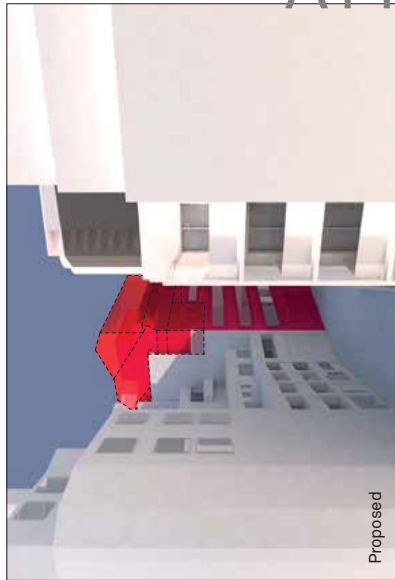
1-5 Harwood Street

Building B  
1-5 Harwood Street

Vantage Point: Balcony  
Level: 3  
Aspect: East

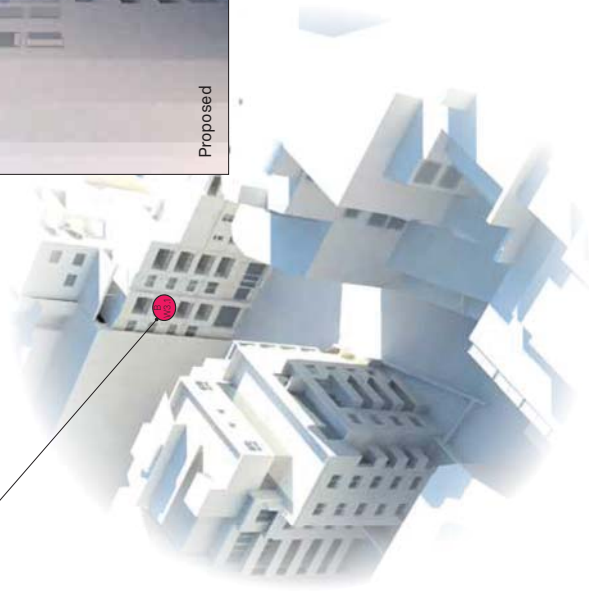


Existing



Proposed

Window Location Key:

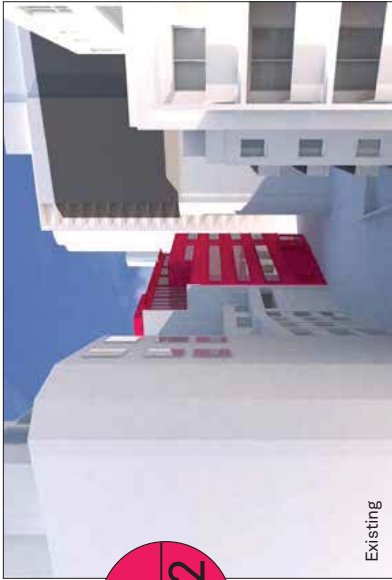
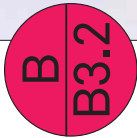


01 View Analysis

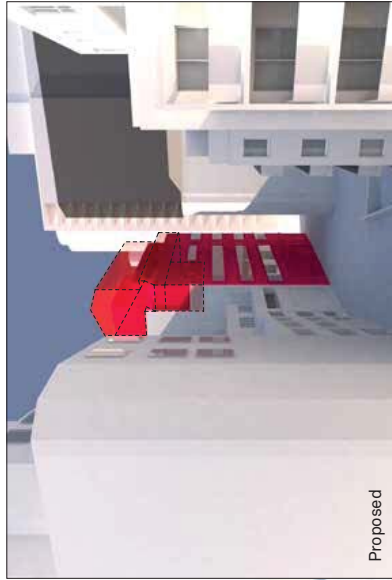
1-5 Harwood Street

Building B  
1-5 Harwood Street

Vantage Point: Balcony  
Level: 3  
Aspect: East

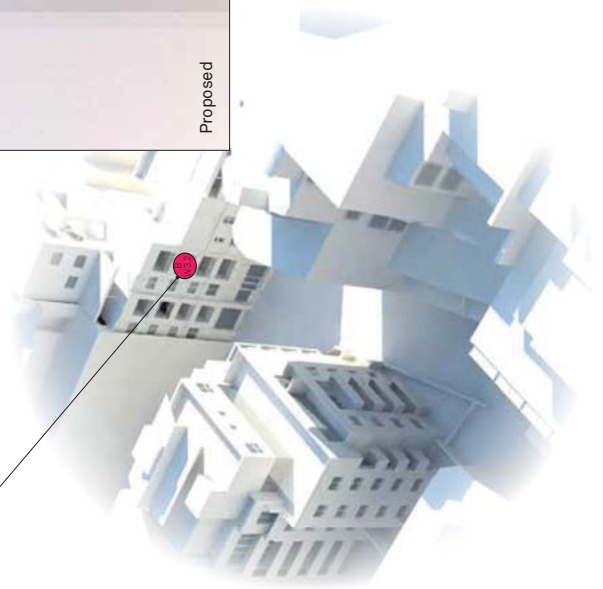


Existing



Proposed

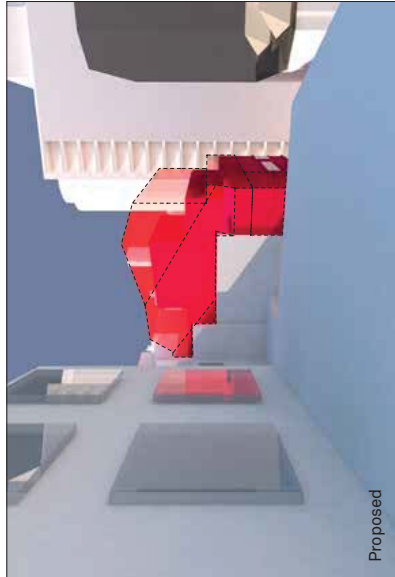
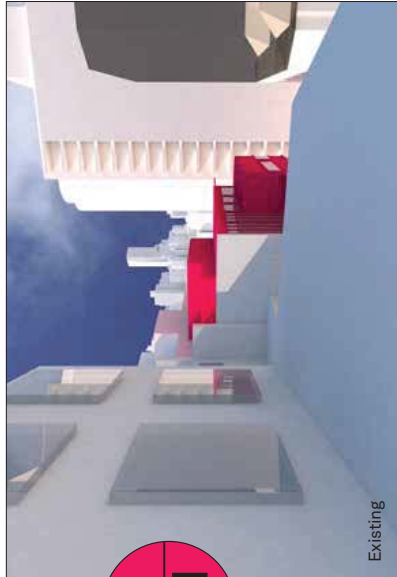
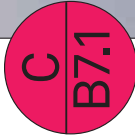
Window Location Key:



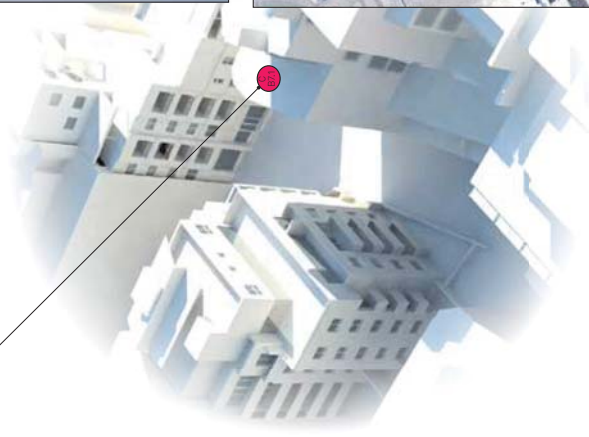
01 View Analysis

1-9 Pyrmont Bridge Road

Building C  
1-9 Pyrmont Bridge Road  
Vantage Point: Balcony  
Level: 7  
Aspect: East

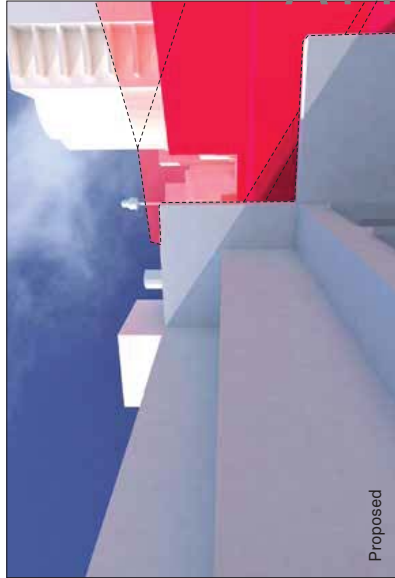
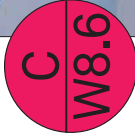


Window Location Key:

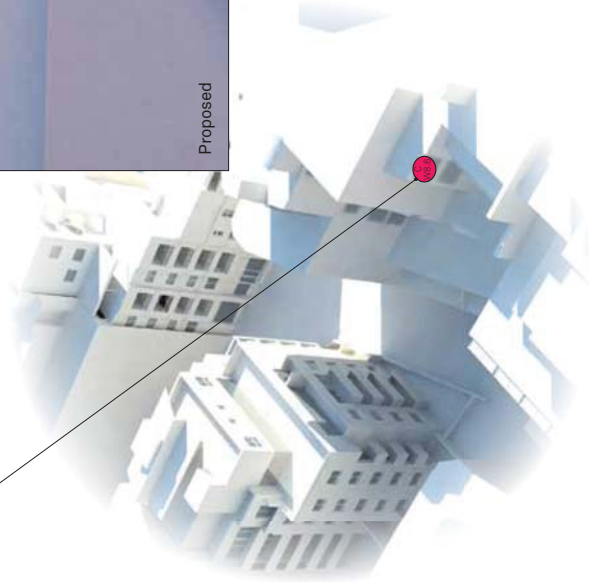


1-9 Pyrmont Bridge Road

Building C  
1-9 Pyrmont Bridge Road  
Vantage Point: Window  
Level: 8  
Aspect: East

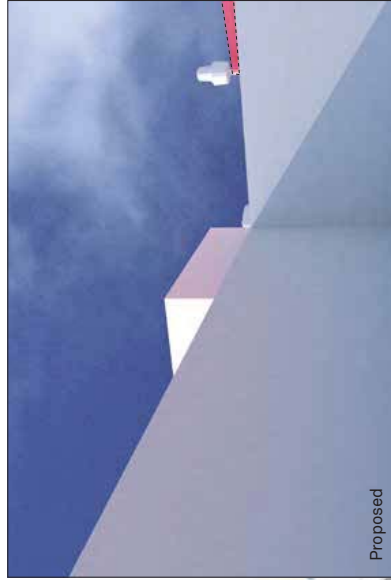
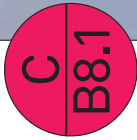


Window Location Key:

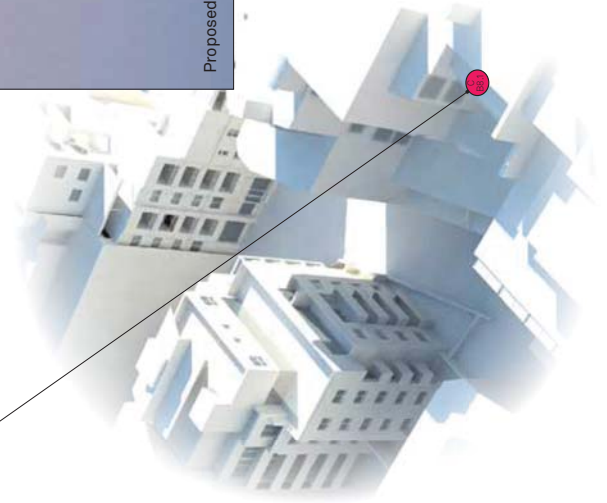


**1-9 Pyrmont Bridge Road**

Building C  
 1-9 Pyrmont Bridge Road  
 Vantage Point: Balcony  
 Level: 8  
 Aspect: East

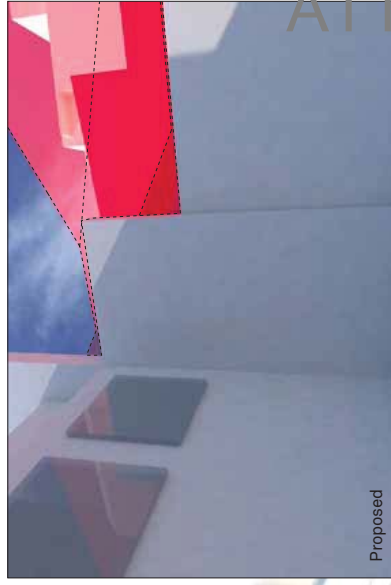
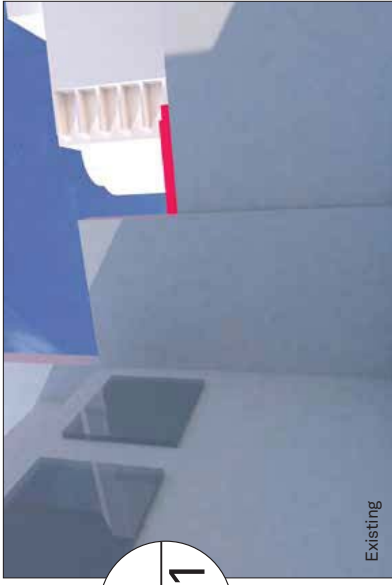
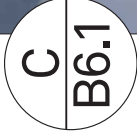


Window Location Key:

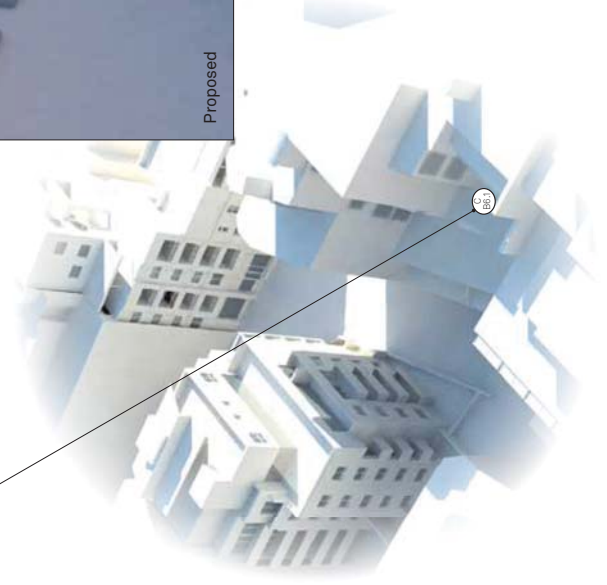


**1-9 Pyrmont Bridge Road**

Building C  
 1-9 Pyrmont Bridge Road  
 Vantage Point: Balcony  
 Level: 6  
 Aspect: East



Window Location Key:



## 01 View Analysis

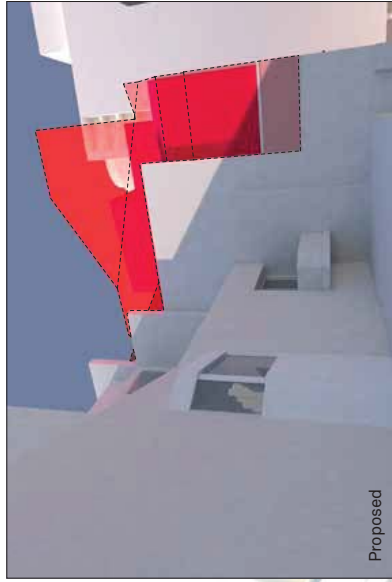
### 1-9 Pyrmont Bridge Road

Building C  
1-9 Pyrmont Bridge Road  
Vantage Point: Balcony  
Level: 4  
Aspect: East

C  
B4.1

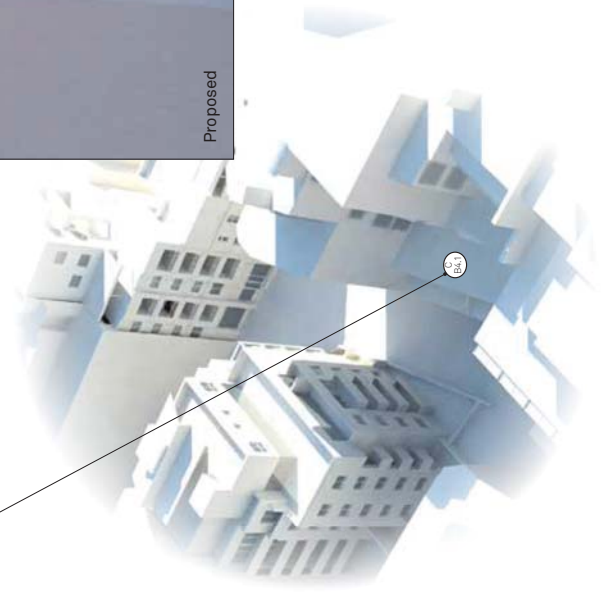


Existing



Proposed

Window Location Key:



# 05

## Impact Analysis: Solar Access

# ATTACHMENT A



## 05 Impact Analysis Solar Access

### Overview

This section shows the overshadowing impact that the proposed building envelope will have on the surrounding buildings of 45 Murray Street.

The chart summarises the solar access impacts of the proposal. It demonstrates the existing amount of solar access to each nominated windows and the affect (if any) of the proposal on this existing amount of solar access.

The minimum solar access requirements are as defined in the SEPP65 and City of Sydney DCP/LEP.

### Methodology

The solar access studies have been produced by HASSELL using Rhinoceros 5.0.

Registered surveyors Lester Franks were commissioned to provide detailed 3D Laser Scanning of the immediate context.

This data, in conjunction with the 3D city model of Sydney licenced for use by HASSELL, provides an accurate representation on the site conditions on which the following analysis is based.

#### Please note:

These studies are accurate to the implied limits of the supplied base information. Every effort has been made by HASSELL to ensure the accuracy and reliability of this information, however HASSELL can not accept responsibility for the inaccuracy of this base information.

Analysis was conducted to determine the current solar access - identified in the following table.

The proposed envelope as defined in Section 3 was then added to the site.

Analysis was then undertaken to determine the extent of this building mass that impacted on the solar access to neighbouring properties such that it reduced the direct sunlight to less than 2hrs.

Where required, the building mass was cut and shaped in order to maintain the minimum continuous existing solar access or 2hr direct solar access requirements.

| LEVEL        | Window | Current | Proposed | Impact |
|--------------|--------|---------|----------|--------|
| Ground Floor | AB2    | 0:00    | 0:00     | 0:00   |
|              | AB3    |         |          |        |
|              | AW3    |         |          |        |
|              | AW4    | 0:38    | 0:38     | 0:00   |
|              | AW5    | 0:00    | 0:00     | 0:00   |
|              | AW6    | 0:00    | 0:00     | 0:00   |
|              | AW7    | 0:00    | 0:00     | 0:00   |

|         |       |       |      |       |
|---------|-------|-------|------|-------|
| Level 3 | AB3.2 | 0:10* | 0:00 | -0:10 |
|         | AB3.3 | 0:00  | 0:00 | 0:00  |
|         | AW3.3 | 0:00  | 0:00 | 0:00  |
|         | AW3.4 | 2:28  | 2:00 | -0:28 |
|         | AW3.5 | 2:08  | 2:00 | -0:08 |
|         | AB3.4 | 1:50  | 1:50 | 0:00  |
|         | AW3.6 | 1:28  | 1:28 | 0:00  |
| Level 4 | AB3.5 | 1:17  | 1:17 | 0:00  |
|         | AW3.7 | 0:48  | 0:48 | 0:00  |
|         |       |       |      |       |

### Summary of Findings

The analysis demonstrates that the proposed maximum building envelope maintains either the existing solar access to habitable spaces if less than 2hrs, or a minimum of 2 hours where the existing habitable spaces receive more than two hours currently.

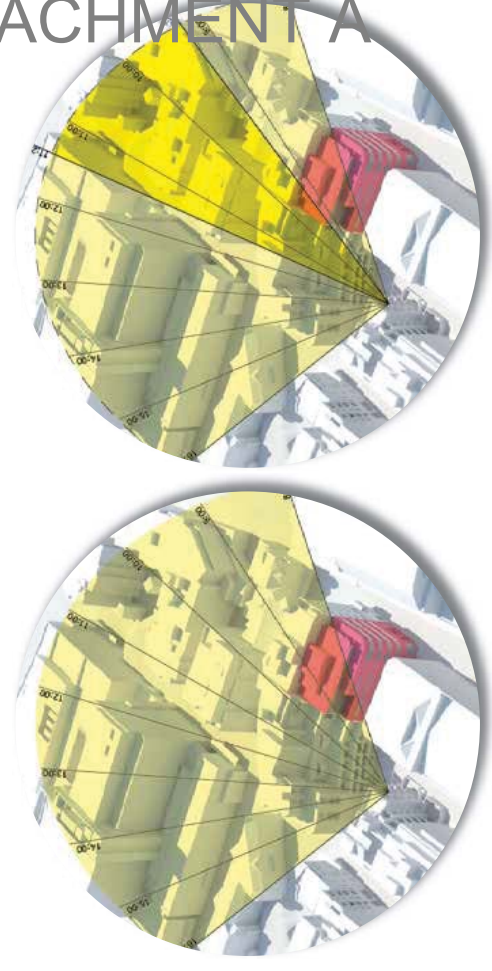
There are two windows which are affected but as their current solar access is less than 15 minutes they are not considered. These windows are marked with an \*.

Refer to accompanying planners report for the **impact assessment** of this analysis.

| LEVEL   | Window | Current | Proposed | Impact |
|---------|--------|---------|----------|--------|
| Level 1 | AB1.2  | 0:00    | 0:00     | 0:00   |
|         | AB1.3  | 0:00    | 0:00     | 0:00   |
|         | AW1.3  | 0:00    | 0:00     | 0:00   |
|         | AW1.4  | 1:07    | 1:07     | 0:00   |
|         | AW1.5  | 0:25    | 0:25     | 0:00   |
|         | AB1.4  | 0:19    | 0:19     | 0:00   |
|         | AW1.6  | 0:00    | 0:00     | 0:00   |
| Level 4 | AB1.5  | 0:00    | 0:00     | 0:00   |
|         | AW1.7  | 0:32    | 0:32     | 0:00   |
|         |        |         |          |        |

|         |       |      |      |       |
|---------|-------|------|------|-------|
| Level 4 | AB4.2 | 0:28 | 0:28 | 0:00  |
|         | AB4.3 | 0:00 | 0:00 | 0:00  |
|         | AW4.3 | 0:00 | 0:00 | 0:00  |
|         | AW4.4 | 2:28 | 2:00 | -0:28 |
|         | AW4.5 | 2:28 | 2:00 | -0:28 |
|         |       |      |      |       |
|         |       |      |      |       |

# ATTACHMENT A



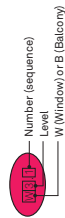


## 05 Impact Analysis Solar Access

| LEVEL   | Window | Current | Proposed | Impact |
|---------|--------|---------|----------|--------|
| Level 2 | AB 2.2 | 0:10*   | 0:00     | -0:10  |
|         | AB 2.3 | 0:00    | 0:00     | 0:00   |
|         | AW 2.3 | 0:00    | 0:00     | 0:00   |
|         | AW 2.4 | 1:48    | 1:48     | 0:00   |
|         | AW 2.5 | 0:39    | 0:39     | 0:00   |
|         | AB 2.4 | 1:34    | 1:34     | 0:00   |
|         | AW 2.6 | 0:28    | 0:28     | 0:00   |
|         | AB 2.5 | 0:18    | 0:18     | 0:00   |
|         | AW 2.7 | 0:32    | 0:32     | 0:00   |
|         |        |         |          |        |
| Level 5 | AB 5.2 | 1:24    | 1:24     | 0:00   |
|         | AB 5.3 | 0:00    | 0:00     | 0:00   |
|         | AW 5.3 | 0:00    | 0:00     | 0:00   |
|         | AW 5.4 | 2:30    | 2:30     | 0:00   |
|         | AW 5.5 | 6:00    | 6:00     | 0:00   |
|         |        |         |          |        |
| Level 6 | AB 6.3 | 2:30    | 2:30     | 0:0    |
|         | AW 6.6 | 6:00    | 6:00     | 0:00   |
|         | AW 6.7 | 6:00    | 6:00     | 0:00   |

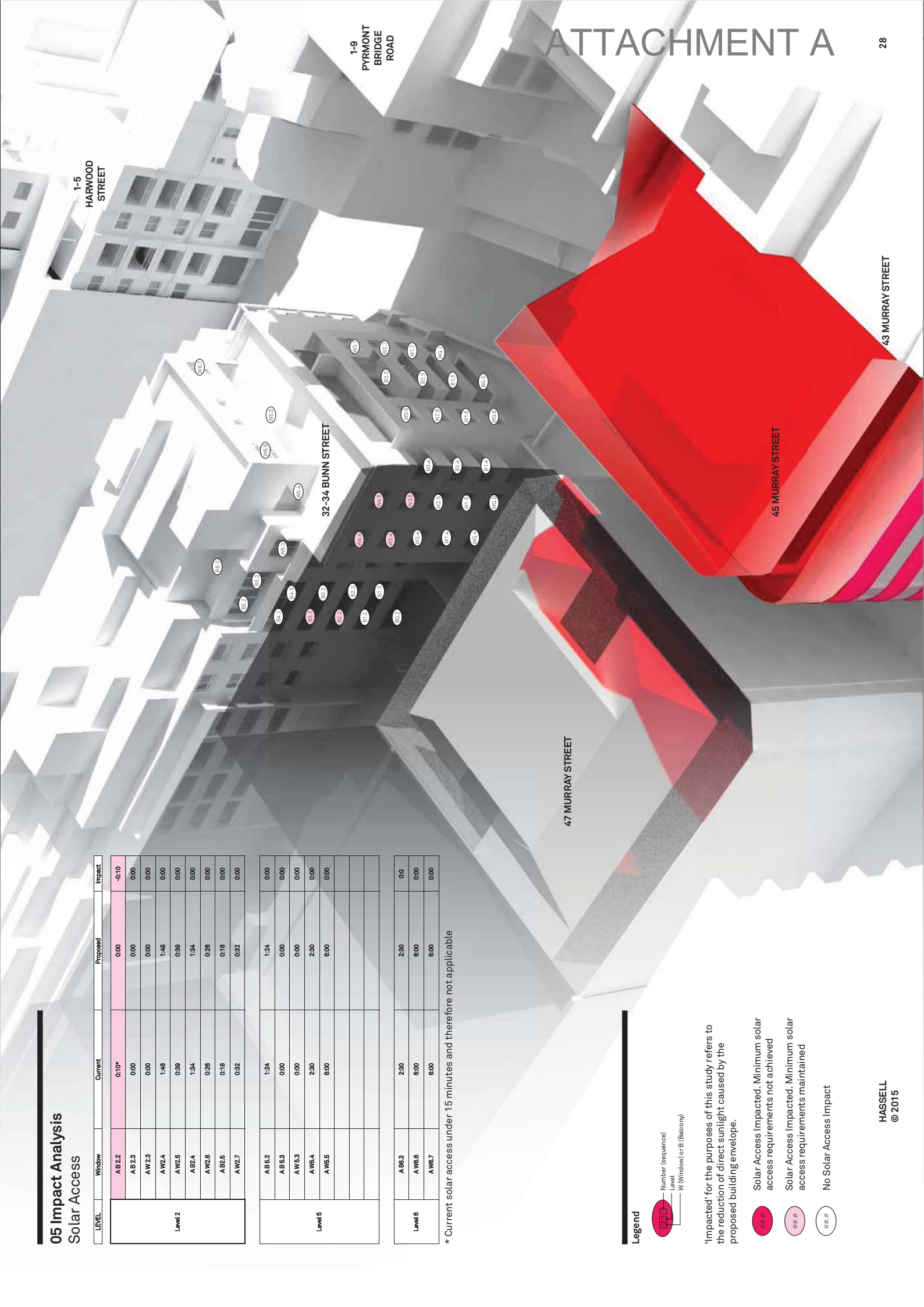
\* Current solar access under 15 minutes and therefore not applicable

### Legend



'Impacted' for the purposes of this study refers to the reduction of direct sunlight caused by the proposed building envelope.

- Solar Access Impacted. Minimum solar access requirements not achieved
- Solar Access Impacted. Minimum solar access requirements maintained
- No Solar Access Impact

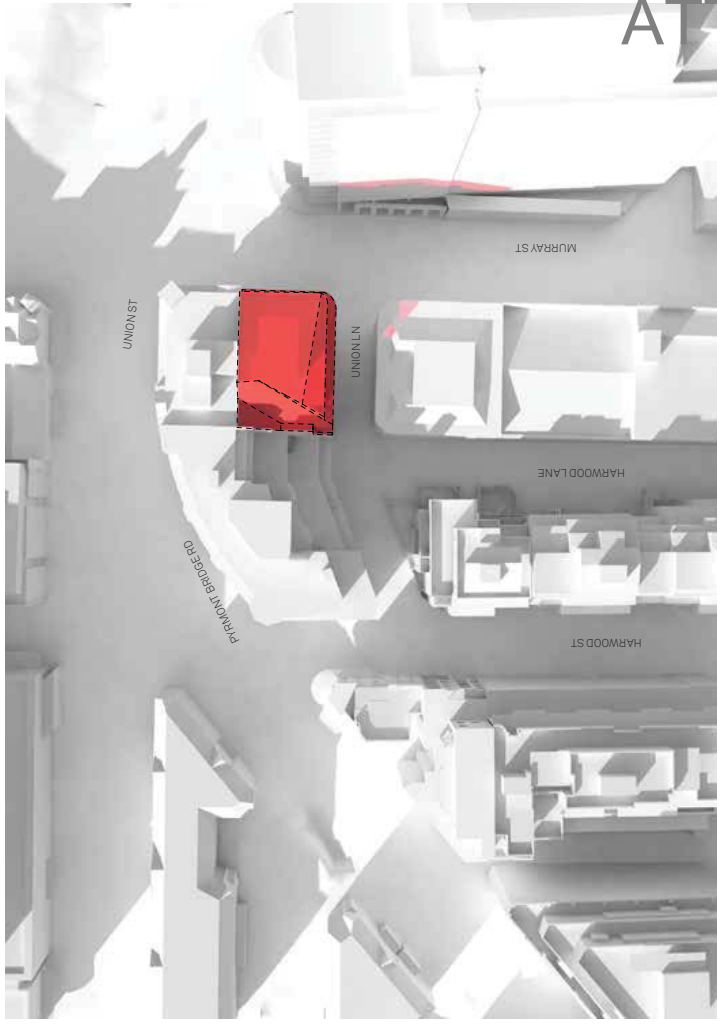


**05 Impact Analysis:**  
Solar Access - Shadow Diagrams

Below are the traditional plan solar study.



Shadow Diagram - 22nd June 9am  
Red shadow indicates additional overshadowing cast by proposed maximum building envelope.



Shadow Diagram - 22nd June 3PM  
Red shadow indicates additional overshadowing cast by proposed maximum building envelope.



Shadow Diagram - 22nd June Noon  
Red shadow indicates additional overshadowing cast by proposed maximum building envelope.

## 05 Impact Analysis: Solar Access - Shadow Diagrams

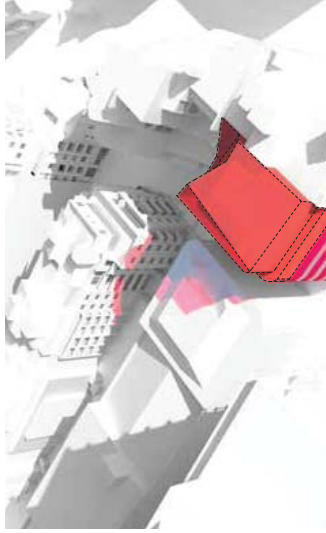
This solar study provides detailed analysis of the North and East elevations of 32 Harwood Street.

Due to its location relative to the proposed development, particular attention was paid to these window openings.

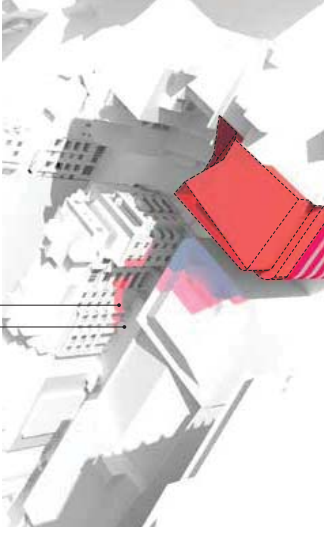
Grey shadow indicates existing shadow.  
Red shadow indicates the additional overshadowing cast by the proposed maximum building envelope



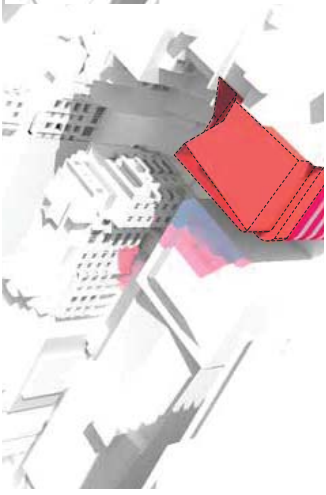
Shadow Diagram - 22nd June 9am



Shadow Diagram - 22nd June 9:15am

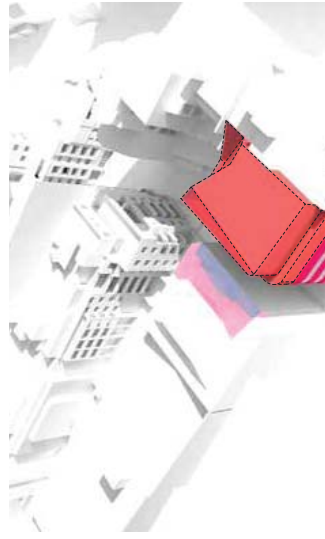


Shadow Diagram - 22nd June 9:30am

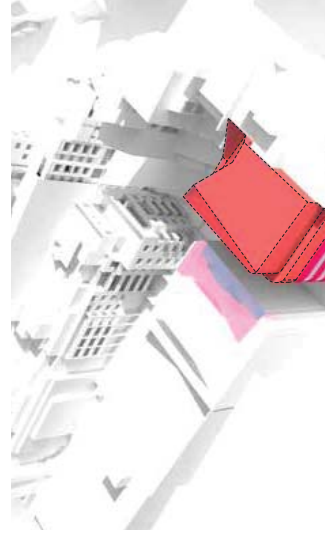


Shadow Diagram - 22nd June 9:45am

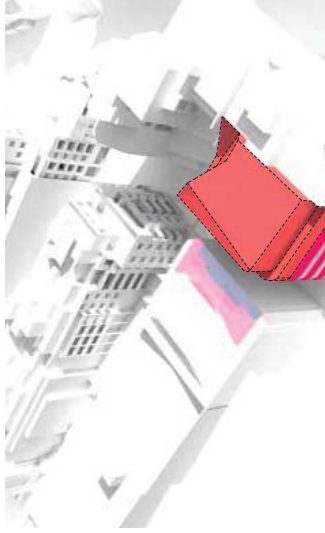
09.30



Shadow Diagram - 22nd June 10:45am



Shadow Diagram - 22nd June 11am



Shadow Diagram - 22nd June 11:15am

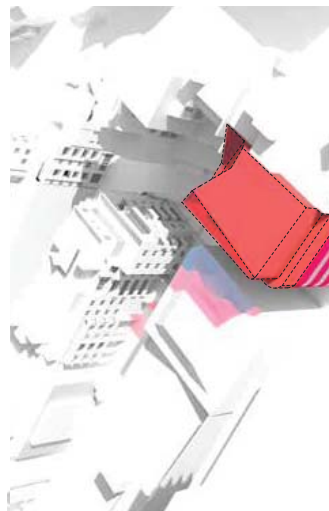


Shadow Diagram - 22nd June 11:30am

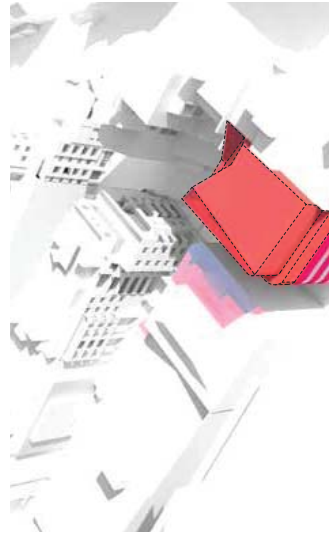
11.00

ATTACHMENT A

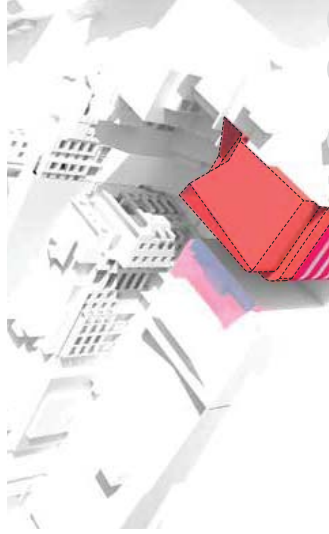
**05 Impact Analysis:**  
Solar Access - Shadow Diagrams



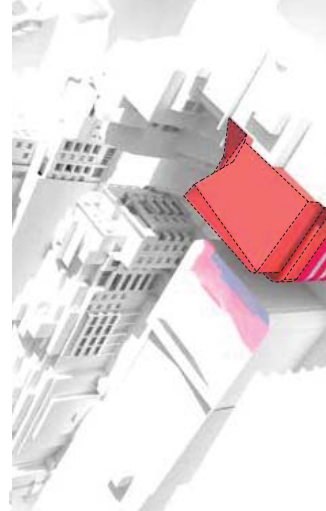
Shadow Diagram - 22nd June 10am



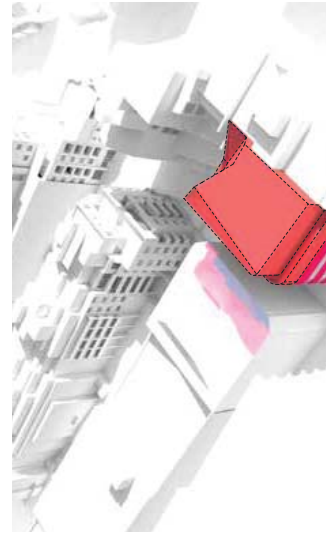
Shadow Diagram - 22nd June 10.15 am



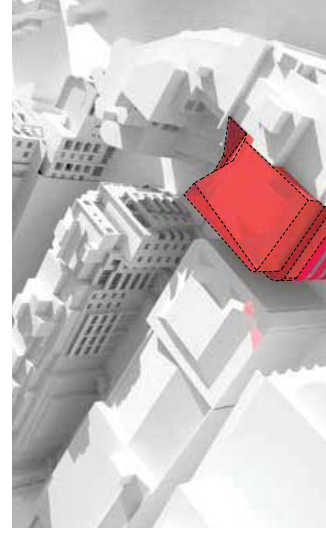
Shadow Diagram - 22nd June 10.30 am



Shadow Diagram - 22nd June 11.45am



Shadow Diagram - 22nd June Noon



Shadow Diagram - 22nd June 3PM

# ATTACHMENT A

# 06

## Preliminary Concept Development

# ATTACHMENT A



## 06 Preliminary Concept Development Reference Project – The ‘HUB’ Hotel

### Overview

The proposed redevelopment of 45 Murray Street will convert commercial space into high-spec, overnight commuter style hotel accommodation.

This is based on a model adopted by Premier Inn in Covent Garden, London – HUB Hotel.

The hotel aesthetic is modern and ‘tech-savvy’. The rooms are stylish, compact and cleverly planned, and smartphone apps allow room customisation.

See further details on their website:  
<https://www.hubhotels.co.uk/p/home.xhtml>



covent garden. london. uk



## 06 Preliminary Concept Development The 'Look & Feel' - Design Ideas

### Aesthetic

The proposed aesthetic for the hotel is 'refined urban'.

Materiality that is true to itself, yet refined and crafted.

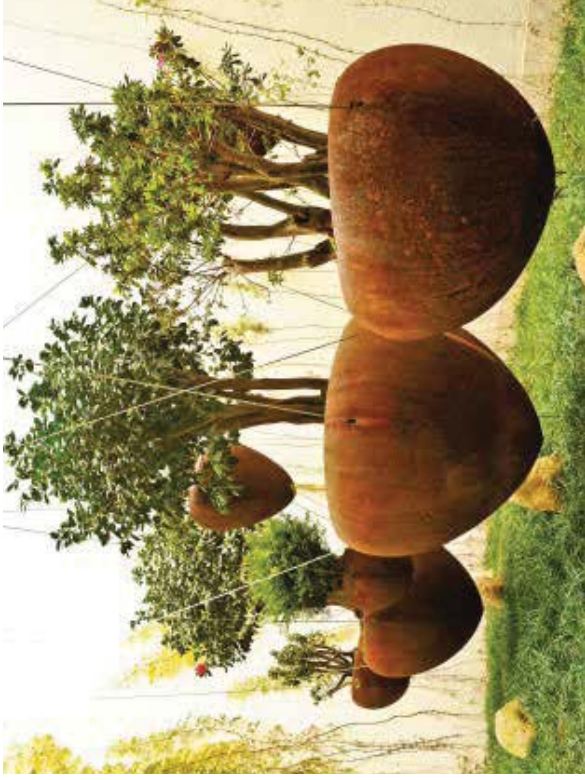
Detail that is finely considered, bespoke and original.

Integrated joinery that offers sleek, modern spaces, compact and efficient, but inviting.

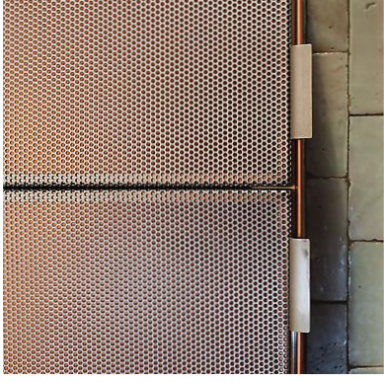
Below are several precedents that evoke the design aesthetic to be explored in the development of this hotel offering.

### Design Precedents

- 01\_ Floating Pots  
UAP Studio
- 02\_ Brushed Metal Cabinets  
Murlock Young Architects
- 03\_ Waterhouse Hotel, Shanghai  
NHDRO Architects
- 04\_ New | Old, Taiwan  
Miemasu
- 05\_ Tennat Bodega/Bar, Barcelona  
Abag Arquitectura
- 06\_ Nude Coffee & Wine Bar, Moscow  
Form Bureau
- 07\_ 158 Cecil Street, Singapore  
Tierra POD



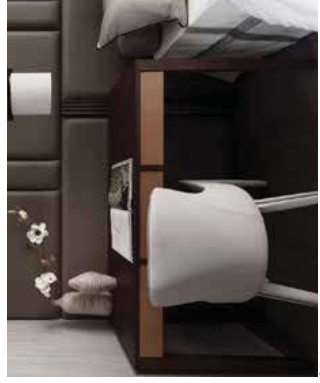
01\_



02\_



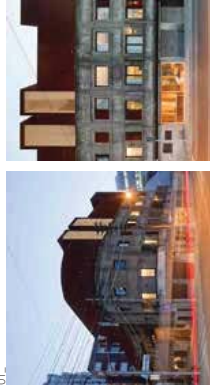
07\_



04\_



06\_



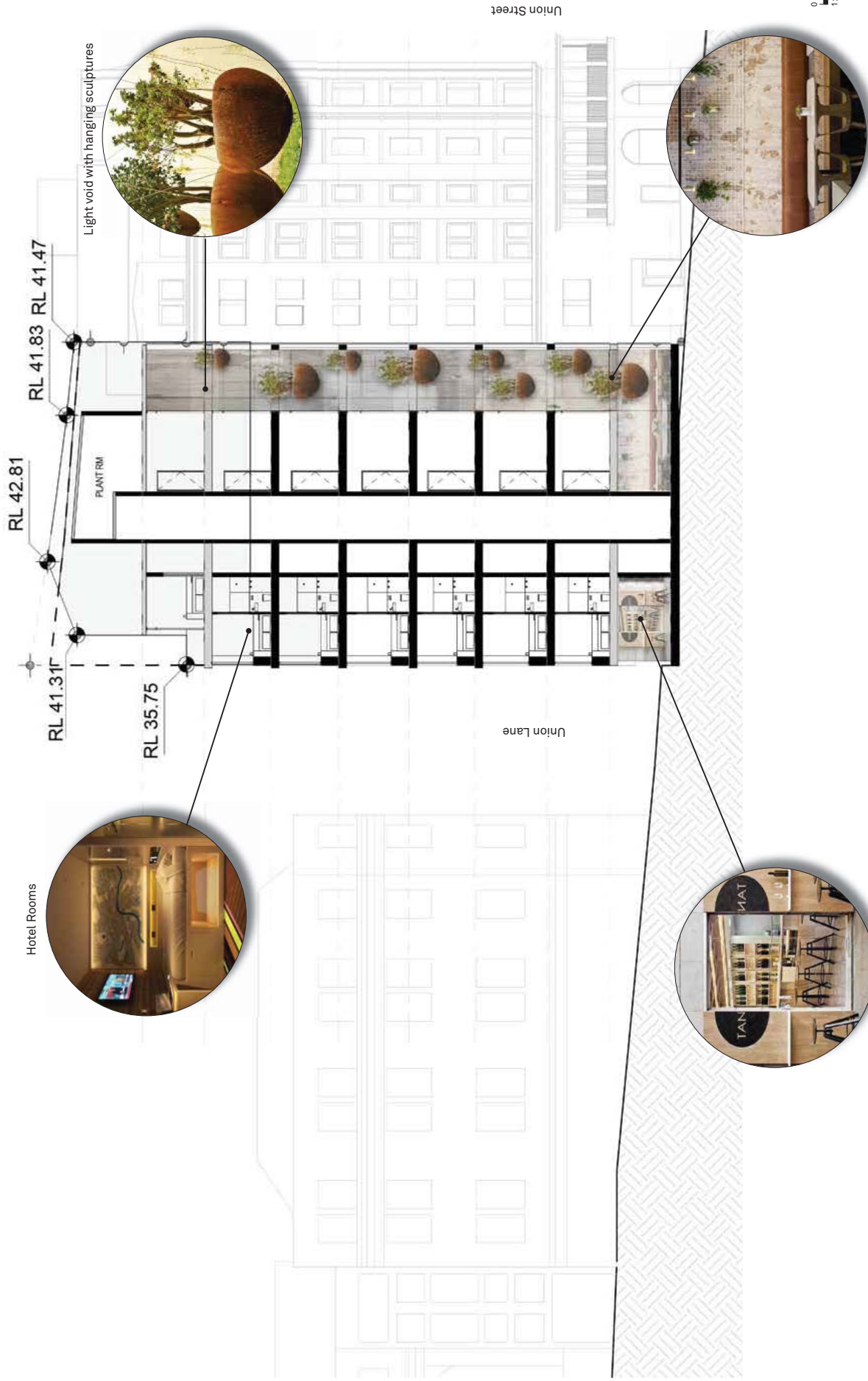
03\_



05\_

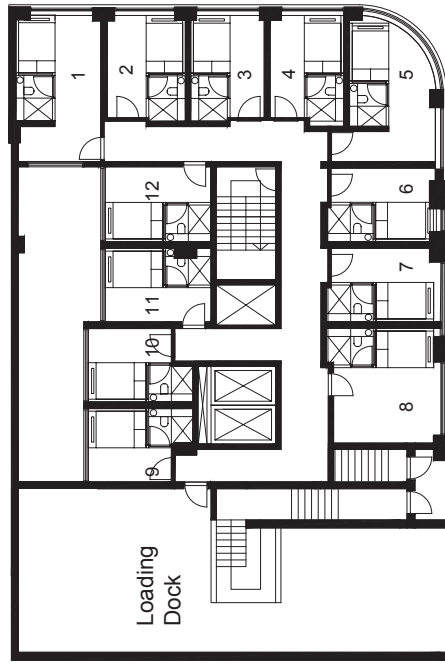
# 06 Preliminary Concept Development Building Section

Note: This is not a finalised proposal and further development is required. This is only intended to give a flavour of what is envisioned for the hotel.

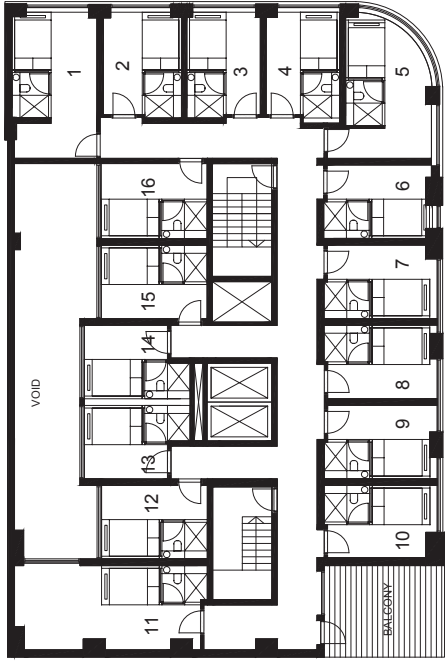


# ATTACHMENT A

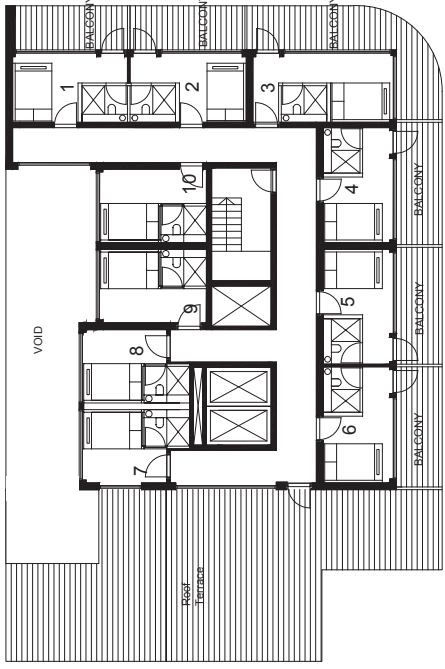
**06 Preliminary Concept Development**  
Floor Plan Layout



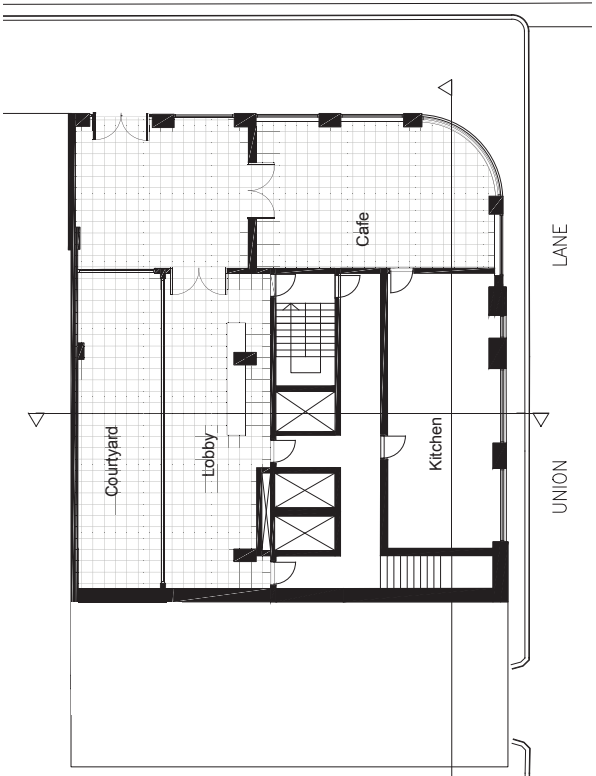
Proposed Mezzanine Floor Plan



Proposed L05 Floor Plan



Proposed L06 Floor Plan



Proposed Ground Floor Plan

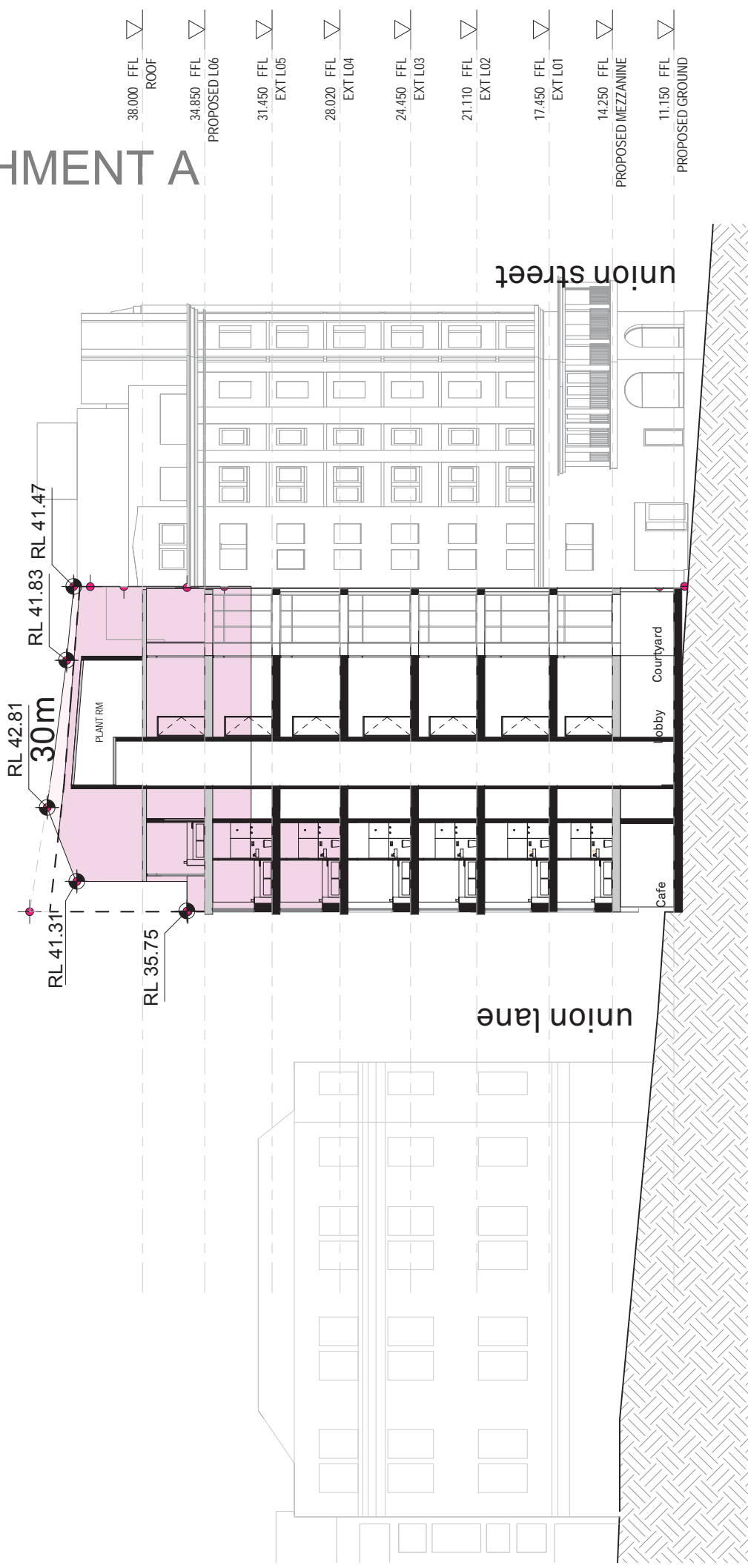


Proposed Typical Floor Plan (L01 - L04)

# ATTACHMENT A



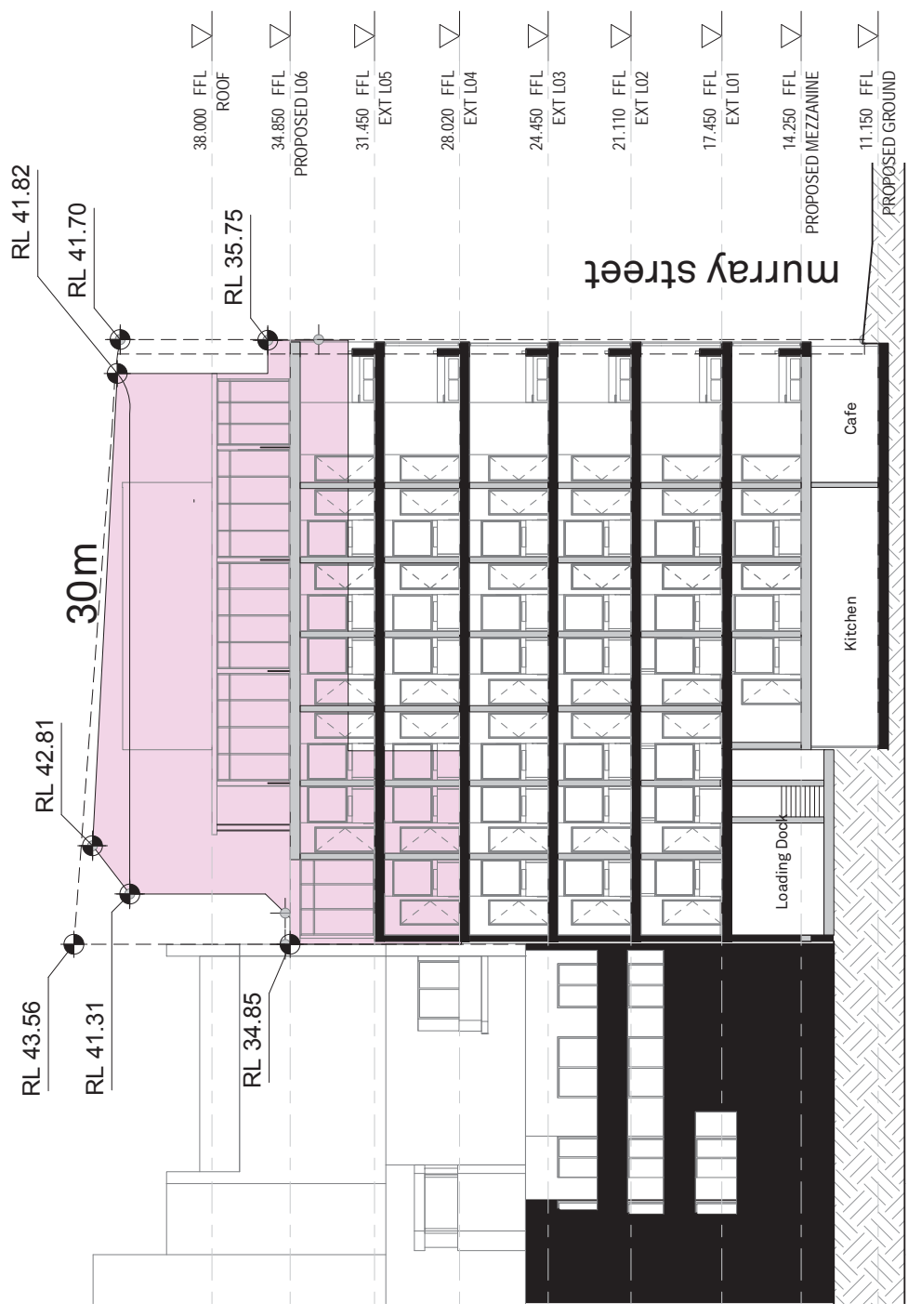
# ATTACHMENT A



Section 01\_North/South



**06 Preliminary Concept Development**  
Proposed Section



**Section 02\_East/West**

# ATTACHMENT A

# Appendix

## ATTACHMENT A

### Reference Documents

- i 3D Laser Scan Survey
- ii Existing Site Survey
- iii Proposed Building Envelope Amendment



## MCNALLY MANAGEMENT

PYRMONT BUILDING FAÇADE  
3D LASER SCAN SURVEY AND MODELLING

PROJECT # M01278  
PROJECT DELIVERY & METADATA REPORT



Spatial Relationships | Human Technology

ADELAIDE BRISBANE DEVONPORT HOBART MACKAY MELBOURNE PORTAUGUSTA SYDNEY TOWNSVILLE

### 1. INTRODUCTION

Lester Franks was contacted by McNally Management to provide a terrestrial laser scan survey and 3D mass modelling of selected buildings in Pyrmont, NSW. The survey was undertaken by Mark Smith and Robert Edwards on the 8<sup>th</sup> April 2015 with the alignment and modelling conducted by James Head-Mears.

This document details information in regard to the metadata for the supplied datasets included within this archive as well as sample images of the deliverables.

### 2. INTENDED USE OF DATA

The supplied data has been provided to assist in a view impact study to be conducted by Hassell.

**IMPORTANT:** please note that the data is not to be used for purposes beyond that explicitly agreed in the description of the Services provided by Lester Franks.

### 3. SURVEY METADATA

Date of survey: 8<sup>th</sup> April 2015.

**Laser Scanner Instrument:** Faro Focus 120 Laser Scanner.  
**Total Station:** Leica TS15 Total Station.  
**Range Accuracy:** Range accuracy ±3mm @ 30m.  
**Field Crew:** Mark Smith and Robert Edwards  
**Approximate Weather Conditions:** Dry conditions with a temperature range 20 - 25°C.  
**Final point cloud accuracy:** Approximately ±5mm in three dimensions.

All datasets (unless stated otherwise) provided within this archive are supplied in ground distances with the following properties:

**Vertical Datum:** AHD71.  
**Horizontal Datum:** MGA Zone 55 (plane).  
**Ground Scale Point:** SSI 681146 333,337,633m  
**Eastings:** 6,250,811.647m  
**Northings:** 8,674m  
**RL:**

This document has been prepared for use by the intended recipient for the purpose stated. It must not be copied or passed to a third party without the permission of Lester Franks.

Document Reference: OS0 M01278 10 0004 1 Metadata Report.docx

### 4. SUPPLIED DIGITAL DATA

The following folders and files have been supplied within this archive:

#### 4.1. CAD DATA

All as-built CAD data was modelled using Rhino3D and has been supplied in both a native format and exported to 3D DWG format in order to facilitate multi-platform interoperability.

CAD data has been supplied on a per building basis where applicable and to the LOD as per document OS0 M01278 10 0001 1 Rev1. Building models have been grouped into the CAD file based on their street location.

Please be advised that in some areas requested at LOD200 this was not possible due to limitation in LIDAR data coverage. This has been annotated in Figure 4.

As Rhino3D does not fully support large coordinate numbers the data supplied in 3DS format has been translated by the following values:

**Easting:** 333,200,000m  
**Northing:** 6,250,700,000m  
**RL:** 0,000m

The DWG data has been kept in large MGA94 and AHD71 coordinates.

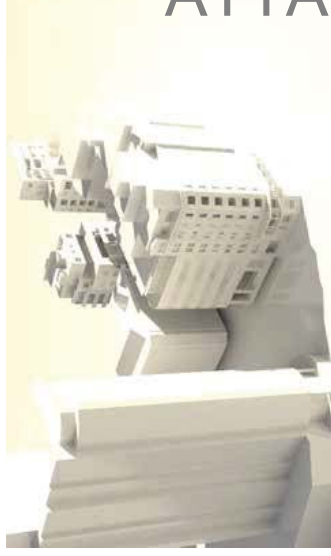


Figure 1: Example view of combined CAD data.

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Document Reference: OS0 M01278 10 0004 1 Metadata Report.docx



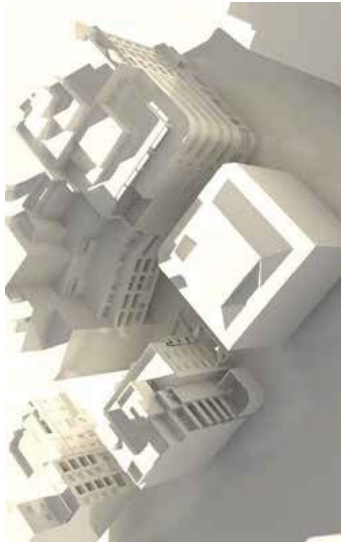


Figure 2: Example model of combined CAD data.

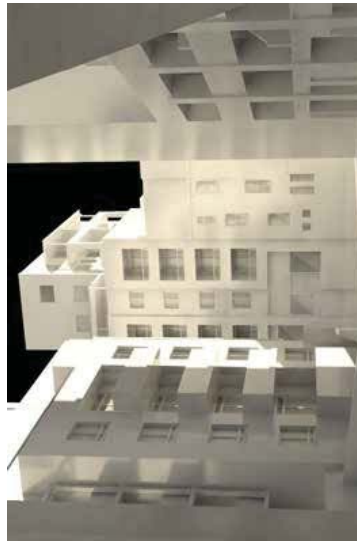


Figure 3: Example model of combined CAD data.

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Document Reference: OSO M01278 10 0004 1 Metadata Report.docx

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Figure 4: Rendered arbitrary areas of reduced accuracy and modified level of detail due to restrictions with the aerial LIDAR data coverage.

#### 4.2. 3D LASER SCAN DATA

The laser scanned data for this project has been supplied in Autodesk Recap format.

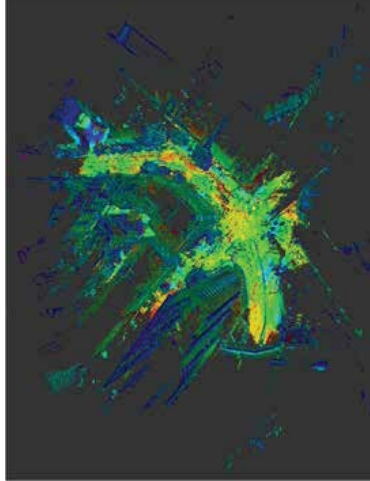


Figure 5: Overview of Recap point cloud.

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Document Reference: OSO M01278 10 0004 1 Metadata Report.docx

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#### 5. POINT OF CONTACT

Nicholas Davies, Director  
13/21 Sabre Drive, Port Melbourne, VIC 3207

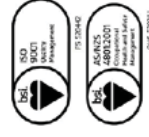
T: +61 3 9846 1111  
M: +61 438 839 038

#### 6. THANK YOU

On behalf of Lester Franks, I wish to thank Mckhally Management for the opportunity to perform this work. We look forward to working with you in the future.

Lester Franks

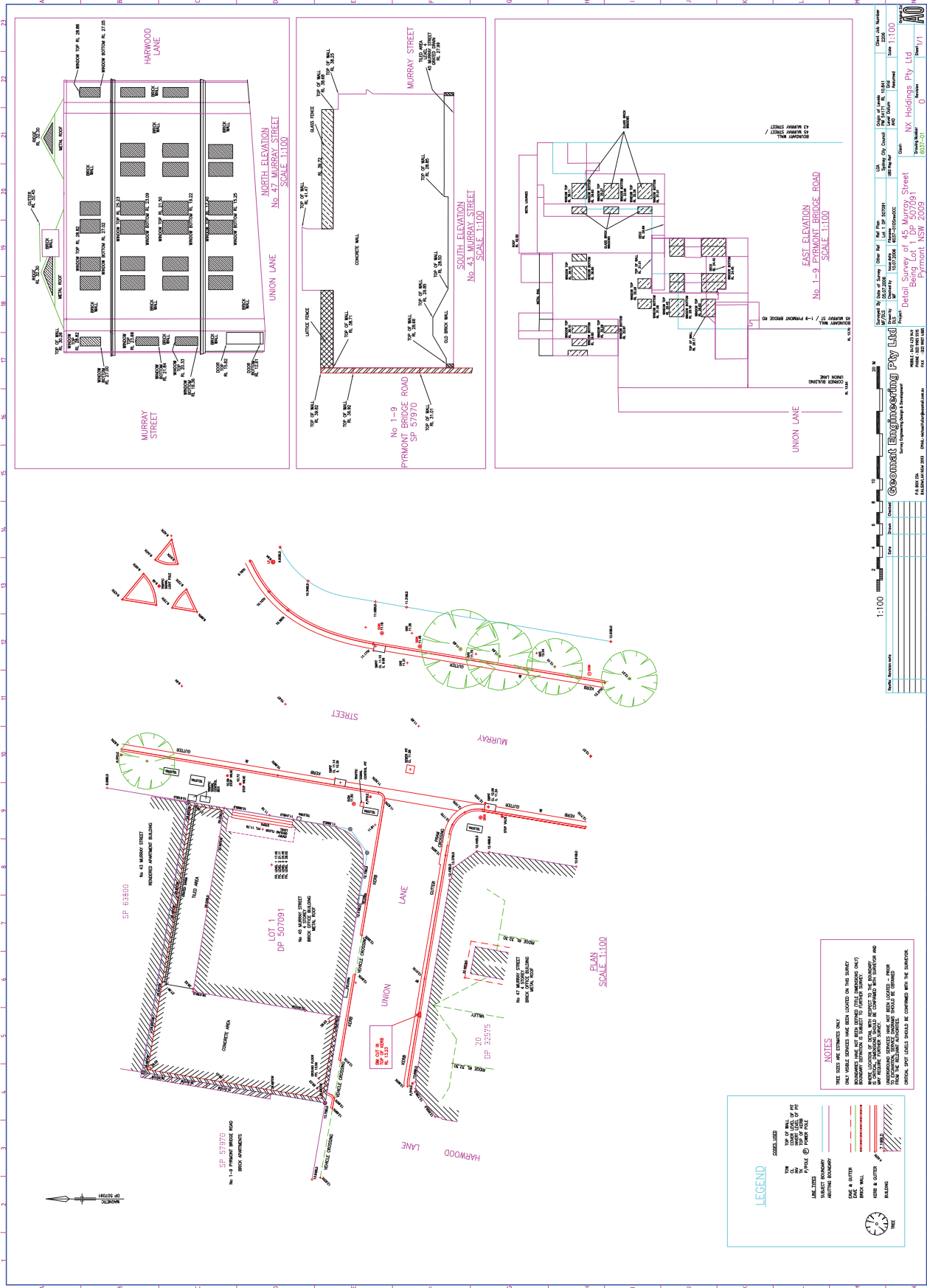
Per Nicholas Davies



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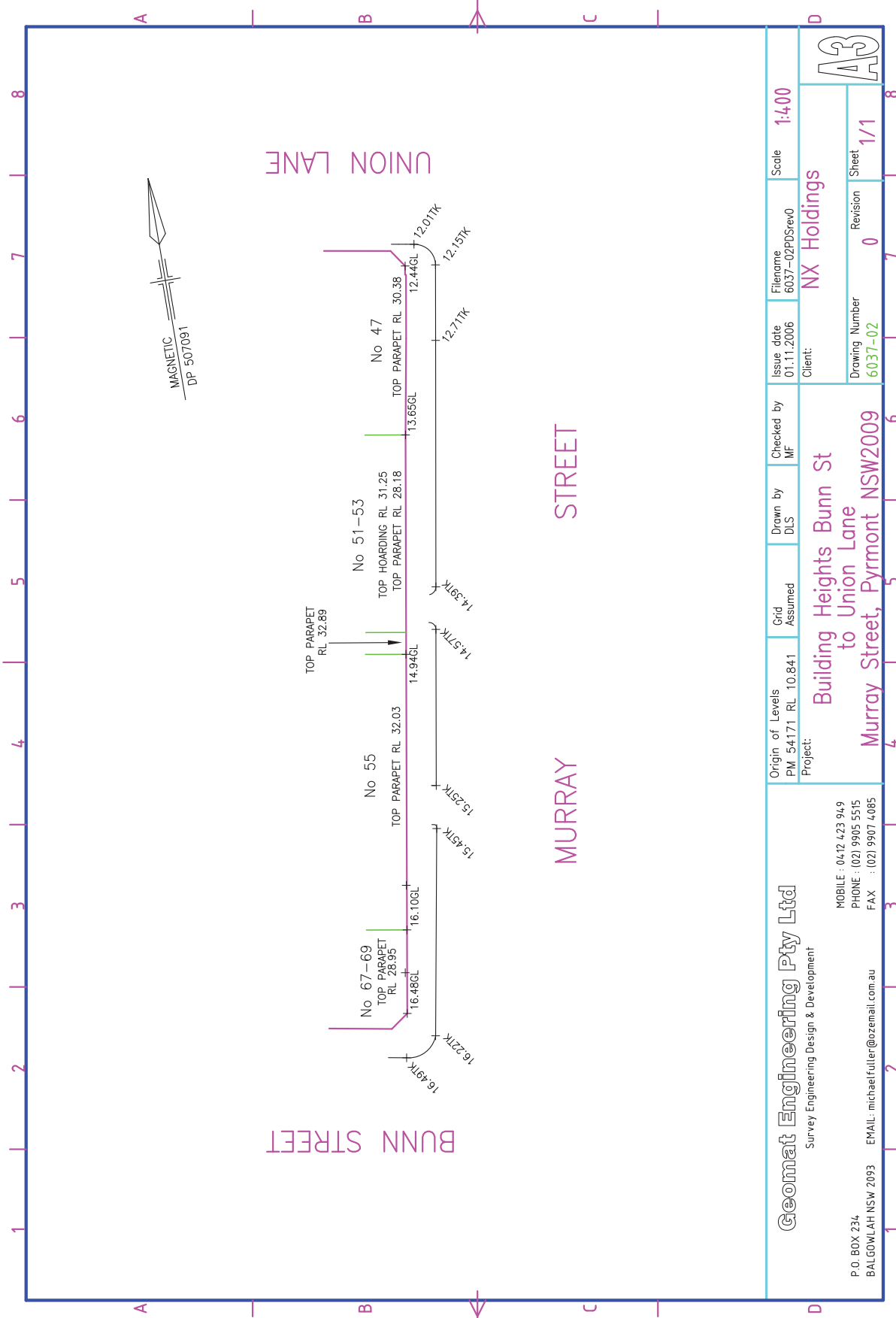
Document Reference: OSO M01278 10 0004 1 Metadata Report.docx

## Appendix ii 3D Laser Scan Survey Report



Note: Survey drawing not to scale. Original survey can be provided on request

# ATTACHMENT A



Note: Survey drawing not to scale. Original survey can be provided on request

# ATTACHMENT A

## Appendix iii Proposed Building Envelope Amendment

Previously Proposed LEP Envelope



Diagram Section\_ Previously Proposed LEP Envelope

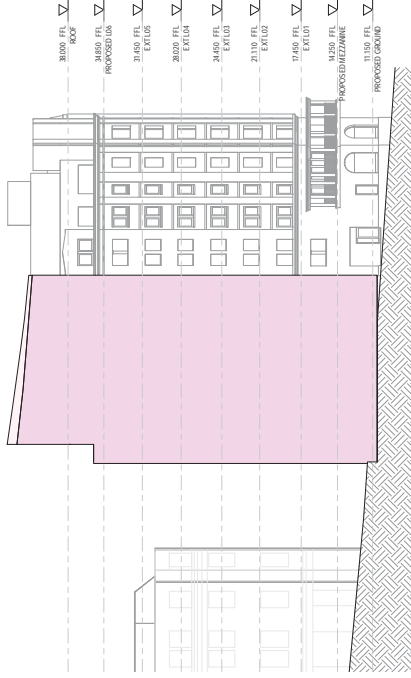
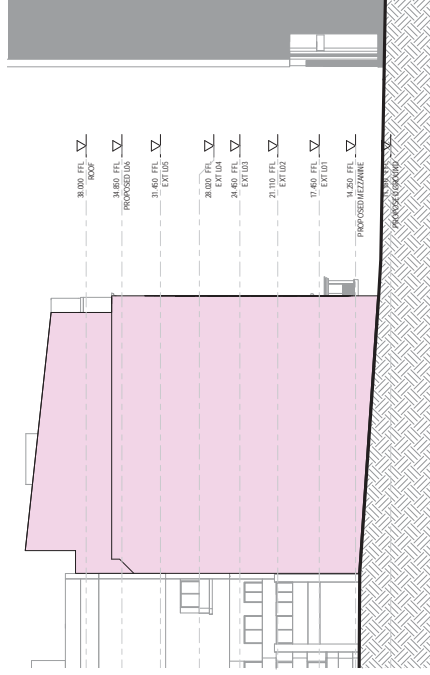


Diagram Section\_ Previously Proposed LEP Envelope



Solar Impact Data \_ LEP Envelope

| Date      | Window  | Current | Proposed | Impact |
|-----------|---------|---------|----------|--------|
| June 22nd | A B 2.2 | 0:10*   | 0:00     | -0:10  |
|           | A B 3.2 | 0:10*   | 0:00     | -0:10  |
|           | A B 4.2 | 0:26    | 0:00     | -0:26  |

\* Current solar access under 15 minutes and therefore not applicable

# ATTACHMENT A

Revised LEP Envelope



Diagram Section \_ Revised LEP Envelope

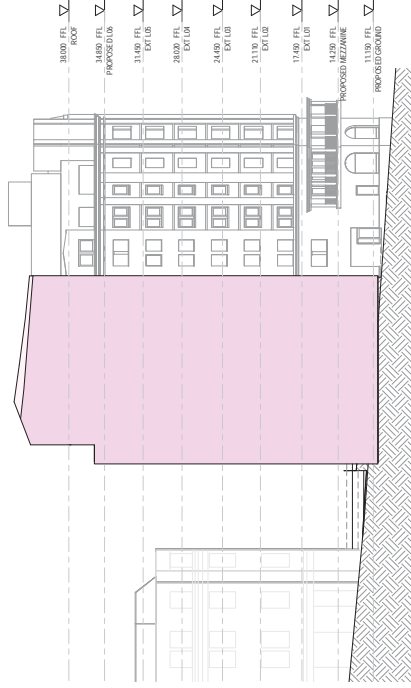
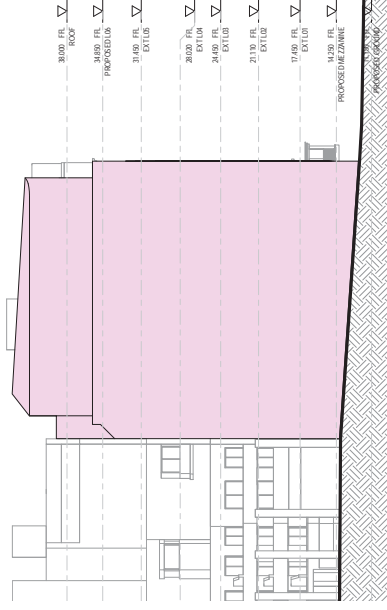


Diagram Section \_ Revised LEP Envelope



Solar Impact Data \_ Revised LEP Envelope

| Date      | Window | Current | Proposed | Impact |
|-----------|--------|---------|----------|--------|
| June 22nd | AB 2.2 | 0:10*   | 0:00     | -0:10  |
|           | AB 3.2 | 0:10*   | 0:00     | -0:10  |
|           | AB 4.2 | 0:26    | 0:26     | -0:0   |

\* Current solar access under 15 minutes and therefore not applicable

# Appendix iv Impact of Key Windows on Proposal

## Overview

The solar study completed by Hassell identified two key windows (A B2.2 and A B3.2) affected by the proposed LEP Envelope. This section of the report will outline the extent of this solar access and the impact upon the proposed LEP Envelope should this access be maintained.

The results indicate that these key windows only receive sunlight during the months of June and July. Beyond this short time period, solar access is impeded by the building mass of 47 Murray Street and 32-34 Bunn Street, notably the balcony above each window and the protruding mass alongside each balcony.

To maintain this solar access, substantial area would need to be removed from the proposed LEP Envelope, thus reducing the viability of the proposed scheme.

## Solar Access to Key Windows

| Date           | Window | Current | Proposed | Impact |
|----------------|--------|---------|----------|--------|
| June 22nd      | A B2.2 | 0:10*   | 0:00     | -0:10  |
|                | A B3.2 | 0:10*   | 0:00     | -0:10  |
| July 22nd      | A B2.2 | 0:13    | 0:00     | -0:13  |
|                | A B3.2 | 0:13    | 0:00     | -0:13  |
| August 22nd    | A B2.2 | 0:00    | 0:00     | -0:00  |
|                | A B3.2 | 0:00    | 0:00     | -0:00  |
| March/Sep 22nd | A B2.2 | 0:00    | 0:00     | -0:00  |
|                | A B3.2 | 0:00    | 0:00     | -0:00  |
| October 22nd   | A B2.2 | 0:00    | 0:00     | -0:00  |
|                | A B3.2 | 0:00    | 0:00     | -0:00  |
| December 22nd  | A B2.2 | 0:00    | 0:00     | -0:00  |
|                | A B3.2 | 0:00    | 0:00     | -0:00  |

\* Current solar access under 15 minutes and therefore not applicable

Floor Plan

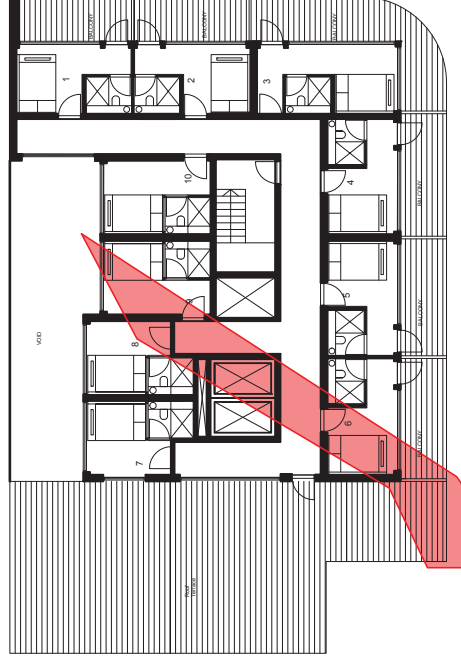
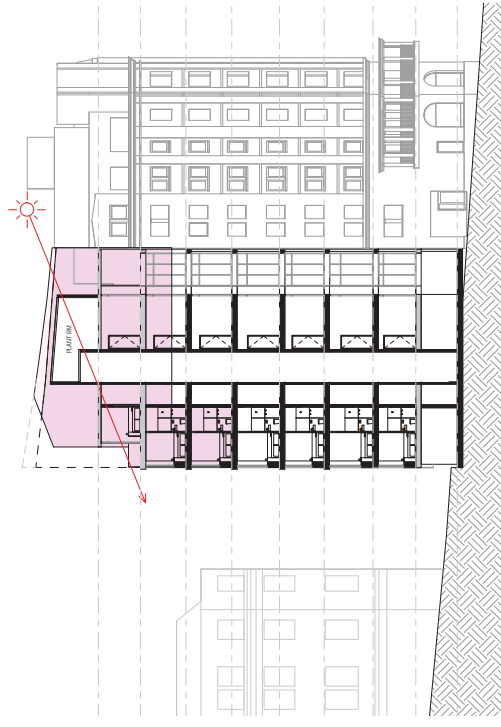


Diagram Section



|                               |                               |                                 |
|-------------------------------|-------------------------------|---------------------------------|
| <b>Australia</b>              | <b>China</b>                  | <b>United Kingdom</b>           |
| <b>Adelaide</b>               | <b>Beijing</b>                | <b>Cardiff</b>                  |
| HASSELL                       | HASSELL                       | HASSELL                         |
| Level 1                       | 501 Tower B                   | Level 4, James William House    |
| 82 Waymouth Street            | Raycom Wangjing Centre        | 9 Museum Place                  |
| Adelaide SA                   | ChaoYang District             | Cardiff CF10 3BD United Kingdom |
| Australia 5000                | Beijing 100102 China          | T +44 29 2072 9071              |
| T +61 8 8220 5000             | T +8610 5126 6908             | E cardiff@hassellstudio.com     |
| E adelaide@hassellstudio.com  | E beijing@hassellstudio.com   |                                 |
|                               | <b>Hong Kong</b>              | <b>London</b>                   |
| <b>Brisbane</b>               | HASSELL                       | HASSELL                         |
| HASSELL                       | 22F, 169 Electric Road        | Level 2 Morelands               |
| 36 Warry Street               | North Point Hong Kong         | 17 – 21 Old Street              |
| Fortitude Valley QLD          | T +852 2552 9098              | Clerkenwell                     |
| Australia 4006                | E hongkong@hassellstudio.com  | London EC1V 9HL United Kingdom  |
| T +61 7 3914 4000             |                               | T +44 20 7490 7669              |
| E brisbane@hassellstudio.com  | <b>Shanghai</b>               | E london@hassellstudio.com      |
|                               | HASSELL                       |                                 |
| <b>Melbourne</b>              | Building 8 Xing Fu Ma Tou     |                                 |
| HASSELL                       | 1029 South Zhongshan Road     |                                 |
| 61 Little Collins Street      | Huangpu District              |                                 |
| Melbourne VIC                 | Shanghai 200011 China         |                                 |
| Australia 3000                | T +8621 6887 8777             |                                 |
| T +61 3 8102 3000             | E shanghai@hassellstudio.com  |                                 |
| E melbourne@hassellstudio.com |                               |                                 |
|                               | <b>South East Asia</b>        |                                 |
| <b>Perth</b>                  |                               |                                 |
| HASSELL                       | <b>Singapore</b>              |                                 |
| Level 1                       | HASSELL                       |                                 |
| Commonwealth Bank Building    | 33 Tras Street #02-01         |                                 |
| 242 Murray Street             | 078973 Singapore              |                                 |
| Perth WA                      | T +65 6224 4688               |                                 |
| Australia 6000                | E singapore@hassellstudio.com |                                 |
| T +61 8 6477 6000             |                               |                                 |
| E perth@hassellstudio.com     |                               |                                 |
|                               | <b>Sydney</b>                 |                                 |
| <b>Sydney</b>                 | HASSELL                       |                                 |
| HASSELL                       | Level 2                       |                                 |
| Pier 8/9, 23 Hickson Road     | Sydney NSW                    |                                 |
| Sydney NSW                    | Australia 2000                |                                 |
| Australia 2000                | T +61 2 9101 2000             |                                 |
| T +61 2 9101 2000             | E sydney@hassellstudio.com    |                                 |
| E sydney@hassellstudio.com    |                               |                                 |