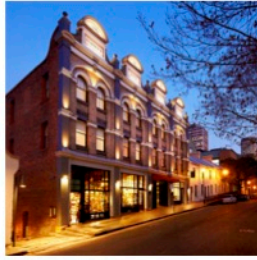
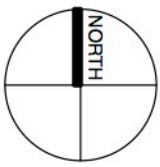


APPENDIX 5

Site analysis diagrams (Luigi Rosselli)



HARBOUR ROCKS HOTEL
(Heritage Warehouse Conversion)



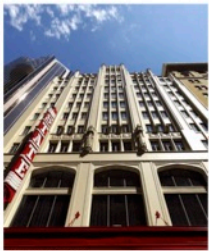
THE ESTABLISHMENT HOTEL
(Heritage Retail Department Store Conversion)



WOOLLOOMOOLOO WHARF (OVOLO) HOTEL
(Heritage Wharf Woolstore Conversion)



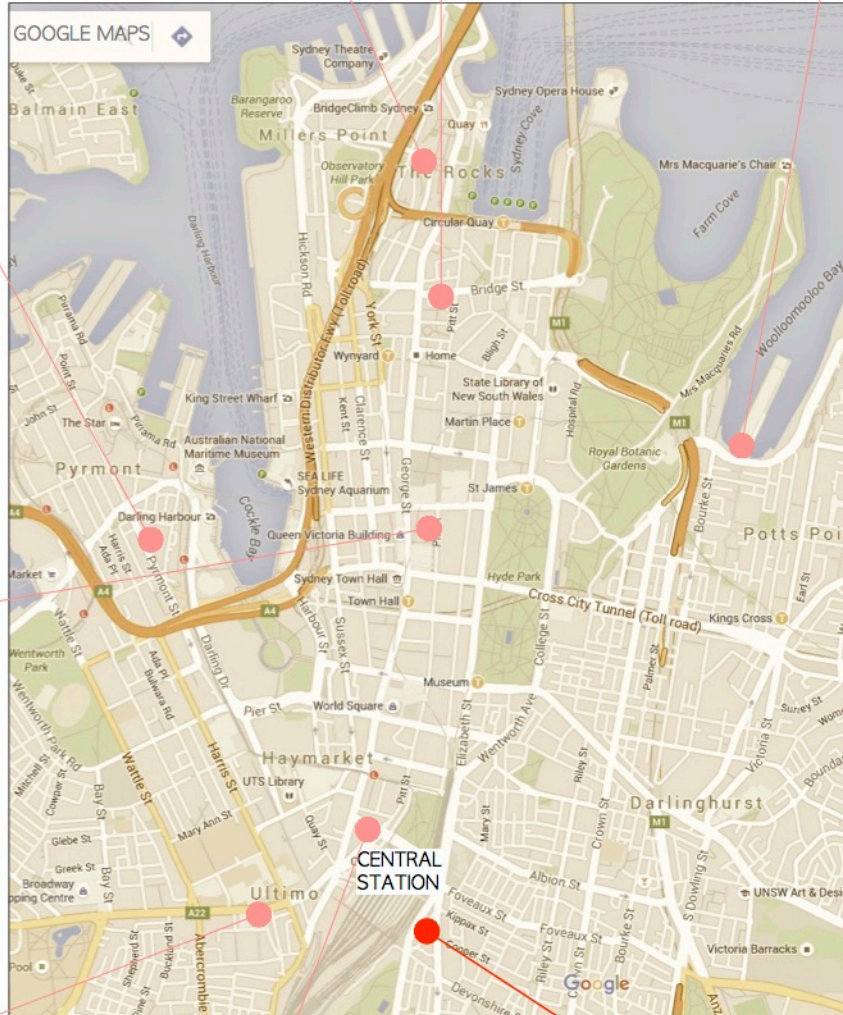
1888 HOTEL (OVOLO)
(Heritage Wool Store Warehouse Conversion)



QT HOTEL
(Heritage Department Store conversion)



THE OLD CLARE HOTEL
(Heritage Pub Hotel Conversion)



THE PROPOSED NEW HOTEL WILL BE A UNIQUELY SURRY HILLS DEVELOPMENT BEING THE ONLY PROMINENT HERITAGE HOTEL CONVERSION IN THE OLD RAG TRADE AREA OF THE CITY. IT WILL ACT AS A BASE FOR TOURIST MOVEMENT FROM & AROUND CENTRAL STATION USING THE AMENITIES OF THE INNER CITY SUBURB AS WELL AS CONNECTION TO THE CITY & ITS ENVIRONS. IT WILL TAKE ITS PLACE AS A KEY ICONIC HOTEL DESTINATION AMONGST THE OTHERS.



SYDNEY CENTRAL YHA
(Heritage Department Store conversion)



RC HENDERSON HATS
Existing Buildings



PROPOSED HENDERSON HOTEL
(Heritage Rag Trade Warehouse & Factory conversion)

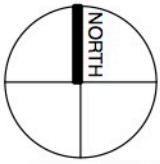
New Heritage Hotel In Surry Hills: Fills a gap in the inner city
NEW HOTEL IN CITY CONTEXT

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NOM REG NO. 4895

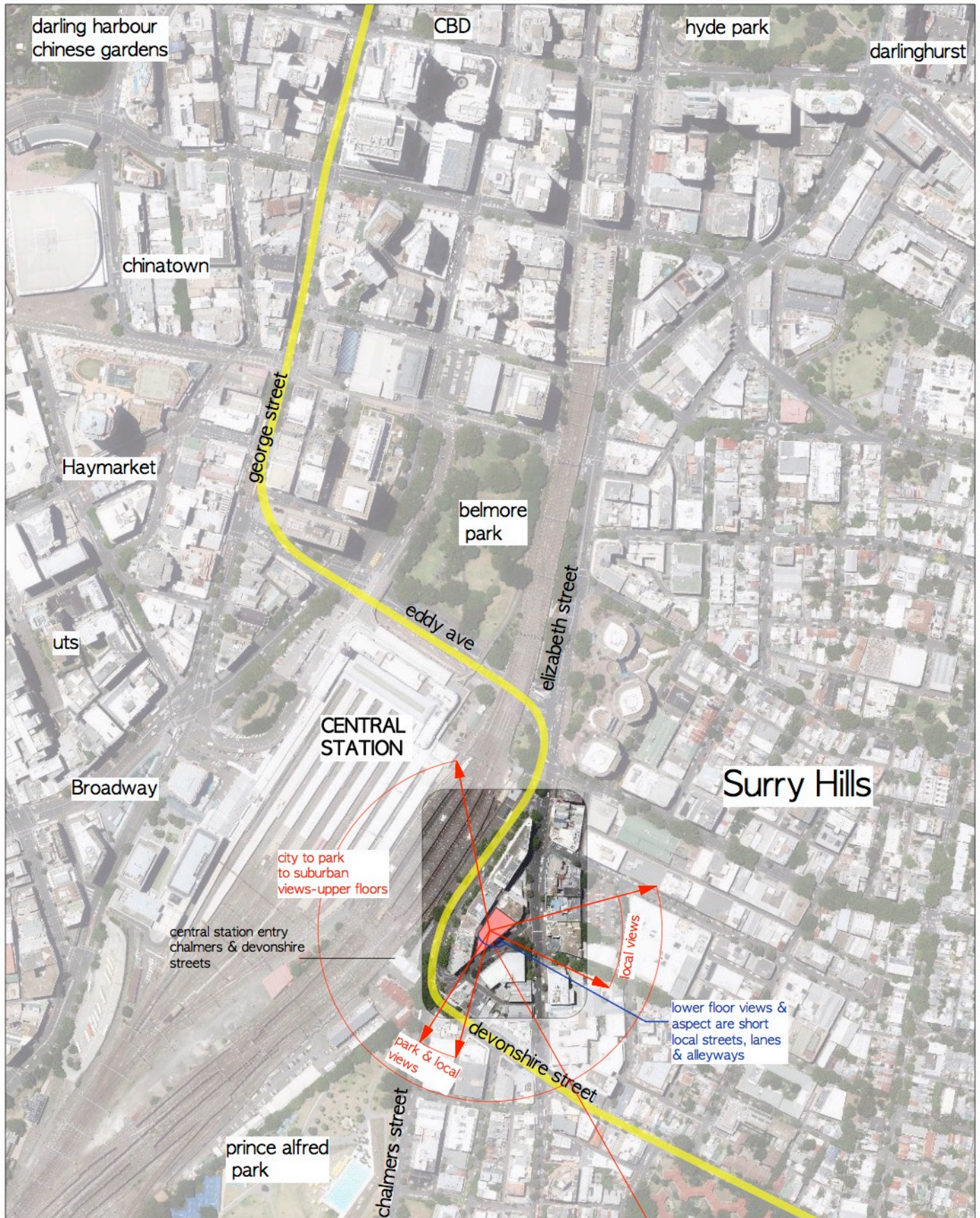
Planning Proposal &
Site Specific DCP
proposed hotel conversion
7-15 Randle Street Surry Hills
NSW 2010

DA1-01
scale
plot date: Thu 2 Feb 2017
cadfile: S190A_Site analysis_D_170202.vsw
1519





THE PROPOSED HOTEL SITE IS WELL LOCATED TO TAKE ADVANTAGE OF THE NEW LIGHT RAIL AND PEDESTRIANISATION OF DEVONSHIRE STREETS. THE SITE IS LOCATED LIKE A HUB FOR ACCOMMODATION AND LINKED TO THE CITIES TRANSPORT INFRASTRUCTURE & AMENITIES.



Sydney Light Rail: Proposed route past site
(source NSW Transport
<http://www.sydneylightrail.transport.nsw.gov.au/>)

"THE SITE"
7-15 Randle Street SURRY HILLS

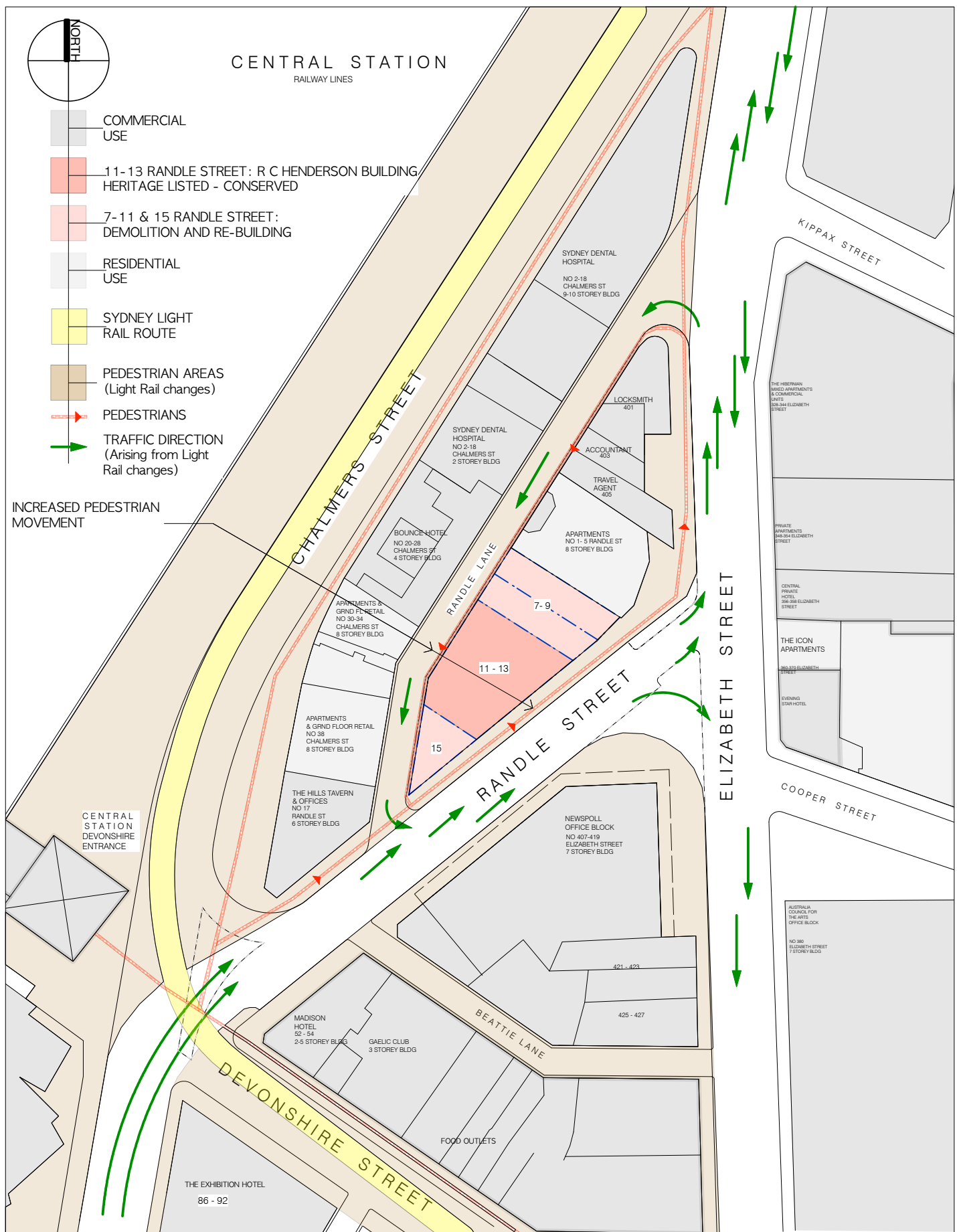
Site Location Plan: Position in inner city
with transport, services, outlook and views
NEW HOTEL IN CITY CONTEXT

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DA1-02
scale NTS
plotdate: Thu 2 Feb 2017
cadfile: 1519DA_Site analysis_ID_170202.vdw
1519





PEDESTRIAN PATHS AROUND LIGHT RAIL
AND LINK UP TO STREET CLOSURES
AND GREEN AREAS ALONG THE ROUTE
TO ANZAC PARADE. (Light Rail changes)

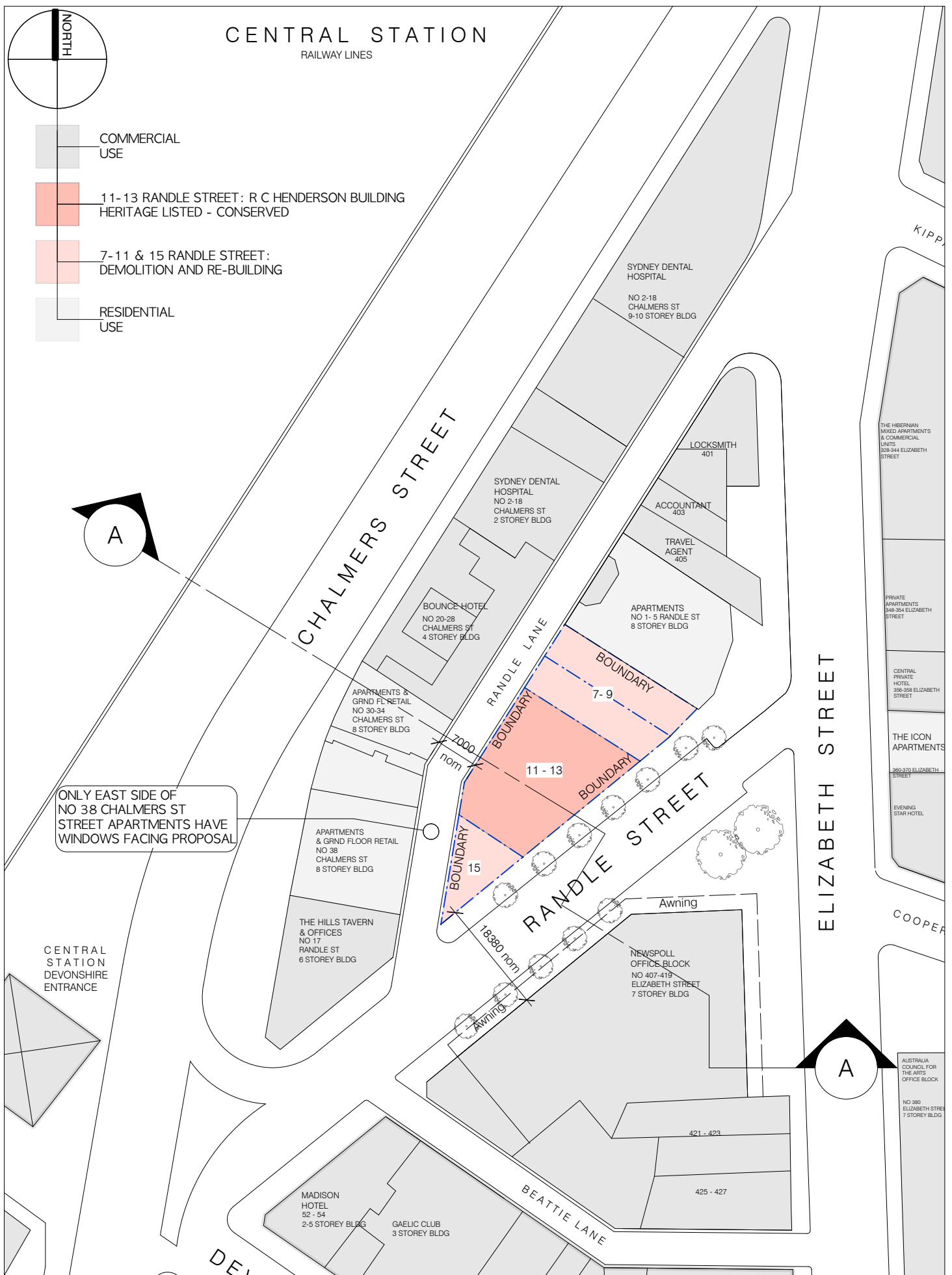
Hotel In Surry Hills: Vehicle & Pedestrian Traffic Flows & Light Rail Proximity NEW HOTEL IN CITY CONTEXT

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Site Specific DCP**
proposed hotel conversion
7-15 Randle Street Surry Hills
NSW 2010

DA1-03 issue
A
scale NTS
plot/date Thur 2 Feb 2017
cadfile/151904A_Site analysis_D_170302.vsw
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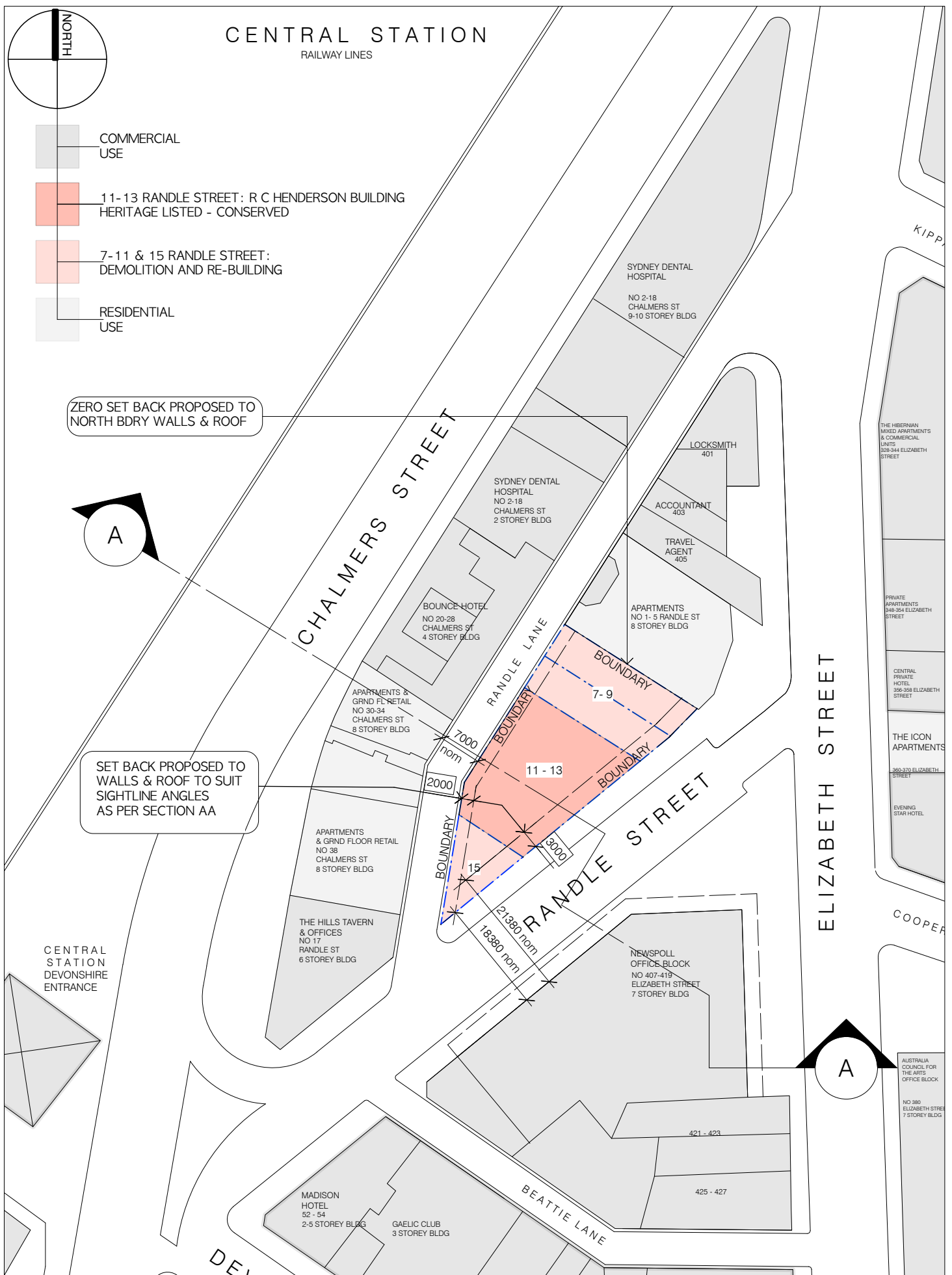
PROPOSED BUILDING ENVELOPE PLAN:
Basement (Randle Lane Level)
Ground (Randle Street) & Level 1 To 6
NEW HOTEL IN CITY CONTEXT

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**Planning Proposal &
Site Specific DCP**
proposed hotel conversion
7-15 Randle Street Surry Hills
NSW 2010

DA1-04
scale 1:800
plot/date Thur 2 Feb 2017
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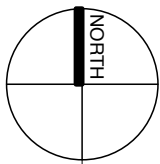
PROPOSED BUILDING ENVELOPE PLAN: Proposed Level 7 & Roof NEW HOTEL IN CITY CONTEXT

LUIGI ROSSELLI pty ltd
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**Planning Proposal &
Site Specific DCP**
proposed hotel conversion
7-15 Randle Street Surry Hills
NSW 2010

DA1-05 A
scale 1:800
plot date: Thur 2 Feb 2017
cadfile: 1519.DWG, Site analysis: D_170202.VIEW
1519





NOTE: PROPOSED RANDLE STREET LANEWAYS, DIRECTION OF TRAFFIC, CLEARWAYS, BUS LANES AND STREET PARKING YET TO BE FINALISED BY NSW TRANSPORT.
WHAT IS PROPOSED HERE IS TO NOMINATE TWO ACCESS POINTS FOR THE DEVELOPMENT:
1: RANDLE STREET ACCESSING THE GROUND FLOOR.
2: RANDLE LANE ACCESSING THE GROUND FLOOR VIA THE BASEMENT.

COMMERCIAL USE
ADJACENT SITES

11-13 RANDLE STREET: R C HENDERSON BUILDING
HERITAGE LISTED - CONSERVED

7-9 & 15 RANDLE STREET:
DEMOLITION AND RE-BUILDING

RESIDENTIAL USE
ADJACENT SITE

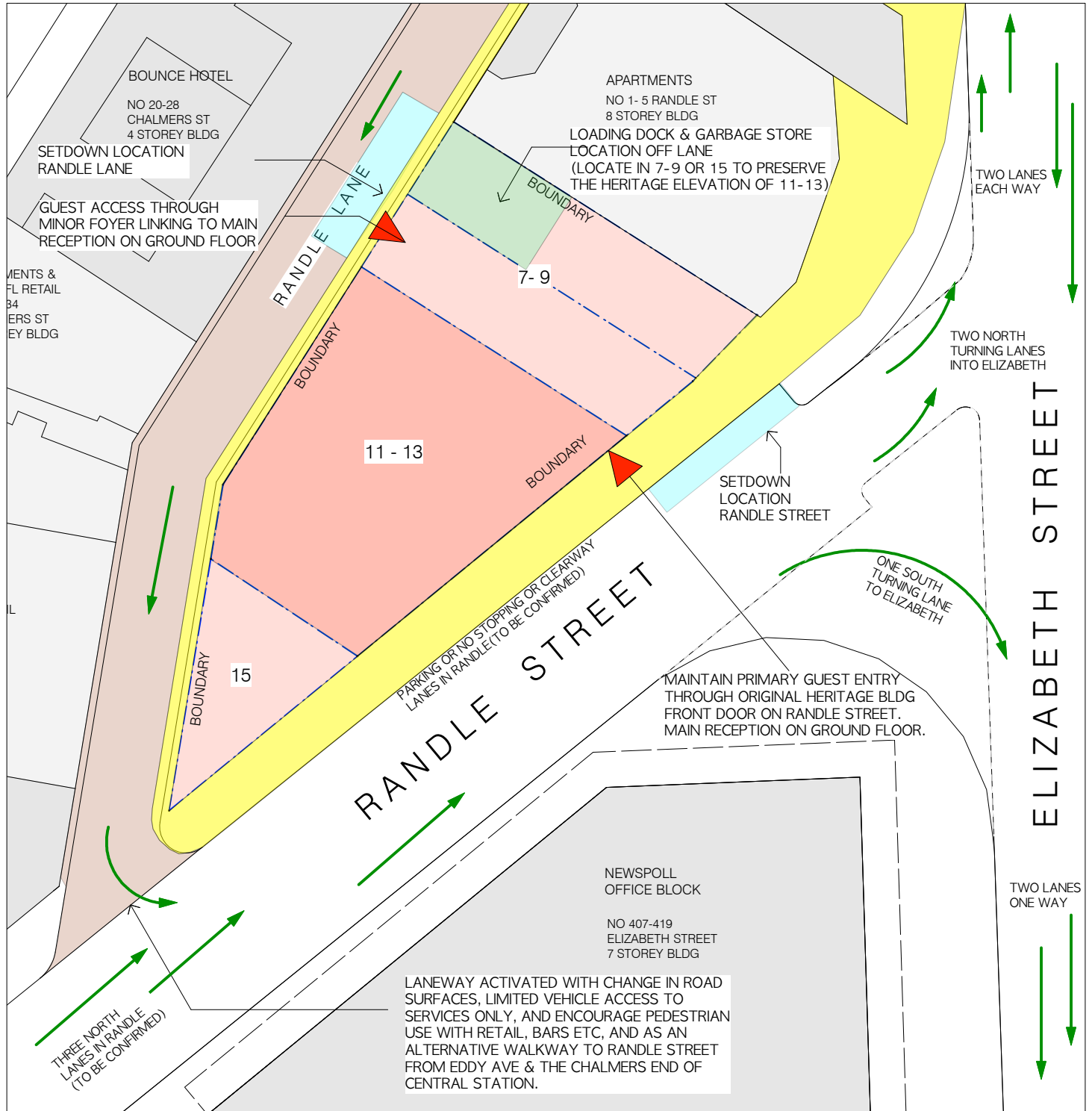
TRAFFIC CONTROL: DROP OFF & PICK UP
FOR GUEST CARS, TAXIS & BUSES.

HOTEL SERVICING: LOADING DOCK FOR GARAGE
TRUCKS, DELIVERIES, LAUNDRY AND THE LIKE

PEDESTRIAN
SAFE PATHWAY

RANDLE LANE

PROPOSED TRAFFIC
DIRECTION: TBC
NSW TRANSPORT
(Sydney Light Rail)



(Guest and hotel servicing movements Basement & Ground Floors)

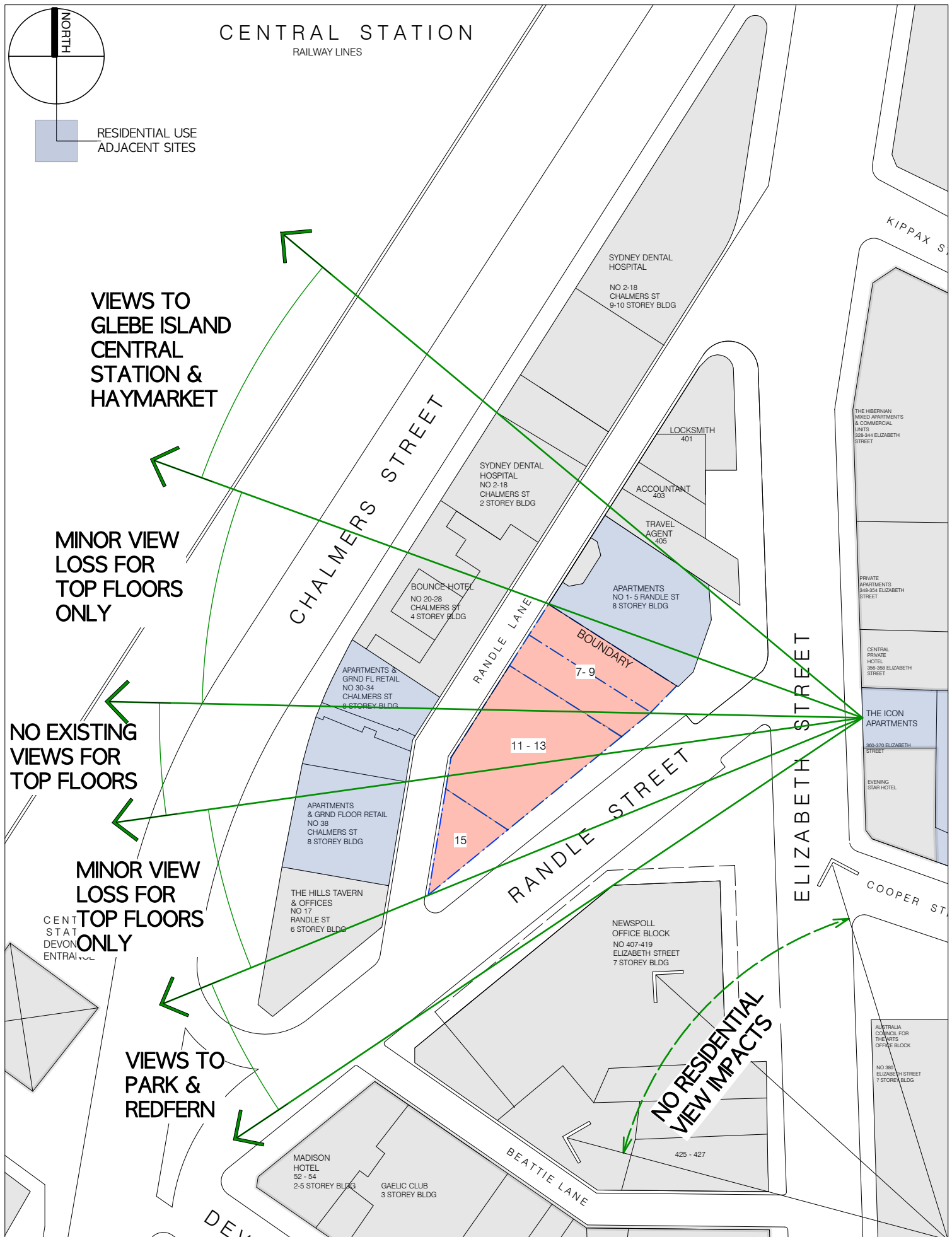
PROPOSED BUILDING ENVELOPE:
City Block Plan: Access, traffic, servicing.
NEW HOTEL IN CITY CONTEXT

about
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Planning Proposal &
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NSW 2010

drawn by
DA1-06 A
scale 1:400
plot/date Thur 2 Feb 2017
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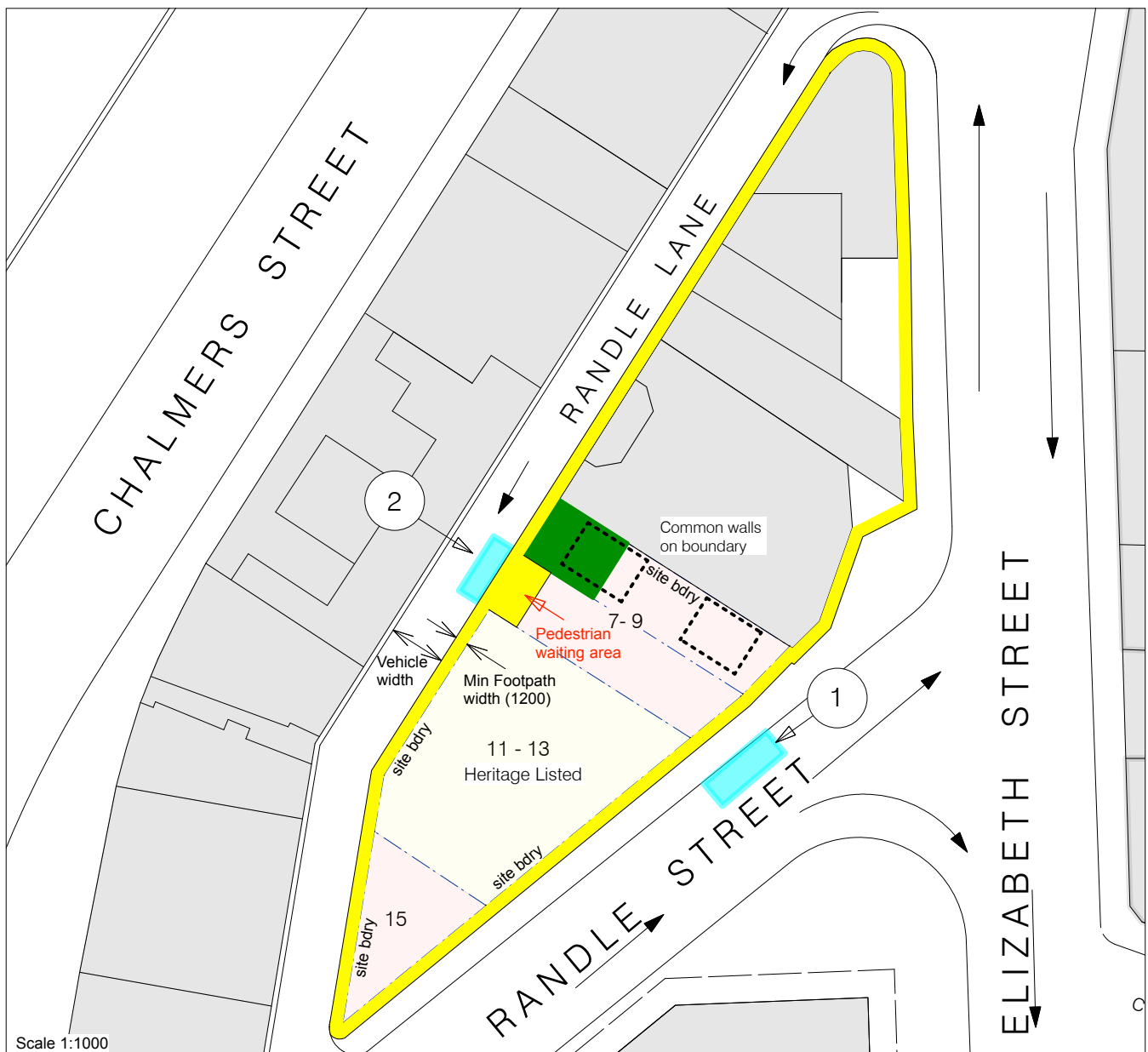
PROPOSED BUILDING ENVELOPE PLAN:
View Corridors
NEW HOTEL IN CITY CONTEXT

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7-15 Randle Street Surry Hills
NSW 2010

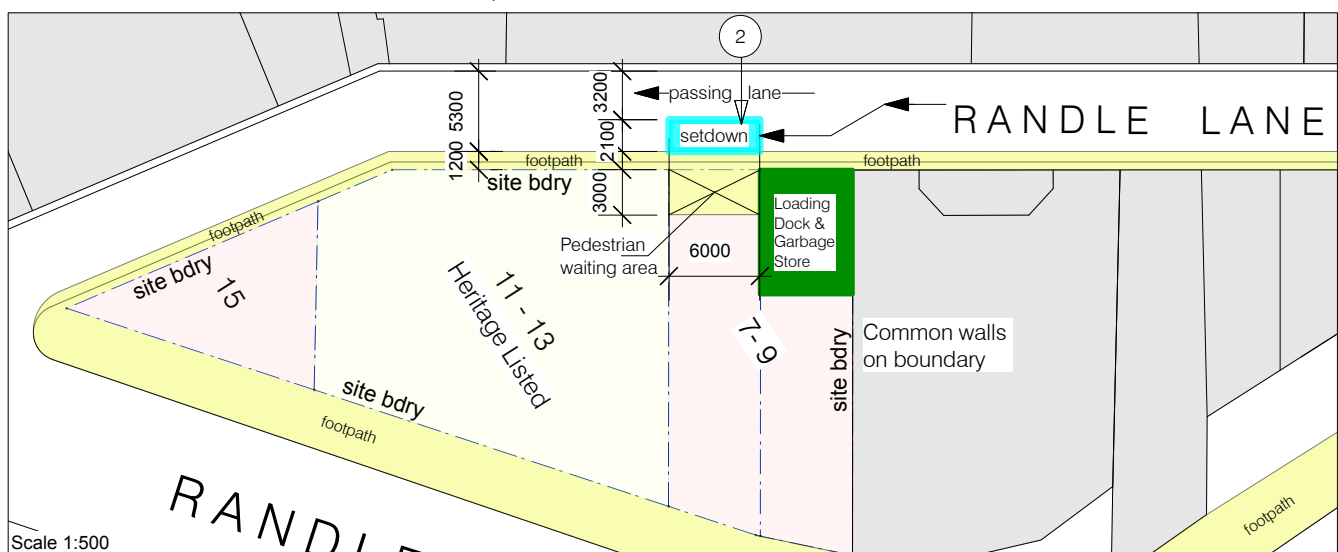
DA1-07
scale 1:400
plot/date Thur 2 Feb 2017
cadfiles/1519/DA1_Site analysis_D_170202.vsw
1519





Legend:

- 1200min pedestrian footpath in Public Domain around development
- Proposed Street Level pedestrian entry points either Option (1)&(2) or just Option (2) 1 2
- Top Floor (under roof) Plant Room Locations
- Basement Loading Dock/Garbage off Lane
- Traffic Flow proposed by NSW Transport



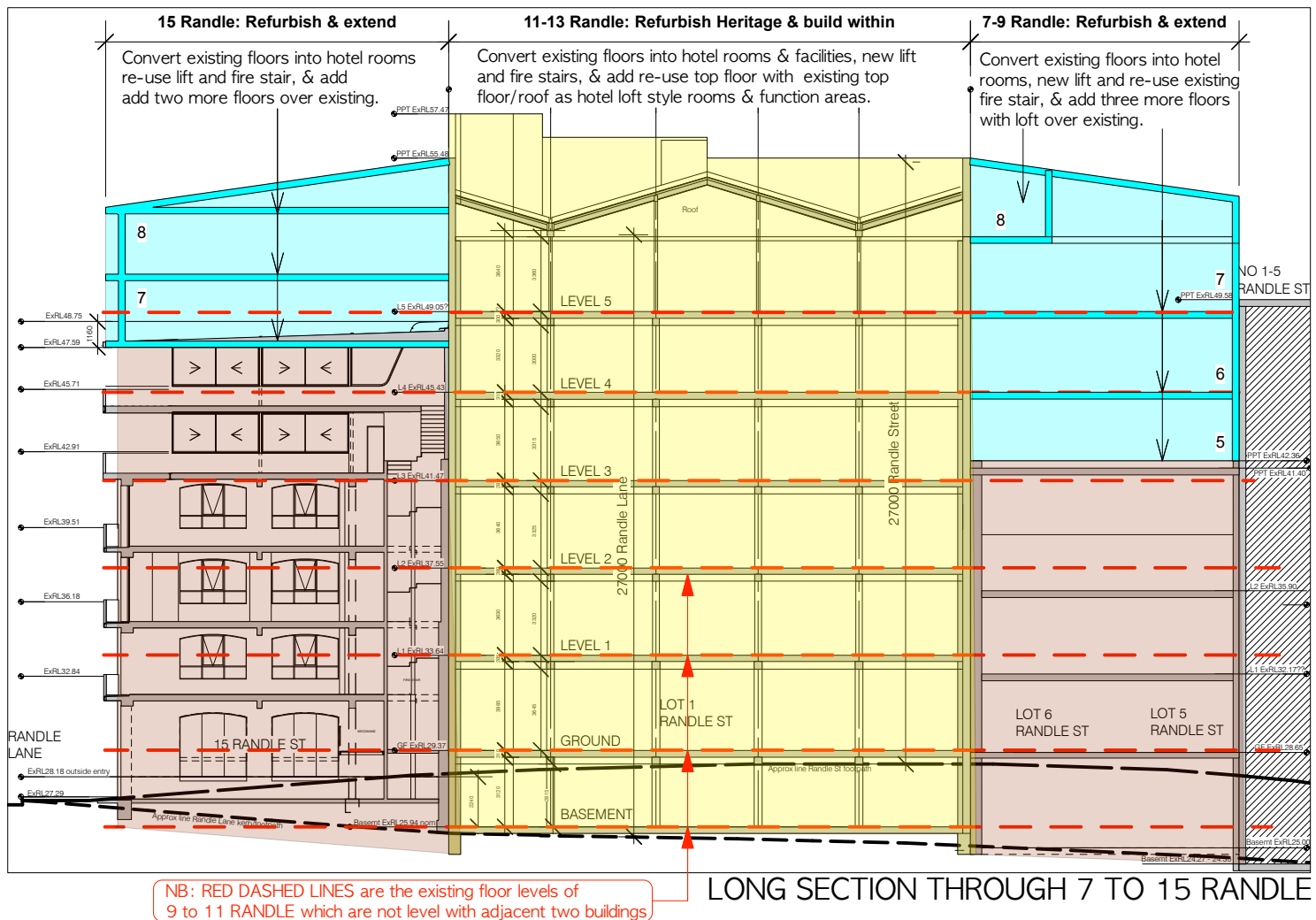
Draft Site Specific DCP: Building Active Frontages Diagram NEW HOTEL IN CITY CONTEXT

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Planning Proposal &
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NSW 2010

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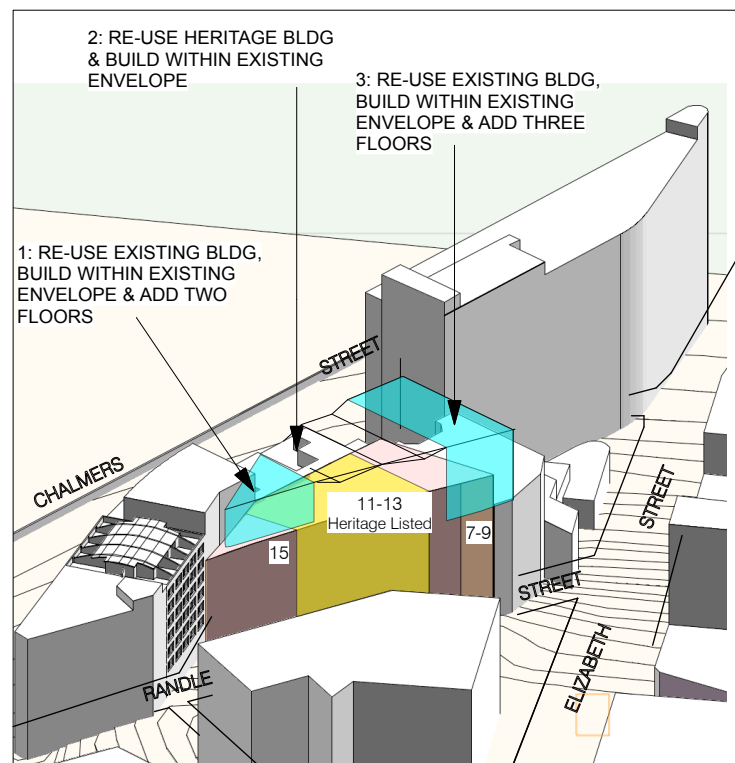
ALTERNATIVE SCHEME 2# : ADAPTIVE RE-USE OF ALL EXISTINGS BUILDINGS

The first design approach investigated the possible re-use and simple extension of the three existing buildings, 7-9, 11-13 & 15 Randle. So essentially in-fill and refurbish each to fit in new hotel rooms and hotel facilities, lifts, stairs, restaurants and back of house etc. To be economically viable and achieve the clients brief for up to a 150 room hotel, it was thought necessary to look at new levels to the two non-heritage buildings while keeping the heritage building as is, building within its envelope, and staying under the LEP height line. This whole approach, though architecturally attractive and low scale quickly exposed major flaws:

- The floors across the three buildings would never be on the same level (refer red dashed lines to Long Section above) making circulation and planning tortuous, Hotel operations and room servicing complex and hotel guest movement erratic and accessibility poor.
- The three buildings being on different levels would need to be effectively managed, accessed and secured individually, not as one hotel.
- The many different building facades, new and old, would be likely unsympathetic together, discordant and hard to coalesce in a design sense into one hotel entity.
- Also to achieve the integration of the three buildings would result in the demolition of large parts of the common walls and fabric, making new supports and insertion of new lifts stairs overly impactful, defeating the simple idea of re-use.
- Structural opinion on No. 15 & 7-9 Randle has noted the inability of these two existing building fabrics to support extra storeys over them in any case.
- The overall hotel room numbers generated were under 100 making this adaptive re-use not economically viable.
- Building opinion notes there is a high cost in restoring building envelopes that are friable and difficult to restore without substantial cost and significant replacement of structure.

This approach was then put aside.

Alternative site development scheme 2# Adaptive re-use of 7-9 & 15 Randle NEW HOTEL IN CITY CONTEXT



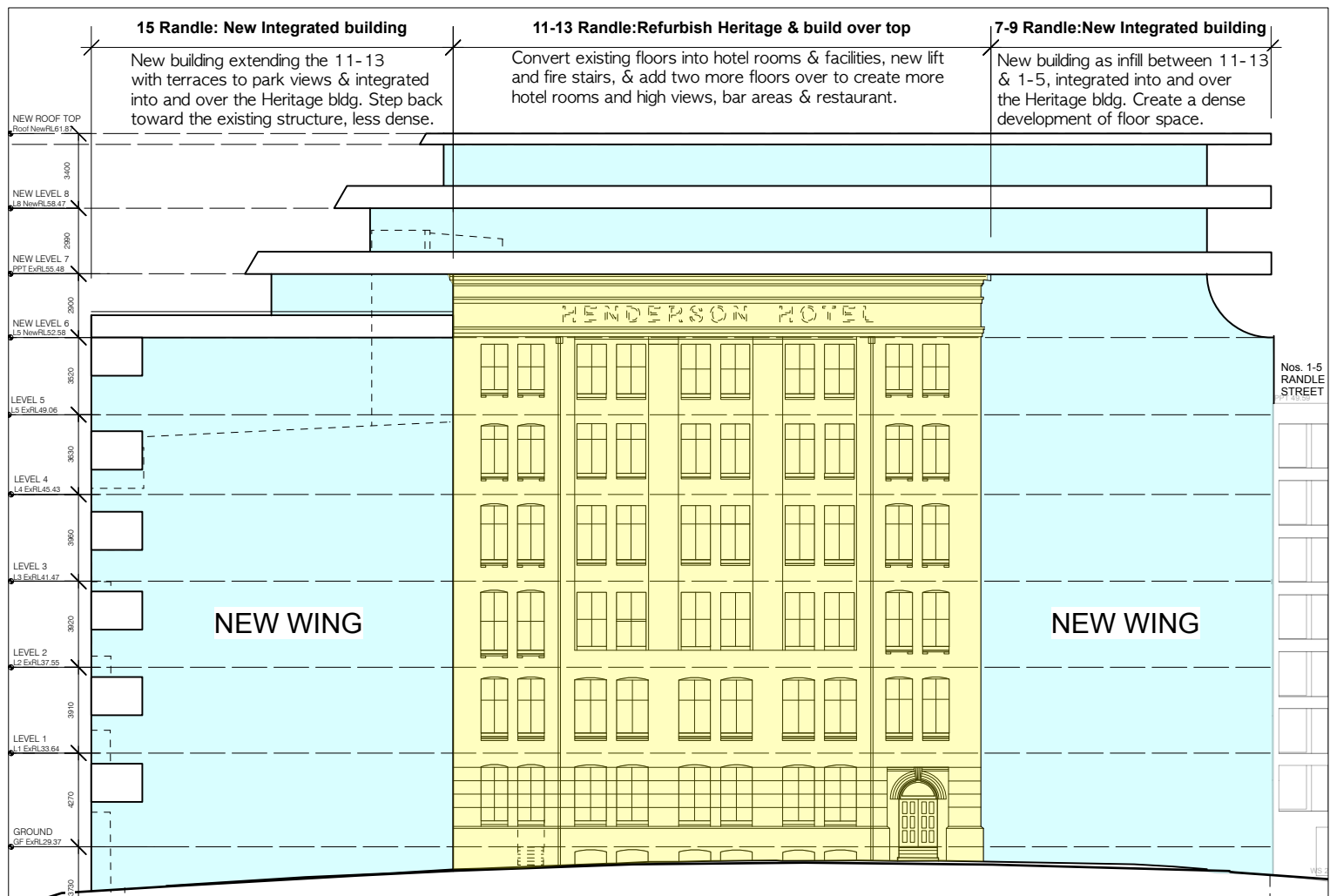
AXONOMETRIC VIEW OF BUILDING VOLUMES: PROPOSED REFURBISHMENT

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Planning Proposal &
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7-15 Randle Street Surry Hills
NSW 2010

DA1-37
scale 1:2500
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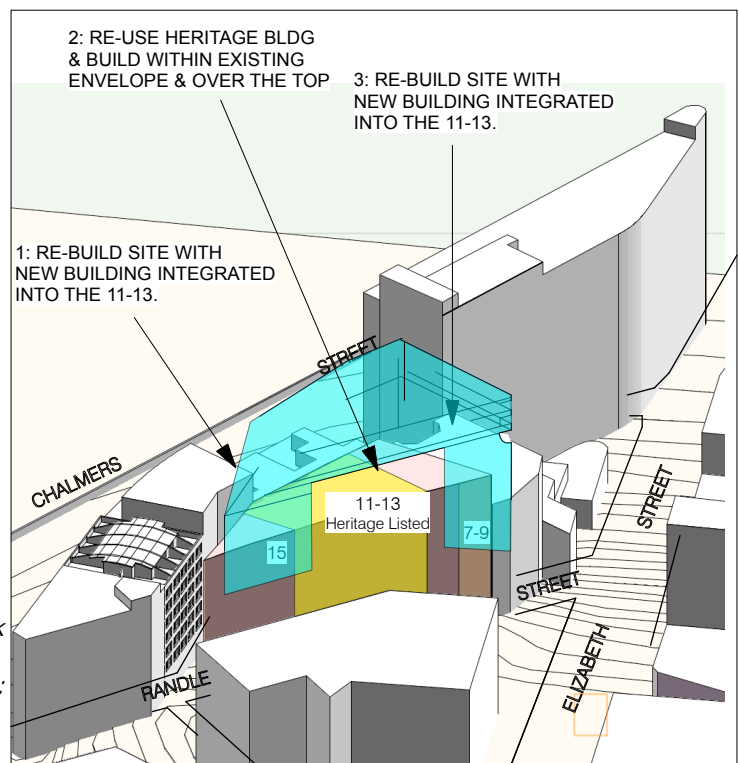


PROPOSED RANDLE STREET ELEVATION 7 TO 15 RANDLE

ALTERNATIVE SCHEME 3# : ADAPTIVE RE-USE OF HERITAGE BUILDING WITH NEW HOTEL WINGS ON EACH SIDE & OVER.

The third design approach investigated the possible re-use of the existing heritage building 11-13 with a further three floors built on top from the roof level and over, with the total re-building of the bookend buildings at 7-9 & 15. The uppermost levels would be setback. As before in-fill and refurbish the Heritage building, and to ensure more efficient planning, purposefully re-build the other two sites to suit the hotel. This approach enabled the new lifts and stairs to be built into the new parts, and the heritage section kept contained and less impacted on while being integrated into the new. This developed the 150 room + hotel the client was after, while keeping the heritage building as is. This approach was the developer ideal of maximising the site potential but ran into early difficulties on a number of levels:

- The design was potentially a major overdevelopment of the site, mostly exceeding the planning controls, and would be hard to find Council and consultant support.
 - The Heritage building's structural fabric would be compromised by the additional level, two not three being feasible.
 - The Heritage building though retained intact would be submerged by the development around it, turning it architecturally into just a brick facade, diminishing its value, and unlikely to find Heritage support.
 - The extra building height proposed raised concerns on a lot of levels: vastly exceeded the LEP height limit, increased fire ratings & overall building costs, a Meriton solution.
 - The potential for a fine contemporary hotel could be realised in this scheme, but would stumble on the first planning hurdle.
- The approach was put aside.



AXONOMETRIC VIEW OF BUILDING VOLUMES:
PROPOSED NEW BUILDINGS, REFURBISHMENT

Alternative site development scheme 3#
Re-build & re-use of 7-9 & 15 Randle
NEW HOTEL IN CITY CONTEXT

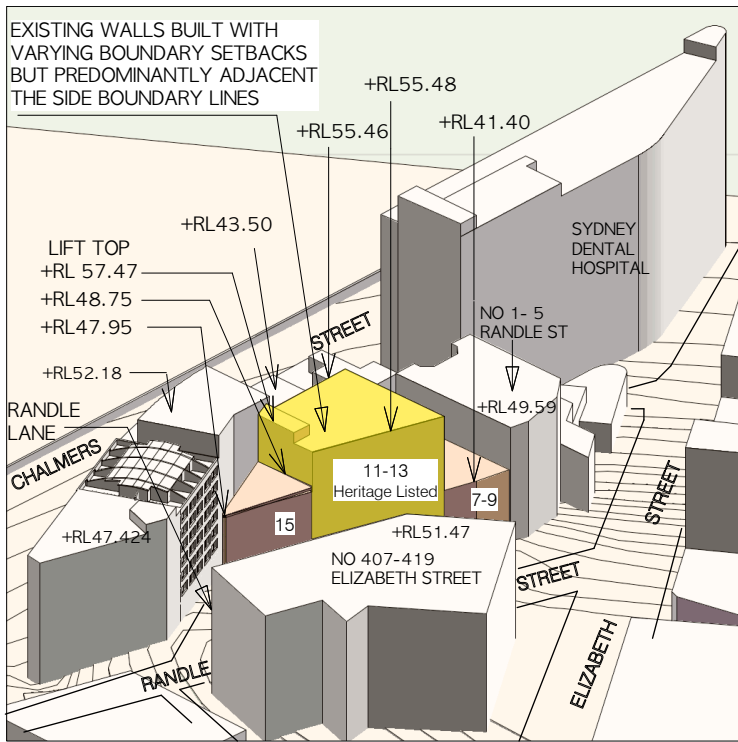
about
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Planning Proposal &
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7-15 Randle Street Surry Hills
NSW 2010

drawn by
DA1-38
scale 1:2500
plot/date Thur 2 Feb 2017
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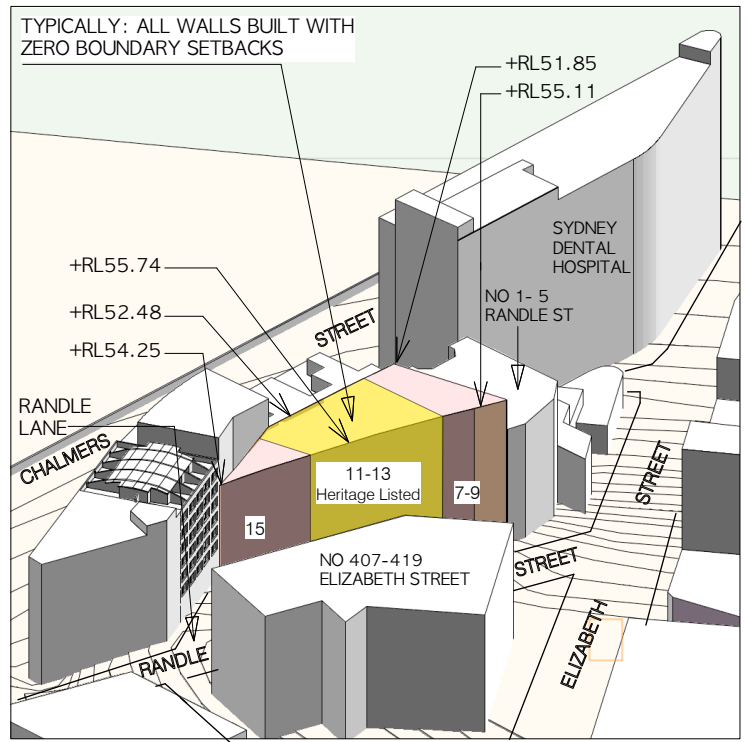


LUIGI ROSSELLI



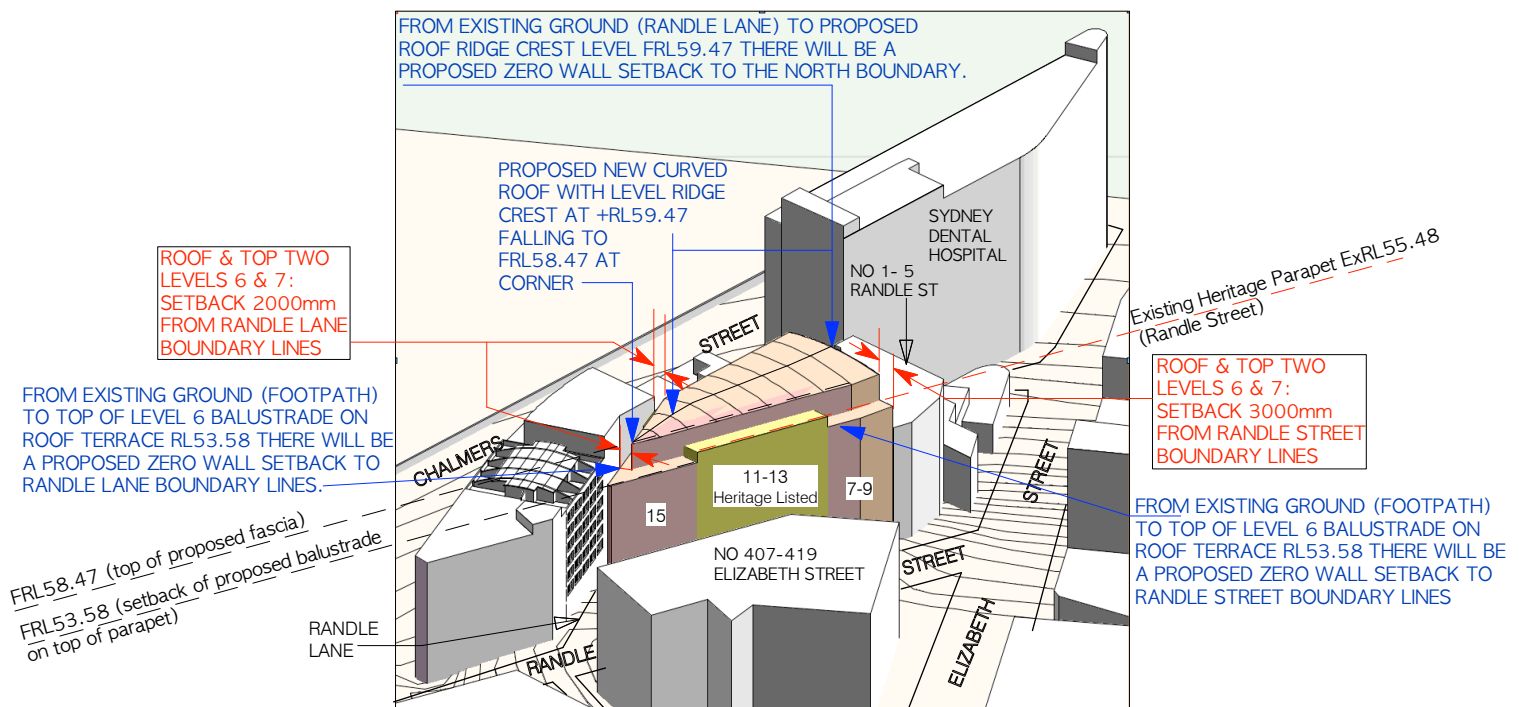
EXISTING DEVELOPMENT DRAWING:

The brown tone coloured volumes represents the Existing 7-9 & 15 buildings on the sites, with the gold colour representing the 11-13 Heritage listed building. RL's noted are extracted from the survey.



COMPLIANT DEVELOPMENT DRAWING:

The brown tone coloured volumes represents the LEP Compliant new building envelope with the top surface representing the maximum building height at 27m over the existing ground level points immediately below. The gold colour overlay represents the 11-13 Heritage listed building. RL's are calculated from the survey at Randle Street & Randle Lane boundary level.



PROPOSED DEVELOPMENT DRAWING:

The brown tone coloured volumes represents the Proposed new building envelope. The gold colour is the Heritage Listed Building. Refer to Section AA on drawing DA1-08 for the overall height and side setbacks from Randle Street (3.0m) and Randle Lane (2.0m), and from northern boundary (0.0m).

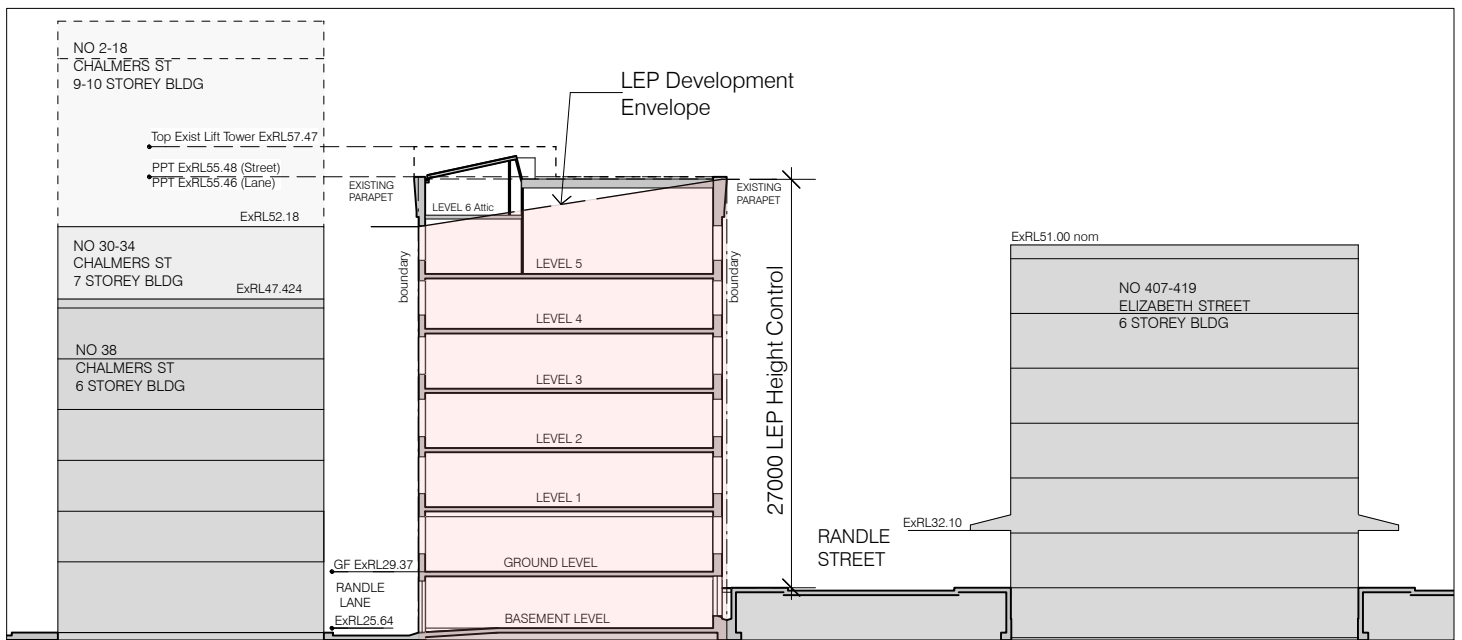
Axonometric Drawing of Development: Existing, Compliant & Proposed NEW HOTEL IN CITY CONTEXT

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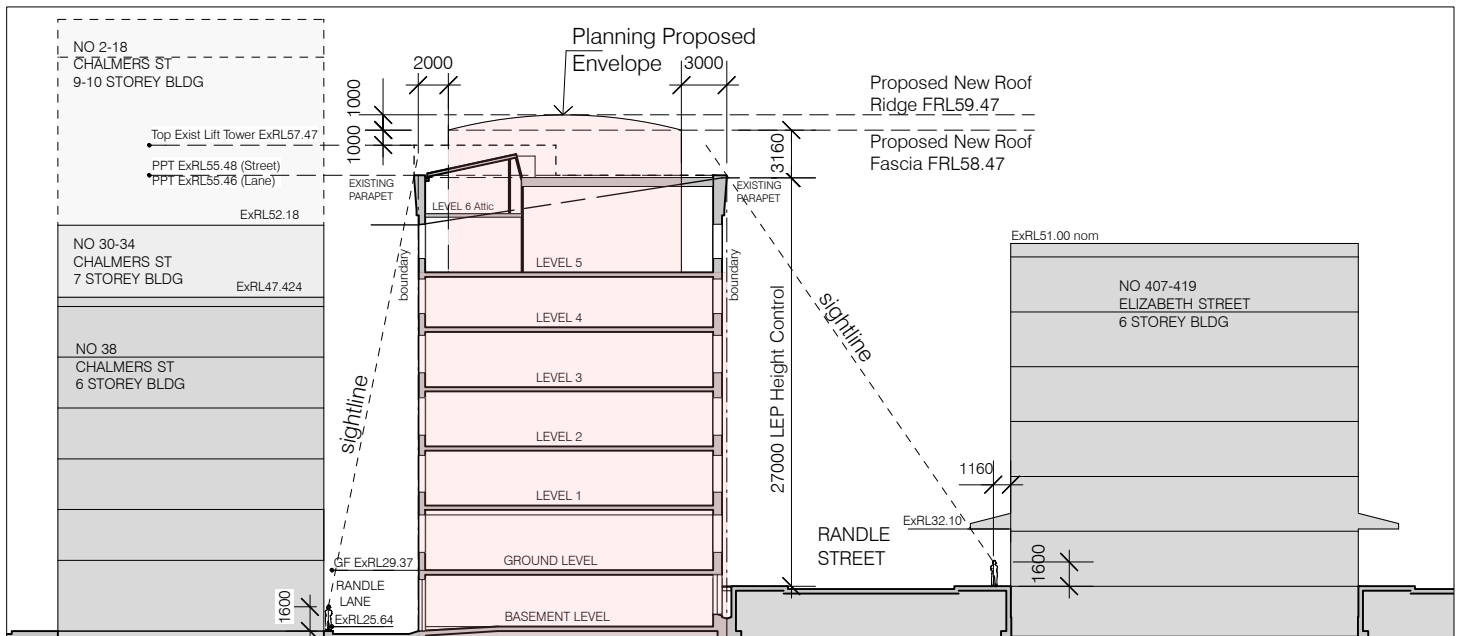
Planning Proposal &
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7-15 Randle Street Surry Hills
NSW 2010

DA1-22
scale 1:2500
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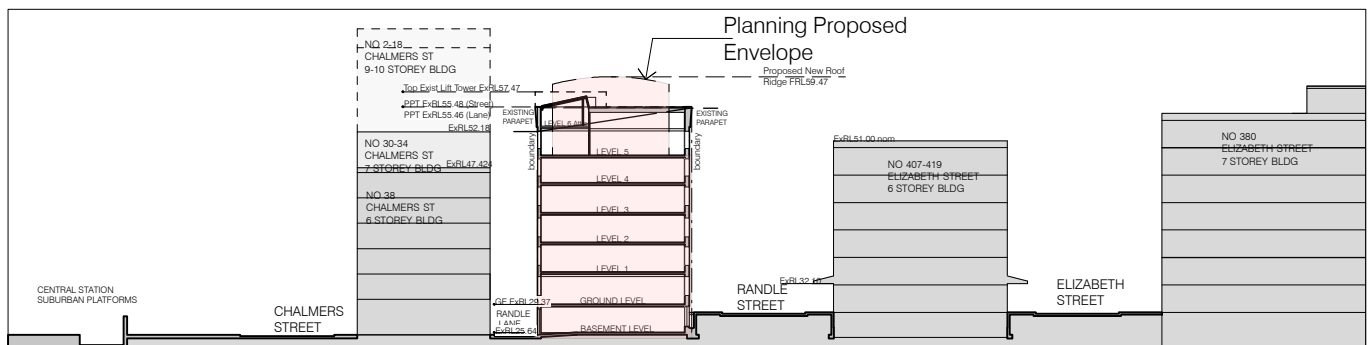




SECTION AA: LEP Development Envelope scale 1:500



SECTION AA: LEP Planning Proposal Envelope scale 1:500



LONG SECTION: Proposed Building Envelope in context scale 1:1000

NB: Sections show the existing buildings in section overlain by proposed development envelope in colour

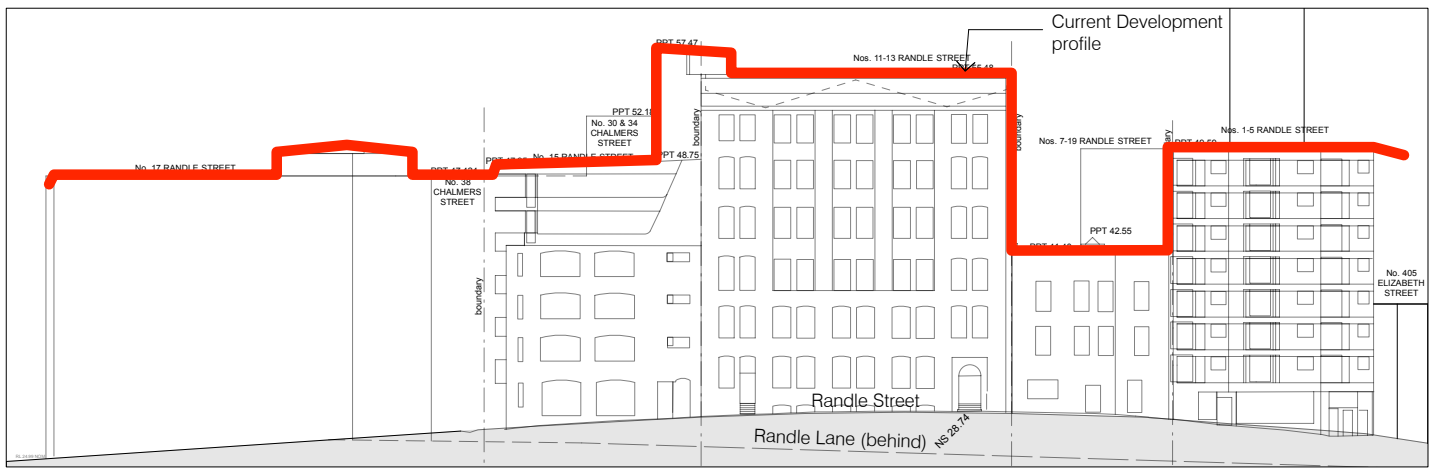
BUILDING ENVELOPE SECTIONS: Complaint & Proposed & Context NEW HOTEL IN CITY CONTEXT

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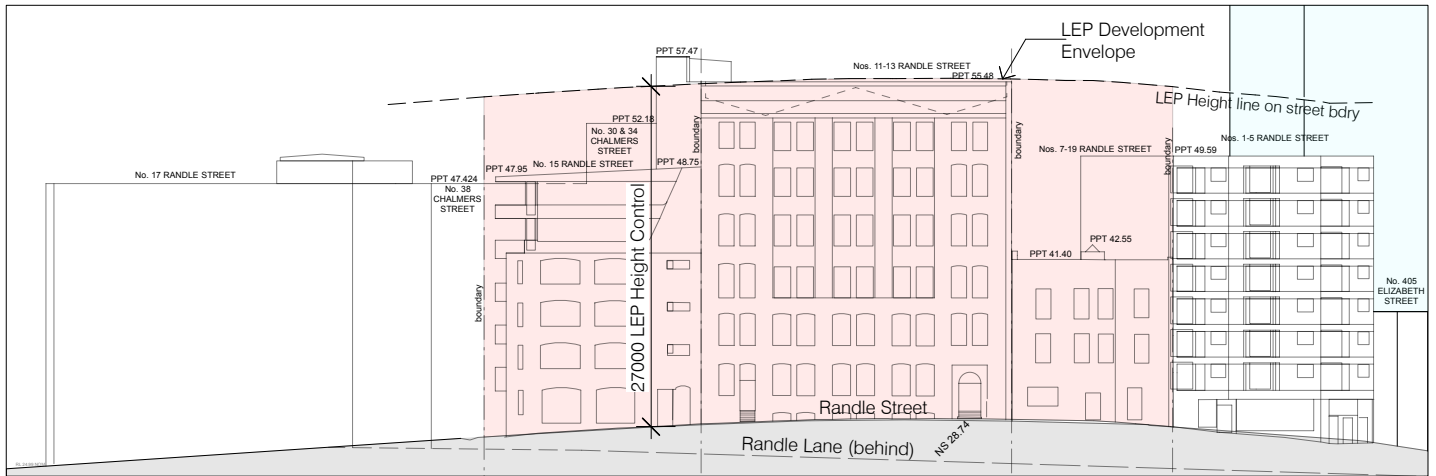
Planning Proposal &
Site Specific DCP
proposed hotel conversion
7-15 Randle Street Surry Hills
NSW 2010

DA1-08 A
scale as shown
plot/date Thur 2 Feb 2017
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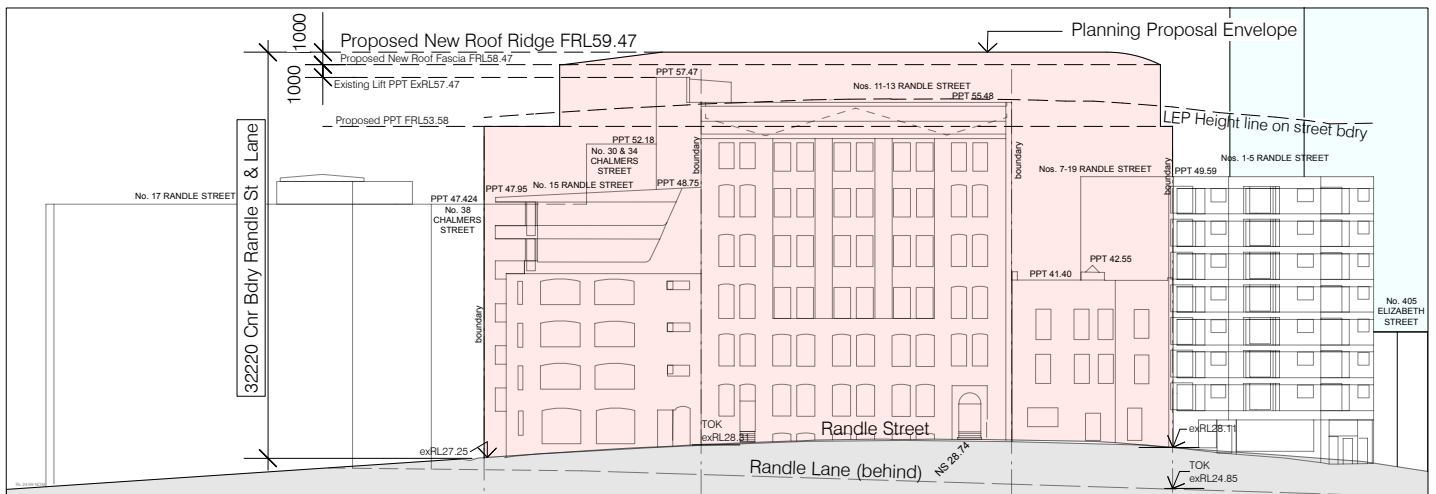




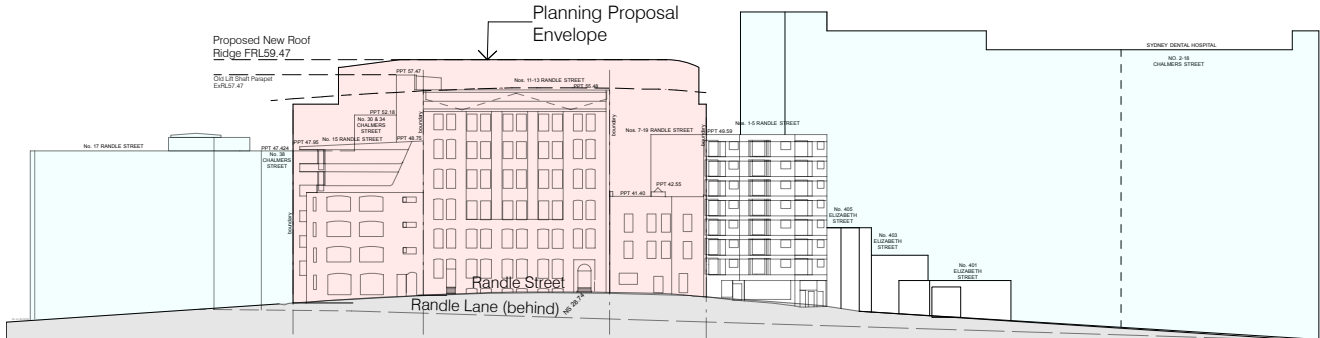
EAST ELEVATION: RANDLE STREET: Existing Streetscape Roof Profile scale 1:500



EAST ELEVATION: RANDLE STREET: LEP Development Envelope scale 1:500



EAST ELEVATION: RANDLE STREET: LEP Planning Proposal Envelope scale 1:500



LONG EAST ELEVATION: RANDLE STREET (With western bldgs as back drop) scale 1:1000

NB: Elevations show the existing site buildings in overlain by proposed development envelope in pink colour. Adjacent in blue.

BUILDING ENVELOPE ELEVATIONS:
Existing, Compliant, Proposed & Context
NEW HOTEL IN CITY CONTEXT

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Planning Proposal &
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7-15 Randle Street Surry Hills
NSW 2010

DA1-09
scale as shown
plot/date Thur 2 Feb 2017
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1519

