

Additional Response to Submission PMNSW

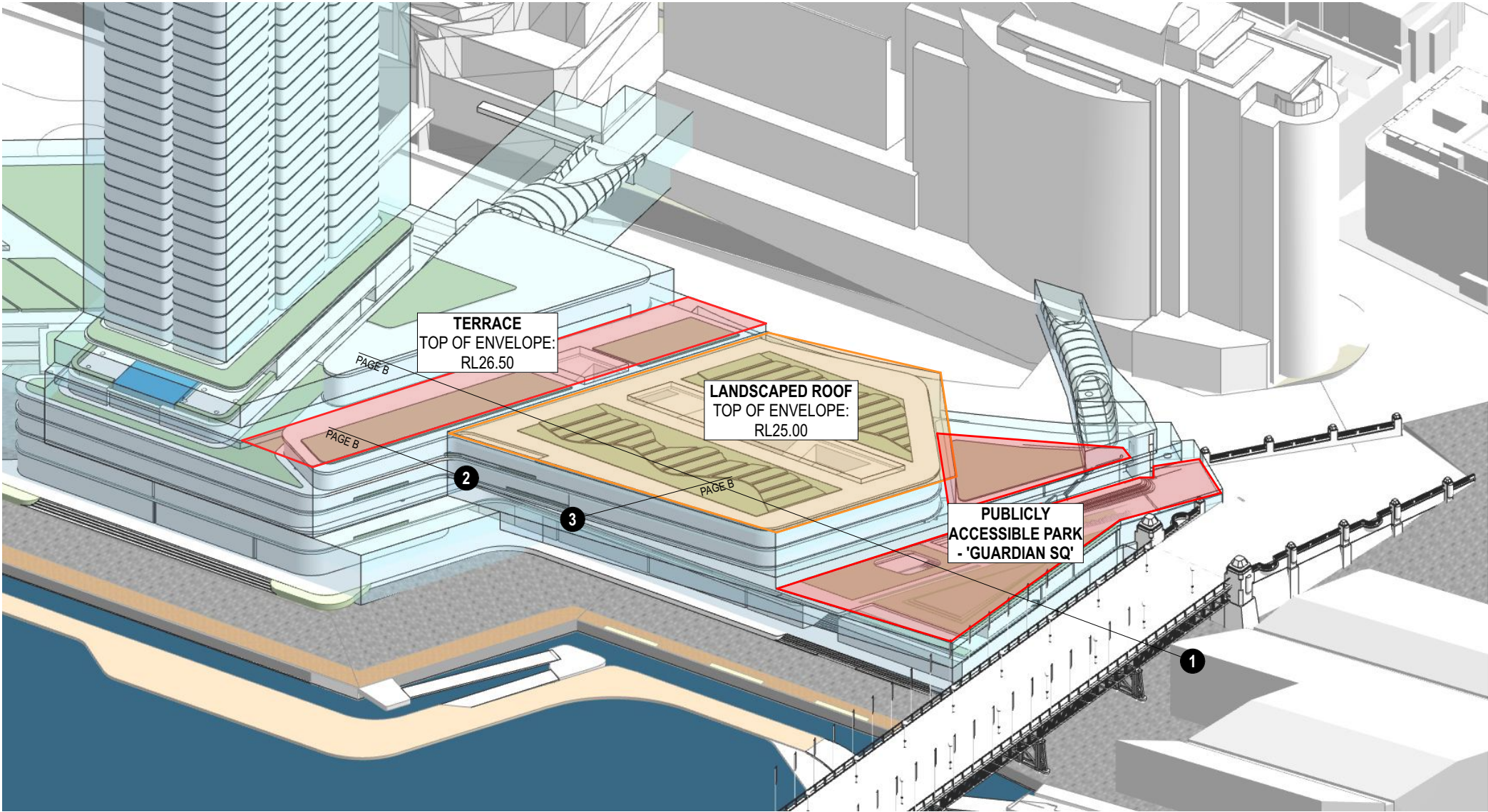
Issue Ref a: Open Space

‘In line with the Premier’s priorities for promoting greener cities and public spaces, PMNSW supports the provision of more publicly accessible open space on the rooftop of the podium. This open space could be designed as a trafficable public rooftop garden with appropriate plantings and other amenities that balance view sharing. As part of the Stage 2 design phase, further consideration is given to making more of the podium rooftop publicly accessible open space, to PMNSW’s reasonable satisfaction’

Response:

The following diagram illustrates part of the north podium envelope steps down from RL 26.50 to RL 25.00 to protect the views, noise and privacy of the private residences beyond.

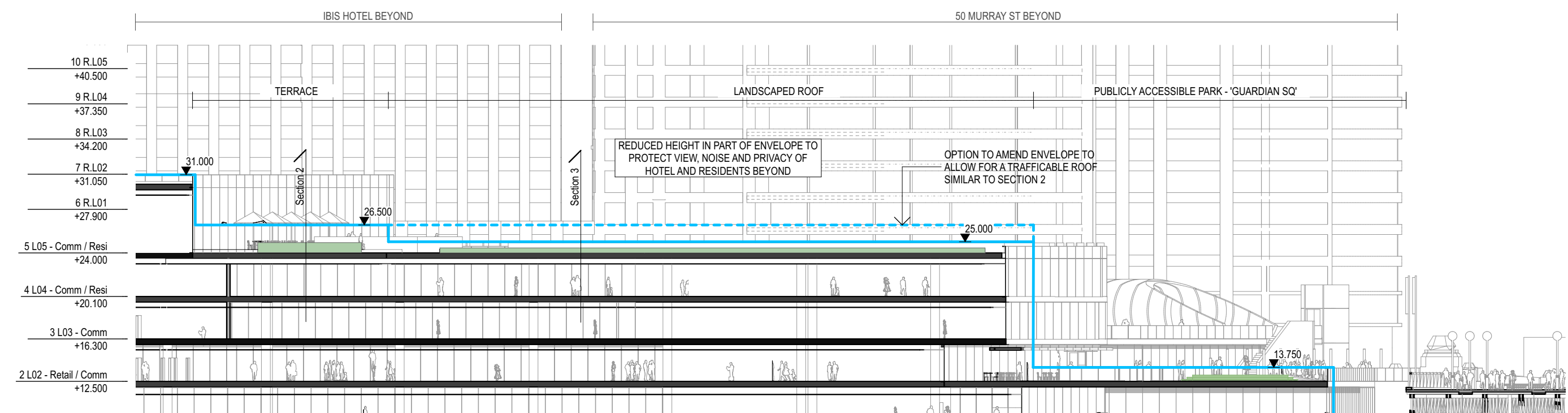
As recommended by the PMNSW, to accommodate a trafficable public rooftop garden with appropriate plantings and other amenities, the envelope can be increased from RL25.00 to RL26.50. Detailed sections and view impacts to 50 Murray St are illustrated on pages B-D.



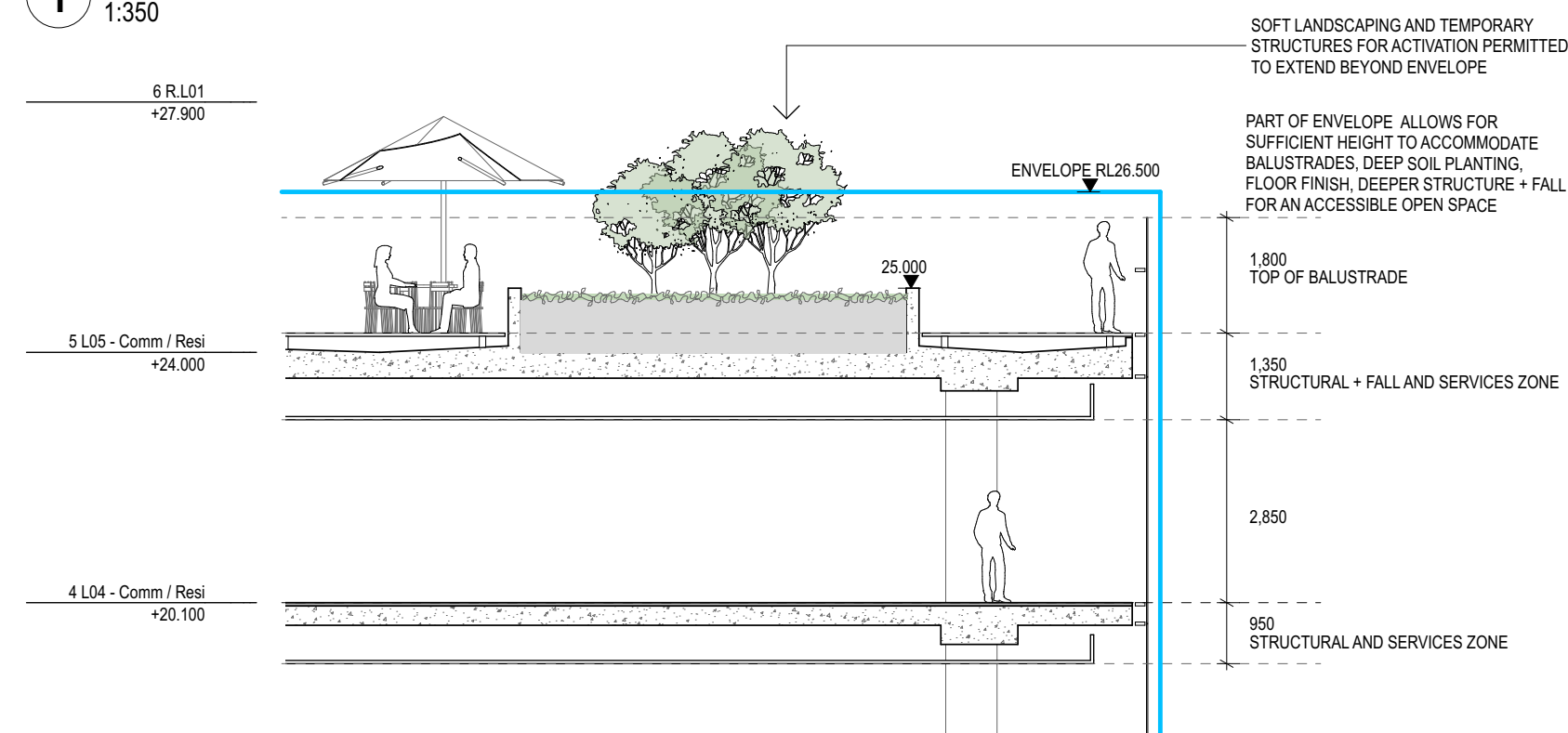
/ Axonometric view of the northern podium

Additional Response to Submission

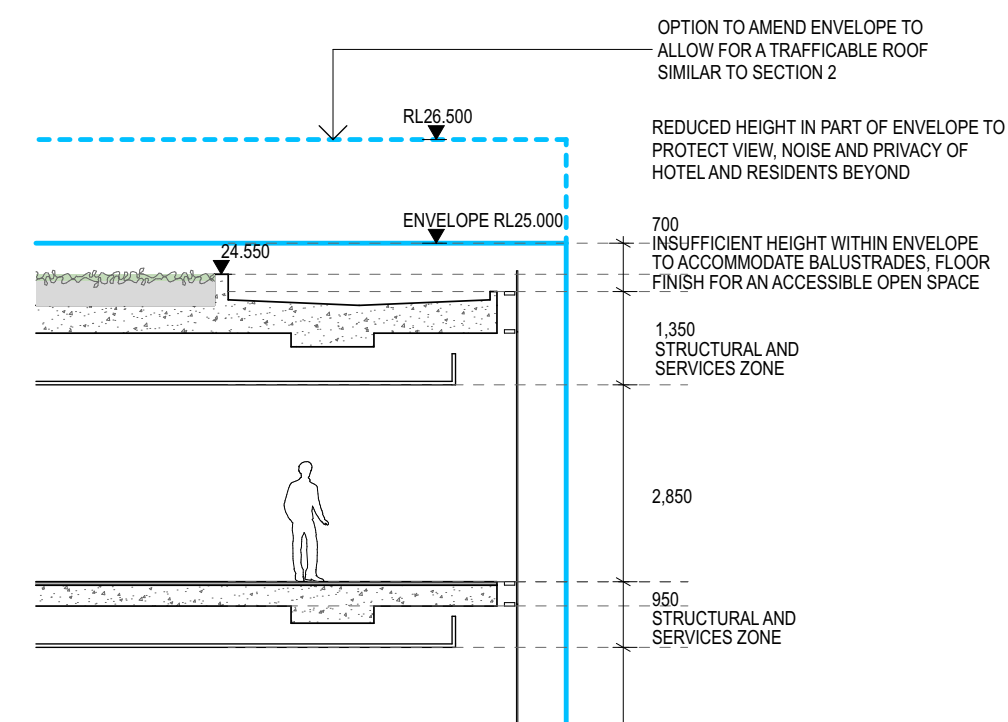
PMNSW



1 Section 1
1:350



2 Section 2
1:100

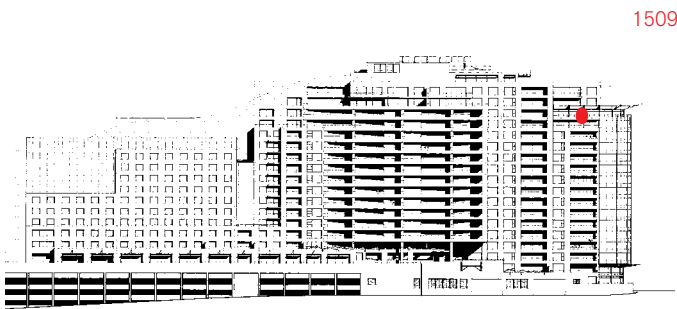


3 Section 3
1:100

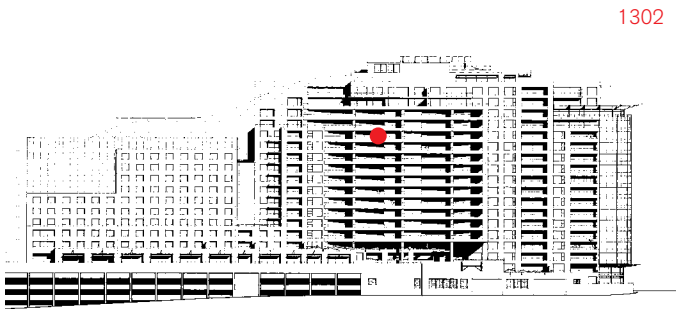
Additional Response to Submission PMNSW

Private View Impacts to 50 Murray

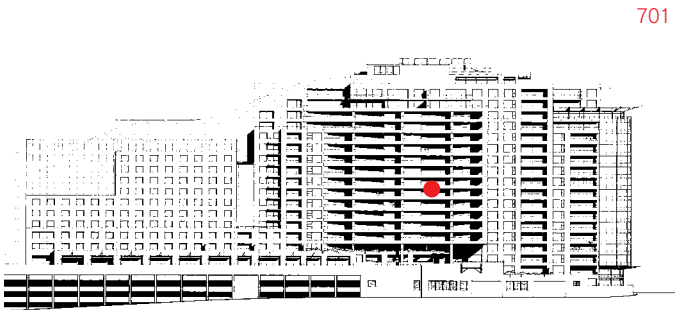
The following diagrams compare the proposal against an alternative envelope where part of the north podium envelope is adjusted from RL 25.00 to RL 26.50 in order to accommodate a trafficable public rooftop garden with appropriate plantings and other amenities, as recommended by the PMNSW.



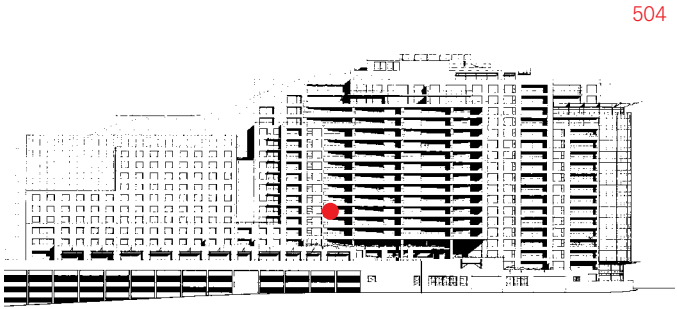
1509



1302

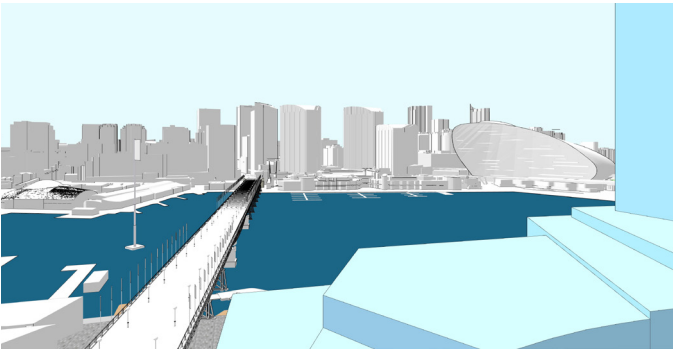


701

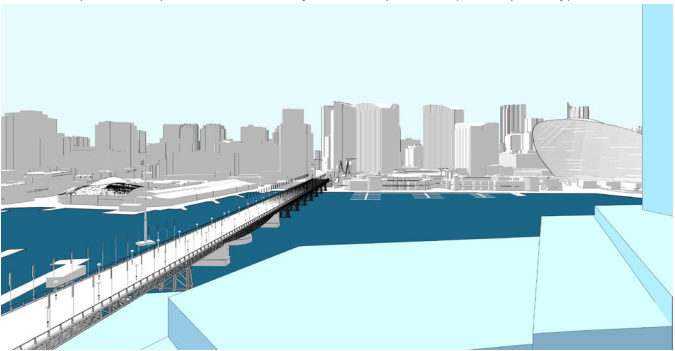


504

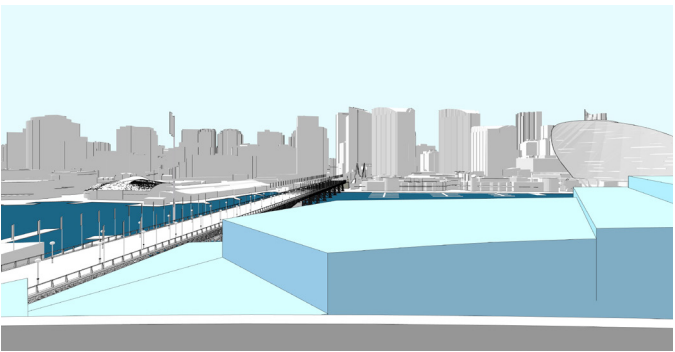
/ Revised submission - envelope only (Sept 2020)



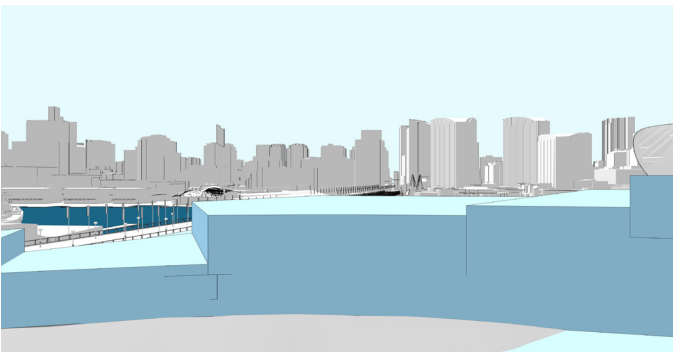
/ View Impact Comparison: 50 Murray Street, Apt 1509 (envelope only)



/ View Impact Comparison: 50 Murray Street, Apt 1302 (envelope only)

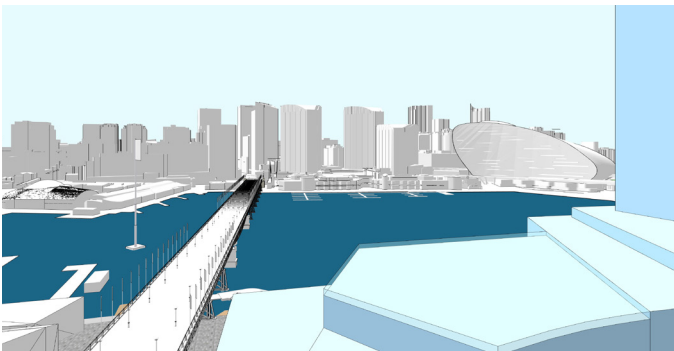


/ View Impact Comparison: 50 Murray Street, Apt 701 (envelope only)

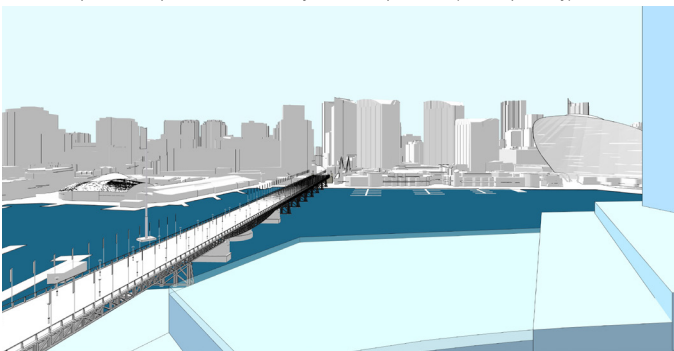


/ View Impact Comparison: 50 Murray Street, Apt 504 (envelope only)

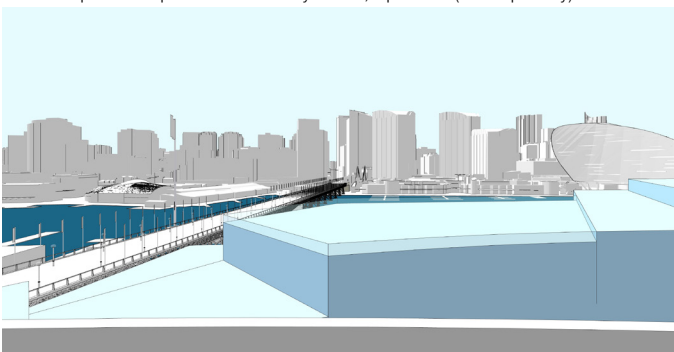
/ Alternative Envelope



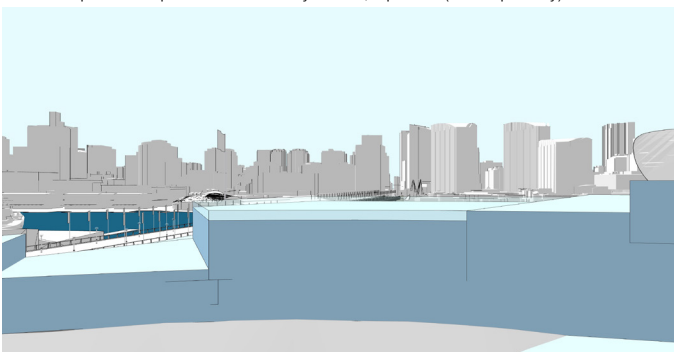
/ View Impact Comparison: 50 Murray Street, Apt 1509 (envelope only)



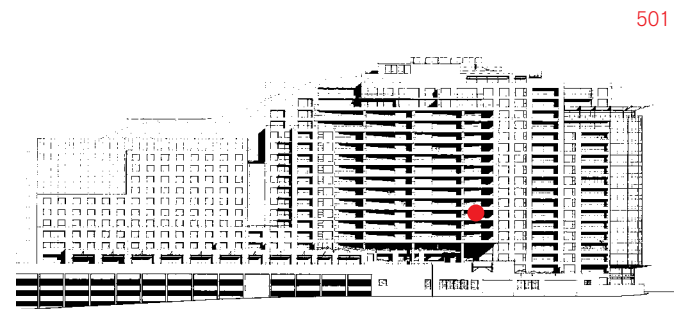
/ View Impact Comparison: 50 Murray Street, Apt 1302 (envelope only)



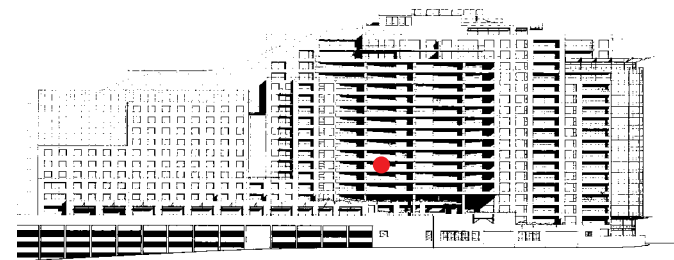
/ View Impact Comparison: 50 Murray Street, Apt 701 (envelope only)



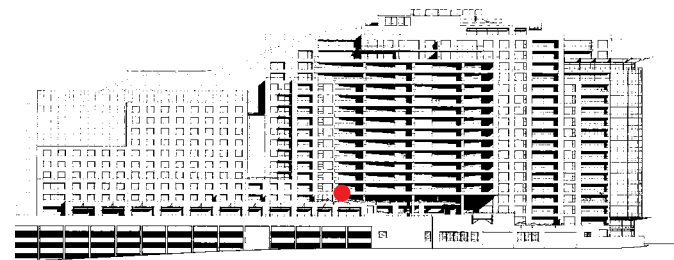
/ View Impact Comparison: 50 Murray Street, Apt 504 (envelope only)



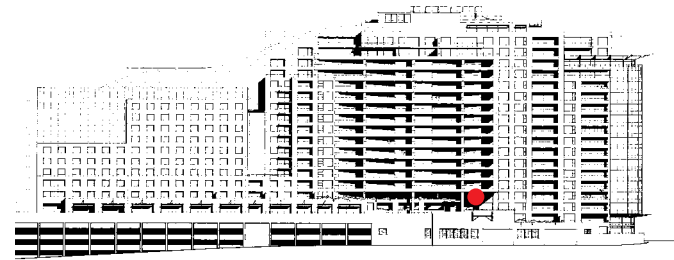
501



403

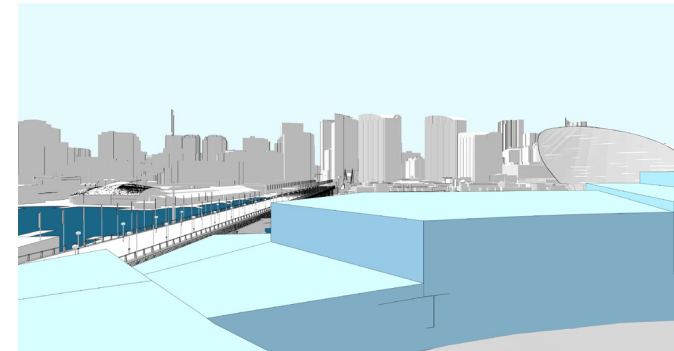


204

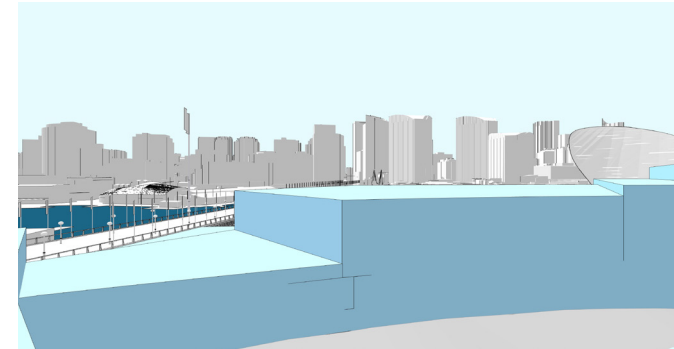


201

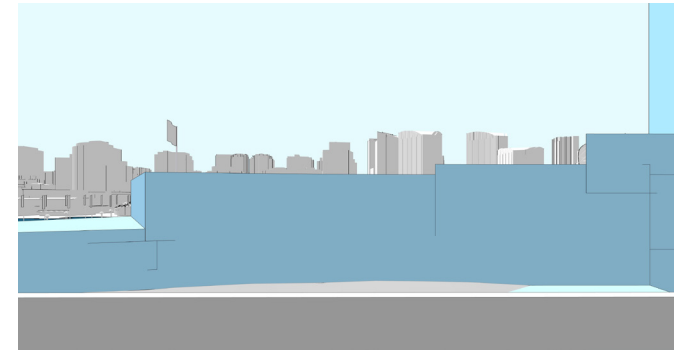
/ Revised submission - envelope only (Sept 2020)



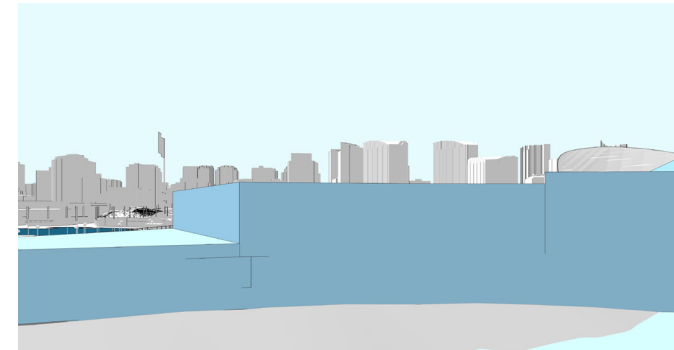
/ View Impact Comparison: 50 Murray Street, Apt 501 (envelope only)



/ View Impact Comparison: 50 Murray Street, Apt 403 (envelope only)

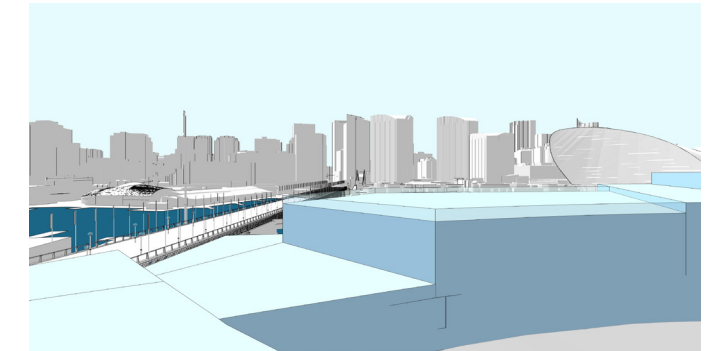


/ View Impact Comparison: 50 Murray Street, Apt 204 (envelope only)

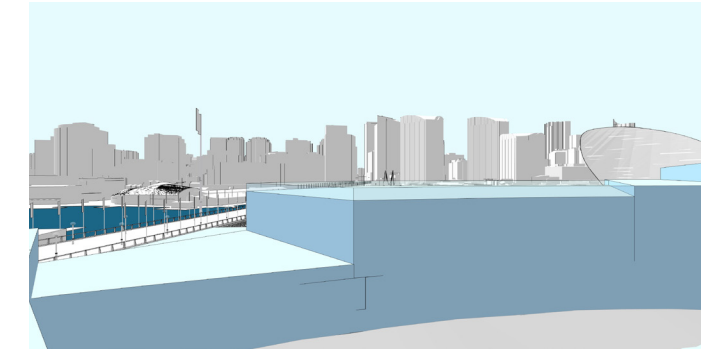


/ View Impact Comparison: 50 Murray Street, Apt 201 (envelope only)

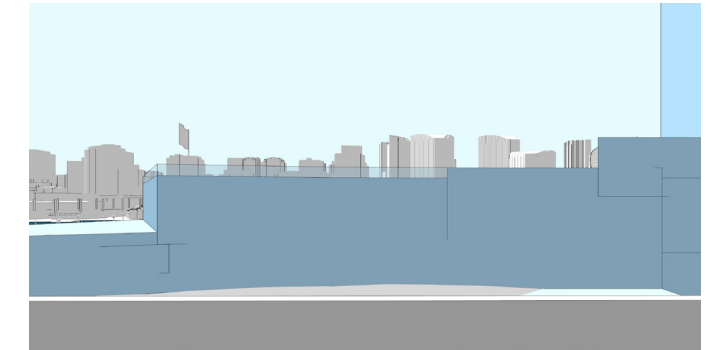
/ Alternative Envelope



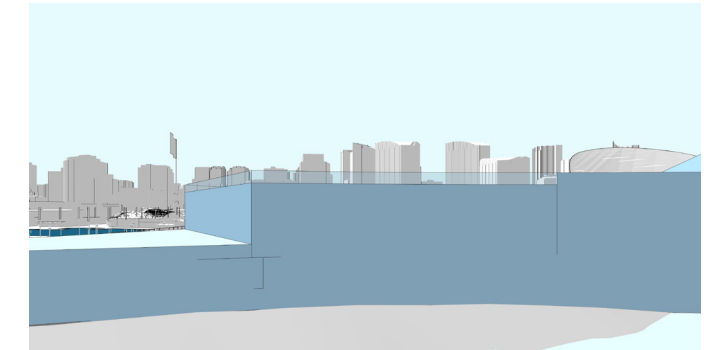
/ View Impact Comparison: 50 Murray Street, Apt 501 (envelope only)



/ View Impact Comparison: 50 Murray Street, Apt 403 (envelope only)



/ View Impact Comparison: 50 Murray Street, Apt 204 (envelope only)



/ View Impact Comparison: 50 Murray Street, Apt 201 (envelope only)