

# Sydney One

## Stage 1 DA : Design Report

Crone  
10.07.15

1 Alfred Street (Goldfields House)  
19-31 Pitt Street (Fairfax House)  
31A Pitt Street (The Rugby Club)



cronepartners



Level 2, 364 Kent Street  
Sydney NSW, Australia 2000  
E ——— architecture@cronepartners.com  
T ——— + 61 2 8295 5300

# Introduction

## Summary

### Executive Summary

This report has been produced for WANDA ONE SYDNEY with the purpose of supporting the Stage 1 Development Application for the consolidation of three individual sites in Circular Quay, these being:

- 1 Alfred Street (known as Goldfields House),
- 19-31 Pitt Street (known as Fairfax House), and
- 31A Pitt Street (known as the Rugby Club).

The report contains separate sections which have been prepared as an overall and integrated whole consisting of:

- 1.0 — Investigation & Site Analysis
- 2.0 — Built Form Strategy
- 3.0 — Design Vision
- 4.0 — The Ground Plane
- 5.0 — Shadow Analysis
- 6.0 — Views Corridor Studies

- Appendix A — View Impact Analysis
- Appendix B — Massing Envelope Drawings
- Appendix C — Indicative Scheme
- Appendix D — Public Domain Plan
- Appendix E — Staging Plan

### The Report's Key Aims are to:

- **Describe** the site of the proposed development and its surrounding context's physical, programmatic, and environmental features.
- **Formulate** a vision for the development both in respect to itself and in context of the APDG precinct and neighboring developments such as the AMP precinct.
- **Assess** the impact of a proposed development both on the immediate and greater context of the Sydney Harbour skyline.
- **Propose** a master plan concept for the development in accordance with LEP and DCP guidelines.
- **Develop** a framework that will drive design excellence to be achieved within the development.

### Sydney One

The consolidated precinct will be referred to throughout the report as Sydney One. The proposed master plan seeks to unlock the redevelopment of an area of extreme significance in the context of Sydney's CBD. Located within the Circular Quay frontline, this development will add to the city's skyline and offer both Sydneysiders and visitors alike a new welcoming experience to the city.

*"A livable 'local' city focuses on the wellbeing of the city, its residents, and workers across all industry sectors. It values the social networks and natural environment throughout the city."* - Sydney over the next 20 years: A Discussion Paper, NSW Government, 2012

The proposed development is comprised of two towers: a Premium Residential Tower and a Luxury Hotel. Our proposal outlines objectives, controls, and illustrations to guide the built form and allow a degree of flexibility during the design stage.

The development will act as a gateway to a rich and lively network of laneways and public open spaces integral to the APDG precinct. A well considered ground plane strategy is required to achieve the success of this project and the larger vision for the precinct.

In line with the objectives of the Sydney DCP 2012 for the APDG precinct, the proposal strives to achieve the following objectives:

- 01. **Achieve** a high quality urban form
- 02. **Ensure** that a development will lead to major public benefits
- 03. **Enable** an activated network of lanes and through-site links
- 04. **Maintain** the legibility of the historical alignment of laneways and through-site links within the site
- 05. **Create** opportunities for view corridors across the site
- 06. **Contribute** to the transformation of Circular Quay and the George Street spine.

Sydney One will seek to achieve design excellence and contribute to the increasing quality of the city's skyline; it will strengthen Sydney's global reputation and give the city a rejuvenated quarter with exceptional public spaces and inspiring buildings.



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# 01 — Investigation & Site Analysis





## Investigation & Site Analysis

### Site Location

#### Subject Site

The subject site for the Sydney One development is located and bounded by Alfred, George and Pitt streets at Circular Quay, Sydney.

Located at the northern end of the APDG (Alfred, Pitt, Dally & George) block, the site is framed by two of Sydney CBD's main North/South traffic thoroughfares.

The site will become integral to the APDG block. It serves as a gateway to the heart of the precinct and offers a new arrival experience for pedestrians traveling from Circular Quay to the centre of Sydney's CBD.





## Investigation & Site Analysis

### Site History

#### Heritage Items

Some of the heritage items located near the Sydney One site include:

- The Tank Stream Fountain in Herald Square
- The Tank Stream
- The Former Customs House
- The AMP Building
- Circular Quay Railway Station
- The Sydney Harbour Bridge
- Customs House (former)
- Circular Quay Railway Station

#### The 'Book End' of Circular Quay

The existing Goldfields House has a historic and aesthetic link to the AMP Building; both were designed by Peddle, Thorp & Walker Architects, the two buildings were intended to be a similar height and scale, and Goldfields House was built as a corresponding book-end to the AMP building at the opposite end of the Quay.

In recent decades, due to the growth of buildings at Circular Quay, including the construction of the Gateway Building, the clarity of the book end has since diminished. The proposed maximum envelope will not significantly impact on the appreciation of Circular Quay frontage now that the effect is lost.



Heritage items in the vicinity of the subject site. (Source: Sydney LEP 2012 with GML overlay)



View across Circular Quay showing the relationship between AMP building and Goldfields House at the time of completion (Source: City of Sydney Council Archive)

# Investigation & Site Analysis

## Site Amalgamation

### Three Sites

The site for Sydney One is an amalgamation of three individual sites listed below. Each currently hold a separate planning approval:

#### 01. 1 Alfred Street (Goldfields House)

A Stage 2 DA was approved in 2012 by CoS on the Design Excellence Competition winning scheme for two residential towers.

#### 02. 19-31 Pitt Street (Fairfax House)

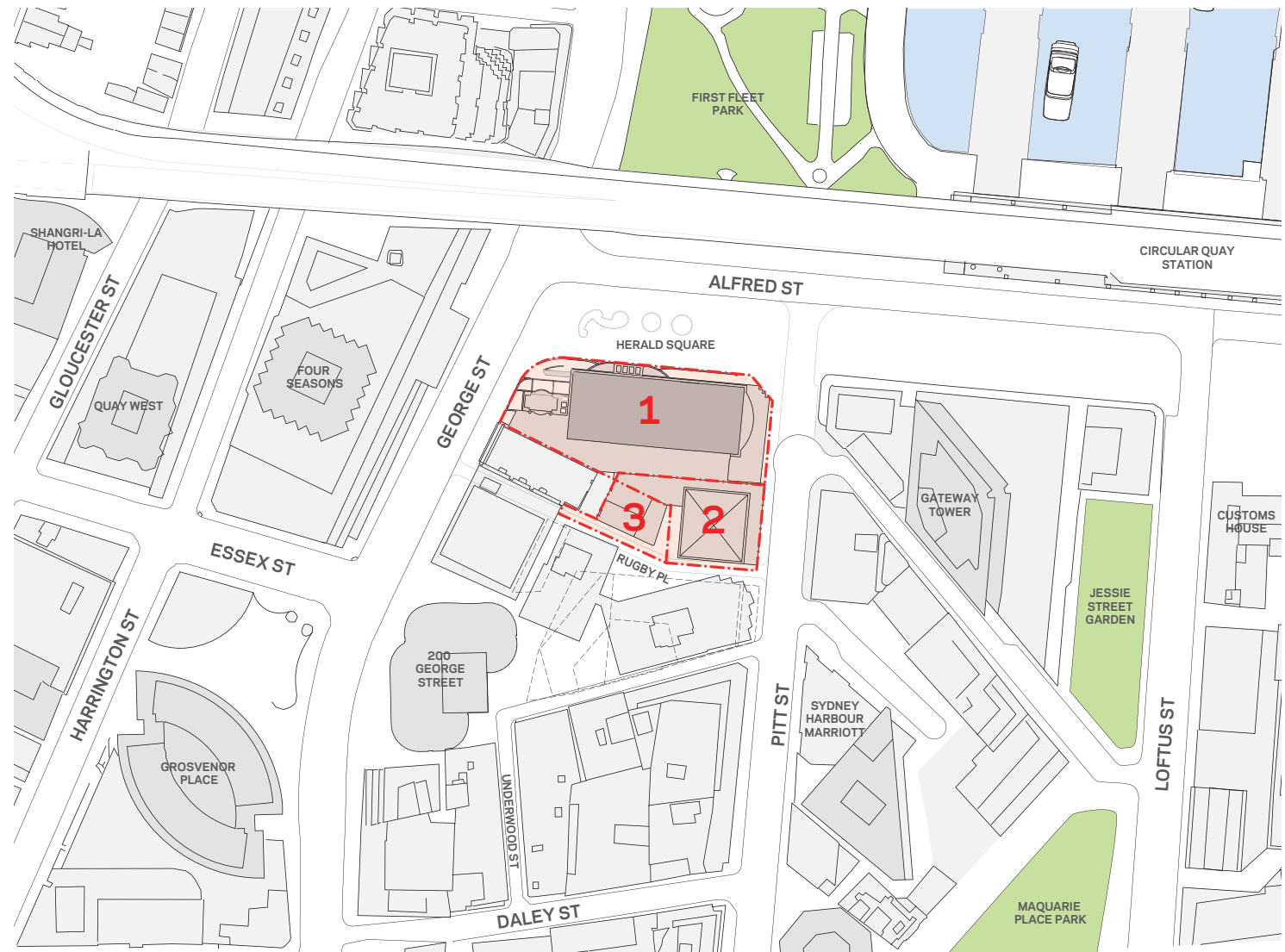
A Stage 1 DA was approved by CoS in 2010 for a residential tower.

#### 03. 31A Pitt Street (The Rugby Club)

There are no current planning approvals or applications for this site.

The consolidation of the three sites offers a new opportunity to look at the planned APGD precinct and redistribute floor space across the development block to achieve better amenities for the precinct as a whole.

Sydney One aims to support the APDG development through design excellence, and at the same time, acknowledge the current proposals for the southern sites (between Rugby Lane and Underwood Street).



# Investigation & Site Analysis

## Proximity Diagram

### Proximity

Sydney One is within walking distance to a diverse range of retail, commercial and recreational amenities, including Sydney's most iconic tourist attractions, the Sydney Opera House and Sydney Harbour Bridge. The following are located less than 1km away:

### Cultural

- The Sydney Opera House
- The MCA
- Customs House
- Sydney Observatory
- The Sydney Conservatorium
- The Sydney Theatre

### Transport

- Circular Quay Train Station and Ferry Terminal
- The Sydney Harbour Bridge

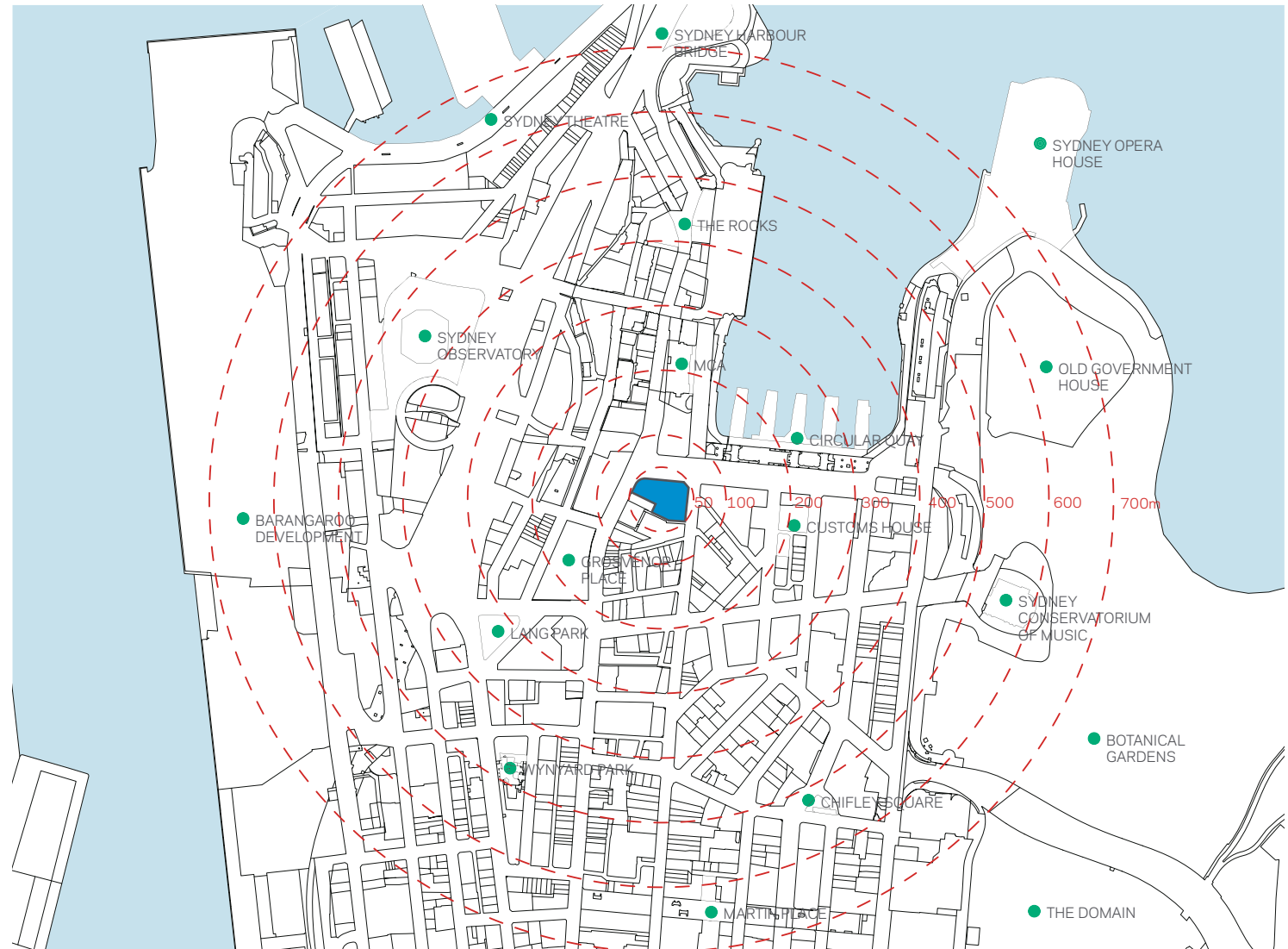
### Parks

- The Botanical Gardens
- The Domain

### Precincts

- Circular Quay
- AMP Precinct
- The Rocks
- Martin Place

- 🚶 100m = 1.5min
- 🚶 250m = 3.5min
- 🚶 500m = 7.5min
- 🚶 750m = 11min





# Investigation & Site Analysis

## Programmatic Analysis

### The Mix

The Sydney One project is surrounded by a mix of 5 star hotel complexes, high end retailers, and key commercial towers and is only a short distance away from major cultural and entertainment hubs.

The programmatic mix in this precinct offers much opportunity to add significant new residential and hospitality functions to cultivate a diverse active urban frontage to Circular Quay.

### Key

	Sydney One Consolidated Site
	Premium Hotel
	Hospitality/ Retail
	Residential
	Commercial
	Circular Quay Train Station
	Custom's House
	Site Boundary



# Investigation & Site Analysis

## Active Street Frontages

### Streetscape

The streetscape surrounding the precinct is comprised of active retail frontages and semi-active publicly accessible lobbies. The design vision of the site is committed to providing a series of rich active urban streetscapes.

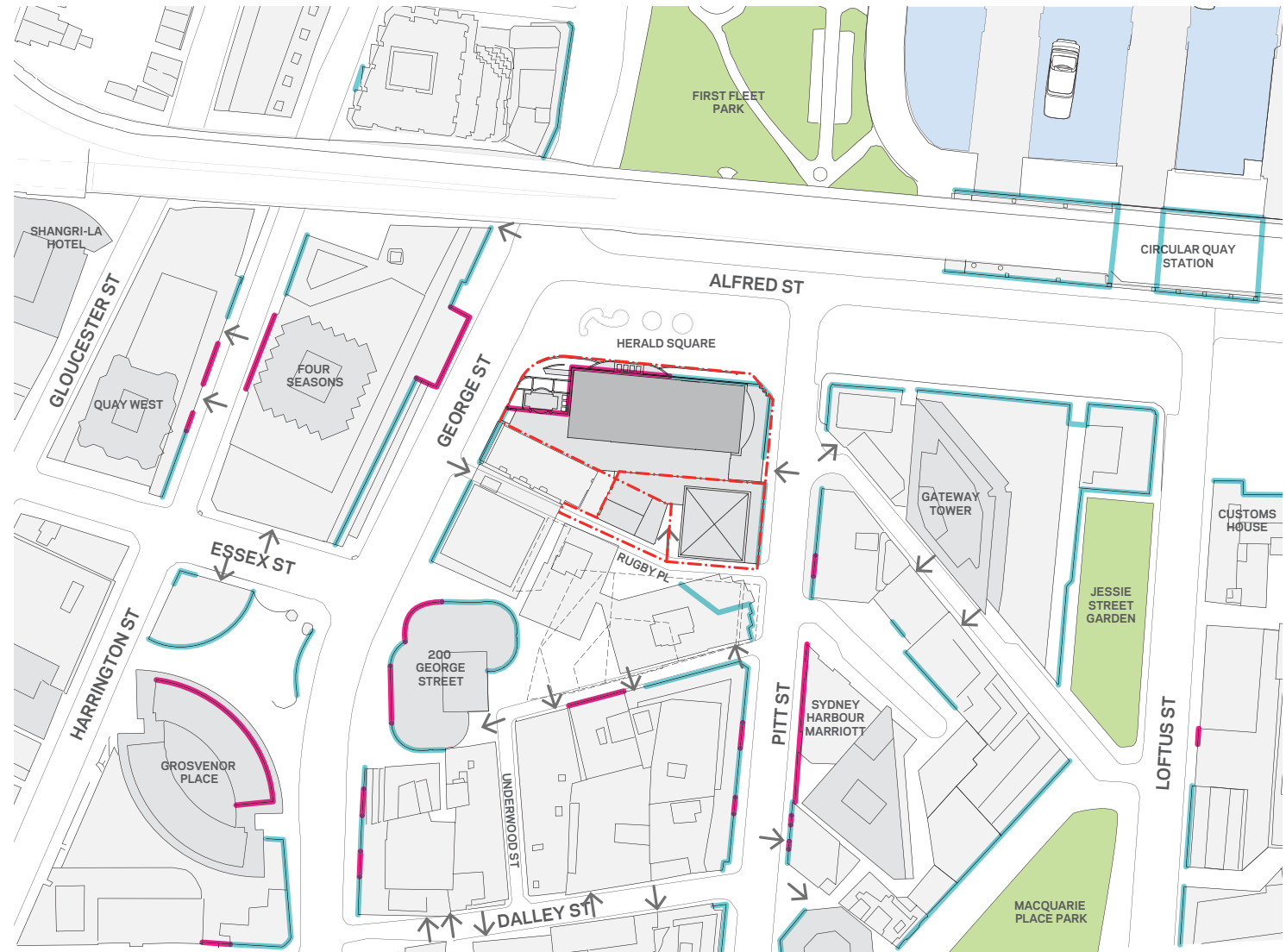
### Urban Frontages

Through design, a diverse urban frontage will strive to achieve a vibrant intimate experience, to encourage public visitation, and provide security for the community.

The proximity to main tourist attractions and key transport hubs will help build critical mass in this new public domain, ultimately defining this active edge of the city.

#### Key

→	Vehicular Access
—	Active Street Frontage
—	Semi-Active Street Frontage (eg: Lift Lobby)
- - -	Site Boundary
■	Existing Built Fabric





# Investigation & Site Analysis

## Transport Network










### Transport

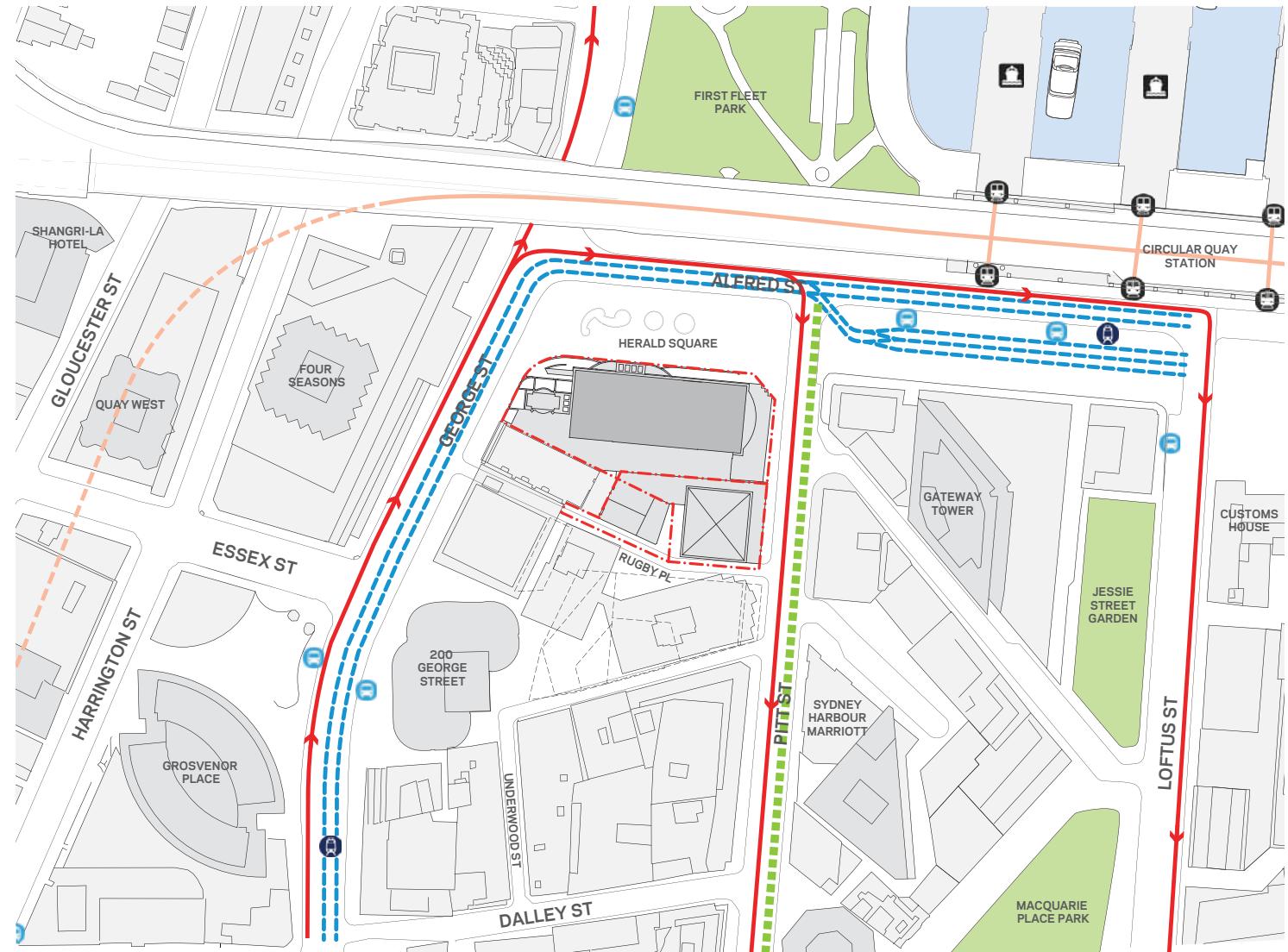
The site location is central to the heart of one of Sydney's busiest transport hubs. A high volume of buses, trains, light-rail and ferries link commuters to a wider network beyond this interchange.

As a result, the area is highly accessible, well connected and easy to navigate, enabling a high level of connectivity which in turn promotes the use of public transport in lieu of private vehicular transport.

The site has the advantage of being positioned at the start of two main future transport networks laid out in the [Sustainable Sydney 2030 Plan](#); this includes the future light rail network (set to conclude in front of the neighbouring Gateway Centre) and the proposed Cycle path, a revamped bicycle network associated to the future cycling hub.

#### Key

	Train Station
	Existing Bus Stop
	Ferry Stop
	Main Bus Route
	Railway
	Future Light Rail Stop
	Future Light Rail
	Future Bike Lane
	Site Boundary



## Investigation & Site Analysis

### Environmental Constraints

#### Vista

Sydney One is located on one of the few sites directly fronting Circular Quay. At a height above the Cahill Expressway, the vista is unobstructed.

#### Topography

The site is on an incline gradient heading away from the Quay and up to the Sydney Observatory, with a local 3.7m change in height from the east to the west side of site boundary.

#### Sun Exposure

The site will experience abundant sunlight on its northern aspect, and minor shading will occur during the early morning and late afternoon for all seasons.

#### Noise

A degree of noise originates from traffic and train noise from the Cahill Expressway to the north. Noise pollution from buses and traffic along main arteries within the CBD is expected to reduce once George Street is pedestrianised.

#### Wind Exposure

The prevailing winds for the site are from the North-east during the summer and South-west in the winter. Whilst most southerlies will be shielded by the development on the southern side.

