

Wanda Sydney Project - Wanda Vista
Stage 2 DA
Design Report

Crone
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1 Alfred Street, Sydney



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Herald Square approach

01 — Design Vision



Design Vision

The Postcard of Australia

Wanda Sydney - A Global Centre

The Wanda Sydney development captures the vision within the City of Sydney's 'Plan for Growing Sydney 2014' and aims to strengthen Sydney's position as a global city and a great place to live.

The development of Wanda Sydney will create a strong local and international community; the residential and hotel towers will generate permanent and temporary accommodation within Sydney's CBD while supporting and adding to the business economy. The proposed world class hotel will create employment opportunities in tourism and hospitality and supports the commercial growth of Sydney. Once realised, the APGD precinct will build on the already diverse range of visitors and residents, offering a lively and highly engaging public space.

A New Icon in the Skyline

Wanda Sydney offers a generational opportunity for Sydney to unlock the APDG precinct as a new cultural and creative precinct, to rejuvenate the Circular Quay promenade. Here, residents, hotel patrons, international and local visitors will enjoy a diverse lifestyle and strong sense of wellbeing, whether this is experienced whilst having a drink at the rooftop bar, attending a function in the world class Hotel Grand Ballroom or simply relaxing in one of the vibrant laneway esplanades.

A Commitment to Design Excellence

The project is committed to produce the highest standard of architectural, urban, environmental and landscape design. The development will respond to the 'City of Sydney Sustainable Sydney 2030' initiative and 'Access Strategy', by maximizing the opportunities offered in the upcoming transformation to Circular Quay's transport hub. Wanda Sydney's Masterplan presents an integrated ground plane, offering boutique fine-grain retail and mix use programs to create a new destination for Sydney. The public domain and through-site link will incorporate high quality public art as a place making instrument to revitalise the precinct, as the part of the APDG, Special Character Area of Circular Quay.



02 — Project Context



Project Context

Site Location

Subject Site

The subject site for the Wanda Sydney 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.



Project Context

Site History

Heritage Items

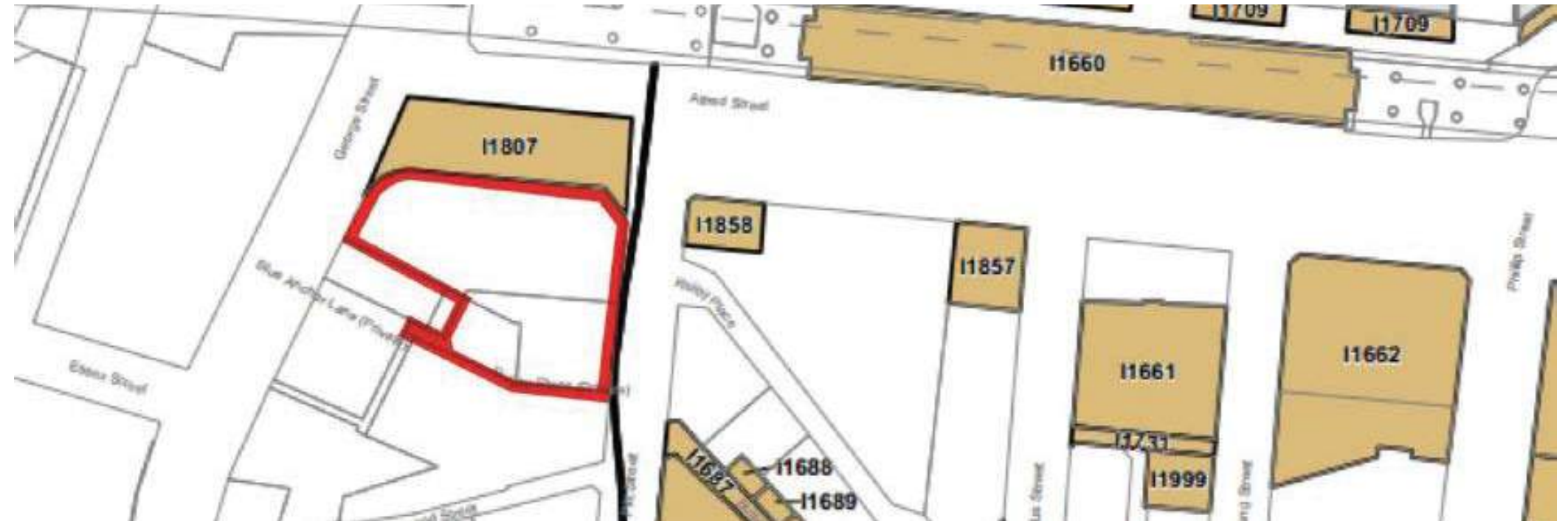
Some of the heritage items located in the vicinity of the Wanda Sydney site include:

- Tank Stream Fountain in Herald Square
- Tank Stream
- AMP Building
- 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 designed by Peddle, Thorp & Walker Architects, the two buildings were intended to be similar in height and scale. The 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 around Circular Quay, including the construction of the Gateway Building, the clarity of the book end has since diminished. The current approved massing envelope and proposed height amendment (August 16) will not affect the appreciation of the Circular Quay frontage, since this effect no longer exist.



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)

Project Context

Site Amalgamation

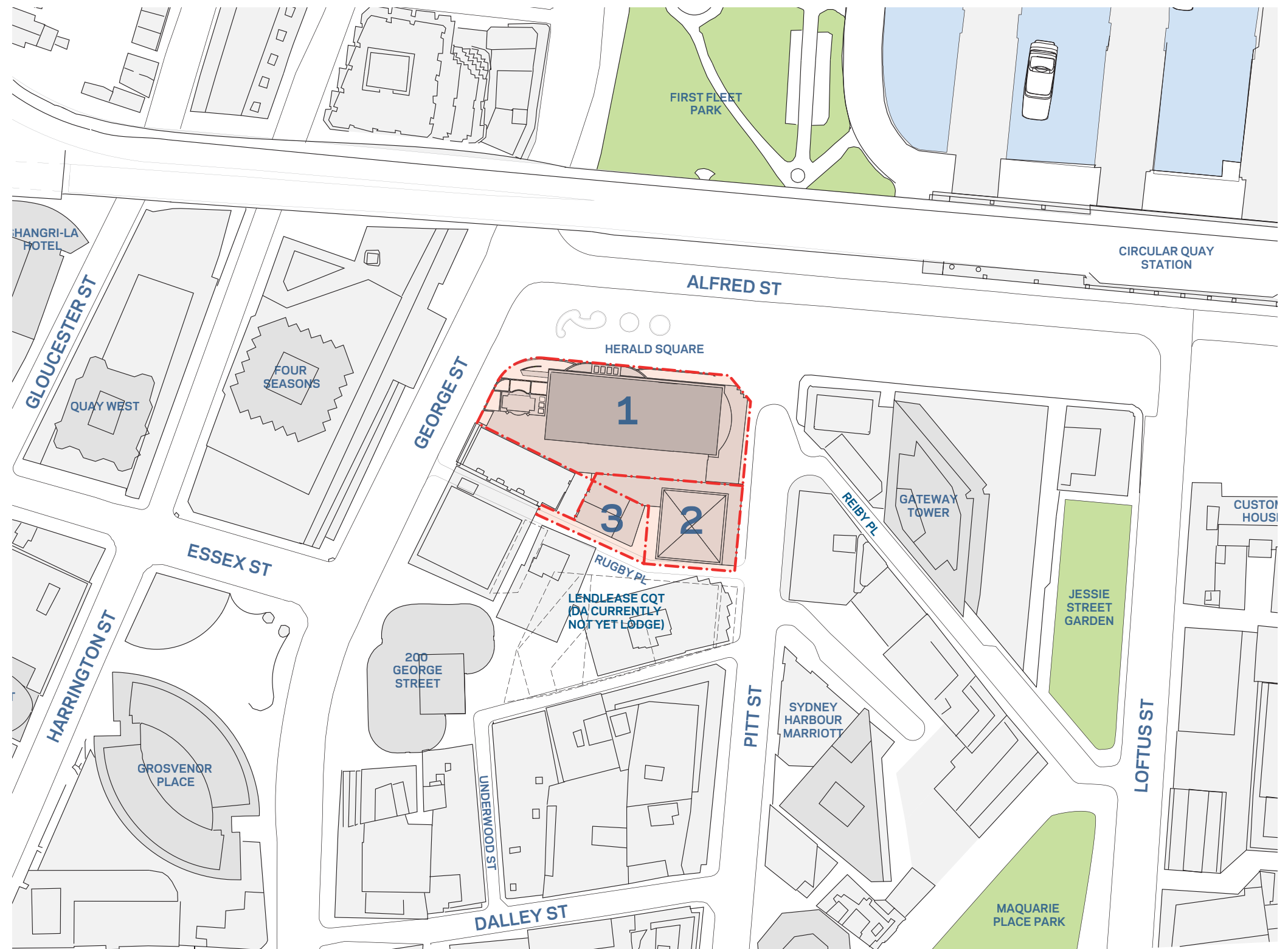
The Site

The site for Wanda Sydney is an amalgamation of three individual sites listed below.

- 01. 1 Alfred Street (Goldfields House)
- 02. 19-31 Pitt Street (Fairfax House)
- 03. 31A Pitt Street (The Rugby Club)

The consolidation of the three sites offered a new opportunity to look at the current APDG precinct and redistribute floor space across the consolidated sites to achieve better amenities for the precinct as a whole.

Wanda Sydney aspires to support the APDG development through design excellence, and at the same time, address the current proposals to the south (between Rugby Place and Underwood Street).



Project Context

Proximity Diagram

Proximity

Wanda Sydney 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 places 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

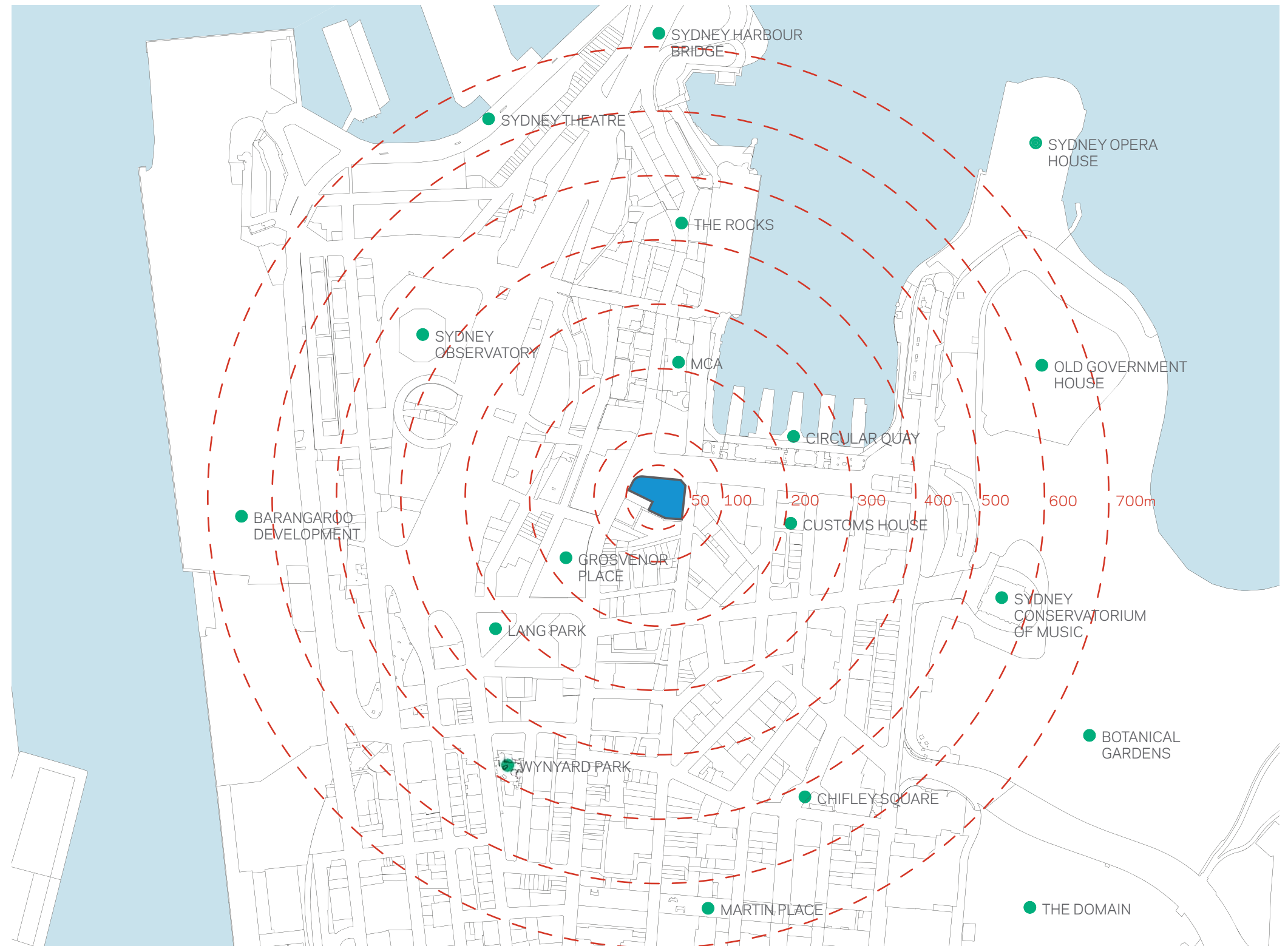
Parks

- 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



Project Context

Programmatic Analysis

The Mix

The Wanda Sydney 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 for additional residential and hospitality functions to cultivate a diverse active urban frontage to Circular Quay.



Key

	Building Envelope
	Premium Hotel
	Hospitality/ Retail
	Residential
	Commercial
	Circular Quay Train Station
	Custom's House
	Site Boundary

Project Context

Active Street Frontages

Streetscape

The streetscape surrounding the precinct comprise 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, 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 new active edge of the city.

