

Investigation & Site Analysis

Physical Constraints

Visual connection to context

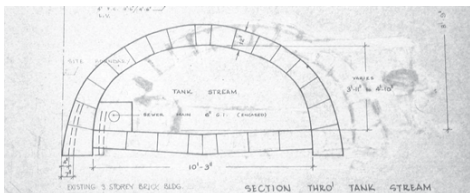
Visual barriers to the potential views for the development are minimal; the Cahill Expressway is the only obstacle blocking expansive views to the harbour.

Future transport network

The Sydney City Centre Access Strategy highlight future changes to Circular Quay Transport infrastructure, including: the new Light Rail and Cycle Lanes. The future CBD Rail corridor is located on north-east corner of the site.

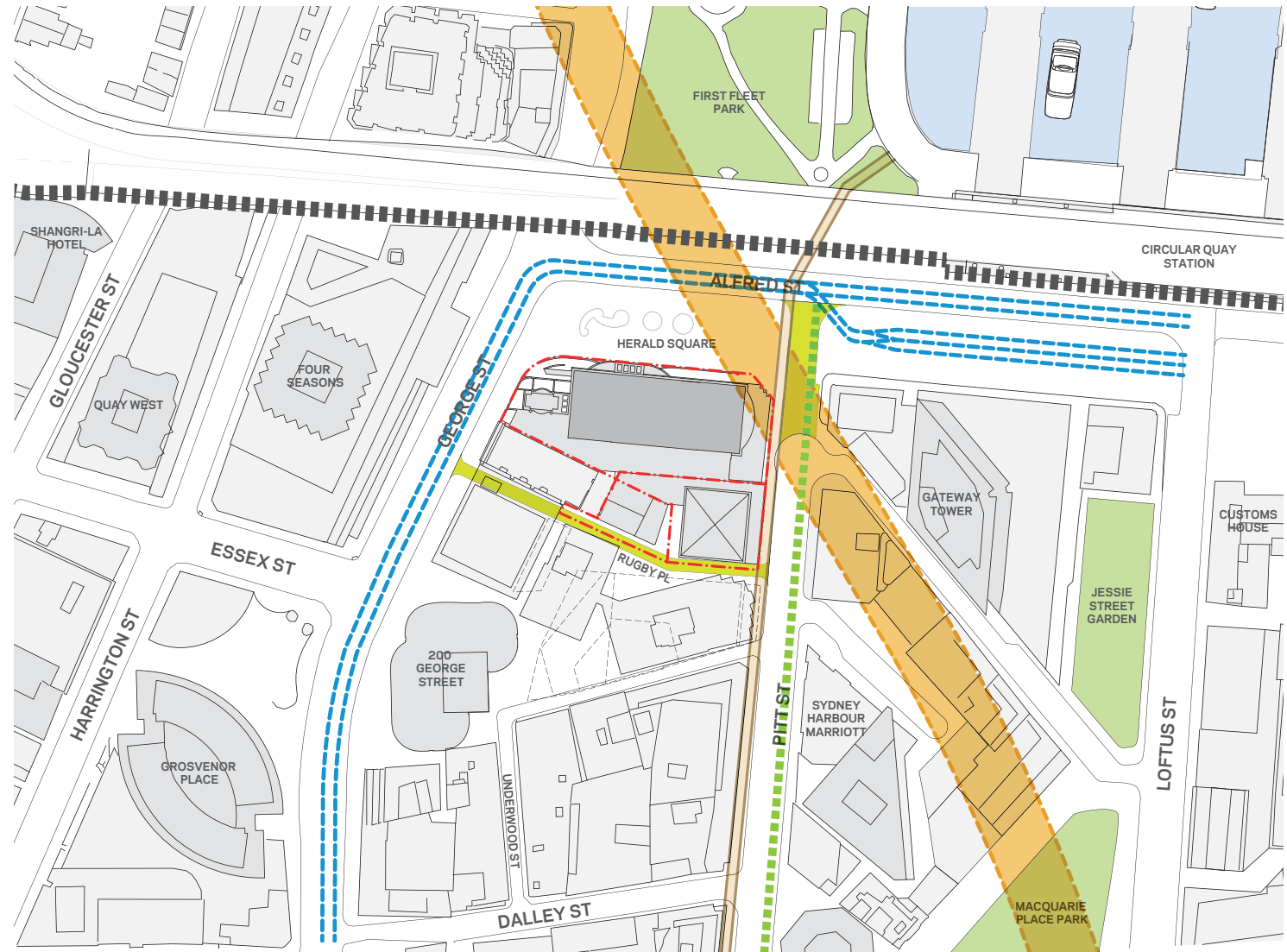
Heritage Item

The heritage Tank Stream runs along the eastern site boundary approximately 2.7m under Pitt Street.



Key

	Pedestrianised Areas (Subject to approval)
	Cahill Expressway
	Tank Stream (Underground)
	Rail Tunnel (Subject to approval)
	Future Light Rail
	Bike Lane (Subject to approval)
	Site Boundary



Investigation & Site Analysis

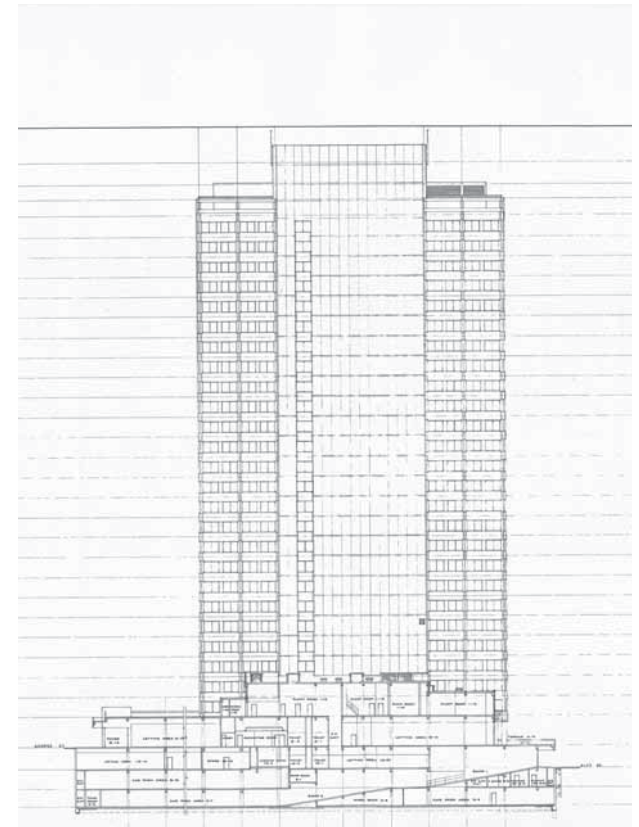
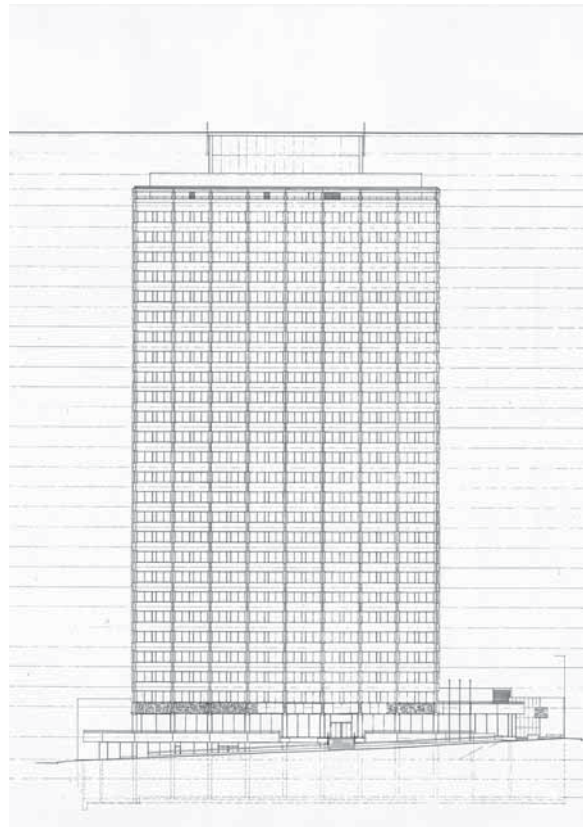
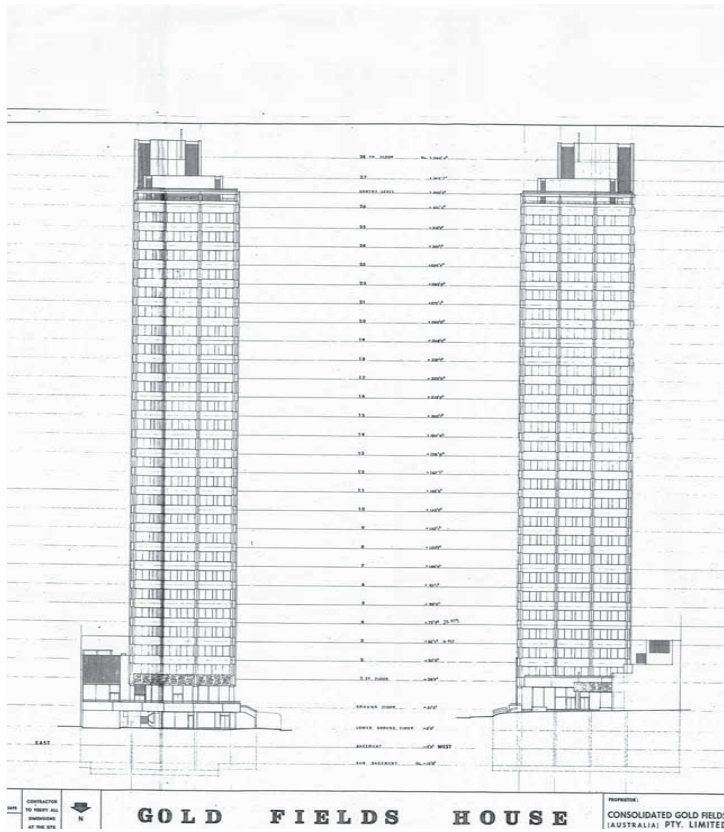
Survey Plan

Surveyed & drawn by Linker
Surveying. 26.03.15.

- (A) RIGHT OF WAY (A809434)
- (B) RIGHT OF WAY (A809435)
- (C) RIGHT OF WAY & EASEMENT FOR LIGHT AND AIR (B450030)
- (D) RIGHT OF USE OF STAIRWAY (B450030)
- (E) RIGHT OF CARRIAGEWAY (F782875)
- (G) RIGHT OF CARRIAGEWAY (F785388)
- (H) EASEMENT FOR SERVICES (G368589)
- (J) EASEMENT FOR SERVICES (G379312)
- (K) EASEMENT FOR WATER PIPES (G356224)
- (L) RIGHT OF WAY (434985)
- (M) RIGHT OF CARRIAGEWAY (X67678)
- (N) RIGHT OF WAY (437485)



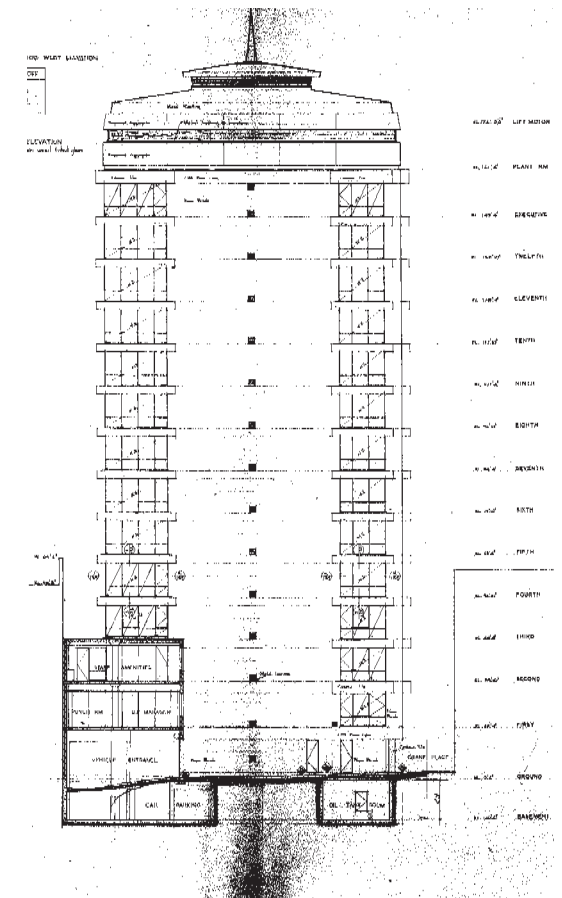
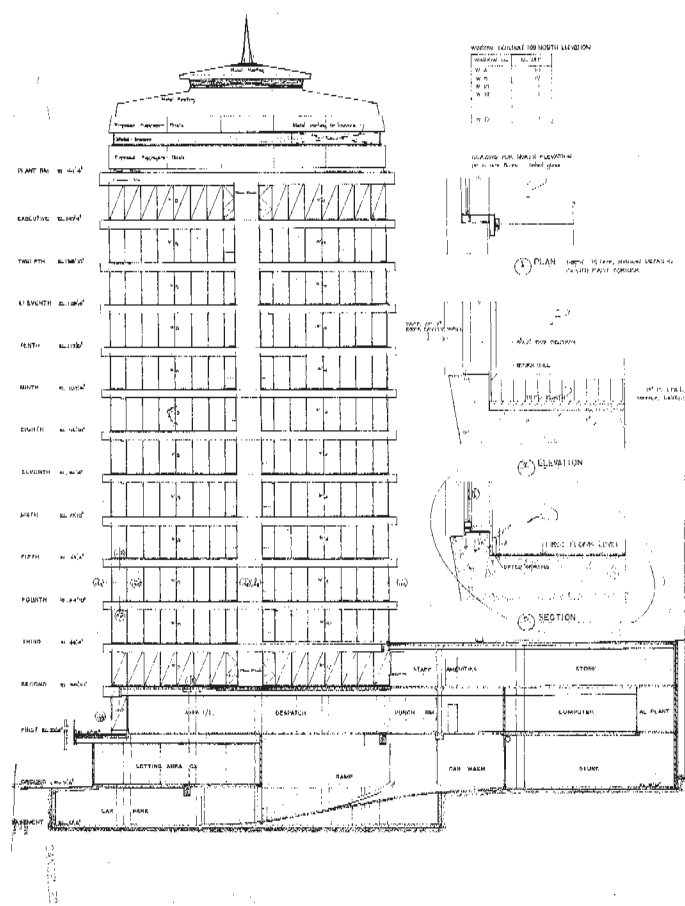
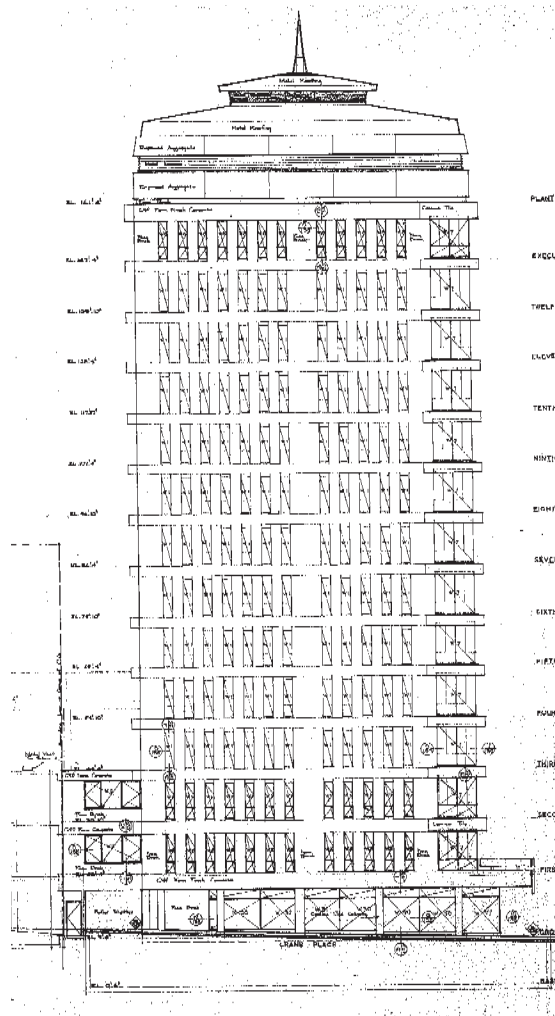
Investigation & Site Analysis
Existing Buildings
Goldfields House - Street Elevations



Investigation & Site Analysis

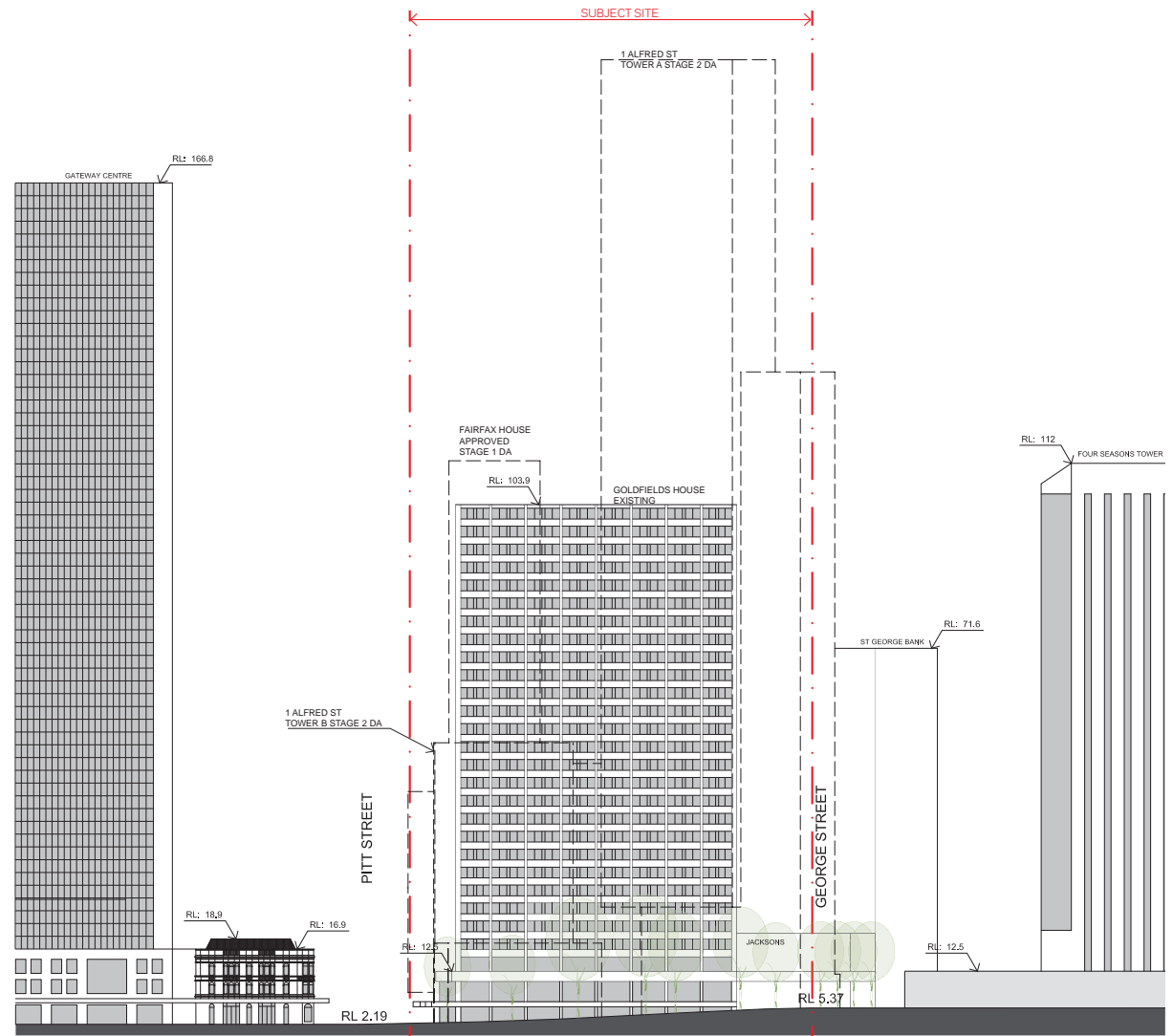
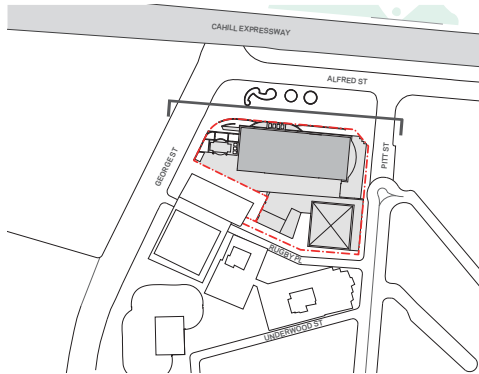
Existing Buildings

Fairfax House - Street Elevations



Investigation & Site Analysis

Existing North Elevation - Alfred Street



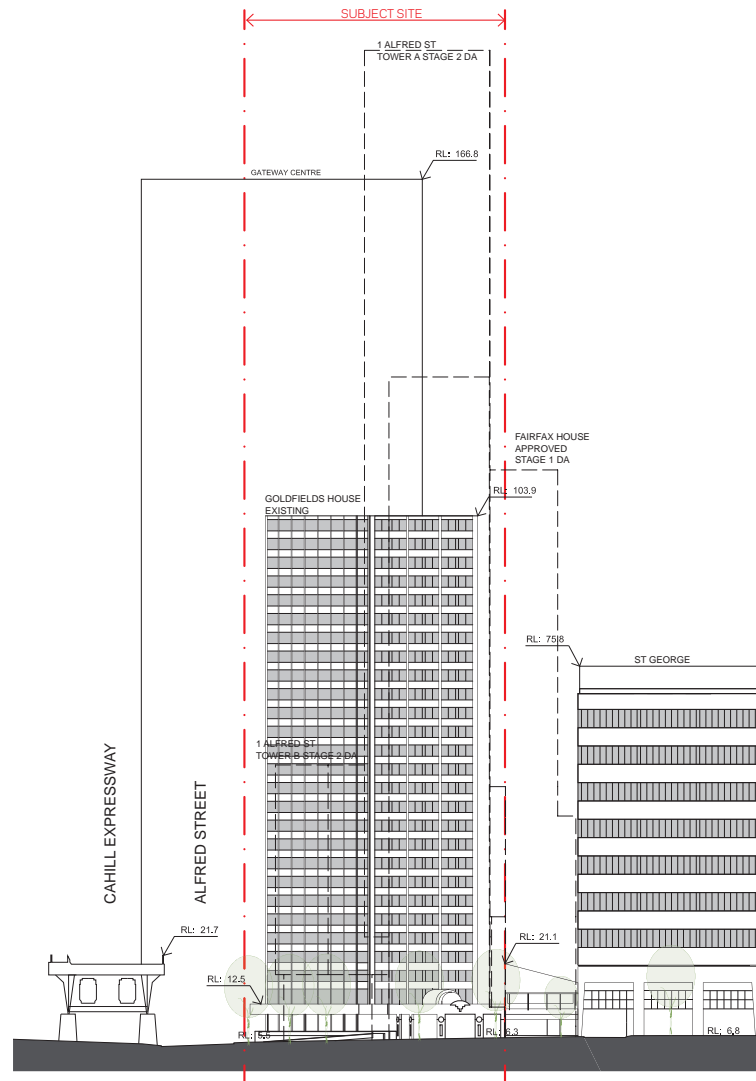
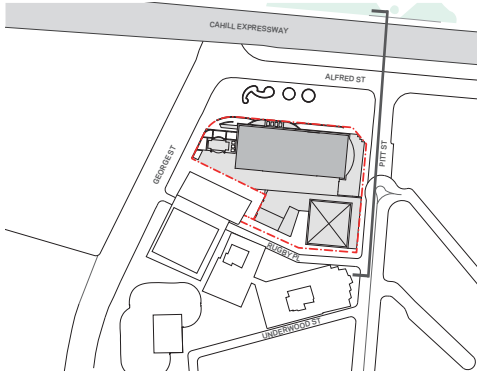
NOTES:

*RL XX - APPROXIMATE RELATIVE LVL

Alfred Street

Investigation & Site Analysis

Street Elevation - George Street

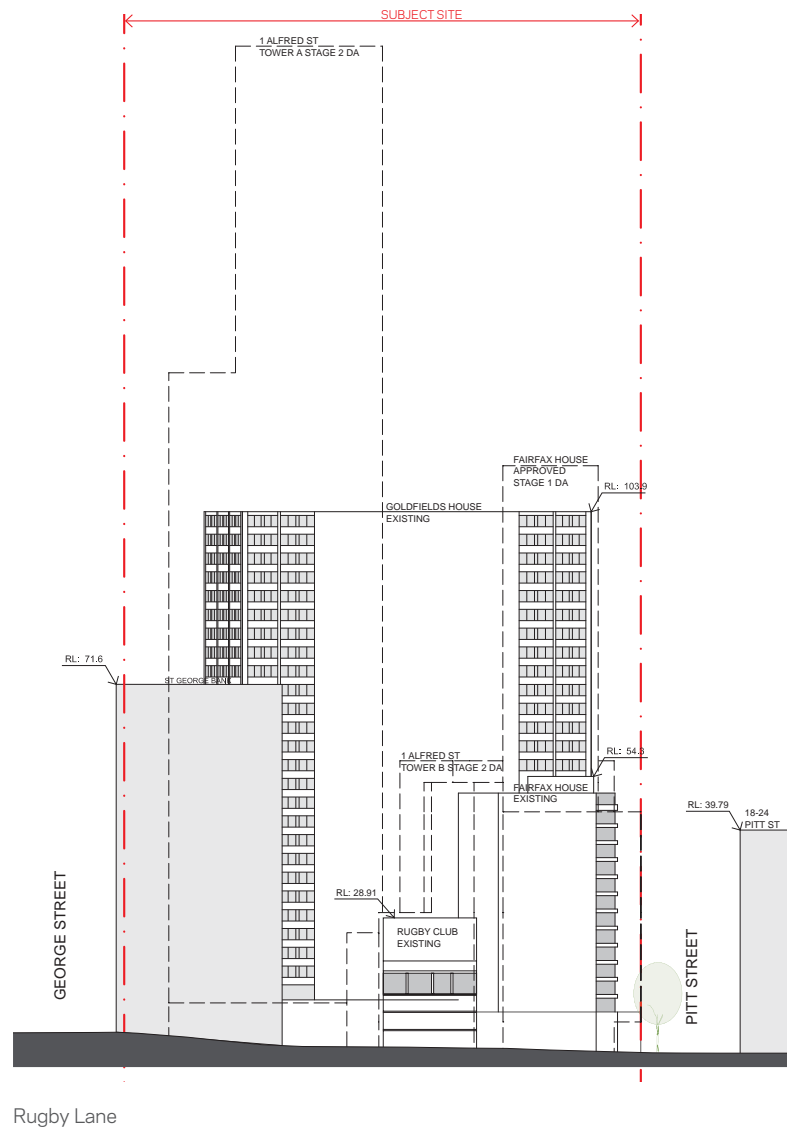
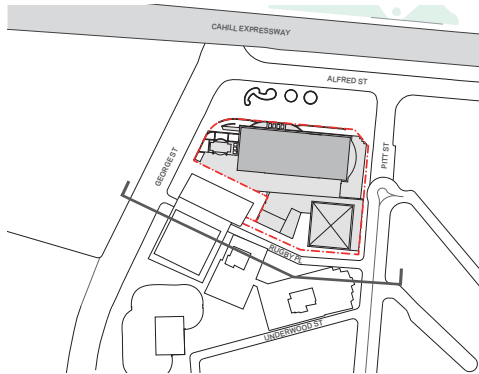


NOTES:

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Street Elevation - Rugby Lane

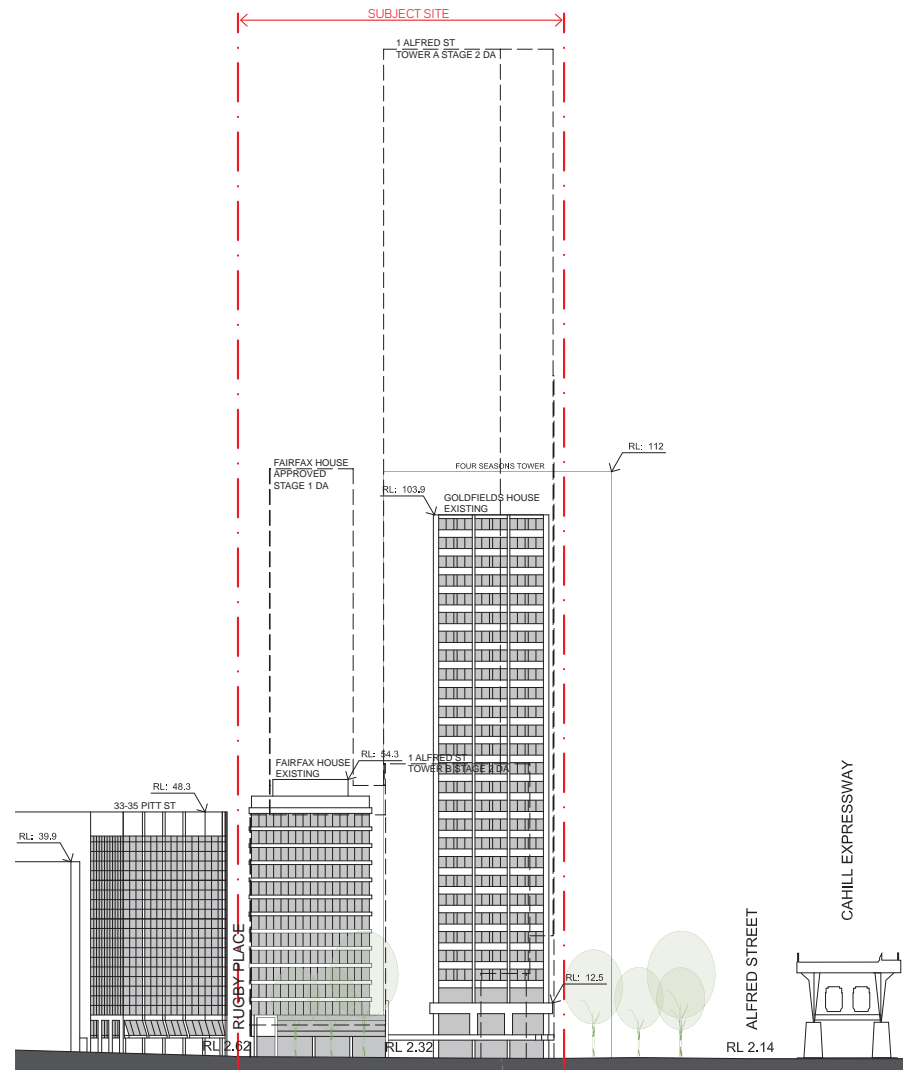
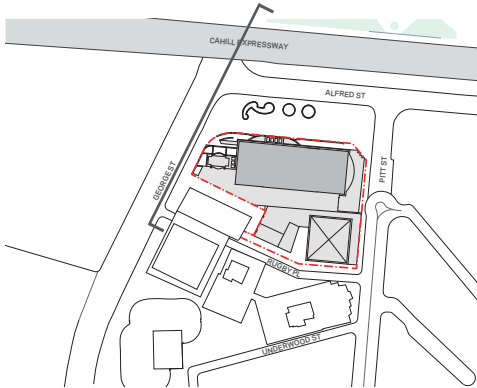


NOTES:

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Street Elevation - Pitt Street



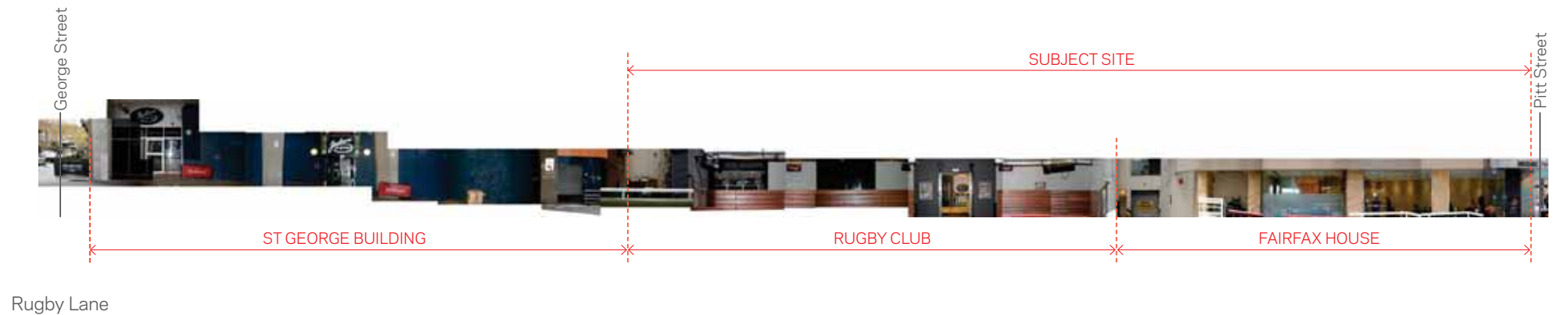
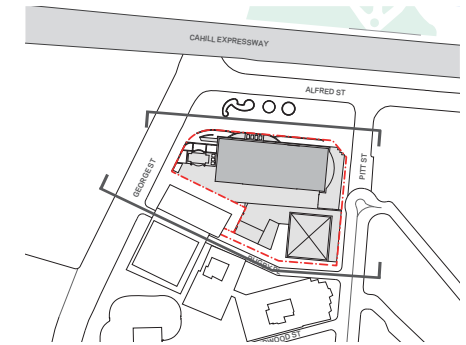
NOTES:

*RL XX - APPROXIMATE RELATIVE LVL

Pitt Street

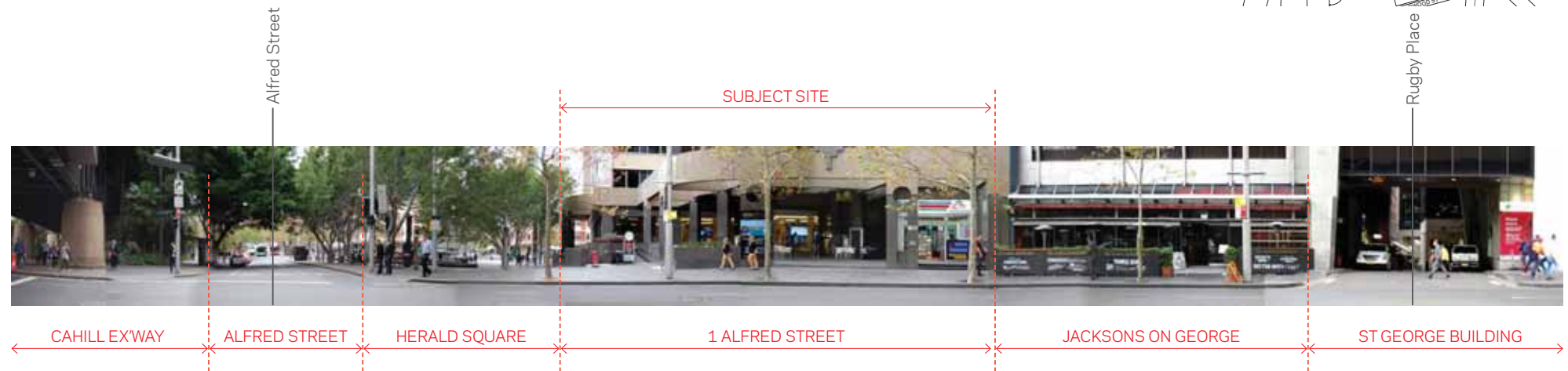
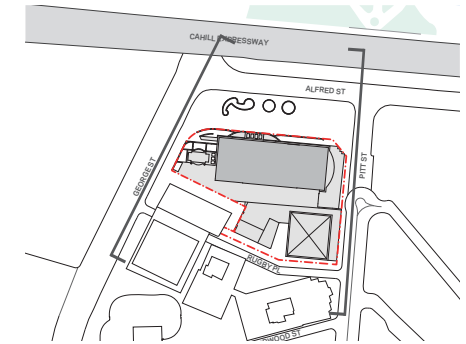
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Existing Streetscape



Investigation & Site Analysis

Existing Streetscape



George Street



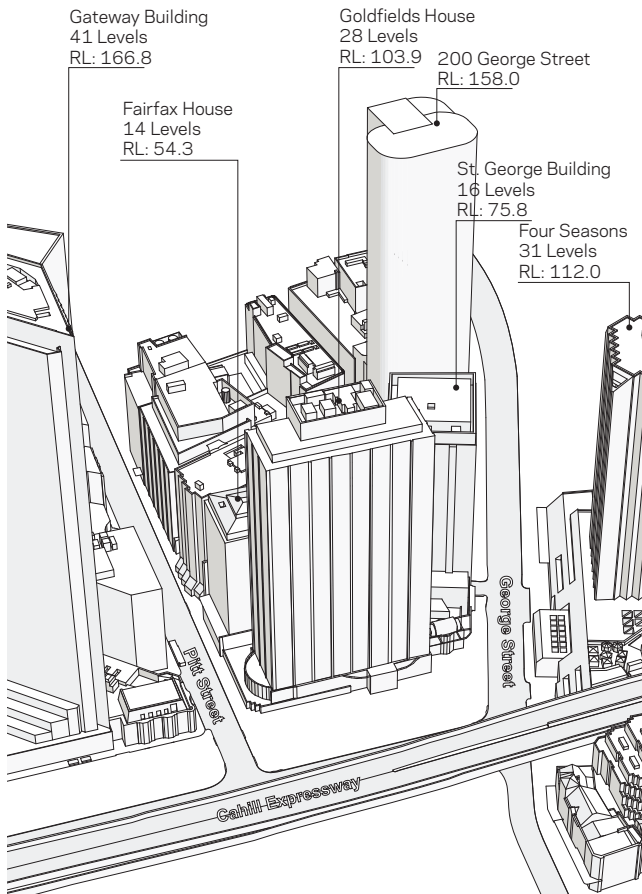
Pitt Street

02 — Built Form Strategy



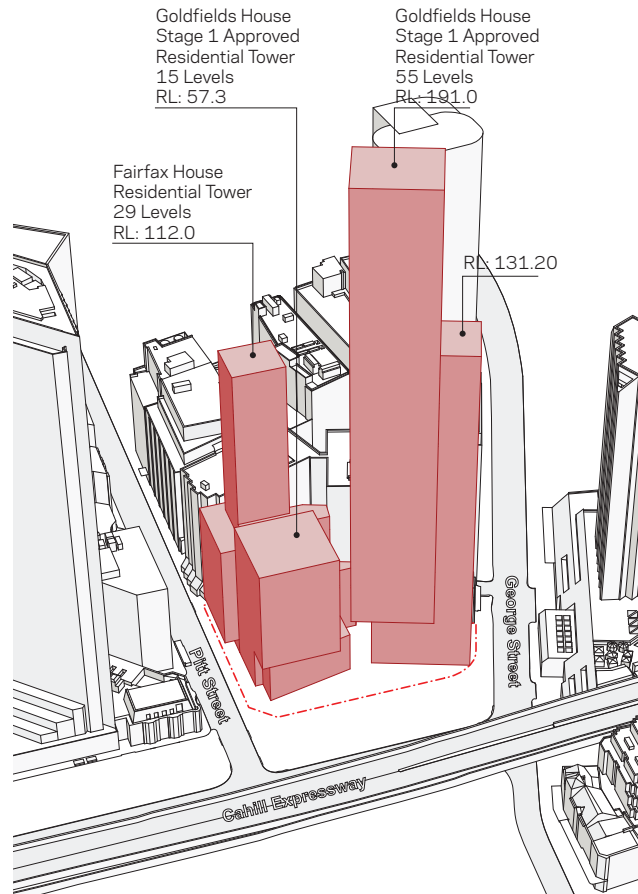
Built Form Strategy

Context & Tower Massing



Existing Building

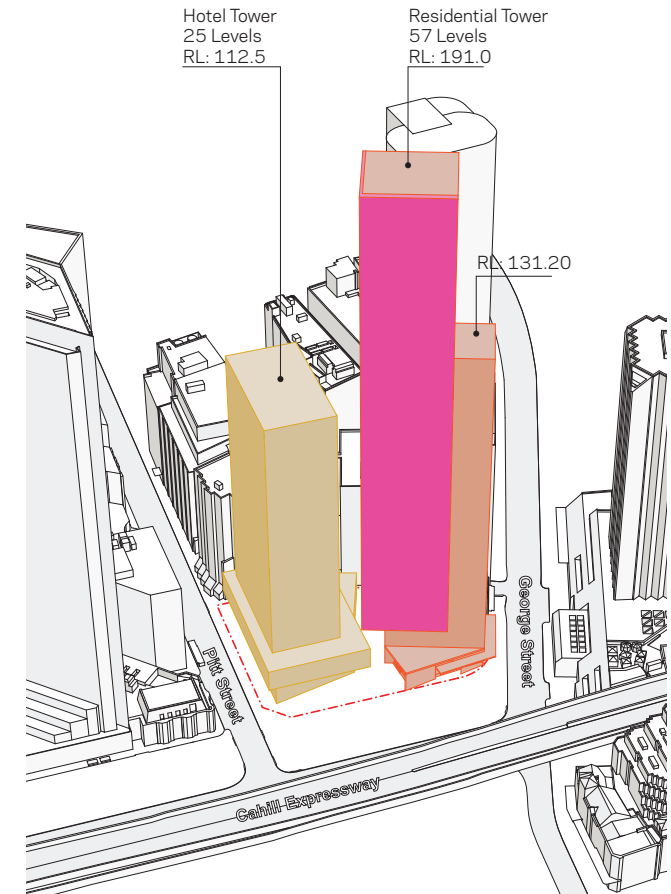
The subject site is located within one of the most important visual catchments within the City of Sydney. The existing commercial tower currently acts as a northern wall to the APDG precinct.



Current Development Approvals

The existing approved DA envelopes for the amalgamated sites offer an opportunity to rethink the building envelopes, redistribute the permissible FSR and define a stronger ground plane strategy.

Approved DA envelope



Modified Envelopes for Application

Minor extensions of the residential tower floor plate to the north and east are made to achieve a permissible site FSR. The relevant street set backs and maximum building height is respected.

Proposed Residential Tower Envelope

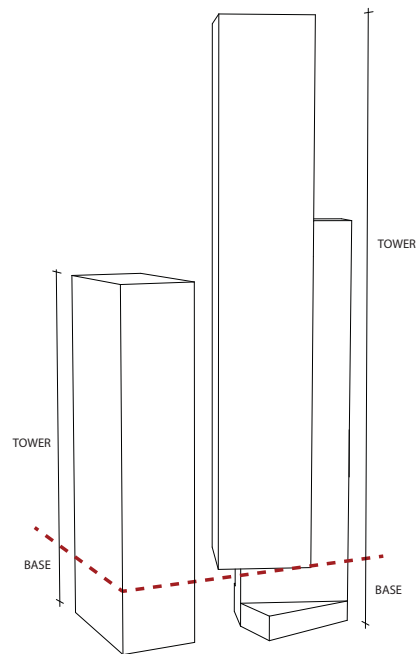
Proposed Hotel Tower Envelope

Additional massing volume to current approved DA envelope

Built Form Strategy

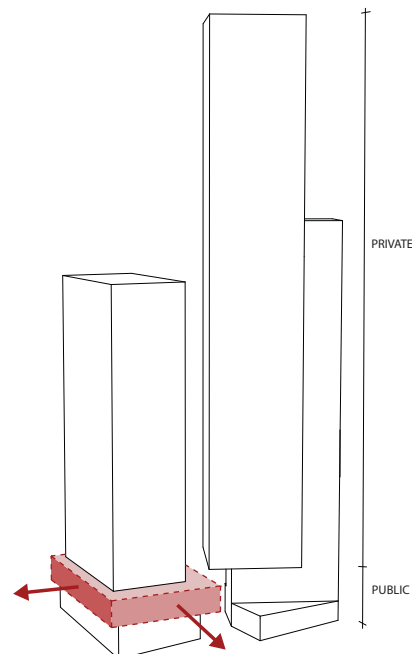
Envelope Massing

Articulation



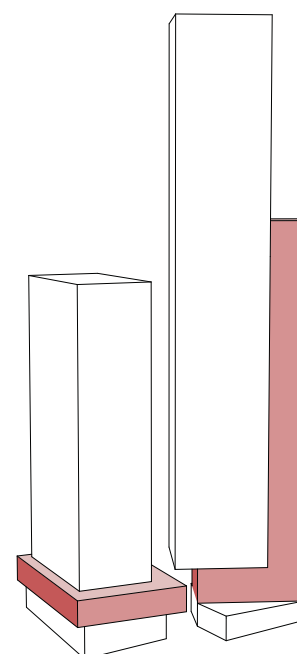
Ground plane address

Forming a physical relationship between the two towers creates a podium base for the hotel and residential towers.



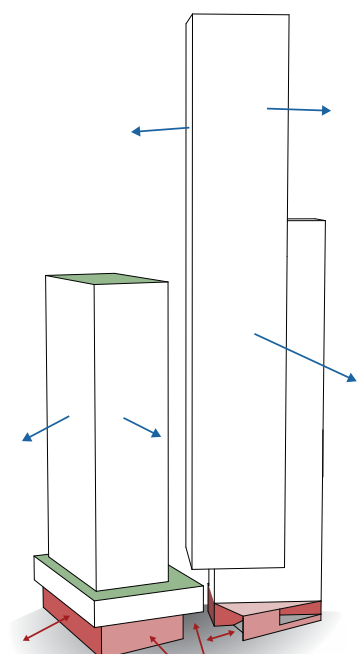
Podium and Tower

The articulation of the mass address the private and public realms. This provides a diverse and publicly accessible precinct.



Formal Relationship

Volumetric dialogue between residential tower and hotel tower produces a coherent development language.



Urban Frontage

A public activated streetfront serves as the base for the tower. Increased setbacks will connect seamlessly with Herald Square.

Built Form Strategy

Setbacks



Key

	Proposed Massing Envelope
	Approved Stage 1 & 2 DA
	Jacksons on George

03 ————— Design Vision



Design Vision

The Postcard of Australia

Sydney One - A Global Centre

The Sydney One 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 Sydney One will create a strong local and international community; the residential and hotel towers will generate much needed permanent and temporary accommodation within Sydney's CBD. The proposed world class hotel will create employment opportunities in tourism and hospitality which in turn supports the commercial growth of Sydney. Once realised, the APGD precinct will build on the already diverse range of visitors and residents, building a lively and highly engaging public space.

A New Icon in the Skyline

Sydney One offers a generational opportunity for Sydney to unlock the APDG precinct as a new cultural and creative precinct and revive the Circular Quay promenade. Here residents, hotel patrons, international and local visitors enjoy a diverse lifestyle and strong sense of wellbeing, whether this is seen whilst having a drink at the rooftop bar, attending a function within the world class ballroom or simply from the comfort of their own apartment.

A Commitment to Design Excellence

The project is committed to produce the highest standard of architectural, urban, environmental and landscape design. The development responds to the 'City of Sydney Sustainable Sydney 2030' initiative and 'Access Strategy' through maximizing the opportunities present in the upcoming transformation to Circular Quay's transport hub. Sydney One's Masterplan presents an integrated ground plane which will establish boutique fine-grain retail and diverse 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 'Special Character Area, Circular Quay'.



04 — The Ground Plane

