

Appendix A

Reverse Visual Impact Analysis






Reverse Visual Impact Analysis

A reverse visual impact analysis is presented for Grosvenor Place, 200 George Street, and 33-35 Pitt Development Proposal. The photograph used for this impact study is taken from the Opera House. In this particular study each image highlights the view loss extent compared to the existing buildings (1 Alfred Street, Fairfax House, and Rugby Clubs).



Impact upon 33-35 Pitt Street from proposed development, when viewed from public domain at Opera House

Key

	Proposed Tower envelope (Subject to approval)
	Proposed Tower envelope by Others at rear (Subject to approval)
	View Impact due to Proposed Tower Envelope

B ————— Massing Envelope Drawings



Drawing List

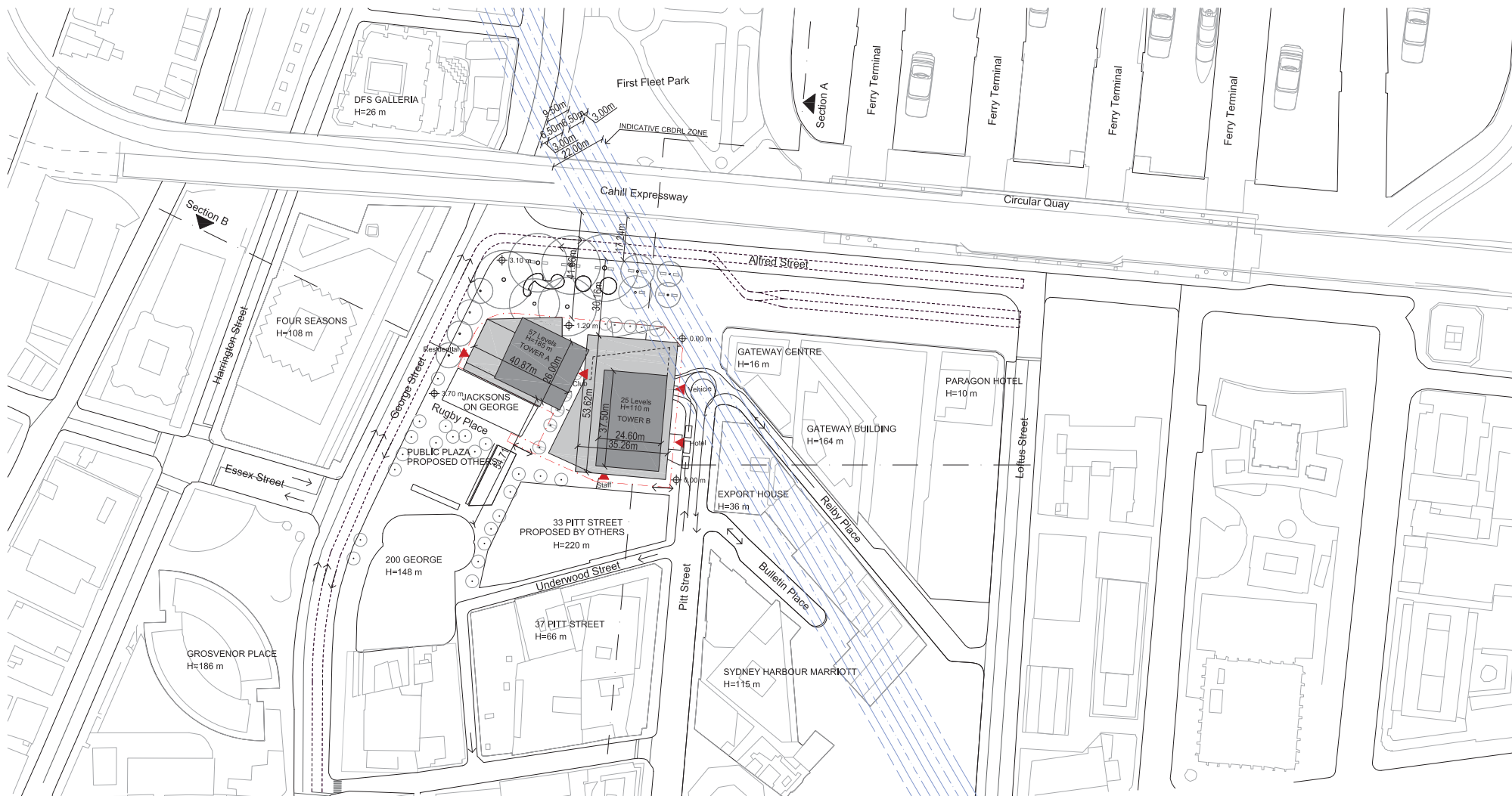
DA Submission Drawings Index

Massing Envelope Drawing List	68
DA01 Context Plan	69
DA02 Basement 3 - 6	70
DA03 Basement 1 - 2	71
DA04 Ground	72
DA04a Lower Ground	73
DA05 Level 1	74
DA06 Level 2	75
DA07 Level 3	76
DA08 Level 4	77
DA09 Level 5 - 25	78
DA10 Level 26 - 38	79
DA11 Level 39 - 57	80
DA12 East Elevation	81
DA13 North Elevation	82
DA14 West Elevation	83
DA15 South Elevation	84

Indicative Scheme Drawing List	85
SK00 Basement 6	86
SK01 Basement 5	87
SK02 Basement 4	88
SK03 Basement 3	89
SK04 Basement 2	90
SK05 Basement 1	91
SK06 Hotel Lower Ground	92

SK07 Hotel Ground	93
SK08 Hotel Level 1 - Registered Club	94
SK09 Hotel Level 2 - Ballroom	95
SK10 Hotel Level 2 Mezzanine	96
SK11 Hotel Level 3 - Plant Area	97
SK12 Hotel Level 4 - Pool	98
SK13 Hotel Level 4 Mezzanine - Spa	99
SK14 Hotel Level 5 - All Day Dining	100
SK15 Hotel Level 6 - 15 - Standard	101
SK16 Hotel Level 16 - 20 - Suites	102
SK17 Hotel Level 21 - Premier	103
SK18 Hotel Level 22 - Presential	104
SK19 Hotel Level 23 - Restaurant	105
SK20 Hotel Level 24 - Bar	106
SK21 Hotel Plant	107
SK22 Section A-A	108
SK23 Section B-B	109
SK24 Residential Level 36	110
SK25 Residential Level 37	111
SK26 Residential Level 38	112
SK27 Residential Level 39	113
SK28 Residential Level 40	114
SK29 Residential Level 46 - 47, 49 -52	115
SK30 Residential Level 48	116
SK31 Residential Level 53 -54	117
SK32 Residential Level 55	118
SK33 Residential Level 56	119
SK34 Residential Level 57 Roof	120





notes
All dimensions and setbacks to be verified prior to commencement, omissions or discrepancies to be notified to the architect.

quality assurance system
authorised by:

date: 09.06.2015

architect
cronepartners
level 2, 364 kent street,
sydney, nsw, 2000
client
万达集团
WANDA GROUP
WANDA ONE SYDNEY
1 Alfred Street
Sydney, nsw, 2000

copyright
The copyright of this drawing together with any other documents prepared by crone partners architecture studios, pty ltd (cp) remains the property of cp. crone partners grants license for the use of this document for the purpose for which they are intended. The license is not transferable without the permission of cp.

no.	revision note	by.	date
A	PRELIMINARY ISSUE	SH	12.08.2015
B	PRELIMINARY ISSUE	SH	16.08.2015
C	DA SUBMISSION	SH	22.08.2015

client
WANDA ONE SYDNEY PTY LTD
level 19, 1 Alfred St, Sydney, nsw, 2000, Australia
P/c +61 2 8223 2101 Fax 61 2 9252 4540
architect
CRONE PARTNERS PTY LTD
level 2, 364 kent street, Sydney, nsw, 2000, Australia
P/c +61 2 8295 5300 Fax 61 2 8295 5301

no.	revision note	by.	date

structural engineer
AECOM
Level 21, 420 George Street
Sydney, NSW 2000, Australia
hydraulic
AECOM
Level 21, 420 George Street
Sydney, NSW 2000, Australia

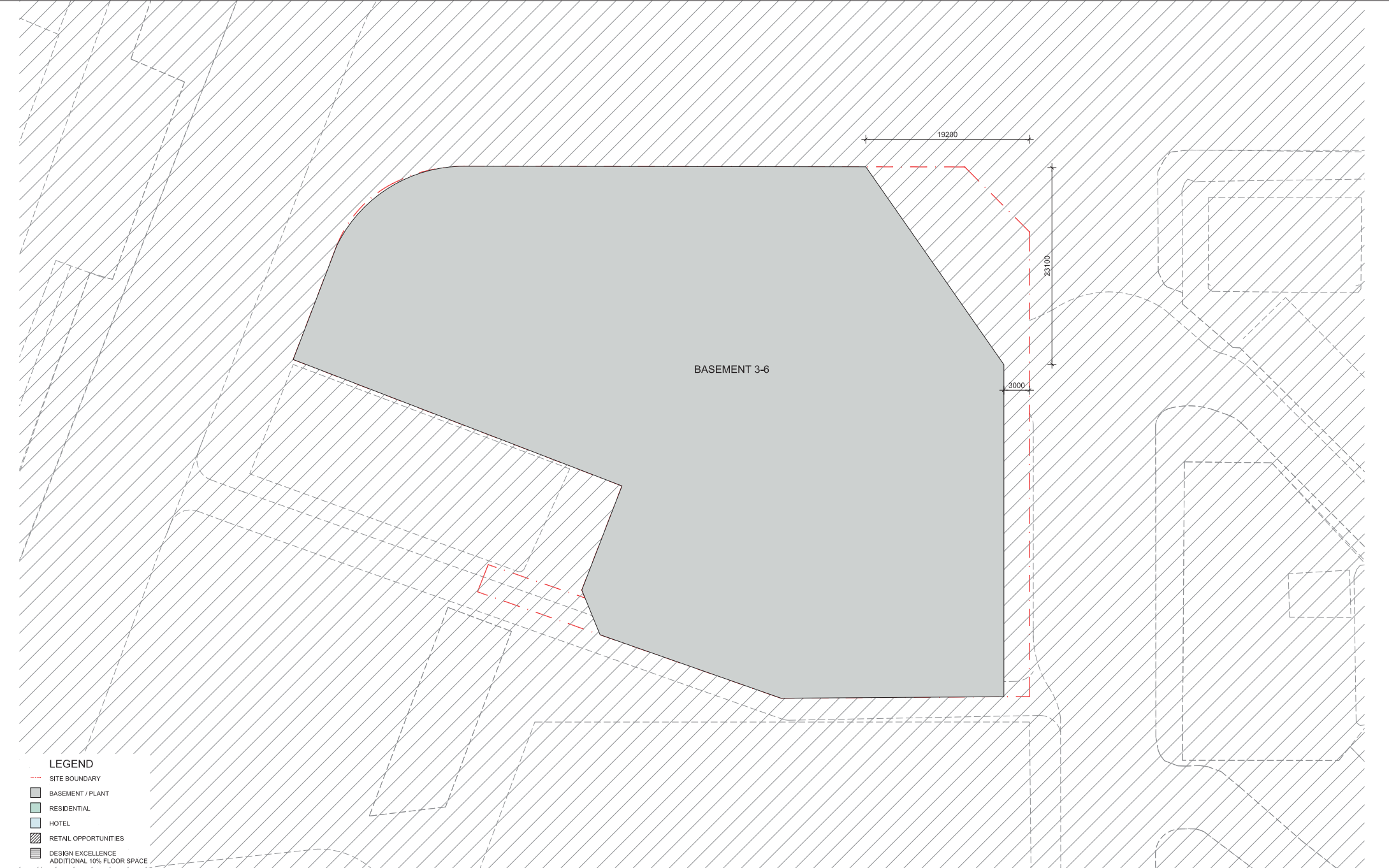
no.	revision note	by.	date






mechanical
AECOM
Level 21, 420 George Street
Sydney, NSW 2000, Australia
electrical
AECOM
Level 21, 420 George Street
Sydney, NSW 2000, Australia

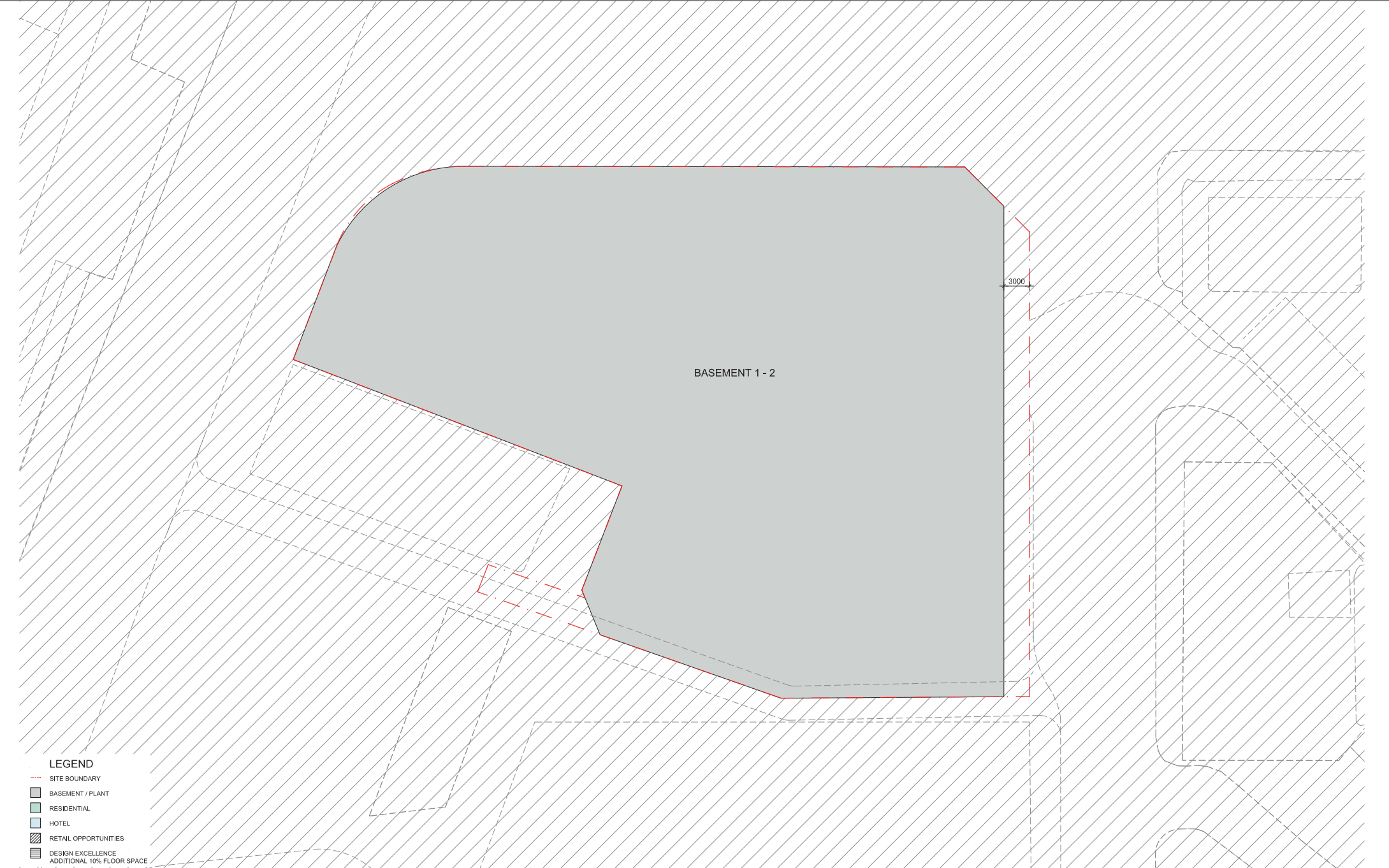
scale
1:1000 @ A1, 1:2000 @ A3

project
SYDNEY ONE PROJECT
1 ALFRED STREET, 19-31 PITT STREET & 31A
PITT STREET, SYDNEY NSW 2000
drawn: SH checked: BS date: 09.06.2015
cronepartners Pty Ltd
level 2, 364 kent street,
sydney, nsw 2000, Australia
P/c +61 2 8295 5300
Fax: 61 2 8295 5301

drawing title
MASSING ENVELOPE
CONTEXT PLAN
DEVELOPMENT APPLICATION
CA 3054 DA 01 C
project no. drawing phase. drawing no. rev



<div>notes</div> <div>All dimensions and setbacks to be verified prior to commencement, omissions or discrepancies to be notified to the architect.</div> <div>copyright</div> <div>The copyright of this drawing together with any other documents prepared by crone partners architecture studios, pty ltd (cp) remains the property of cp. crone partners grants license for the use of this document for the purpose for which they are intended. The license is not transferable without the permission of cp.</div>		<div>quality assurance system</div> <div>authorised by:</div> <div></div> <div>date: 09.06.2015</div>	<div>architect</div> <div></div> <div>level 2, 364 kent street, sydney, nsw, 2000</div> <div>client</div> <div></div> <div>WANDA ONE SYDNEY</div> <div>1 Alfred Street, Sydney, NSW, 2000</div>	<table><tr><th>no.</th><th>revision note</th><th>by.</th><th>date</th></tr><tr><td>A</td><td>PRELIMINARY ISSUE</td><td>SH</td><td>12.06.2015</td></tr><tr><td>B</td><td>PRELIMINARY ISSUE</td><td>SH</td><td>16.06.2015</td></tr><tr><td>C</td><td>ENVELOPE FOR DA SUBMISSION</td><td>SH</td><td>22.06.2015</td></tr></table>	no.	revision note	by.	date	A	PRELIMINARY ISSUE	SH	12.06.2015	B	PRELIMINARY ISSUE	SH	16.06.2015	C	ENVELOPE FOR DA SUBMISSION	SH	22.06.2015	<div>client</div> <div>WANDA ONE SYDNEY PTY LTD</div> <div>Level 19, 1 Alfred st, sydney, nsw, 2000, australia</div> <div>Ph: +61 2 8223 2101 Fax: 61 2 9252 4540</div> <div>structural engineer</div> <div>ROBERT BRID GROUP</div> <div>Level 21, 151 Castlereagh St, Sydney NSW 2000, Australia</div> <div>hydraulic</div> <div>AECOM</div> <div>Level 21, 420 George Street, Sydney, NSW 2000, Australia</div> <div>mechanical</div> <div>AECOM</div> <div>Level 21, 420 George Street, Sydney, NSW 2000, Australia</div> <div>electrical</div> <div>AECOM</div> <div>Level 21, 420 George Street, Sydney, NSW 2000, Australia</div>	<div>scale</div> <div>1:200 @ A1, 1:400 @ A3</div> <div></div> <div></div>	<div>project</div> <div>SYDNEY ONE PROJECT</div> <div>1 ALFRED STREET, 19-31 PITT STREET & 31A PITT STREET, SYDNEY NSW 2000</div> <div>drawn: SH</div> <div>checked: BS</div> <div>date: 12.06.2015</div>	<div>drawing title</div> <div>MASSING ENVELOPE</div> <div>BASEMENT 3-6</div>
no.	revision note	by.	date																					
A	PRELIMINARY ISSUE	SH	12.06.2015																					
B	PRELIMINARY ISSUE	SH	16.06.2015																					
C	ENVELOPE FOR DA SUBMISSION	SH	22.06.2015																					
<div>development application</div> <div>CA 3054</div> <div>DA</div> <div>02</div> <div>C</div>																								
<div>project no.</div> <div>drawing phase.</div> <div>drawing no.</div> <div>rev</div>																								




notes

All dimensions and setbacks to be verified prior to commencement, omissions or discrepancies to be notified to the architect.


quality assurance system

authorised by:




date: 09.06.2015

architect




level 2, 364 kent street,
sydney, nsw, 2000



WANDA ONE SYDNEY
1 Alfred Street
Sydney, NSW, 2000

client

WANDA ONE SYDNEY PTY LTD
level 19, 1 Alfred st, sydney, nsw, 2000, australia
Ph: +61 2 8223 2101 Fax: 61 2 9252 4540



WANDA ONE SYDNEY
1 Alfred Street
Sydney, NSW, 2000

structural engineer

ROBERT BRID GROUP
Level 11, 151 Castlereagh St,
Sydney NSW 2000, Australia

hydraulic:
AECOM
Level 21, 420 George Street
Sydney, NSW 2000, Australia

mechanical

AECOM
Level 21, 420 George Street
Sydney, NSW 2000, Australia

electrical:
AECOM
Level 21, 420 George Street
Sydney, NSW 2000, Australia

project

SYDNEY ONE PROJECT
1 ALFRED STREET, 19-31 PITT STREET & 31A
PITT STREET, SYDNEY NSW 2000

drawn: SH checked: BS date: 12.06.2015


drawing title


MASSING ENVELOPE
BASEMENT 1 - 2

DEVELOPMENT APPLICATION

scale


1:200 @ A1, 1:400 @ A3





cronepartners Pty Ltd

level 2, 364 kent street,
sydney, nsw 2000, australia
Ph: +61 2 8295 5300
Fax: 61 2 8295 5301



project no.

CA 3054

drawing phase.

DA

drawing no.

03

rev

C