

View Corridor Analysis

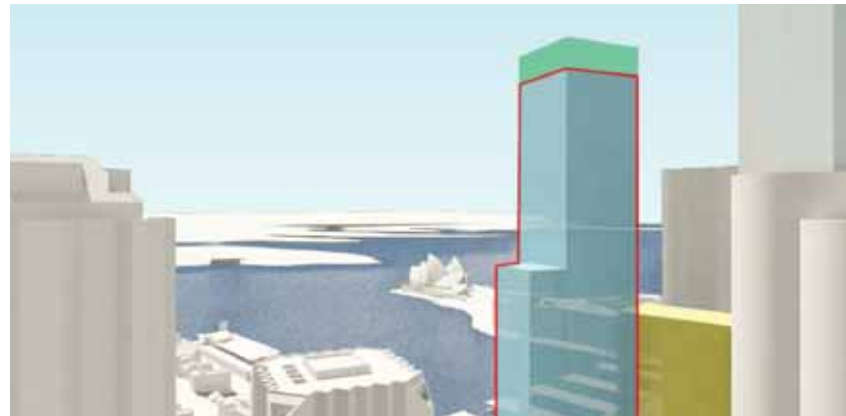
Cove Apartment

Cove Apartment

View Corridor Impact: **None**

- No impact on view loss towards north eastern aspect.
- Minimal loss in sky view.

Cove Apartment View M

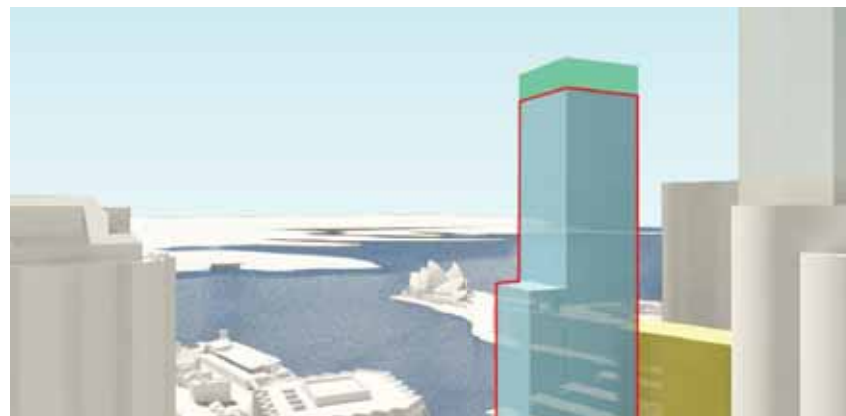


RL 150.00



Key

	Proposed Massing Envelope Height Extension
	1 Alfred St Approved Envelope - Residential
	Approved Envelope - Hotel
	Circular Quay Tower Proposed Envelope



RL 155.00

View Corridor Analysis

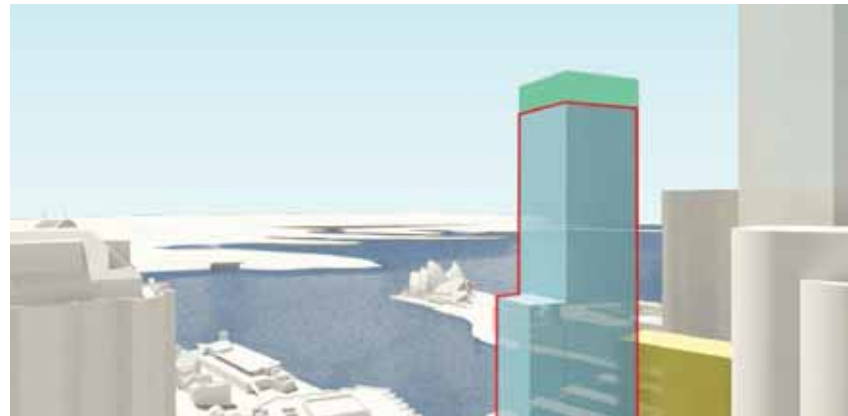
Cove Apartment

Cove Apartment

View Corridor Impact: **None**

- No impact on view loss towards north eastern aspect.
- Minimal loss in sky view.

Cove Apartment View M

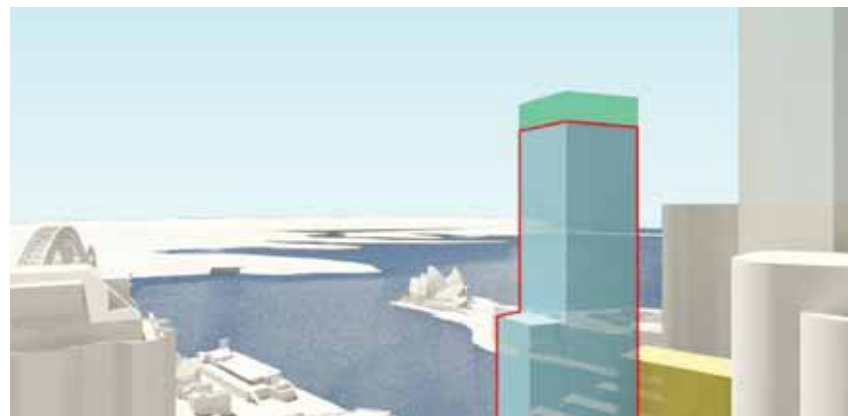


RL 160.00



Key

■	Proposed Massing Envelope Height Extension
■	1 Alfred St Approved Envelope - Residential
■	Approved Envelope - Hotel
■	Circular Quay Tower Proposed Envelope



RL 165.00

View Corridor Analysis

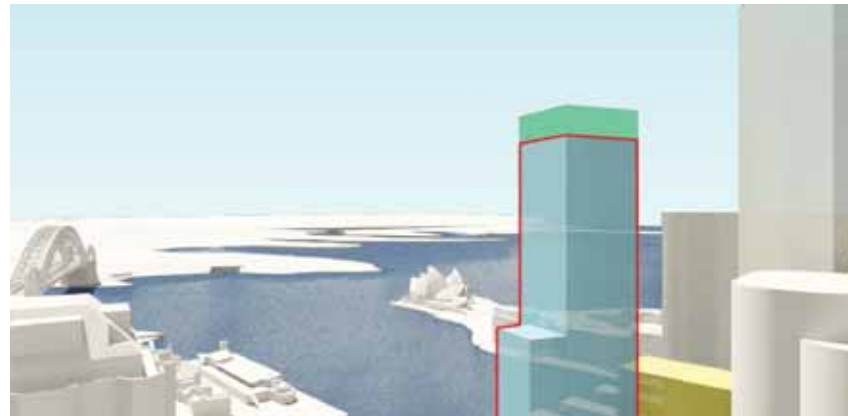
Cove Apartment

Cove Apartment

View Corridor Impact: **None**

- No impact on view loss towards north eastern aspect.
- Minimal loss in sky view.

Cove Apartment View M



RL 170.00



Key

Proposed Massing Envelope Height Extension
1 Alfred St Approved Envelope - Residential
Approved Envelope - Hotel
Circular Quay Tower Proposed Envelope

View Corridor Analysis

Cove Apartment

Cove Apartment

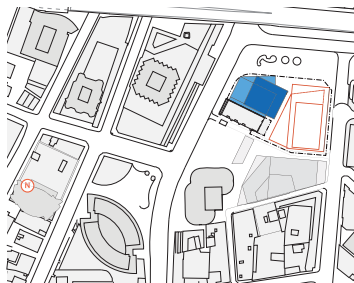
View Corridor Impact: **None**

- No impact on view loss towards north eastern aspect.
- Minimal loss in sky view.


Cove Apartment View N



RL 140.00



Key

	Proposed Massing Envelope Height Extension
	1 Alfred St Approved Envelope - Residential
	Approved Envelope - Hotel
	Circular Quay Tower Proposed Envelope



RL 145.00

View Corridor Analysis

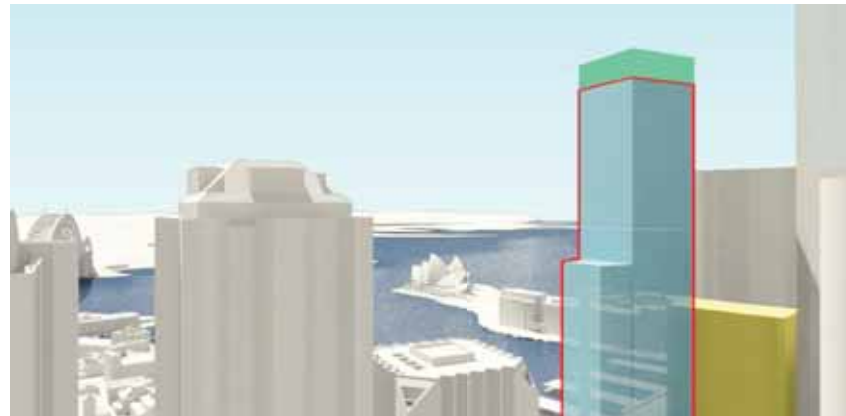
Cove Apartment

Cove Apartment

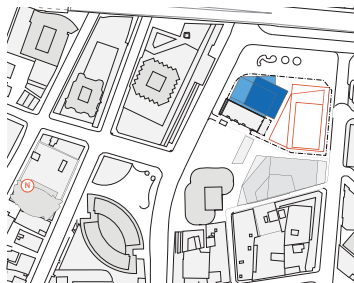
View Corridor Impact: **None**

- No impact on view loss towards north eastern aspect.
- Minimal loss in sky view.





Cove Apartment View N



RL 150.00



Key

	Proposed Massing Envelope Height Extension
	1 Alfred St Approved Envelope - Residential
	Approved Envelope - Hotel
	Circular Quay Tower Proposed Envelope



RL 155.00

View Corridor Analysis

Cove Apartment

Cove Apartment

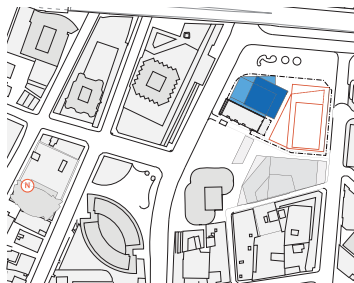
View Corridor Impact: **None**

- No impact on view loss towards north eastern aspect.
- Minimal loss in sky view.

Cove Apartment View N

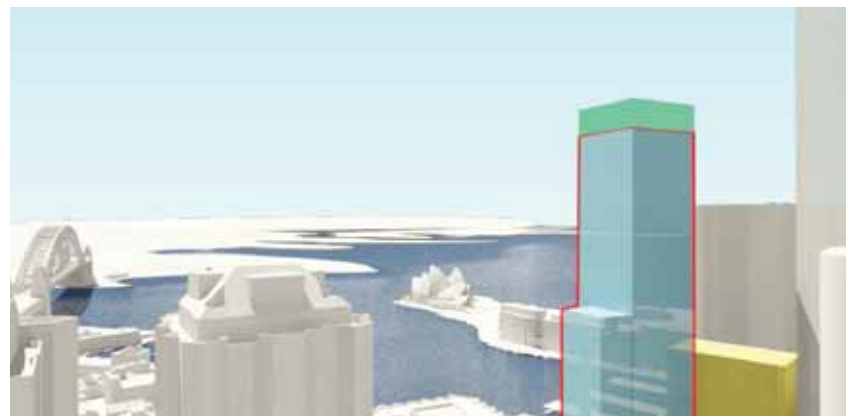


RL 160.00



Key

	Proposed Massing Envelope Height Extension
	1 Alfred St Approved Envelope - Residential
	Approved Envelope - Hotel
	Circular Quay Tower Proposed Envelope



RL 165.00

View Corridor Analysis

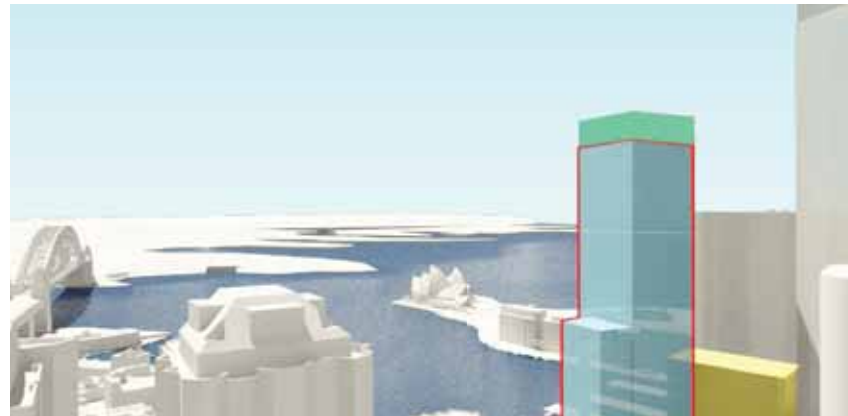
Cove Apartment

Cove Apartment

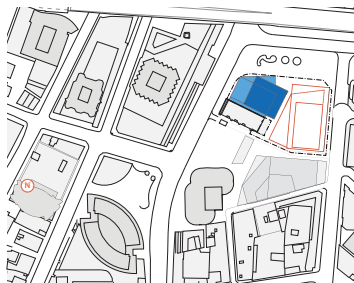
View Corridor Impact: **None**

- **No** impact on view loss towards north eastern aspect.
- **Minimal** loss in sky view.





Cove Apartment
View N



RL 170.00



Key

	Proposed Massing Envelope Height Extension
	1 Alfred St Approved Envelope - Residential
	Approved Envelope - Hotel
	Circular Quay Tower Proposed Envelope

A ——— Massing Envelope Drawings



Drawing List

Stage 1 DA - Section 96 (April 2016)

Massing Envelope Drawing List 77

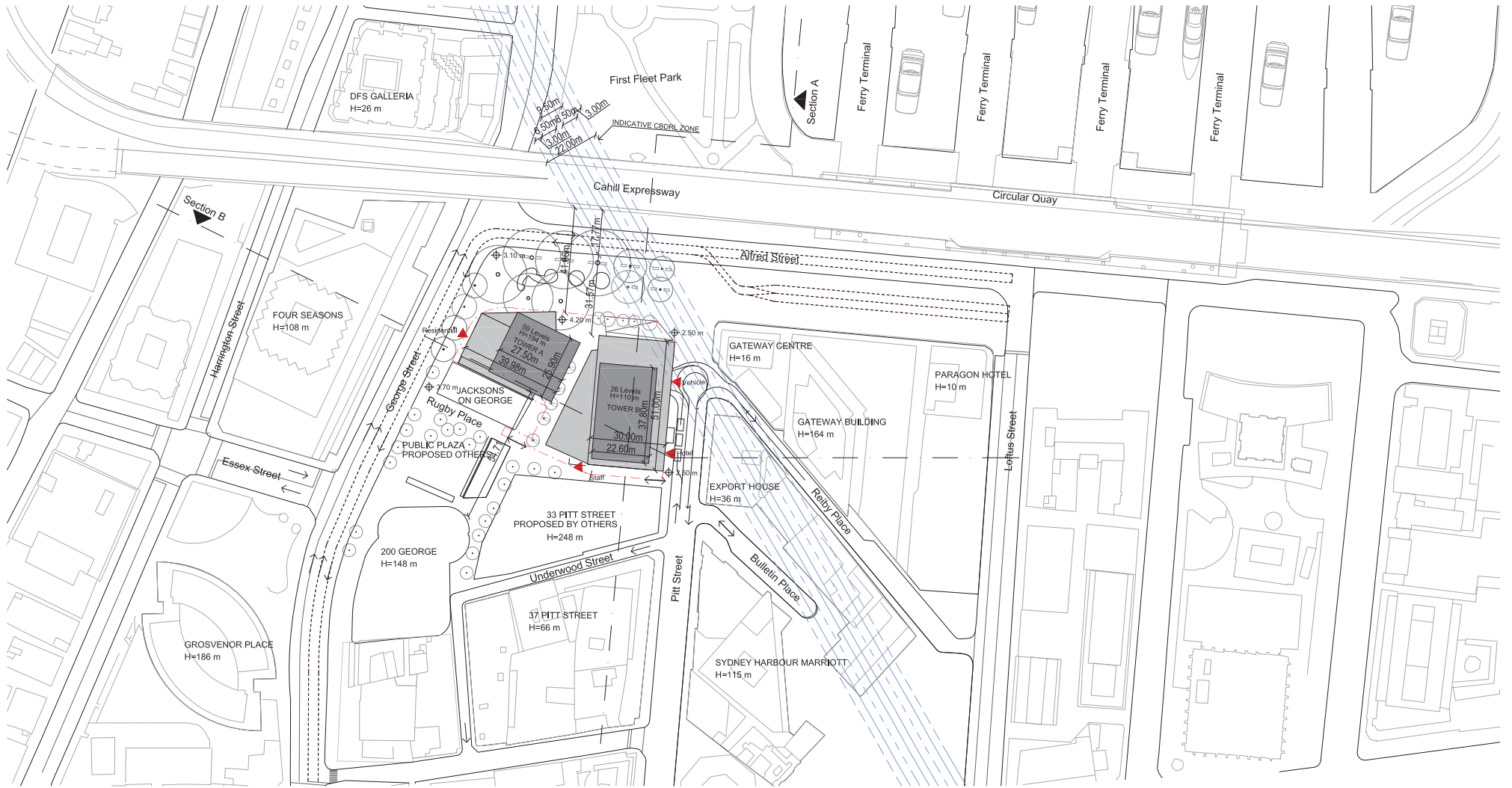
DA01 Context Plan	78
DA02 Basement 3 - 6	79
DA03 Basement 1 - 2	80
DA04 Ground	81
DA04A Lower Ground	82
DA05 Level 1	83
DA06 Level 2	84
DA07 Level 3	85
DA08 Level 4	86
DA09 Level 5 - 25	87
DA10 Level 26 - 38	88
DA11 Level 39 - 57	89
DA12 East Elevation	90
DA13 North Elevation	91
DA14 West Elevation	92
DA15 South Elevation	93





Indicative Scheme Drawing List 94

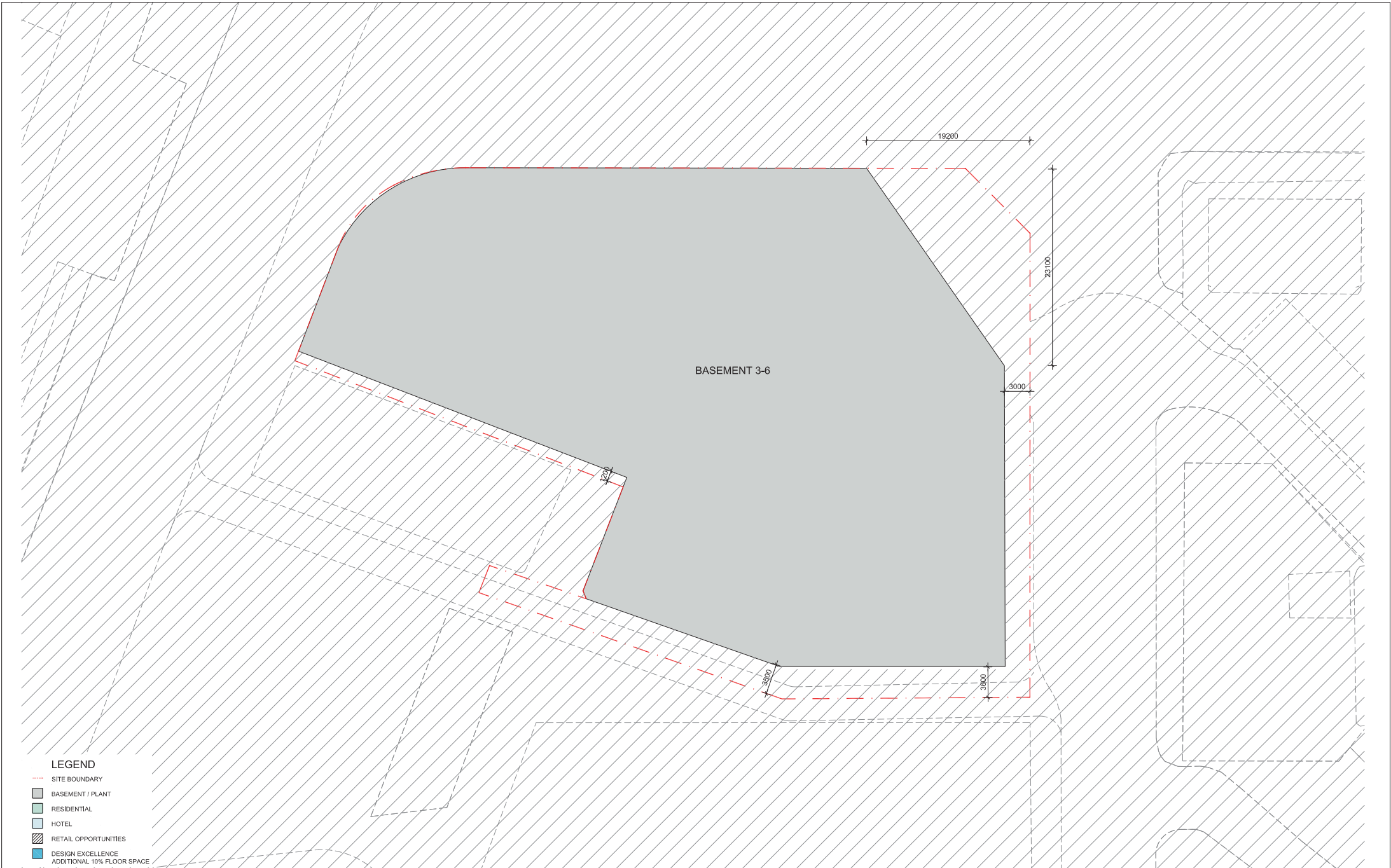
SK00 Basement 6	95
SK01 Basement 5	96
SK02 Basement 4	97
SK03 Basement 3	98
SK04 Basement 2	99
SK05 Basement 1	100
SK06 Hotel Lower Ground	101
SK07 Hotel Ground - Lobby	102

SK08 Hotel Level 01 - Pool	103
SK09 Hotel Level 02 - Gym	104
SK10 Hotel Level 02 - Mezzanine	105
SK11 Hotel Level 03 - Grand Ballroom	106
SK12 Hotel Level 03FM - Office	107
SK13 Hotel Level 04 - All Day Dining	108
SK14 Hotel Level 05 - Plant	109
SK15 Hotel Level 06 - 15 - Standard	110
SK16 Hotel Level 16 - 21 - Suites	111
SK17 Hotel Level 22 - Premier	112
SK18 Hotel Level 23 - Presential	113
SK19 Hotel Level 24 - Restaurant	114
SK20 Hotel Level 25 - Bar	115
SK21 Hotel Level 26 - Plant	116
SK22 Section A - A	117
SK23 Section B - B	118
SK24 Residential - Level 33 - 35	119
SK25 Residential - Level 36	120
SK26 Residential - Level 37 - 38	121
SK27 Residential - Level 39	122
SK28 Residential - Level 40 - 41	123
SK29 Residential - Level 42 - 44	124
SK30 Residential - Level 45 - 47	125
SK31 Residential - Level 48 - 54	126
SK32 Residential - Level 55 - 56	127
SK33 Residential - Level 57	128
SK34 Residential - Level 58	129
SK35 Residential - Level 59	130
SK36 Residential - Level 60 Roof	131

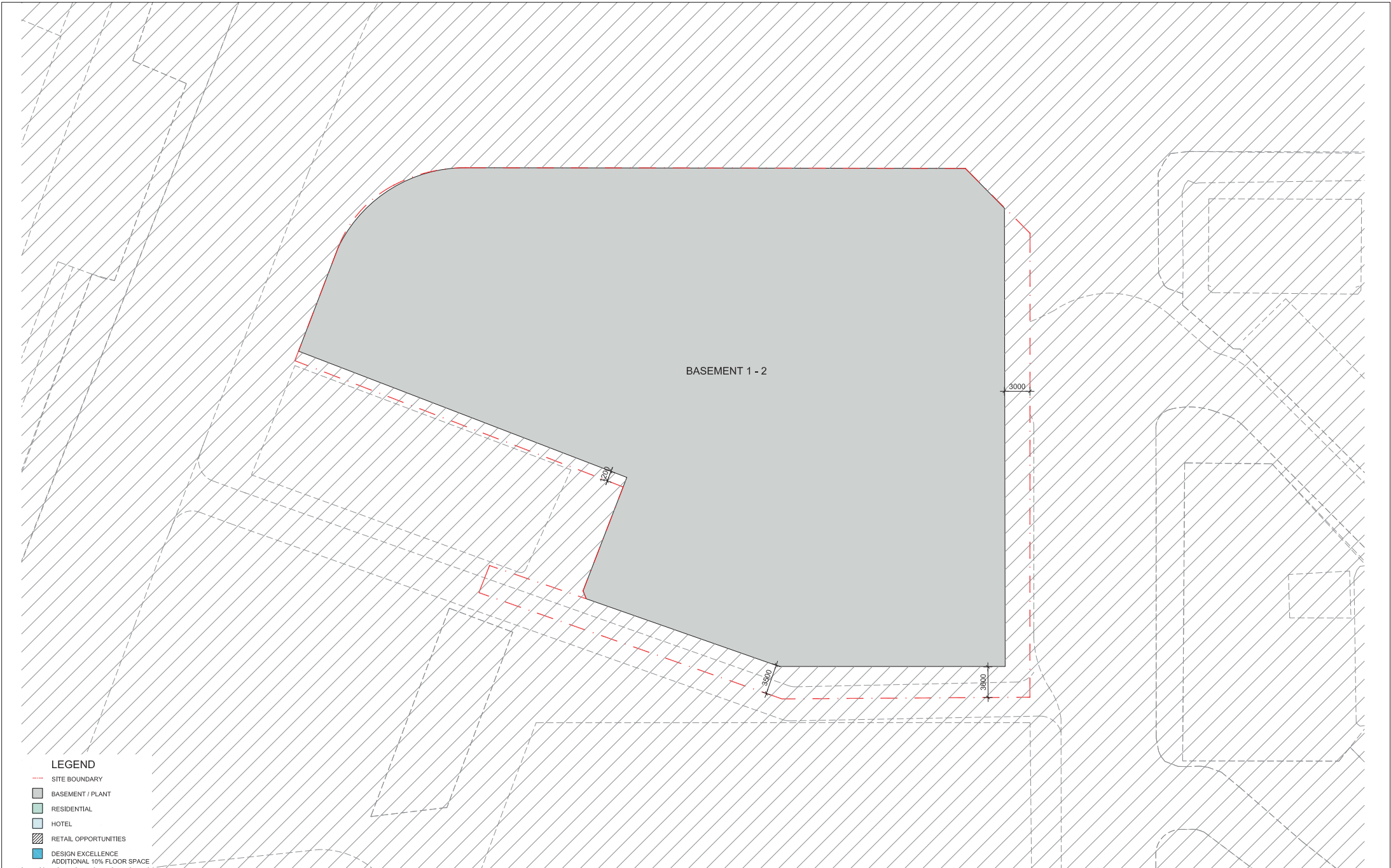




notes All dimensions and setbacks to be verified prior to commencement, omissions or discrepancies to be notified to the architect.	quality assurance system authorised by: date: 09.06.2015	architect  CRONE ARCHITECTS Level 2, 364 Kent Street, Sydney, NSW 2000	no. revision note	by. date	no. revision note	by. date	no. revision note	by. date	no. revision note	by. date	project SYDNEY ONE PROJECT 1 ALFRED STREET, 19-31 PITT STREET & 31A PITT STREET, SYDNEY NSW 2000 drawn: SH checked: SF date: 01.03.2016	drawing title MASSING ENVELOPE CONTEXT PLAN		
			A	ISSUED FOR SECTION 96	SH	08.04.2016								
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 licence for the use of this document for the purpose for which they are intended. The licence is not transferable without the permission of cp.		client  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 8252 6540	structural engineer ARUP Level 11, 151 Castlereagh St, Sydney NSW 2000, Australia	mechanical ARUP Level 11, 151 Castlereagh St, Sydney NSW 2000, Australia	scale 1:1000 @ A1, 1:2000 @ A3 		Cronepartners Pty Ltd Level 2, 364 Kent Street, Sydney, NSW 2000, Australia Ph: +61 2 8295 5300 Fax 61 2 8295 5301	DEVELOPMENT APPLICATION	CA 3054	S96	01	A	
										project no.	drawing phase.	drawing no.	rev	



<div>notes</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 licence for the use of this document for the purpose for which they are intended. The licence is not transferable without the permission of cp.</div> <div>copyright</div>	<div>quality assurance system</div> <div>authorised by:</div> <div>date: 09.06.2015</div>	<div>architect</div> <div>CRONE ARCHITECTS</div> <div>level 2, 364 kent street, sydney, nsw, 2000</div> <div>client</div> <div>万达集团 WANDA GROUP</div> <div>WANDA ONE SYDNEY</div> <div>1 Alfred Street, Sydney, NSW 2000</div>	<div>no. revision note</div> <div>A ISSUED FOR SECTION 96</div> <div>by. date</div> <div>SH 08.04.2016</div>	<div>no. revision note</div> <div></div> <div>by. date</div> <div></div>	<div>no. revision note</div> <div></div> <div>by. date</div> <div></div>	<div>no. revision note</div> <div></div> <div>by. date</div> <div></div>	<div>no. revision note</div> <div></div> <div>by. date</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 checked: SF date: 25.02.2016</div>	<div>drawing title</div> <div>MASSING ENVELOPE</div> <div>BASEMENT 3-6</div>
			<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 8252 6540</div>	<div>structural engineer</div> <div>ARUP</div> <div>Level 11, 151 Castlereagh St, Sydney NSW 2000, Australia</div>	<div>mechanical</div> <div>ARUP</div> <div>Level 11, 151 Castlereagh St, Sydney NSW 2000, Australia</div>	<div>scale</div> <div>1:200 @ A1, 1:400 @ A3</div>	<div>Cronepartners Pty Ltd</div> <div>level 2, 364 kent street, sydney, nsw 2000, australia</div> <div>Ph: +61 2 8295 5300 Fax: 61 2 8295 5301</div>	<div>CRONE ARCHITECTS</div>	<div>DEVELOPMENT APPLICATION</div>
			<div>architect</div> <div>CRONE PARTNERS PTY LTD</div> <div>level 2, 364 kent street, sydney, nsw 2000, australia</div> <div>Ph: +61 2 8295 5300 Fax: 61 2 8295 5301</div>	<div>hydraulic</div> <div>ARUP</div> <div>Level 11, 151 Castlereagh St, Sydney NSW 2000, Australia</div>	<div>electrical</div> <div>ARUP</div> <div>Level 11, 151 Castlereagh St, Sydney NSW 2000, Australia</div>	<div>project no.</div> <div>CA 3054</div>	<div>drawing phase.</div> <div>S96</div>	<div>drawing no.</div> <div>02</div>	<div>rev</div> <div>A</div>



notes	quality assurance system	architect	no. revision note				no. revision note				no. revision note				project	drawing title
			by. date	by. date	by. date	by. date	by. date	by. date	by. date	by. date						
All dimensions and setbacks to be verified prior to commencement, omissions or discrepancies to be notified to the architect.	authorised by:	CRONE ARCHITECTS level 2, 364 kent street, sydney, nsw, 2000	A ISSUED FOR SECTION 96								SYDNEY ONE PROJECT				MASSING ENVELOPE BASEMENT 1-2	
			SH 08.04.2016								1 ALFRED STREET, 19-31 PITT STREET & 31A PITT STREET, SYDNEY NSW 2000					
copyright		client									drawn: SH checked: SF date: 25.02.2016				DEVELOPMENT APPLICATION	
			WANDA ONE SYDNEY PTY LTD level 10, 1 alfred st, sydney, nsw, 2000, australia Ph: +61 2 8292 5311 Fax: 61 2 9252 0540				structural engineer ARUP Level 11, 151 Castlereagh St, Sydney NSW 2000, Australia				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
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 licence for the use of this document for the purpose for which they are intended. The licence is not transferable without the permission of cp.	date: 09.06.2015	 万达集团 WANDA GROUP WANDA ONE SYDNEY 1 Alfred Street, Sydney, NSW 2000 Ph: +61 2 8295 5300	client				mechanical				CRONE ARCHITECTS				CA 3054 S96 03 A	
			CRONE PARTNERS PTY LTD level 2, 364 kent street, sydney, nsw 2000, australia Ph: +61 2 8295 5300 Fax: 61 2 9252 0301				electrical ARUP Level 11, 151 Castlereagh St, Sydney NSW 2000, Australia				project no. drawing phase. drawing no. rev					