

# Project Context

## Environmental Constraints

### Vista

Wanda Sydney 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 height difference from the east to the west of the site boundary.

### Sun Exposure

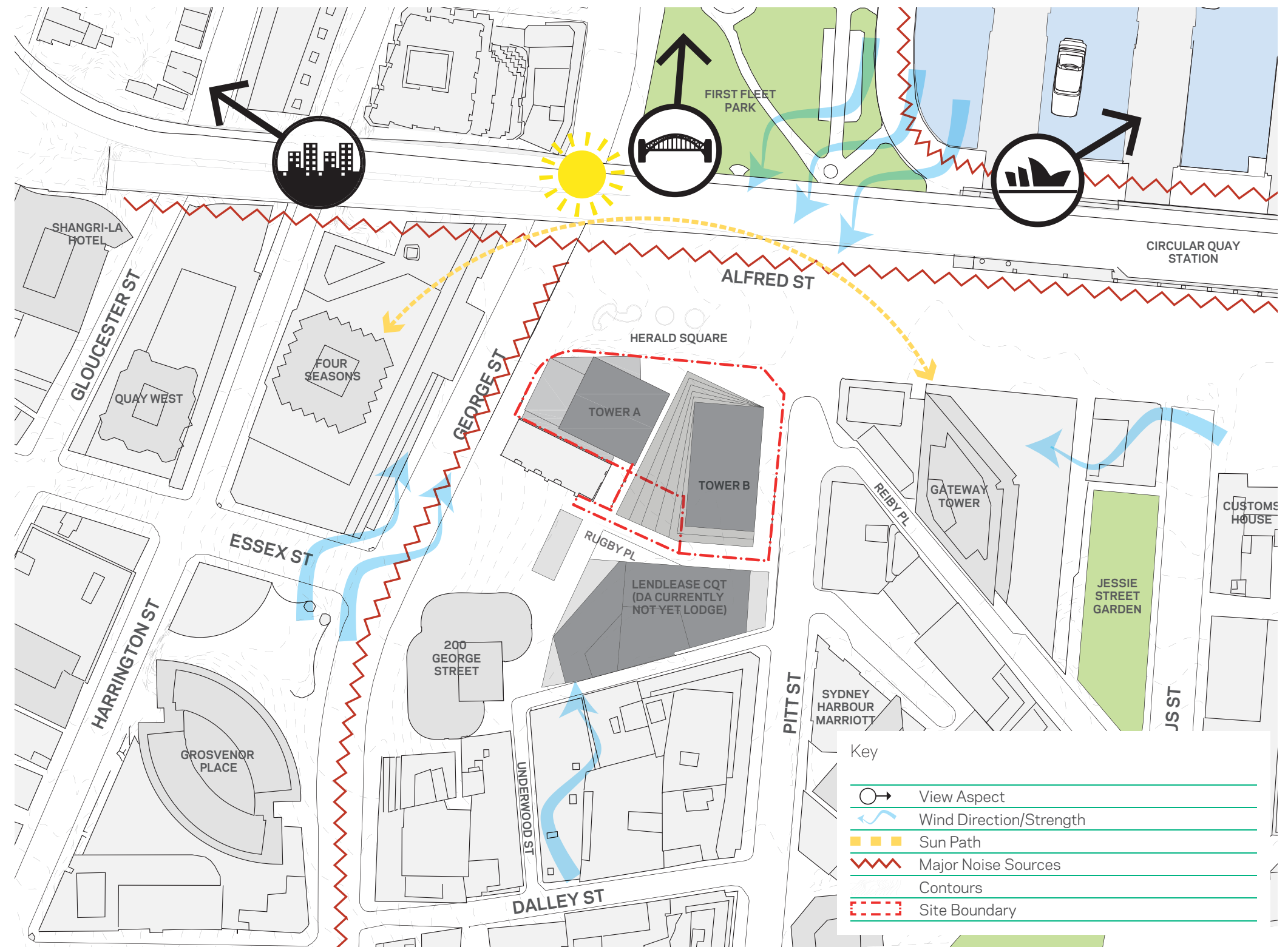
The site will experience abundant sunlight on its northern aspect, and minor shading will occur during the early morning and late afternoon for all seasons.

### 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.



# Project Context

## Site Constraints

### Visual connection to surrounding context

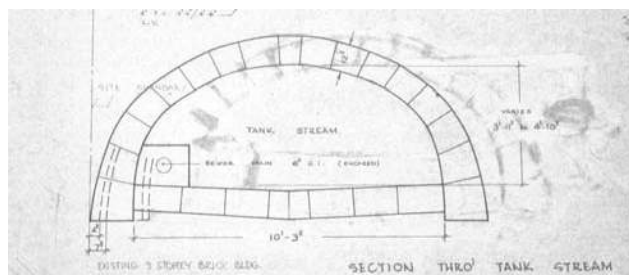
Visual barriers to the potential views for the development are minimal; the Cahill Expressway is the only obstacle blocking expansive views to the harbour at low level.

### 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-Eastern corner of the site.

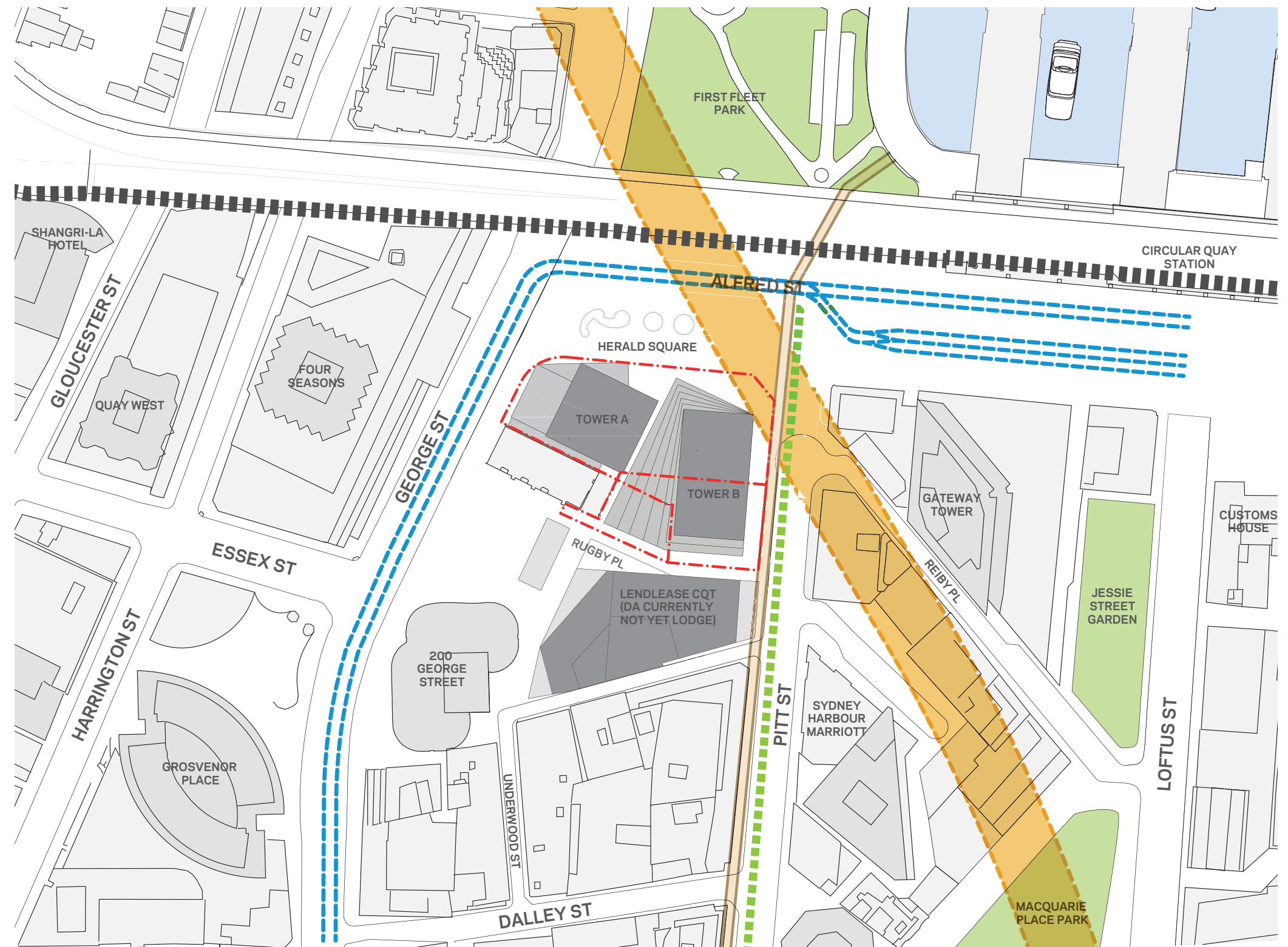
### Heritage Item

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

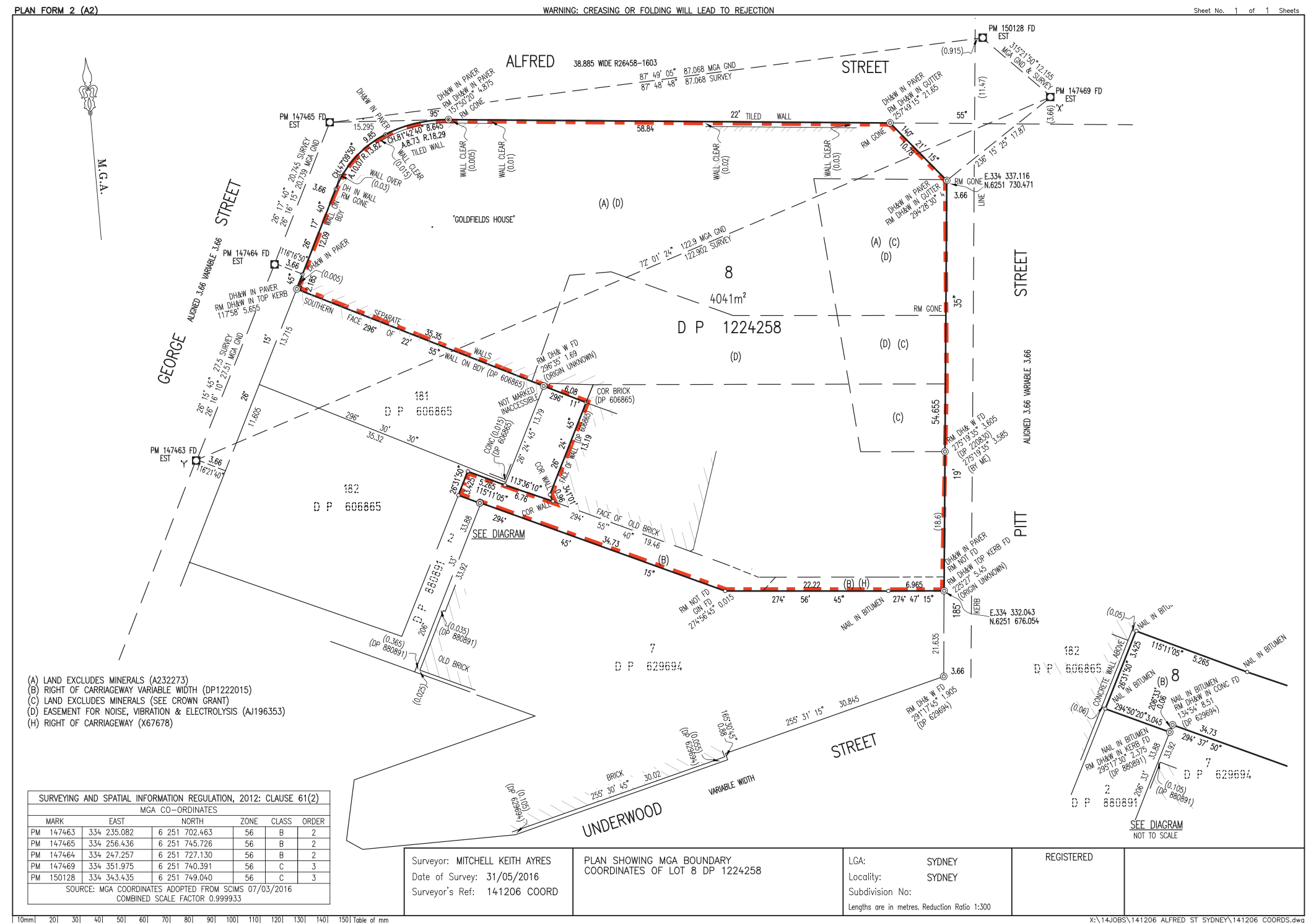


Key

	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



Surveyed & drawn by Linker  
Surveying. 31.05.16.





## An aerial photograph of Sydney, Australia, showcasing the city's iconic landmarks. The Sydney Opera House is prominently featured in the foreground, nestled on the water's edge. To its right, the Sydney Harbour Bridge spans the water, with the Sydney city skyline visible in the background. The number 03 is overlaid in the top right corner of the image.



# Built Form Amendment Proposed Envelope Changes

## Approved Development Applications

Stage 1 SSD DA

D/2015/1049/ SSD1 15\_7101

### Tower A & B

- Tower A as Residential tower at a height of 194m.
- Tower B as Hotel at a height of 110m.

## Current Proposal

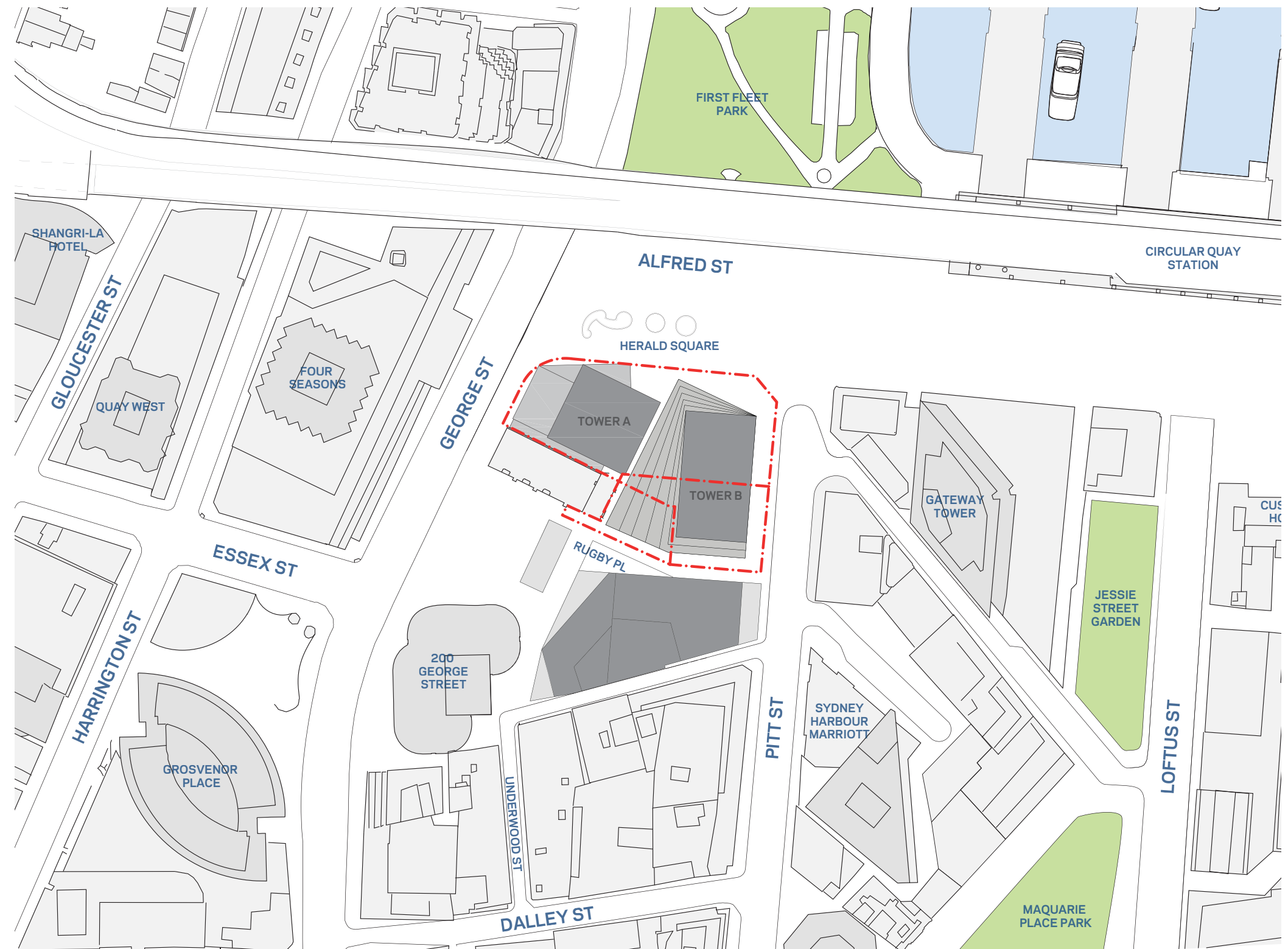
Section 96 for the Stage 1 SSD DA

### Tower A

- Addition of 4.5m deep canopy on level 39 terrace on the west facade do increase wind protection.
- Amendment of relative level of the underside of the Main White Tower Volume by 100mm: from RL 25.210 to RL 25.110.

### Tower B

- Adjustments to massing envelope to reflect successful design competition scheme.
- No changes to approved building height capped at 110m (RL 112.5).



# Built Form Amendment

## Envelope Justification - Tower A

### Canopy on level 39

Minimal envelope amendments to level 39 are required to address:

- privacy/overlooking issues from upper levels,
- wind conditions therefore improving the resident's amenity.

KHA noted in their Stage 2 DA Design Report that this additional element will not compromise the Design Intent of the Tower.



Aerial view - SW. Courtesy of KHA.



Aerial view - NW. Courtesy of KHA.



# Built Form Amendment

## Envelope Justification - Tower A

### Adjustment to building overhang

Adjustments to the facade have required a minor adjustment to the underside to the Main White Tower Volume. To maintain a consistent facade detailing it is proposed to lower the underside with 100mm from RL 25.210 to RL 25.110.



North View - Approved scheme - Courtesy of KHA.



North View - Proposed scheme - Courtesy of KHA.

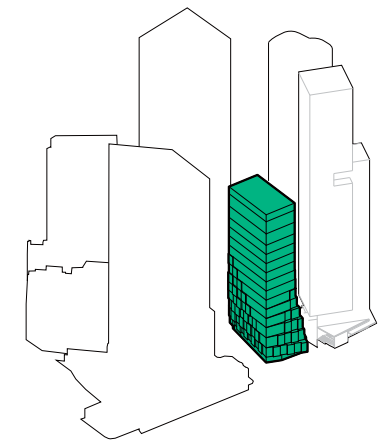
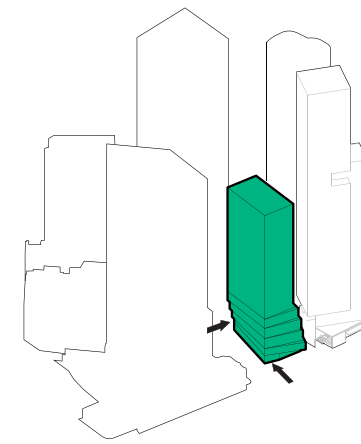
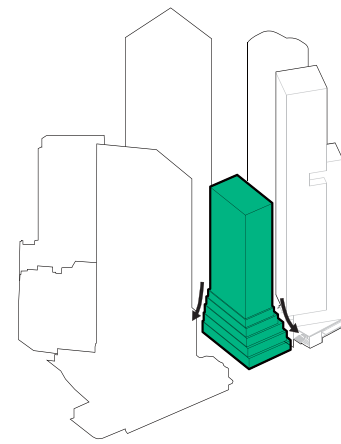
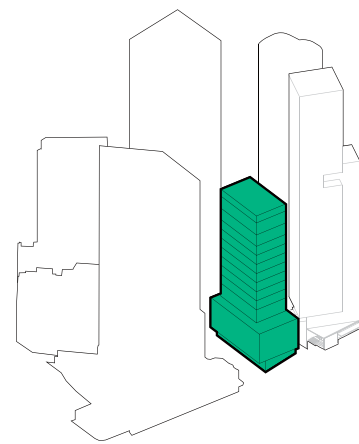
# Built Form Amendment

## Envelope Justification - Tower B

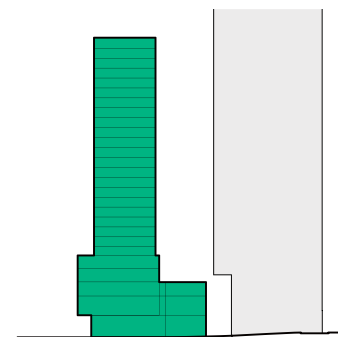
### Connecting the building to the city

The Stage 1 DA volume evolved during the design excellence competition process as part of a extensive site analysis.

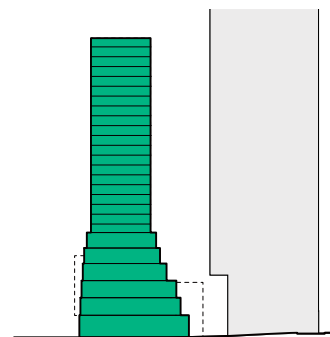
The volume has been 'massaged' into an iconic form that smoothly connects city life, nature, and the urban landscape. This is achieved by subtly rotating the building volume and it gets closer to the ground, and applying a finer grain layer of 'pixels.'



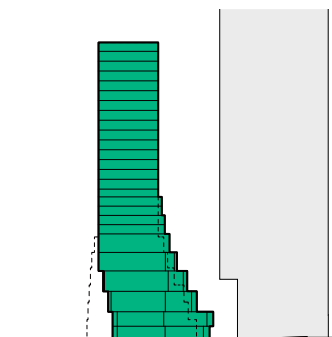
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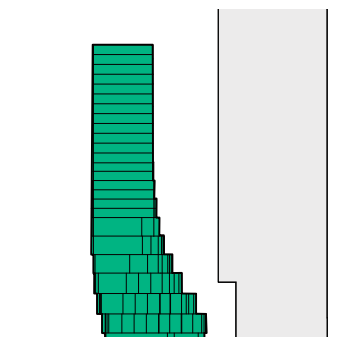
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4



### Approved Stage 1 Envelope

Although geometrically clear, the functionally determined volume separates the tower from the city.

### Reconnect to the ground

Using the same amount of volume, the floors and program are adjusted to create a smoother relationship to city activity.

### Address the surroundings

The volume shifts in key places to provide entries, covered zones, and terraces—enhancing the relationship with the surroundings.

### Emphasise the human scale

A pixel-like expression adds human scale, to the tower suggesting legibility in material, with nuance in the facades.



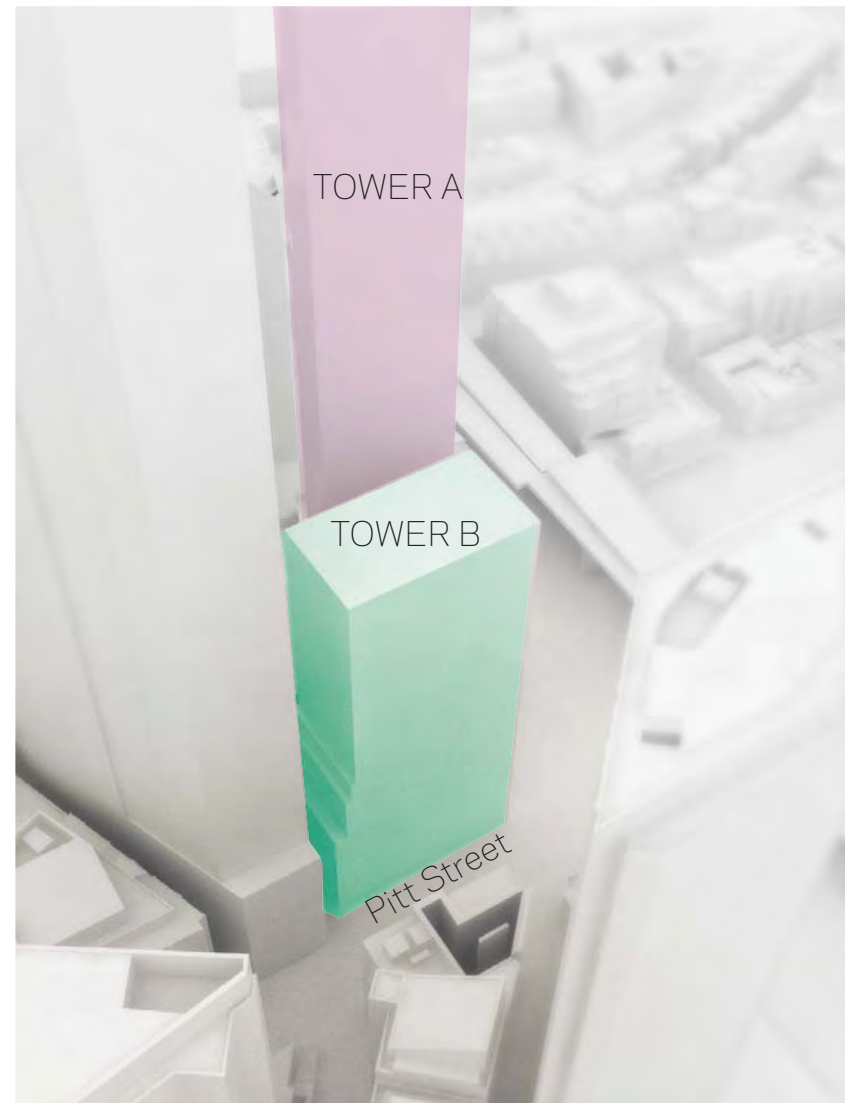
## Built Form Amendment

### Envelope Justification - Tower B



**North East** - Sweeping towards the city

The building makes its presence felt toward the bottom of the building—gently sweeping up, without blocking views to Tower A, shown in the model view looking west along Cahill Expressway, above.



**South East** - Pulling back to create space

In this model view from above, the building slips into the site in order to create the port cochere, and to guide visitors around the corner from Pitt Street and into Rugby Place Laneway.



**South West** - Stepping back to activate the square