

Wanda Sydney Project - Wanda Vista
Stage 1 DA - Section 96
Design Report

Crone
31.10.16

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Introduction

Executive Summary

This report has been produced for WANDA SYDNEY with the purpose of supporting the Section 96 application for the current Stage 1 Development Application

This Section 96 application is seeking minor envelope amendments to the currently approved 194 metre Residential Tower (Tower A), and envelope amendments the approved 110m Hotel Tower (Tower B) to address the geometry of the winning design competition scheme.

This design report evaluates the impact of the proposed amendment on the immediate surrounding and wider city context.

This report is structured into the following sections:

- 1.0 ————— Design Vision
- 2.0 ————— Project Information
- 3.0 ————— Built Form Amendment
- 4.0 ————— Shadow Analysis
- 5.0 ————— View Analysis- Skyline and City Context
- 6.0 ————— Views Corridor Analysis

Appendix A ——— Massing Envelope Drawings

Appendix B ——— Indicative Scheme

Appendix C ——— GFA Area Plans

The Report's Key Aims are to:

- **Describe** the site and its surrounding context's physical, programmatic, and environmental features,
- **Assess** the impact on minor changes to Tower A's building envelope and,
- **Determine** the impact of the proposed envelope amendment to Tower B.

Wanda Sydney

The Wanda Sydney project site is situated on a consolidated site on the north end of the APDG precinct in Circular Quay. Located along the Circular Quay frontline, this development will add to the city's skyline and offer both Sydneysiders and visitors alike a new welcoming experience to the city.

Wanda Sydney is comprised of two towers: a Premium Residential Tower and a Luxury Hotel. Wanda Sydney will act as a gateway to a rich and lively network of laneways and public open spaces integral to the APDG precinct. The development aims to cultivate a diverse lifestyle and strong sense of wellbeing.

"A livable 'local' city focuses on the wellbeing of the city, its residents, and workers across all industry sectors. It values the social networks and natural environment throughout the city."

- Sydney over the next 20 years: A Discussion Paper, NSW Government, 2012

In line with the objectives of the Sydney DCP 2012 for the APDG precinct, the proposal strives to achieve the following objectives:

- 01. Achieve** a high quality urban form that enhances the skyline,
- 02. Ensure** that the development will lead to major public benefits,
- 03. Enable** an activated network of lanes and through-site links,
- 04. Maintain** the legibility of the historical alignment of laneways and through-site links within the site,
- 05. Create** opportunities for view corridors across the site,
- 06. Contribute** to the transformation of Circular Quay and the George Street spine.

Wanda Sydney aims to achieve design excellence and contribute to the increasing high benchmark for livable cities; it will strengthen Sydney's global reputation and give the city a rejuvenated quarter with exceptional public spaces and inspiring buildings.

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Tower A - KHA	
(SEC 96 subject to a separate application)	
Tower B - CRONE KKAA	
(Stage 2DA subject to a separate application)	



Pitt Street - Street View

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 much needed permanent and temporary accommodation within Sydney's CBD. 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

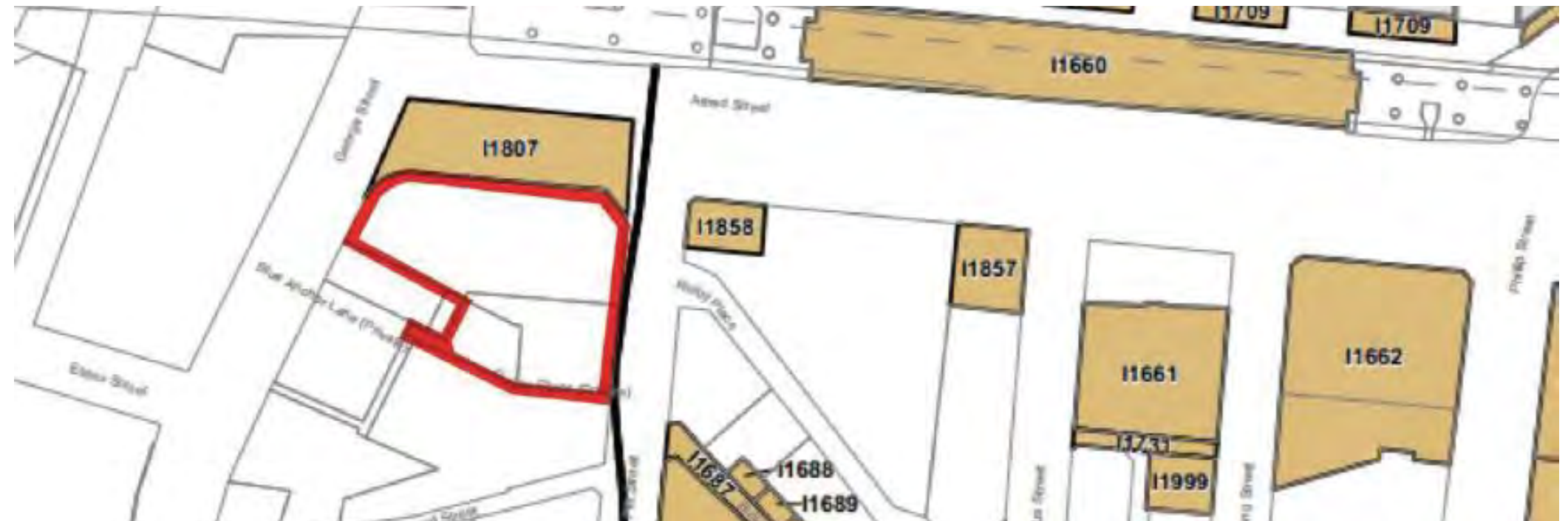
Some of the heritage items located in the vicinity of the Wanda Sydney site include:

- 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

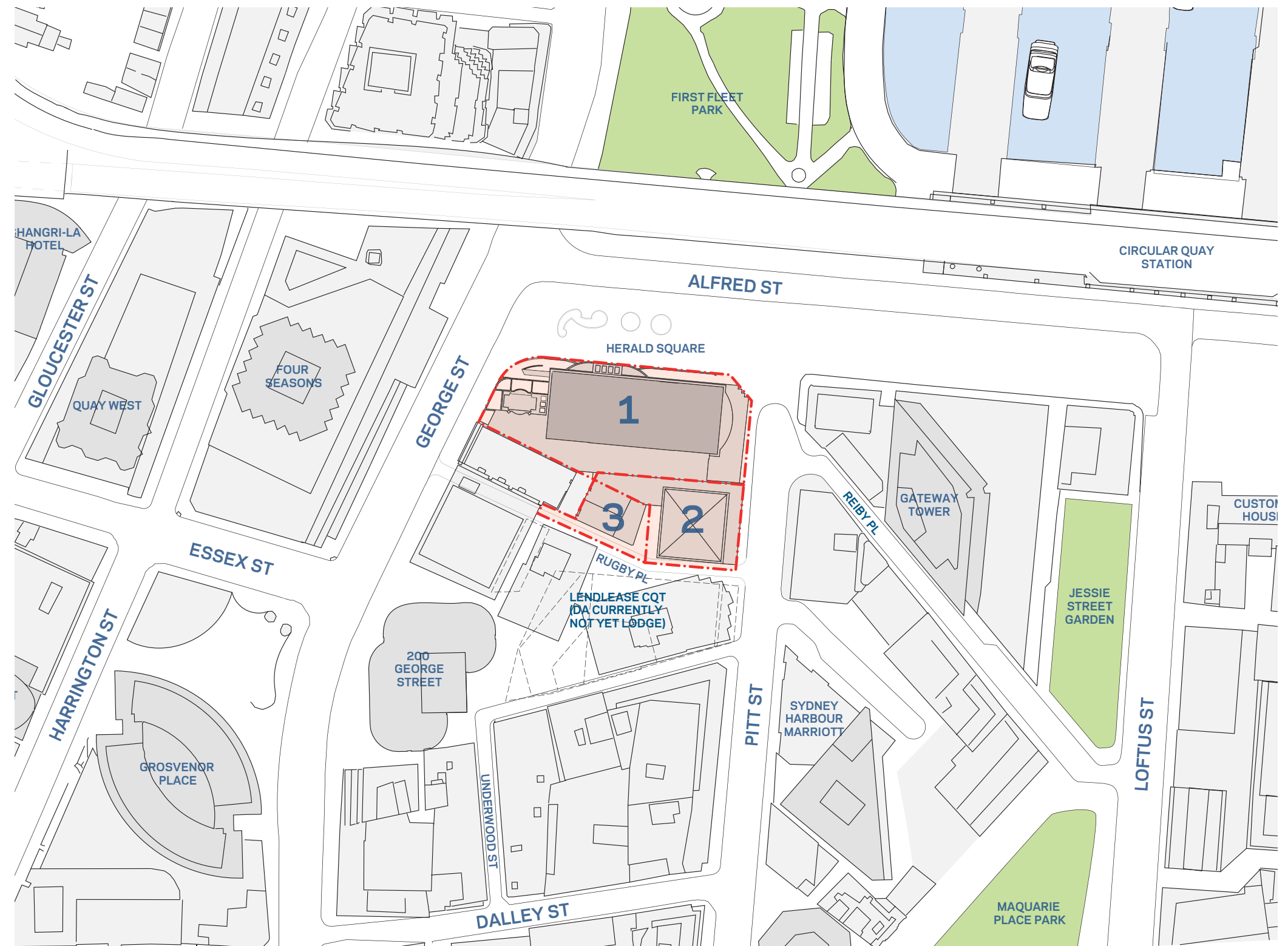
The Site

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

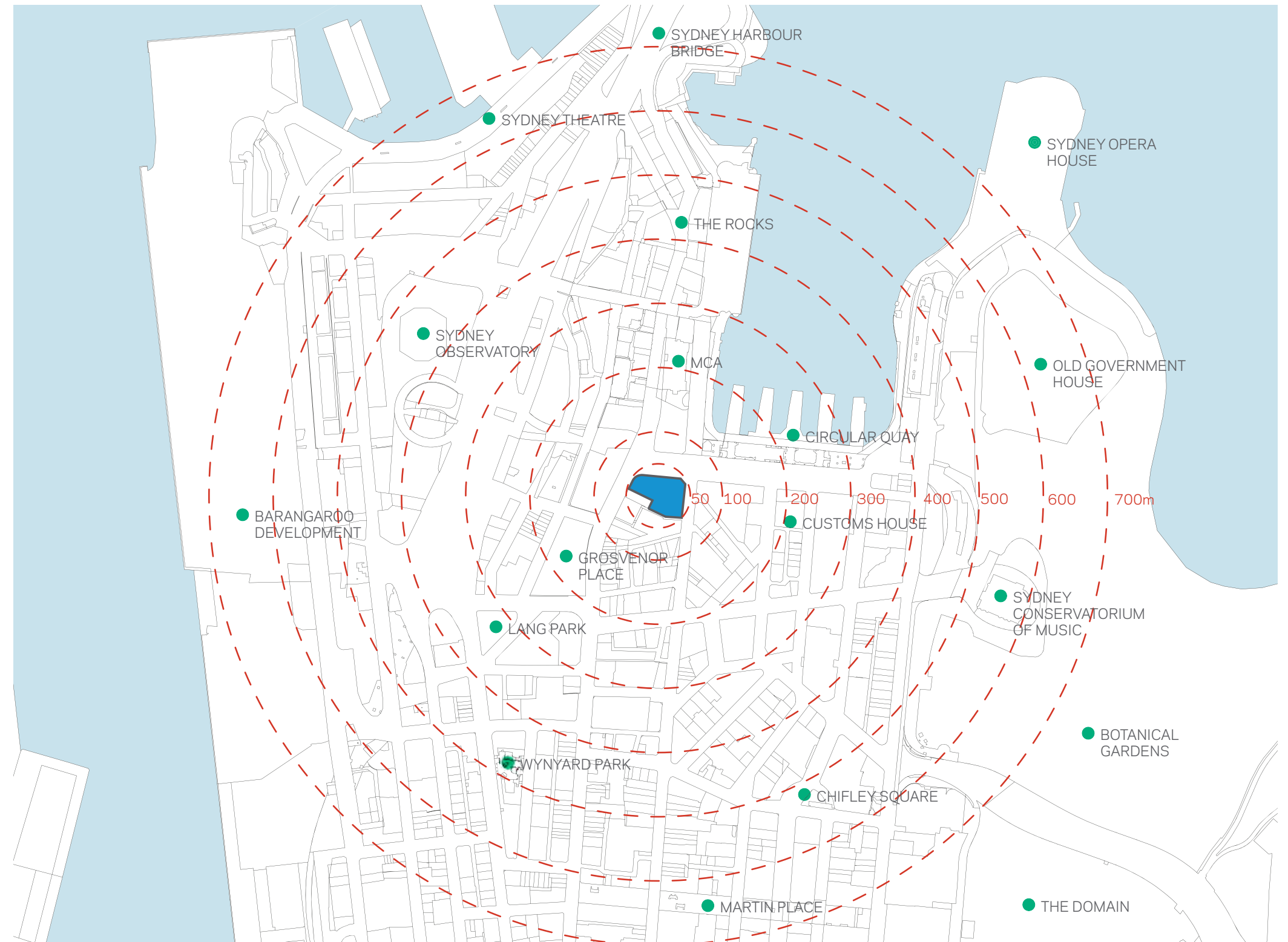
Parks

- 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.

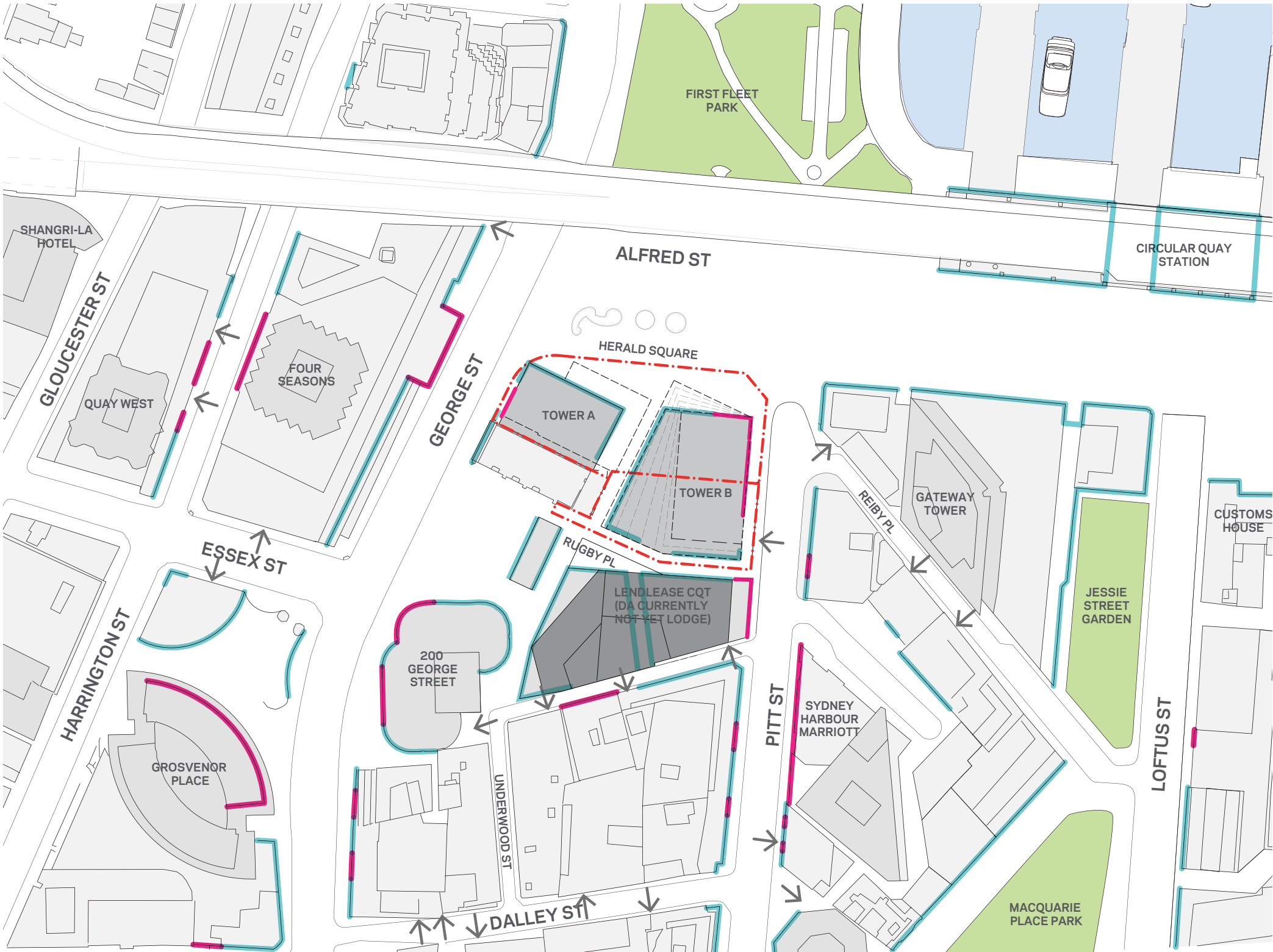
Urban Frontages

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.

Key

	Vehicular Access
	Active Street Frontage
	Semi-Active Street Frontage (eg: Lobby)
	Site Boundary
	Existing Built Fabric



Project Context










Transport Network

Transport

The site location is central to Sydney's busiest transport hubs. A high volume of buses, trains, light-rail and ferries link commuters to a wider transport network beyond this interchange. As a result, the project site is highly accessible and will be able to promote the use of public transport in lieu of private vehicular transport.

The site has the advantage of being positioned at the start of two main future transport networks laid out in the [Sustainable Sydney 2030 Plan](#); this includes the future light rail network and the proposed bicycle network associated to the future cycling hub.

Key

	Train Station
	Existing Bus Stop
	Ferry Stop
	Main Bus Route
	Railway
	Future Light Rail Stop
	Future Light Rail
	Future Bike Lane
	Site Boundary

