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Urban Design Report

2 Chifley Square

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Executive Summary



The Purpose of the Report

This design report has been prepared by Architectus for the re-development of 2 Chifley Square, Sydney. It has been prepared on behalf of Charter Hall for the site bounded by Hunter, Phillip and Bent Streets. The report provides an analysis of the urban context and describes the design strategy, the proposed design envelope and indicative design for a high-rise commercial building on the southern edge of the site.

The report considers the ability for future development of the site to achieve the design requirements set out under the CSPA 2016, as well as how the proposed development sits within the urban context. The report also considers a suite of strategic planning documents including:

- Eastern City District Plan (GSC)
- NSW State Infrastructure Strategy 2018 (INSW)
- Future Transport Strategy 2056 (TfNSW)
- City of Sydney Development Control Plan 2012
- City of Sydney Local Environmental Plan 2012
- City of Sydney Local Strategic Planning Statement (2019)

In developing the proposal, we have noted four key strategic drivers from the City of Sydney's Local Strategic Planning Statement which respond to the planning context, and form a foundation for the future vision and master plan for the site.

These drivers are:

- ① Development and growth with supporting infrastructure
- ② Growing a stronger, more competitive Central Sydney
- ③ Creating great places
- ④ Movement for walkable neighbourhoods and a connected city

The Vision

The site is ideally suited to more intensive uses in close proximity to the future Metro Station known as Martin Place north. The proposal seeks to reinforce the importance of Chifley Square as one of Central Sydney's most significant urban spaces while addressing its need to adapt as one of the city's key points of arrival. 2 Chifley Square will be:

- A premium commercial floor space offering that attracts the best and brightest minds - the next generation of innovators and creators.
- A sensitive addition to the urban landmark known as Chifley Square and Chifley Tower.
- A place to work and play, not just between the hours of 9-5.
- A climate responsive, green and resilient building as part of an energy efficient Central Sydney.



The Proposal

The proposed concept master plan delivers significant public benefits for the City of Sydney. The key highlights of the proposal include:

- **A new commercial tower**– adjacent to the existing Chifley Tower which is up to 36 storeys in height providing 131,391m² of premium commercial floor space with commanding views across the harbour and Central Sydney. The new tower development will provide a positive contribution to the iconic City skyline.
- **Re-configuration of the existing podium**– including the introduction of new, finer grain retail and dining uses to improve activation and better utilise the existing public domain along Hunter Street and Chifley Square providing a greater intensity of use beyond regular office hours.
- **Re-imagining Chifley Square** – as one of the most significant civic open spaces in Central Sydney through improvements to the public domain and by providing more genuine activation through the square.

The Team

This master plan has been prepared by the following team:

- Architecture – Architectus
- Strategic Planning – Ethos Urban
- Traffic and transport – AECOM
- Pedestrian movement - AECOM
- Heritage - Urbis
- Services – Floth
- Structure - Robert Bird Group
- Wind - Windtech
- Urban design – Architectus
- Flood study and WSUD - Robert Bird Group

A summary of the proposed gross floor area and FSR of the reference design is summarised below:

Site area	6,438m ²
Proposed New Build GFA	64,654m ²
Proposed + Existing total GFA	131,391m ²
Proposed total FSR	20.41:1





1 Introduction

1.1 Site Context

2 Chifley Square is located on the north-eastern edge of Central Sydney and is located on the doorstep of the historically and culturally significant Chifley Square. Chifley Square is recognised as one of the most important urban spaces within the city and is part of a network of urban public open spaces which include Martin Place to the south, Farrer Place to the north and Richard Johnson Square to the west.

At a broader urban context, the site is positioned between two important Special Character Precincts nominated by the City of Sydney. To the east of the site is the Macquarie Street precinct which includes numerous civic buildings that house government and legal institutions including the NSW State Government. To the south, beyond Martin Place lies the retail precinct around Pitt and Castlereagh Streets. The site itself is located within the Chifley Square Special Character Area.

Having undergone numerous revisions throughout its history, Chifley Square is made up of several iconic buildings which are set along its edge and define its semi-circular form. Often described as an urban room, the semi-circular nature of the space, bisected by Phillip Street provides an urban setting which is unique in Sydney.

The arrival of the Metro at Martin Place as part of the extension to the current north-west line, through Central Sydney via several key locations (including Martin Place) will again transform Chifley Square and the surrounding area.

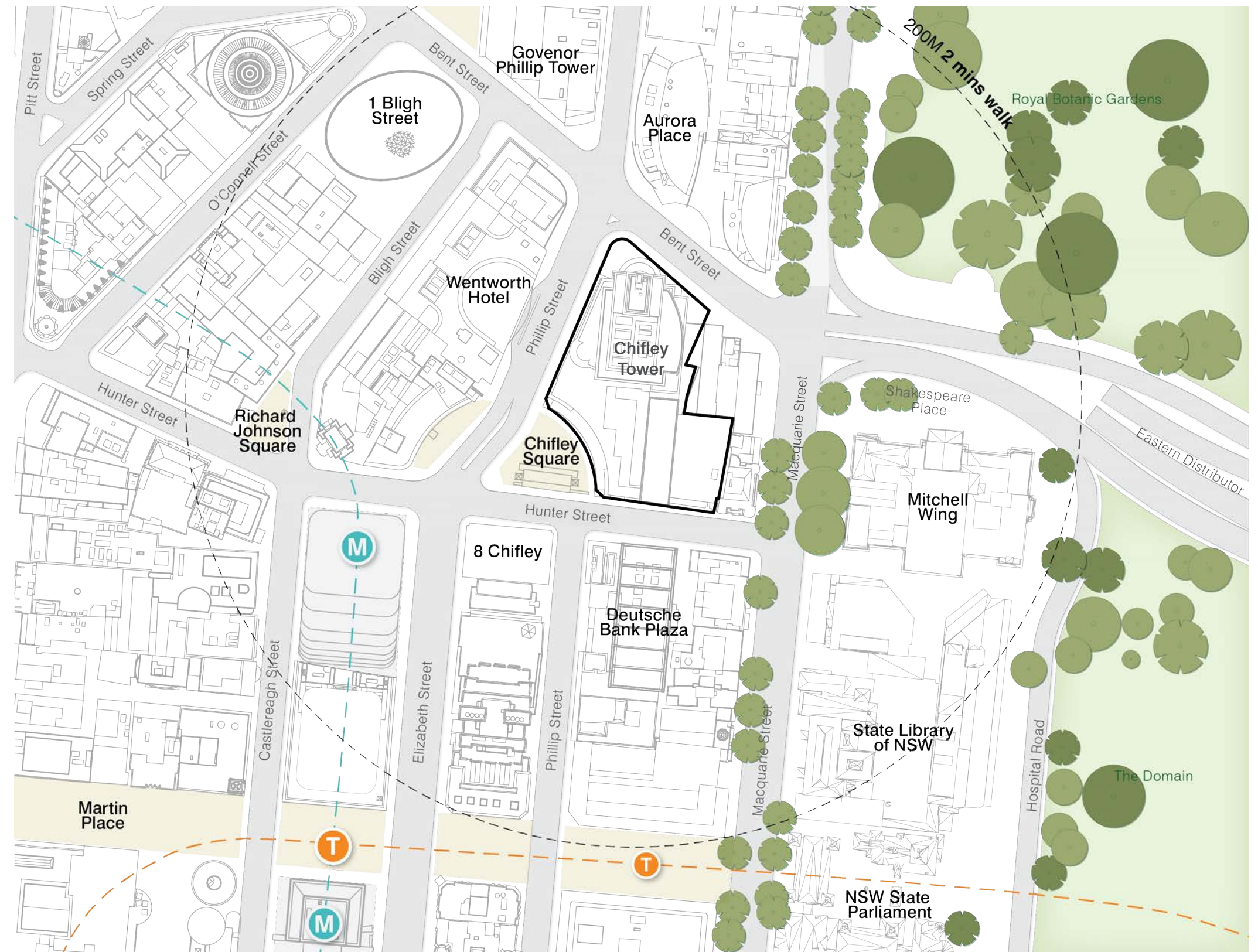
The future tower on the site is located to the south of the existing tower to the north and will share a significant frontage along Hunter Street. Located in a highly visible part of Central Sydney, the tower will also be highly visible from the eastern edge of the city and will make a positive contribution on the overall skyline.



1.2 The Site

The site of the new building is located at 2 Chifley Square, Sydney and is legally described as Lot 10 DP777545. The Site has frontages to Hunter, Phillip and Bent Streets as well as Chifley Square and has an area of 6,438m².

Located on the 2 Chifley Square site is a building which comprises a three storey retail podium, a 44 storey office tower, and four basement levels accommodating approximately 380 parking spaces and end of trip facilities. The construction of this building was completed in 1993, and since this time the building has only been subject to minor alterations and additions. The existing development including the existing podium is known as **Chifley Tower**.



1.3 Strategic Planning Review

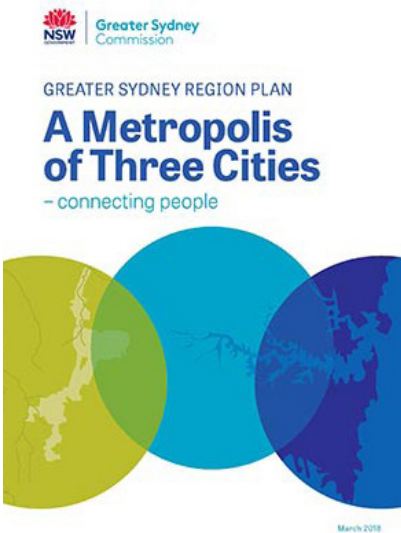
Greater Sydney Region Plan

The Greater Sydney Region Plan is the overarching strategy for growing and shaping the Greater Sydney Area. It sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters. The plan was adopted in March 2018 and seeks to reposition Sydney as a metropolis of three cities – the western parkland city, central river city, and the eastern harbour city. In the same vein as the former A Plan for Growing Sydney, the Plan provides 10 high level policy directions supported by 40 objectives that inform the District Plans, Local Plans and Planning Proposals which follow in the planning hierarchy.

The objectives which most apply to the Site and potential development include:

- Objective 4 – infrastructure use is optimised: the Site is located on the opposite side of Hunter Street from the new Martin Place Metro Station, and is in close walking distance of the existing Martin Place Railway Station, various bus stops and the new light rail line. The Site is, therefore, in an exceptional location to optimise and capitalise on investment in public transport infrastructure.
- Objective 13 – environmental heritage is identified, conserved and enhanced: redevelopment of the Site would need to demonstrate it does not adversely impact on surrounding heritage items – with particular attention paid to Chifley Square that borders the Site.

- Objective 14 – integrated transport and land use creates walkable and 30-minute cities: additional capacity on the Site would deliver new jobs with excellent access to public transport.
- Objective 15 – The Eastern, GPOP and Western Economic Corridors are better connected and more competitive & Objective 18 – Harbour CBD is stronger and more competitive: additional capacity on the Site would as identified in the City of Sydney Planning Strategy contribute to the viability and competitiveness of the Sydney CBD, already identified as being the centre of economic activity in NSW.



Eastern City District Plan

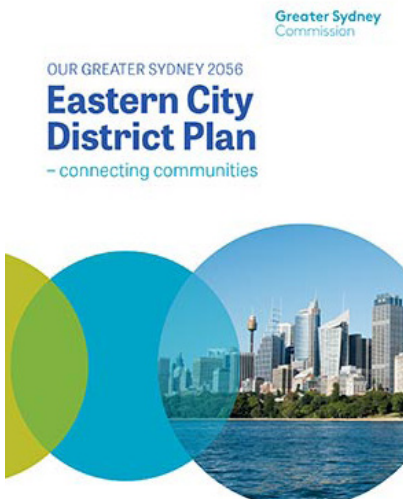
The Eastern City District Plan underpins the Greater Sydney Region Plan and sets the 20-year vision for the Harbour City District through 'Planning Priorities' that are linked to the Region Plan. Under this Plan, the Site is strategically located within the CBD of the Eastern City and the Eastern Economic Corridor

Development on the Site would remain consistent with the overarching objectives, as discussed above. A few of the key priorities have also been identified below in the context of the Eastern City District.

- Planning Priority E1 – Planning for a city supported by infrastructure: Aligning land use and infrastructure planning ensures that infrastructure is maximised, and that growth and infrastructure provision are aligned. The delivery of additional floor space on the Site in coordination with existing and future public transport infrastructure will align transport and employment capacity.
- Planning Priority E7 – Growing a stronger and more competitive Harbour CBD: The District Plan notes that the Harbour CBD is Australia's financial and business capital, contains the largest proportion of headquarters for multinational and national companies, and contains Australia's most significant finance industry cluster.

The concentration of this large and specialised financial cluster attracts global talent and investment but is constrained by the limited capacity for the Sydney CBD to expand and deliver Prime Grade office space. Accordingly, the District Plan recommends that commercial development is supported within the CBD to assist in meeting the 45,000-80,000 future jobs that have been forecast for this region. The Site is located within the finance and banking heart of the Sydney CBD (and Australia) and as such the delivery of additional commercial floor space would be consistent with this priority.

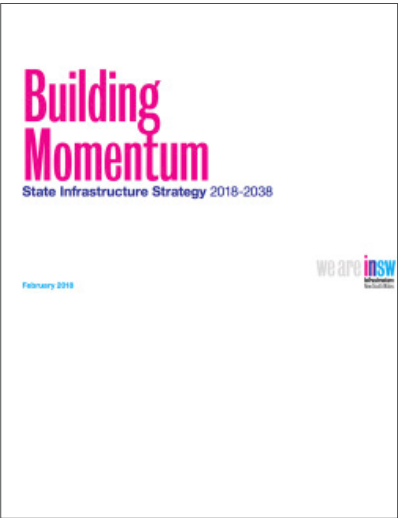
- Planning Priority E10 – Delivering an integrated land use and transport planning and a 30-minute city: The '30-minute city' model is a long-term aspiration for Sydney whereby jobs and services and strategic/metropolitan centres are accessible within 30 minutes by public transport. This development is uniquely placed to benefit the '30-minute city' model, by providing commercial floor space in close proximity of significant public transport links.



NSW State Infrastructure Strategy 2018

The NSW State Infrastructure Strategy 2018-2038 brings together the infrastructure investment and land use planning of the Future Transport Strategy 2056 and the Greater Sydney Region Plan, and is underpinned by the State Infrastructure Strategy 2018–2038 ‘Building Momentum’ that established a pipeline of investment for infrastructure that is underway or in advanced planning. The Strategy sets out the NSW Government’s vision for infrastructure over the next 20 years, focussing on aligning investment with sustainable growth. For Metropolitan NSW, the primary goal is to provide residents with access to jobs and services within 30 minutes, known as the ‘30-minute city’ model.

- The Strategy sets out six directions for infrastructure in NSW, of which the following are relevant to the proposal:
- Better integrating land use and infrastructure – the proposal will deliver additional jobs in line with the delivery of Sydney Metro, so that capital investment keeps pace with new jobs.
 - Making our infrastructure more resilient – the proposal will be designed with regard to flooding and other environmental considerations, to ensure that the development is not vulnerable to hazards.



Future Transport Strategy 2056

The Future Transport Strategy 2056 is the 2017 update of the NSW Long Term Transport Master Plan, and superseded the previous Master Plan. It is a 40-year vision for mobility in NSW, developed with the Greater Sydney Commission, the Department, and Infrastructure NSW. It seeks to ensure that transport planning and land use planning are fully integrated and is based upon the key themes of a Productive Economy, Liveable Communities and a Sustainable Society.

- The proposal will best serve the objectives of this Plan through:
- supporting the expansion of the rail system, by providing significant employment opportunities in direct proximity to existing heavy rail stations and future metro stations;
 - assisting in unclogging the Sydney CBD transport system by connecting more people to existing heavy rail and future metro rail infrastructure and encouraging patronage of an existing network with spare capacity; and
 - encouraging public transport use by providing significant employment opportunities in close



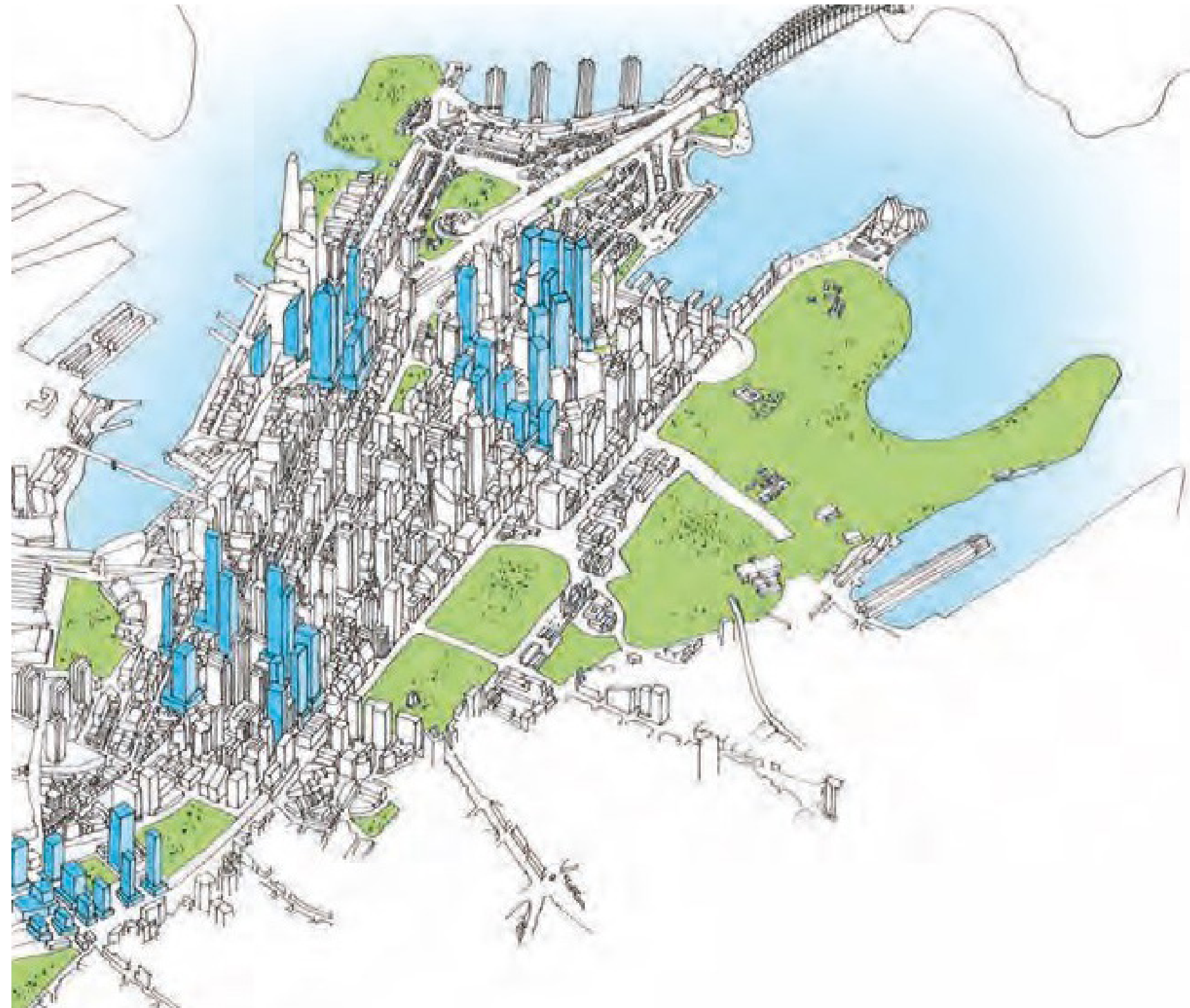
1.4 Central Sydney Planning Strategy (CSPS)

The City of Sydney Council in 2016 released its Draft Central Sydney Planning Strategy (CSPS) which is to guide strategic planning for Central Sydney over the coming 20 years. The CSPS was endorsed by Council in December 2020. This strategy focuses on the role of Central Sydney as an economic engine and a city that holds a strong socially diverse and cultural identity. Along with this Strategy is a Planning Proposal to amend the Sydney Local Environmental Plan 2012 and amendments to the Sydney Development Control Plan 2012.

Council predicts that under existing planning controls there is going to be a jobs gap of some 40,000 – 85,000 jobs, equating to some 800,000m² to 1.7million m² of floor space.

The CSPS is closely aligned with the earlier City of Sydney's Sustainable Sydney 2030 program, and "... is the result of a detailed review of the planning controls". It has concluded that "Central Sydney has a limited capacity to grow and adapt because of its natural containment, heritage and the growth of residential development". The main policy response in the CSPS is to promote the growth of employment floor space, protect it from high residential demand, and promote additional height and density in the 'right locations', subject to essential public infrastructure investment.

City of Sydney Council has undertaken extensive studies to understand the transformation changes that will occur across Central Sydney. Accordingly, the Sydney Metro project will lift the lid to a large extent on transport capacity constraints within Central Sydney and will see in a new era of city-shaping projects that will reinforce and strengthen Sydney's position as a global leader in all the key liveability indexes (economic performance, new talent attractor, infrastructure, innovation).



Potential Tower Clusters (City of Sydney CSPS 2016)

The CSPS aims to facilitate sustainable growth through 10 key “moves” with an overall emphasis on positioning and strengthening Sydney as Australia’s leading global city. These key moves promote the development of sustainable buildings, ensure a resilient and diverse community and delivery of service infrastructure that accompanies growth and delivers a city for people. These moves will be implemented through a three-stage process of immediate- short term, medium term and ongoing.

The Planning Proposal responds directly to the CSPS and supports the following key moves:

1. Prioritise employment growth and increase capacity

With the Sydney LEP 2012 presenting a significant constraint to reaching Global Sydney’s full commercial potential, Council has recognised the need to boost the development capacity on appropriate sites to provide new employment floor space to support the projected job growth.

2. Ensure development responds to context by providing minimum setbacks for outlook, daylight and wind

In order to ensure Sydney’s growth and development remains appropriate with the existing built form, Council has implemented flexible planning controls to best accommodate site specific considerations such as adequate building setbacks and outlook, heritage curtilage, wind impacts, sunlight and air movements.

4. Provide for employment growth in new tower clusters

As current areas in Central Sydney have been constrained by sun access planes, Council has recognised the importance in providing development opportunities and planning pathways over the next 20 years. This priority identifies potential uplift sites to accommodate increased commercial growth in less environmentally constrained parts of the CBD (mapped in the figure opposite).

Through introducing a new planning pathway for heights and densities above established maximum limits will provide growth in employment, floor space, promotes the efficient use of land and

encourages innovative design. This key move will also deliver opportunities for cultural, social and essential infrastructure and improved public spaces commensurate with growth.

5. Ensure infrastructure keeps pace with growth

The delivery of essential social and physical infrastructure is critical in supporting the anticipated growth of Sydney. Achieving the supply and funding of infrastructure will create and sustain a resilient city with high quality living. The delivery of an infrastructure plan will partner public and private agencies to deliver efficient, integrated, and timely infrastructure that optimises community benefits. This key move will be delivered through the Draft Central Sydney Contributions Plan.

6. Move towards a more sustainable city

To achieve a sustainable city for the foreseeable future, Council has recognised the need in implementing planning controls for minimum energy and water standards for all new development to drive zero-net energy outcomes in the long term.

9. Reaffirm commitment to design excellence

The CSPS promotes building design of excellent quality at every scale and level to ensure the delivery of inspiring and satisfying new development. The delivery of high-quality building design requires sites to demonstrate design excellence in performance, proportions, finishes and in particular the attention to the skyline.



Potential Tower Clusters (City of Sydney CSPS 2016)

1.5 SLEP 2012

The Sydney Local Environmental Plan (SLEP) 2012 identifies land use zoning and stipulates what can be carried out on site. This includes development standards such as height, floor space ratio and environmentally significant features such as heritage items and open space.



Zone	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
B8	Metropolitan Centre
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
RE1	Public Recreation
SP1	Special Activities
SP2	Infrastructure
CW	SREP 26 City West

Land Zoning

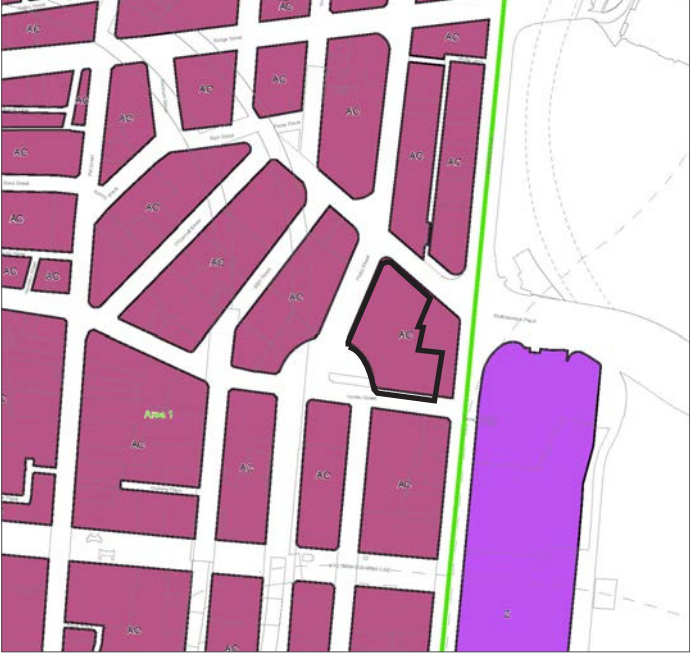
The site is zoned B8 Metropolitan Centre under the Sydney Local Environmental Plan 2012 (SLEP 2012). This zone permits a wide variety of land uses, to provide opportunities for an increased intensity of land uses which are geared around commerce, trade and tourism.



Maximum Building Height (m)	
A 3	T4 29
E 6	U1 30
H 7.5	U2 33
I 8	V 35
J 9	W1 40
L 11	W2 42
M 12	X 45
O 15	Y 50
P 18	Z 55
AD 130	AE 150
AH 235	Area 1
Area 2	Area 3
Area 4	Area 5
Area 6	Area 7
Area 8	Area 9
Area 10	Area 11

Height of Buildings (HoB)

The site is defined under Area 3 of the SLEP 2012 which shows no maximum height. The maximum height for buildings on this land are determined by the sun access planes that are taken to extend over the land by clause 6.1 as defined under the CSPS.



Maximum Floor Space Ratio (n:1)	
A 0.35	X 4
F 0.6	Y 4.5
H 0.7	Z 5
J 0.8	AA1 6
L 0.9	AA2 6.5
N 1	AB1 7
P 1.25	AB2 7.5
S1 1.5	AC 8
S2 1.75	T 2
U1 2.5	U2 2.75
V1 3	V2 3.25
W1 3.5	W2 3.75
AD 9	AE 10
AF 11	Refer to clause 6.14
Refer to clause 6.15A	Refer to clause 6.4
Refer to clause 6.47	

Floor Space Ratio (FSR)

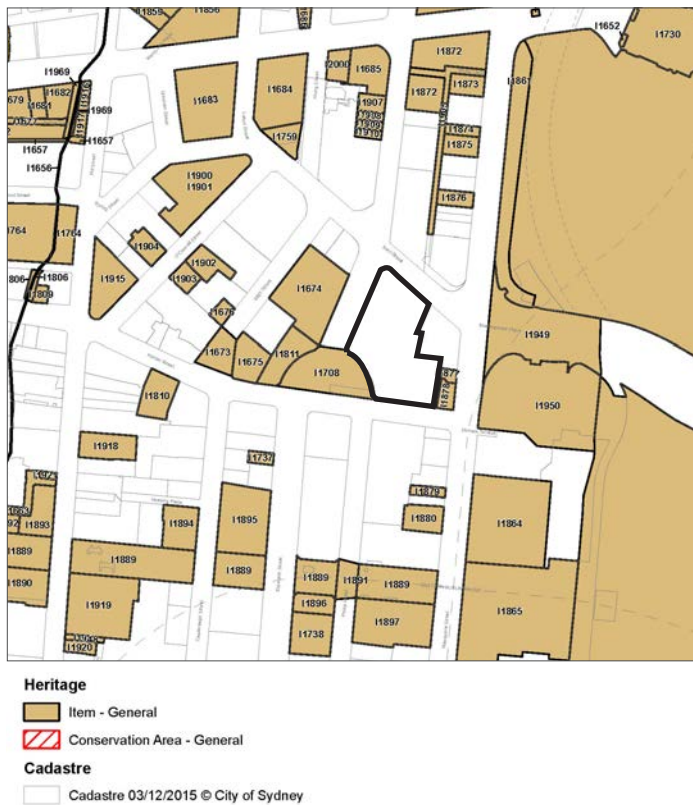
The site is subject to a maximum FSR of 8:1 under the existing controls, however, the proposed built-in ability within the LEP for sites within the four mapped tower cluster areas to achieve a 50 per cent floor space bonus and additional height up to any applicable sun access plane or aviation surface applies to this site, making the site capable of an FSR of 20.41:1.



6A	Pitt Street Mall 6A
6B	Pitt Street Mall 6B
7	The Domain 7
8	Royal Botanic Gardens 8
9A	Wynyard Park 9A

Solar Access Planes (SAP)

The site is subject to SAP 7 which protects The Domain precinct east of Macquarie Street. An illustration of the SAP can be found in Section 1.6 of this report.



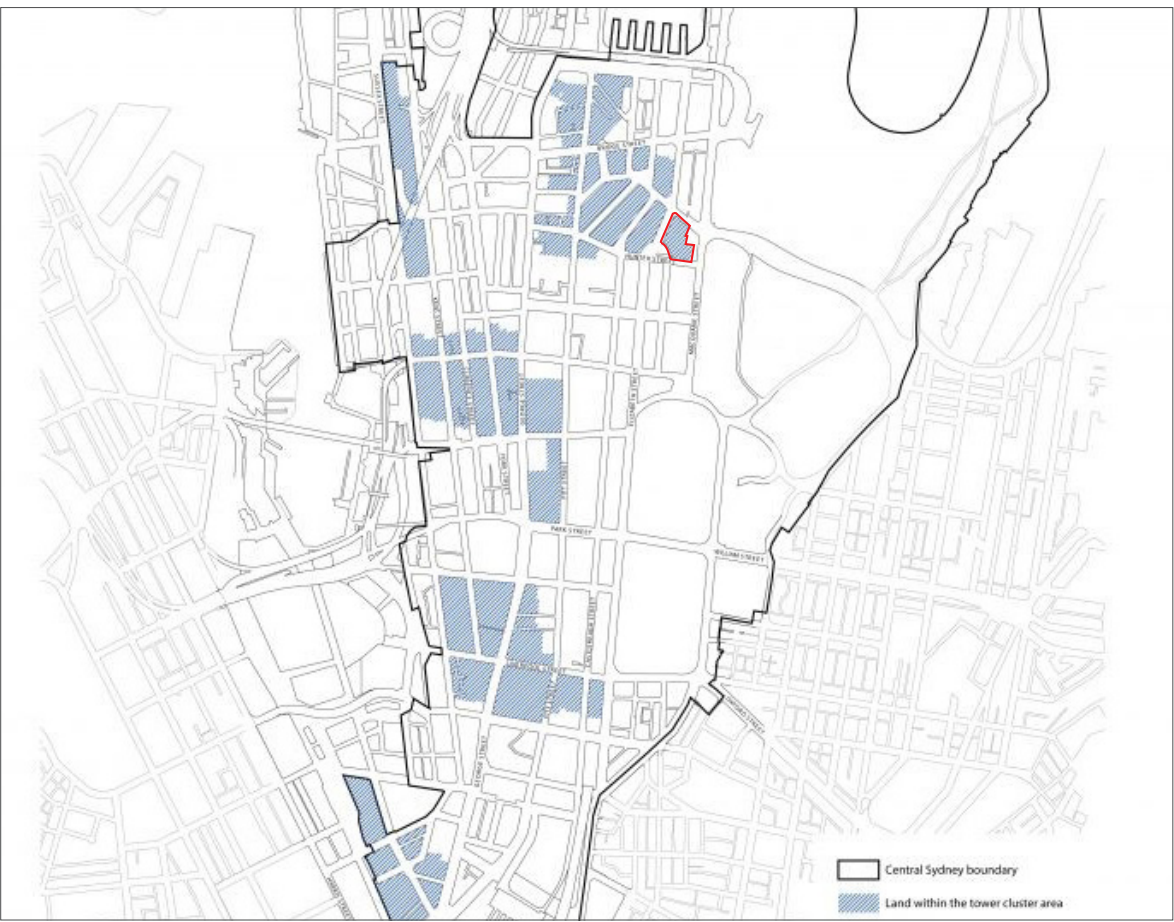
Heritage

The site is located within the Chifley Square / Richard Johnson and adjacent to the Macquarie Street Special Character Areas, which contain a number of heritage items of local, state and national significance.

On the eastern boundary of the site, a series of non-residential, locally heritage listed buildings known as ‘Horbury House’ and ‘Wyoming’ commercial chambers are located on Macquarie Street (I1878 and I1877) Further to the east of the site is The Domain, which is managed by the Royal Botanical Gardens

and Domain Trust, and the NSW State Library, which is a State heritage item.

Chifley Square itself is recognised as a place with state heritage significance(I1708), while the western side of Phillip Street, houses a mix of heritage buildings from various eras including the Sofitel Sydney Hotel (I1674), Qantas House (I1811), and the City Mutual Building (I1675) and Richard Johnson Square (I1673).



Central Sydney Planning Proposal

The site is located within the CSPS Northern Tower Cluster, and the Central Sydney Planning Proposal (which will give effect to the CSPS) will, once gazetted, impact the LEP development standards as discussed below.

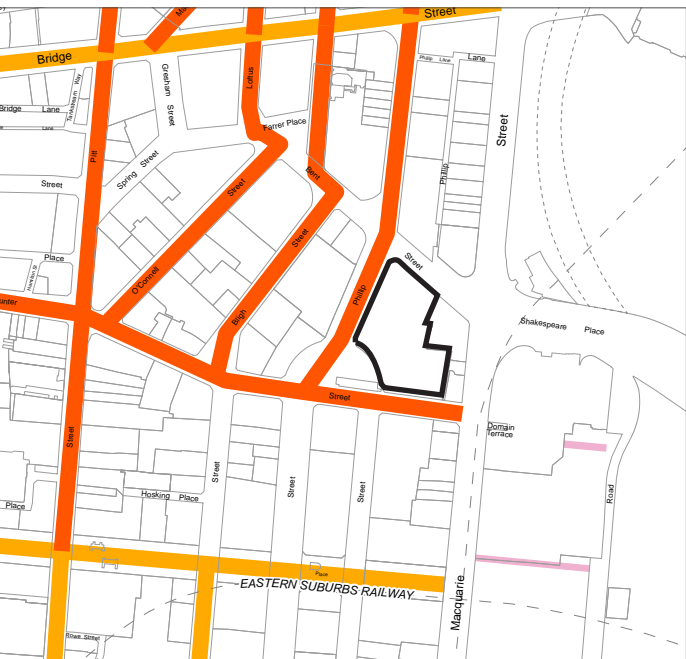
Floor space ratio: The site will be eligible for a 50% floor space bonus and additional height up to any applicable sun access plane or activation surface, making the site capable of an FSR of 18.75:1.

This will be calculated on base and accommodation floor space. The existing 10% design excellence bonus will not apply if the 50% bonus is taken up.

Height: The site will be limited to sun access plane controls and applicable aircraft operation surfaces. This will include the protection of nearby significant open spaces which include the Royal Botanical Gardens and The Domain.

1.6 SDCP 2012

The Sydney Development Control Plan (SDCP) 2012 provides detailed planning controls and design guidelines to support the SLEP 2012. The SDCP 2012 outlines design standards such as built form, setbacks, solar access, outlook and car parking. This will be appropriately addressed in the future planning proposal.



Legend
New vehicle access restricted
New vehicle access not preferred
Land excluded from this DCP

Pedestrian Priority

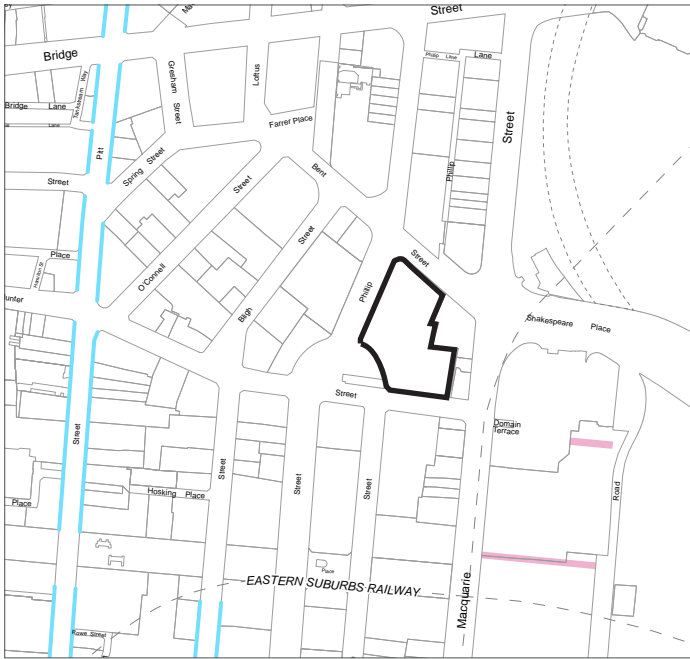
The Sydney Development Control Plan 2012 (SDCP 2012) Section 3.11.11 requires that no new vehicle accesses be permitted off Hunter or Phillip Streets to minimise pedestrian vehicular conflicts and preserve the amenity of pedestrians.



Legend
Existing above & underground through site link
Existing through site link
Existing underground through site link
Proposed through site link
Proposed streets
Proposed lane
Land excluded from this DCP

Through Site Links

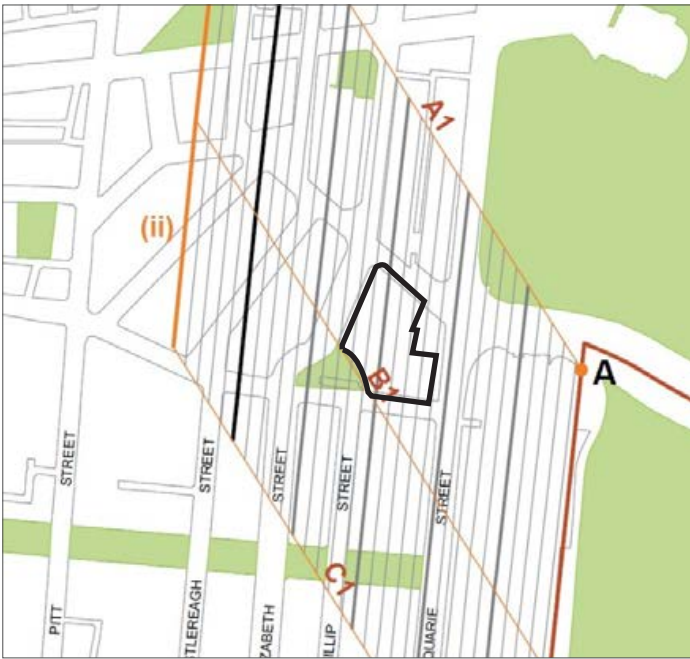
The current DCP currently identifies the through site link which runs north south through the centre of the site between Bent and Hunter Streets.



Legend
Awning over entries
Colonnades
Continuous awning
Land excluded from this DCP

Colonnades and Awnings

While there are no requirements in the current DCP controls for awnings and colonnades, the use of awnings should be considered to complement and enhance the pedestrian experience especially along Bent and Hunter Streets where Active Frontages are being advocated by the City.



Legend
Node of SAP
Ray ascending edge
300m Contour
50m Contours
10m Contours

Solar Access Planes (SAP)

The SAP cuts across the site in an east-west fashion limiting the maximum permissible height of any new development. The SAP provisions identified for the site protects the Domain from overshadowing between the hours of 9am to 2pm year round.

2 Chifley Square is located within the Chifley Square Special Character Area (SCA) nominated by the City of Sydney DCP 2012. The built form controls seek to preserve the character and amenity identified of the area that has been deemed to be of significant cultural value.

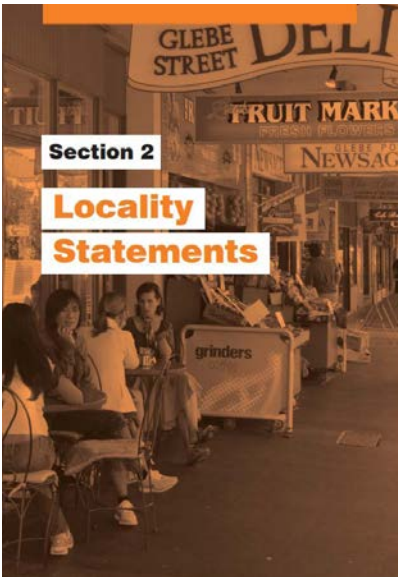
A locality statement has also been developed for the area along with a series of principles which underpin the future development of the area. A summary of the principles and the statement are provided:

- Chifley SCA is identifiable by its strong civic presence, integrated public art, surrounded by fine examples of buildings and artwork from the post-war period of the 1940's and 60s interspersed with a mix of more contemporary buildings.
- The area includes both Chifley Square and Richard Johnson Square to the west and are called out as examples of civic planning in the City of Sydney throughout various stages of the 20th Century.
- The area is also recognised as part of the non-grid street pattern of Sydney's early town plan when the streets reflected the original shoreline and topographic features of the area north of Macquarie Place, before it was extended to form Circular Quay.
- The semi-circular geometry of Chifley Square was originally proposed in 1908 by John Sulman and resurfaced again in 1937 when proposed by City Engineer Garnsey to relieve traffic congestion, and was finally realised in 1947 and extended in 1962 to Elizabeth Street to create a public square.
- The place was officially named Chifley Square in 1961 in honour of the late Hon J.B. Chifley, former Prime Minister of Australia.

- The curved form of buildings constructed to the new street alignments for Chifley Square, including Qantas House in 1957, Wentworth Hotel in 1966, then Chifley Tower in 1993, reinforce the amphitheatre effect of the space. Further works to the public domain were constructed in the 1990s to reclaim and improve the public Square.
- Richard Johnson Square at the intersection of Castlereagh, Bligh and Hunter Streets was named after Sydney's first appointed 'Chaplain to the Settlement' who arrived in the colony in 1788 on the First Fleet. Richard Johnson is believed to have held the first Christian service in the settlement. A 1925 sandstone monument at the centre of the square commemorates Australia's first church erected in this location in 1793. The Square at Richard Johnson Square demonstrates council's public works to reshape Sydney as a result of its first strategic plan of 1971. It was designed by architects, Clarke Gazzard.
- The buildings within this area form a cohesive avenue down Hunter Street, viewed from the high point of Macquarie Street. They enhance the public domain of the streets by both enclosing the distinctive public spaces within the area, and allowing views through to the squares. The buildings connect to the street level through stairs, open loggias and public art, most notably the 1963 Tom Bass sculpture along the podium of the former P&O building. The two squares and surrounding buildings provide visual relief and a break in the intensely built up area of the financial centre.

Principles

- (a) Development must achieve and satisfy the outcomes expressed in the locality statement and supporting general objectives for special character areas, in addition to the principles below.
- (b) Recognise and enhance Chifley Square and Richard Johnson Squares as two important public open spaces in the heart of the financial centre of the city.
- (c) Promote and encourage the use of the spaces as a destination and meeting place for people.
- (d) Interpret the history of the place and in the design of both the public and private domain.
- (e) Reinforce the urban character and distinct sense of place of Chifley and Richard Johnson Squares by:
 - (i) emphasising the semi-circular geometry of Chifley Square;
 - (ii) retaining views from public spaces through to Chifley Square and Richard Johnson Square;
 - (iii) maintaining and enhancing the quality of the street edge formed by buildings and their loggias, such as with public art;
 - (iv) requiring new buildings to be integrated with the form of existing buildings; and
 - (v) limiting the height of new buildings.



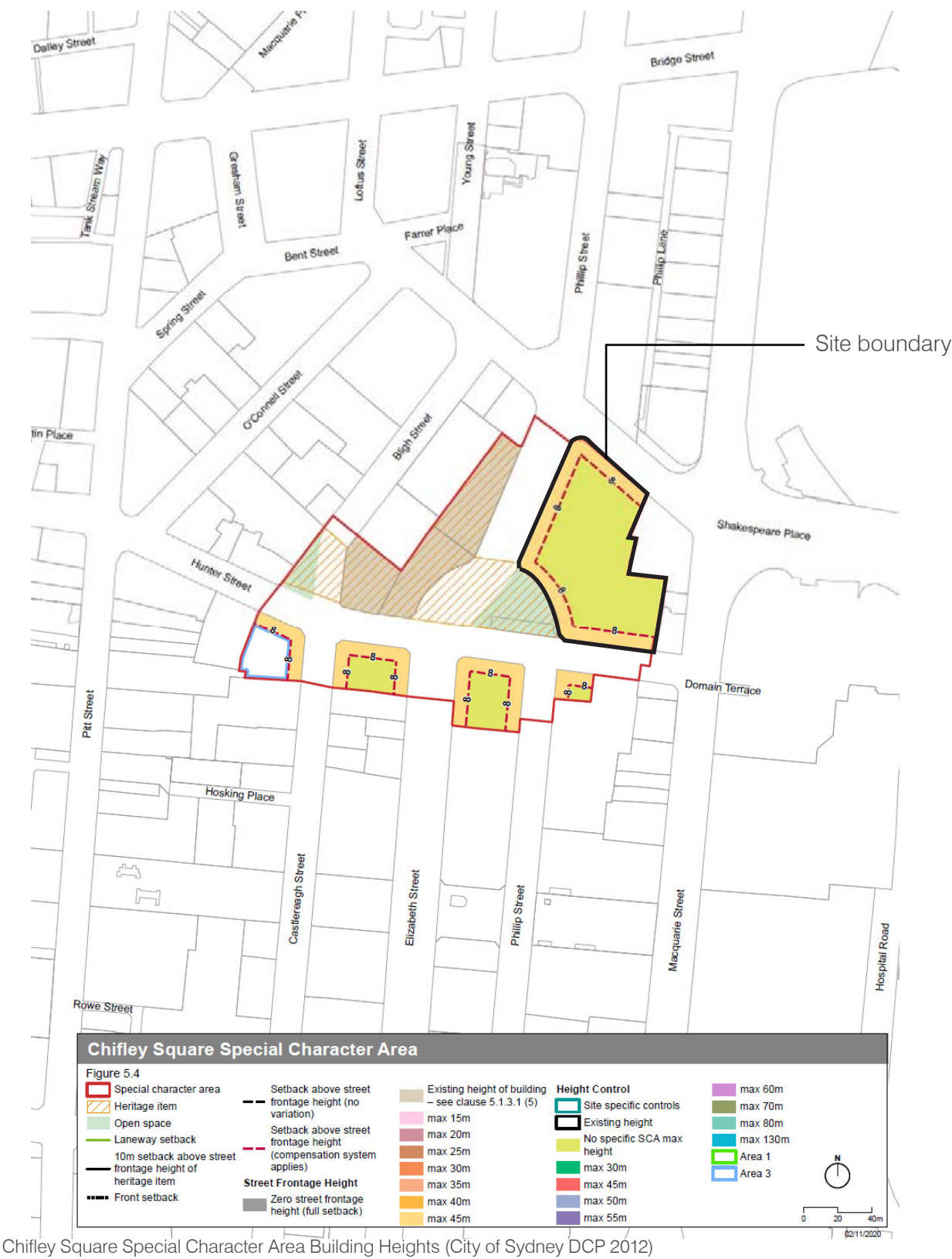
1.6.1 Street Frontage Height and Street Setbacks

The Draft DCP includes Special Character area street frontage height and street setback controls applicable to the site. This is to ensure appropriate street alignment and prevent unpleasant street level conditions that reinforce and enhance the existing distinctive character of the precinct. This is supported by the following objectives:

- (a) To ensure appropriate height transitions between development, heritage items and buildings in Special Character Areas as required by Clause 4.3 of Sydney LEP 2012.
- (b) To enhance the distinctive attributes and qualities of the built form, streetscapes and Public Places of the Special Character Areas.
- (c) To ensure development is compatible with distinctive character and significance of each Special Character Area.
- (d) To enhance the heritage significance of heritage items and their settings.
- (e) To enhance existing public views and public vistas to heritage items and places of historic and aesthetic significance.
- (f) To ensure development has regard to the fabric and qualities of heritage items within Special Character Areas in respect of scale, form, modulation, articulation, proportion, street alignment, materials and finishes
- (g) To enhance the level of sunlight and daylight access to streets, lanes, parks and other public domain spaces.
- (h) To provide clear guidance about permitted heights and setbacks in Special Character Areas by way of detailed Special Character Area Maps.

The minimum tower street setback for the site is 8m for any proposed development that is a greater height of 55m as identified in the table opposite

The minimum street frontage height is 35m, and the maximum is 45m, for the Chifley SCA as expressed in tables on pages 19 and 20, as well as street setbacks.



Chifley Square Special Character Area Building Heights (City of Sydney DCP 2012)

Special Character Area	Map reference	Minimum Street Frontage Height
Bridge Street Macquarie Place Bulletin Place	A	15m
Chifley Square	B	35m
Circular Quay	C	25m
College Street Hyde Park	D	The street frontage height of the nearest heritage item to, or within, the subject site within the same block and on the same side of the street, excluding the Great Synagogue at 187A Elizabeth Street which cannot be used as a minimum.
Farrer Place	E	35m
Haymarket Chinatown	F	15m or the street frontage height of the nearest heritage item to, or within, the subject site within the same block and on the same side of the street, whichever is smaller.
Macquarie Street	G	The street frontage height of the nearest heritage item to, or within, the subject site within the same block and on the same side of the street. Note: Refer to the conservation management plan controls for sites on the eastern side of Macquarie Street, Sydney
Martin Place	H	45m
Pitt Street Mall	I	35m for sites north of King Street; and 25m for sites south of King Street
Railway Square / Central Station	J	No minimum
Sydney Square Town Hall and St. Andrews	L	20m
Wynyard Park Lang Park	M	45m
York Street Clarence Street Kent Street	N	20m

Special Character Area Minimum Street Height Frontage (City of Sydney DCP 2012)

Minimum Street Setbacks			Proposed total height of building		
			Up to 55m	Greater than 55m up to 120m	Greater than 120m
Context	Non-heritage items outside Special Character Areas	Frontage adjacent to Public Places with a width greater than 8m wide	8m or 6m where adjoining sites Street Setbacks are less than 6m	8m*	8m*
		Frontage adjacent to Public Places with a width up to 8m wide (eg lanes)	2m	8m*	8m*
	Heritage items outside Special Character Areas		10m to Public Places greater than 8m wide (streets). 2-10m on Public Places up to 8m wide (lanes) determined by heritage values and context.		
* may be varied subject to 5.1.1.1(2)					

Special Character Area Minimum Street Setbacks (City of Sydney DCP 2012)

1.6.3 Side and Rear Setbacks

The Draft DCP will also establish side and rear setbacks and building separation controls to manage the impact of development on surrounding public domain in respects to appropriate ventilation, daylight access and help reduce wind effects. This must respond to the following objectives:

- (a) To enhance the quality of the Public Places in terms of wind mitigation, ventilation and daylight access.
- (b) To ensure tower elements of tall buildings are appropriately setback from side and rear boundaries to:
 - (i) provide definition to building podiums;
 - (ii) ensure that tower elements appear ‘in the round’, and;

- (iii) to allow sufficient light and air into surrounding Public Places.
- (c) To avoid the appearance of a contiguous ‘wall of towers’, where groups of tall buildings appear as one unbroken mass.

- (d) To promote separate buildings that create a layered visual effect when viewed from a distance.

As the height of the proposal is likely to be greater than 120m but less than 240m, the minimum side and rear setback above the street frontage height is 3.33% of the proposed total height of building as set in Table 3.

Minimum Side and Rear Setbacks and Building Form Separations	Proposed total height of building			
	Up to 55m	Greater than 55m up to 120m	Greater than 120m up to 240m	Greater than 240m
Side and Rear Setback above Street Frontage Height	0m	4m	3.33% of the proposed total height of building	8m
Building Form Separations on the same site	0m	8m	6.66% of the proposed total height of building	16m

Note: For separation on the same site use the lower building form height to determine the required separation.

Building Side and Rear Boundary Setbacks (City of Sydney DCP 2012)

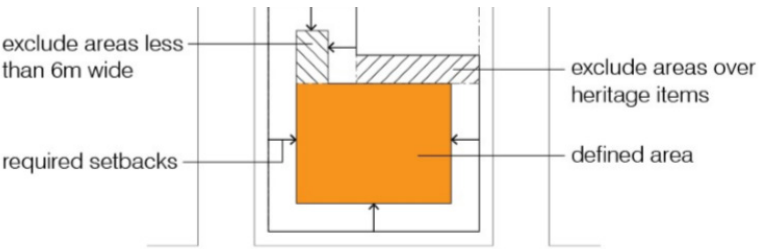
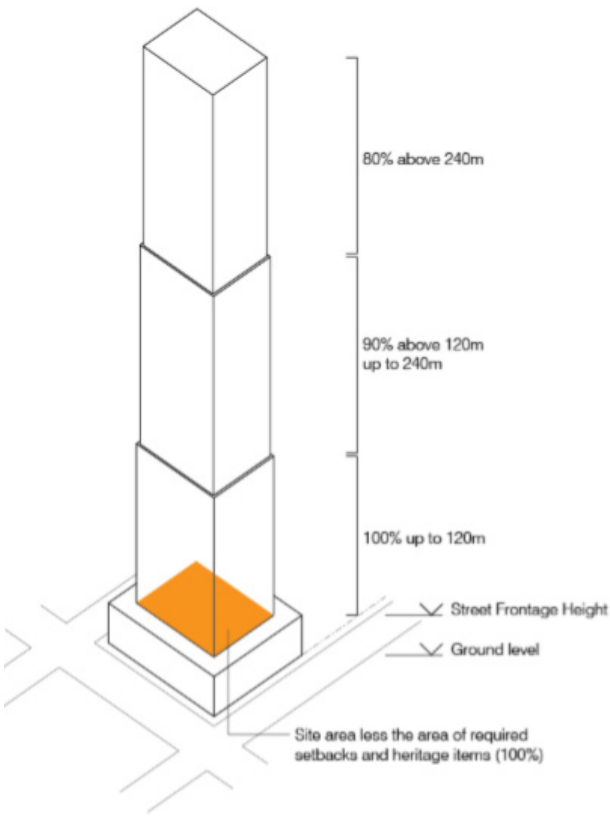
1.6.2 Built Form Massing, Tapering and Maximum Dimensions

Management of tall buildings and massing controls ensure that buildings are developed to an appropriate scale and do not result in an overwhelming impact on the amenity of the public domain. The following objectives apply:

- (a) Ensure that tall buildings are slender and do not appear as walls or as overly massive from any direction.
- (b) Ensure residential accommodation, serviced apartment and self-contained hotel developments present as slender buildings.
- (c) Ensure that buildings are slimmest at their peaks so that in the overall city form buildings become less bulky at their upper limits.

This control sets the above street frontage height maximum horizontal dimension of a building (including all external elements) to not exceed 100m as shown in Figure 4 and Figure 5. The above street frontage height of the total building envelope area may occupy the following proportion of the site area less any areas of heritage items and required DCP setbacks as follows:

- (a) 100% up to 120m above ground;
- (b) 90% above 120m up to 240m above ground; and
- (c) 80% above 240m above ground



Tower built form massing and tapering (City of Sydney DCP 2012)

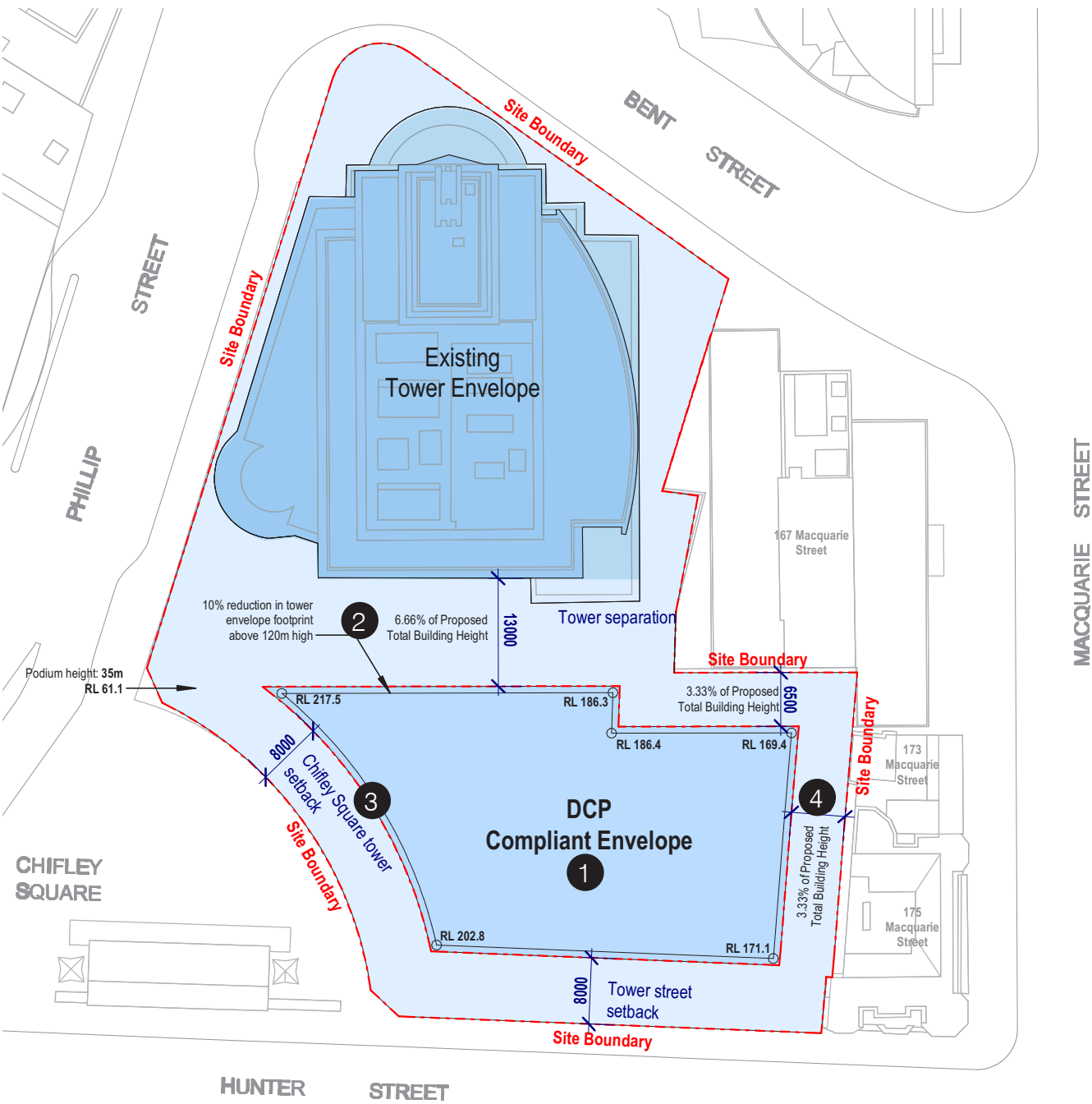
1.7 DCP Compliant Envelope

The diagram provides an illustration of the setbacks applicable to the site under the SDCP when establishing the tower and podium envelopes. The diagram also includes additional setbacks which illustrate the City of Sydney’s additional requirement for a tapering of built form for envelopes above 120 metres.

The DCP compliant envelope presents a range of challenges to development. These are outlined below:

- 1 Resultant form is of an irregular geometry with restricted and less efficient floor plates
- 2 The length of the northern elevation of the envelope creates a poor relationship with the existing tower and restricts view and light amenity.
- 3 The geometry of the setback around Chifley Square limits ‘breathing room’ as the envelope creates an enclosure around the full extent of the square.
- 4 An empty void space is created between the eastern edge of the complaint envelope and the Wyoming Building.

Setbacks Summary (DCP Compliant)		
Boundary Interface		DCP Envelope (Compliant)
North	Chifley Tower	13.0m
North	Australia Club	6.5m
South	Hunter Street	8.0m
East	Macquarie Street	6.5m
West	Chifley Square Dress Circle	8.0m



Prescribed setbacks for the site and tapering requirements result in a severe tapering of the envelope to the northern boundaries resulting in difficult envelopes.

1.7.1 Sky View Factor

Sky View Factor (SVF) is one of the City of Sydney's (CoS) primary means of assessing tall tower building proposals in Central Sydney.

According to Schedule 11 of the City of Sydney DCP 2012, the Sky View Factor means the extent of sky observed above a point as a proportion of the total possible sky hemisphere above the point.

It is used to provide the CoS with a minimum performance benchmark for daylight impact on the public domain (streets and open spaces around the site) from which subsequent development options for the site may be assessed. For each site, a Sky View Factor Base Case needs to be established and endorsed by the City of Sydney to provide this minimum performance benchmark for the site.

The SVF Base Case envelope (left) has been established by applying the methodology outlined under the City of Sydney Draft DCP, Schedule 11 requirements.

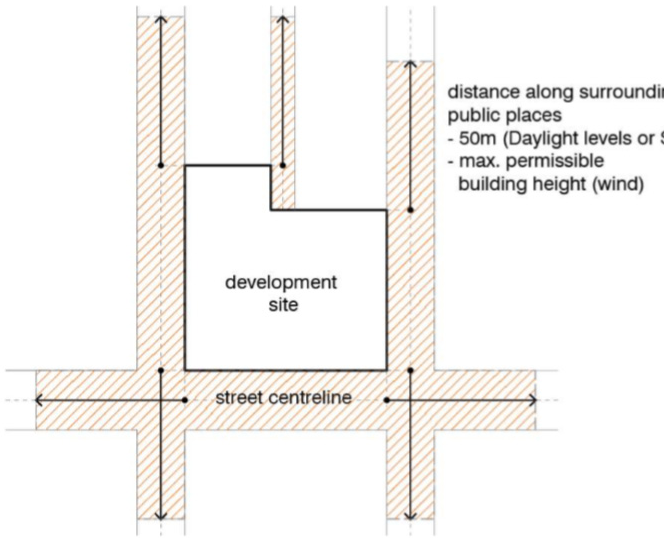
The SVF Base Case envelope has been reviewed and endorsed by the City as the envelope to be used to establish a benchmark for comparison when evaluating the Preferred Envelope (right) in relation to:

- 1. Wind Performance
- 2. Sky View Factor

In order to establish the base case, Schedule 11 sets out a detailed procedure. It requires that the podium is modelled by extruding the subject site boundary vertically 35m above existing ground level (as it varies around the site perimeter) for buildings up to 120m high and 25m above ground level for taller buildings, or for part of a site occupied by heritage items the existing height of the building, or for other buildings in Special Character Areas the lower of the heights nominated on the Special Character Area map and in Table 5.3 of the Draft DCP. In this case, 35m, being the lower of the SCA heights for Chifley Square.

In defining the tower, the Schedule 11 procedure has required:

- Applying the required street, side and rear setbacks as outlined in CoS DCP(see section 3.1.3, excluding areas over heritage items and tower component areas narrower than 6m wide).
- Identifying where envelopes faces are longer than 30m in horizontal length and applying a chamfer 10m in radius to all external corners.
- The resultant shape is extruded to the maximum permissible building height under the height plane as it varies around the site.
- The resulting figure must also be tapered by scaling it horizontally in both horizontal directions (X and Y) by 95% between 120-240m and by 90% above 240m above ground level.



Chifley Square Special Character Area Building Heights (City of Sydney CSPA 2016)



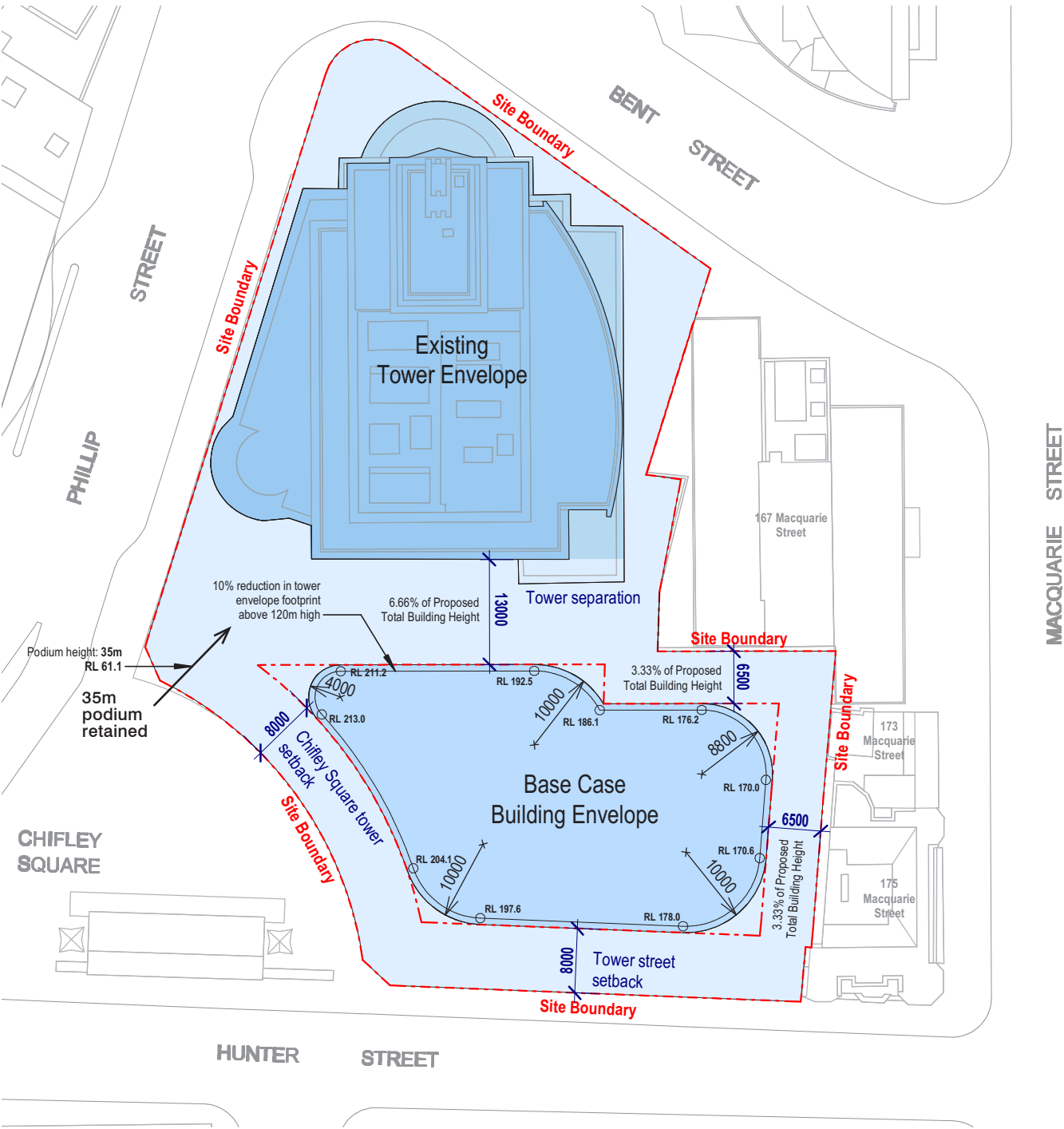
The extents indicated in blue for the Sky View Factor testing was agreed with the City of Sydney and is consistent with the Chifley Special Character Area.

The SVF analysis was undertaken of the agreed envelope and provides analysis of the extent of sky visible above various points in proximity to the site as a proportion of the total possible sky hemisphere above the point.

The extent of the test area reflects the same extents that has been identified as part of the Chifley Special Character Area (excluding the area west around Richard Johnson Square) and includes part of Macquarie Street to the east of the site. These extents were agreed to by the City of Sydney during the consultation process undertaken prior to the lodgement of the Planning Proposal.

The percentage SVF Index for the Base Case Sky View Envelope is indicated below:

Base Case SVF average % = 25.583949%



Sky View Envelope Base Case for the 2 Chifley Site developed in conjunction with the City of Sydney applies the Schedule 11 requirements for the tower envelope and the Solar Access Plane on the site while retaining the existing podium envelope.

1.8 Strategic Drivers – City Plan 2036: Local Strategic Planning Statement

Council’s LSPS (known as City Plan 2036) was endorsed by Council on the 17th of February 2020, and represents Council’s 20-year vision for a green, global, and connected city. The Strategy establishes the LGA’s future direction on infrastructure, liveability, productivity and sustainability through 13 key planning priorities and 10 key moves.

The LSPS implements the planning priorities and actions identified in the Greater Sydney Regional Plan and Eastern City District Plan at the local level. It is also informed by Council’s platform policy Sustainable Sydney 2030, draft Central Sydney Planning Strategy (CSPS) and Employment Lands Strategy. Importantly, it will underpin any future changes to Council’s Local Environmental Plan and Development Control Plan.

This Planning Proposal aims to give effect to several planning priorities and actions within the City of Sydney Local Strategic Planning Statement (LSPS).

Council has identified a growth target of 200,000 new jobs, with Central Sydney planned to accommodate the lion’s share with 101,800 additional jobs, of which implementation of the CSPS is expected to deliver additional floor space for about half of this growth – 47,000 jobs – by unlocking additional employment floor space.

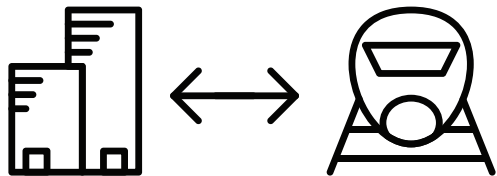
The LSPS also sets out 10 key moves:

- 1. Strengthen Central Sydney’s economic role
- 2. Build internationally competitive and knowledge-intensive business clusters in the Innovative corridor.
- 3. Support creative and cultural industries in the Eastern Creative Precinct
- 4. Protect and evolve business in the Southern Enterprise Area
- 5. Make great places
- 6. New and diverse housing
- 7. Movement for walkable neighbourhoods and a connected city
- 8. Greening the city and pathways to net zero
- 9. Aligning development with infrastructure
- 10. Collaborate and plan for a shared vision

Within the LSPS, Council has also outlined its strategic and site-specific ‘principles for growth’ that it will use as a guide in considering planning proposals for additional development capacity. This Planning Proposal is consistent with the strategic policy context which confirms consistency with the strategic principles for growth.

In terms of the site-specific principles for growth, the Planning Proposal is consistent with the LSPS given:

1



Align development and growth with supporting infrastructures

To use the necessary planning, funding and delivery mechanisms, provide local infrastructure, and collaborate with NSW Government on state infrastructure

By creating over 4,000 jobs during its construction and an additional 15,000 jobs after its completion, the re-development of Chifley Square on the doorstep of the new Martin Place Metro Station, is consistent with the objectives of the LSPS of aligning development and growth with supporting infrastructures. The Planning Proposal seeks an increase above the potential capacity of the existing commercial building on the site or what would be achievable within the existing planning controls to maximise the creation of jobs to sustain economic growth.

2

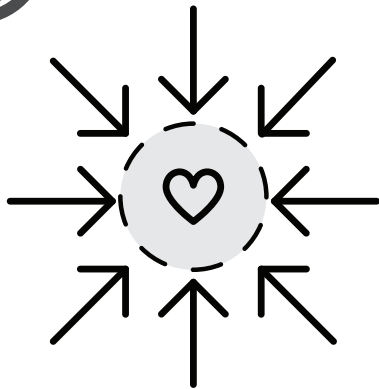


Growing a stronger, more competitive Central Sydney

To implement the draft Central Sydney Planning Strategy and prioritise space for business and enterprise activities while managing housing growth, providing infrastructure and guiding appropriate built form to create a world class city centre.

By providing a premium, high-end office product in Sydney's financial district, the re-development of Chifley Square seeks to provide new and innovative places for existing financial and emerging technology sectors. By responding to the opportunities presented by the market, the possibility of providing a high-quality built form outcome for the Central Sydney is made possible, further enhancing the city's global standing as a world class centre and making it an attractive proposition for future investment and conducting business.

3



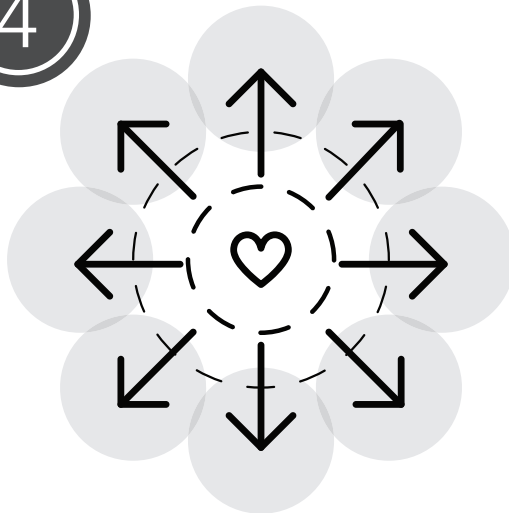
Creating great places

To plan for accessible local centres and high streets to be the heart of local communities, protect the character of our distinctive heritage neighbourhoods and iconic places, and deliver design excellence and high amenity in the built environment.

The Planning Proposal will also make an active contribution towards making Central Sydney an enjoyable place to work and play in. In addition to making a positive architectural contribution to the skyline, the re-development of Chifley Square will also seek to deliver improved public domain outcomes at street level while preserving the precinct's distinctive character.

The building itself will also seek to incorporate environmental sustainability initiatives to improve building performance to ensure compliance with targets for a greener city.

4



Movement for walkable neighbourhoods and a connected city

To plan local neighbourhoods so people have access to daily needs within a 5–10 minute walk, advocate for mass transit and transport services, ensure land uses match mobility investment and managing roads to reduce impacts and create great places.

The re-development of Chifley Square will also seek to deliver improved urban design outcomes for Chifley Square in anticipation of the arrival of the new Martin Place North metro station which will see an increase of up to 100,000 passenger movements across a single day. By providing high-end commercial floor space in close proximity to one of Sydney's most important pieces of transport infrastructure, the proposal mirrors the City's desire for land use to match mobility investment.





2 Urban Analysis

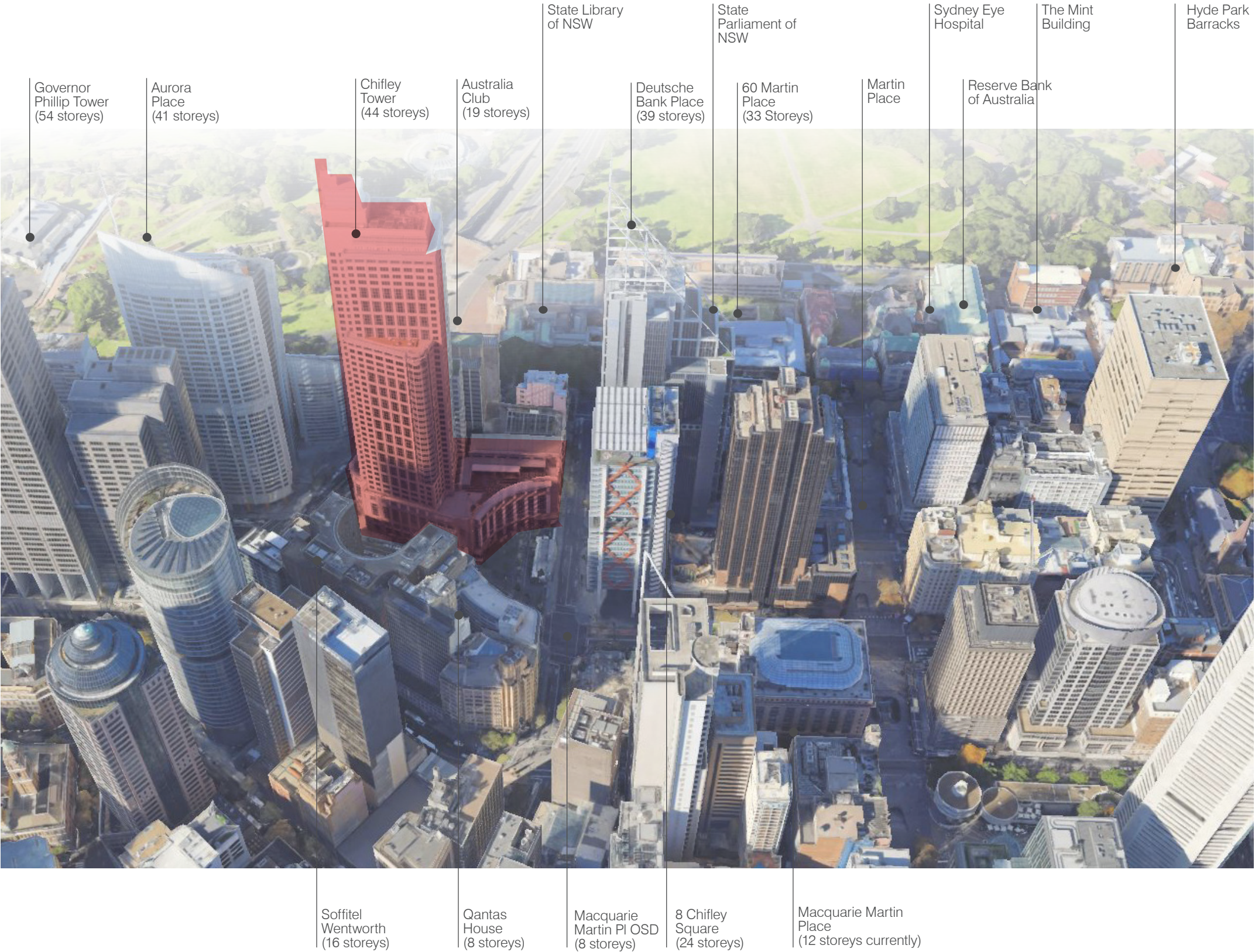
An assessment of the site and its surroundings has been undertaken to better understand the context in which it is located.

2.1 Existing Development Density + Heights

The Northern Tower Cluster within Central Sydney has a context of predominantly commercial buildings of varied architectural form and scale.

Along the eastern edge of Macquarie Street, are a mix of low and mid-rise buildings up to 55 metres in height and a line of high rise towers up to RL 200 in the block behind Macquarie Street which include 8 Chifley, Aurora Place, Governor Phillip Tower, Deutsche Bank Place, 60 Martin Place and the proposed Over Station Development in Martin Place.

This collection of tall buildings define the eastern edge of the Central Sydney skyline. The proposed tower at 2 Chifley Square is to be located centrally within this group of buildings and will provide a positive addition to the skyline when viewed from the wider Sydney Metropolitan region.



2.2 Proposed Development

A number of significant developments are currently under construction or are subject to planning approval in the area, to take advantage of the arrival of the new Metro at Martin Place. While these developments will significantly increase the capacity of commercial floor space around Central Sydney, few have the amenity that Chifley Square enjoy.



Macquarie Martin Place – North Site integrated station development

There is a Stage 2 State Significant Development Application (SSD 18_9270) approval for a new commercial tower above the northern entrance to the Martin Place Metro Station, which applies to the city block bordered by Hunter Street, Castlereagh Street, Elizabeth Street, and Martin Place. This building is expected to deliver 75,498m² of GFA in a building reaching RL 194 (approximately 174m) based on the approval documents.



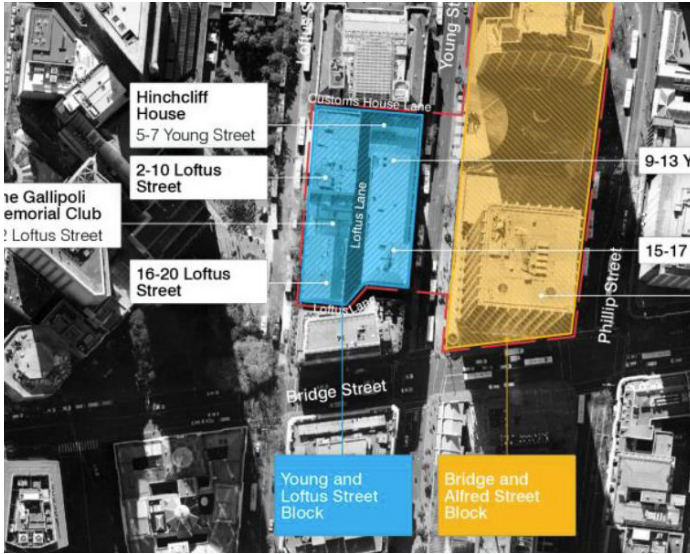
33 Bligh Street

This site is the former ‘Kindersley House’ site and is approved to accommodate a new 37 storey commercial tower and integrated Ausgrid substation (as approved under MP11_0092). This consent was issued in 2012 and was due to lapse this year unless the proponent had substantially commenced physical works on the site. The vacant site is currently being used as a stabling site for the Sydney Metro excavation works.



4-6 Bligh Street

This site is subject to a site-specific Planning Proposal that was exhibited between 24 July and 20 August 2018. This Planning Proposal will facilitate a new mixed office/hotel tower with an FSR of 22:1 and a maximum height of 205m; considered to be the first ‘super tower’ enabled by the Central Sydney Planning Strategy’s vision for the Sydney CBD. The site-specific planning controls have been exhibited and were presented back to Council in November 2018 for review.



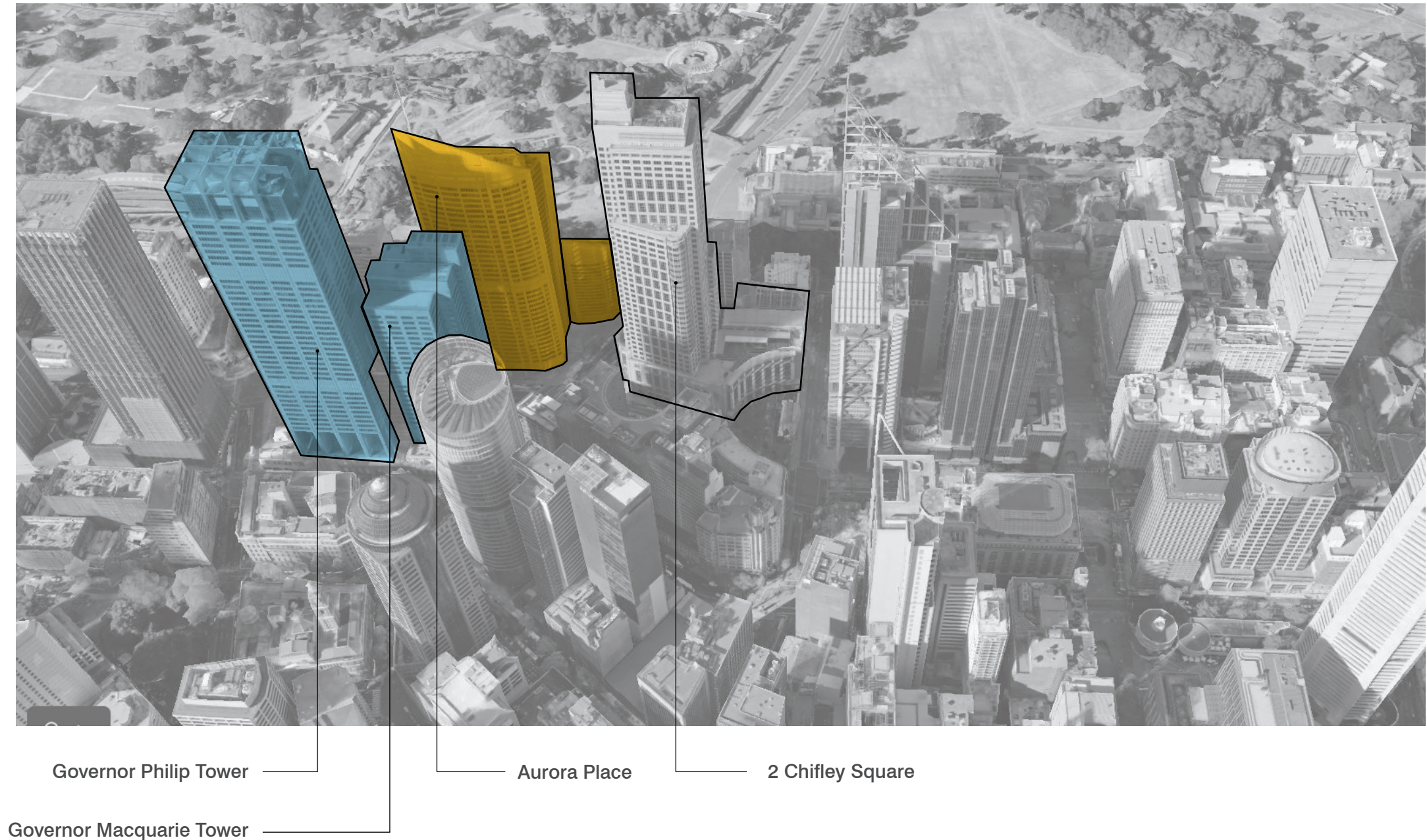
AMP Circular Quay Quarter Precinct

AMP Circular Quay Quarter Precinct, also referred to as the Quay Quarter Sydney Precinct, comprises two ‘development blocks’ bounded by Alfred Street to the north, Phillip Street to the east, Bridge Street to the south, and Loftus Street to the west. These blocks were the subject of a site-specific amendment to the Sydney Local Environment Plan 2012 (SLEP), which established detailed development standards for the site and remaining Quay Quarter Sydney precinct. A series of concept and detailed Stage 2 applications have been approved for the site and the delivery of buildings is underway.

2.3 Existing Two Tower Relationships

2.3.1 Two Tower Sites
Immediately adjacent to the Chifley Tower (to its north) are two comparable developments that combine two towers on the one site.

This relationship between towers is an important study in the context of 2 Chifley Square as it sets an expectation that two towers on the same site or sharing the same podium, from a built form and architectural appearance should be harmonious.



Existing Two Tower Relationships

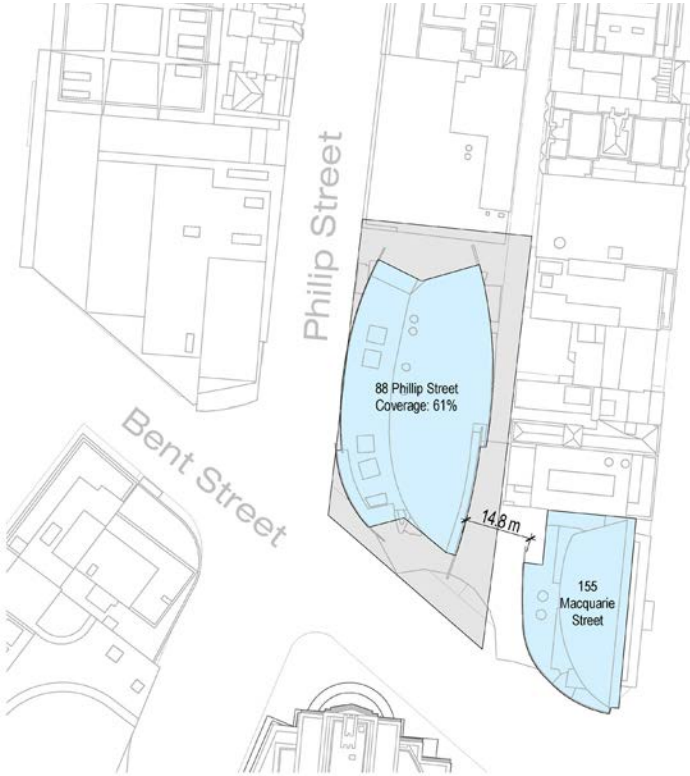
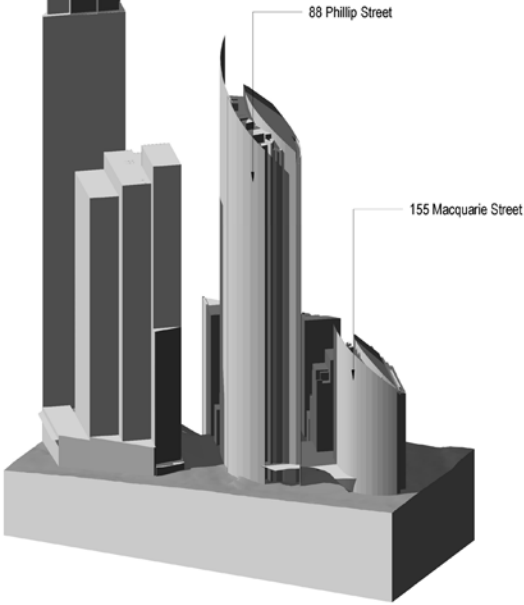
Aurora Place

Aurora Place consists of a 41 storey office tower and 18 level residential building with supporting ground level retail facilities around a piazza.

The buildings are not physically linked by floorspace at any location above the basement but are connected by a glass canopy over the piazza. Above this the buildings maintain a 14.8m separation.

The buildings were designed by Renzo Piano and completed together as a single development in the year 2000.

Both buildings whilst quite different utilise similar external materials including a distinctive milky white fritted glass which was inspired by the tiles on the Opera House.

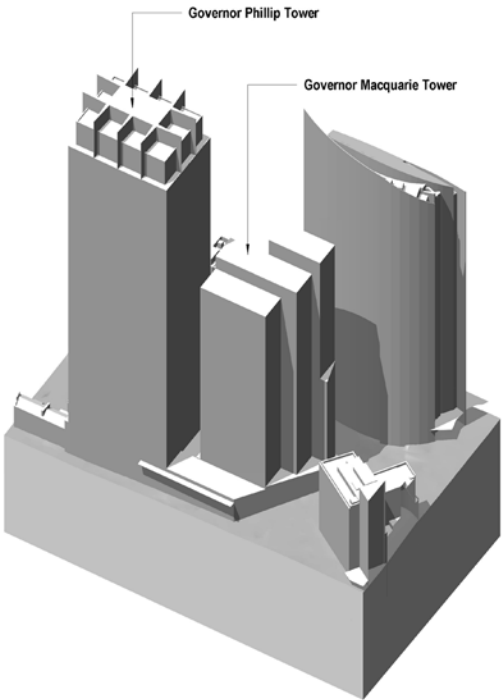


Governor Phillip Tower / Governor Macquarie Tower

Governor Phillip Tower, the Governor Macquarie Tower, and the Museum of Sydney are the main elements of one of the largest developments in the central business district of Sydney.

Governor Phillip Tower is a 62 storey commercial building which is connected to the 41 storey Governor Macquarie Tower (also a commercial office building). The buildings are physically connected by floorspace up to the 25th level. Above this they maintain a 10m separation.

Both buildings have similar facade treatments including pinkish grey granite and glass.



2.4 Special Character Areas

The site is located within the Chifley Square / Richard Johnson Special Character Area and directly adjacent to the Macquarie Street Precinct which defines the eastern edge of the city. It is important to ensure that new development on the site be consistent with the objectives outlined for both precincts.

2.3.2 Chifley Square

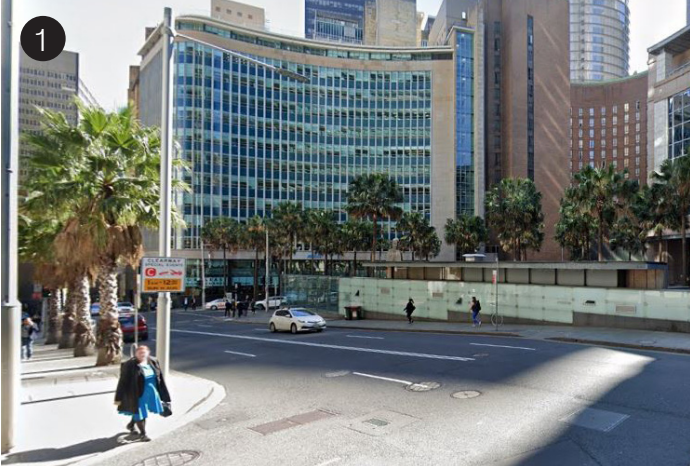
Chifley Square is a heritage asset, listed in the Sydney LEP 2012 and is a unique and historic semi-circular urban form, which includes the former Qantas House and Chifley Tower, which both follow a curved alignment.

The wider Chifley Square precinct also includes a portion of Hunter Street (between Macquarie and Pitt Street) and Richard Johnson Square which is located at the western edge of the character areas on the corner of Bligh and Hunter Streets, is a historically and culturally important monument marking the site of the first church in the colony.

Important views in this area include those to Chifley Square, from the curved façade of the former Qantas House and up Hunter Street from Richard Johnson Square looking west.



Chifley Square and Richard Johnson Special Character Area



The corner of Phillip Street (south) and Hunter Street-looking north illustrating the curved edge of Chifley Square defined by the podium of Chifley Tower and Qantas House, with the Sofitel Hotel located adjacent.



Chifley Square with the active edge created by the existing Avenue Cafe which fronts the square.



The pocket square is a great public space and resting area, located in a focal point on the north-west corner of Hunter and Bligh Streets. The square hosts an obelisk monument to Richard Johnson, to commemorate the South Site of the first church erected in Australia.



Constructed in 1936, the former City Mutual Life Assurance building is one of the best intact example of Art Deco style applied to a commercial office building in Central Sydney and is located adjacent to Qantas House.



Wentworth Hotel

2.4.1 Chifley Square Street Wall Building Heights

The DCP expresses street frontage height controls for the Chifley SCA at a minimum of 35m and a maximum of 45m. This is in recognition of the varied nature of podium heights that are identifiable within the immediate context of the square.

The existing podium on the site is 35 metres above ground level. The under croft of the 8 Chifley Square building which is located on the southern edge of Hunter Street establishes another datum which is lower than the 35 metre street wall datum, but when viewed from street level, visually reinforces the relationship between the two buildings.

The result is that the overall scale and proportion of the existing podium does not appear out of place along Hunter Street and works to mediate a range of different street wall scales within the area. While it is noted that both the Qantas building and the Wentworth Hotel along Phillip Street measure up to 47 metres in height, they reflect the maximum permissible height indicated under the controls for the area.

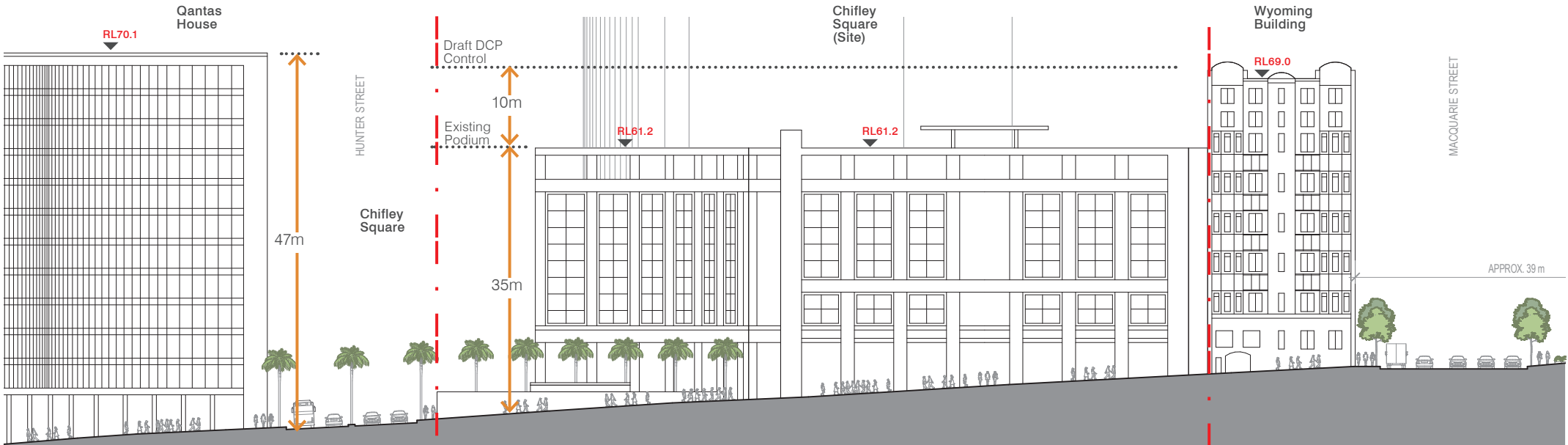
The minimum and maximum street wall heights identified in the Draft DCP in this context provides for a degree of flexibility in ensuring built form outcomes in the area maintain the overall amenity and character of the place.



The existing podium on the site is 35 metres above ground level has a similar height to the under-croft of the neighbouring 8 Chifley Square building which is located on the southern edge of Hunter Street and provides a good visual fit along the eastern portion of Hunter Street.



The view looking north to Phillip Street which illustrates the change in scale between the existing podium and Qantas House.



Partial northern elevation along Hunter Street of Chifley Square provides a lowered height of 35 metres which provides street wall height which mediates the change in topography between Hunter Street and Phillip Street.

2.4.2 Macquarie Street

The Macquarie Street Character Area marks a clear transition in scale and character from the dense urban fabric of the city centre to the green edge of the Domain and Royal Botanic Gardens.

The precinct includes a collection of historically significant public buildings such as the State Library, State Parliament, Sydney Eye Hospital and Hyde Park Barracks. A number of smaller, heritage listed buildings which range from 3-5 storeys are also located on the western side of the street which contribute to the diverse and varied mix of buildings which defines the western edge of Macquarie Street.

New development on the Chifley site will need to ensure that the unique character of Macquarie Street remains visually intact and does not become a dominant part of the visual language of the area.

A maximum 55m height limit in this precinct applies to non-heritage sites with a 10 metre setback.



Macquarie Street Special Character Area



Macquarie Street South at the intersection of Bent Street looking south is characterised by the planting of mature trees which line both sides of the street and a mix of low scale heritage buildings and contemporary tall buildings on the western edge.



The Mitchell Wing of the State Library of New South Wales is recognised as the oldest library in Australia.



Macquarie Street looking south, back towards Hyde Park needs to be considered.



The pair of buildings - 'Wyoming' and Horbury House are located adjacent to the site on Macquarie Street.



Macquarie Street looking north with distant views to the Opera House

Additional Height to Heritage Items in the Macquarie Street Special Character Areas

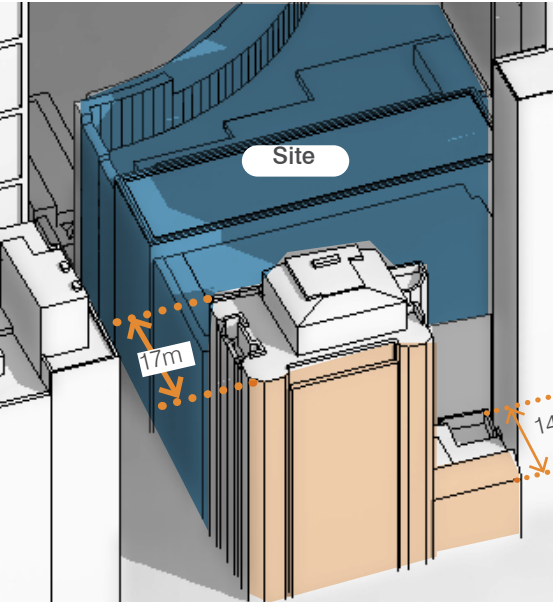
Under the SDCP 2012 and the DCP, heritage listed buildings within all SCAs are not permitted an increase in floor space or height. Heritage listed items to the east of the site, such as Horbury House and the Wyoming Building fall under this control.

While these controls supersede any other DCP built form controls, The DCP stipulates that a 10m setback above a heritage item street wall is an appropriate response.

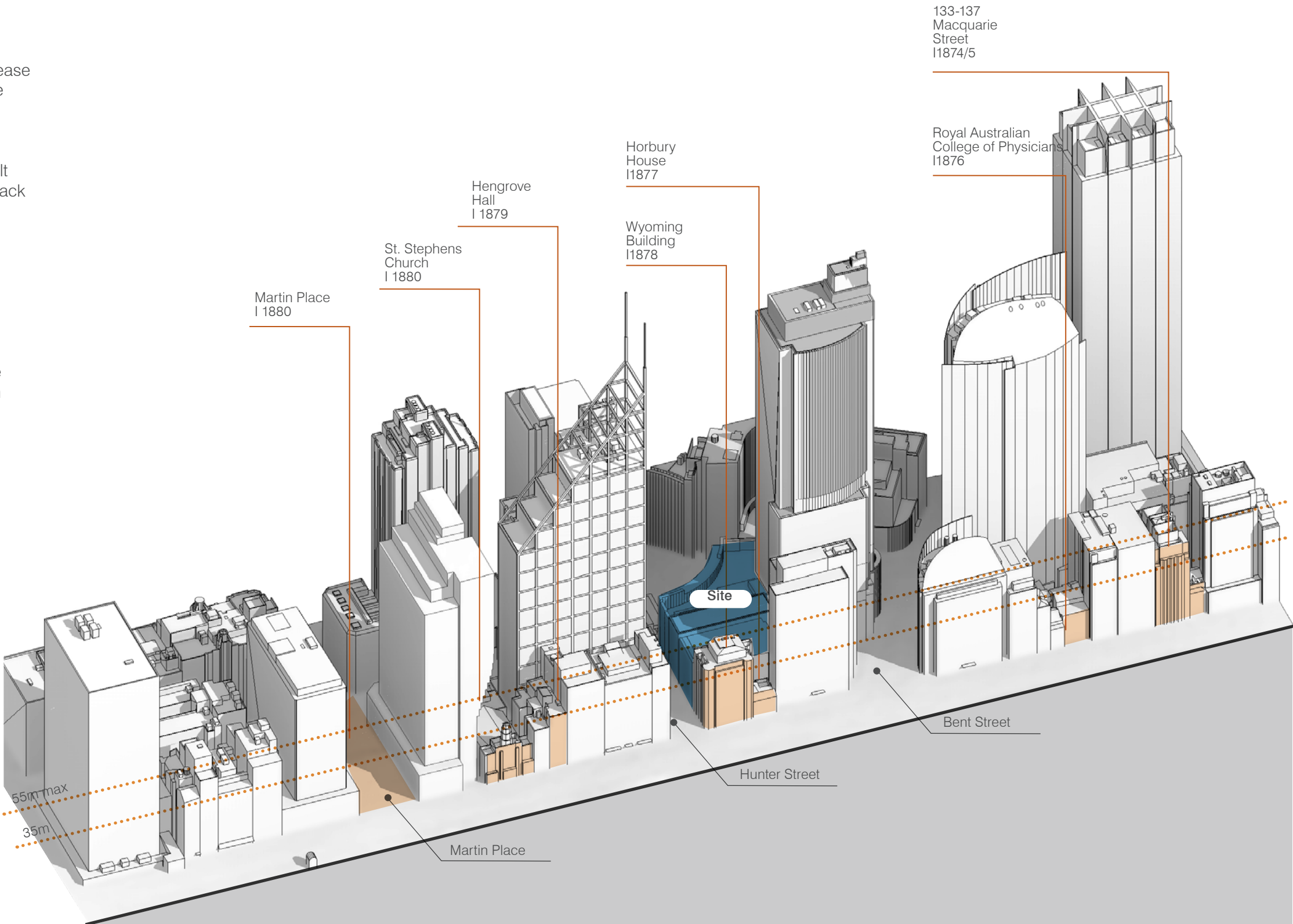
The depth of Horbury House and the Wyoming Building which abuts the eastern edge of the site ranges from 14-17 metres.

The likelihood of development on these two sites would be relatively low, given the application of the 10 metre setback to these buildings would result in minimal scope for additions.

A zero setback for the site along the eastern boundary should be considered for any tower envelope.



The building depth of Horbury House (14m) and the Wyoming Building (17m)



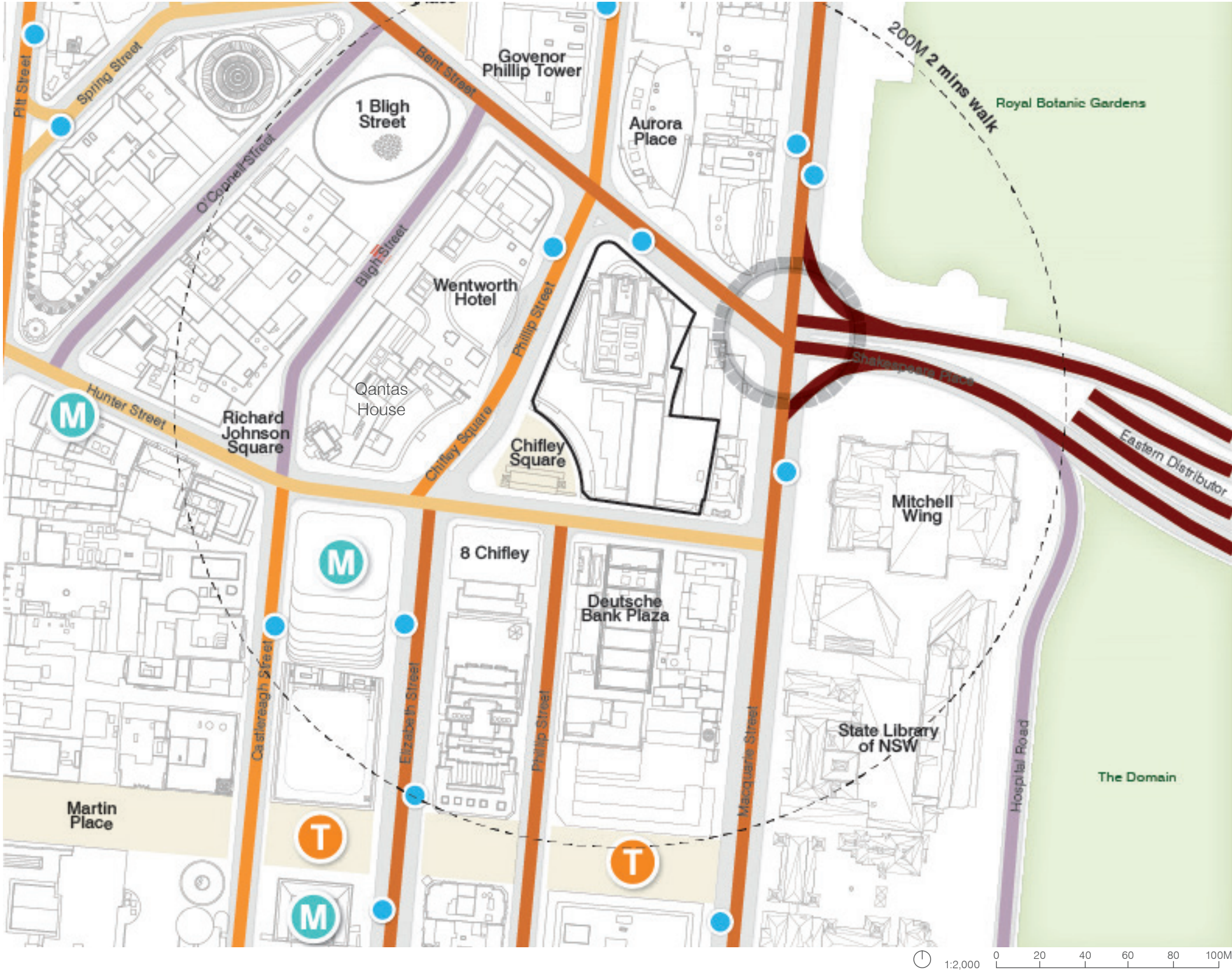
2.5 Vehicular Movement

The site is well connected and served by the existing road network.

The site has busy traffic routes along the northern boundary (Bent Street) and along the west boundary (Phillip Street). Phillip Street is the primary north-south vehicular street for Eastern Suburbs buses through Central Sydney, connecting Circular Quay in the north and to Bondi, Coogee as far south as Maroubra.

Bent Street is a two-way street which allows for connection to the Eastern Distributor in a southerly direction and is the point of arrival into the city northbound. The street also provides car park and loading entry into 2 Chifley Square and also provides services access to the adjacent Australian Club.

Hunter Street is a two-way street that is secondary to the others that facilitates east-west movement across the city. Macquarie Street is also a busy two-way street that facilitates the primary connection to the Eastern Distributor and the Cahill Express way.



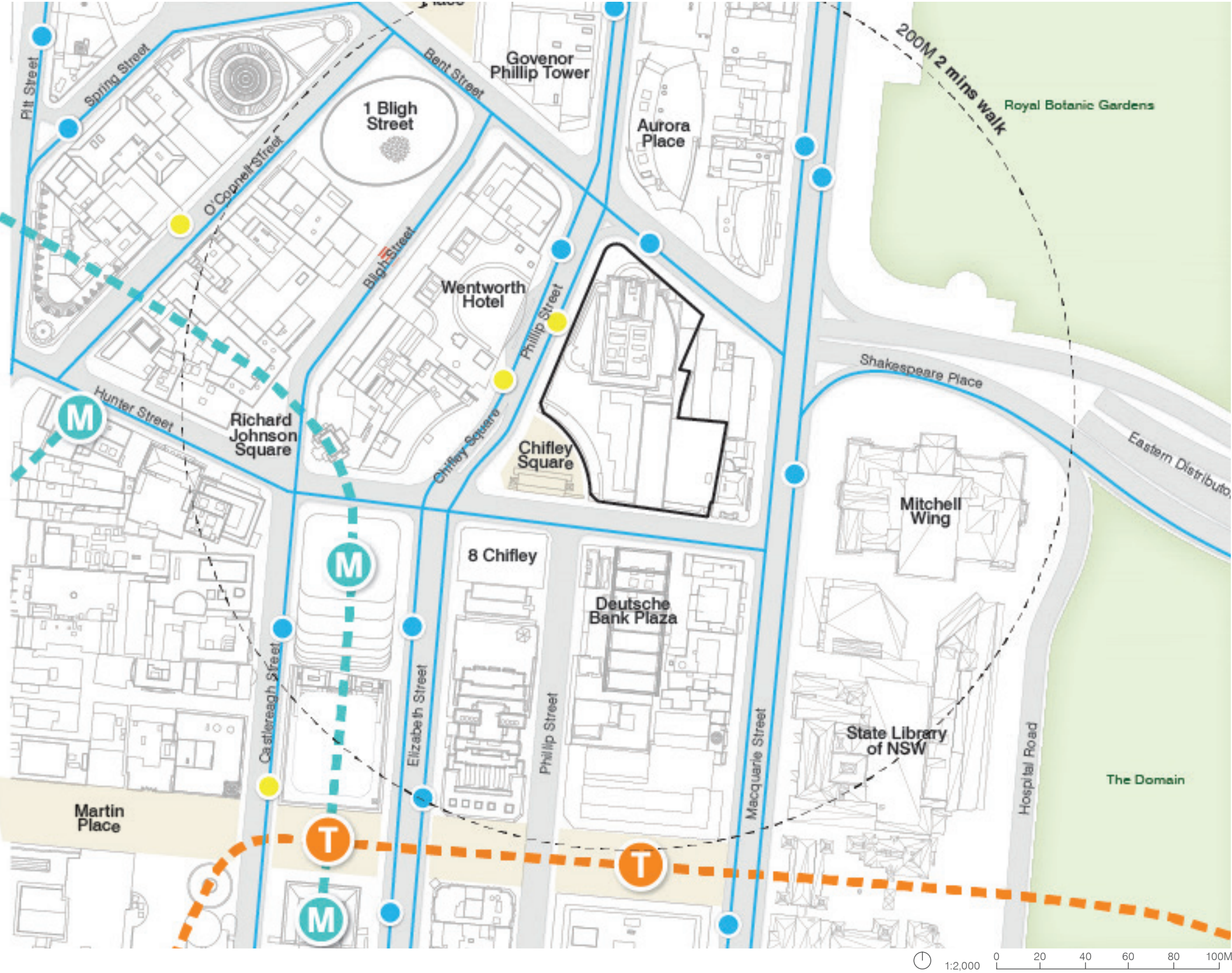
2.6 Public Transport

The site is well serviced by public transport, being located near the Martin Place train station and adjacent to its future Metro extension. In addition, alternative public transport services including major bus routes are adjacent to the site.

The two forms of public transport currently located closest to the site are train (Martin Place) and bus (Phillip Street). Martin Place Station is part of the T5 Bondi Junction and Illawarra Line which links the Eastern and Southern suburbs of Sydney to the city centre. The anticipated arrival of the Metro in Martin Place as part of the extension from the existing north-west line to the south-east via the city will significantly increase commuter numbers. The new station entry and associated development is located to the south-west of the site, providing even greater transport amenity to the precinct. Construction on the project started in 2020.

The precinct is also located only 200m away from the recently announced Sydney Metro West portal on Hunter Street which will provided services direct to Parramatta via Sydney's Inner West.

The precinct is also well served by a number of taxi ranks, all of which are located within a short walk from the site. These are located on Bent, Phillip and Bligh Streets.




2.7 Pedestrian Movement


The predominant pedestrian movement is identified as being north-south along the Phillip Street frontage, which is a reflection of the flow from the interchange at Martin Place Station on Elizabeth Street. There is also a significant pedestrian movement east-west along Hunter Street which has been earmarked by the City of Sydney as an active frontage.


The diagram shows the existing pedestrian network with an overlay of pedestrian movement (based on observation) within the vicinity of Martin Place Station and illustrates the movement of people along Phillip and Elizabeth Streets and between Pitt and Macquarie Street via Hunter Street.


The concentration of people moving along Phillip Street demonstrates its importance and the need to ensure that pedestrian amenity is enhanced with the introduction of the Metro and that Hunter Street will play an increasingly important role in filtering pedestrians across the city.


Legend


 Site boundary


 Metro Station


 Train Station


 Pedestrian footpaths


 Pedestrian crossing


 Through site link (open to sky)


 Through site link (integrated into building)


 Laneways

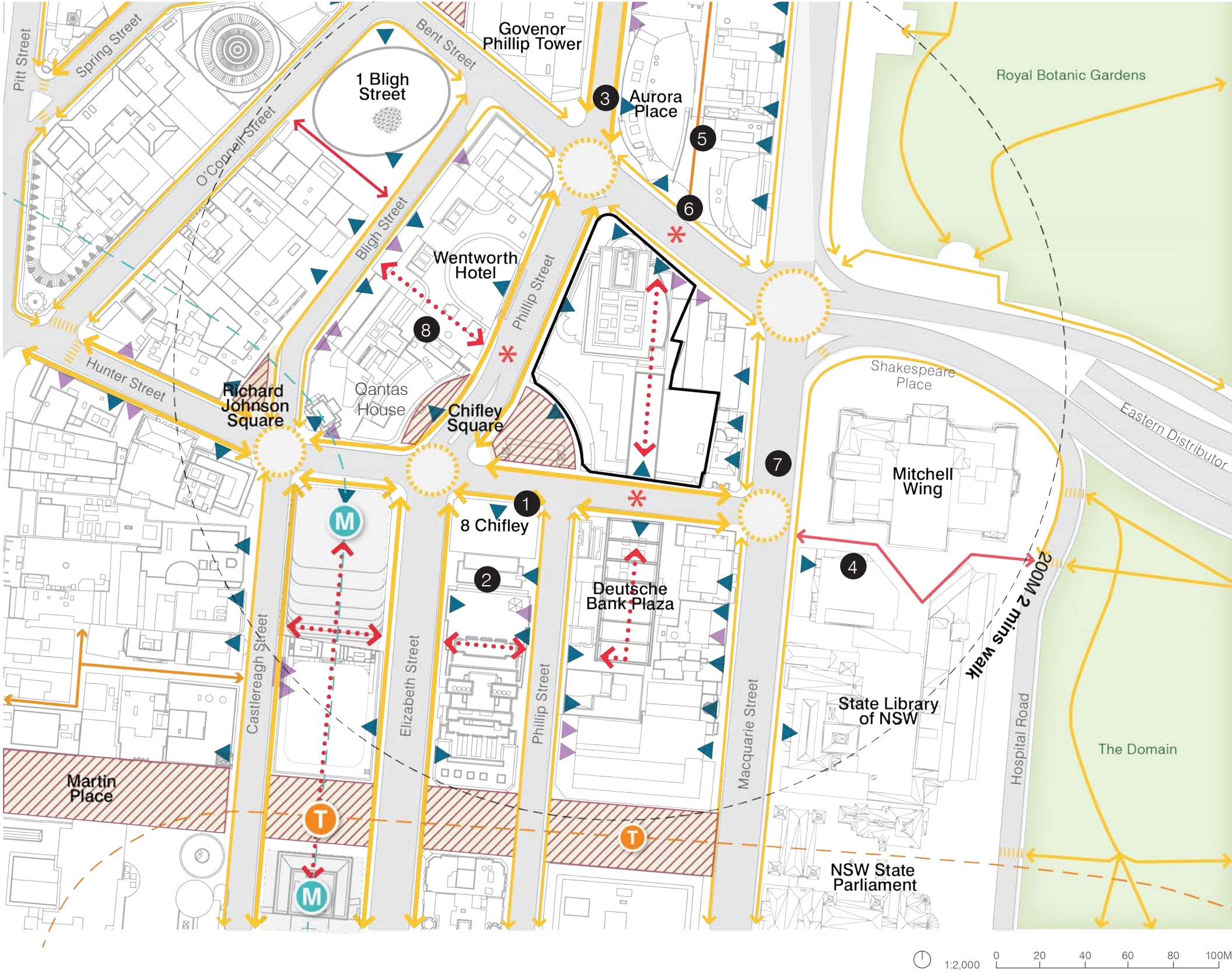
 Through site link crossing points

 Major public space

 Building entry

 Vehicular entry

 Signalised intersection



Through Site Linkages + Laneways:

Mid-block through site links provide an alternate means of pedestrian movement between large city blocks and can be an enclosed thoroughfare within a development or a laneway.

The success of the through site connections within this part of the city is varied. These existing connections are generally underutilised and are characterised by:

- links that lead pedestrians to locations that were accessible using existing streets.
- links that lead to dead-ends or passages that do not connect pedestrians with major transport infrastructure or important destinations.
- public access restrictions to the operational hours of the building in which it is located.



The Avenue Cafe forms a hard inactive edge to Hunter Street and only activates the Chifley Square interface.



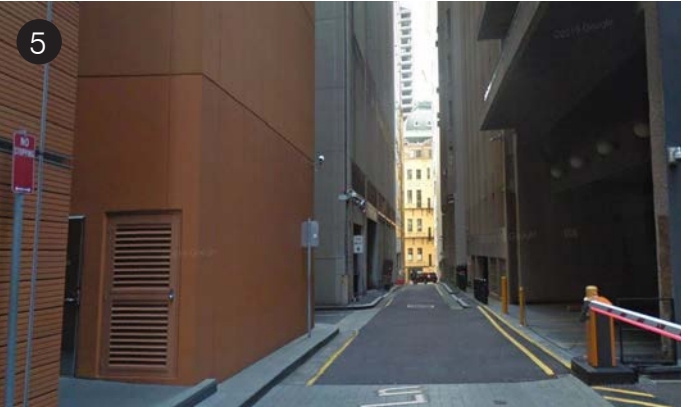
The southern edge of the site which is defined by 8 Chifley Place. It provides a generous footway along Hunter Street but offers pedestrian little shade or wind protection.



Phillip Street north demonstrate two different architectural treatments to the street with the same outcome. Both sides of the street are largely inactive, offering little weather protection to pedestrians on the street.



A successful through site link accessible at the end of Hunter Street to the domain via the State Library is well used throughout the day.



Phillip Lane is used primarily as a service road and is rarely used by pedestrians as it offers little benefit in terms of amenity or convenience.



Despite being pedestrianised, Phillip Lane is used primarily as a service road and is rarely used by pedestrians as it offers little benefit in terms of amenity or convenience.



Macquarie Street has a strong green character which is characterised by extensive mature street tree planting and generous paved footpaths.



The through site link located within the Wentworth Hotel facilitates a poor urban outcome as it is rarely used.

2.8 Active Frontages

Despite being located at centre of one of Sydney’s major commercial, cultural and transportation crossroads, there is a clear absence of successful active frontages, particularly along Hunter and Bent Streets.

The SDCP 2012 section 3.2.3 requires that the site provide an active frontage to both Bent and Hunter Streets, which continue for the length of the street block.

Large sections of both Hunter and Bent Streets are inactive not due to the location of vehicular entries, but building interfaces that do not support active frontages due to their design at street level.

At over 50 metres in length, the sites Hunter Street frontages presents an opportunity to re-organise the podium to facilitate the introduction of uses which promote greater activation along the street edge.

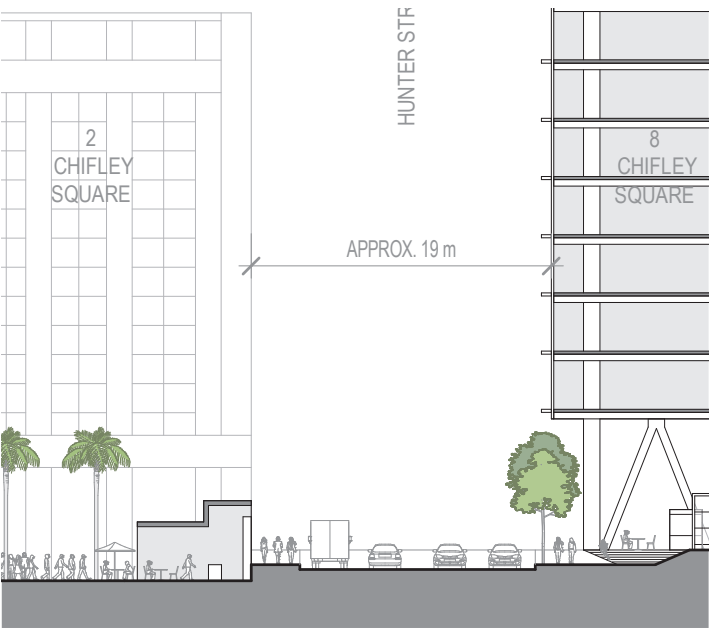
The existing edges to Chifley Square are only partially active during the day and could be better utilised. Spaces within colonnades to existing frontages along Hunter, Phillip and Chifley should be re-considered as part of an opportunity to provide new active uses to the street.

There is also an opportunity to re-think the Avenue Café interface to the southern edge of the square. The café turns its back on Hunter Street, creating additional challenges to activation for the street.

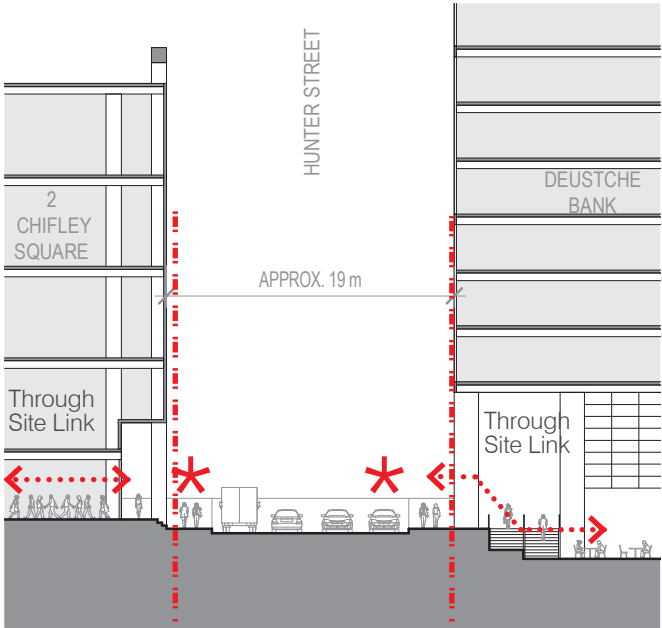


- Legend
- Site boundary
 - Metro Station
 - Train Station
 - Active frontage (retail/ glazed interfaces etc)
 - Non-active frontage
 - Vehicle entry
 - Major public spaces
 - Section

The re-thinking of the Square as a whole presents a key opportunity to re-consider the location of the Avenue Café interface to the southern edge of the site, given the square’s need to accommodate additional pedestrian traffic and its current design which largely turns its back on Hunter Street, creating additional challenges to activation for the street.



Section A - The Avenue Cafe has a one sided interface which addresses the square and turns its back on Hunter Street.



Section B - The section describes the disjointed nature of the through site links at points for road crossings here buildings on both sides of the street facilitate poor street activation outcomes.



The lower section along Hunter Street provides a good example of street level of activation with outdoor dining uses and shade providing a high level of amenity for patrons.



Partial northern elevation along Hunter Street is characterised by a series of static built form elements which do not encourage activation. The Chifley Square podium is over 50m in length and can provide substantial benefit to Hunter Street.



The through site link of Deutsche Bank Place is rarely used by pedestrians as the link terminates mid-block leading only to Phillip Street offering little or no benefit.



Chifley Square is only activated by The Avenue Cafe. There is an opportunity to enhance activation by providing better, more active uses around the edge of the existing podium.

2.9 Public Domain

2 Chifley Square is located on the doorstep of many iconic public open spaces which are tied to Sydney’s rich cultural identity. The site’s proximity to these spaces enables it to take advantage of the amenity these spaces afford.

Chifley Square

Chifley Square serves an important social function as one of the major public open spaces located on the south east corner of the site. Its significance will further be enhanced with the arrival of the Martin Place Metro. A corresponding increase in pedestrian traffic will place additional pressure on the square.

As part of a re-organisation of the existing podium, the spaces around the square including the colonnades should be better utilised to activate the square. The location and positioning of the Avenue Café, while fulfilling its current purpose may also need to be re-considered to prioritise pedestrian movement and flows around the square.

Royal Botanic Gardens + Domain

The Royal Botanic Gardens comprises a series of open park lands across 51 hectares, which include the Domain. The landscaped setting of the gardens provide an important counterpoint to the urban edge of the city centre, providing an important place of respite and recreation.



Martin Place

One block south of Chifley Square, Martin Place is one of Central Sydney’s most significant urban rooms and plays a prominent role in the cultural and commercial life of the city. Connecting the civic precinct of Macquarie Street back to Sydney’s spine of George Street, the pedestrianised connection is protected by a solar access plane and is highly trafficked and used frequently at all times of the day.

Richard Johnson Square

Richard Johnson Square is historically and culturally significant place, marking the site of the first church erected in Australia. The small pocket square is located in the north-west corner of Hunter and Bligh Streets and is a locally listed heritage item, forming part of the Chifley Special Character Area.



Chifley Square offers pedestrians shade and sun but enables activation to one edge of the square.



Martin Place is one of the most prominent civic rooms in Sydney.



The Royal Botanic Garden includes the Domain to the south and is Central Sydney’s largest single open space.



The Domain is another key civic space which caters for the city’s more casual social and civic gatherings playing host to a number of music festivals and events.



The Richard Johnson Square is a small but significant urban space which is located at the corner of Castlereagh and Hunter Street.

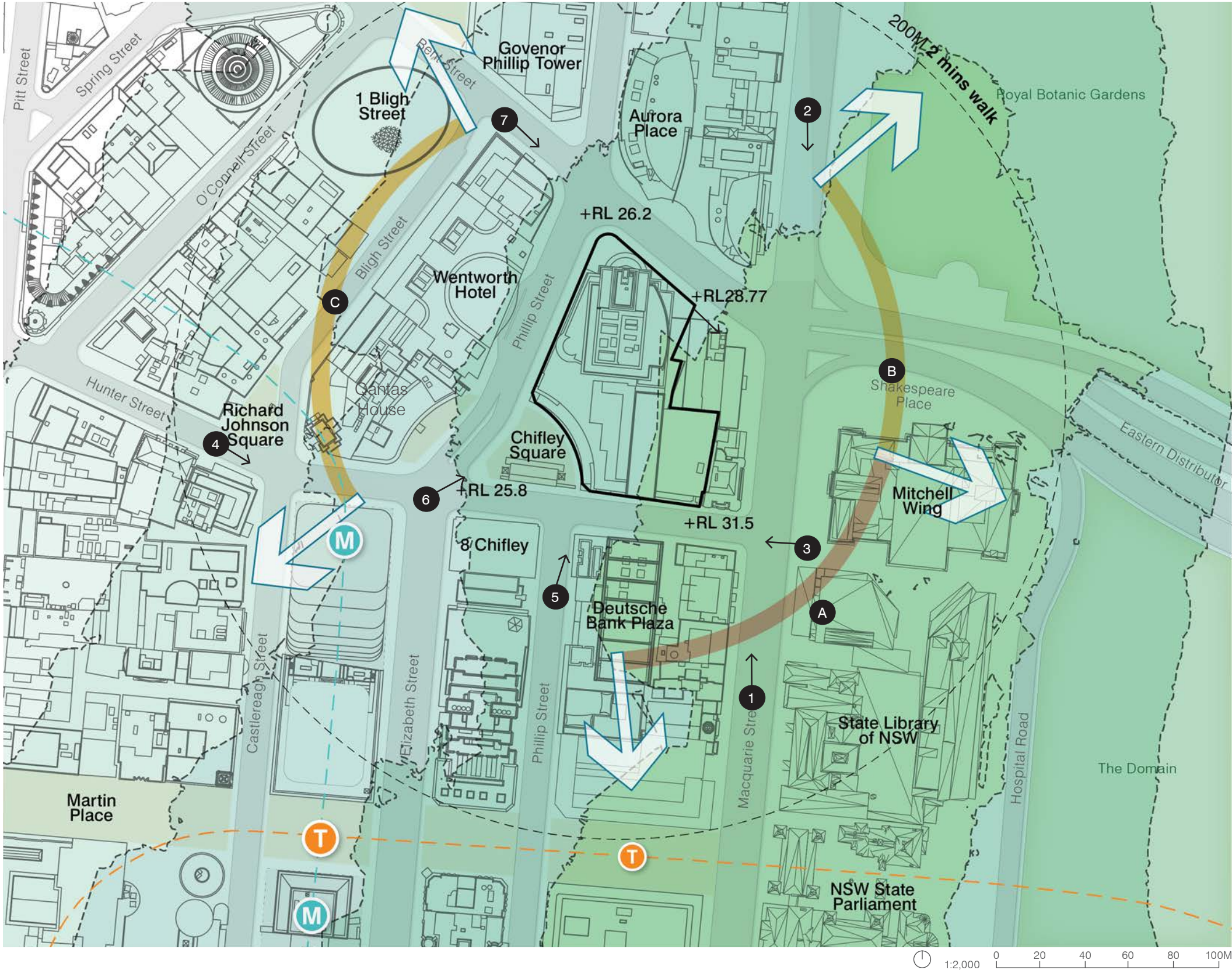
2.10 Topography and Views

The site is located on the eastern fringe of the city at the highest topographical point. It is highly visible from a number of prominent locations both within its immediate urban context, but also more broadly across the harbour.

At street level, the site is defined by gentle falls from north to south along Macquarie and Phillip Streets with an approximate grade of 1:20, which is ideal for pedestrians. The falls from east to west are steeper with grades at between 1:10 and 1:15 on Bent and Hunter Streets respectively.

The change in topography in the east-west direction provides some challenges in terms of pedestrian access along Hunter Street and the level change to Chifley Square which is currently mediated by the Avenue Cafe on the southern edge of the square.

The prominent location the site occupies means that it is highly visible from a number of locations beyond its immediate urban context and locality. The visual impact will also need to be considered from these vantage points to ensure the new development has a positive impact on the skyline.





The site has commanding and uninterrupted views of the Domain and Botanic Gardens out to the eastern suburbs which makes it a highly desirable location.



View from Macquarie Street (south) looking north is an important street view identified by the Macquarie Street Special Character area which describes the low-medium rise scale of built form to the street, with taller buildings behind.



View from Richard Johnson Square The vista looking from Hunter Street looking east, from the future metro station (right) with the podium to Chifley located uphill.



View from Bent Street west from the midpoint of Bent Street towards Macquarie Street has been identified as a key view for consideration in relation to Chifley Square under the CPSP.



Views to the north-east also afford the site with uninterrupted views out to Sydney Heads and Manly.



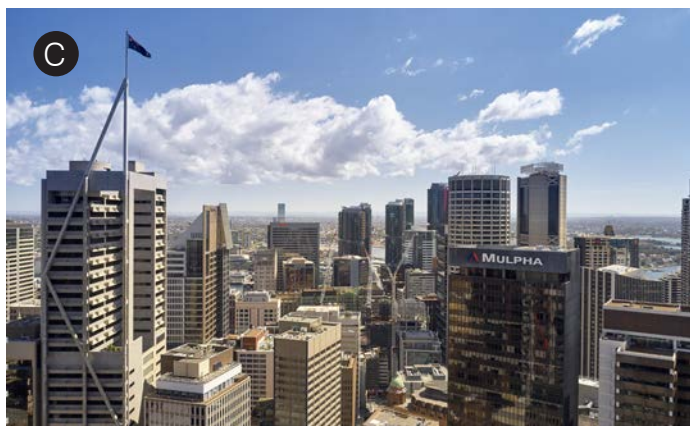
View from Macquarie Street (north) looking south back to Hyde Park is identified as a significant view for consideration in relation to the Macquarie Street Character Area.



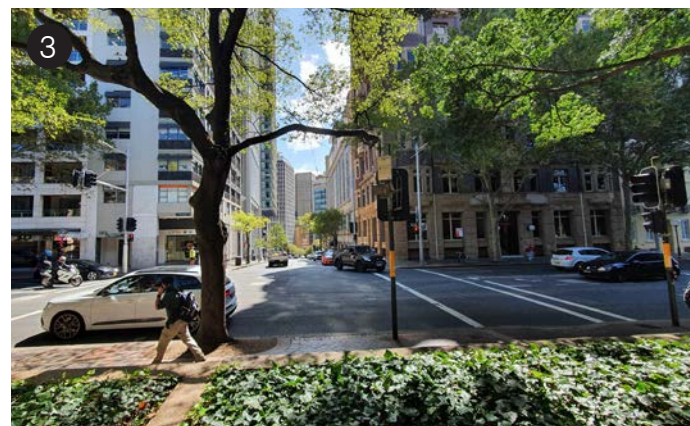
View from Phillip Street (south) looking north reveals the vista to Chifley Square podium, which will be impacted by the re-development.



Views from the Botanic Gardens and the Domain will need to be considered as the tower will form a significant addition to the skyline.



The view back across the western side of the site also provides a unique perspective of the city centre out to the Blue Mountains.



View from Macquarie Street looking west down Hunter Street provides a clear indication of the street wall height and a vista back down Chifley Square.



View at the corner of Elizabeth Street looking north-east to Chifley Square reinforces the importance of a response which is sympathetic with the context of the existing square.



View looking south-west from Yurong Point is a significant district view identified in the CPSP.

2.11 The Chifley Square Development

Chifley Tower was constructed over 20 years ago and remains a highly desirable location for a high profile legal and financial institutions to call home due in part to its incredible position within Sydney's financial district.

Given the continued growth of the city centre core, and ongoing demand for premium office grade space, Chifley tower is well placed to assist in addressing this floor space demand.



Access to transport

Chifley Square is already well located to existing bus and train services. With the arrival of the new metro to south-western Sydney, at Martin Place, Chifley Square will be even better connected to the Sydney Metropolitan Region.



Access to open and civic spaces

Located less than 50 metres from the Domain and Botanic Gardens the site is also blessed with access to other significant civic spaces such as Martin Place.



Iconic + Central location

Located in the heart of the financial district, at the eastern edge of the city, the building is in close proximity to other major landmarks such as Martin Place, Parliament House and Hyde Park Barracks.

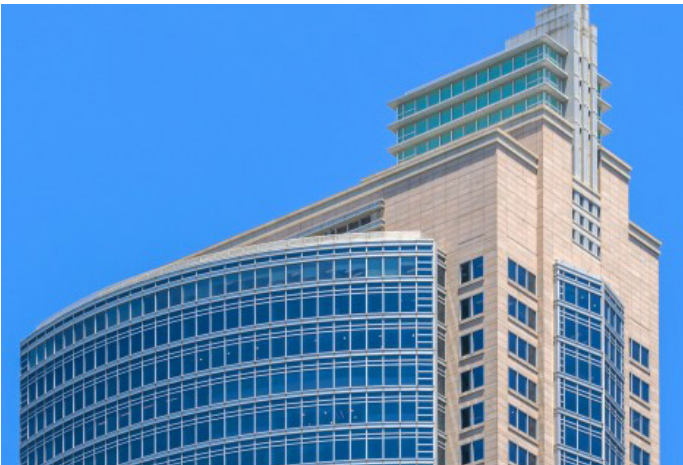
Iconic design

Designed by New York architects Kohn Pedersen Fox in association with Sydney firm Travis Partners, Chifley continues a tradition of architectural strength, inspired by the iconic, art deco buildings of New York.

A landmark in the Sydney skyline, Chifley towers over the city, built from quality materials of sandstone, marble and steel with stunning views over Sydney Harbour.

Building Form

The impressive curved glass façade on the eastern side of the building was designed to represent a glass sail, inspired by Alan Bond's celebrated America's Cup victory in 1983.



The base/podium of the tower is curved to match the contours of the Qantas House, now the ANZ building, opposite Chifley Square.

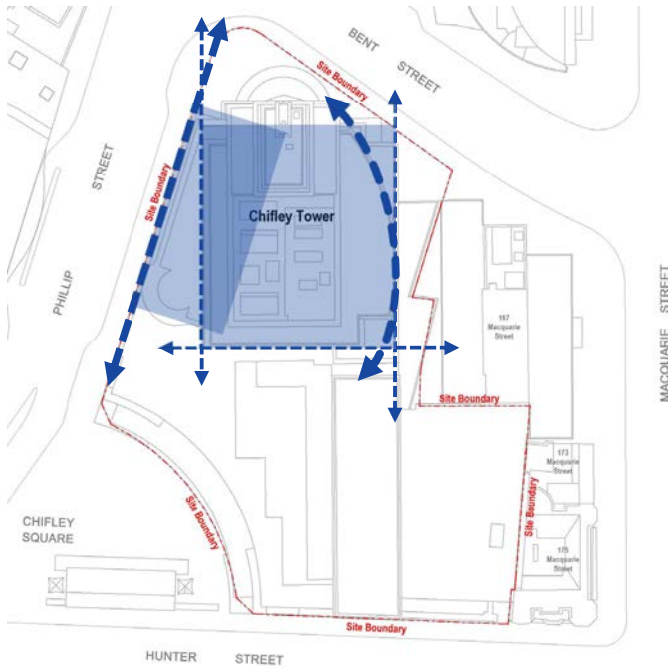


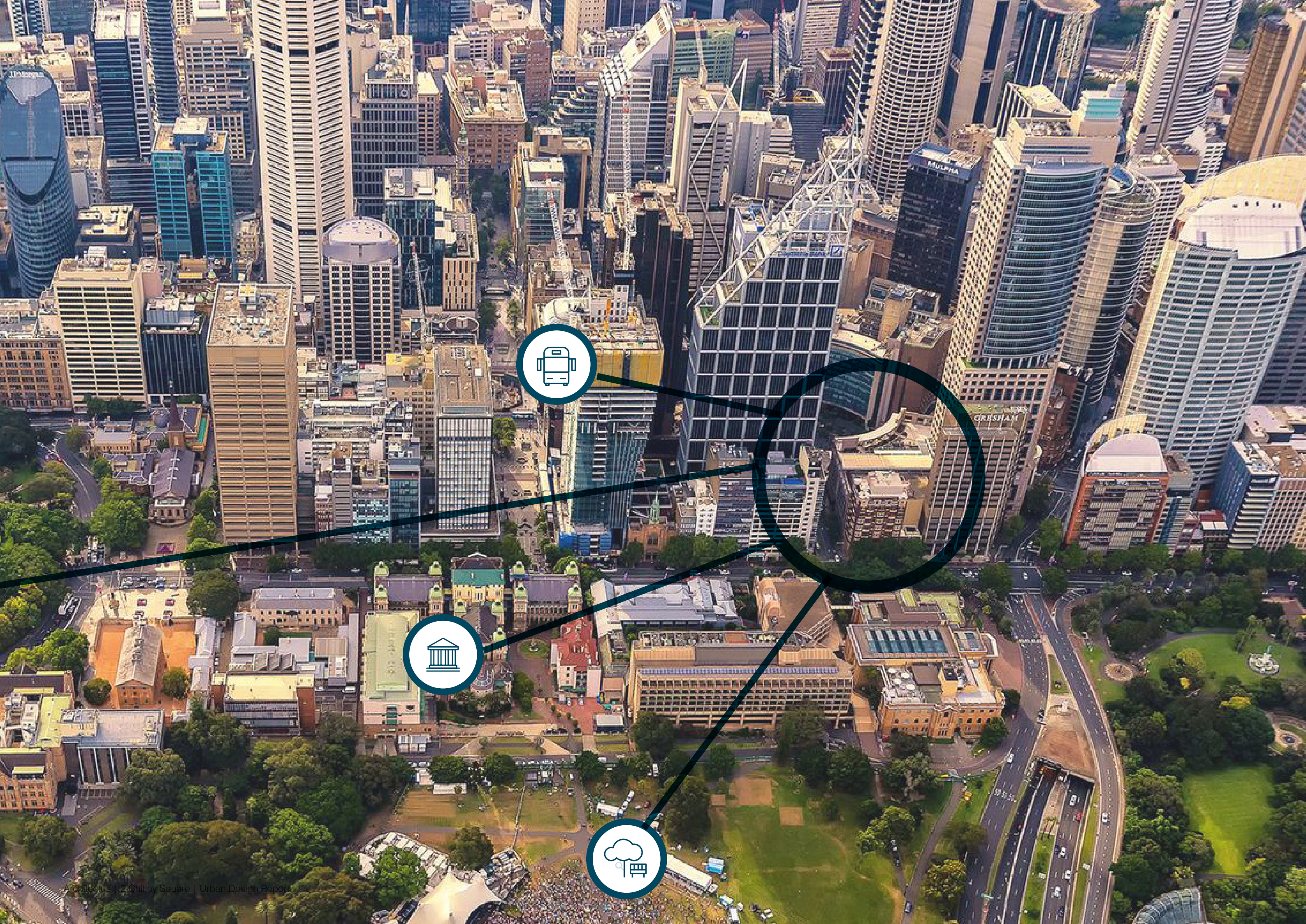
Setback alignments

The irregular shaped block means that a number of alignments have been adopted to articulate each facade of the building.

The mid tower aligns with Philip Street on the western side of the site whilst the upper tower has an orthogonal north-south east-west alignment.

The feature curved east facade is aligned to take in sweeping views of the harbour, the domain and the eastern suburbs.





The Chifley Square Development

2.11.1 Building Entries

The existing building has the following points of entry:

Phillip Street

The primary building entry to the existing tower is located off Phillip Street, and features a lobby that connects the Chifley and Bent Street entries.

Chifley Square

The Chifley Square entry is heavily used, as it is the closest point of entry from Martin Place station and is also a short walk from Macquarie Street.

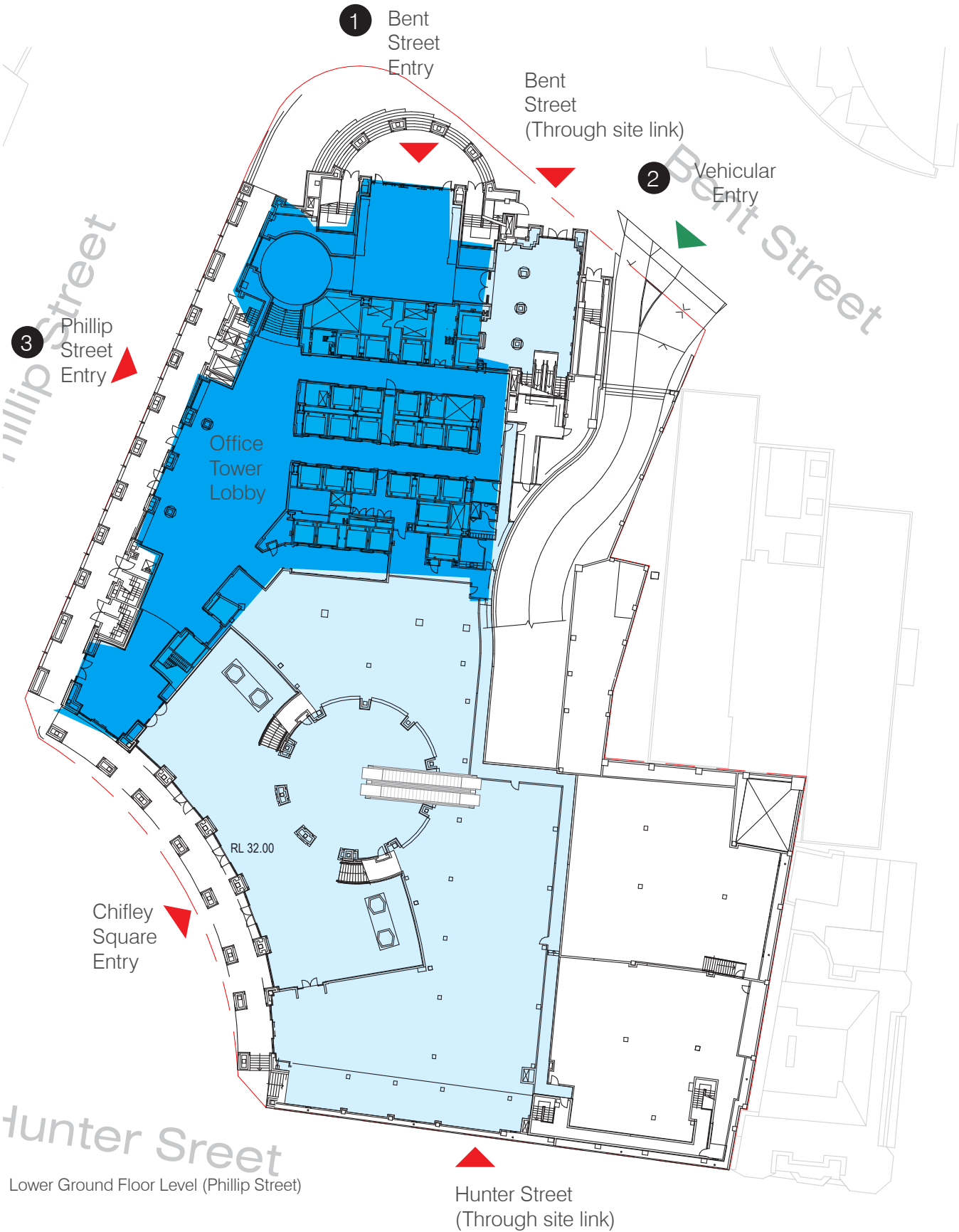
The entry also facilitates access into the first two levels of the podium which comprise boutique retail, food and beverage outlets.

Hunter and Bent Street

These entries serve as secondary mid-block entries into the building while also connecting the two east-west streets. Characterised by their small entries, the links are difficult to locate, sat behind the heavily dressed stone facade of the existing podium.

2.11.2 Car Park Basement Access

The existing development currently has one vehicular and services access located off Bent Street. Under the CSPA, the location of new driveways are not permissible along Phillip Street (north) and Hunter Streets. The retention of the vehicular entry will need to be a priority to ensure compliant vehicular access.



The building's podium is heavily characterised by a colonnade that runs along its perimeter and is largely ornamental. It is rarely used to support active frontages.



The only vehicular entry for the site is located mid block on the eastern boundary next to the Australian Club site. The existing clearance is 3.6m and is currently non-compliant .



The Phillip Street entry is characterised by the colonnade which runs the length of the podium facade.

2.11.3 Building adjacencies

Wyoming Building and Horbury House

The ‘Wyoming’ Building is an 8 storey commercial building located on the site’s eastern boundary and is one of two heritage buildings on the block. The adjacent building known as Horbury House is a much smaller Georgian Cottage located within the draft National Heritage Register Curtilage for the Governor’s Domain and Civic Precinct. Both buildings have been built to their boundary on all sides, with the exception of the Wyoming Building’s western edge which introduces a 1.5m setback to accommodate a set of windows which are positioned vertically on the upper levels of its façade.

The relatively shallow footprint of the buildings would suggest that although these windows in Wyoming would assist in providing light and air, they are not the primary windows for the building and may possibly be removed without a serious impact on the amenity of the building. The majority of windows to both buildings are located on the eastern elevation facing Hunter and Macquarie Streets where the best light, air and view amenity is greatest.

The combined area of the two sites is 565m² and at its greatest has a lot depth of 17 metres. Given the 10 metre setback applicable under the Macquarie Street SCA, the likelihood of development above these two heritage buildings is unlikely.

A zero setback for any development envelope above the existing podium for the 2 Chifley Square site could be considered in this instance.

Australian Club

The 19 storey commercial building is located on the north-eastern edge of the block and partially shares its boundary with the site. Owing to its relatively shallow lot depth and its prominent address to Macquarie Street, the building’s blank concrete core is located to the rear of the site, which also forms its interface with the Chifley Square site.



The Australian Club interface to the site’s south-eastern boundary is primarily a blank wall with no windows.



The western elevation of the Wyoming building have secondary windows located on its boundary, which (with the exception of one window to Hunter Street the side) are setback from the boundary in accordance with a ground level easement.



The northern and eastern (Macquarie Street) elevations to the Wyoming Building have a series of openings which provide it with multiple locations to revive daylight.

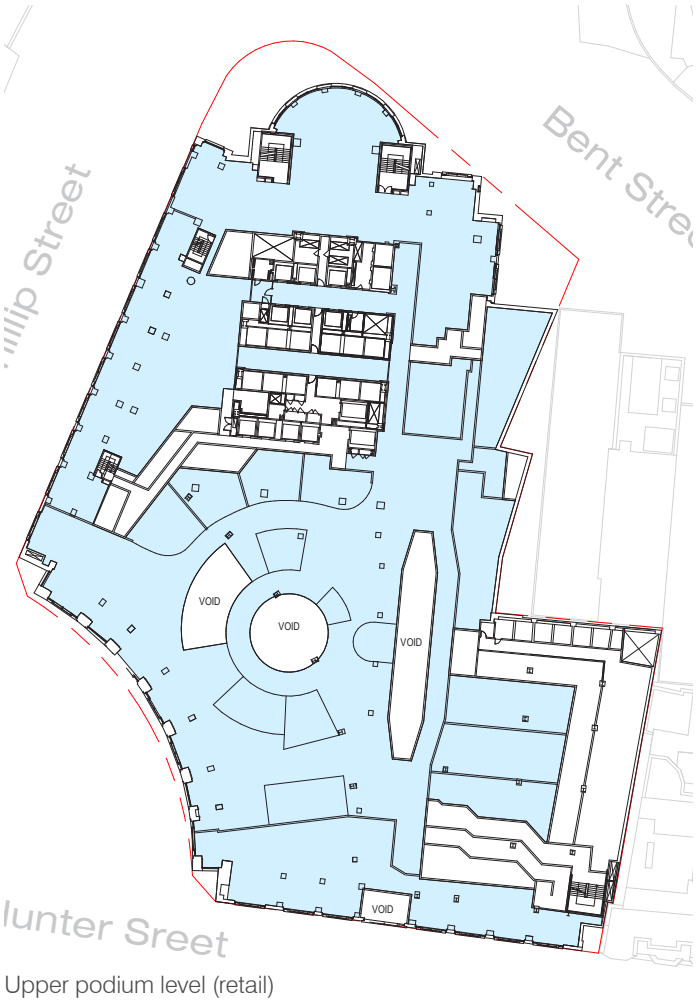
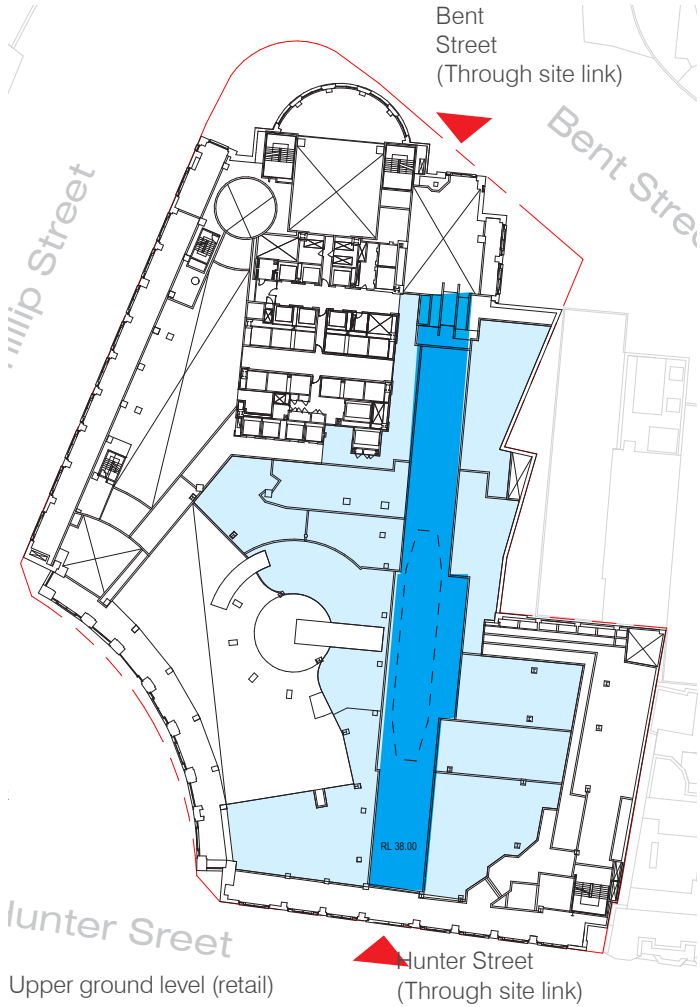
2.11.4 Through Site Link + Retail Arcade

The through site connection which runs from Hunter to Bent Street is located mid-block between Macquarie and Phillip Street, serving a number of small boutique retail stores.

The internalised nature of the link and the underwhelming scale of the entry at both ends mean it is generally overlooked by pedestrians as a link. This is particularly evident along Hunter street where the entry is hidden behind the line of columns which front the street and is flanked by blank walls on both sides.

As with other similar links within the area, this connection in its current configuration fails to provide pedestrians with any meaningful connection to destination

There is an opportunity to place greater emphasis on developing enhanced activation along the edges of Chifley Square, where the pedestrian amenity is greatest and a safer and more pedestrian oriented environment can be realised along Hunter and Phillip Streets.



The southern end of the through site link features escalators for access up to the second level which houses a food court.



A view of the Hunter Street through site link entry point.



A view of the Bent Street through site link entry point.

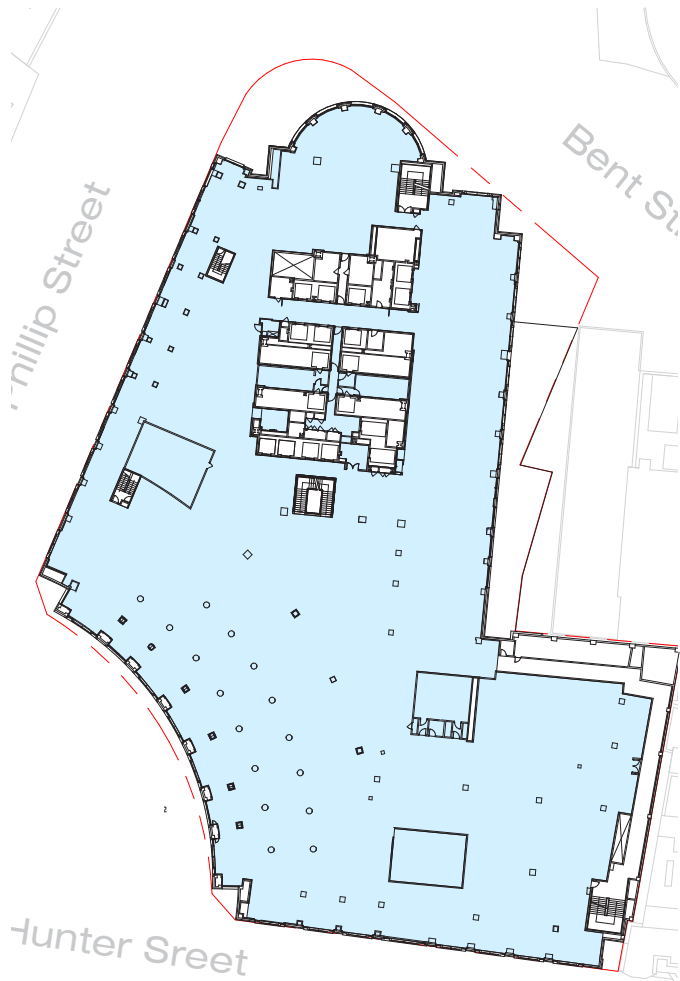


The podium uses inside are generally boutique stores and food court retail.

2.11.5 Commercial Floor Space

The lower levels within the podium are large format, contiguous floor plates which are up to 2500m² in gross floor area and are home to a financial institution who occupy them as trading floors. The floors' general lack of natural daylight penetration and the existing structure of the podium provides challenges to creating an efficient and modern workplace design.

Beyond the podium, the tower floor plates are more compact and are served by low and high rise lifts which are arranged in a central core configuration. The size of these floor plates are significantly smaller and have an approximate 1700m² GFA.



Typical Commercial Podium Level



Lower floors within the podium house large format spaces for uses such as trading floors for financial institutions.



Typical Commercial Tower Level



The existing tower has sweeping views of the Harbour and the Botanic Gardens.

2.12 Opportunities

- 1

Preparing Chifley Square for the arrival of the metro: The square will play a vital role in the way in which pedestrians move through this part of the city, particularly with the arrival of the new Martin Place Metro station. The site is well placed to provide additional pedestrian capacity in the area supplemented by active uses which will breathe new life into the square.
- 2

Prioritising active frontages to Hunter and Chifley Square: 2 Chifley Square occupies over 50 metres of important street frontage along Hunter Street which is largely underutilised. The street along with the square represent an important opportunity to re-imagine how these interfaces can make more positive contributions to the life of the street.
- 3

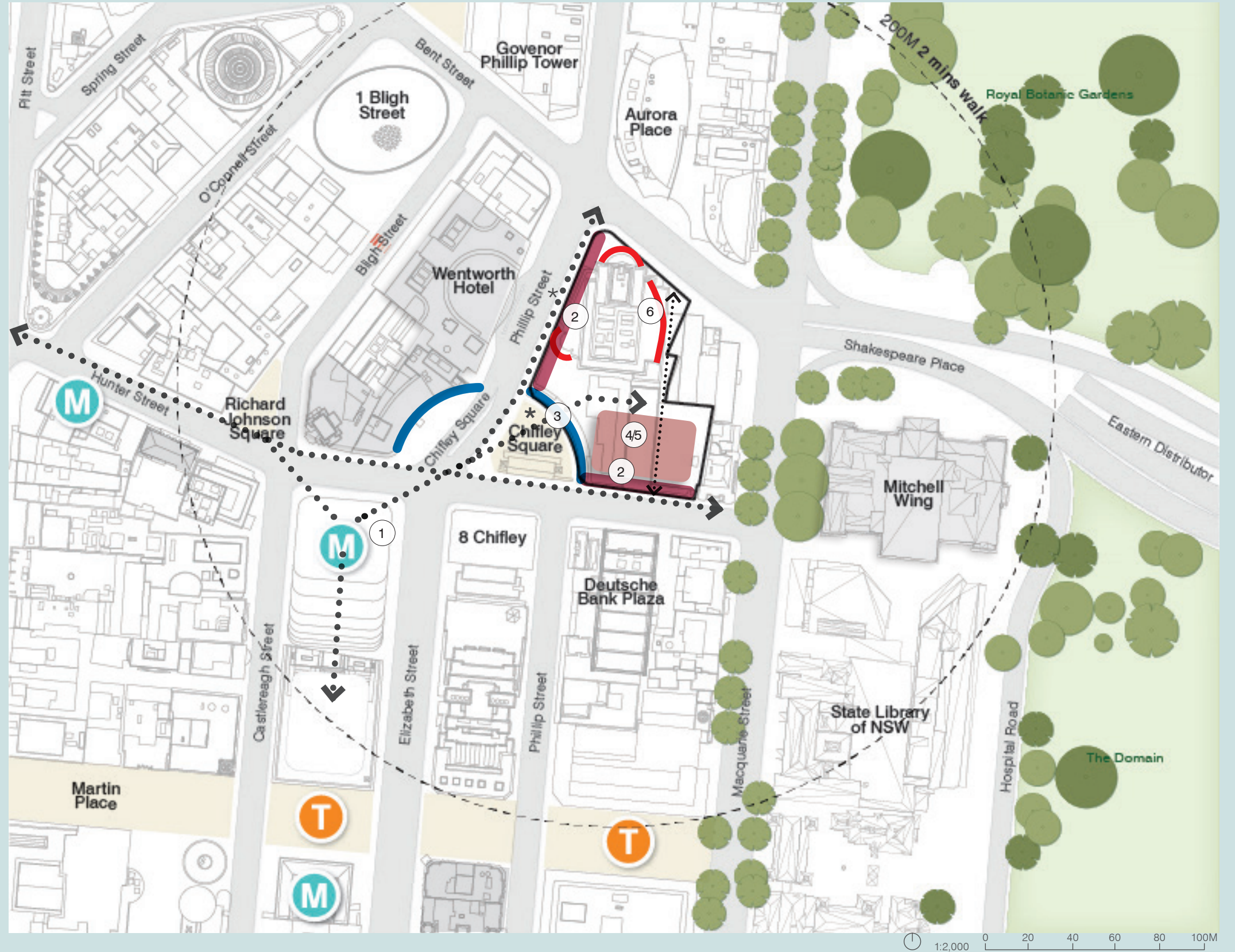
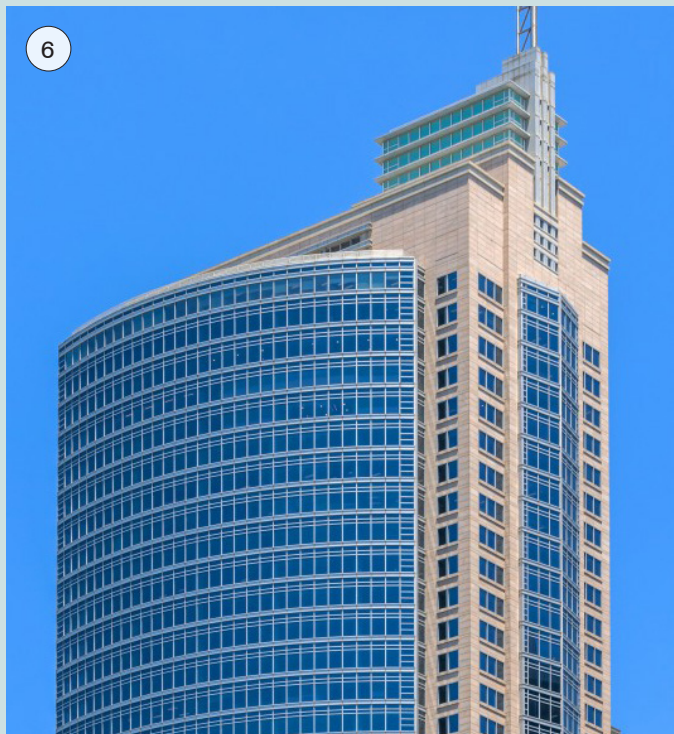
Providing a new front door to Chifley Square: There is an opportunity to reinvigorate one of Central Sydney's most iconic civic spaces by re-imagining the existing podium interface to provide a new point of arrival for Chifley Tower, supported with the introduction of fine grain uses to better activate the square. The strategic location of the tower entry in this location will further encourage pedestrian movement along Hunter Street and improve foot traffic.
- 4

A new tower which makes a positive contribution to the city skyline: The site occupies a unique part of the eastern fringe of the city at the highest point and is highly visible. Chifley Square provides the opportunity to complete the iconic Sydney skyline and define an urban marker for this important city gateway.
- 5

Providing a city with a new premium office offering: The location of the site also affords the opportunity to deliver a premium office floor space that can compete against residential use as the highest and best use. The ambition for this site should be a commercial use that will have iconic harbour, park and garden views.
- 6

Reinforcing the iconic forms of the existing Chifley Tower: A new tower on the site will continue an established relationship between existing towers in this part of the CBD that share a podium. Chifley Tower's iconic curved glass facade and strong architectural presence referencing Art Deco New York skyscrapers forms a distinct part of its character. New development must consider the character of the existing tower and the relationship of the new tower to the existing tower.





2.13 Challenges

- ① **Provide Building Separation:** The existing new tower to the south will need to be set back sufficiently from the existing tower to the north to ensure view loss and daylight amenity is minimised to the southern façade of the existing tower. Consideration should also be given to the adjacent Australian Club however it's southern facade facing the proposed new building is solid with no windows.

Under existing DCP controls, Horbury House and the Wyoming Building are heritage listed items and not permitted additional floor space. The height of these buildings is limited to 55metres and the 10 metre setback for buildings along Macquarie Street would restrict new additions to these buildings. In consideration of the limitations to these sites, a zero lot setback to the eastern boundary is reasonable, especially as it still meets the setback requirements to Macquarie Street.

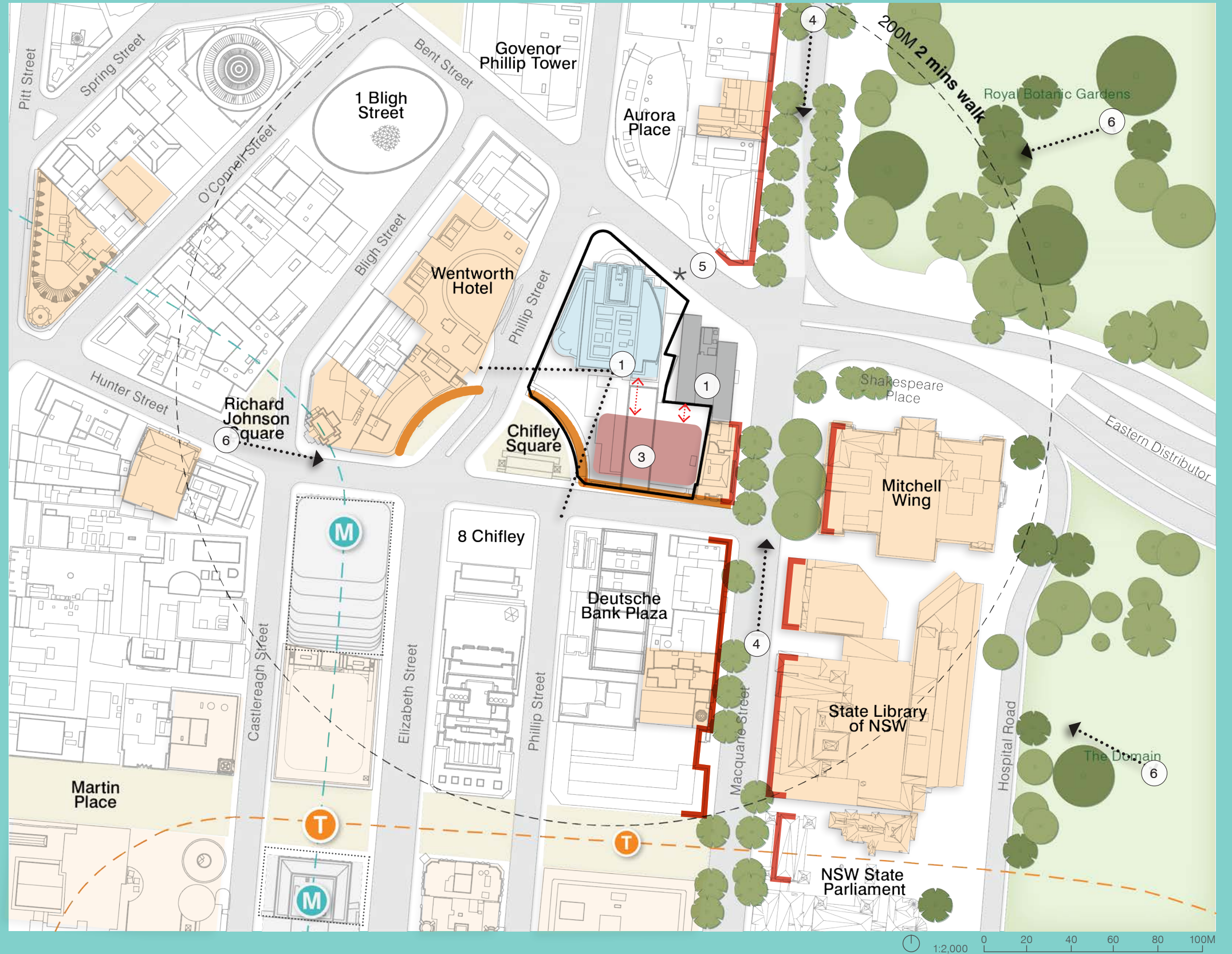
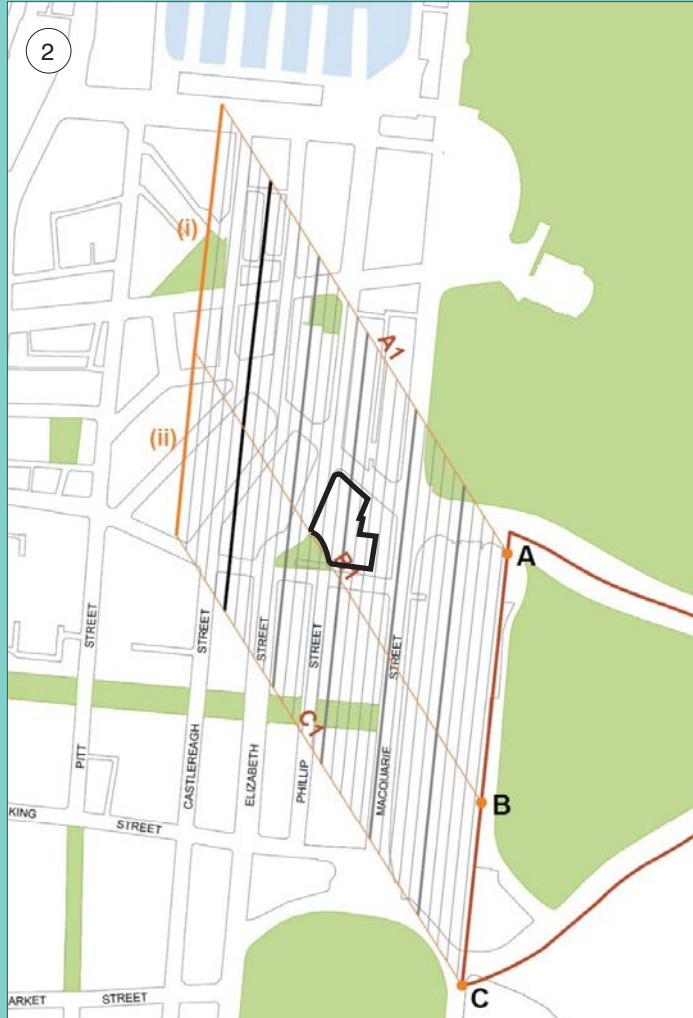
- ② **Ensure Compliance with Sun Access Planes:** The Sun Access Planes (SAP) is a pre-determined geometric plane which is pre-defined by the City to limit the maximum permissible height of new buildings to ensure solar access is maintained to key public spaces. The SAP applicable to 2 Chifley Square is for The Domain, located to the east of the site. Any new development proposed for Chifley should not exceed this pre-defined plane.
- ③ **Ensure Compliance with established Sky View Factor (SVF):** The development of any alternative built form envelope proposal for the site must match or exceed the percentage SVF. This is to ensure that daylight amenity to streets and surrounding public domain is maintained in accordance with the objectives set out in the CSPS.

- ④ **Minimising visual and streetscape impacts to Macquarie Street:** The site is located adjacent to the Macquarie Street Character Area which places a high priority on retaining view corridors up and down Macquarie Street by restricting the height of new development to 55 metres and through the application of setbacks to frontages. Any new development envelope proposed for the Chifley site will need to ensure the character of Macquarie Street is maintained and that its bulk and scale is complementary to the streetscape.

- ⑤ **Retaining and upgrading existing loading and services access:** The precinct is currently served by only one vehicular and loading access located mid-block on Bent Street between Macquarie and Phillip Streets. The Pedestrian Priority Zone set out in the SDCP prohibits the introduction of any new service entries on Hunter and Phillip Streets. The existing access will need to be retained to ensure its ability to continue to service both the existing and proposed towers in the future.

- ⑥ **Evaluating Visual Impact from Key Locations:** The site is located on the tallest point in Central Sydney on the eastern edge of the city. Its prominent location and visibility will mean that its visual impact on the skyline will need to be carefully considered from locations not just within its immediate vicinity, but also outside of the immediate context of the site. A number of key locations have already been nominated by the City which include, but is not limited to The Domain, Botanic Gardens.







3 Vision + Urban Design Principles

The re-development of 2 Chifley Square is a unique opportunity to deliver a new face to one of Sydney's most iconic civic spaces while providing Sydney with much needed premium office space to attract the best and brightest minds from around the world.

3.1 Vision

Charter Hall's vision is to make 2 Chifley Square into an iconic destination which offers diversity of workplace while delivering the social and environmental amenity expected in a premium work environment.

The project will help deliver on the City of Sydney's objective of growing the employment capacity of the CBD through to 2036 and serve to strengthen 'Global Sydney' as a centre for economic and cultural activity.



01

A premium commercial floor space offering that attracts the best and brightest minds - the next generation of innovators and creators.



By delivering a new world class, in-demand premium grade commercial floor space in the heart of Central Sydney's financial district, Charter Hall have a vision to bring together a diverse clientele which range from high profile international companies to emerging enterprises.

02

A place which is an attractive place to work and play, not just between the hours of 9-5.

Drawing from the experience on the commercial sector, Charter Hall are passionate about taking lessons that can be learned from developing new and innovative work places of the future which are flexible and provide for the needs of a new generation of work and workers who will have different demands.



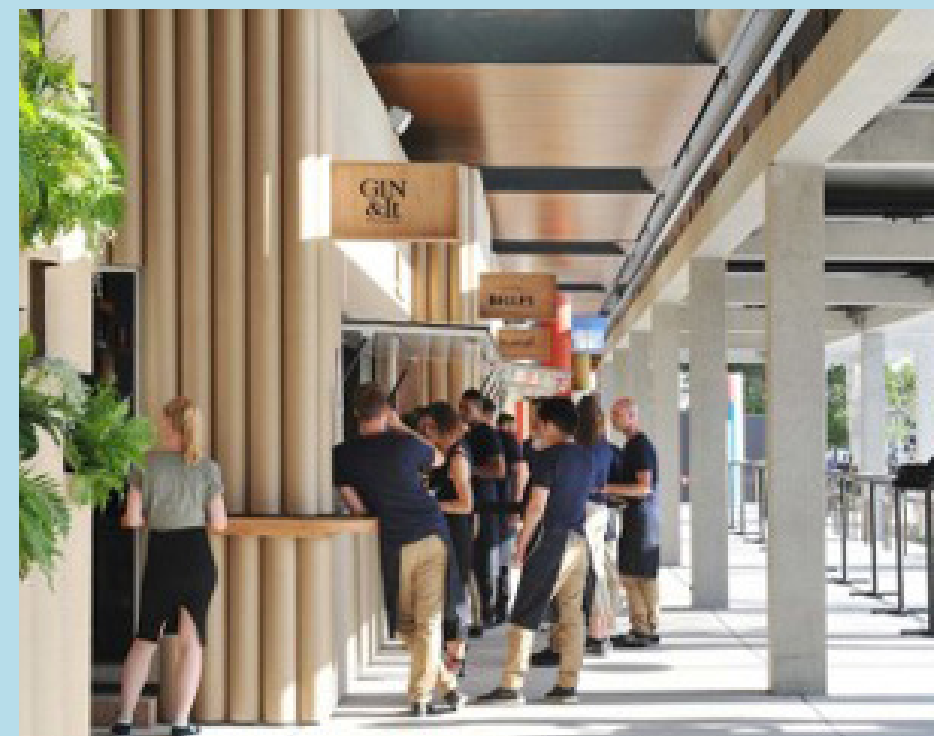
The future of workplace

The future of workplace

04

Climate responsive, green - part of a resilient and energy efficient Central Sydney.

Charter Hall are aware of the need to contribute to the social and environmental sustainability of our cities by creating new environments which minimise energy usage and encourage active forms of transportation.



03

A sensitive addition to the urban landmark known as Chifley Square.

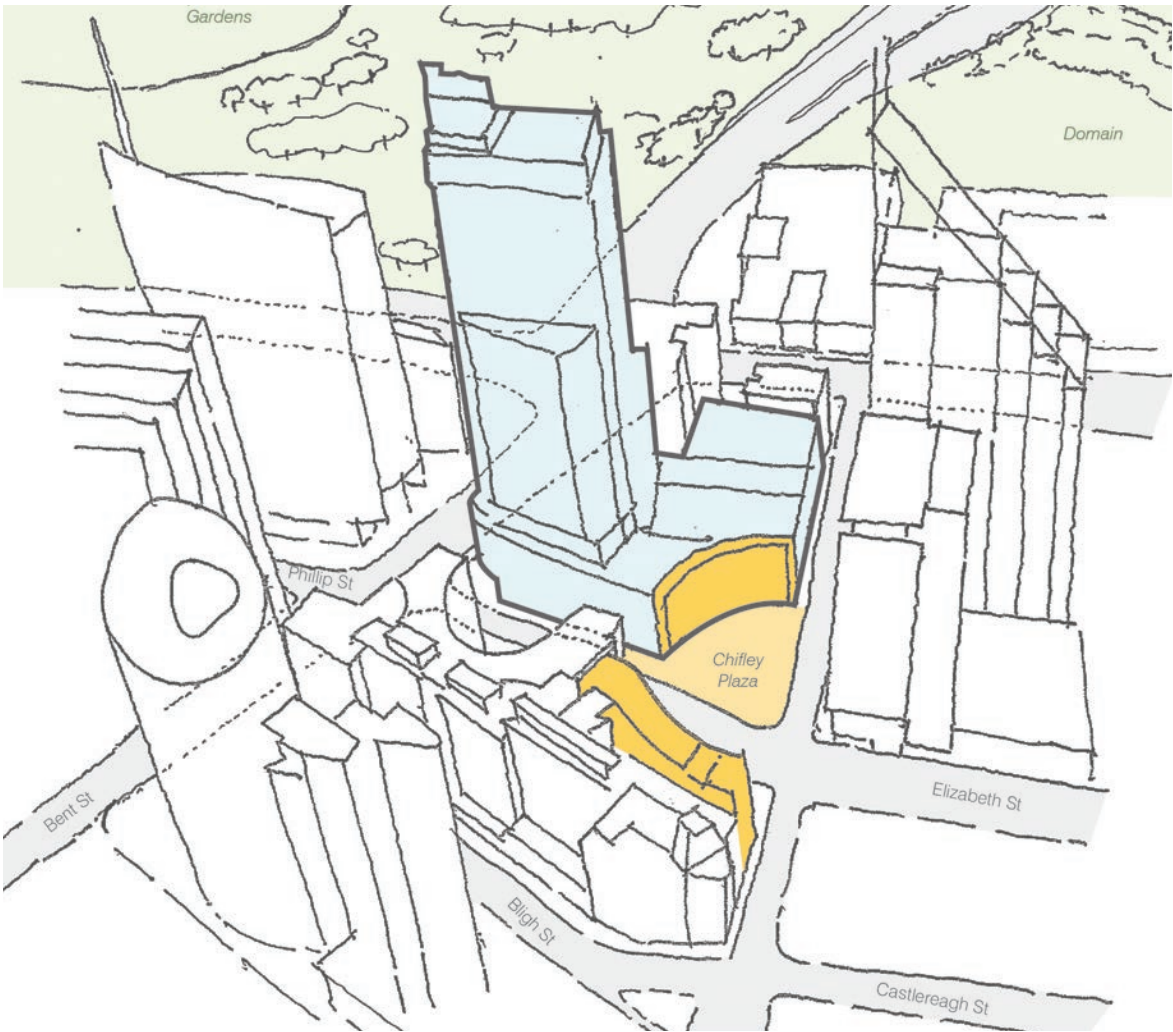
Arrival of the new Metro Station will make Chifley Square a key focus as workers make their daily commute and pass overland across Philip Street and up Hunter Street to their prospective work places.

Chifley will not only be a destination for these commuters but form part of a new gateway into the city's financial district.

3.2 Urban Design Principles

3.1.1 Podium principles

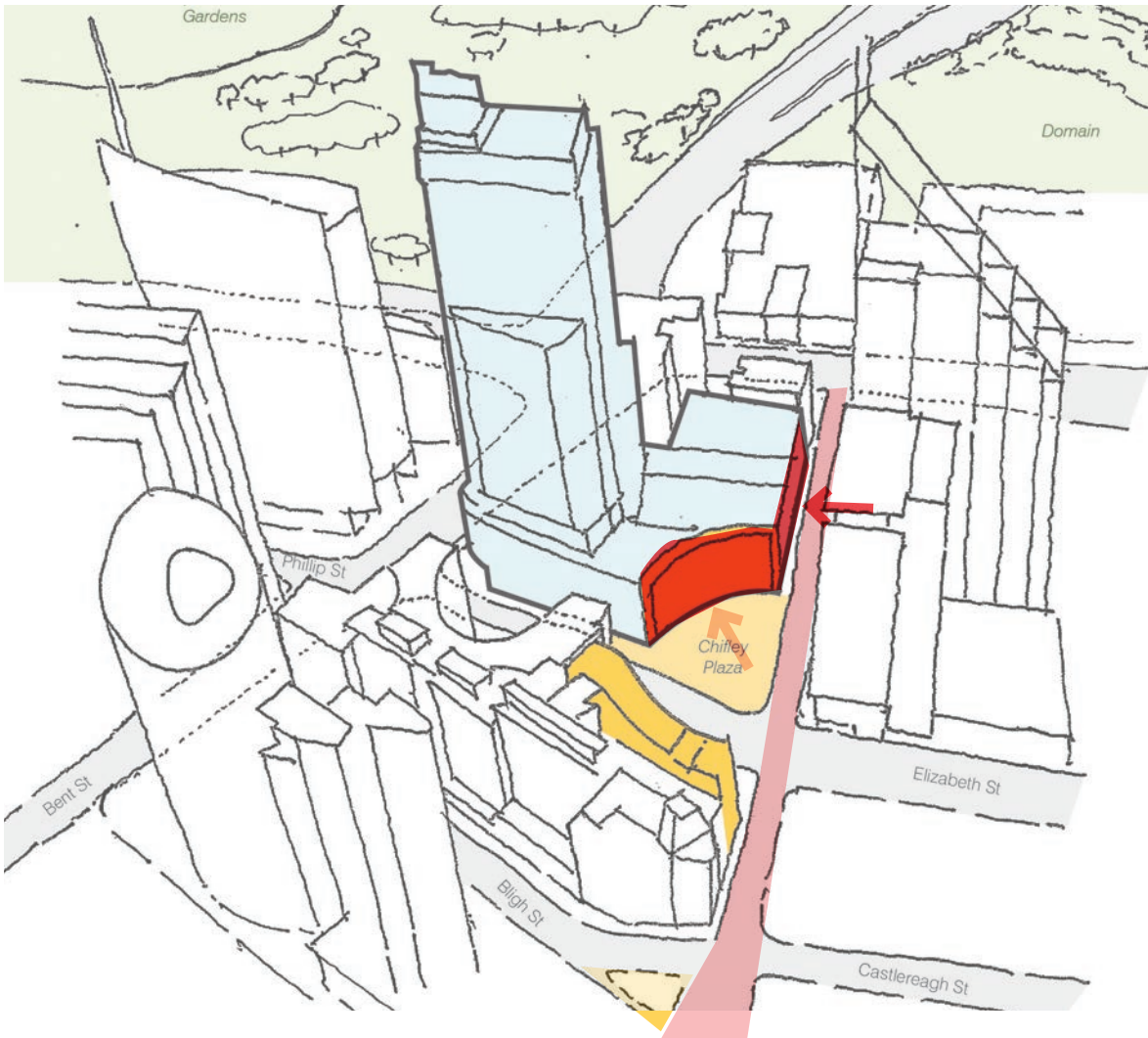
Preserving the scale of Chifley Square



The bulk and scale of the existing podium has a comfortable and appropriate relationship with Chifley Square and the wider Chifley Square Special Character Area.

Retaining this scale and the relationship of the built form to the public domain will help to maintain the character of this important civic space whilst also encouraging the refurbishment of the podium and improvements to pedestrian amenity and ground floor activation.

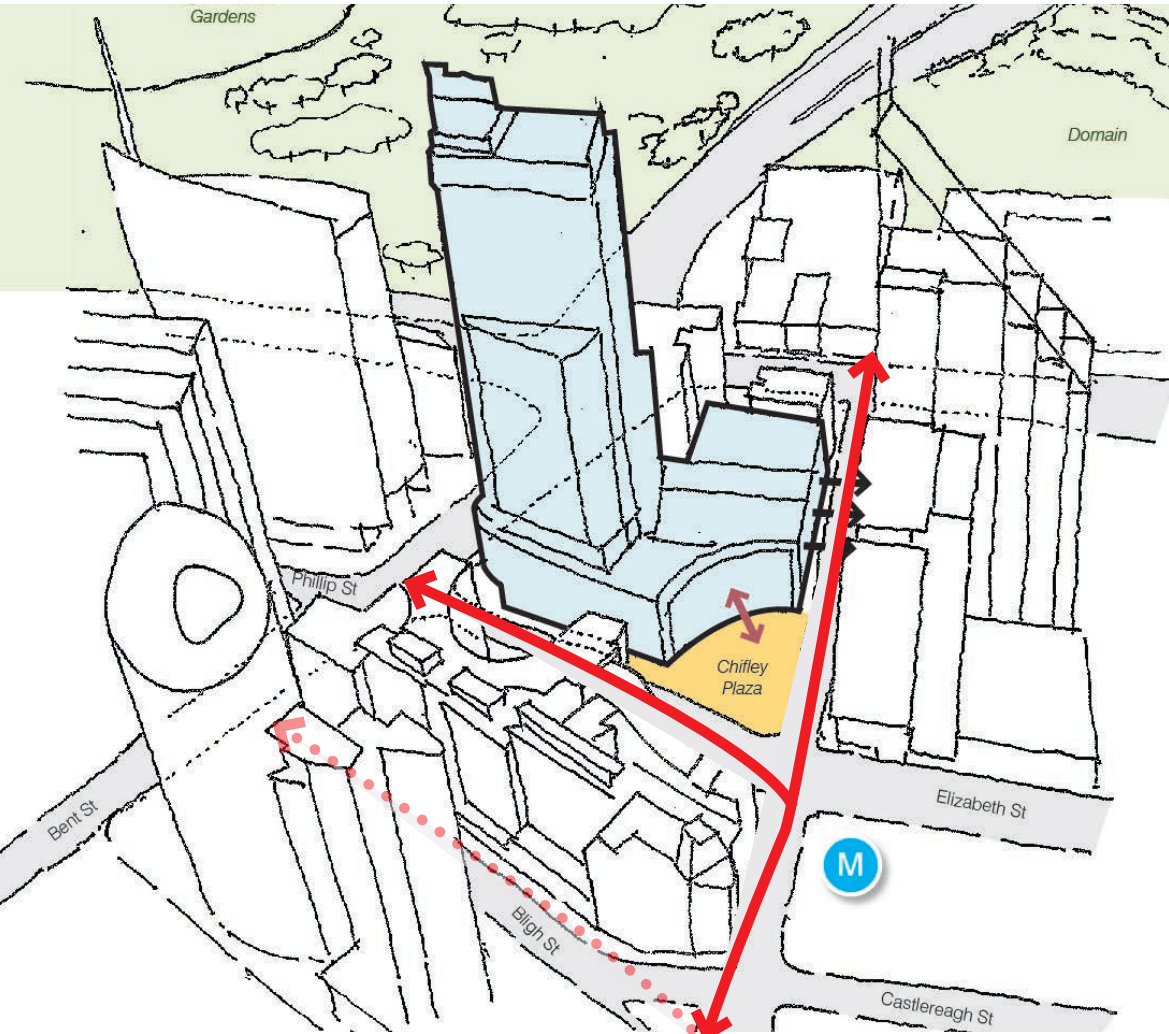
Activate Chifley Square and Hunter Street



There is an opportunity to provide new activation to Chifley Square through improved building access that acknowledges and reinforces pedestrian access between Richard Johnson Square, Martin Place Metro and Chifley Square.

An improved street level interface will increase activation of the square and Hunter Street including facilitating a mid-block pedestrian desire line to Deutsche Bank Plaza.

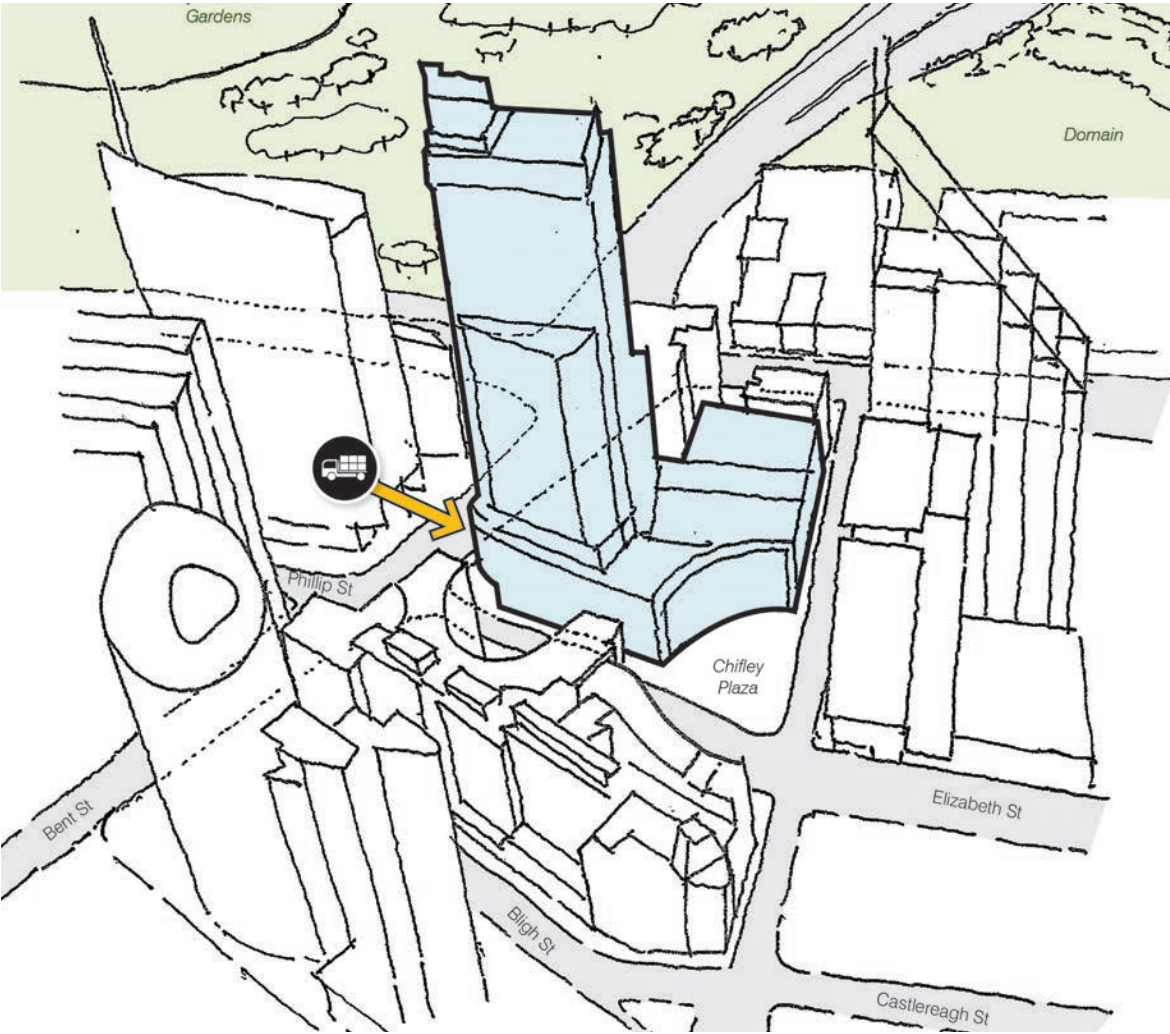
Prioritise pedestrian amenity



The arrival of the new Martin Place Metro Station will significantly increase pedestrian flow in this area of the CBD.

The redevelopment of the site offers the opportunity to make improvements to public domain that facilitate the local pedestrian network with comfortable, safe and direct pedestrian movements.

Retain and upgrade existing loading entry

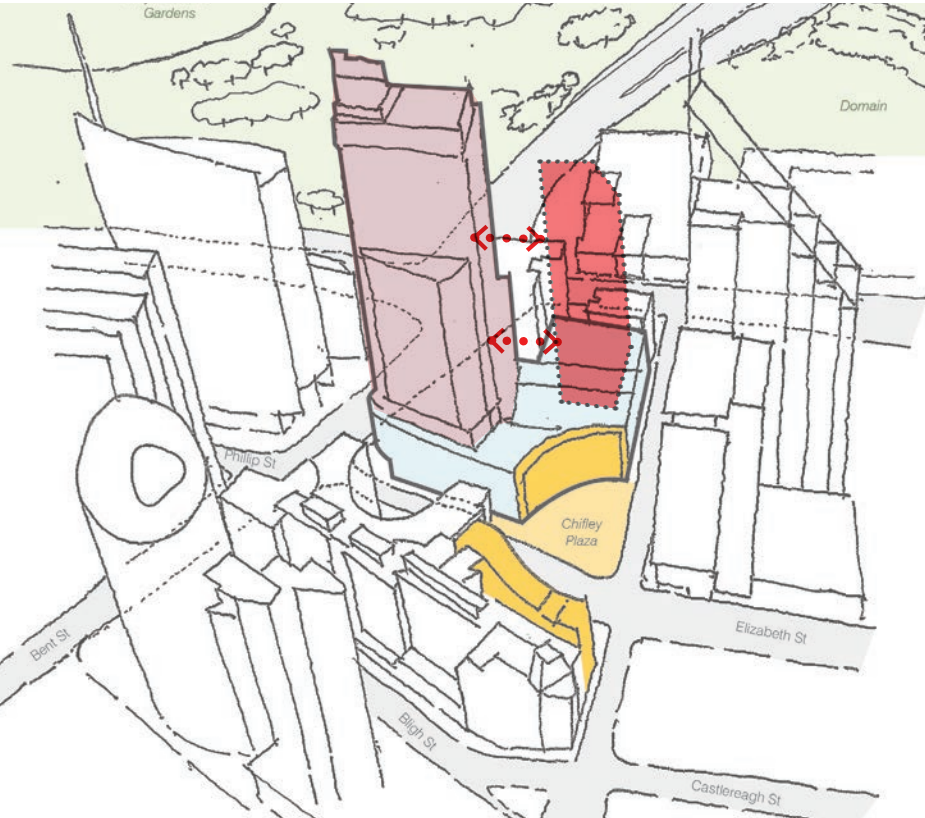


Retaining and enhancing the existing basement access to the site and limiting traffic movements to a single point is an important urban design outcome for the streetscape and pedestrians.

Retaining the existing access location maintains a consolidated entry point for the whole street block to minimise interruption of the pedestrian footpath.

3.2.1 Tower principles

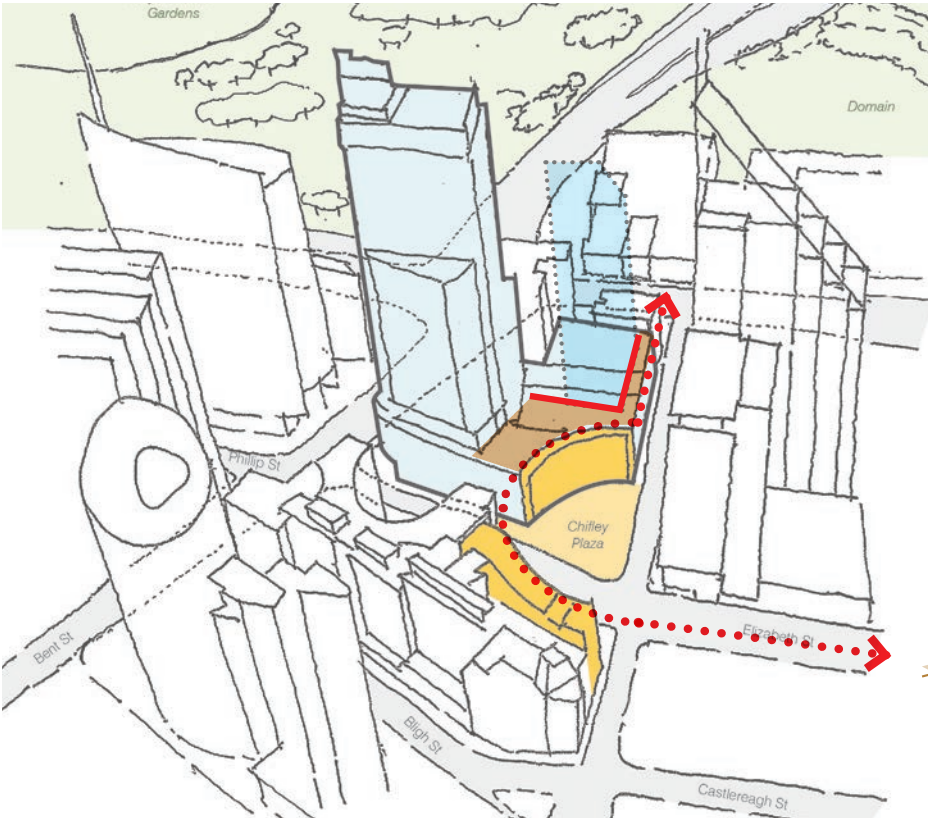
A positive contribution to the Sydney skyline



Establishing a visually distinct tower that is separate from the existing Chifley Tower will help to provide a positive addition to the CBD skyline when viewed from the east.

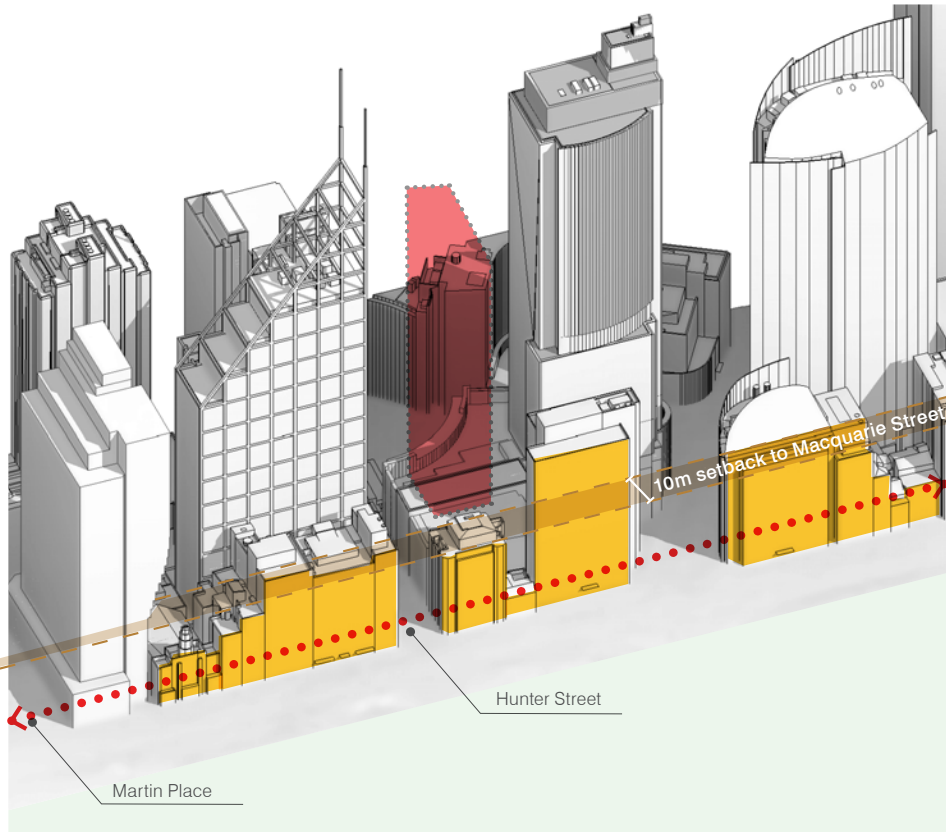
A clear setback from the existing tower to the north will also ensure existing light and view amenity is maintained.

Preserve and respect the legibility of Chifley Square



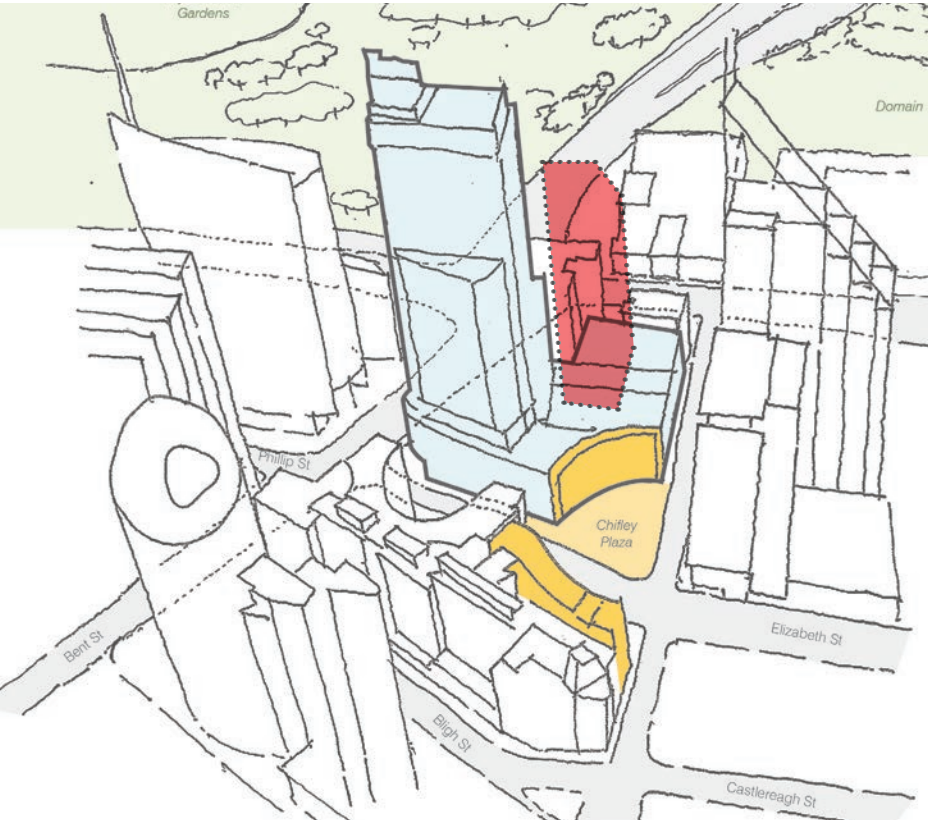
Defining an appropriate setback for the tower envelope along the Phillip and Hunter Street edges to ensure the legibility and scale of Chifley Square is preserved.

Reinforce the Macquarie Street streetscape



The proposed tower envelope will maintain the existing character of Macquarie Street by adopting an appropriate setback from the street without negatively impacting the heritage listed Wyoming Building or Horbury House.

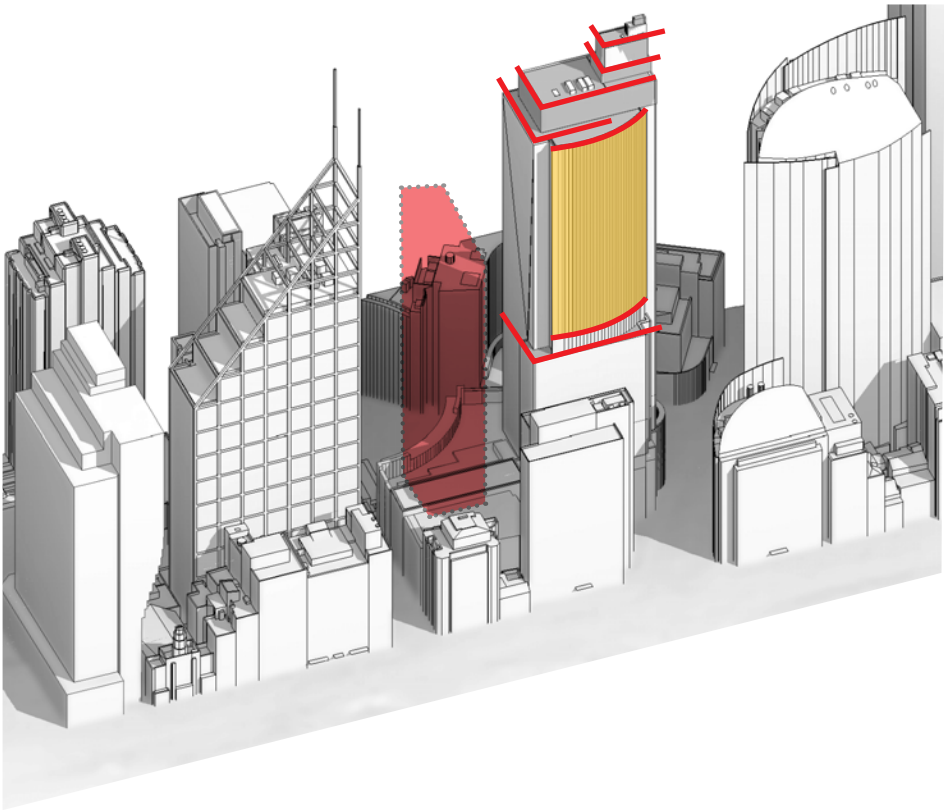
Balance environmental amenity and workplace functionality



Developing an envelope which optimises access to the sky and minimises environmental impacts to surrounding buildings and public spaces.

Provide an envelope which affords the opportunity to achieve an efficient and high amenity commercial floorplate and is able to achieve high levels of design excellence and environmental performance.

A harmonious relationship with the existing tower



The new envelope will look to conform with other established tower relationships where they share a podium (such as Governor Philip Tower and Macquarie Tower) and the built form of both towers talk to each other as one.

The proposed envelope will reinforce some of the key iconic features of the existing Chifley Tower such as the curved eastern facade, stepped roof terracing and horizontal facade articulation.





4 Envelope proposal

This section outlines the Preferred Building Envelope Proposal and provides an overview of its justification.

4.1 Envelope Options

Initial feedback from the City of Sydney Design Advisory Panel (DAP) on the preferred envelope (**Option A** right) is summarised as follows:

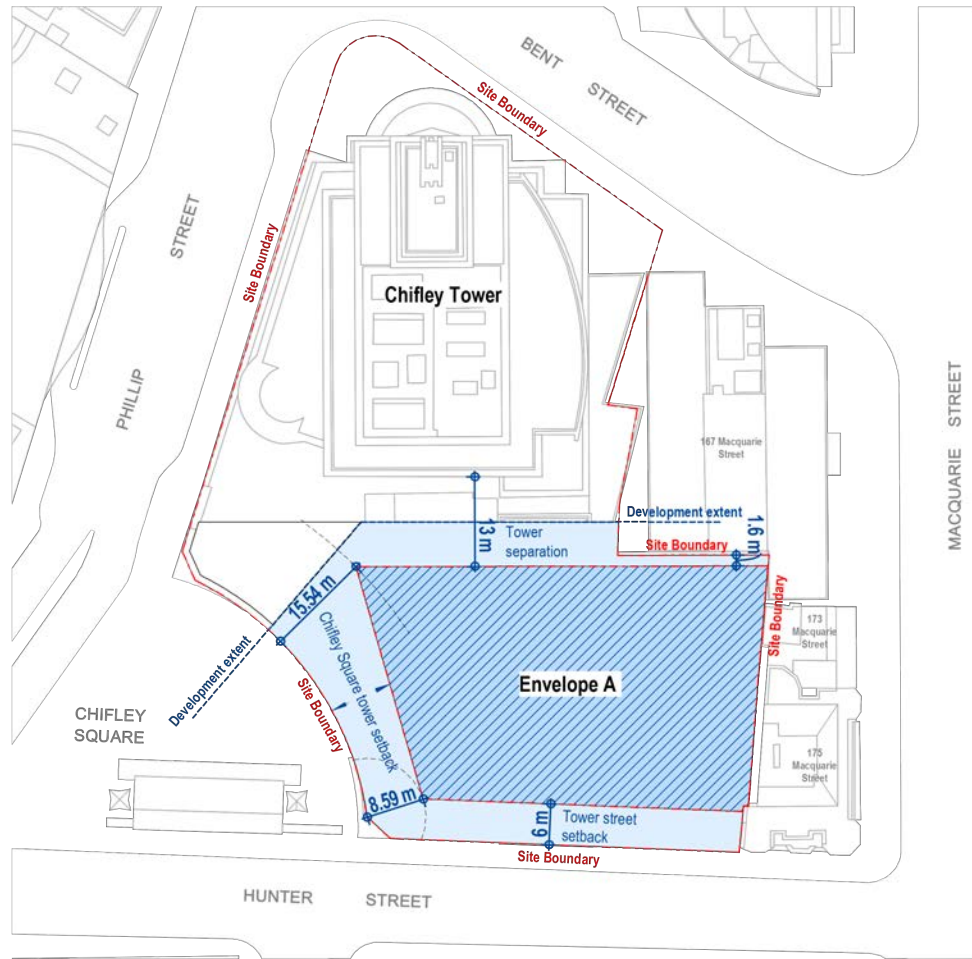
- It was the view of the Panel that where two towers share the same podium (such as the Governor Phillip and Macquarie Towers), the relationship between the two tower forms should be considered and designed to ensure a harmonious urban built form.
- A curved building façade responding to Chifley Square is likely to sit better with existing towers and have a better relationship with its neighbours.
- Given the distinctive form and design of Chifley Tower, its design should be a more significant consideration for this proposal.

Following this feedback the design team held a number of internal workshops with Charter Hall to develop a variety of alternate envelope options. From these alternatives two additional envelopes, **Option B** and **Option C** were short-listed for further built form testing.

Proposed Option

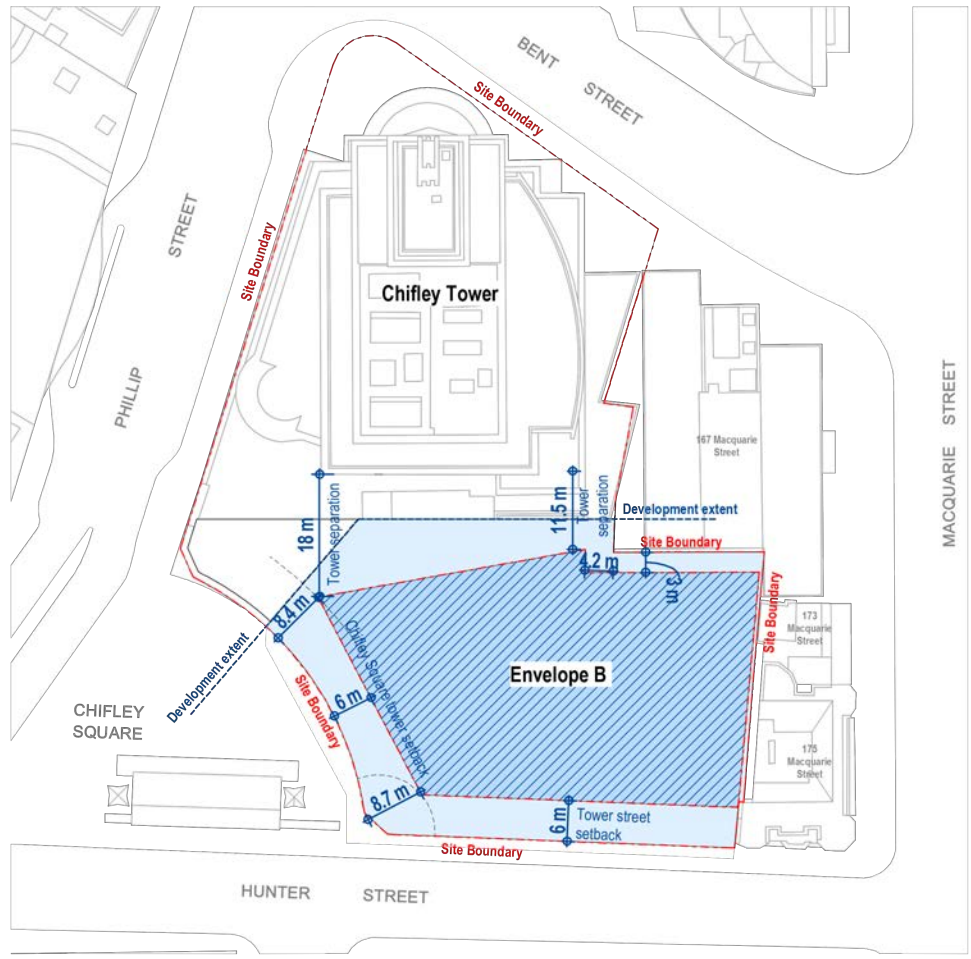
Following meetings and workshops with the DAP Option C has been selected as the proposed envelope due to its more sympathetic contextual response to the existing Chifley Tower allowing it to sit more comfortably on the site.

Tower envelope - Option A



- Zero setback to the eastern side boundary
- 8.59m-15.54 setback to Chifley Square
- 13m tower separation to Chifley Tower
- 1.6m setback to 167 Macquarie Street (on its southern boundary)
- 6m tower setback to Hunter Street

Tower envelope - Option B

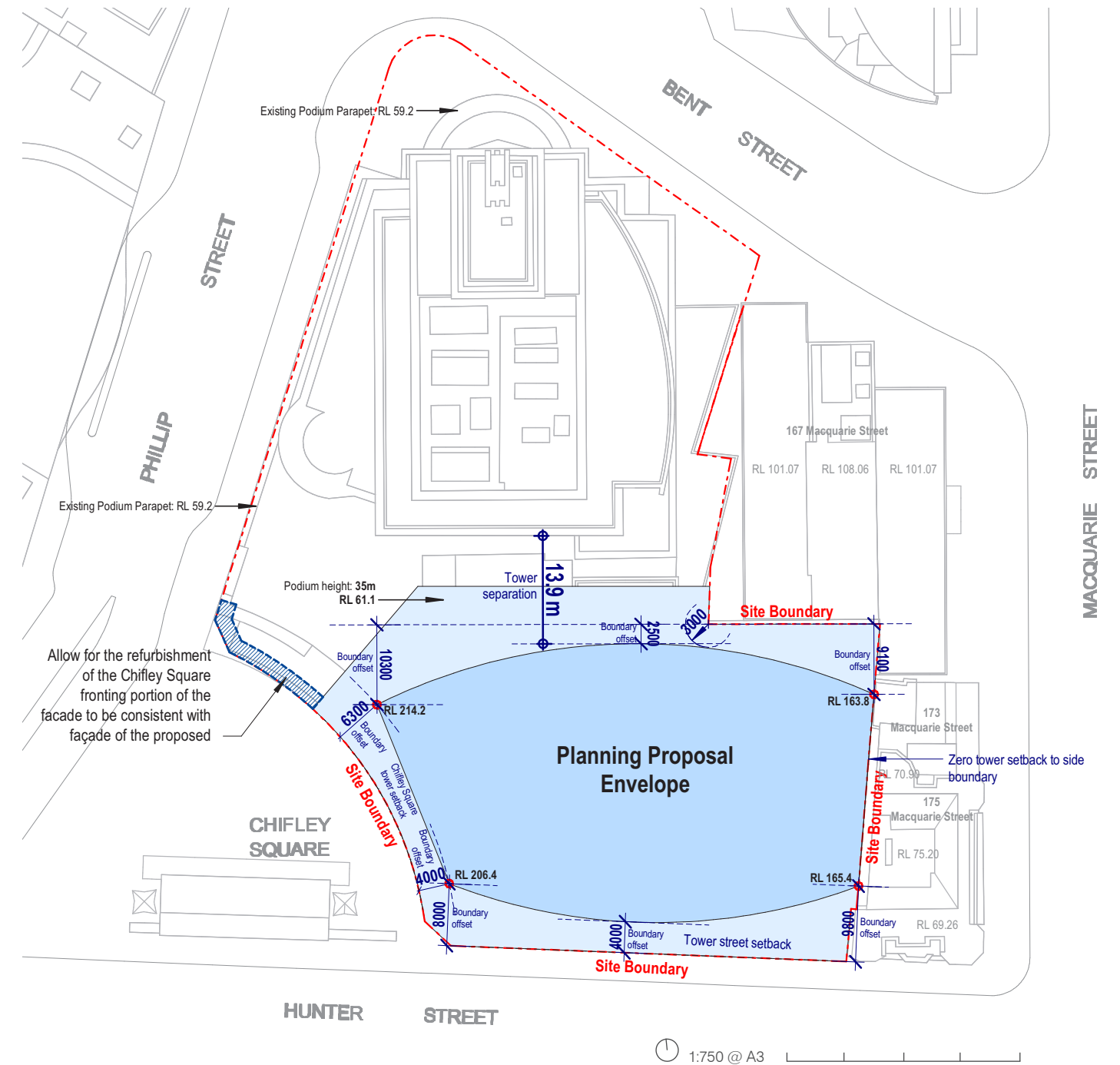
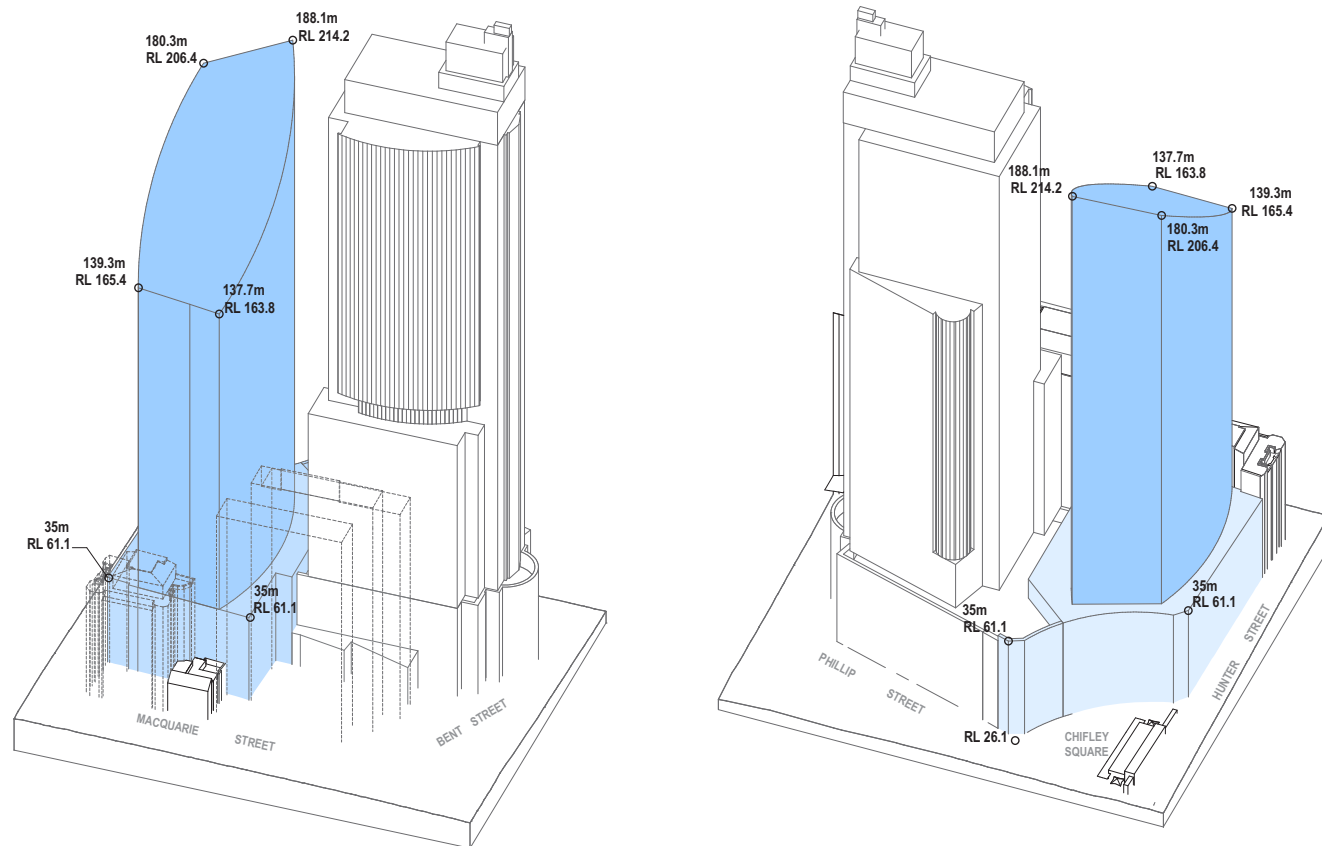


- Increased tower side setback to southern boundary of 167 Macquarie Street from 1.6m to 3m.
- Additional 4.2m tower side set back to the western boundary of 167 Macquarie St to align with the lower portion of the existing Chifley Tower.
- Angled northern tower face, generally increasing the separation between the new tower and the existing tower with a separation ranging from 11.5m - 18m at it's western most point.
- Reduced setback to Chifley Square to between 6m – 8.7m

Envelope Options

Tower envelope - Option C (proposed envelope)

- Curved northern and southern elevations, resulting in a minimum separation to the to the existing Chifley tower of 13.9m
- Curved tower side tower setback to the northern boundary providing a tower setback to 167 Macquarie St of 3m
- Decreased setback to Chifley Square to between 4.2m – 6m
- Decreased setback to Hunter St to a minimum of 4m
- Envelope achieves and exceeds the required base case SVF value (refer to separate Sky View Factor Report for additional information).

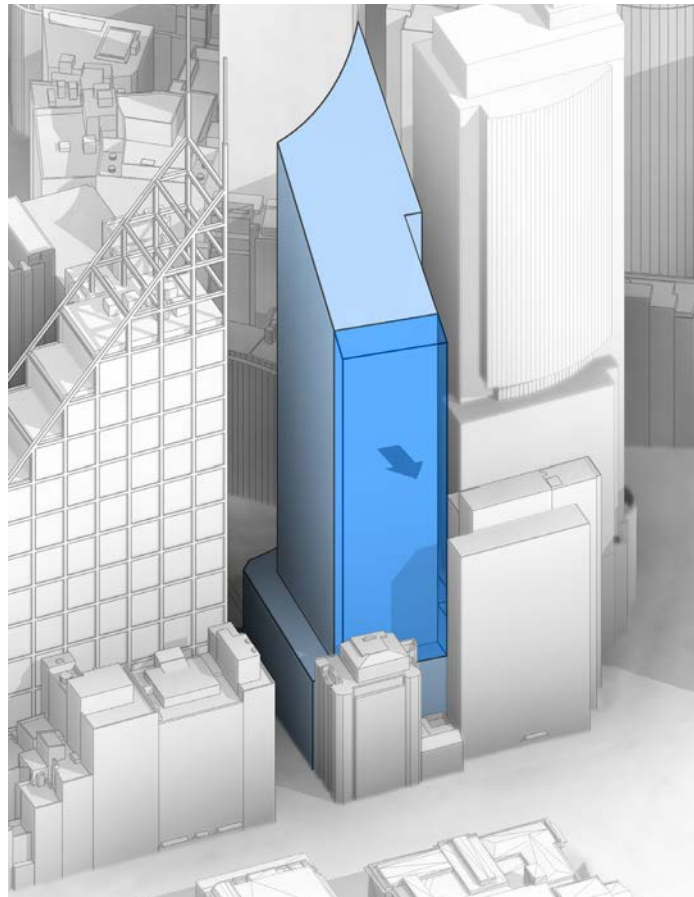
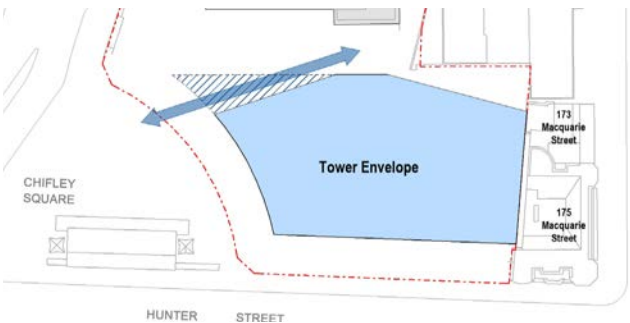
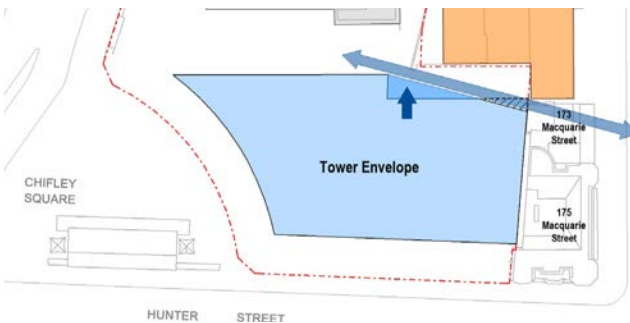
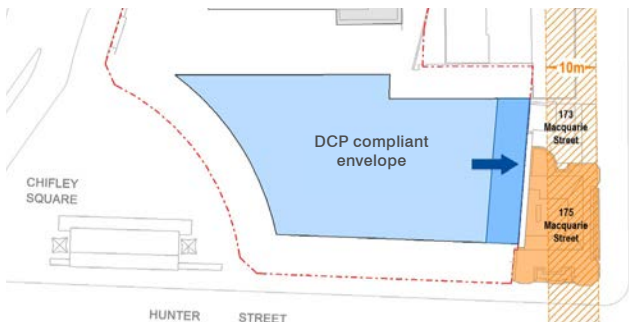


4.2 Preferred Envelope

Envelope C - Key Moves

The proposed envelope Option C departs from the complying envelope in a number of ways. These ‘key moves’ are summarised in the diagrams right and they offer an overall improvement over the complying envelope.

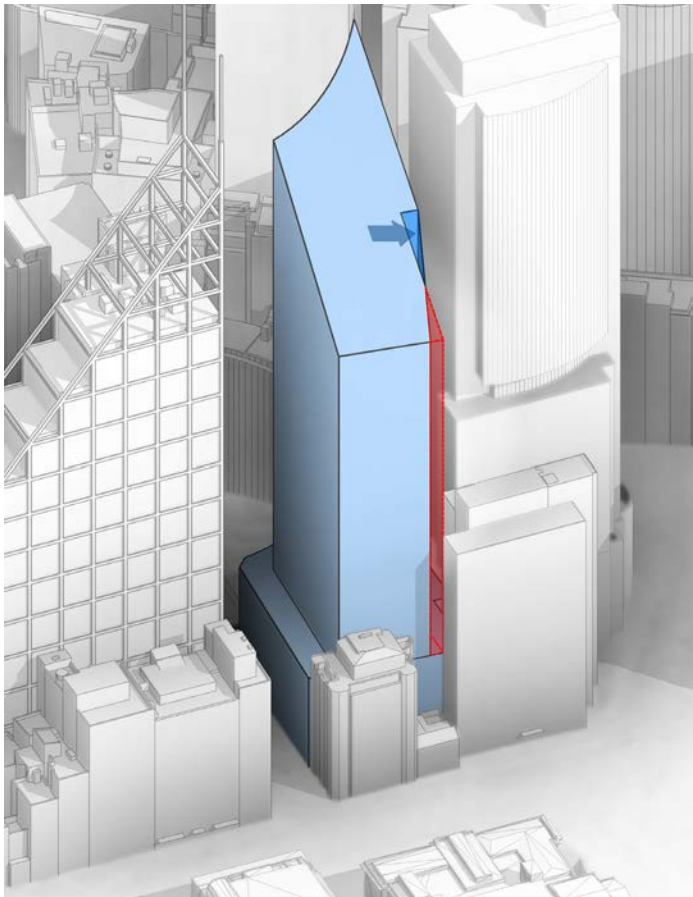
Whilst in some instances set backs are reduced, in others they are increased along with additional changes to help guide future detailed design of built form and references to the existing Chifley Tower design language.



Key move 1 - Zero setback to the east

The heritage properties known as Horbury House and the Wyoming Building are unlikely to redevelop due to SDCP controls.

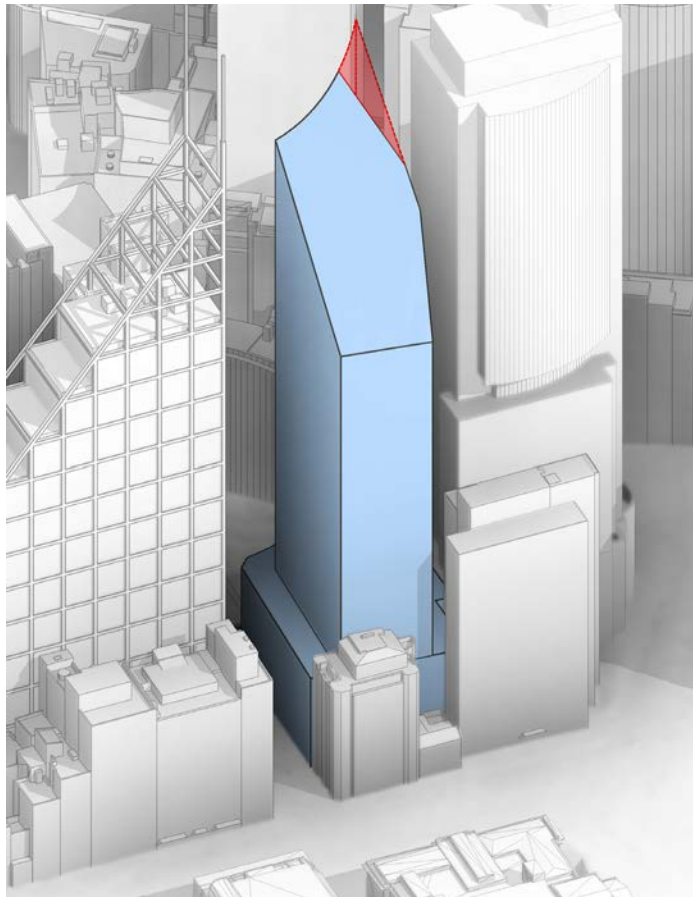
A zero setback to this boundary in excess of the complying tower setback of 10m to Macquarie Street (between 14-16m from the street boundary).



Key move 2 - Increase setback to 167 Macquarie Street.

By adopting an angled setback along the northern boundary with 167 Macquarie Street it is possible to increase the setback at this interface up to 10m in places.

This approach maintains a significant visual separation and breathing space allowing for future redevelopment of 167 Macquarie Street.

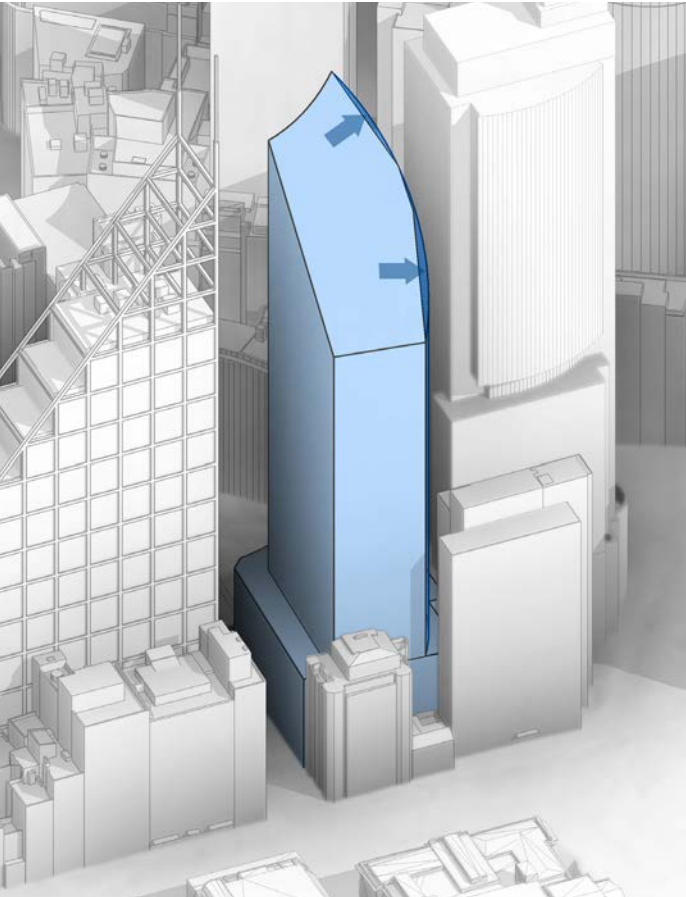
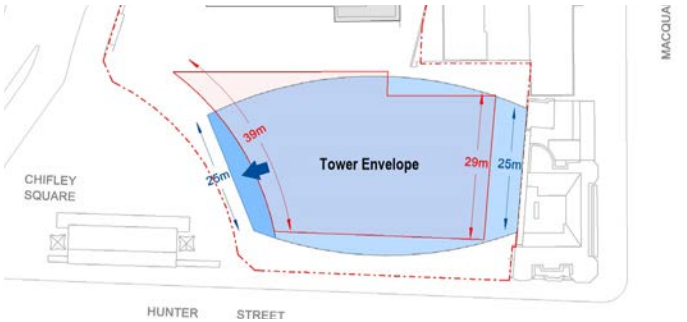
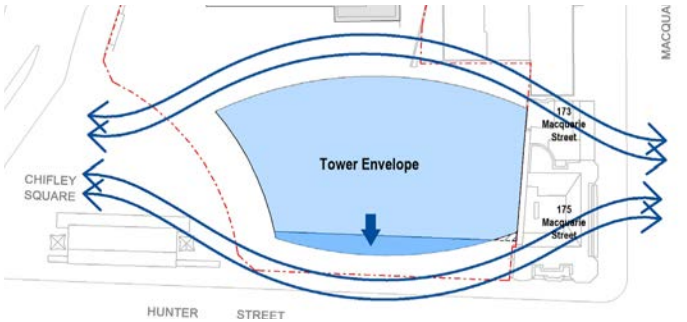
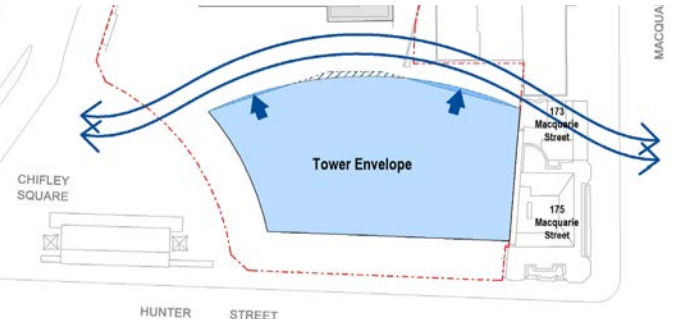


Key move 3 - Increased setback to the existing Chifley Tower

Pulling back the northern setback to the existing Chifley Tower at an angle further increases the breathing space between these buildings (to 13.9m).

This approach also significantly reduces the overall tower frontage to Chifley Square.

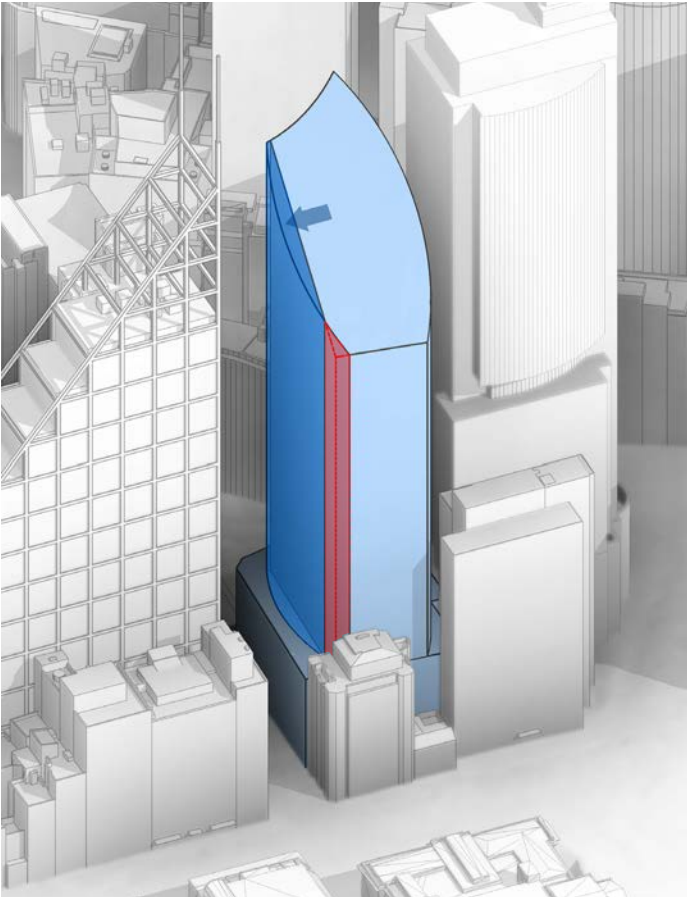
Preferred Envelope



Key move 4 - Curved northern setback

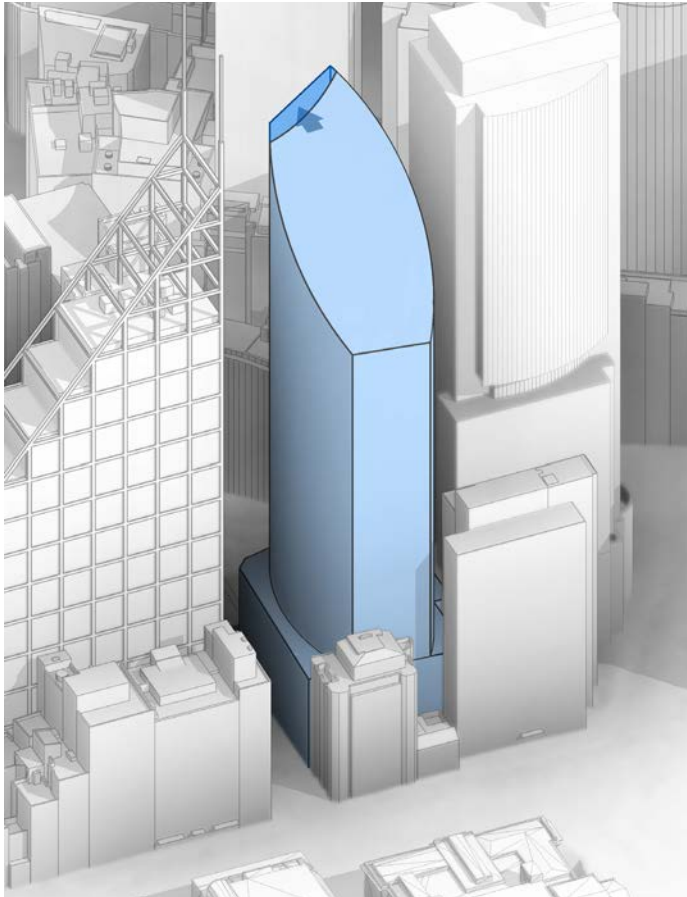
By smoothing the entire northern side of the envelope into a continuous curve the envelope references the feature eastern facade of the existing Chifley Tower.

This approach will also assist with wind performance.



Key move 5 - Curved southern setback

As with the curved setback to the northern facade this move will strengthen the references to to the existing tower form whilst also improving wind performance.



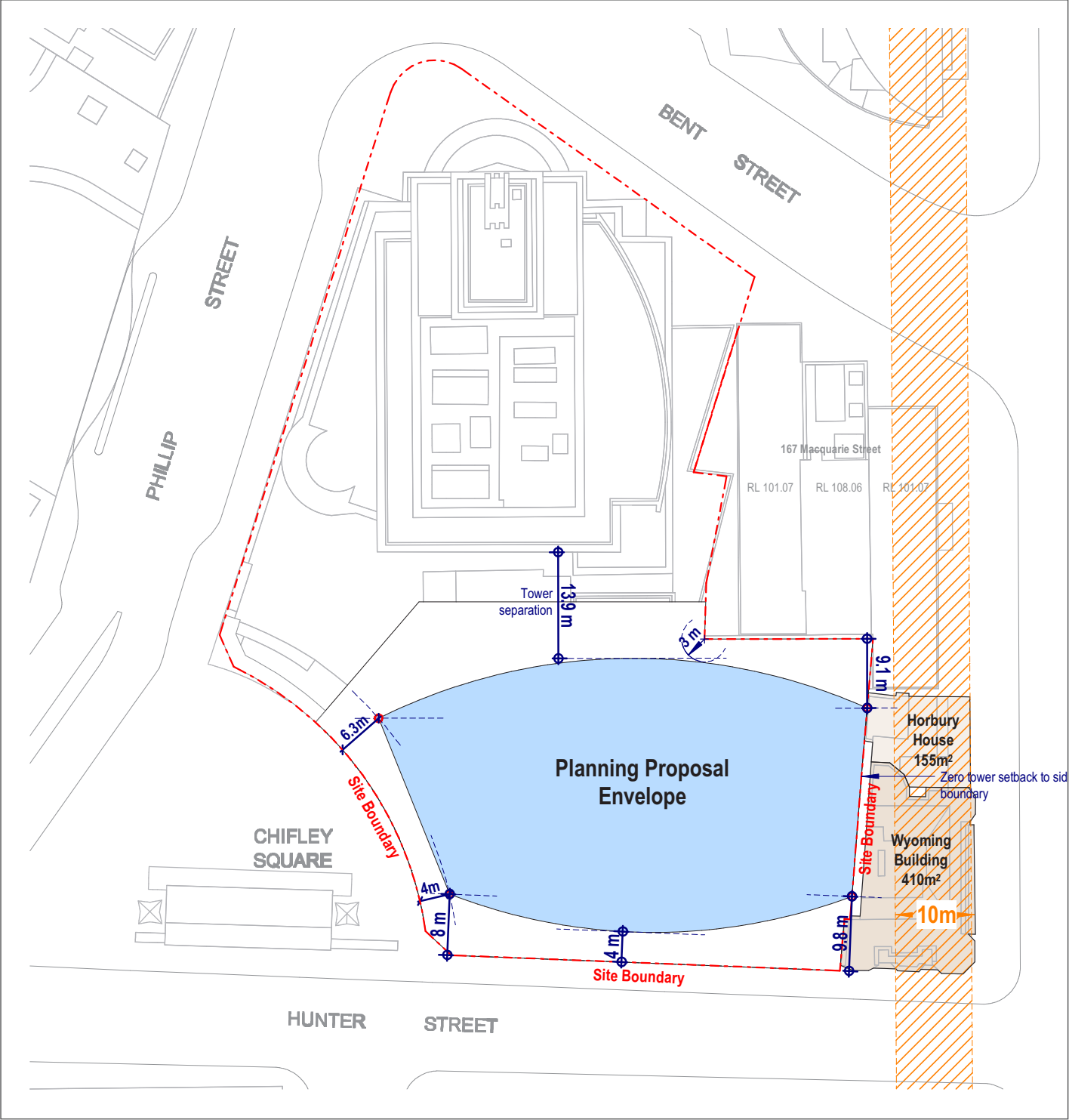
Key move 6 - Reducing the western elevation

By curving the northern and southern setbacks and opening the angle of the setbacks to the north it is possible to reduce the length of the western facade that presents to Chifley Square to 22m.

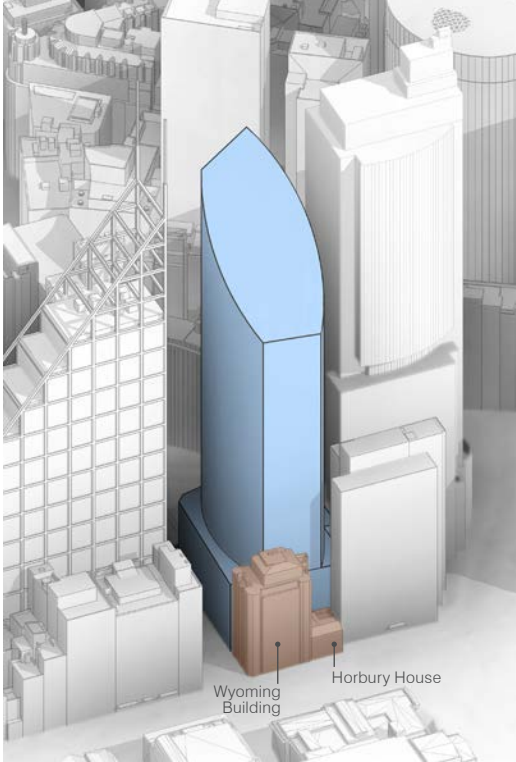
4.3 Setback Justification

4.2.1 Eastern setback

- This boundary adjoins two heritage listed buildings known as Horbury House and the Wyoming Building both of which front Macquarie street with depths of 14-17m.
- The buildings are unlikely to be redeveloped given;
 - 1.1 the DCP prohibits additions to, or development above, heritage items
 - 1.2 The Wyoming building is approximately 45m in height, and as such, the potential for additions is limited. The combined area of the sites containing the Wyoming Building and Horbury House building is approximately 565m². The City's draft LEP seeks to limit building heights to a maximum of 55m on sites with an area of less than 1,000m².
 - 1.3 If a tower addition or complete redevelopment were considered across both sites, the draft DCP would require a 10m setback from the heritage street frontage height to Macquarie Street. As the Wyoming Building and Horbury House depths are limited to approximately 14m and 17m respectively, this does not allow feasible floor plates within the remaining height available under 55m
- The proposed tower envelope adopts a zero setback to this boundary.
- The proposal will allow for a minimum 14m tower setback above the heritage streetwall fronting Macquarie Street.
- The proposed envelope is visible when approaching from the south along Macquarie Street, but is absorbed partially by a number of street wall buildings up to 55 meters in height (refer to extract right from View Impact Assessment)



Plan showing key move to reduce the setback to eastern boundary to zero in the context of the heavily restricted developable area at 175 (Wyoming Building) and 173 (Horbury House) Macquarie Street.



Axonometric showing proposed tower envelope and zero setback to the Wyoming Building and Horbury House.

Setback Justification

- The Wyoming Building is a commercial building where its windows along this boundary do not appear to be the primary access for light and air into the building.
- The windows along this elevation are also set back from the boundary and will retain access to light and air irrespective of the zero setback proposed for the site as a result of an existing light well.



Google Earth image of the western elevation of the Wyoming building has secondary windows located on its boundary, which (with the exception of one window to Hunter Street) are setback from the boundary in accordance with a ground level easement forming a light well.



Google Earth image of the northern and eastern (Macquarie Street) elevations to the Wyoming Building have a series of openings which provide it with multiple locations to receive daylight.

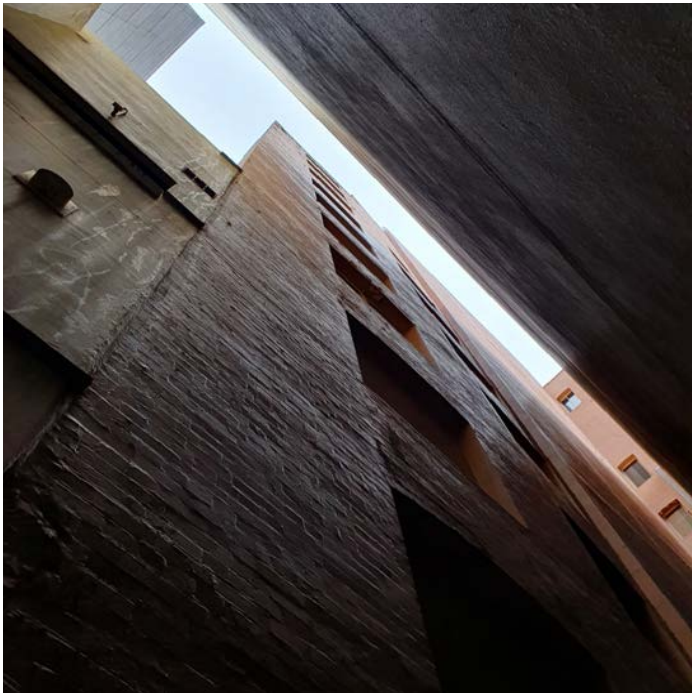


photo looking up from the base of the light well along the western boundary of the Wyoming Building.



Photo looking east showing the western elevation of the Wyoming Building and secondary windows.

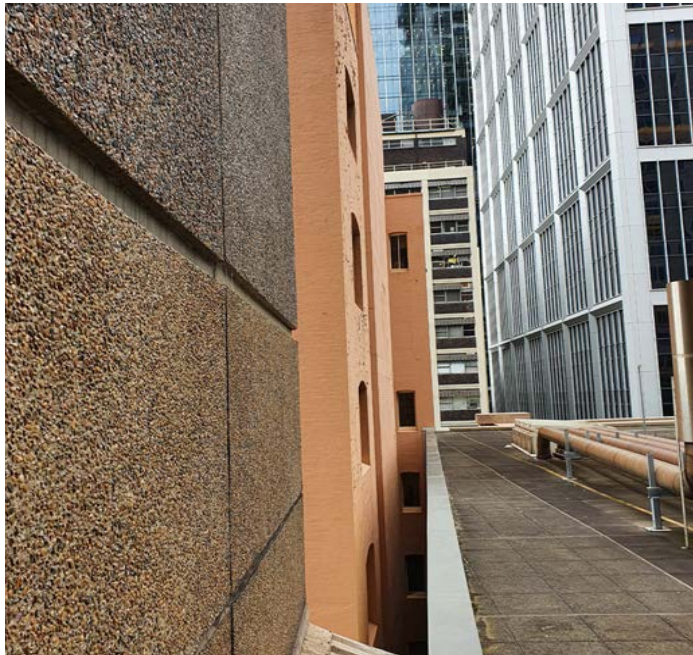


Photo looking south showing the setback and light well to the western boundary of the Wyoming Building.

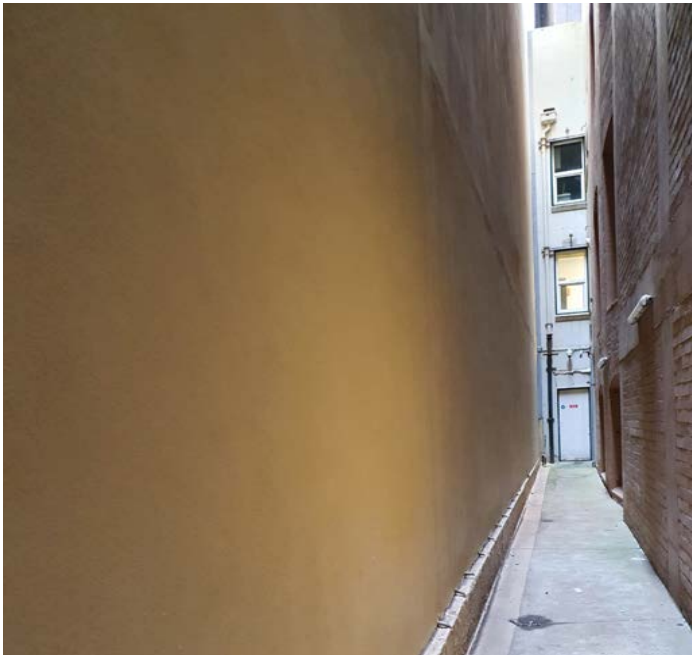


Photo looking north taken from the base of the light well along the western elevation of the Wyoming Building

Setback Justification

4.3.1 Achievement of tower design principles

Reinforce Macquarie Street streetscape

Despite a zero setback to the Wyoming Building and Horbury House boundary the proposed tower envelope is setback 14.0m from Macquarie Street. This is beyond the 10.0m required by the Macquarie Street Special Character Area. The images right (taken from the Visual Impact Assessment) show that there is minimal impact to the streetscape with the tower set well back and partially obscured by lower buildings fronting the street.

A positive contribution to the Sydney Skyline

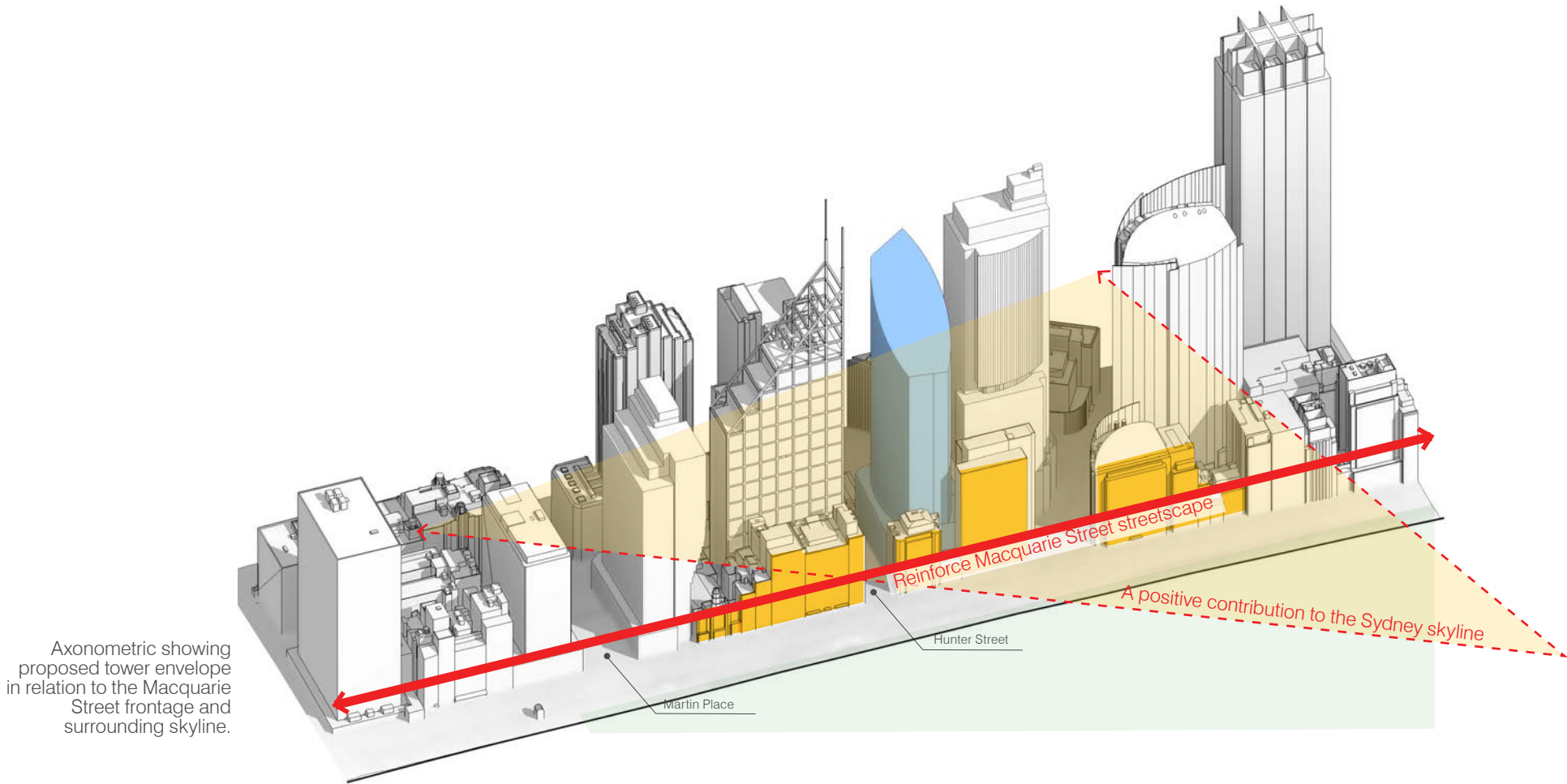
A 13.9m setback to Chifley tower provides a visually distinct tower when the skyline is viewed from the east. The 14.0m setback to Macquarie street visually separates the tower from the buildings fronting the street.



View of proposed envelope from Macquarie street looking south



View of proposed envelope from Macquarie street looking north



Axonometric showing proposed tower envelope in relation to the Macquarie Street frontage and surrounding skyline.

Setback Justification

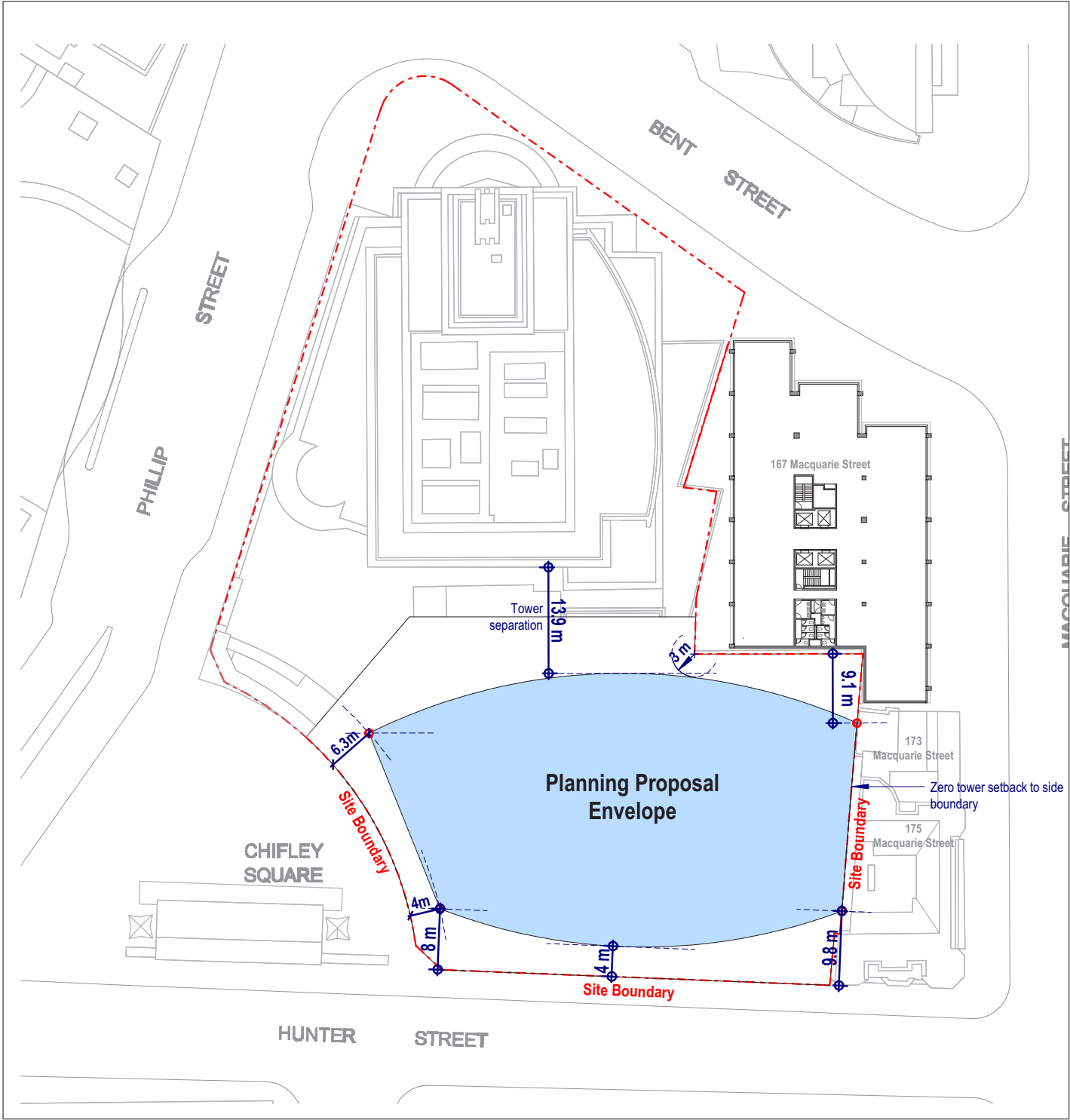


Visualisation showing proposed tower reference design in relation to the Macquarie Street frontage and surrounding skyline

Setback Justification

4.3.2 Northern setback

- The Australian Club building located to the north at 167 Macquarie presents a blank wall to the boundary and is unlikely to be re-developed over 55m due to the controls applicable under the Macquarie Street Special Character Area which would make the floorplate too small to be commercially feasible.
- Should re-development of the Australia Club site occur, the location of the lift core for the site would likely remain in a similar position owing to the view amenity of the site east across Macquarie Street and to the north.
- The existing Chifley Tower to the north has a continuous glazed facade with views south back towards Deutsche Bank Place and Chifley Square.
- The proposed tower envelope maintains a minimum 3m setback from 167 Macquarie Street however its curved shape increases this up to 10m in the north-eastern corner.
- A 13.9m minimum offset to the existing Chifley Tower is maintained but this now increases following the curved face of the envelope.
- The curved face of the proposed envelope has allowed for significantly more generous setbacks towards its north-eastern and north-western corners. This not only increases overall setbacks to Chifley Tower and 167 Macquarie Street but also greatly reduces the length and height of any facade that will present to Chifley Square. Furthermore it reinforces an architectural reference to the curved western facade of Chifley Tower.



Plan showing proposed tower envelope setbacks along northern boundary with The Australia Club site and the existing Chifley Tower.



Google Earth image showing blank facade to the Australia Club building along the northern boundary.

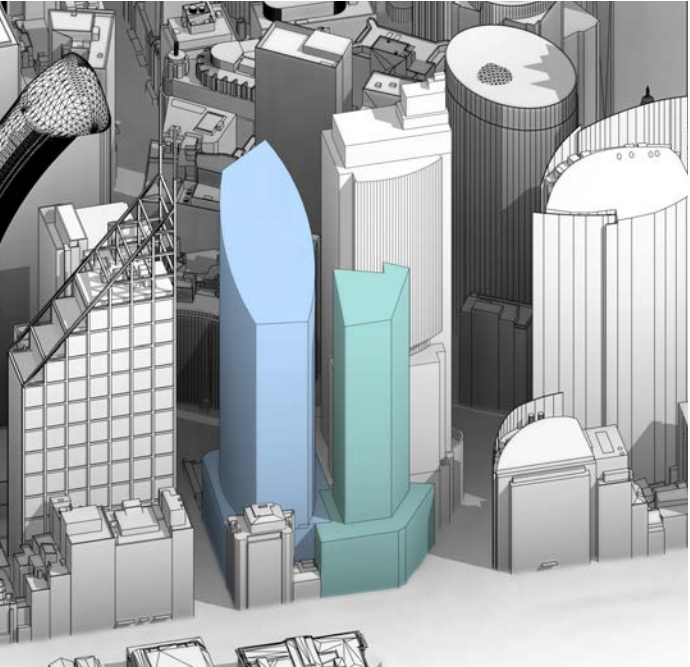


Photo looking east showing the blank wall on the southern boundary of 167 Macquarie Street (The Australian Club building)

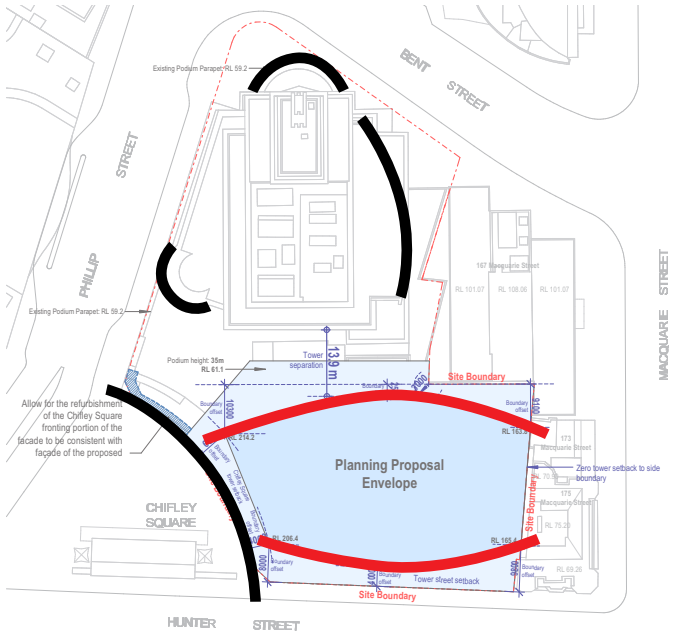


Photo looking north showing the separation between 167 Macquarie Street (The Australian Club building) and the existing Chifley tower.

Setback Justification



Perspective showing the potential envelope for a redevelopment of 167 Macquarie Street in relation to the planning proposal envelope.



The diagram above shows how the proposed envelope references the curved eastern facade on the existing Chifley Tower. Other curves on the building and Chifley Square also support this curved response.

4.3.3 Achievement of tower design principles

Setbacks which balance environmental amenity and workplace functionality

Reducing the set back to the boundary with The Australia Club site from 6.5m to 3m at its narrowest point will not result in any negative impact on the existing building due to its blank facade along this boundary.

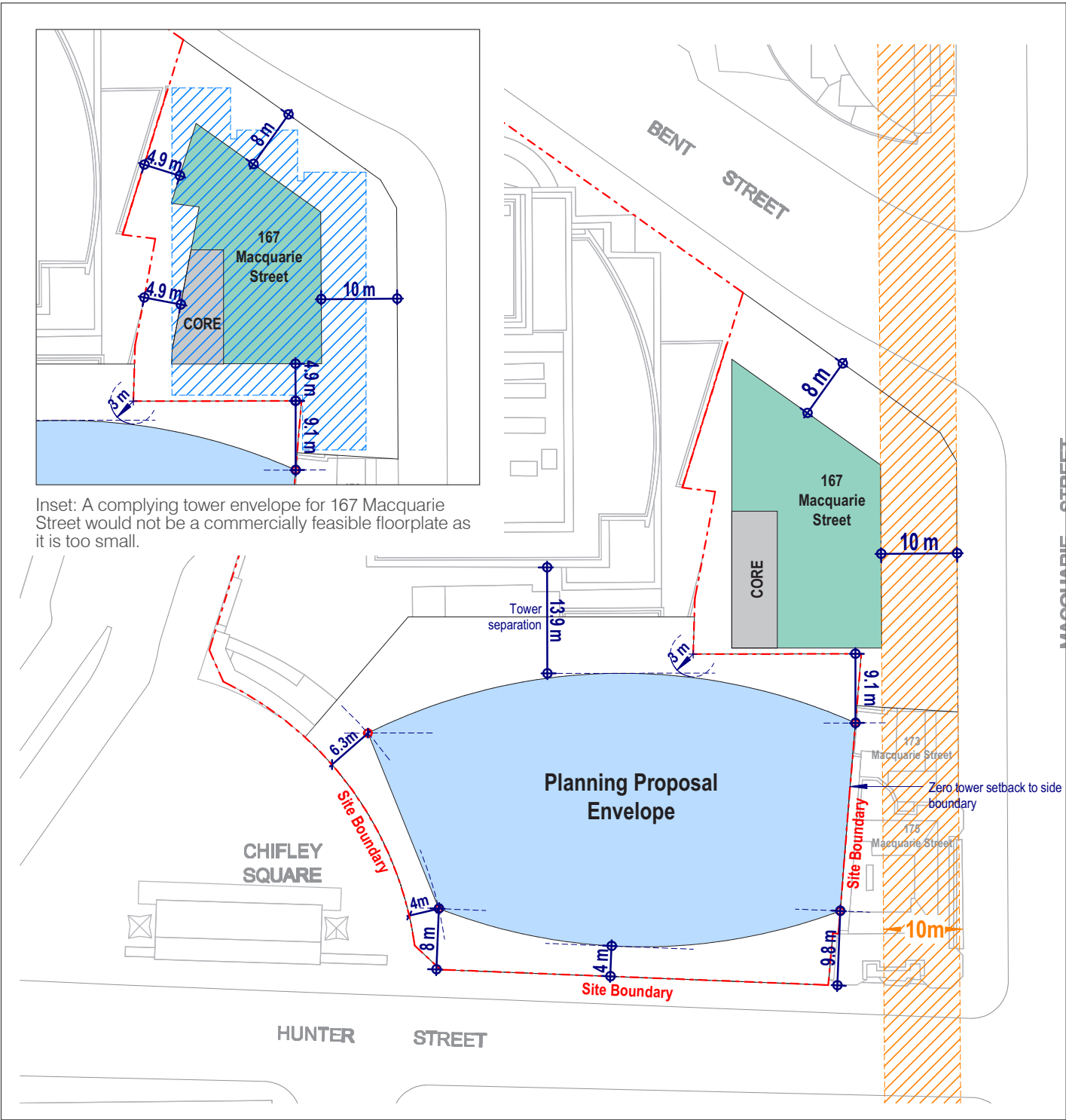
As the study right shows it is likely that any future redevelopment of The Australia Club site would result in a new building core oriented to it south-eastern boundary and thus minimising and negative impacts at this interface.

By maintaining a minimum 13.9m tower separation to the existing Chifley Tower adequate light and view amenity will be retained whilst also accommodating significantly increased set backs up to 24.4m in the north east corner of the proposed envelope.

The curved face of the envelope and any resulting built form will improve on potential wind impacts over and above the base case envelope.

A harmonious relationship with the existing tower

The curved northern setback will reinforce a direct reference to the curved eastern facade of the existing Chifley Tower whilst also servicing to give the two towers adequate breathing space that is consistent with other two tower developments close by.

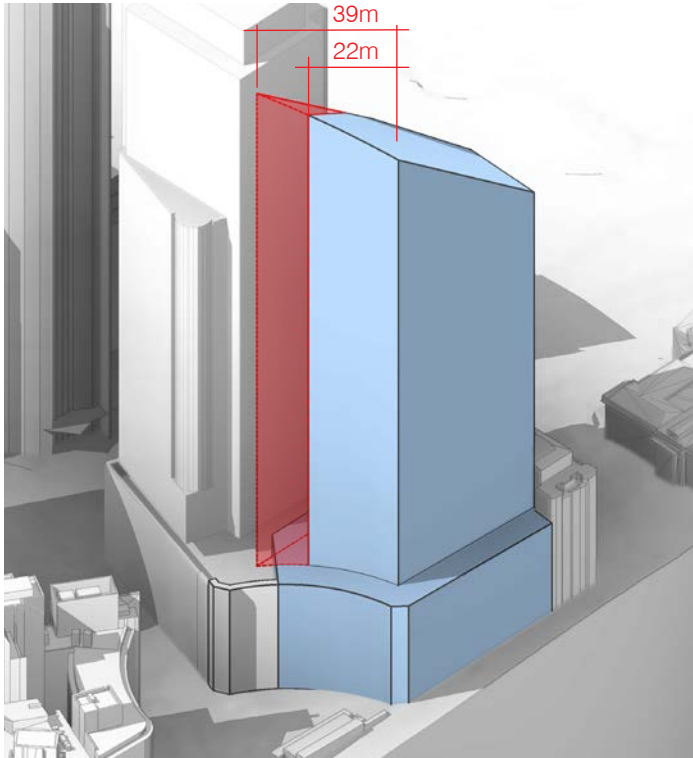


Plan showing a study into the potential likely floor plan for any future redevelopment of The Australia Club building at 167 Macquarie Street showing the likely location for the building lift core.

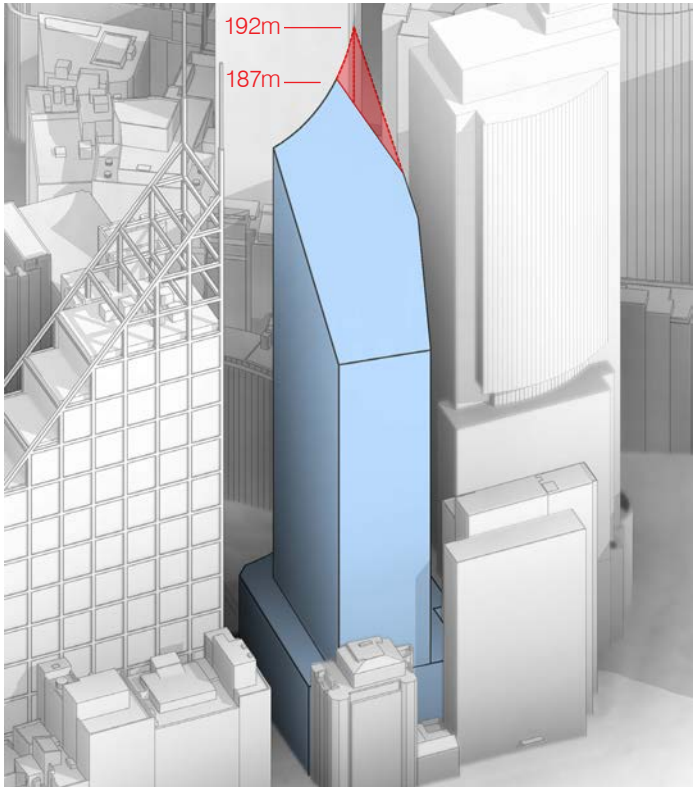
Setback Justification

4.3.4 Western Setback

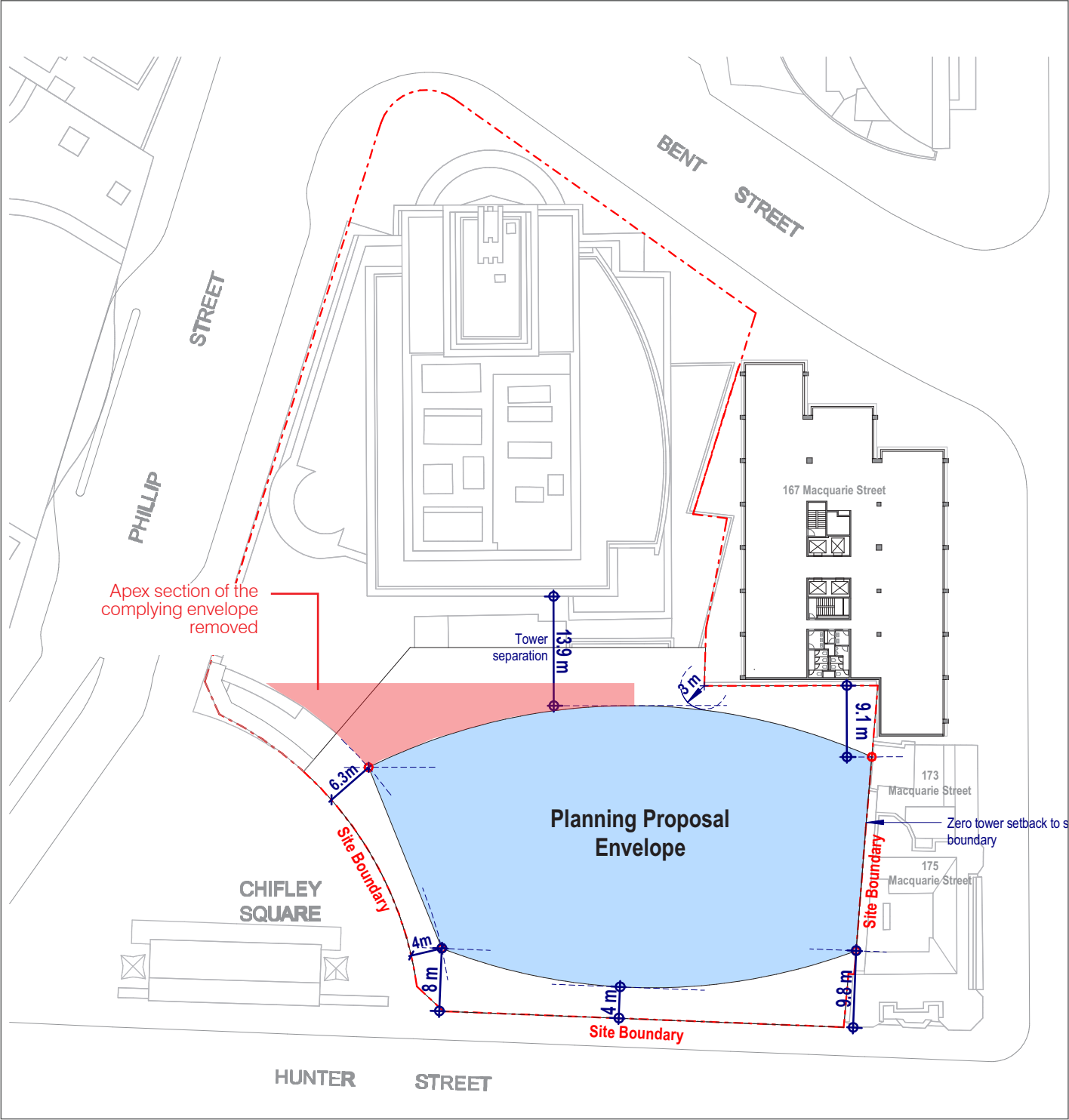
- The introduction of the curved northern and southern setbacks allows for a greatly reduced facade presenting west to Chifley Square.
- The overall length of the tower envelope presenting to Chifley Square is reduced from 39m to 22m with a reduced setback of 4m to its south-west corner and a 6 setback to its north-west corner.
- Removal of the apex (shaded red in the plan right) will also reduce the overall height of the envelope by 5m (from 192m to 187m).
- The removal of this segment of the envelope also provides a better separation between the existing Chifley tower to improve sky view and separation of the buildings in the skyline.



Axonometric showing proposed removal of apex section of the complying envelope and the reduction in facade presenting to Chifley Square.



Axonometric showing proposed removal of apex section of the complying envelope and the overall reduction in height.



Plan showing removal of the apex section of the complying envelope resulting in an improved outcome for Chifley Square and the existing Chifley Tower.

Setback Justification

4.3.5 Achievement of tower design principles

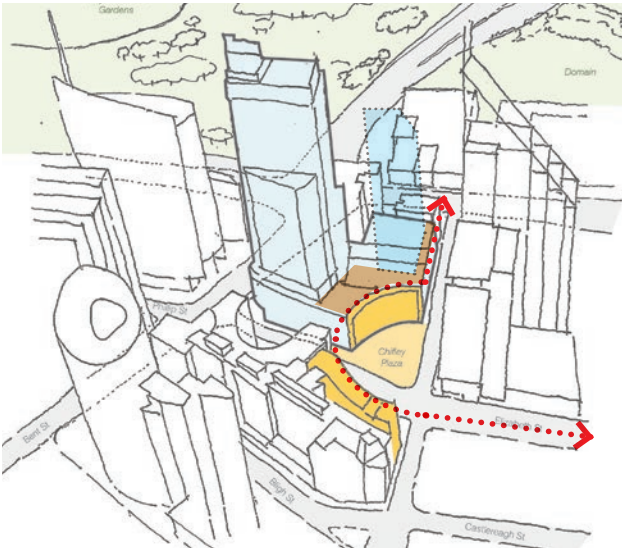
Preserve and respect the legibility of Chifley Square

Increasing the setback to Chifley Square by removing the tapering portion serves to reinforce the existing built form and public space relationship. It also respects the importance of Chifley Square as a public place and increases the prominence of the semi-circular curve of the podium, being a key feature of the plaza and precinct.

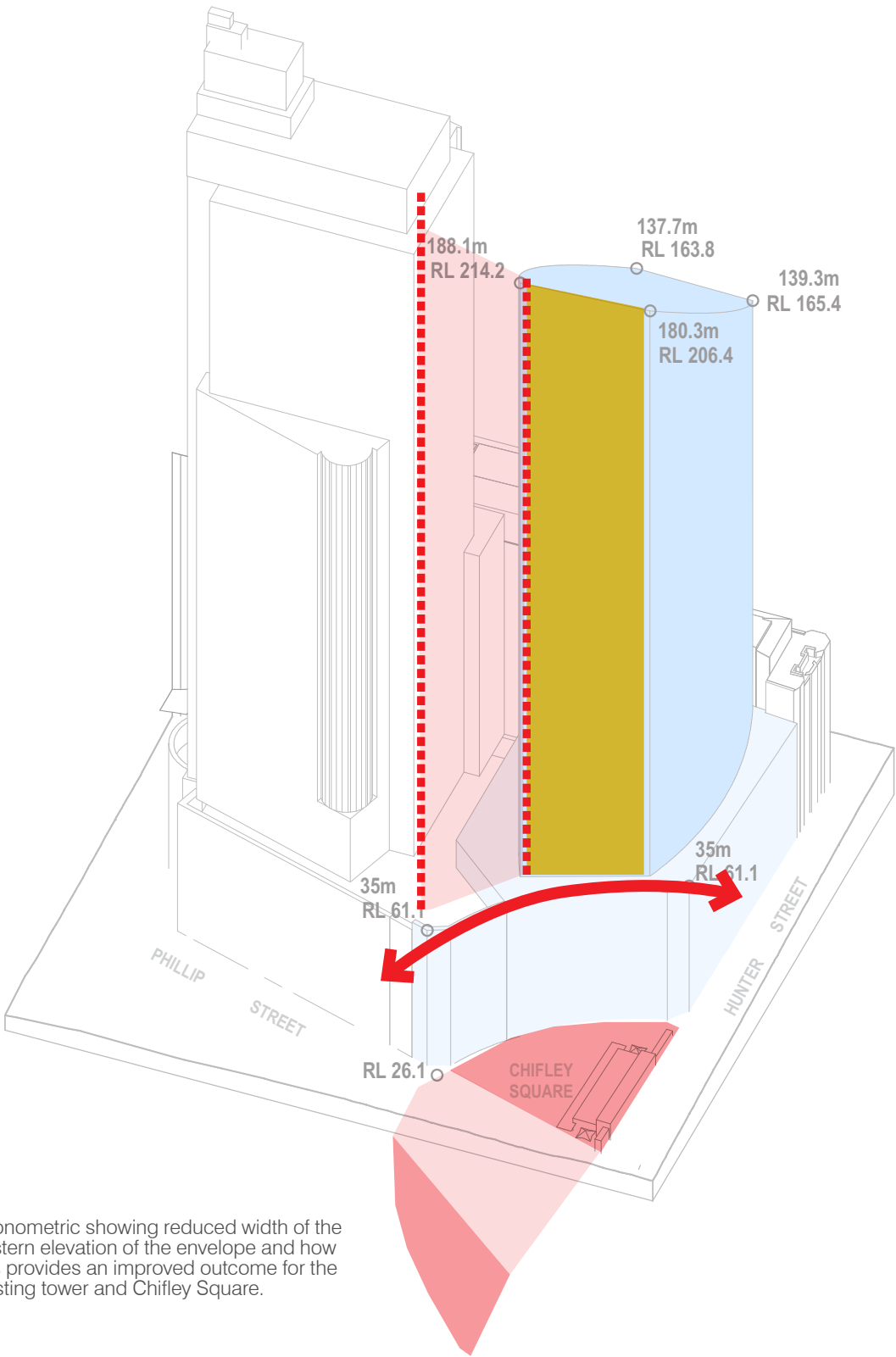
The move also reduces the height of apex of the tower envelope which further reduces its impact on the existing plaza space below.

Setbacks which balance environmental amenity and workplace functionality

Removal of this tapering portion of the envelope and adopting a curved setback serves to minimise impacts on access to light and views from the existing Chifley Tower whilst also helping to minimise impact from wind.



Tower envelope principle see page 8, principle 2.2.2



Axonometric showing reduced width of the eastern elevation of the envelope and how this provides an improved outcome for the existing tower and Chifley Square.

Setback Justification



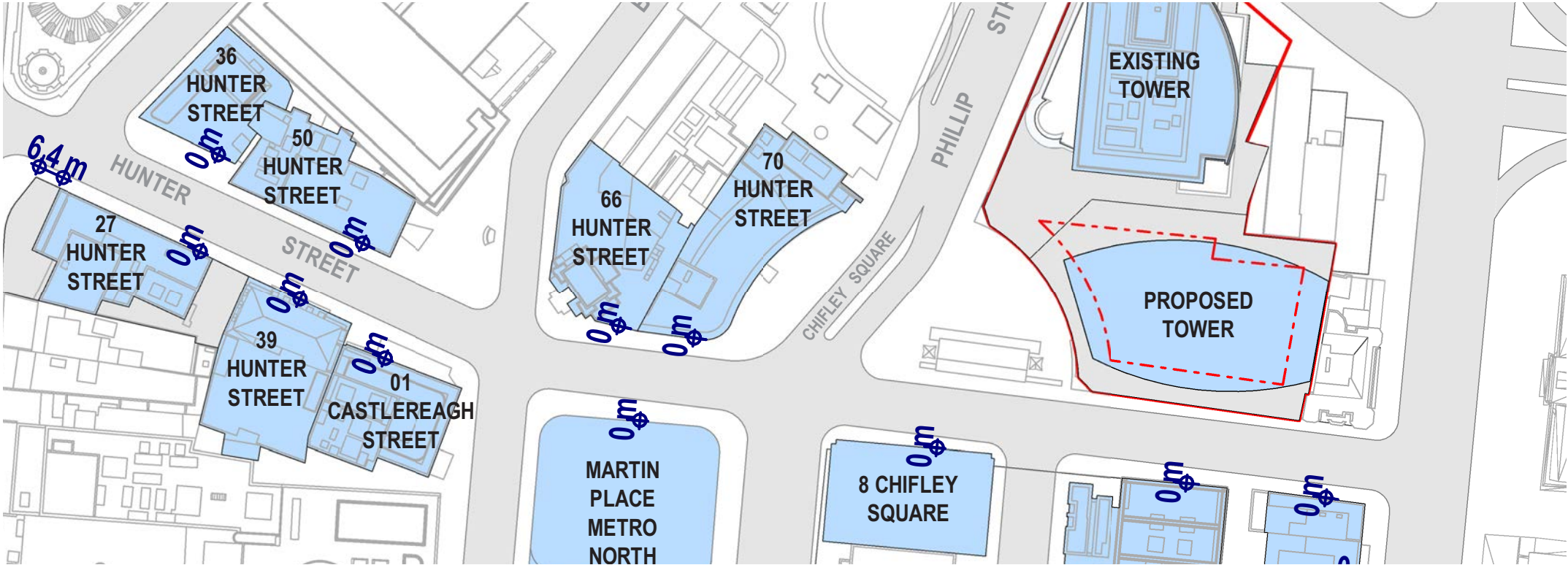
Visualisation showing the proposed reference design with improved podium (at existing height of 35m) and the tower above.

The the narrower tower frontage together with the setback preserves and respects the legibility of Chifley Square, and strikes the right balance between achieving environmental amenity and workplace functionality

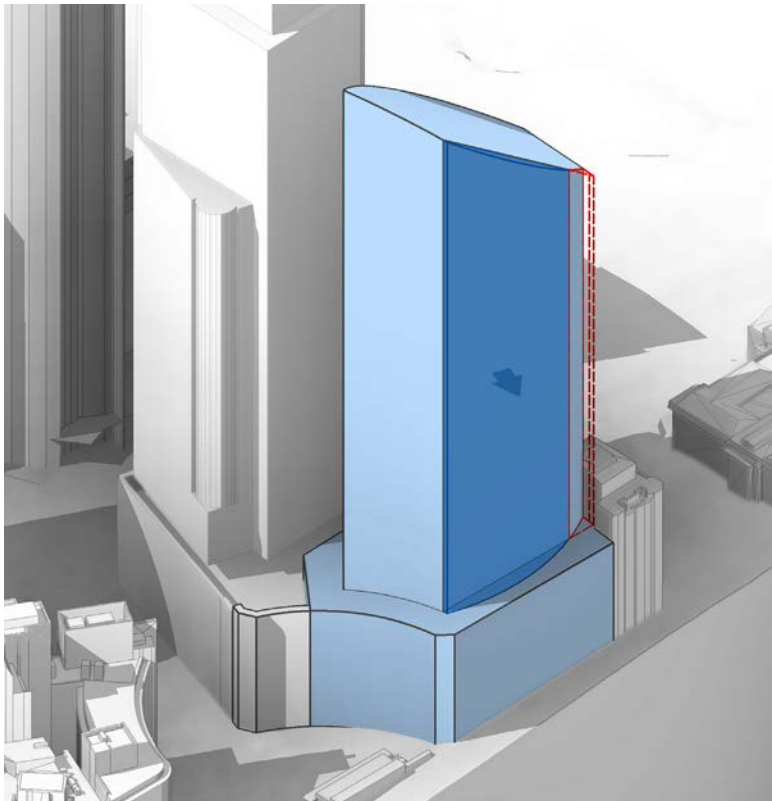
Setback Justification

4.3.6 Southern setback

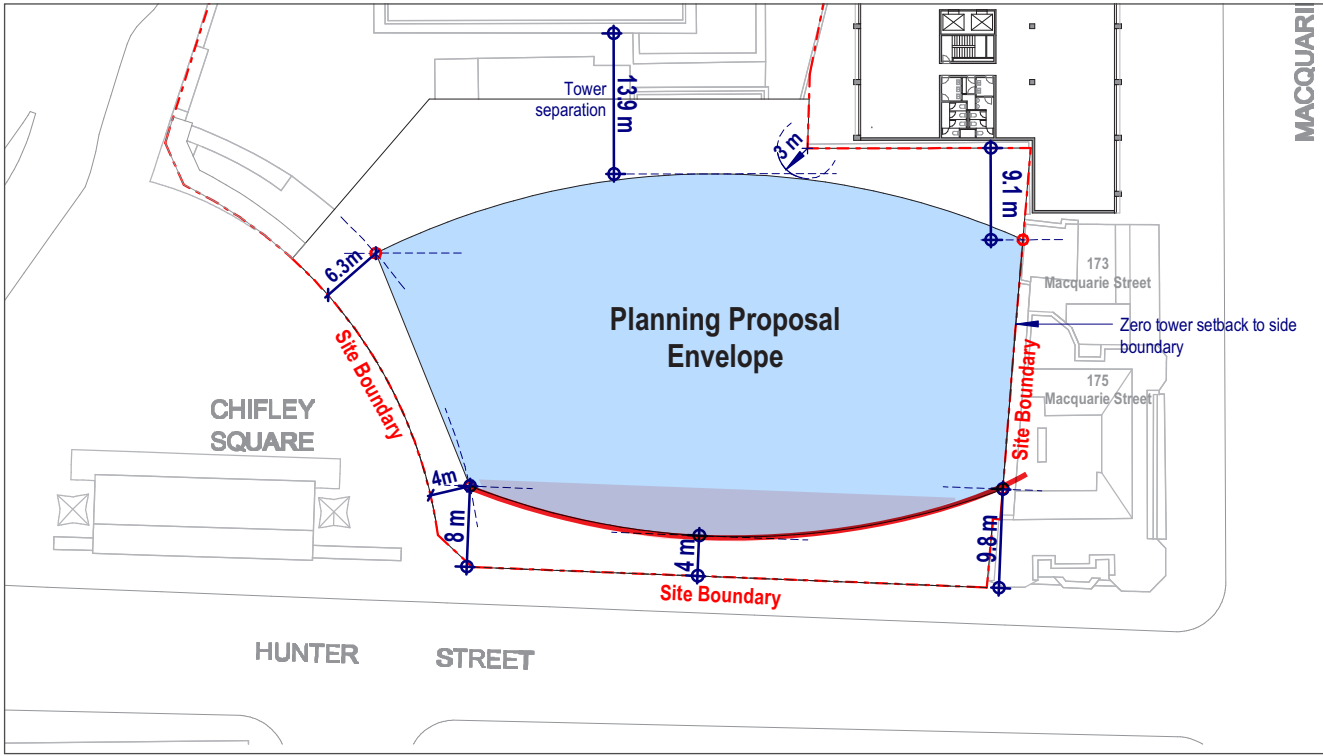
- The variation to the tower setback along Hunter Street by 4m (from 8.0m to 4.0m) results in a small narrowing of the vista up to Macquarie Street from Richard Johnson Square compared to a complying envelope.
- The reduction in setback along Hunter Street also results in bringing the proposed tower envelope closer to Deutsche Bank Place (126 Phillip Street), noting that 126 Philip Street has a zero setback to Hunter Street.
- The diagram on the right identifies the existing setbacks along Hunter Street. There is currently no established setback alignment along Hunter Street
- The DCP adopts 8m as a street wall setback where the majority of buildings are set back 0m. Despite this the proposed tower envelope adopts a minimum 4m setback to Hunter Street with a curved setback that increased to 8.8m adjoining Chifley Square and 12m adjoining the Wyoming Building at the intersection of Hunter Street and Macquarie Street.



Context plan showing existing setbacks along Hunter Street (mostly 0.0m setbacks)



Axonometric showing the key move to create a curved southern tower setback



Plan showing the proposed southern tower setback

Setback Justification

4.3.7 Achievement of tower design principles

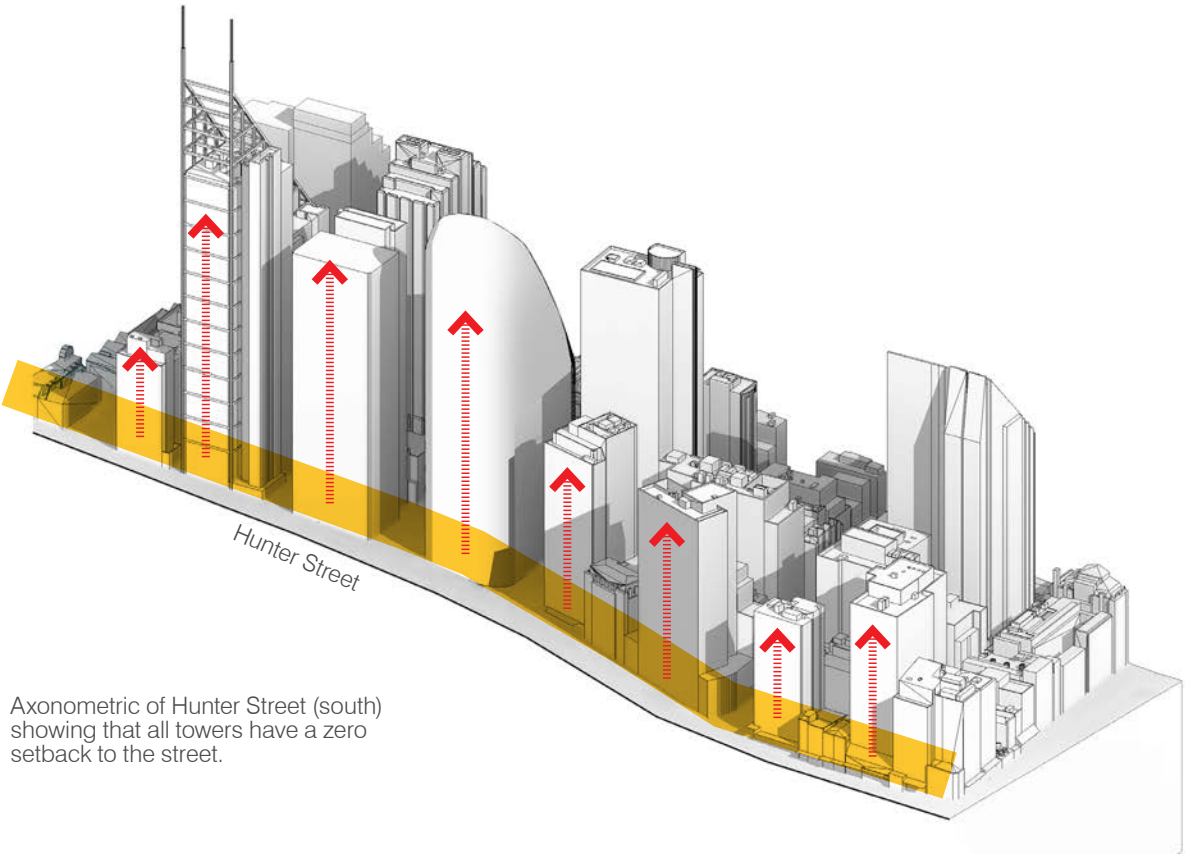
Preserve and respect the legibility of Chifley Square

The reduction of the setback to Hunter Street from 8.0m to a minimum 4.0m does not materially effect Chifley Square. As the southern setback is proposed to be curved then the setback directly above the corner of the plaza is actually 8.8m (0.8m greater than the base case at this location).

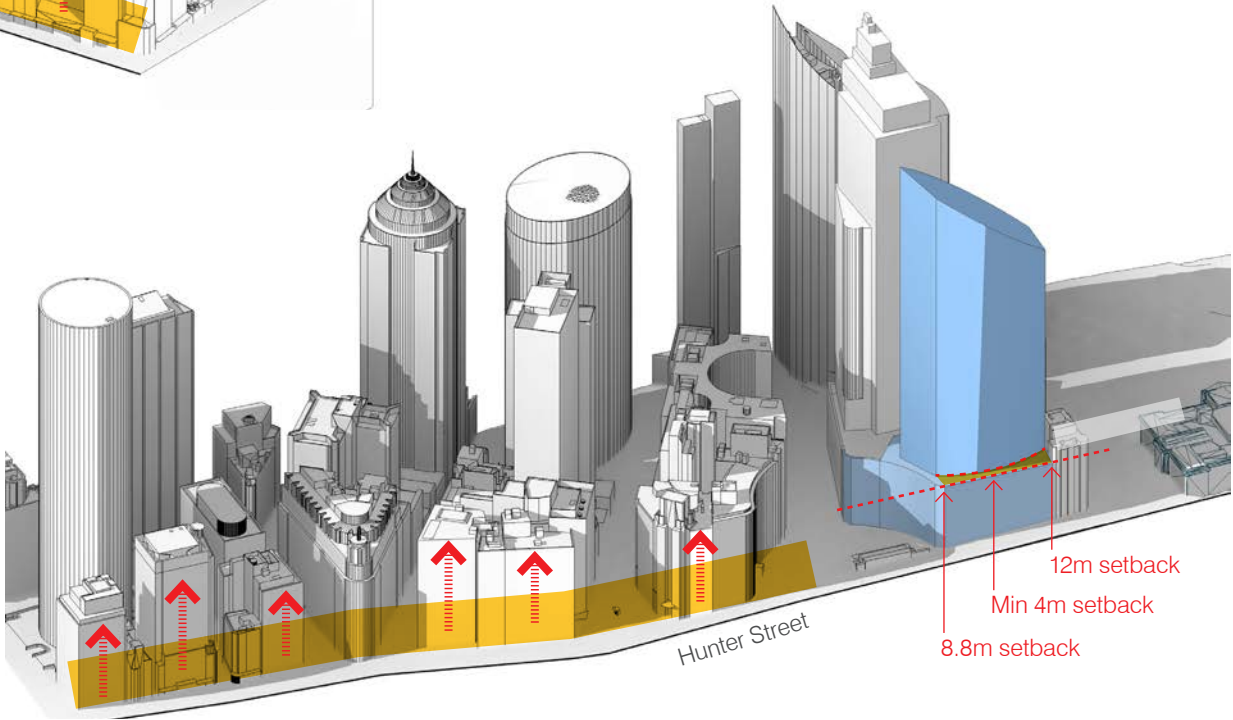
Most notably there is no established precedent for any tower setbacks along Hunter Street which is particularly relevant on the southern elevation of the street as shown in the axonometric images below.

Reference the existing tower forms in a harmonious way

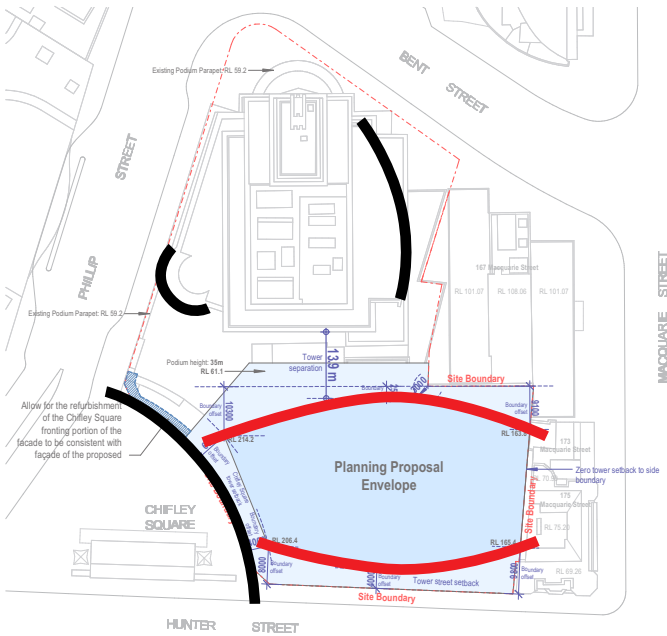
The curved southern setback will reinforce a direct reference to the curved eastern facade of the existing Chifley Tower.



Axonometric of Hunter Street (south) showing that all towers have a zero setback to the street.



Axonometric of Hunter Street (north) showing that all towers have a zero setback to the street with the exception of the proposed envelope, which provides a minimum 4m setback increasing to 8.8m adjacent to Chifley Square.



The diagram above shows how the proposed envelope references the curved eastern facade on the existing Chifley Tower. Other curves on the building and Chifley Square also support this curved response.

Setback Justification



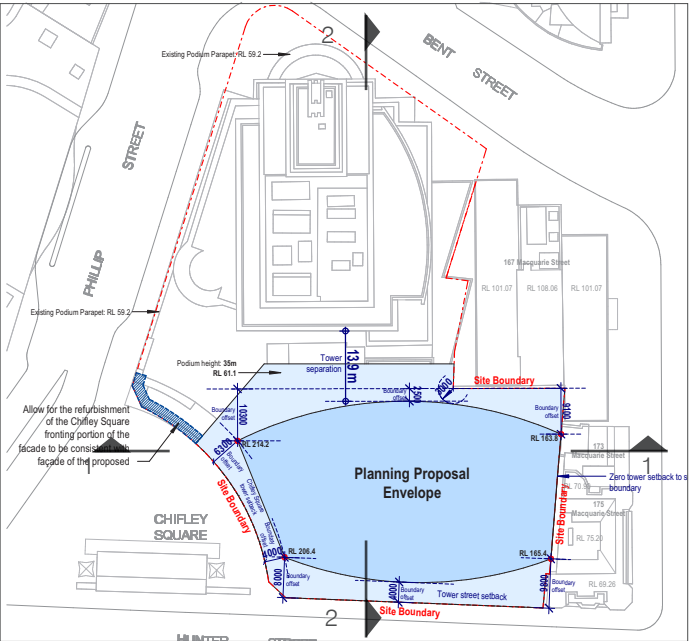
Extract from the Visual Impact Assessment showing the view east along Hunter Street toward the proposed envelope.

4.4 Preferred Envelope Sections and Elevations

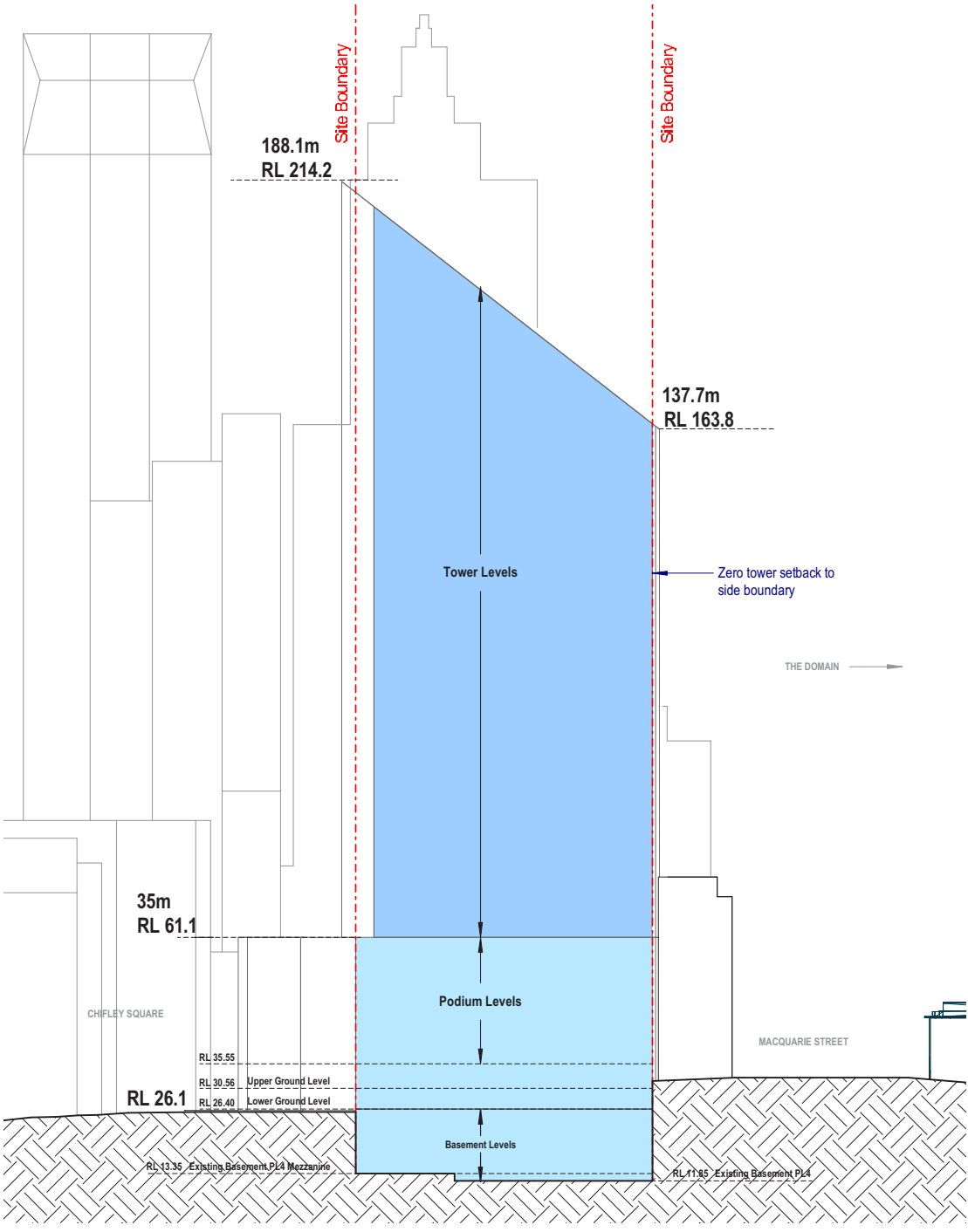
4.3.8 Proposed Envelope Options Sections

The sections illustrates the minimum and maximum heights under which development would be permissible.

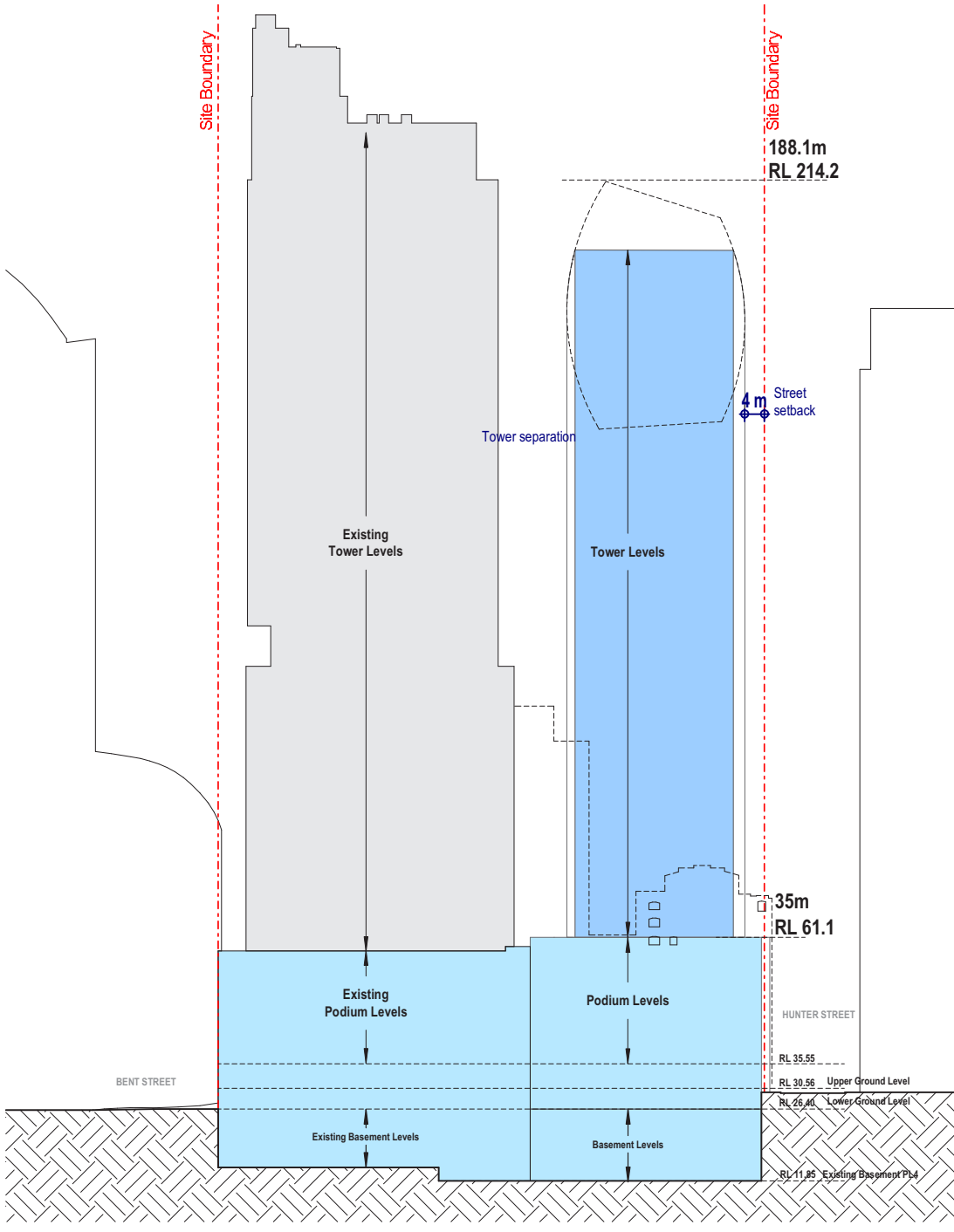
The extent to which the Solar Access Protection Plane for The Domain defines the shape of the built form envelope and determines the maximum height for this site which ranges from RL 213.1 to the west and RL 137.8 to the east. The scale of the podium remains as per the existing datum of RL 61.1 and is 35 metres above the existing ground level when measured from the lowest point on the site (Chifley Square). The existing tower to the north will also remain.



Key Plan



Section 1



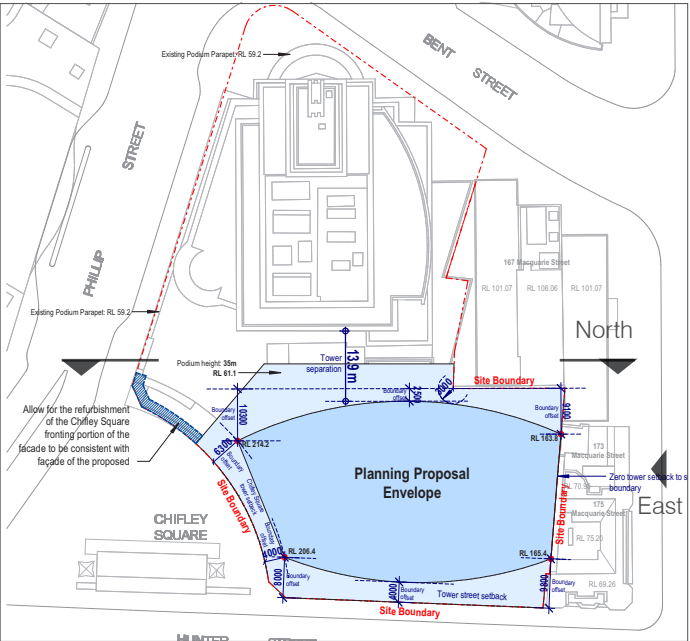
Section 2

Preferred Envelope Sections and Elevations

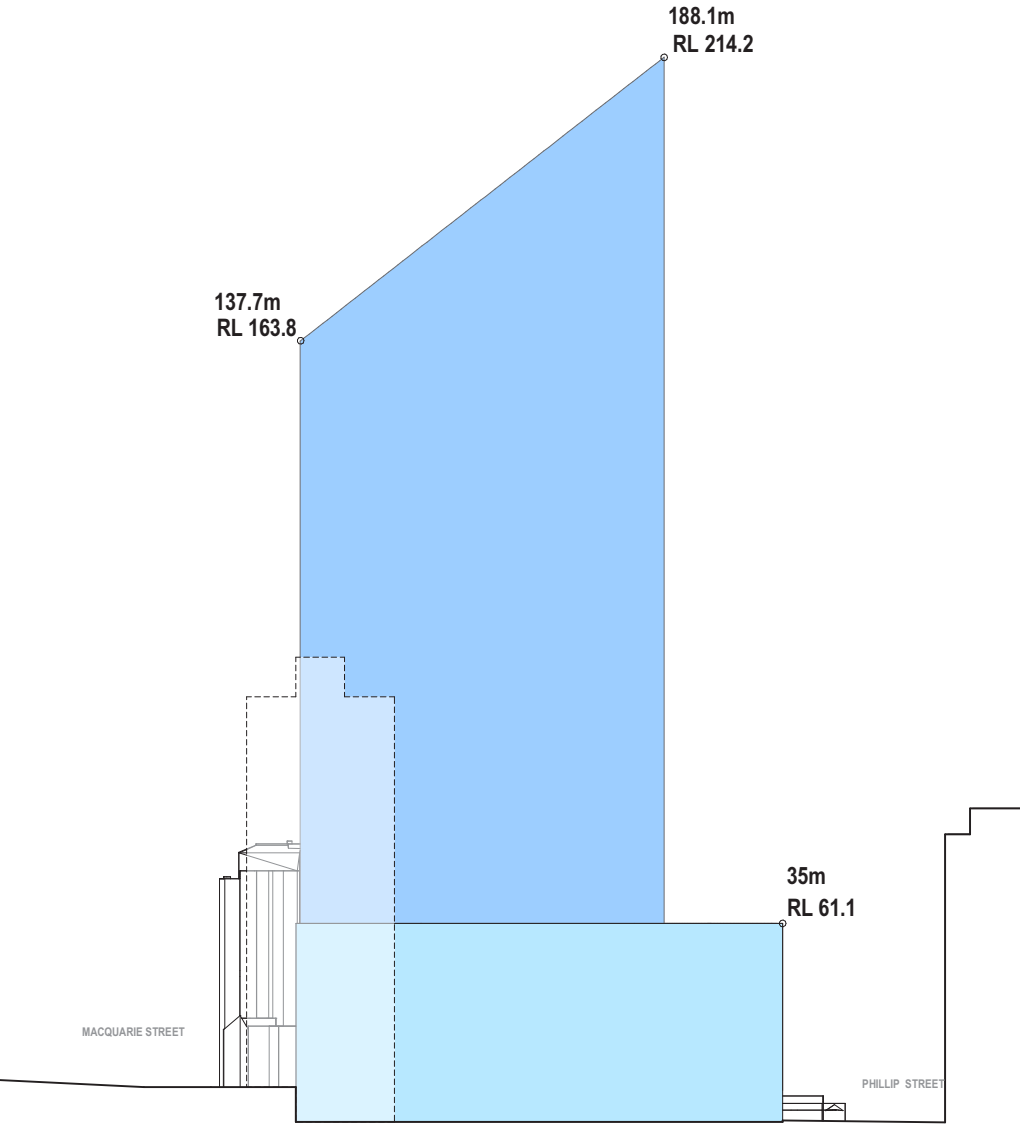
4.4.1 Proposed Envelope Options Elevations

The elevations of the envelopes demonstrate the immediate context in which they are located.

The northern elevation (left) has been drawn (with the existing tower excluded) and demonstrates the extent of the solar access plane to the Domain. The east elevation taken along Macquarie Street features Horbury House, Wyoming and the Australian Club buildings which make up the block in the foreground and demonstrates the separation to neighbouring Deutsche Bank Place and the existing Chifley Building to the south and north sides respectively.

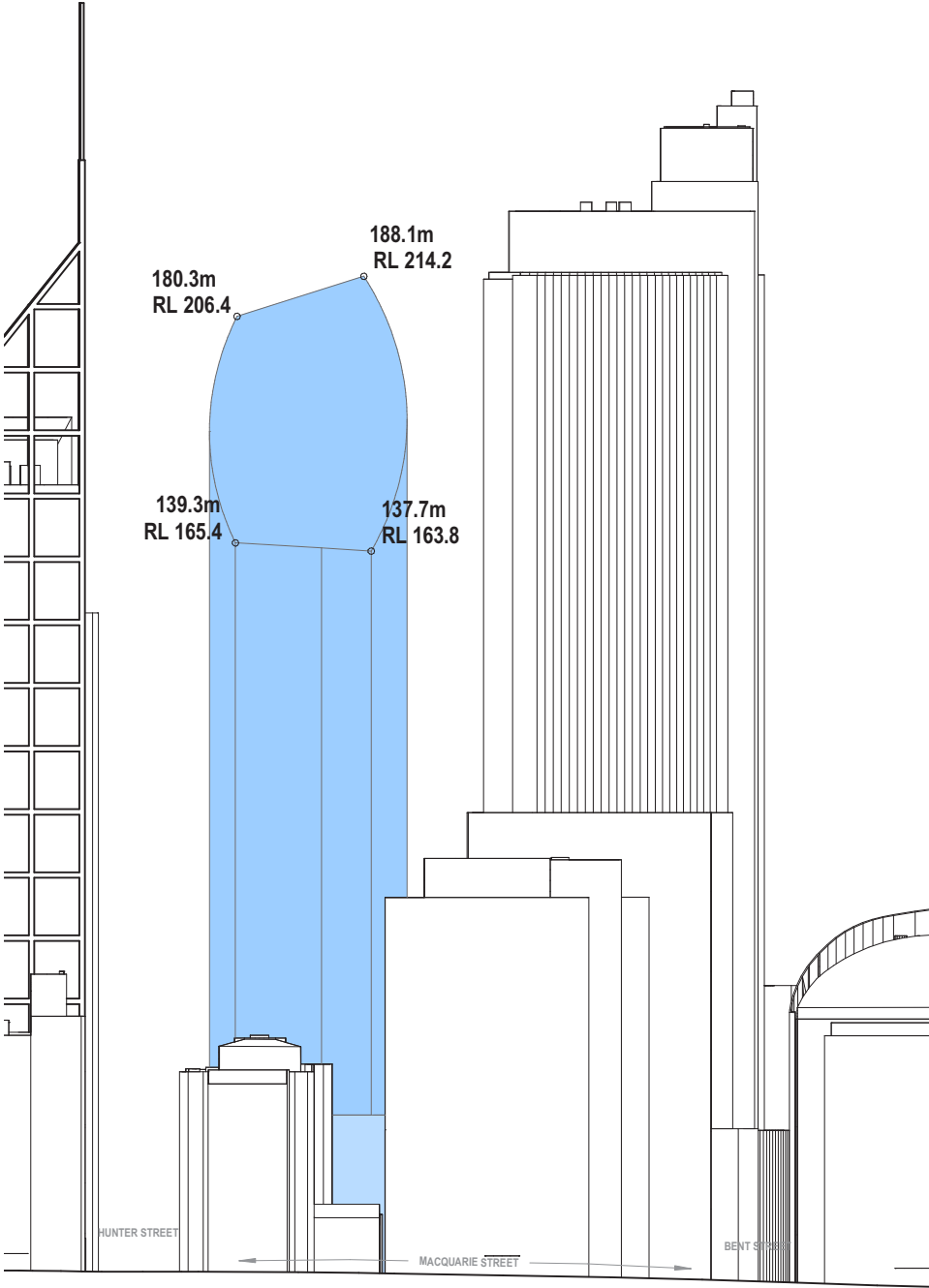


Key Plan



Elevation 1 - North

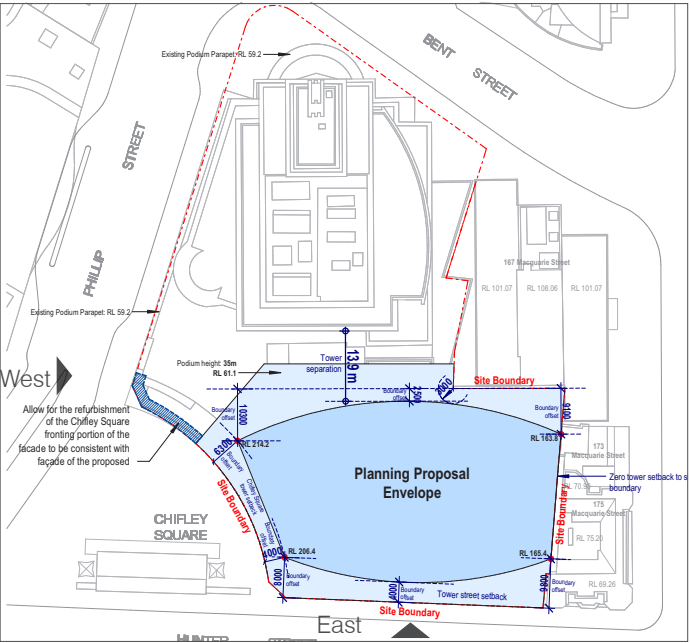
North Elevation (drawn without existing tower)



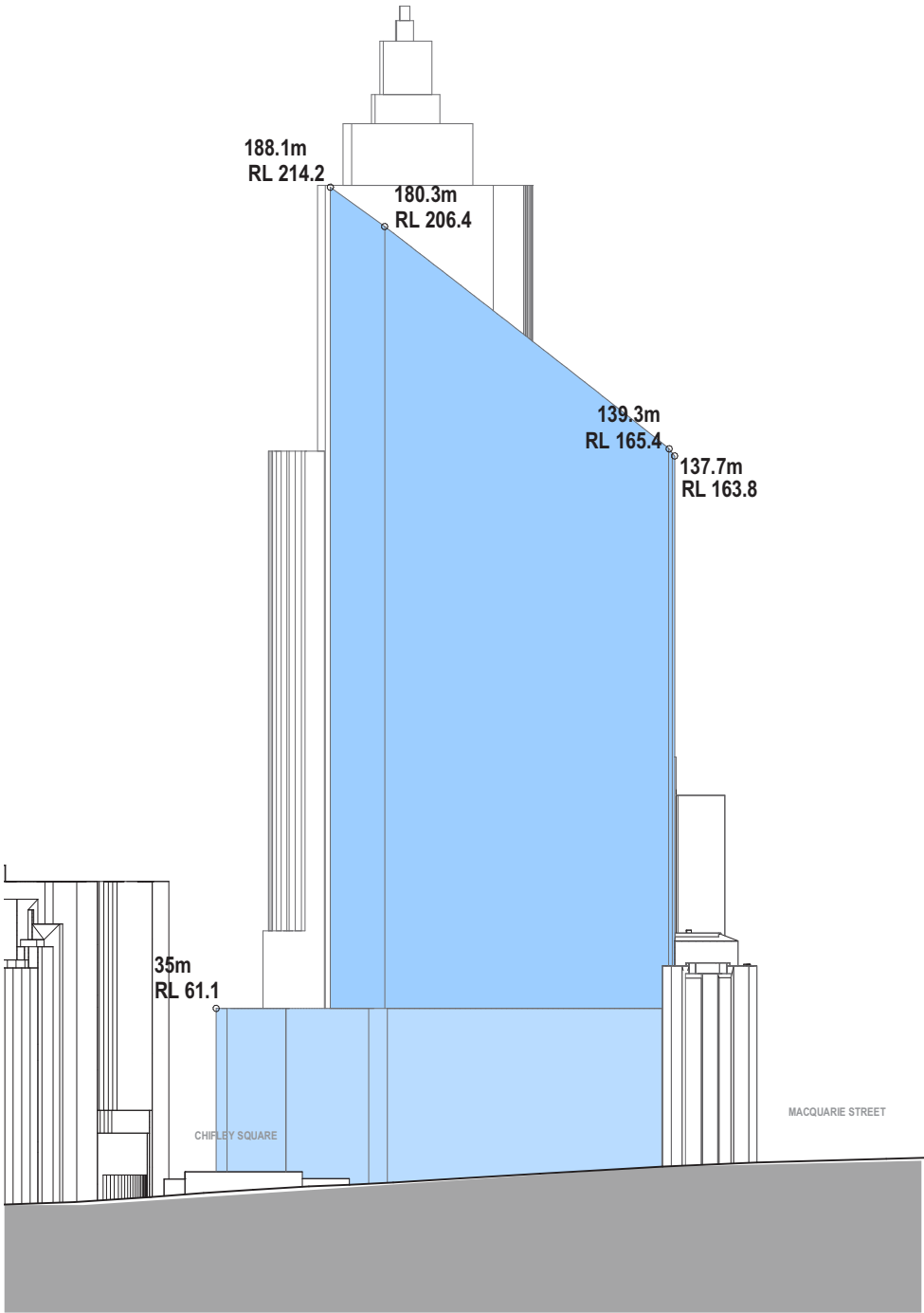
Elevation 2 - East

East Elevation (Macquarie Street)

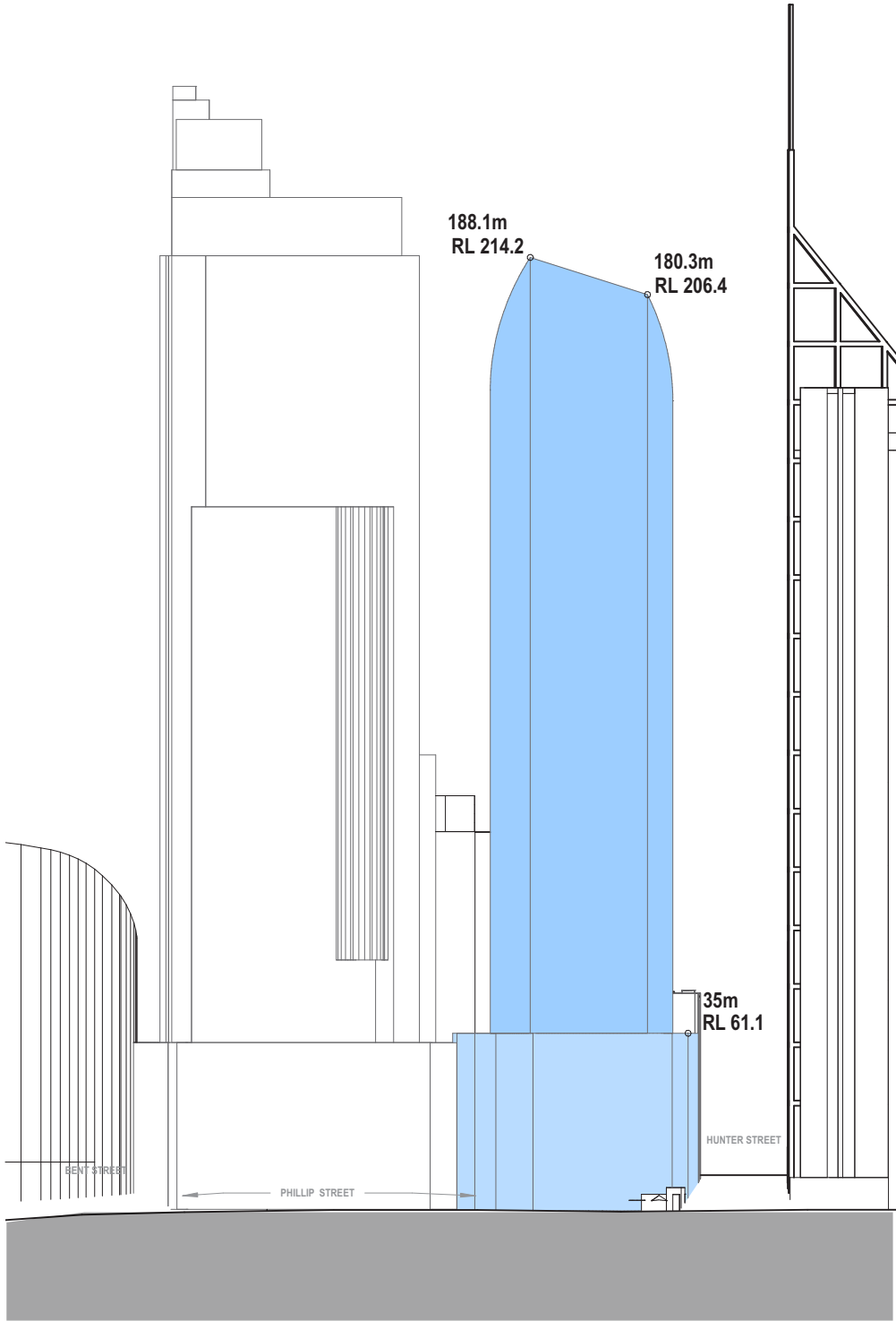
Preferred Envelope Sections and Elevations



Key Plan

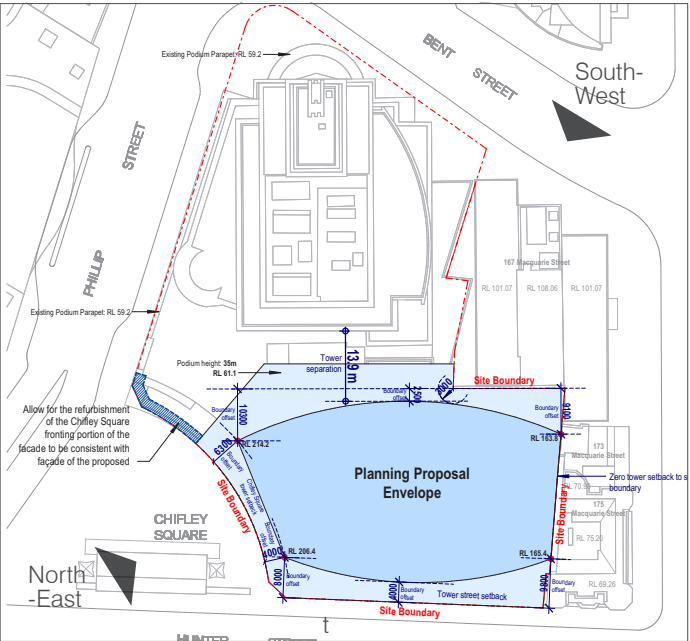


South Elevation (Hunter Street)

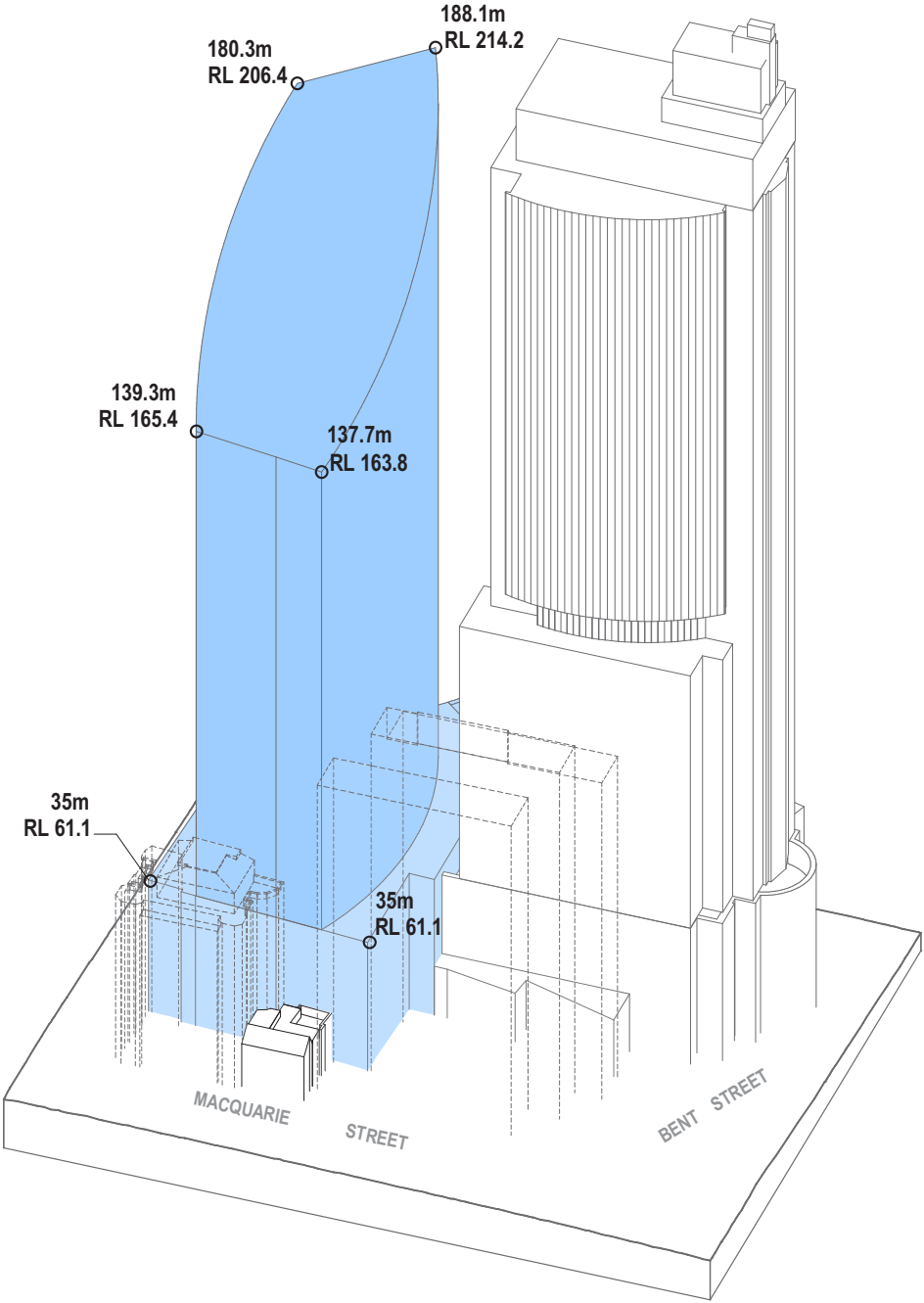


West Elevation (Elizabeth / Phillip Street)

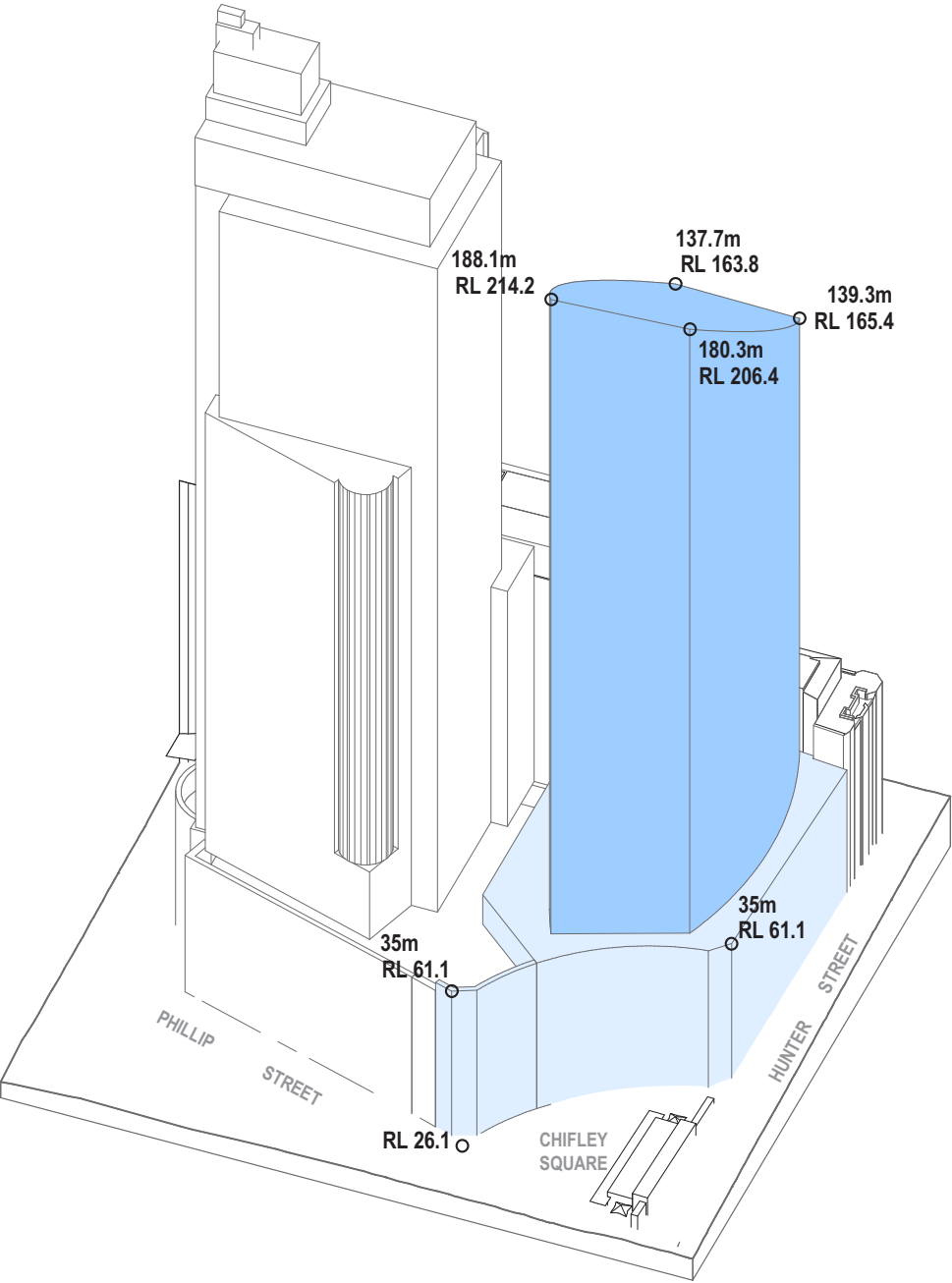
4.5 Preferred Envelope Axonometrics



Key Plan



South-West isometric View

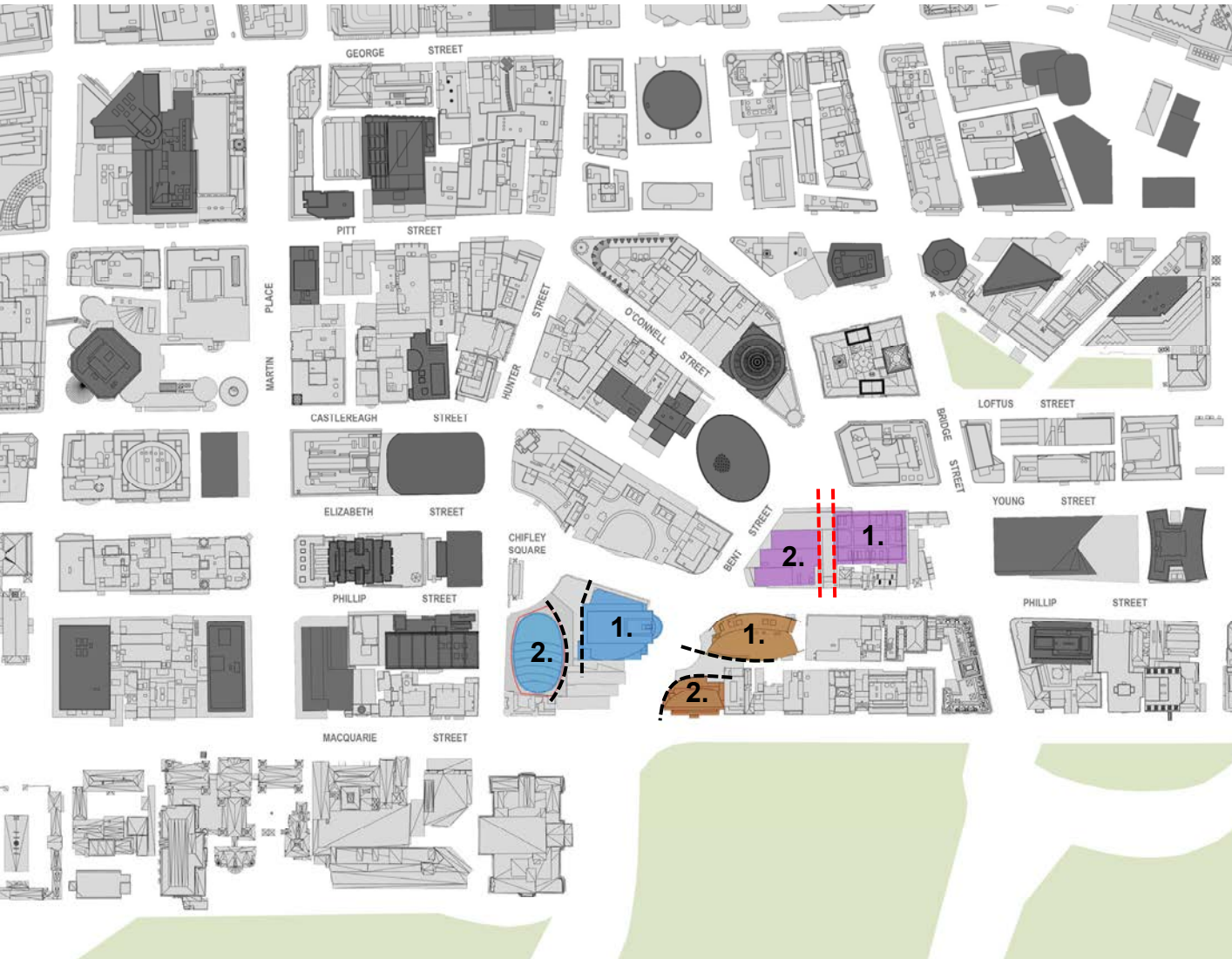


North-East isometric View

4.6 Tower Grouping and Alignment

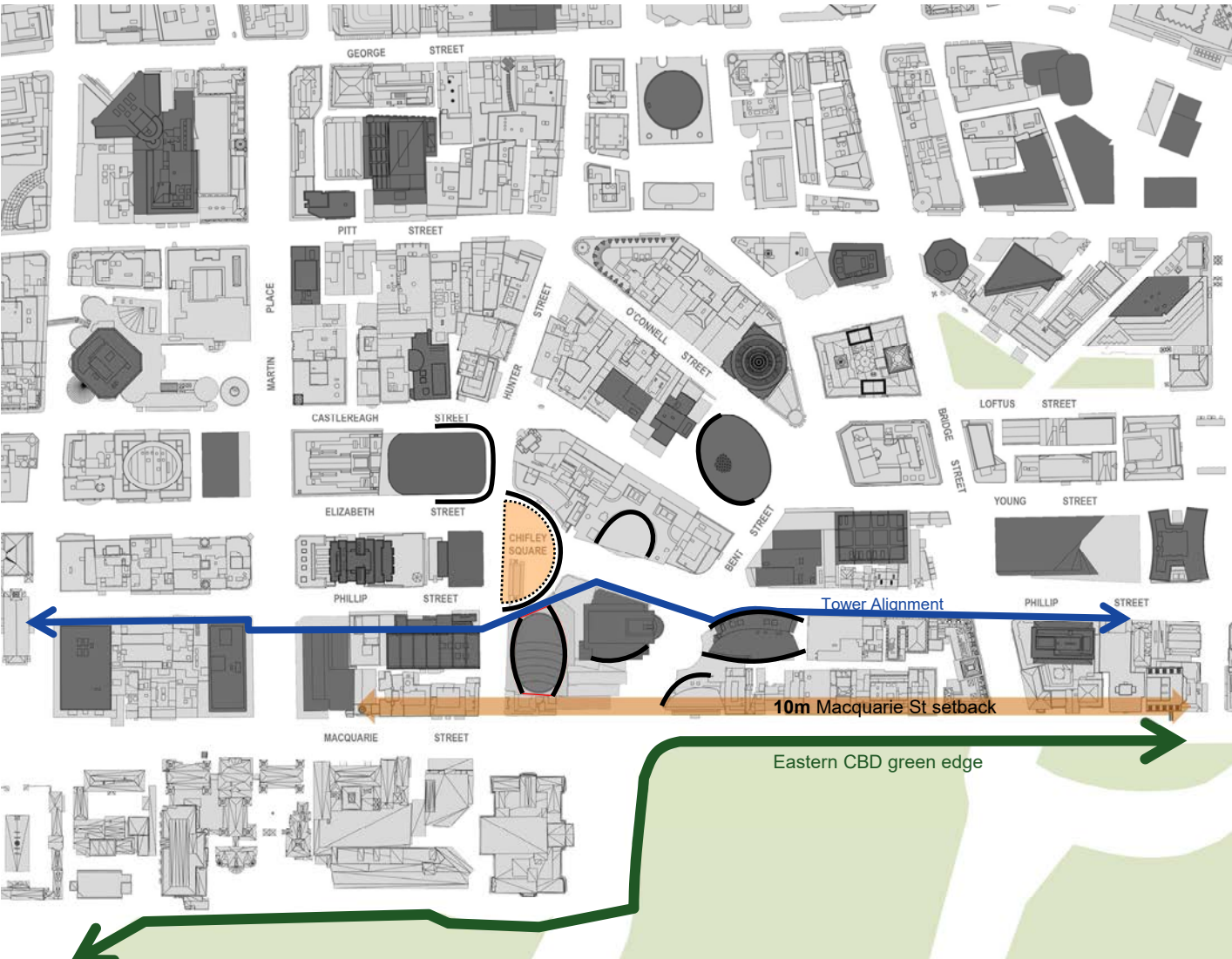
Tower grouping

- The curved northern face of the proposed envelope responds to the similar curved separation between the towers of Aurora Place



Tower alignment

- The northern and southern facade of the proposed envelope respond to the surrounding building forms of Chifley Square, Aurora Place, 1 Chifley Square, Sofitel Sydney Wentworth, 1 Bligh Street and the Existing Chifley Tower.



4.7 Tower Separation Comparison

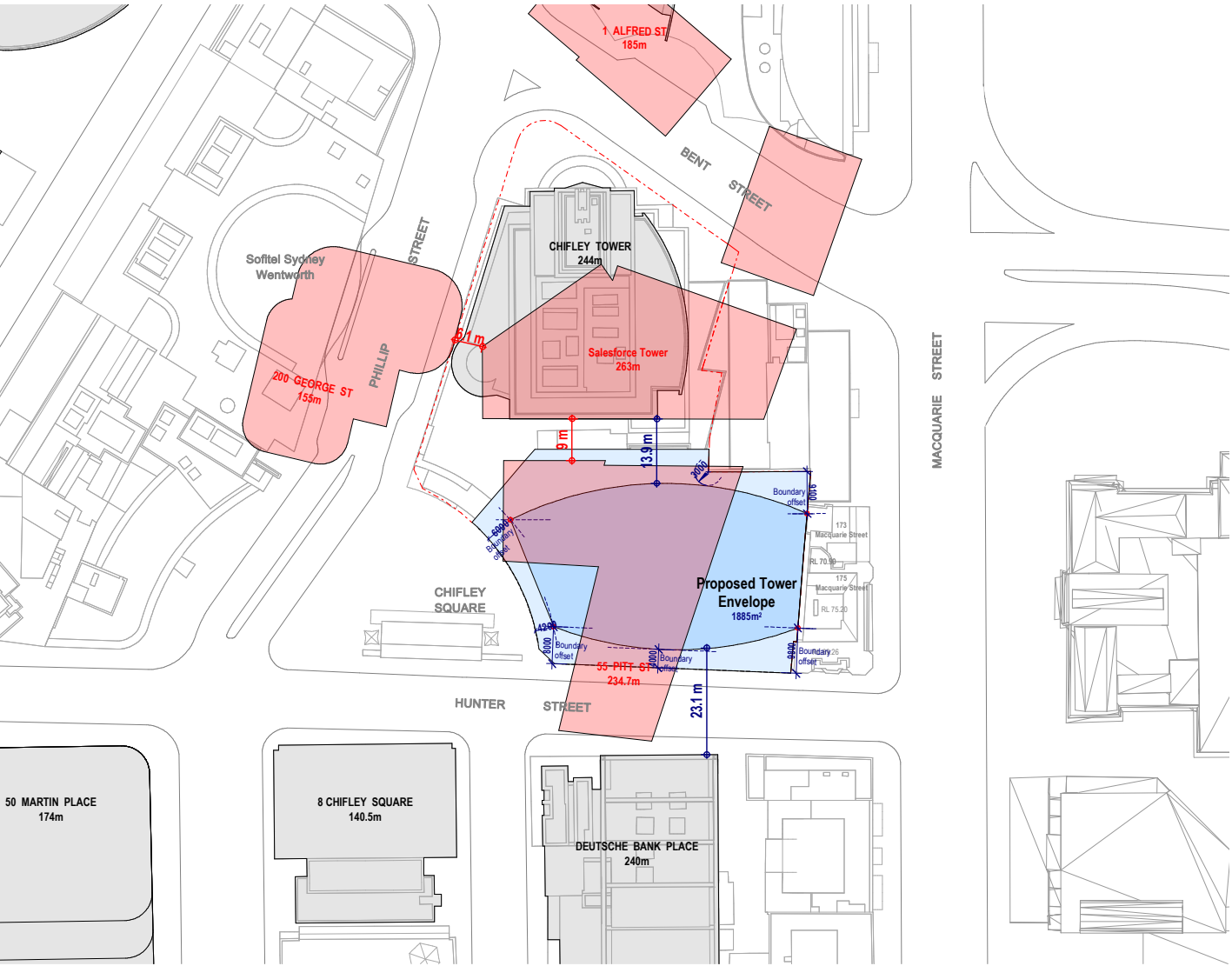
Circular Quay Tower, 200 George St,

The plan below shows an overlay of the tower footprints of 200 George St (EY building) and the currently under construction Circular Quay Tower (Salesforce Tower) shown in pink. These are shown against the proposed envelope shown in blue.

Note that the Tower separation between 200 George Street and the Salesforce Tower is just 6.1m and 9m

between the Saleseforce Tower and the adjacent 11 storey building to its south.

By comparison the proposed separation between the existing Chifley Tower and the proposed envelope is 13.9m.



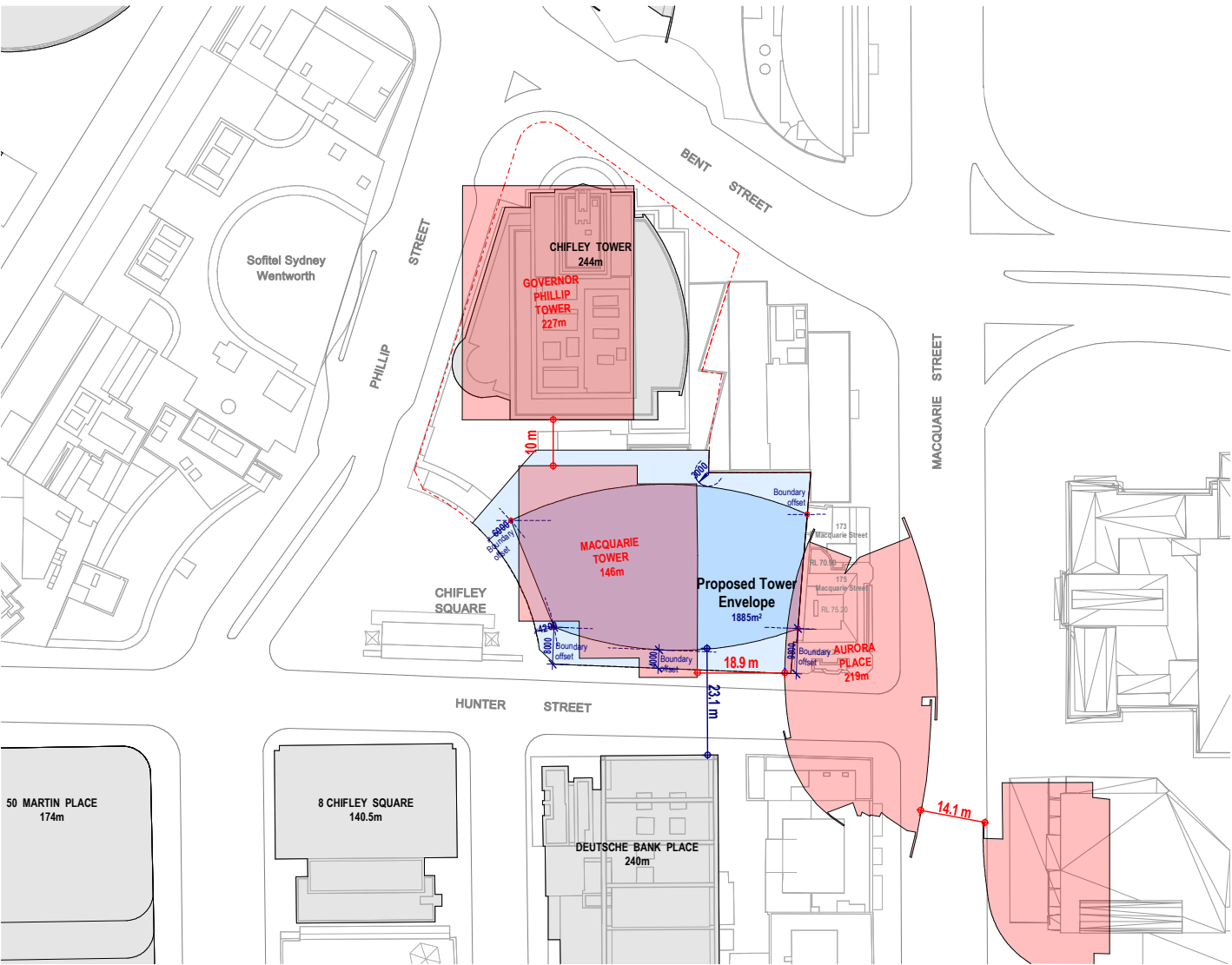
Govenernor Phillip Tower, Governor Macquarie Tower, Aurora Place

The plan below shows a similar overlay with the the tower footprints of Governor Phillip Tower, Governor Macquarie Tower and the two towers at Aurora Place.

The separation between Governor Phillip and Governor Macquaire Towers is 10m whilst the

separation between the towers at Aurora Place in 14.1m.

Both these separations are comparable to the proposed envelope which is separated by 13.9m to Chifley Tower.



4.8 Articulation Options

We have tested a number of built form options that demonstrate how the preferred envelope can comply with Schedule 11 of the Central Sydney Planning Strategy and in particular the articulation requirement.

Based on the guidelines and the proposed height of the envelope the proposal will need to demonstrate a minimum articulation of 11%.

The following pages show how 4 design responses might achieve the articulation requirements in different ways.

Option 1 - Swept curves

Key features include:

Rounded shape

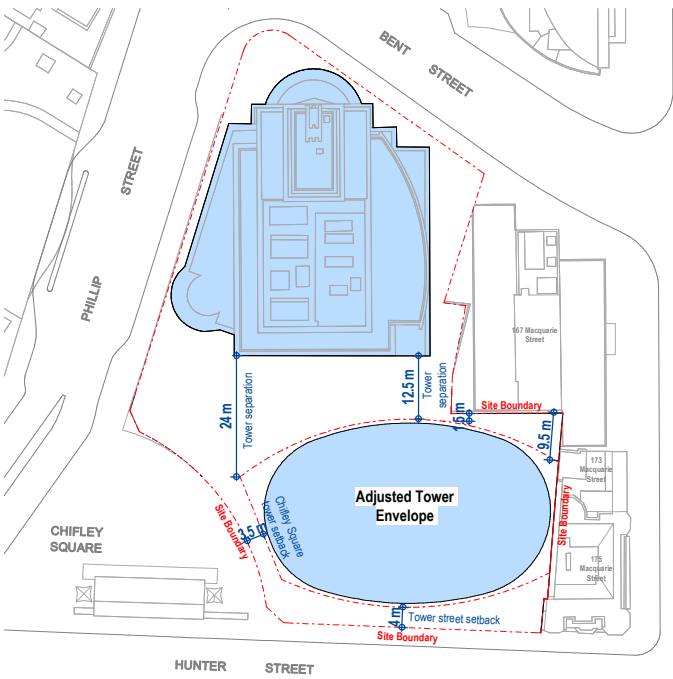
- Reduces overall tower dimensions
- Allows access to light and view

Roof terracing

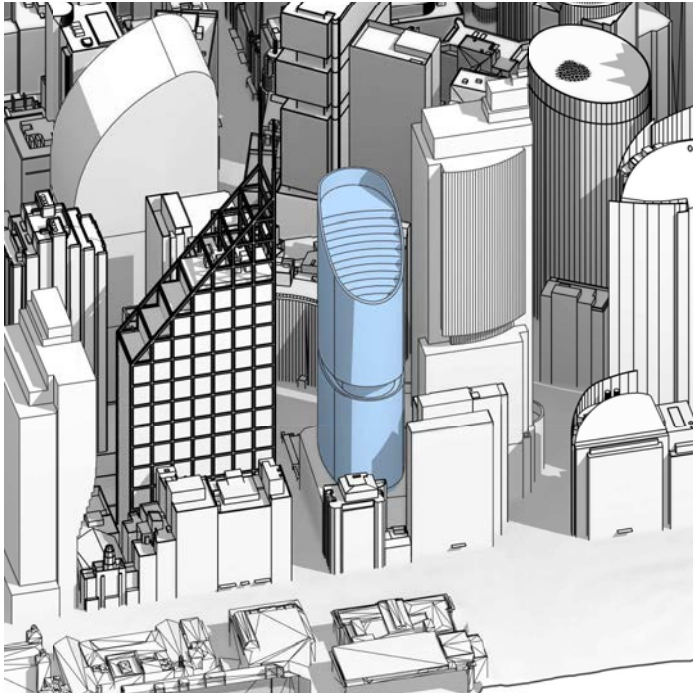
- Height reduction and sculpting
- Green roof opportunities

Facade articulation

- Vertical tower breaks and articulation
- Response to contextual datum heights



Plan showing outline of envelope C and adjustments for articulation.



Axonometric showing tower envelope adjusted for articulation.



Photo montage from The Domain looking west toward the site.



Aerial view and photo montage using Google earth image.



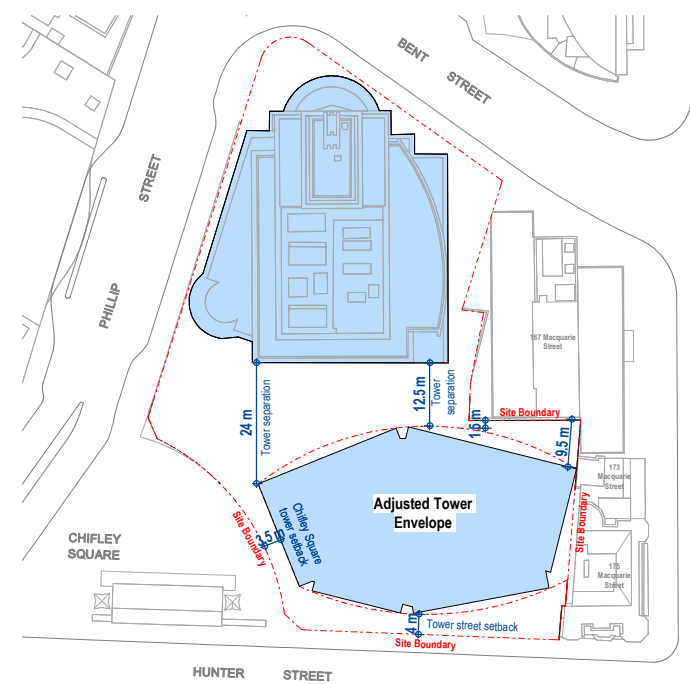
Photo montage from Hunter Street looking north-east.

Articulation Options

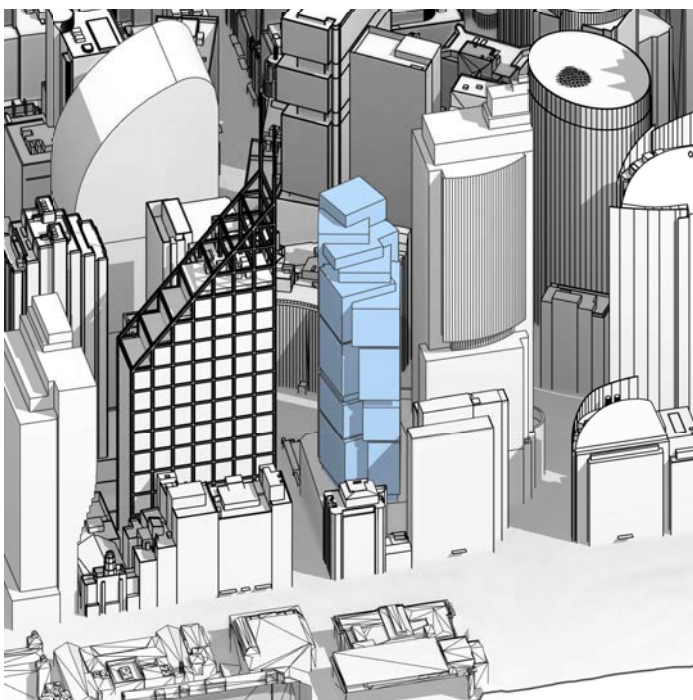
Option 2 - Macquarie Street boxes

Key features include:

- Articulated floor plate**
 - Reduces overall tower dimensions
 - Allows access to light and view
- Roof terracing**
 - Reduces impact of height and scale
 - Green roof opportunities
- Fine grain facade articulation**
 - Response to Macquarie St streetscape
 - Response to contextual datum heights



Plan showing outline of envelope C and adjustments for articulation.



Axonometric showing tower envelope adjusted for articulation.



Photo montage from The Domain looking west toward the site.



Aerial view and photo montage using Google earth image.



Photo montage from Hunter Street looking north-east.

Articulation Options

Option 3 - Little Chifley

Key features include:

Sweeping curve to Macquarie Street

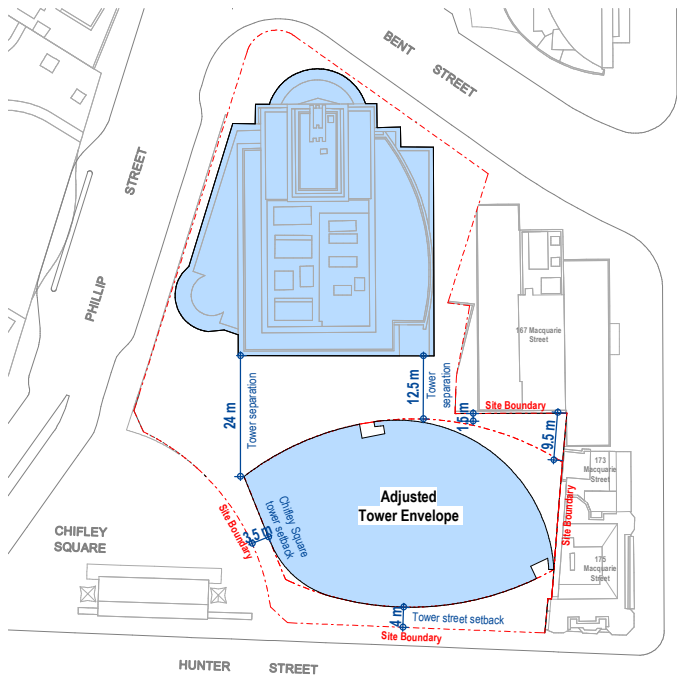
- Address to Macquarie Street and Royal Botanic Gardens
- Allows access to light and views
- Responds to Chifley Tower

Articulation to Chifley Square

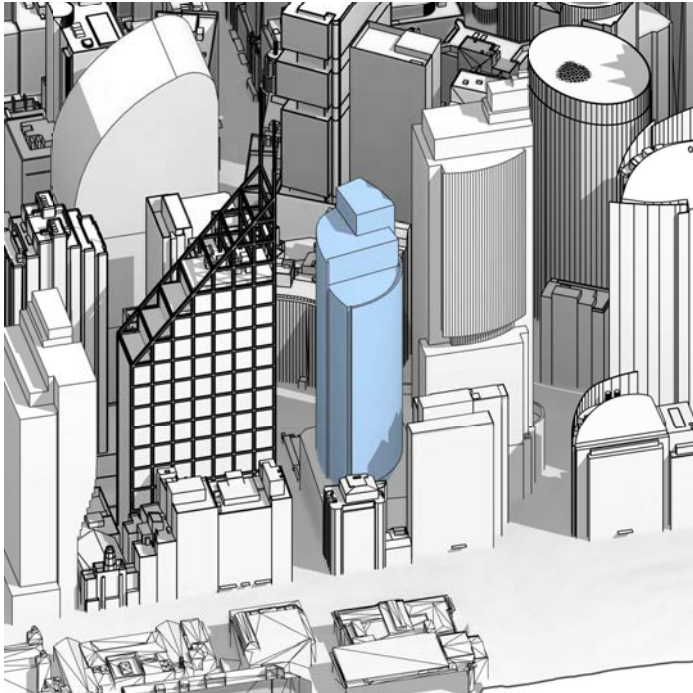
- Tower break responds to Chifley Tower
- Response to contextual datum heights

Roof articulation

- Height articulation
- Responds to Chifley Tower
- Reduces impact of height and scale



Plan showing outline of envelope C and adjustments for articulation.



Axonometric showing tower envelope adjusted for articulation.



Photo montage from The Domain looking west toward the site.



Aerial view and photo montage using Google earth image.



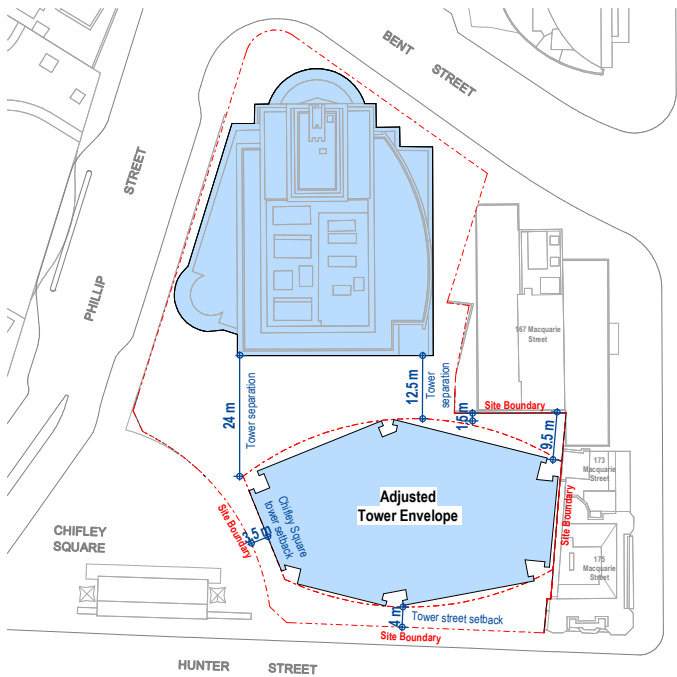
Photo montage from Hunter Street looking north-east.

Articulation Options

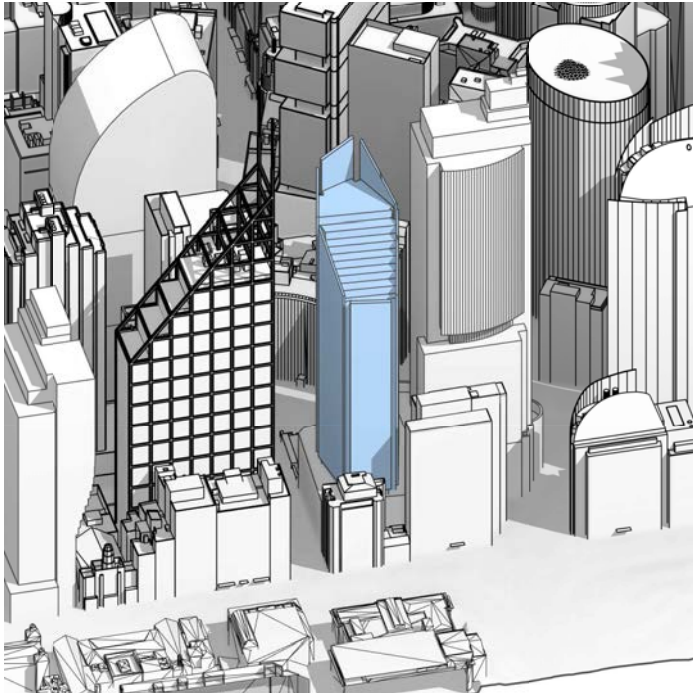
Option 4 - Shadowline

Key features include:

- Eroded corners**
 - Reduces overall tower dimensions
 - Allows access to light and view
- Facade screen**
 - Additional articulation to corners
 - Responds to Chifley Tower and Aura Place
- Roof terracing**
 - Reduces impact of height and scale
 - Green roof opportunities



Plan showing outline of envelope C and adjustments for articulation.



Axonometric showing tower envelope adjusted for articulation.



Photo montage from The Domain looking west toward the site.



Aerial view and photo montage using Google earth image.



Photo montage from Hunter Street looking north-east.



5 Reference Design

The following proposal showcases the Reference Design that was developed for the site which demonstrates the outcomes that may be achievable for this site.

5.1 Reference Design

A new building in Central Sydney which speaks about the opportunity to provide a new place for the city and looks to the future. A place which is a reflection of the changing nature of work and the opportunities the city brings for new enterprise.

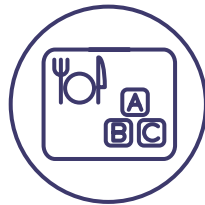
The proposal provides:



A new face and front door to Chifley Square
A reinvigorated front door to Chifley Square which includes a fully refurbished podium and a range of new outdoor dining options.



A New Active Lifestyle and Wellbeing Hub
1,300 m² of new integrated lifestyle facilities which range from gyms to yoga studios. Dedicated places to enable visitors a welcome relief from the stresses of the daily office grind.



A new vibrant food and beverage precinct
To take advantage of Chifley Square's renewed position as one of Central Sydney's most important civic spaces.



Innovative mix of premium commercial floor space 131,391m² of new commercial floor space which will accommodate a range of premium tenants with sweeping views of Sydney Harbour.







The revitalised square will maximise opportunities for activation, featuring a new front door to Chifley Square and feature a new food and beverage offering as part of a larger wellbeing and wellness precinct for tenants of the Chifley Square community as well as those from around the area.

5.2 Lower Ground Floor Interface (Chifley Square Interface)

The address of the new tower will be located directly off Chifley Square and is part of a re-positioning of the podium of the building to provide a more visible and permeable interface which also facilitates a range of exciting and active uses.

Under the reference scheme, the grove of cabbage palms in Chifley Square is retained, with the southern edge of the square opened out to enable better movement across the square to Hunter Street. Additional seating is provided in place of the existing cafe.

The location of the tower's entry will provide increased foot traffic to the square and enable the integration of new uses to promote increased activity at various times of the day beyond the regular work-day cycle.

The basement entry located on Bent Street will be upgraded to facilitate MRV access and retain a single point of vehicular entry for the building.



Lower ground floor plan

- Legend
- Retail F&B Outlets
 - Commercial
 - Services / core
 - Basement / loading

5.3 Upper Ground Floor (Hunter Street Interface)

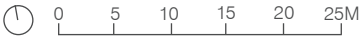
The upper floor level of the podium forms the edge of Hunter Street. A series of eateries and retail stores with a focus on health and wellbeing will occupy this edge promoting a more active and dynamic street edge than the current condition. The lobby and entry off Phillip Street of the existing tower will remain in place.

Zones within this podium have been planned around conference and touchdown zones at street level which serve as casual work and breakout areas and provide activation to the street. These zones also coincide with a health and wellness located within the podium that include a gym and associated retail uses.



Upper ground floor plan

- Legend
- Retail F&B Outlets
 - Commercial
 - Services / core
 - Basement / loading



5.4 Podium Levels

The large format podium floors can be partitioned such that the existing tower is still able to function during the new tower’s construction. This includes the retention of the existing Early Learning Centre on the northern end of the site.

The smaller sub-divided spaces have the ability to be configured into a wide range of workplaces to facilitate the integration of smaller companies or financial institutions which require single floors space. Co-work and collaboration areas with larger companies may also occupy these floors to provide a greater diversity of work place.

The terrace level of the podium marks the beginning of the tower floors. Consideration has been given to the eastern edge of the tower interface, where the window to Horbury House, the heritage item on the south-east corner of the precinct is addressed by way of a setback at this level to ensure light and air.

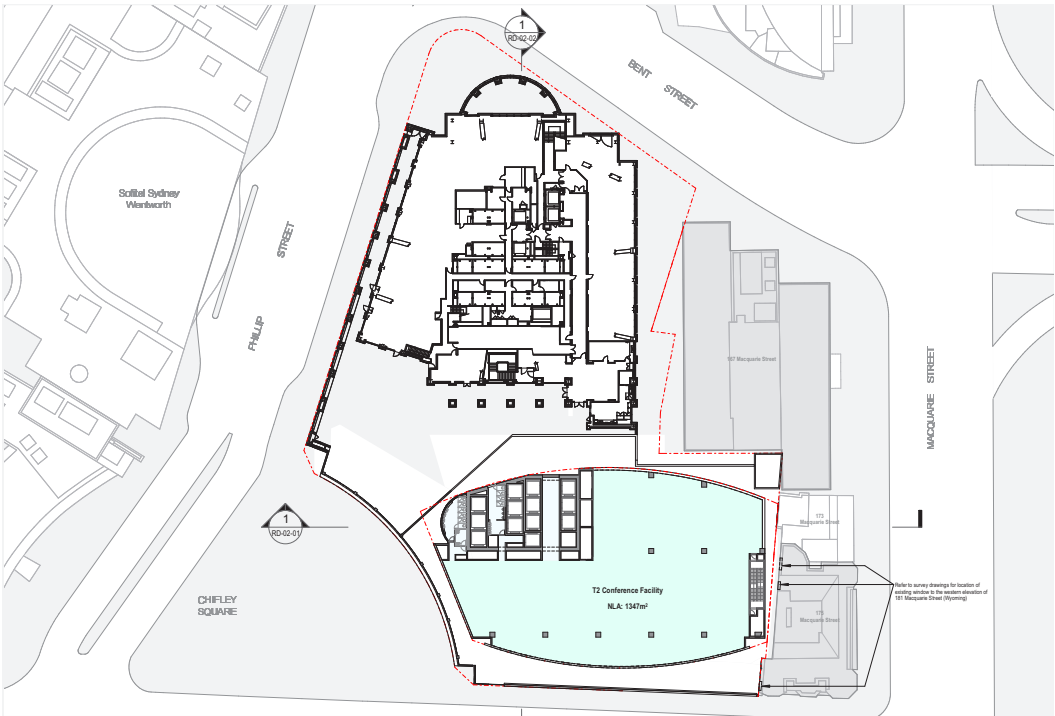
- Legend
- Retail F&B Outlets
 - Commercial
 - Services / core
 - Basement / loading



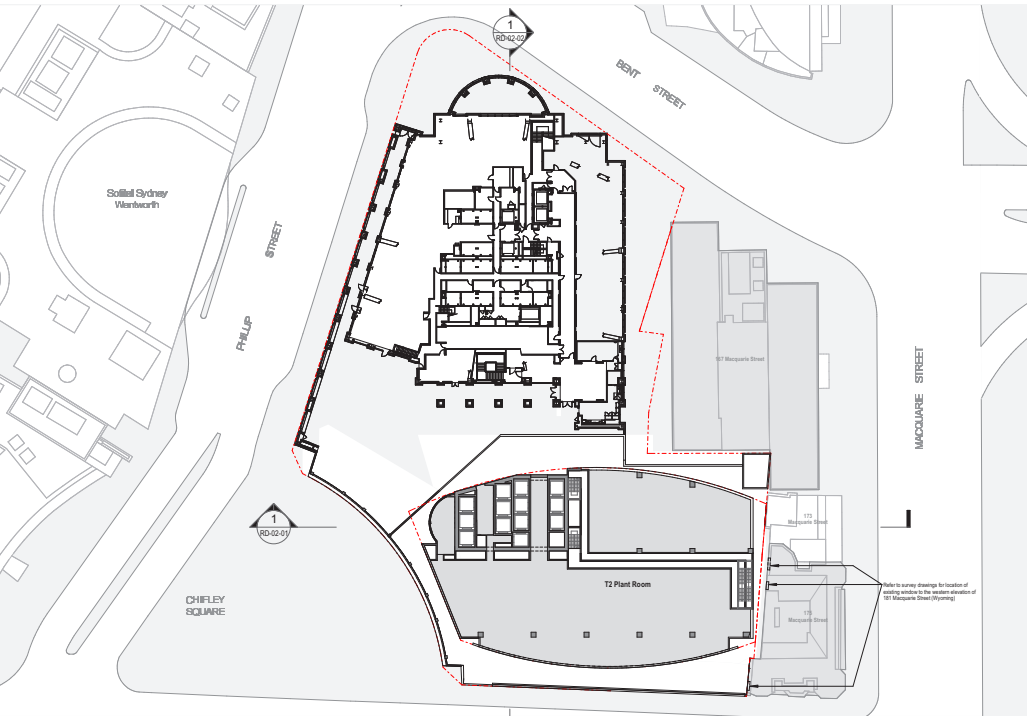
Podium level 01



Podium level 04-05



Podium roof level 06

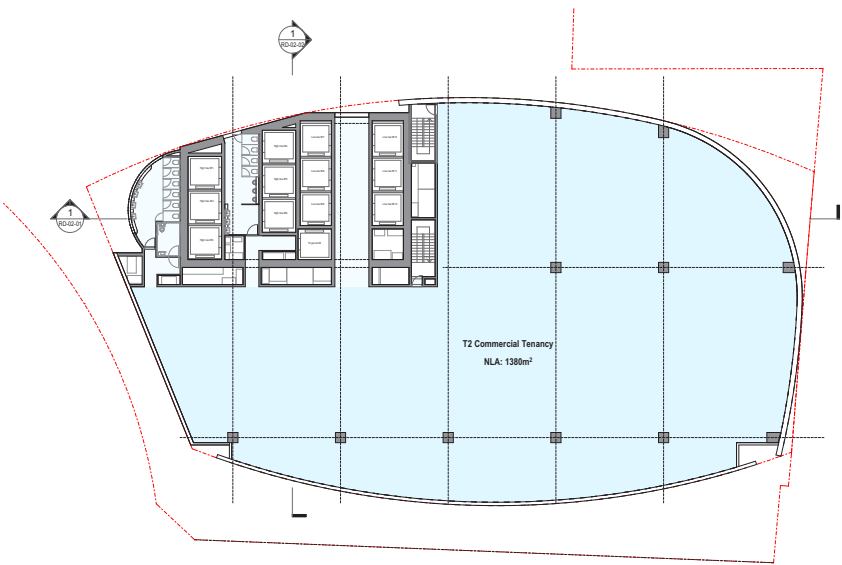


Low plant level 07

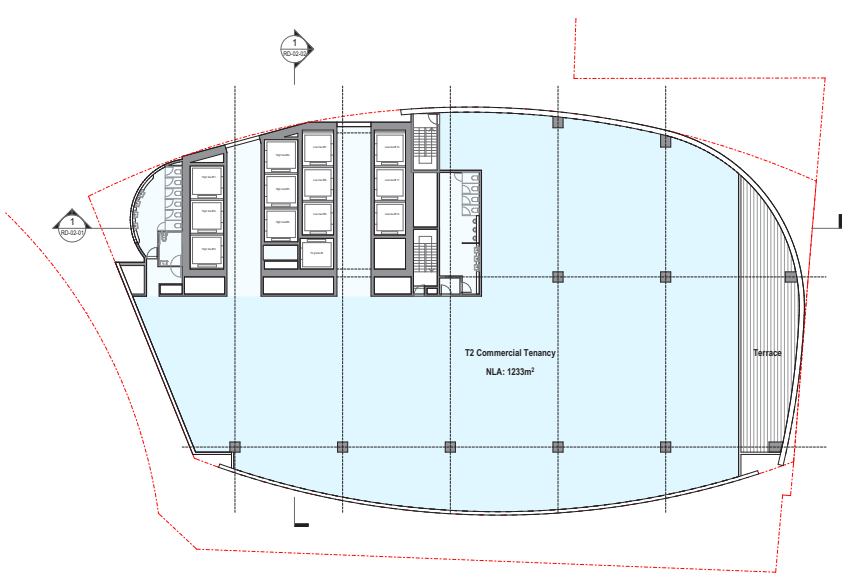
5.5 Tower Floor Plans

The following floor plans provide an indicative design for the tower. The stepped form is a response to the raking solar access plane to the Domain and also speaks to the stepped configuration of the crown of the existing Chifley Tower.

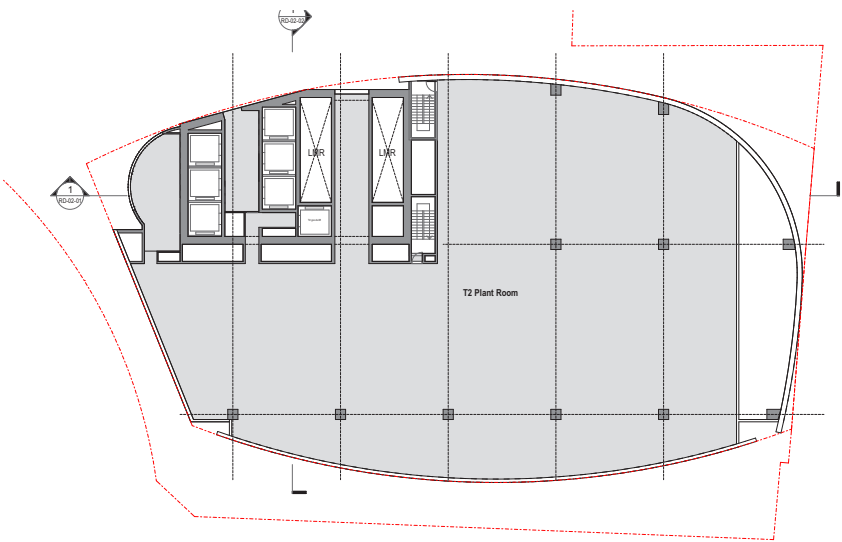
The reference design core location and structural grid has been designed to maximise flexibility and efficiency to ensure the new Chifley tower is an attractive premium grade commercial office tower.



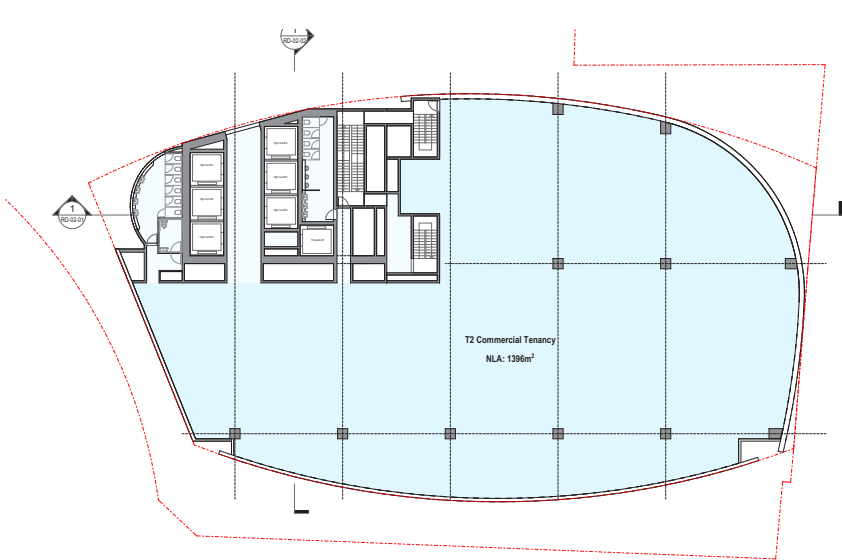
Low Rise Floor



Transfer Floor Plan

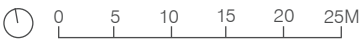


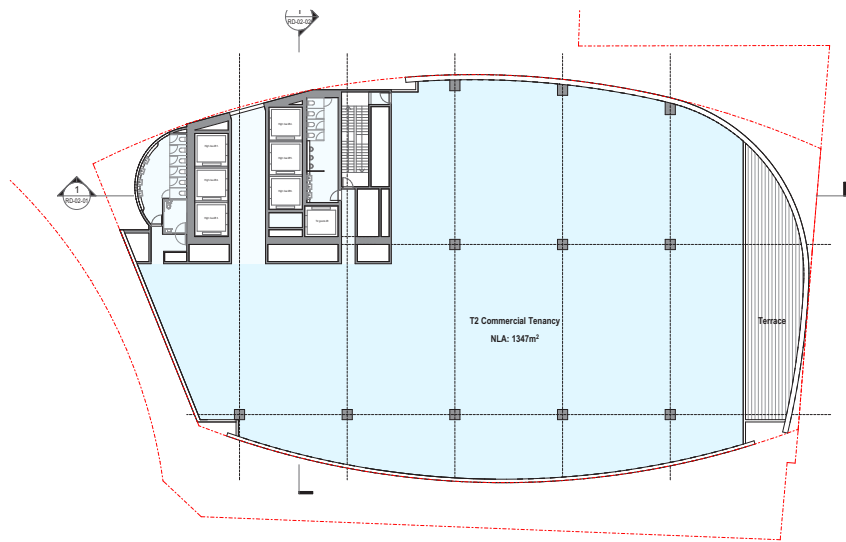
Mid-level plant room



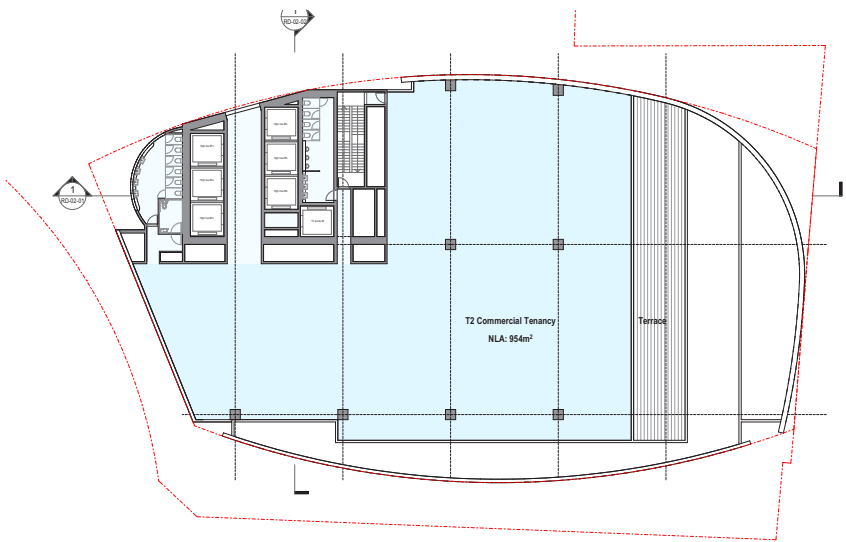
High Rise Floor (Level 22)

- Legend
- Retail F&B Outlets
 - Commercial
 - Services / core
 - Basement / loading

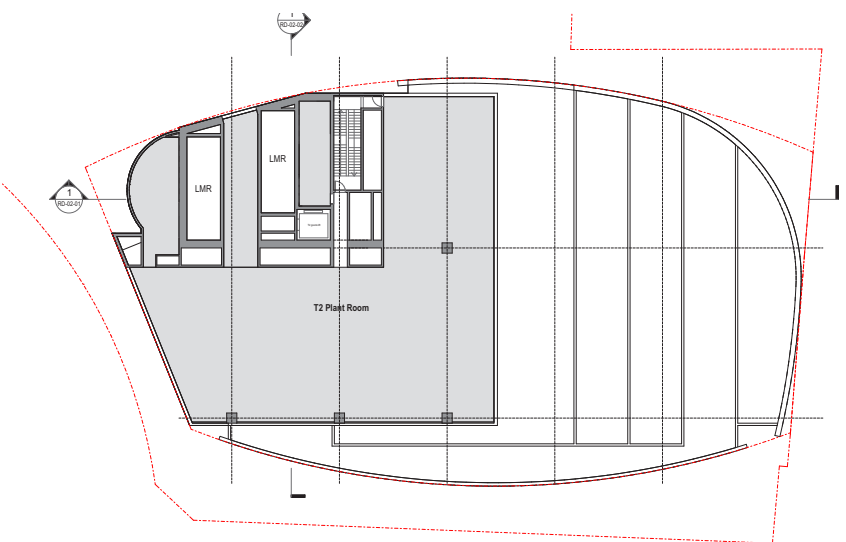




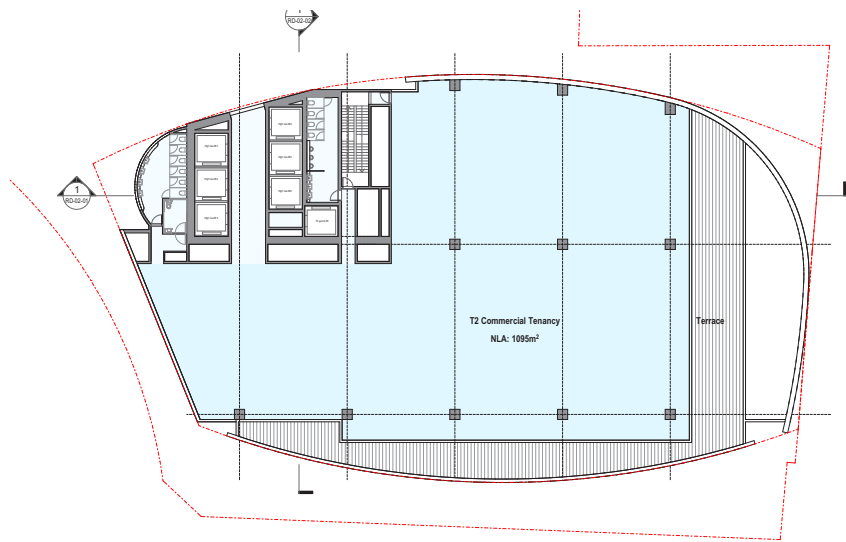
Lower Roof Terrace Plan



Upper Roof Terrace Plan



Roof Plant



Middle Terrace Plan

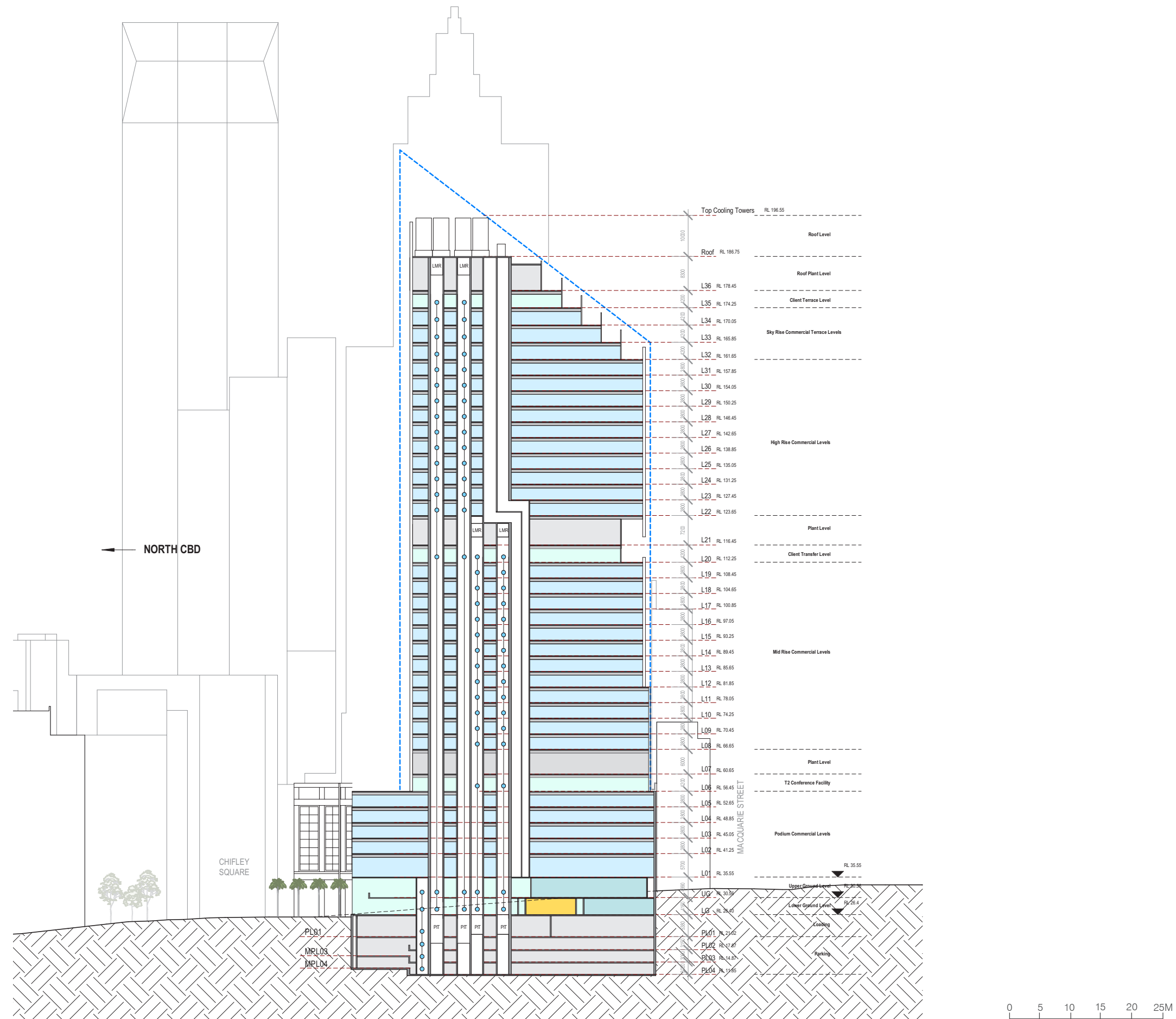
- Legend
- Retail F&B Outlets
 - Commercial
 - Services / core
 - Basement / loading



5.6 Tower sections

5.6.1 East West Section

The section shows the lifting configuration for the tower with a low and high rise bank of lifts serving the two respective sets of floors. The upper floors which offer the most view amenity is terraced back to the line of the solar access plane indicated in blue.



5.6.2 North-South Section

The section shows the typical floor to floor height of 3.8 metres across all commercial floors, which includes parts of the refurbished podium.

Legend

Retail F&B Outlets

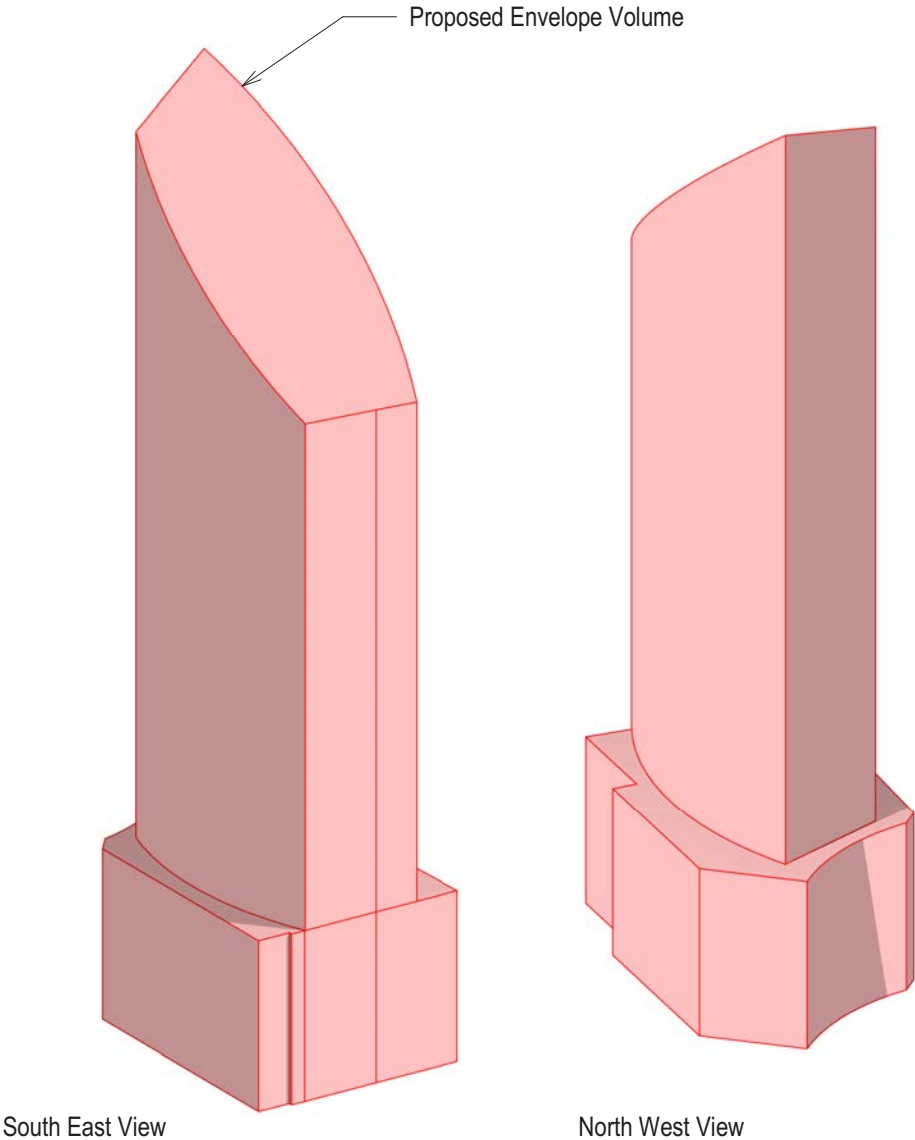
Commercial

Services / core

Basement / loading

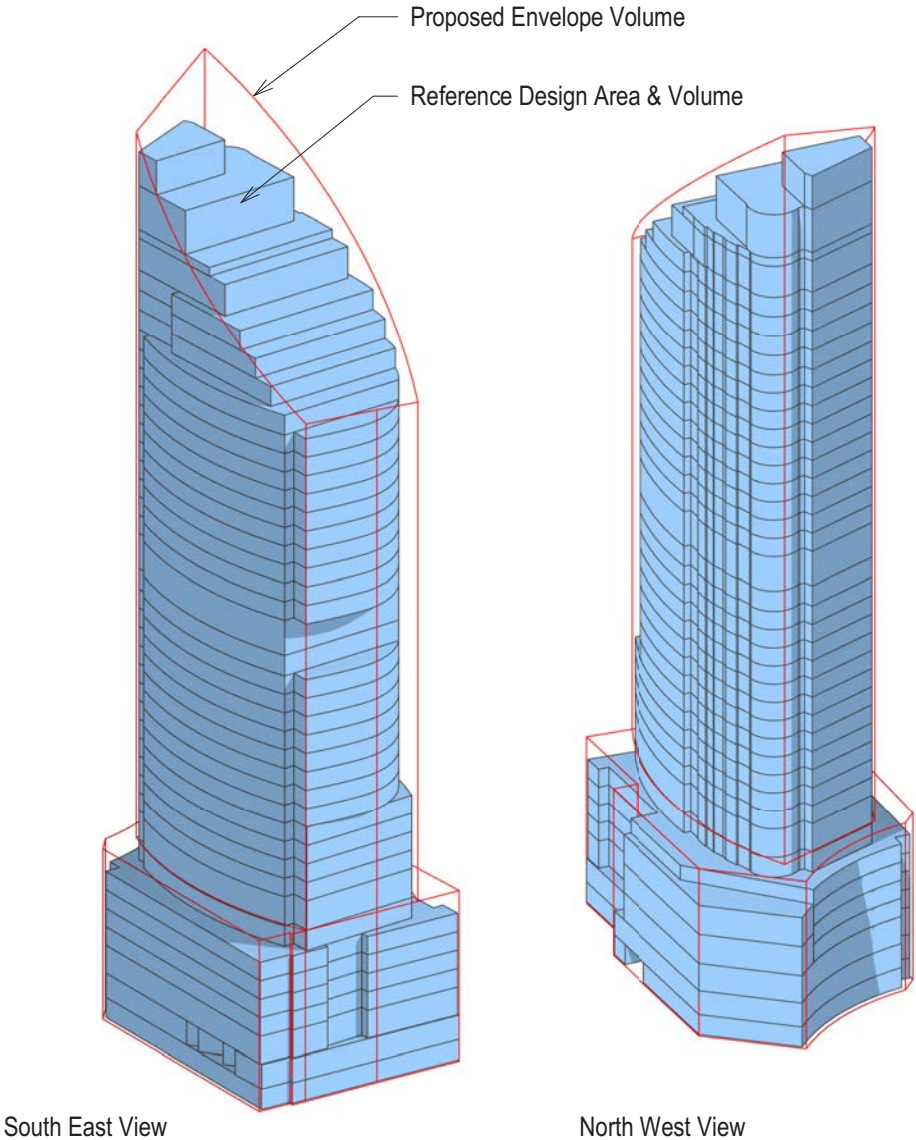


5.7 Articulation Requirement



Proposed Envelope

Envelope Volume = **337,939m³**



Reference Design

- Stacking diagram indicates levels and volume established in the Reference Design.
- Floors and volume do not include façade zones.
- Podium levels include the partial GBA of existing levels (non new build) that are located within the Proposed Envelope.

Achieved Volume = **297,311m³**
Achieved Volume Articulation = **12.0%**

Articulation Requirement

2 Chifley Square - T2 Articulation

This schedule sets out the volume and area of the proposed planning envelope for the new southern podium and tower, and the reference design volume and gross building area for the new southern podium and tower (existing northern podium and tower excluded).

Reference Design Calculation	Total Proposed Envelope		Reference Design Articulation			CSPS Articulation Requirement		
	Floor Area (m ²)	Volume (m ³)	Total GBA within proposed envelope GBA(m ²)	Achieved Volume Articulation (m ³)	Achieved Volume Articulation %	11% Min Articulation GBA(m ²)	Min Volume Articulation (m ³)	Min Volume Articulation %
Proposed Podium Levels (T2)	19992	99945	18592			17793		
Proposed Tower (T2)	59230	237994	52141			52715		
Grand Total	79222	337939	70733	297311	12.0%	70508	300766	11%

Podium Levels (T2)					Reference Design
		Height (m)	RL	Total Proposed Envelope (m ²)	Total GBA within proposed envelope GBA(m ²)
Lower Ground	Lobby / Retail F&B	4.16	26.4	2856	2738
Upper Ground	Lobby / Wellness	4.99	30.56	2856	2768
Level 1	Office Tenancy / Early Learning	5.7	35.55	2856	2704
Level 2	Office Tenancy	3.8	41.25	2856	2704
Level 3	Office Tenancy	3.8	45.05	2856	2704
Level 4	Office Tenancy	3.8	48.85	2856	2487
Level 5	Office Tenancy	3.8	52.65	2856	2487
Subtotal		30.05	56.45	19992	18592

Proposed Tower (T2)					Total GBA within proposed envelope
		Height (m)	RL	Total Envelope (m ²)	GBA(m ²)
Level 6 (podium roof)	Client Floor	4.2	56.45	2856	1744
Level 7	Plant	6	60.65	1885	1744
Level 8	Office Tenancy	3.8	66.65	1885	1744
Level 9	Office Tenancy	3.8	70.45	1885	1744
Level 10	Office Tenancy	3.8	74.25	1885	1744
Level 11	Office Tenancy	3.8	78.05	1885	1744
Level 12	Office Tenancy	3.8	81.85	1885	1744
Level 13	Office Tenancy	3.8	85.65	1885	1744
Level 14	Office Tenancy	3.8	89.45	1885	1744
Level 15	Office Tenancy	3.8	93.25	1885	1744
Level 16	Office Tenancy	3.8	97.05	1885	1744
Level 17	Office Tenancy	3.8	100.85	1885	1744
Level 18	Office Tenancy	3.8	104.65	1885	1744
Level 19	Office Tenancy	3.8	108.45	1885	1744
Level 20	Client / Transfer Floor	4.2	112.25	1885	1640
Level 21	Plant LMR	7.2	116.45	1885	1640
Level 22	Office Tenancy	3.8	123.65	1885	1747
Level 23	Office Tenancy	3.8	127.45	1885	1747
Level 24	Office Tenancy	3.8	131.25	1885	1747
Level 25	Office Tenancy	3.8	135.05	1885	1747
Level 26	Office Tenancy	3.8	138.85	1885	1747
Level 27	Office Tenancy	3.8	142.65	1885	1747
Level 28	Office Tenancy	3.8	146.45	1885	1747
Level 29	Office Tenancy	3.8	150.25	1885	1747
Level 30	Office Tenancy	3.8	154.05	1885	1747
Level 31	Office Tenancy	3.8	157.85	1885	1747
Level 32	Office Tenancy	4.2	161.65	1856	1642
Level 33	Office Tenancy	4.2	165.85	1712	1390
Level 34	Office Tenancy	4.2	170.05	1547	1249
Level 35	Office Tenancy / Client	4.2	174.25	1376	1102
Level 36	Plant LMR	8.3	178.45	1193	846
Roof	Plant (Cooling Towers)	10	186.75	885	562
	Roof Parapet	7	196.75	466	184
				214	
Tower Subtotal		147.30	203.75	59230	52141

Total		177.35		79222	70733
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6 Assessment

This section provides an analysis of the preferred building envelope proposal outlined in Section 3 of the report.

6.1 Visual Impact Assessment

A review of the CSPA and the Local Character Statements for both Macquarie Street and Chifley Square indicates that there are a number of sight lines and view corridors within the immediate vicinity of the site that must be considered.

The locality statements specific to the Macquarie Street special character precincts also outline a clear need to maintain view lines to Circular Quay and Sydney Harbour along Phillip and Macquarie Streets. Development should not encroach within any of the views nominated, and where possible improve the views to Sydney Harbour (surface of the water) through modulation of built mass.

Supplementary views from the public domain, particularly those to the east from the Botanic Gardens, the Domain and Art Gallery Road have also been identified by the City of Sydney as significant view points from which to evaluate the visual impact of any future development on the wider city skyline.

The assessment and categorisation of visual impacts is based on the New South Wales Land and Environment Court Planning Principles and a qualitative assessment is set out under the following headings:

- Importance of the view;
- Visual impact; and
- Visual absorption capacity.

A visual simulation (photo-montage) of the proposed development has been prepared for each view that was nominated for detailed visual impact assessment. The photo-montage was then used to determine the visual impact of the proposed development.

The photo-montages shown demonstrate the building form only; they do not show detailed articulation or material selection.

The importance of the view is defined differently for public domain and private views with weighting applied which is consistent with the New South Wales

Land and Environment Court Planning Principles. The criteria are defined as follows.

Importance of the public domain view
It includes consideration of the following factors:

The context of the viewer (including whether the view is static or dynamic, obtained from standing or sitting positions);

Elements within the view (including whether iconic elements or water views are present, the existing composition of the view, and any existing obstructions to the view);

- The number of viewers;
- The distance to the proposal; and
- The likely period of view

The features are described for each view and a final categorisation of view importance has been produced as a summary. The following table provides a definition of example use cases for each categorisation of the importance of the view:

<i>Importance of the public domain view</i>	<i>Definition</i>
High	Unobstructed views of highly valuable or iconic elements from highly important locations in the public domain.
Moderate-High	Generally unobstructed views including important visual elements from well-used locations. The view attracts regular use of this location by the public.

Moderate	Views including elements of moderate importance with little obstruction which are obtained from moderately-well used locations. The view may assist in attracting the public to this location.
Low-Moderate	Views with some important elements which may be partially obstructed or from a less well used location. The view may be a feature of the location however is unlikely to attract the public to it.
Low	Views from spaces or streets with little pedestrian use or obstructed views or views with few important elements. Obtaining views is not a focus of using the space.

Importance of nearby private views

The importance of nearby private views is considered where there are private views facing the site from a location which is near to the photograph from the public domain. The table below provides a definition of the categories used.

<i>Importance of nearby private views</i>	<i>Definition</i>
High	Uninterrupted views of highly important or iconic elements from standing positions in location from front or rear boundaries.
Moderate	Views of some important elements which may have some lower expectation of retention, such as those across side boundaries, seated views or partial views from bedrooms and service areas.

Low	Views with few important elements, highly obstructed views or views where there can be little expectation of retention.
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Likely visibility

Likely visibility provides an estimation of how visible the proposal will be in the view. The table below provides a definition of the categories used.

<i>Likely visibility</i>	<i>Definition</i>
High	The proposal will dominate the field of view.
Moderate	The proposal will form part of the overall composition of the view.
Low	The proposal will be noticeable as a minor part of the field of view.
Negligible	The proposal will not be noticeable.

Visual absorption capacity

The visual absorption capacity is an estimation of the capacity of the landscape and built environment to absorb development without creating significant visual change that would result in a reduction of scenic or visual quality. This is usually dependent on vegetation cover, land form and existing built form and is influenced by the level of visual contrast between the proposed development and the existing elements within the physical environment.

The degree of contrast between the various elements of the development and the physical environment/ landscape setting in which they are located determine the level of visual absorption. Factors such as scale, shape, colour, texture and reflectivity of the development compared to the visual context define the degree of contrast. For the purpose of this study, the rating outlined in the table below has been used in the assessment of visual absorption capacity.

As this is a high level assessment to inform a planning proposal, and materials and detailed form have not yet been established, this rating has concentrated on the bulk of the proposal in relation to screening factors and contextual development.

Rating	Definition
High	Existing landscape and built environment able to absorb development. Low degree of visual contrast will result from building envelopes.
Moderate	Existing landscape able to absorb some development. Some visual contrast will result from building envelopes.
Low	Existing landscape unable to absorb development. High degree of visual contrast will result from building envelopes.

Some elements which form part of the consideration of view importance can be quantitatively estimated. The table below shows the criteria used in evaluating the relative number of viewers and period of view.

Relative number of viewers	Definition
High	> 1,000 people per day
Moderate	100-1,000 people per day
Low	< 100 people per day

Period of view	Definition
High (long-term)	> 120 minutes
Moderate	1-120 minutes
Low (short-term)	< 1 minute

6.1.1 Comparative visual impact between envelopes under the current and proposed planning controls.

The visual impact analysis is a qualitative assessment of the comparative impact of a building envelope under the current planning controls and the proposed planning controls on the view. It includes consideration of:

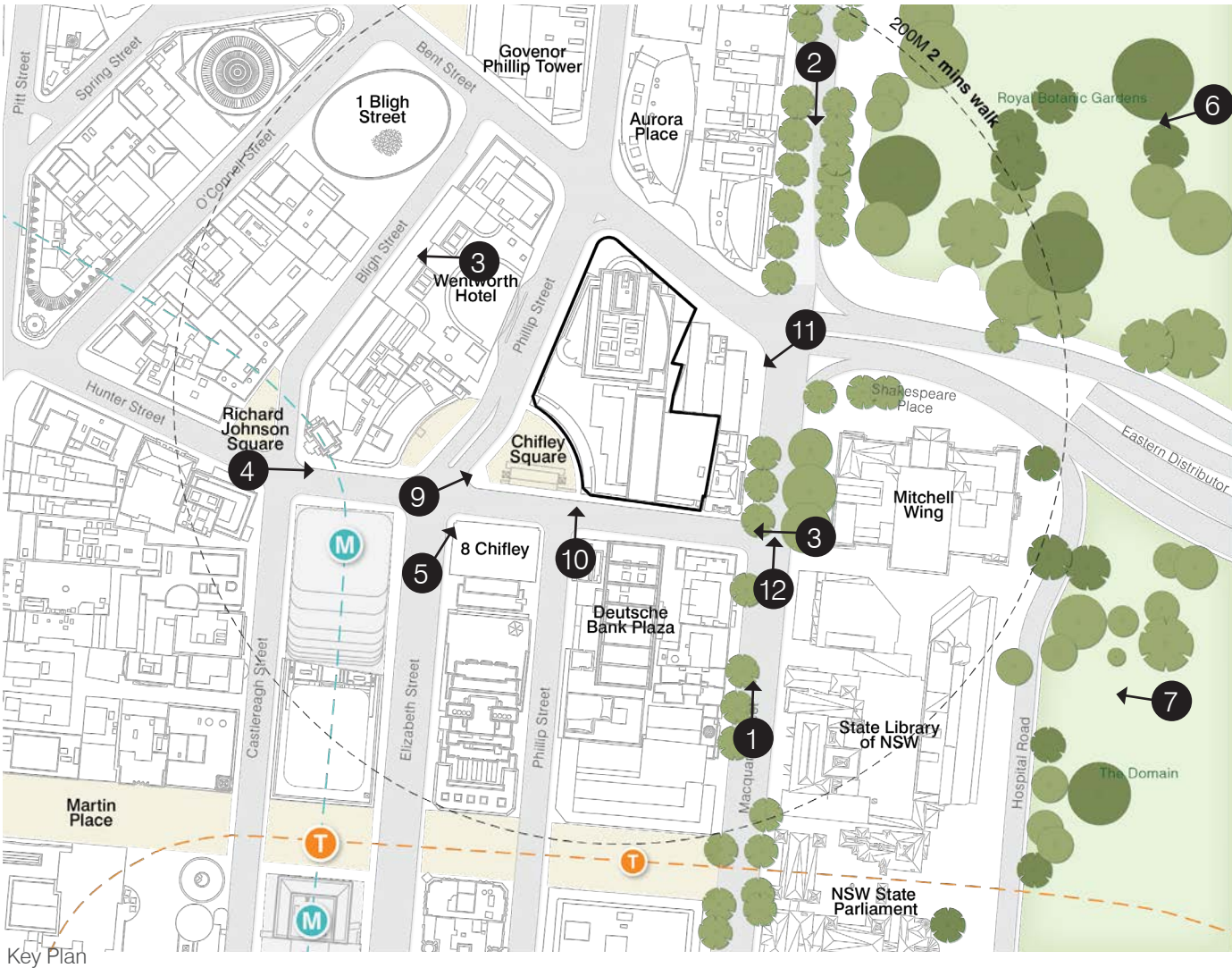
The quantitative extent to which the view will be obstructed or have new elements inserted into it by the proposal.

A description of the visual impact rating for each view has been provided, with a final categorised assessment of the extent of visual impact provided under the following categories:

Extent of visual impact	Definition
High	There is a significant difference between the two options, particularly obstruction of elements identified as highly significant within the existing view.
Moderate	There is notable difference between the comparative options with obstruction some elements of importance within the existing view.
Low	There is minor difference between the comparative options.
Negligible	There is insignificant difference between the comparative options, and will not be noticeable within the view without scrutiny.

A review of the City of Sydney CSPS and Locality Statements indicates that there are no significant view corridors within the immediate vicinity of the site.

However, in reviewing the context of the site, the following views were deemed to be significant and have relevance in providing a clearer understanding of the impact of the insertion of a tower in the visual setting, views and vistas of Macquarie Street, Hunter Street and Richard Johnson Square, as well as the broader context of the wider Sydney skyline from various public vantage points such as the Domain and Botanic Gardens. Their locations and a brief description are shown in the pages opposite.



View looking north from Macquarie Street (south) towards Circular Quay. The site is in close proximity to a number of heritage buildings which form part of the Special Character area which describes the low-medium rise scale of built form to the street, with taller buildings behind.



View looking east from Richard Johnson Square. The vista looking from Hunter Street looking east, from the future metro station (right) with the podium to Chifley located uphill.



View looking south from Macquarie Street (north) to Hyde Park is identified as a significant view for consideration in understanding the impact the proposal will have on the character of Macquarie Street Character Area.



View looking north-east at the corner of Elizabeth Street to Chifley Square reinforces the importance of a response which is sympathetic with the context of the existing square.



View from Macquarie Street looking west down Hunter Street provides a clear indication of the street wall height and a vista back down Chifley Square.



Views looking west from the Botanic Gardens with the gardens in the foreground providing a landscaped buffer to the cityscape beyond.



View looking west from the Domain / Art Gallery Road with the existing Chifley Square building (right) and Deutsche Bank Place (left) is an important vantage point and reveals the site as a missing piece of the existing skyline.



View looking south-west from Yurong Point is a significant vantage point identified in the CPSP and demonstrates the impact the building will have on the skyline from vantage points beyond the immediate site.



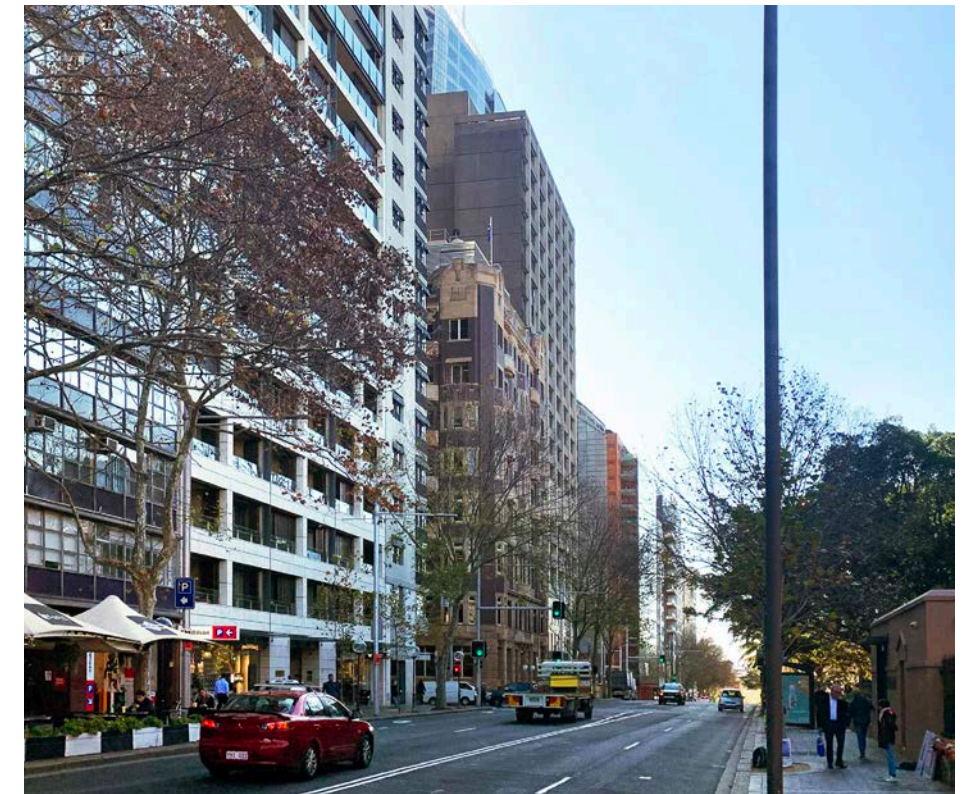
- 9** View from corner Hunter and Elizabeth Street looking skywards north-east towards the development site, with Chifley Square in the foreground.
- 10** View from the corner of Hunter and Phillip Street (south) looking skywards west down Hunter Street provides a clear indication of the street wall height and a vista back down Chifley Square.
- 11** View from Macquarie Street looking skywards south, with the Australian Club located in the foreground. The site is located directly behind this building.
- 12** View from Macquarie Street looking skywards, north-west towards the intersection of Hunter Street.

1 View from Macquarie Street looking north

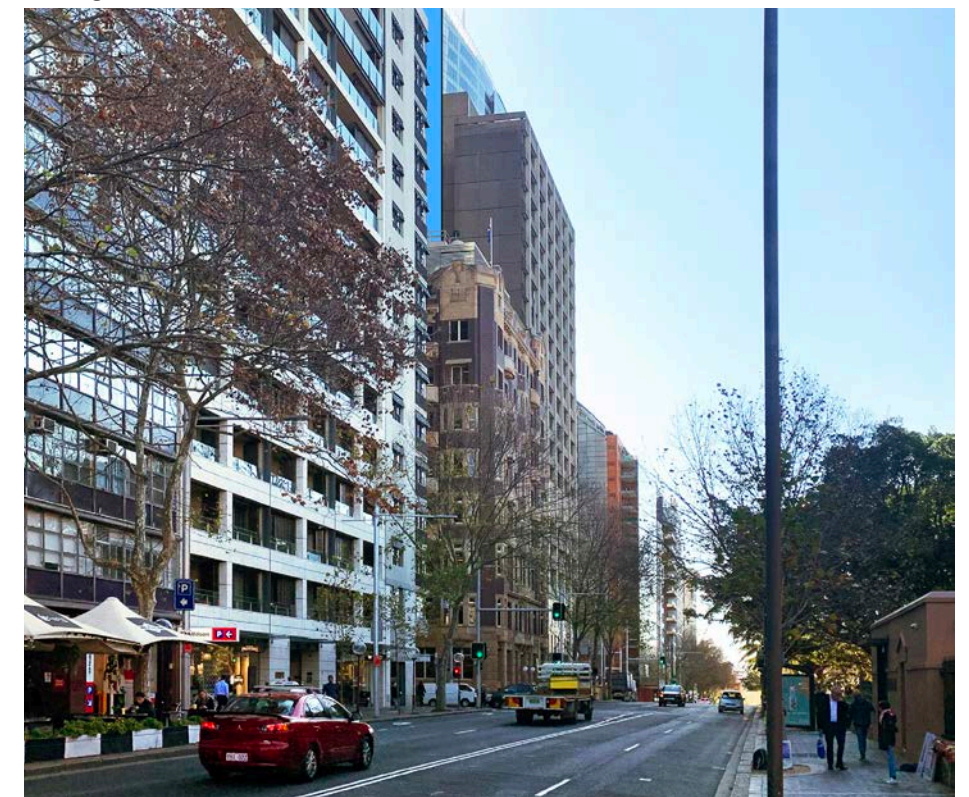
Description of view	This view looks north down Macquarie Street towards the harbour, with the parliament building to the right hand side. The site is not in the direct line of site, but the Wyoming Building and the Australia Club is visible from this view.
Context of viewer	Viewed predominantly by a mix of pedestrians comprising visitors to the Botanic Gardens and office workers passing through the precinct. No private residences would share the view.
Likely visibility	Low-Moderate. The proposal would form part of the view.
Likely period of view	Low - Moderate. Viewers would generally be dynamic, although the proposal may be viewed by people at the intersections in cars and buses.
Importance of the public view	High. The proposal needs to be considered in the context of the street.
Importance of nearby private views	N/A
Relative number of viewers	Moderate-High.
Viewing zone	Local.
Visual absorption capacity	High. The character and form of the existing high density commercial development and lower scale heritage buildings on the right. Existing development and infrastructure partially screens the proposal.
Visual impact of development envelope on the character of The Macquarie Street SCA	Low - Moderate. When considered in the context of the current streetscape, the proposed development envelope will not have a substantial visual impact on its amenity or character of Macquarie Street.



Key Plan



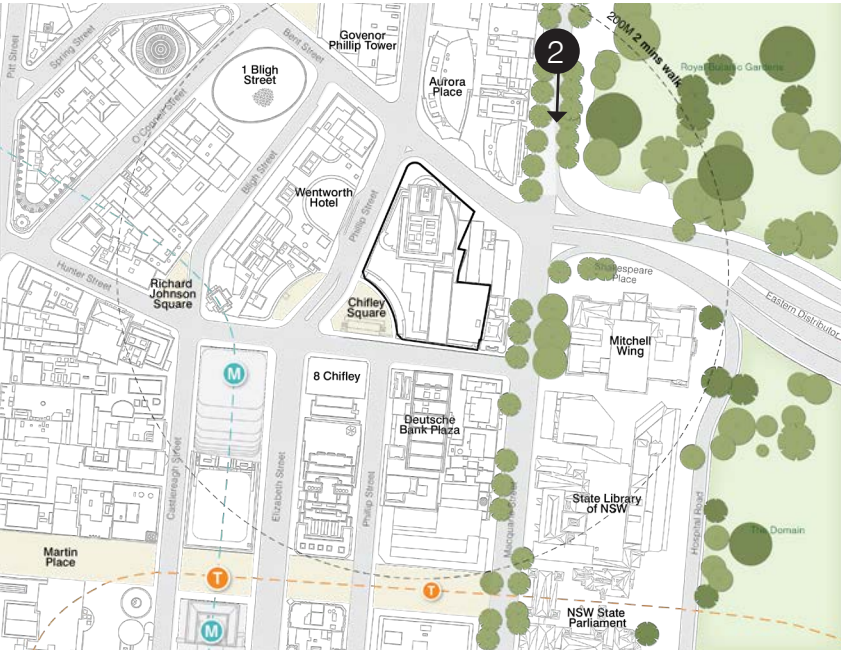
Existing View



Preferred Development Envelope

2 View from Macquarie Street looking south

Description of view	This view looks south up Macquarie Street towards Hyde Park with the edge of the Botanic Gardens visible on the left hand side. The site is not in the direct line of sight, but the Australia Club and the top of Deutsche Bank Place (opposite to the site) is visible from this view.
Context of viewer	Viewed predominantly by a mix of pedestrians comprising visitors to the Botanic Gardens and office workers passing through the precinct. No private residences would share the view.
Likely visibility	Low-Moderate. The proposal would form part of the view.
Likely period of view	Low - Moderate. Viewers would generally be dynamic, although the proposal may be viewed by people at the intersections in cars and buses.
Importance of the public view	High. The proposal needs to be considered in the context of the street.
Importance of nearby private views	N/A
Relative number of viewers	Moderate-High.
Viewing zone	Local.
Visual absorption capacity	Medium. The character and form of the existing high density commercial development and lower scale heritage buildings on the right. Existing development and infrastructure partially screens the proposal.
Visual impact of development envelope on the character of The Macquarie Street SCA	Low - Moderate. When considered in the context of the current streetscape, the proposed development envelope will not have a substantial visual impact on its amenity or character of Macquarie Street..



Key Plan



Existing View



Preferred Development Envelope

3 View from Macquarie Street looking west down Hunter Street

Description of view	This view looks west from the top of Hunter Street. Chifley Square is located behind the Wyoming Building located on the corner on the left hand side of the street. Chifley Square is not in the direct line of sight in this photograph and is not visible from this view.
Context of viewer	Viewed predominantly by a mix of pedestrians comprising visitors to the Botanic Gardens and office workers passing through the precinct. No private residences would share the view.
Likely visibility	Low. The proposal would form part of the view.
Likely period of view	Low . Viewers would generally be dynamic, although the proposal may be viewed by people waiting at the traffic lights.
Importance of the public view	Moderate. The view demonstrates the impact the development will have down Hunter and along Macquarie Streets, the intersection of which is the line between the Chifley and Macquarie Street Special Character Areas.
Importance of nearby private views	N/A
Relative number of viewers	Moderate
Viewing zone	Local
Visual absorption capacity	Moderate. The character and form of the existing high density mixed and residential development are likely to be of a similar character to the proposal. Existing development and infrastructure partially screens the proposal.

Visual impact of development envelope on the character of The Chifley Square SCA

Low. When considered in the context of the current streetscape, the proposed development envelope will not have a substantial visual impact on its amenity or character to Hunter Street, with the exception of a small loss in visible sky.



Key Plan



Existing View



Preferred Development Envelope

4 View from Richard Johnson Square looking east

Description of view	This view looks east from Richard Johnson Square, from the corner of Castlereagh and Hunter Streets. The future Martin Place Metro station entry is located to the right of shot. The existing podium of Chifley Square and the square in front of it is partially visible but obscured by the Qantas building.
Context of viewer	Viewed predominantly by pedestrians moving up Hunter Street towards Chifley Square or to the future Martin Place Metro Station entry. No private residences would share the view.
Likely visibility	Moderate-High. The proposal would form a significant part of the view.
Likely period of view	Moderate. Viewers would generally be dynamic, although the proposal will be clearly visible to people waiting at the major intersections and moving up slope from Hunter Street from the west.
Importance of the public view	Moderate. The view is deemed significant as it demonstrates the impact the development will have on the Chifley Square Special Character Area, and the street wall along Hunter Street.
Importance of nearby private views	N/A
Relative number of viewers	High
Viewing zone	Local
Visual absorption capacity	Moderate. The scale of the proposed podium at street level will remain the same and be absorbed into the existing context of the square. The proposed envelope, will reduce significantly the amount of sky visible from this location.

Visual impact of development envelope on the character of The Chifley Square SCA

Moderate. The development envelope of the tower will be clearly visible from this vantage point resulting in a portion of sky, however the scale of the podium to Chifley Square remains the same and will preserve the amenity and character of the open space and the Hunter Street interface. The tower setback reduces the dominance of the tower and ensures the tower sits neatly in the context of Hunter Street.



Key Plan



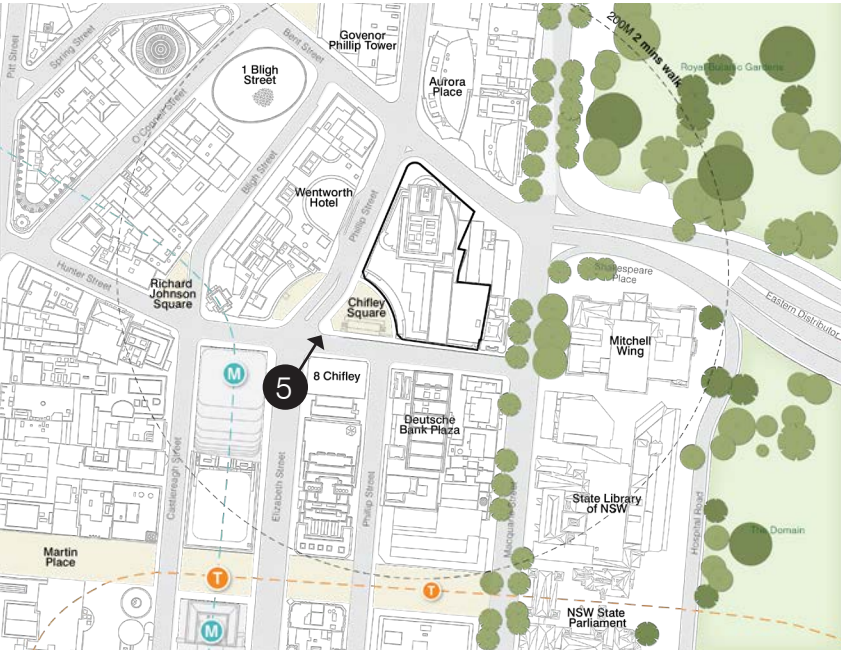
Existing View



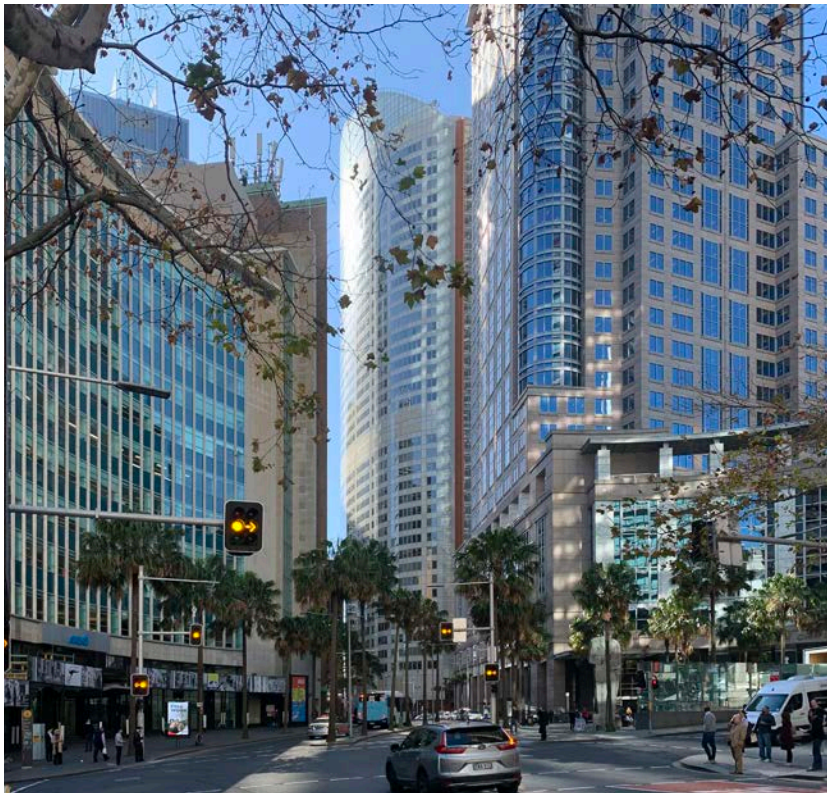
Preferred Development Envelope

5 View at the corner of Elizabeth Street + Hunter Street looking north

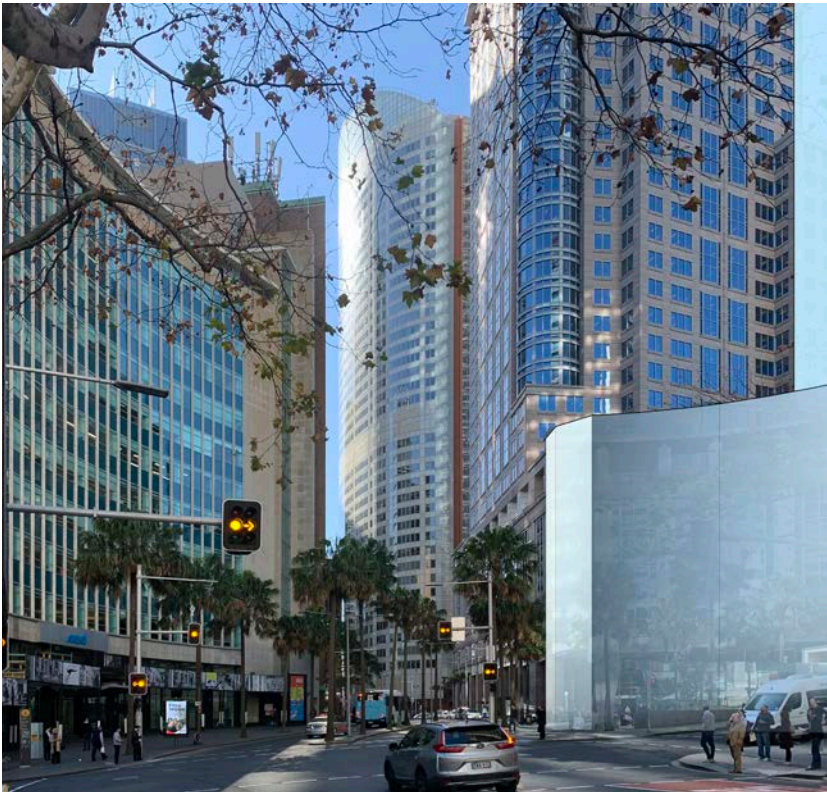
Description of view	This view looks north-east towards Chifley Square from the corner of Elizabeth and Hunter Streets. Chifley Square which is partially defined by the Qantas Building is visible on the left along with the existing podium to Chifley Square to the right with the square located in the foreground.
Context of viewer	Viewed predominantly by pedestrians moving along Elizabeth Street or Hunter Street using public transportation or by foot.
Likely visibility	High. The proposal would form part of the view.
Likely period of view	Moderate. Viewers would generally be dynamic, although the proposal may be viewed by people waiting to cross the street.
Importance of the public view	High. The view is deemed significant as it demonstrates the impact the development will have on the Chifley Square Special Character Area, particularly around the square.
Importance of nearby private views	N/A
Relative number of viewers	Moderate-High
Viewing zone	Local
Visual absorption capacity	Moderate. The scale of the proposed podium at street level will remain the same and be absorbed easily into the existing context of the square. The proposed envelope, though highly visible from this vantage point, will be absorbed by similar the surrounding towers which have a similar bulk and scale.
Visual impact of development envelope on the character of The Chifley Square SCA	Moderate. While development envelope of the tower will be clearly visible from this vantage point, the tapering setback of the building envelope to the Chifley Square gives breathing space to the podium and the square and does not interrupt the vista down Phillip Street.



Key Plan



Existing View

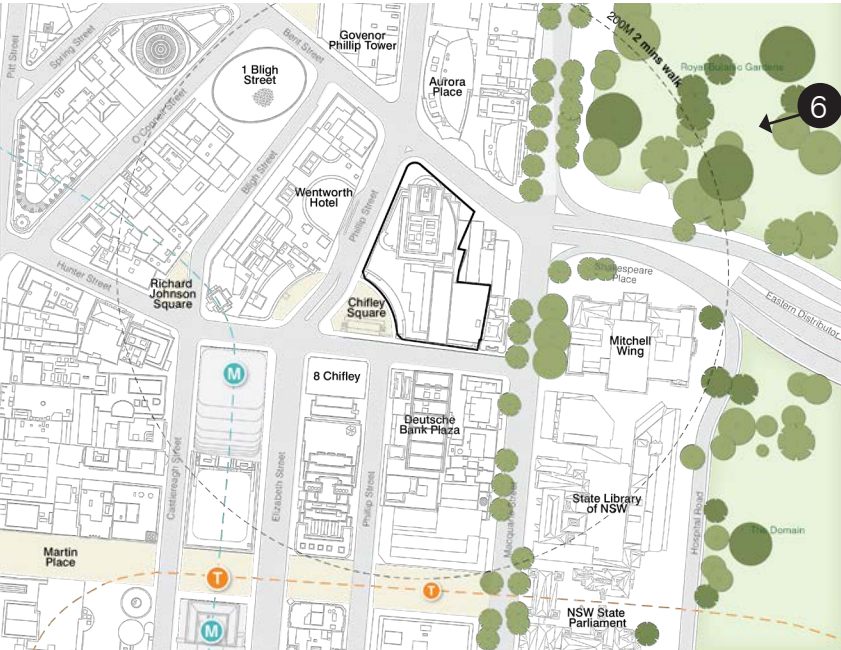


Preferred Development Envelope

Visual Impact Assessment

6 Botanic Gardens looking west

Description of view	This view looks west from the Royal Botanic Gardens on Art Gallery Road. The site is located towards the back of the view between the existing Chifley Tower (right) and Deutsche Bank Place (left). The site is in the direct line sight in this photograph and is visible from this vantage point.
Context of viewer	Viewed predominantly by visitors to the park in a recreational capacity largely by foot, either running or walking. No private residences would share the view.
Likely visibility	Moderate. The proposal would form part of the view.
Likely period of view	Moderate. Viewers would likely be visitors to the Domain, with a slower rate of movement and be static for longer periods compared to pedestrians moving through the city centre.
Importance of the public view	Moderate The proposal will be viewed as part of the city skyline.
Importance of nearby private views	N/A
Relative number of viewers	Moderate
Viewing zone	Precinct
Visual absorption capacity	Moderate. While there is a degree of sky loss, the height and form of the envelope follows the solar access plane, capping the overall height of the envelope, and allowing an appropriate fit between the two larger buildings either side.
Visual impact of development envelope on the character of The Sydney Skyline	Moderate. While significant, the height and form of the envelope is not inconsistent with the high density commercial character of its immediate context and provides reasonable building separation to ensure it may be read as an individual element within a larger collection of parts.



Key Plan



Existing View

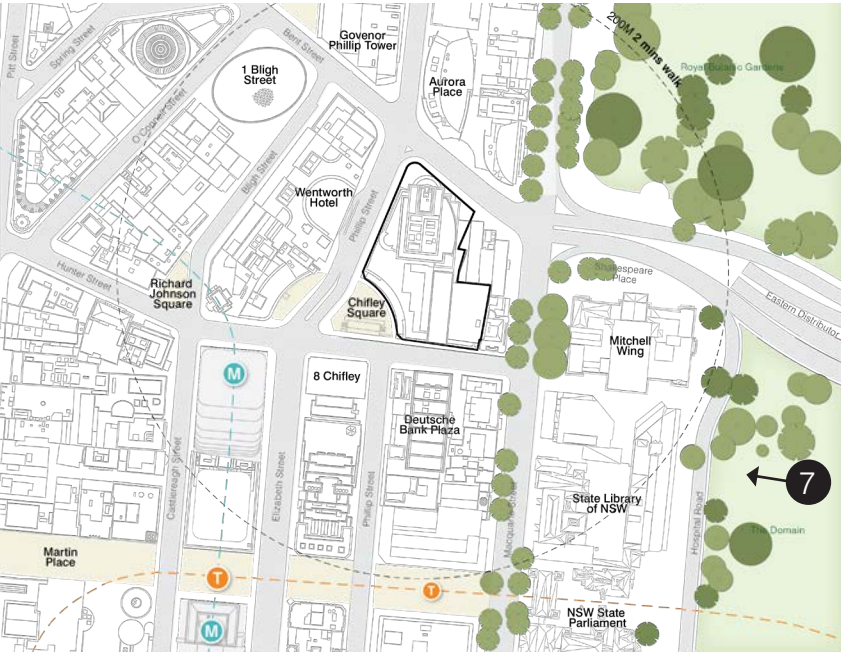


Preferred Development Envelope

Visual Impact Assessment

7 View from Domain looking west

Description of view	This view looks west from the Domain behind the NSW Parliament. The site is located towards the back of the view between the existing Chifley Tower (right) and Deutsche Bank Place (left). The site is in the direct line sight in this photograph and is visible from this vantage point.
Context of viewer	Viewed predominantly by visitors to the Domain in a recreational capacity largely by foot, either running or walking. No private residences would share the view.
Likely visibility	Moderate. The proposal would form part of the view.
Likely period of view	Moderate. Viewers would likely be visitors to the Domain, with a slower rate of movement and be static for longer periods compared to pedestrians moving through the city centre.
Importance of the public view	Moderate The proposal will be viewed as part of the city skyline.
Importance of nearby private views	N/A
Relative number of viewers	Moderate
Viewing zone	Precinct
Visual absorption capacity	Moderate. While there is a degree of sky loss, the height and form of the envelope follows the solar access plane, capping the overall height of the envelope, and allowing an appropriate fit between the two larger buildings either side.
Visual impact of development envelope on the character of The Sydney Skyline	Moderate. While significant, the height and form of the envelope is not inconsistent with the high density commercial character of its immediate context and provides reasonable building separation to ensure it may be read as an individual element within a larger collection of parts



Key Plan



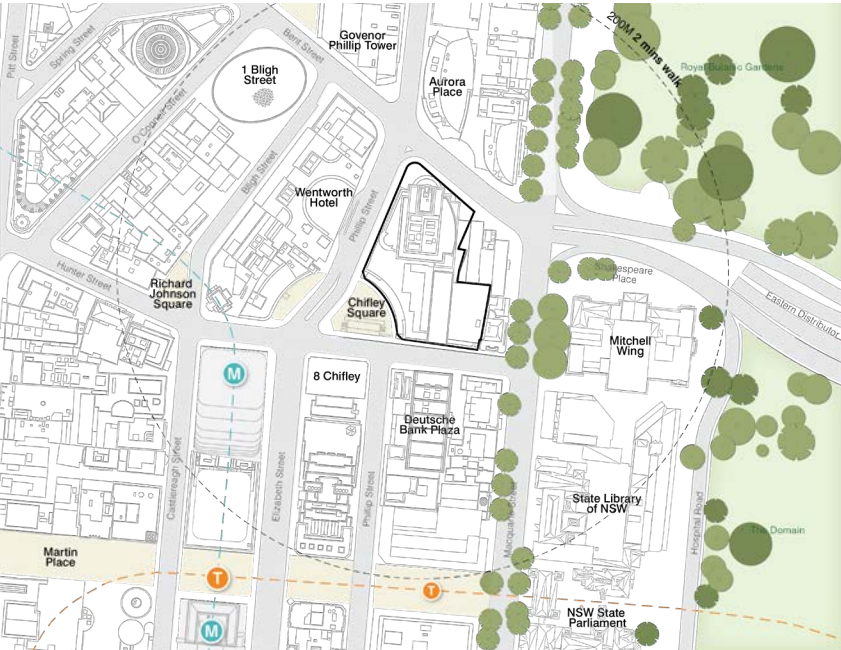
Existing View



Preferred Development Envelope

8 View from Yurong Point

Description of view	This view looks south-west from Yurong Point in the Botanic Gardens. The site is located to the left of the shot in the mid ground between Deutsche Bank Place and the existing Chifley Tower. The site is in the direct line of sight in this photograph and is visible from this vantage point.
Context of viewer	Viewed predominantly by visitors to the Domain in a recreational capacity largely by foot, either running or walking. No private residences would share the view.
Likely visibility	Moderate. The proposal would form part of the view.
Likely period of view	Moderate. Viewers would likely be visitors to the Domain, with a slower rate of movement and be static for longer periods compared to pedestrians moving through the city centre.
Importance of the public view	Moderate The proposal will be viewed as part of the city skyline.
Importance of nearby private views	N/A
Relative number of viewers	Moderate
Viewing zone	Precinct
Visual absorption capacity	High. From this vantage point, the broader skyline of Central Sydney is highly visible, and provides a much wider context in which the proposed envelope may be viewed. The envelope appears modest from this vantage point and appears to blend into the existing skyline.
Visual impact of development envelope on the character of The Sydney Skyline	Moderate. While significant, the height and form of the envelope sits neatly within the city's skyline and is not inconsistent with the high density commercial character of its immediate context and provides reasonable building separation to ensure it may be read as an individual element within a larger collection of parts.



Key Plan



Existing View



Preferred Development Envelope

9 Elizabeth Street and Hunter Street looking north-east

Description of view	This view is a close-up view of Chifley Square and looks north-east from the corner of Elizabeth and Hunter Streets. The proposed development envelope is in the direct line of sight in this photograph above the existing podium.
Context of viewer	Viewed predominantly by pedestrians passing through the precinct or those taking public transport arriving by bus or train. No private residences would share the view.
Likely visibility	High. The proposal would form a significant part of the view.
Likely period of view	Moderate. Viewers will likely see the tower while waiting at the traffic lights for a change in signal or while emerging from the metro entry (behind)
Importance of the public view	High. The view is deemed significant as it demonstrates the impact the development will have on the Chifley Square Special Character Area, particularly around the square.
Importance of nearby private views	N/A
Relative number of viewers	High.
Viewing zone	Local.
Visual absorption capacity	Moderate. There is a degree of sky loss, but the envelope's height is capped by the Solar Access Planes which still allow for sky to be visible above the top of the envelope from this vantage point.
Visual impact of development envelope on the character of The Chifley Square SCA	Moderate-High. While significant, the height and form of the envelope is not inconsistent with the high density commercial character of its immediate context and provides reasonable building separation to the existing building to ensure it may be read as an individual element. The setbacks to the Chifley Square and Hunter Street interfaces ensure the podium continues to serve as the defining element in these locations.



Key Plan



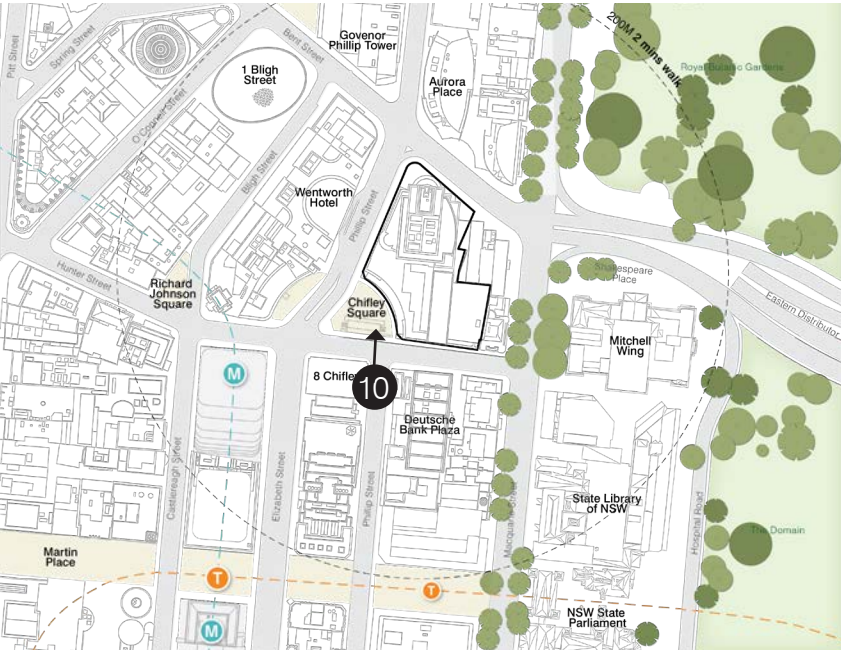
Existing View



Preferred Development Envelope

10 View from the corner of Hunter and Phillip Street (south)

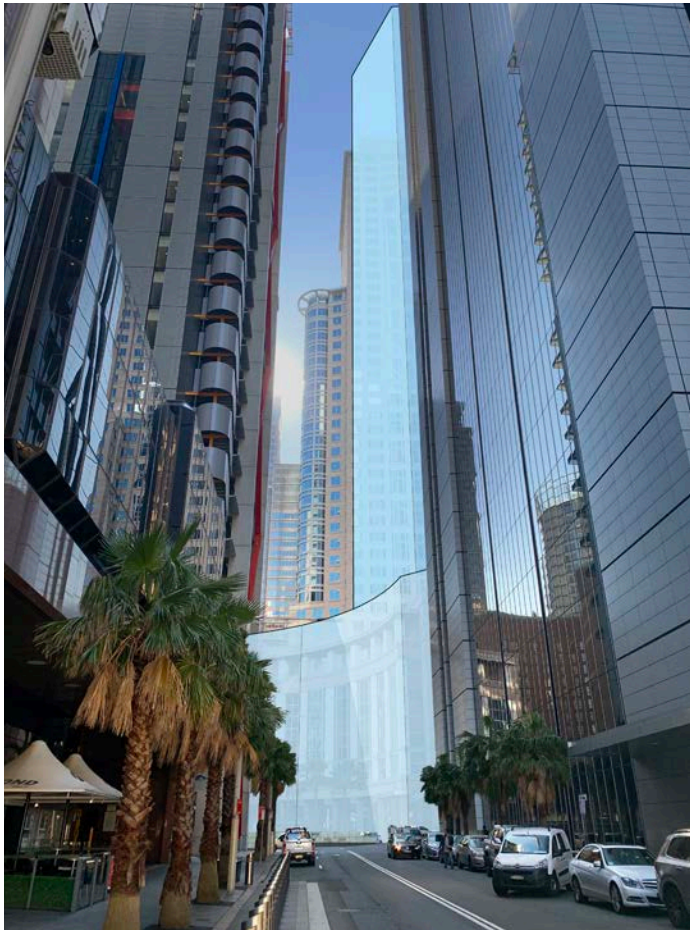
Description of view	This view is a close-up view of Chifley Square and looks north-east from the corner of Elizabeth and Hunter Streets. The proposed development envelope is in the direct line of sight in this photograph above the existing podium.
Context of viewer	Viewed predominantly by pedestrians passing through the precinct or those taking public transport arriving by bus or train from Martin Place. No private residences would share the view.
Likely visibility	High. The proposal would form a significant part of the view.
Likely period of view	Moderate. Viewers will likely see the tower while waiting at the traffic lights for a change in signal or while emerging from the metro entry (behind)
Importance of the public view	High. The view is deemed significant as it demonstrates the impact the development will have on the Chifley Square Special Character Area, particularly around Hunter Street.
Importance of nearby private views	N/A
Relative number of viewers	High.
Viewing zone	Local.
Visual absorption capacity	High. There is a degree of sky loss to the eastern side of the site, but the proposed envelope's profile from this vantage point is largely consistent with that already occupied by the existing tower behind.
Visual impact of development envelope on the character of The Chifley Square SCA	Low. The height and form of the envelope is consistent with the high density commercial character of its immediate context. The tapering of the envelope to the Chifley Square elevation increases the setback and provides additional breathing room to the square.



Key Plan



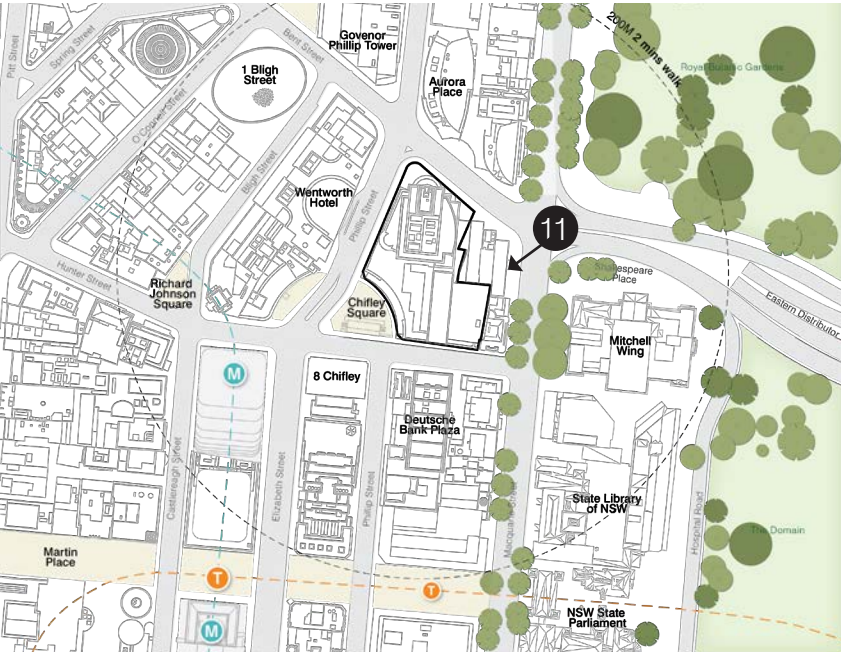
Existing View



Preferred Development Envelope

11 Macquarie Street looking south west

Description of view	This view is a close-up view of Chifley Square and looks south-west from the corner of Bent and Macquarie Streets. The proposed development envelope is in not in a direct line of sight in this photograph and is located behind the Australian Club building (foreground)
Context of viewer	Viewed predominantly by a mix of pedestrians comprising visitors to the Botanic Gardens and office workers passing through the precinct. No private residences would share the view.
Likely visibility	Low-Moderate. The proposal would form part of the view.
Likely period of view	Low-Moderate. Viewers will likely see the tower while waiting at the traffic lights for a change in signal or while emerging from the metro entry or on gazing up when walking along the eastern edge of Macquarie Street.
Importance of the public view	Moderate. The proposal will be considered as part of the Macquarie Street interface and Special Character Area
Importance of nearby private views	N/A
Relative number of viewers	High.
Viewing zone	Local.
Visual absorption capacity	High. There is a degree of sky loss, but the lower portion of the building envelope is concealed by the Australian Club building from this vantage point. Sky is still visible from this location above the proposed envelope.
Visual impact of development envelope on the character of The Macquarie Street SCA	Low. The location, bulk and scale of the Australian Club building means that the impact of the proposed envelope (which is also set back from Macquarie Street) is relatively low and will have little impact on the character of Macquarie Street.



Key Plan



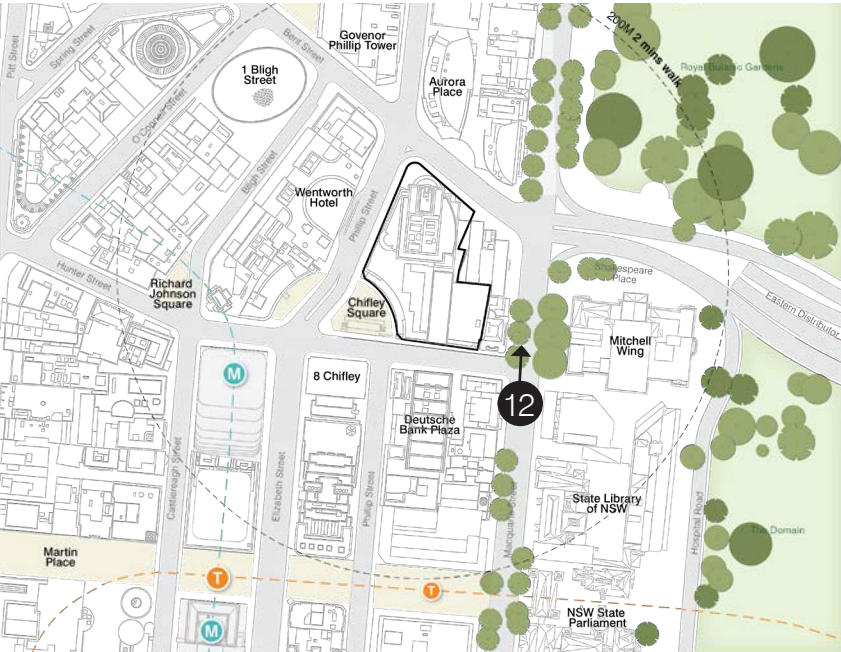
Existing View



Preferred Development Envelope

12 Macquarie Street looking north-west

Description of view	This view is a close-up view of Chifley Square and looks north-west from the corner of Hunter and Macquarie Streets. The proposed development envelope is in not in a direct line sight in this photograph and is located behind the residential flat building in the foreground.
Context of viewer	Viewed predominantly by a mix of pedestrians comprising visitors to the Botanic Gardens and office workers passing through the precinct. No private residences would share the view.
Likely visibility	Low-Moderate. The proposal would form part of the view.
Likely period of view	Low-Moderate. Viewers will likely see the tower while waiting at the traffic lights for a change in signal or while emerging from the metro entry or on gazing up when walking along the eastern edge of Macquarie Street.
Importance of the public view	Moderate. The proposal will be considered as part of the Macquarie Street interface and Special Character Area.
Importance of nearby private views	N/A
Relative number of viewers	Moderate
Viewing zone	Local.
Visual absorption capacity	High. There is a degree of sky loss, but the lower portion of the building envelope is concealed by the residential and commercial buildings on Macquarie Street from this vantage point. Sky is still visible from this location above the proposed envelope.
Visual impact of development envelope on the character of The Macquarie Street SCA	Low-Moderate. The location, bulk and scale of the buildings along Macquarie Street shield the impact of the proposed envelope at lower level, while the envelope is visibly set back from the street itself, resulting in it having a relatively minor impact on the character of Macquarie Street.



Key Plan



Existing View



Preferred Development Envelope

6.2 Overshadowing to adjacent buildings and open space

6.1.2 Wider Overshadowing Study

This section analyses the additional impact of shadows cast by the tower envelope proposed on the surrounding City Centre and to the Domain and Botanical Gardens. The latter is protected by the City of Sydney's Solar Access Plane which is designed to protect the solar amenity of these significant open spaces from overshadowing as a result of development, specifically between the hours of 9am to 2pm in the Winter Solstice (June 21). Shadows were assessed during winter solstice and the spring equinox between the hours of 9am to 3pm at hourly intervals.

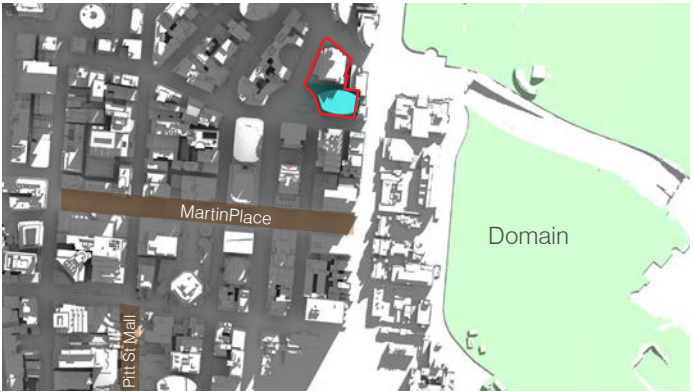
6.1.3 Winter solstice (June 21st)

The overshadowing assessment demonstrates that:

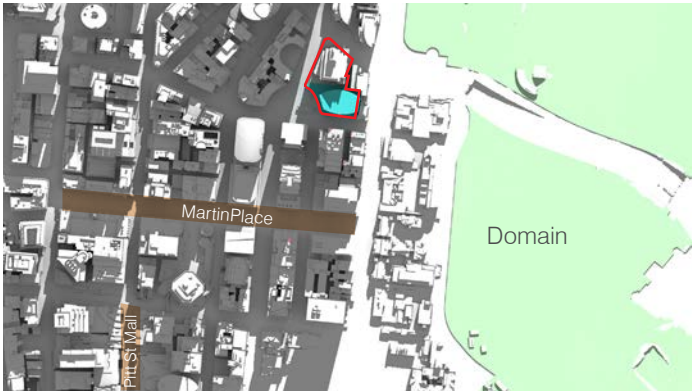
- The vast majority of shadows generated by the proposed building envelope are absorbed by existing development surrounding the site.
- The shadows cast by the preferred building envelope extend as far south as Pitt Street Mall, (June 21 9am) but is clear by 10am.
- Overshadowing reaches the edge of the Domain at 2pm, however this is restricted to a very small portion on the western edge of the green space.
- The proposed envelope adds no additional overshadowing to Martin Place between the hours of 9am and 3pm.



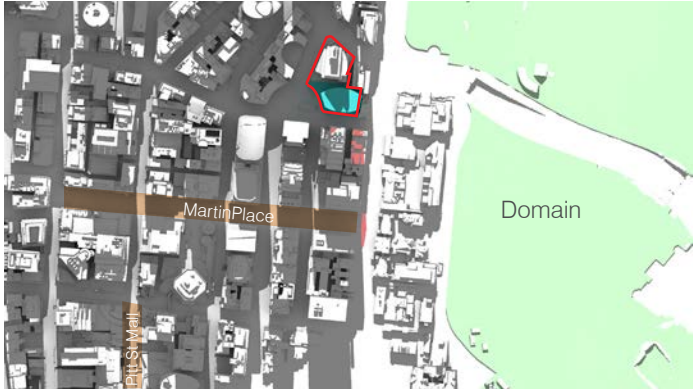
Winter Solstice (June 21) 9am



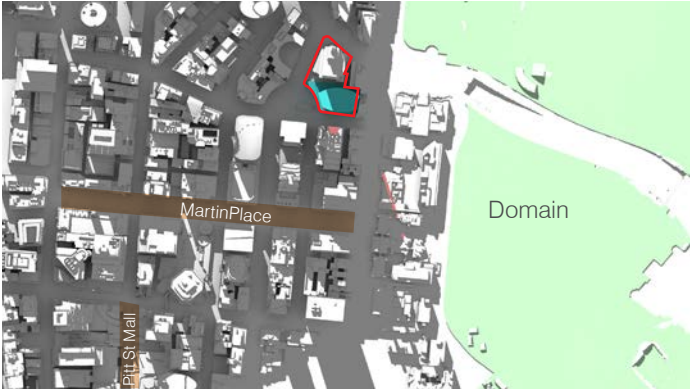
Winter Solstice (June 21) 10am



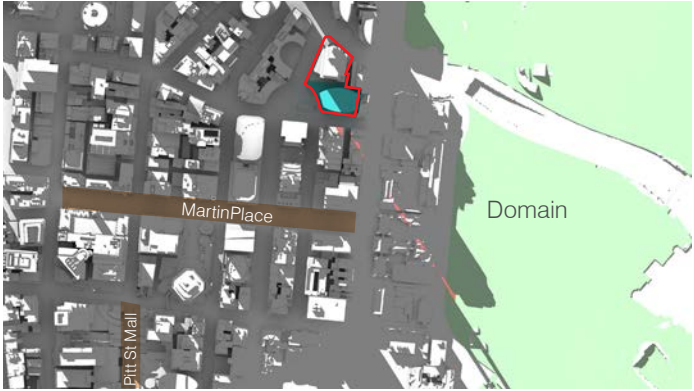
Winter Solstice (June 21) 11am



Winter Solstice (June 21) 12pm



Winter Solstice (June 21) 1pm



Winter Solstice (June 21) 2pm



Winter Solstice (June 21) 3pm

Legend

Preferred Envelope

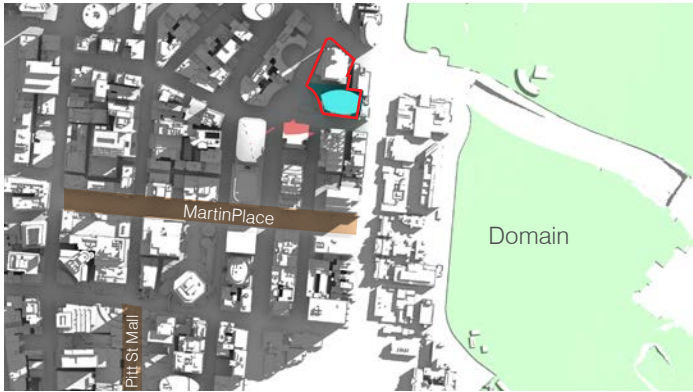
Additional shadow cast by Preferred Envelope

Winter Solstice (June 21) 3pm

Overshadowing to adjacent buildings and open space

6.2.1 Spring Equinox (September 22nd)
The overshadowing assessment demonstrates that:

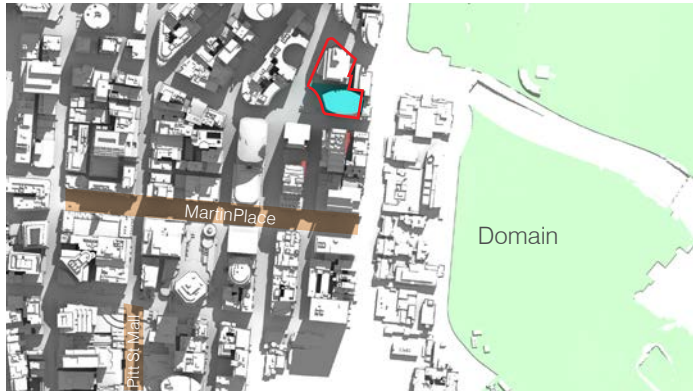
- The overshadowing during the spring equinox demonstrates that the overshadowing to the Domain is largely restricted to hours outside of 2pm.
- The proposed building envelope does not create any additional overshadowing to public spaces within its immediate context (Chifley Square, Martin Place and Richard Johnson Square).



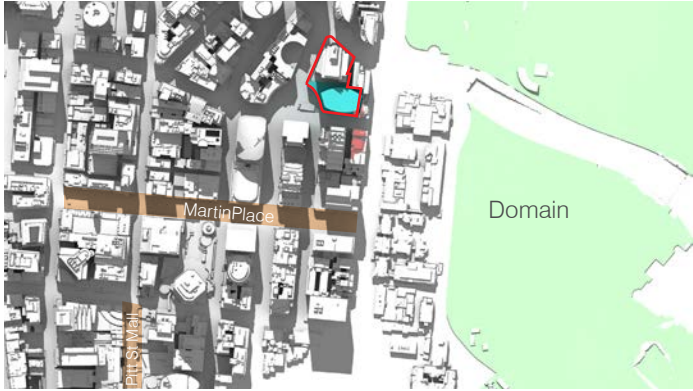
Equinox (September 22) 9am



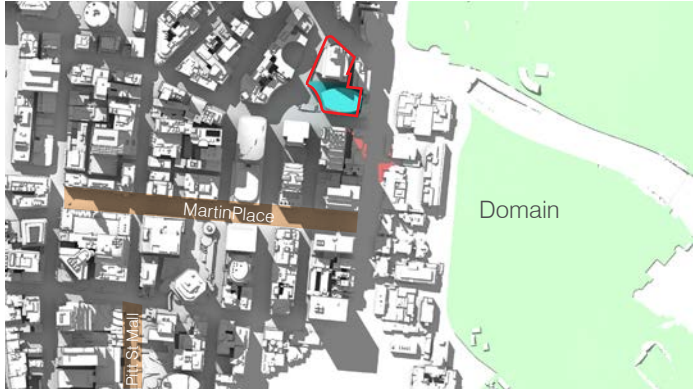
Equinox (September 22) 10am



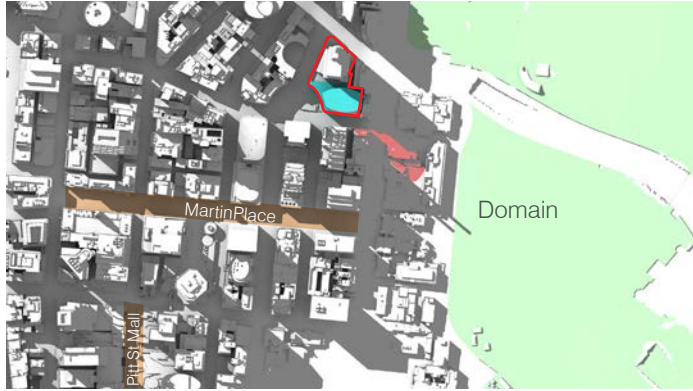
Equinox (September 22) 11am



Equinox (September 22) 12pm



Equinox (September 22) 1pm



Equinox (September 22) 2pm



Equinox (September 22) 3pm

Legend

Preferred Envelope

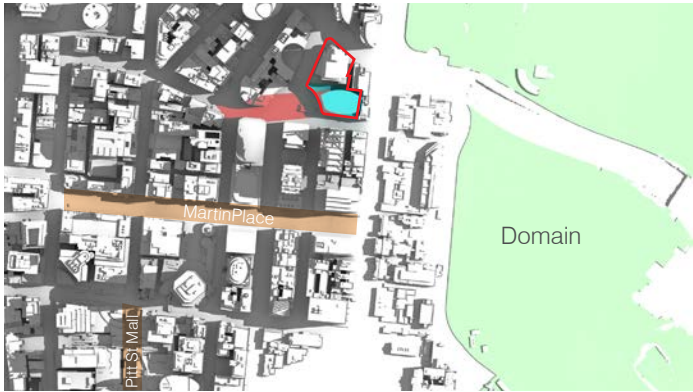
Additional shadow cast by Preferred Envelope

Overshadowing to adjacent buildings and open space

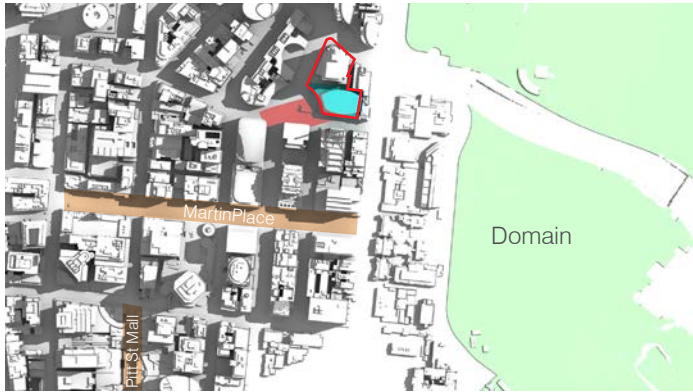
6.2.2 Summer solstice (December 21st)

The overshadowing assessment demonstrates that:

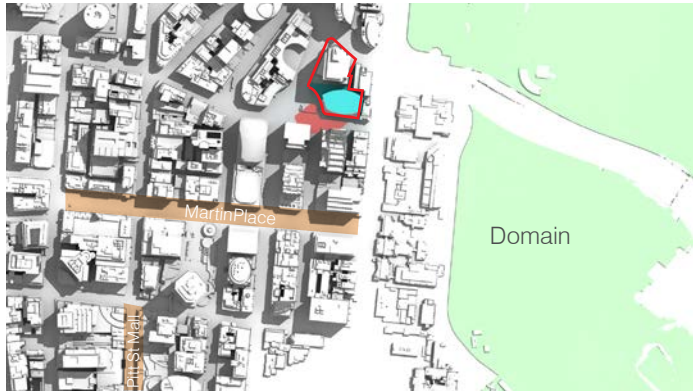
- The proposed envelope does not have any impact on the Martin Place, Pitt Street Mall or the Domain between 9am and 2pm.
- Impacts to Chifley Square are limited to the morning hours before 12pm. There are no additional overshadowing impacts to this space after 12pm at this time of the year.



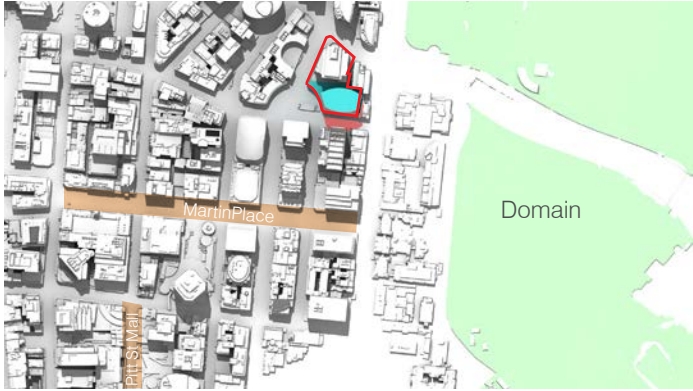
Summer Solstice (December 21) 9am



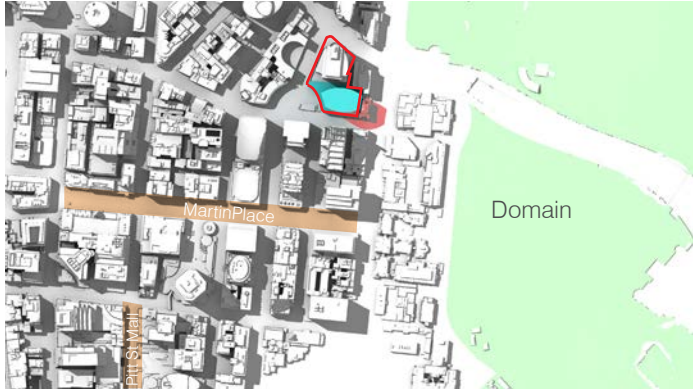
Summer Solstice (December 21) 10am



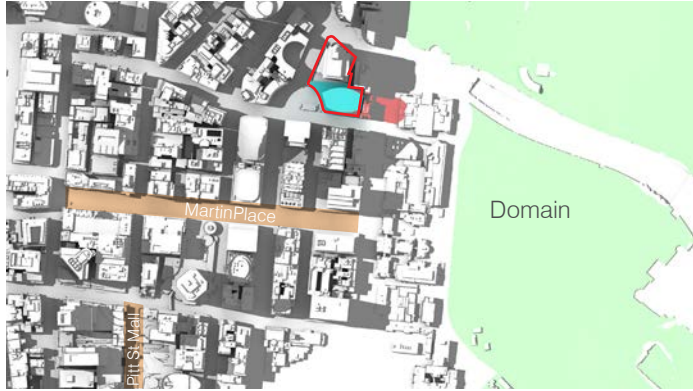
Summer Solstice (December 21) 11am



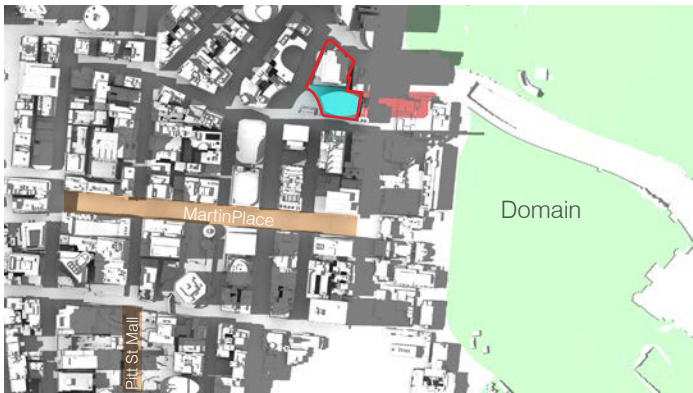
Summer Solstice (December 21) 12pm



Summer Solstice (December 21) 1pm



Summer Solstice (December 21) 2pm



Summer Solstice (December 21) 3pm

Overshadowing to adjacent buildings and open space

6.2.3 Detailed overshadowing study

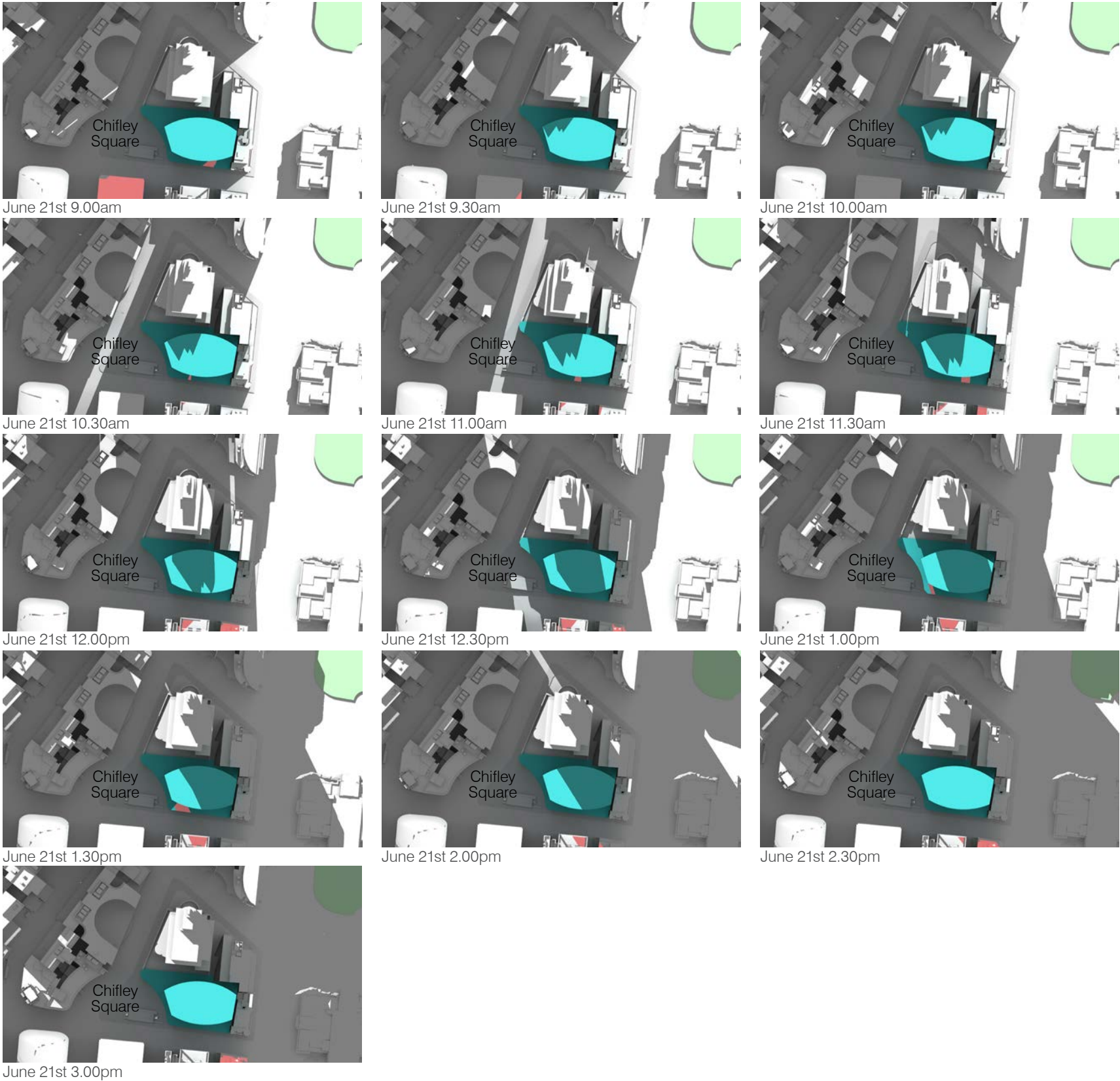
This section analyses the additional impact of shadows cast by the tower envelope proposed specifically focussed on the public domain at Chifley Square.

The study has assessed the Summer and Winter solstices as well at given dates (requested by Council) during Spring and Autumn at 30 minute intervals between 9am and 3pm.

6.2.4 Winter Solstice (June 21st)

The overshadowing assessment demonstrates that:

- The proposed envelope does not impose any additional overshadowing of Chifley Square throughout the day between 9am and 3pm.



Legend

Preferred Envelope

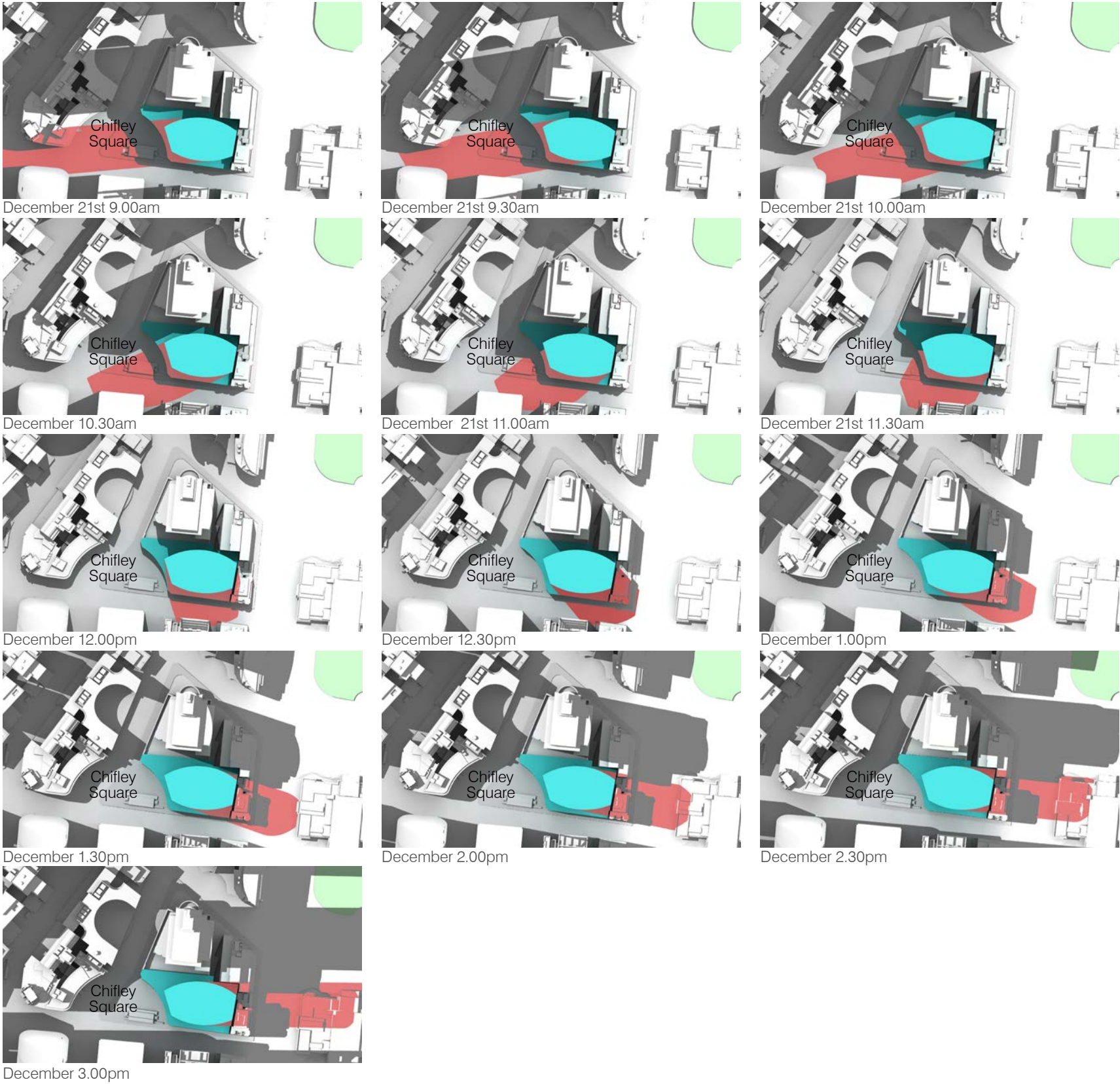
Additional shadow cast by Preferred Envelope

Overshadowing to adjacent buildings and open space

6.2.5 Summer Solstice (December 21st)

The overshadowing assessment demonstrates that:

- The proposed envelope creates additional overshadowing impact on Chifley Square through the morning hours until 12pm during the summer solstice.
- From 12pm onwards Chifley Square is not overshadowed by the proposed envelope.



Legend

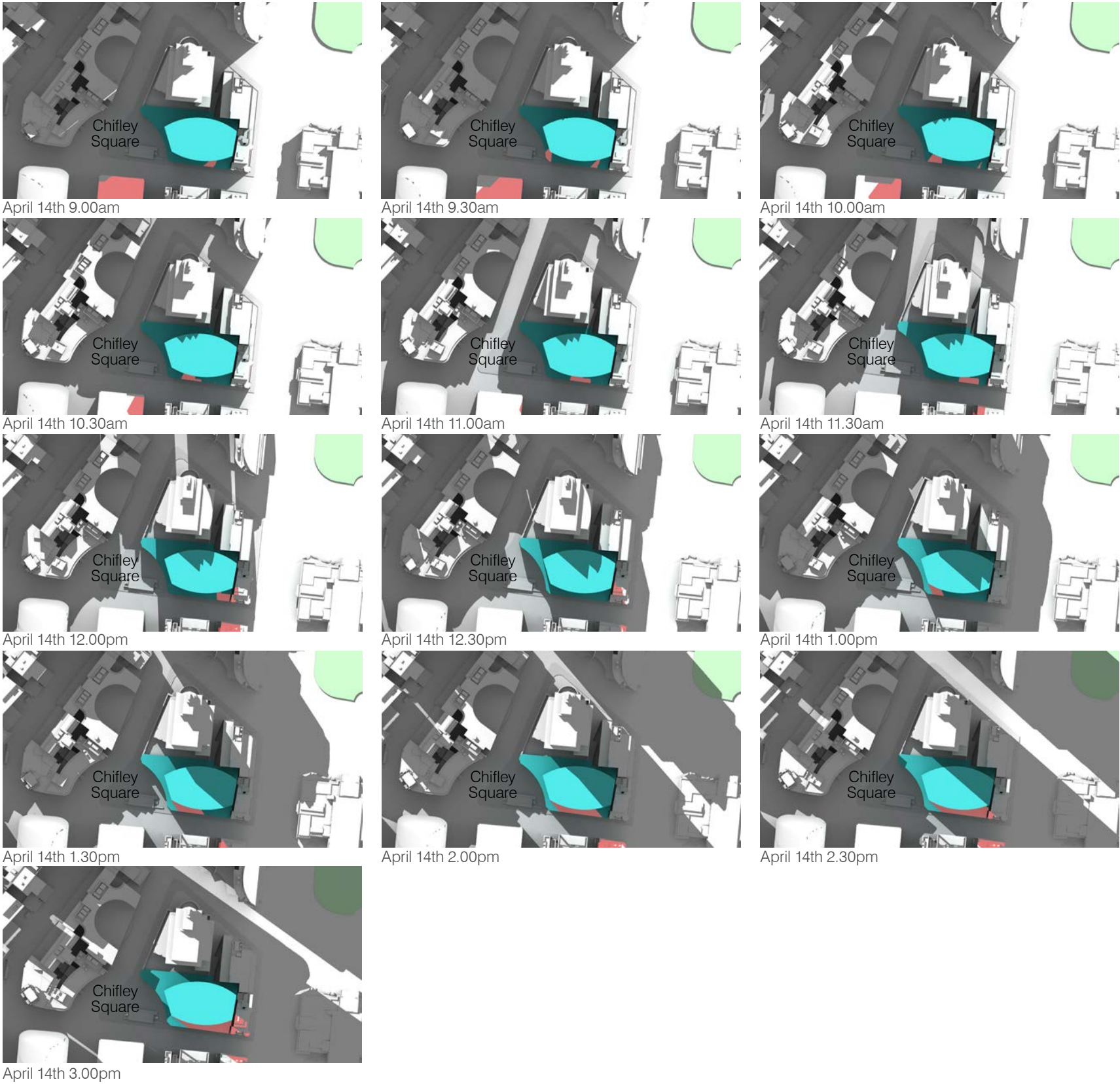
Preferred Envelope

Additional shadow cast by Preferred Envelope

Overshadowing to adjacent buildings and open space

6.2.6 Autumn (April 14th)
The overshadowing assessment demonstrates that:

- The proposed envelope does not impose any additional overshadowing of Chifley Square throughout the day between 9am and 3pm.



Legend

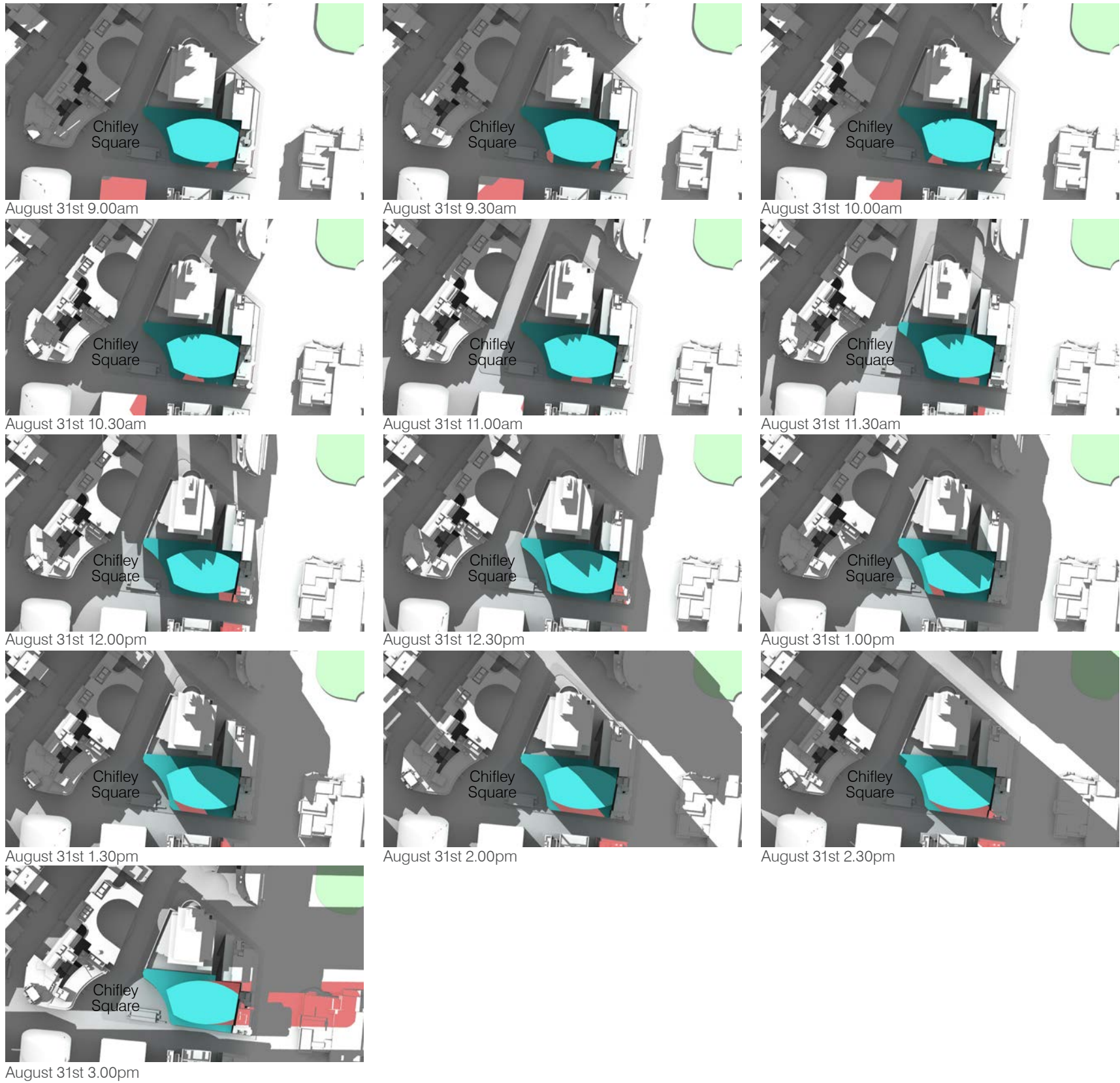
Preferred Envelope

Additional shadow cast by Preferred Envelope

Overshadowing to adjacent buildings and open space

6.2.7 Spring (August 31st)
The overshadowing assessment demonstrates that:

- The proposed envelope does not impose any additional overshadowing of Chifley Square throughout the day between 9am and 3pm.



Legend

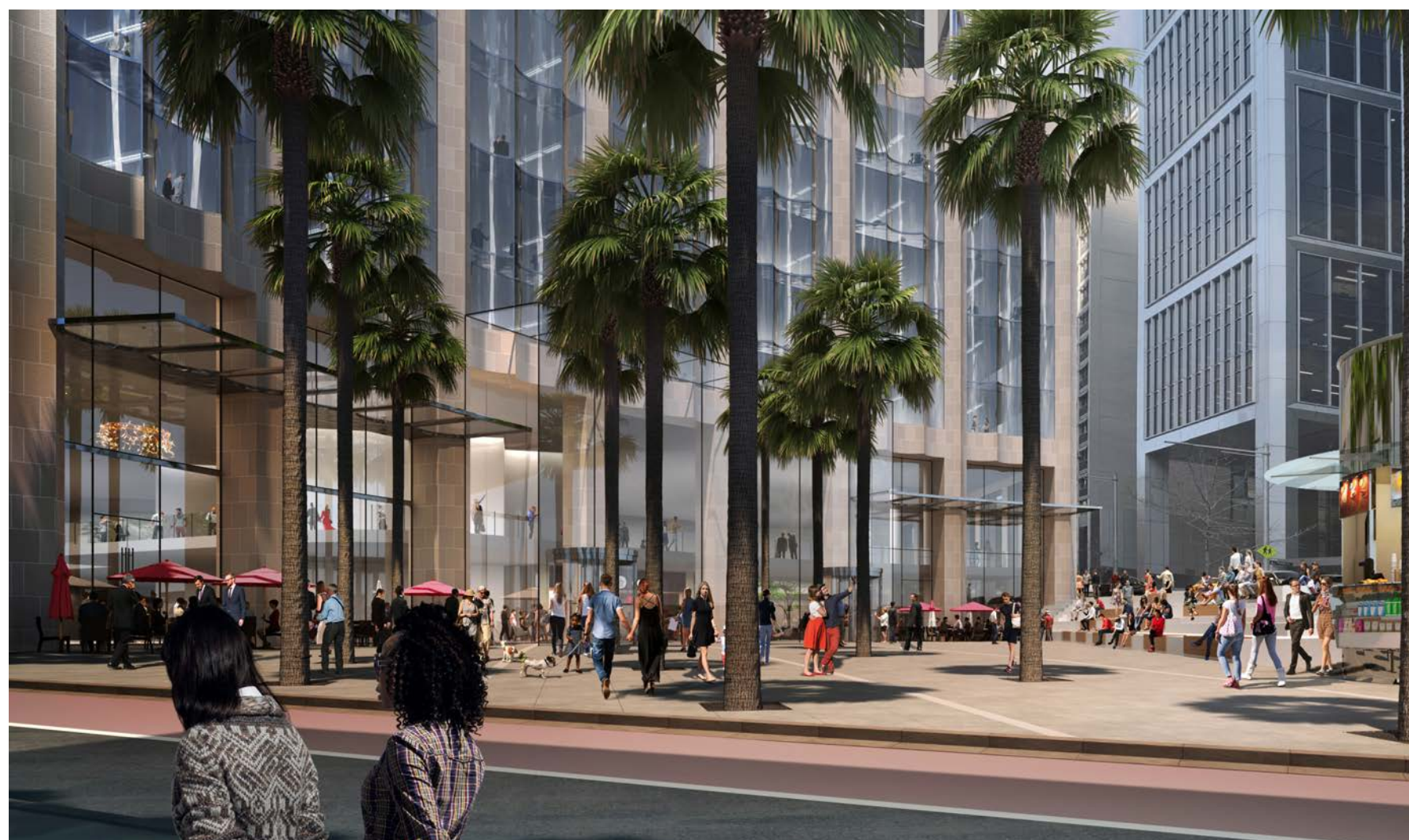
Preferred Envelope

Additional shadow cast by Preferred Envelope





7 Conclusions and Recommendations



The subject site is ideally suited to more intensive uses being located in the heart of Central Sydney's financial district and situated at the doorstep of one of Sydney's newest Metro Stations.

Coupled with the rare opportunity to re-invigorate one of Sydney's most valuable and iconic civic spaces, the re-development of 2 Chifley Square is an important city shaping project capable of delivering fantastic amenity outcomes for the precinct.

Having investigated the site and its context in detail, Architectus is confident that the Planning Proposal represents the best urban design and public domain outcome for the site.

Overall, the Planning Proposal achieves:

- A considered and well thought out building envelope design for the site that preserves amenity of the city streets and public spaces which surround it.
- An appropriate density and built form that is in keeping with the objectives outlined in the Macquarie Street and Chifley Special Character Areas.
- A commitment to a wide range of public benefits including the provision of a new interface to Chifley Square through the refurbishment of the existing podium.
- A precinct which is able to support a mix of premium commercial floor space, retail and health uses with a focus on wellbeing that is able to attract international businesses to Sydney.

The following recommendations have been made in response to the key strategic drivers:

① Align development and growth with supporting infrastructures

- Charter Hall is seeking to develop a new premium commercial tower in the heart of Central Sydney's financial district on the doorstep of the new Martin Place Metro station, which is anticipated to deliver up to 100,000 additional commuters per day into Central Sydney.

② Growing a stronger, more competitive Central Sydney.

- Located close to large financial and cultural institutions, the site is also blessed with incredible views and is a short walk to the Domain and Botanic Gardens.
- The proposal will deliver a significant increase of valuable premium commercial floor space to Central Sydney with outstanding amenity capable of attracting and retaining world leading businesses reinforcing Sydney's global competitiveness.



③ Creating great places and preserving distinctive heritage of iconic places.

- The development is of an appropriate density and built form that is in keeping with the objectives outlined in the Macquarie Street and Chifley Special Character Areas
- The re-development will provide a new upgrade to the face of Chifley Square to promote greater activation and will also be considered with any upgrades undertaken to the square itself and the surrounding public domain to reinforce its strong civic character.

④ Facilitating movement for walkable neighbourhoods and a connected city.

- The built form envelope is demonstrated to satisfy the criteria for wind mitigation at street level ensuring pedestrians a high level of comfort and amenity.
- Charter Hall will continue to work with the City of Sydney to develop an appropriate landscape response to Chifley Square which addresses the increased foot traffic with the arrival of the metro and ensure the landscape response is consistent with the re-development of the podium.

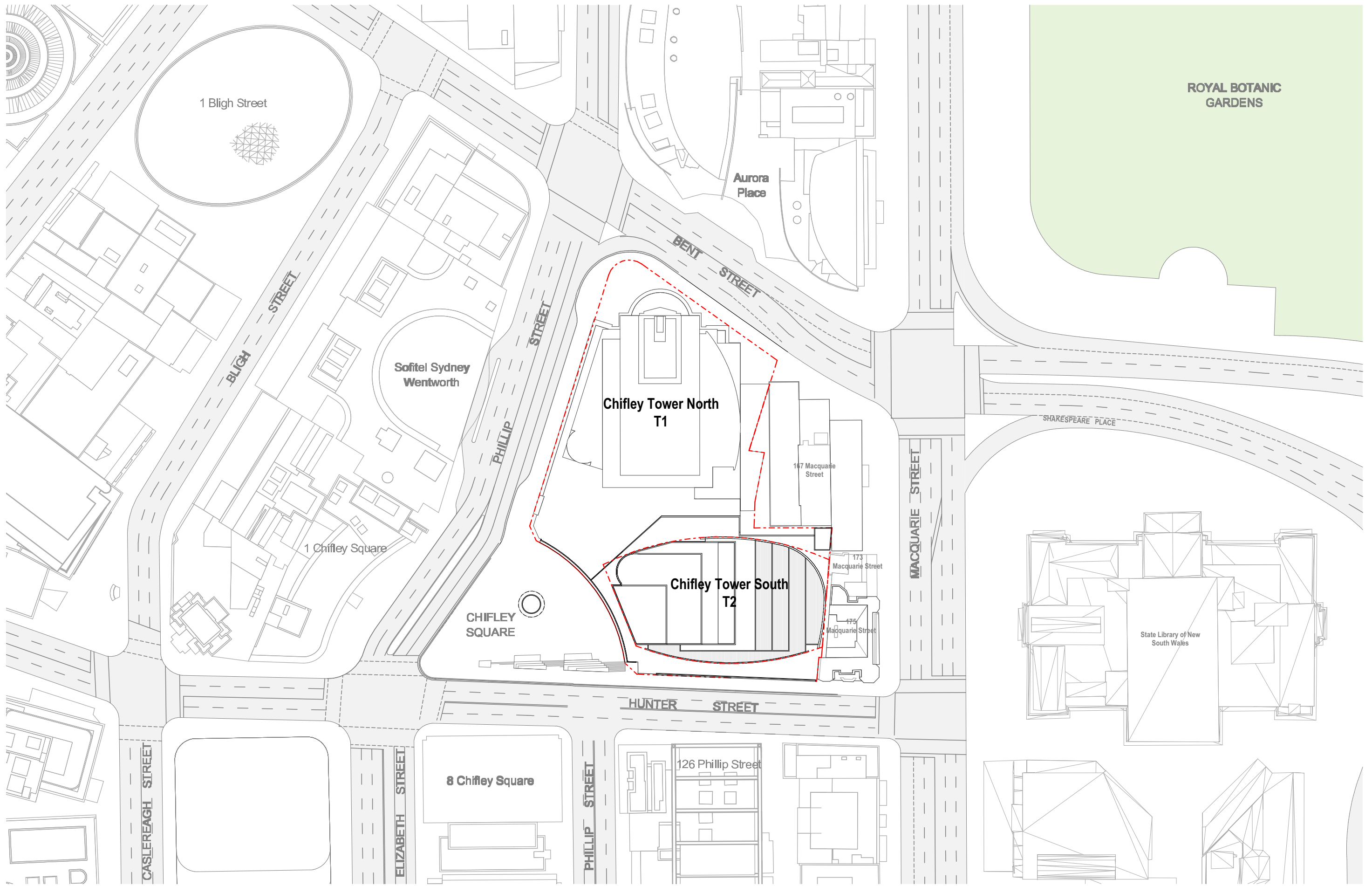
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2 Chifley Square, Sydney

Reference Design

Sheet Number	Sheet Name
RD-00-01	Site Plan
RD-01-01	Basement Level 04
RD-01-02	Basement Level 03
RD-01-03	Basement Level 02
RD-01-04	Basement Level 01
RD-01-05	Lower Ground Level
RD-01-06	Upper Ground Level
RD-01-07	Podium - Level 01
RD-01-08	Podium - Level 02 - 03
RD-01-09	Podium - Level 04 - 05
RD-01-10	Podium Roof - Level 06
RD-01-11	Low Plant - Level 07
RD-01-12	Low Rise Typical - Level 08 - 19
RD-01-13	Transfer Level - Level 20
RD-01-14	Mid Plant - Level 21
RD-01-15	High Rise - Level 22
RD-01-16	High Rise Typical - Level 22 - 31
RD-01-17	High Rise Terrace - Level 32
RD-01-18	High Rise Terrace - Level 33
RD-01-19	High Rise Terrace - Level 34
RD-01-20	High Rise Terrace - Level 35
RD-01-21	Roof Plant - Level 36
RD-01-22	Roof Plant - Roof
RD-02-01	Section East West
RD-02-02	Section North South
RD-03-01	Building Articulation
RD-04-01	Visualisation - View from Chifley Square
RD-04-02	Visualisation - View from The Domain

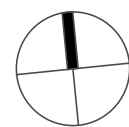




2 Chifley Square

Drawing:
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Date:

Site Plan
RD-00-01
1 : 1000
23/07/21



0 5 10 15 20 25 50
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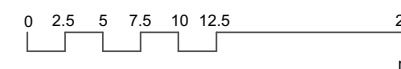
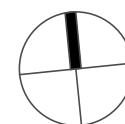
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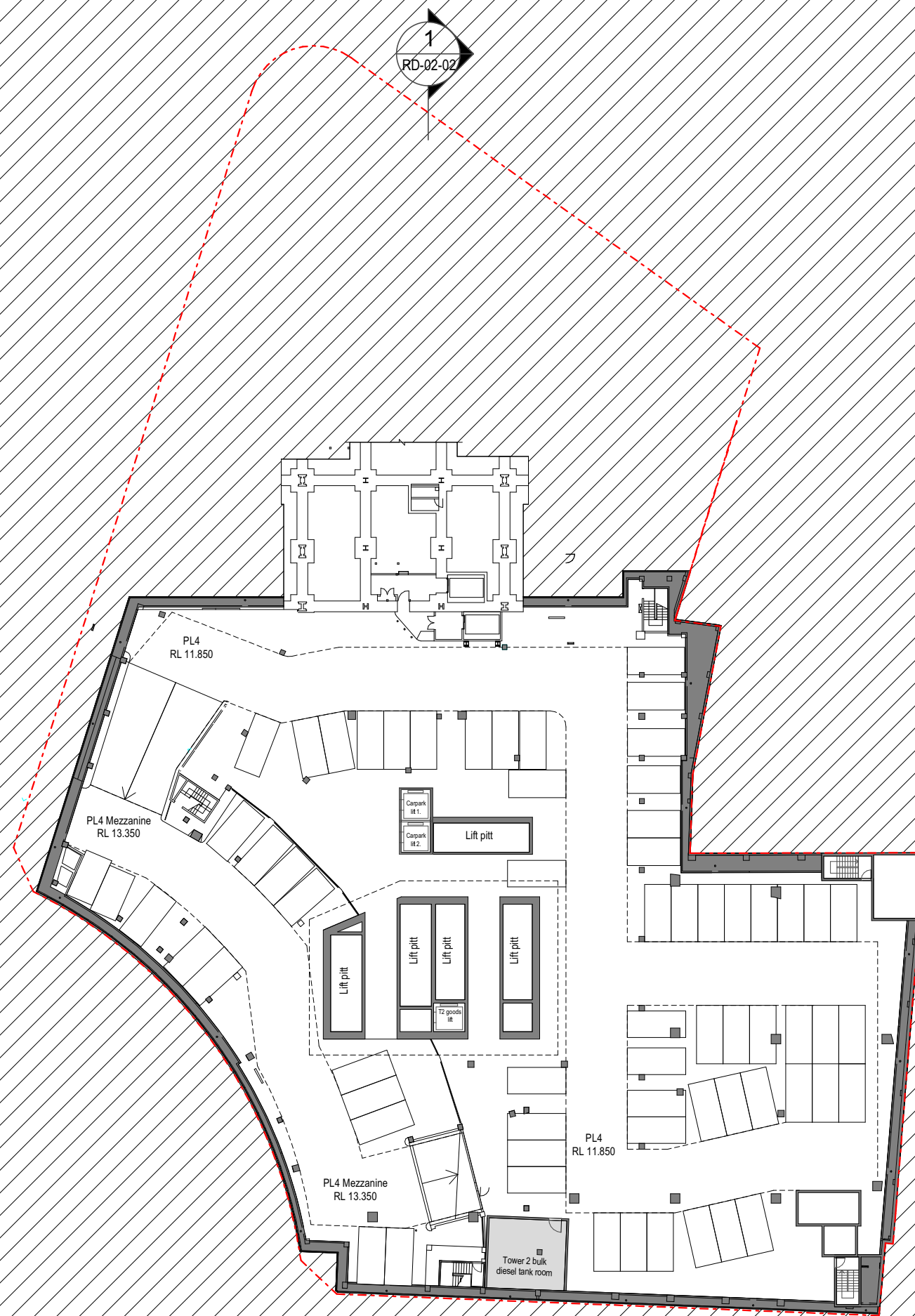
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Basement Level 04
RD-01-01
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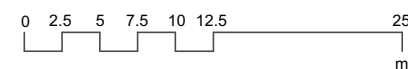
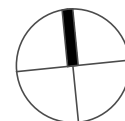
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2 Chifley Square

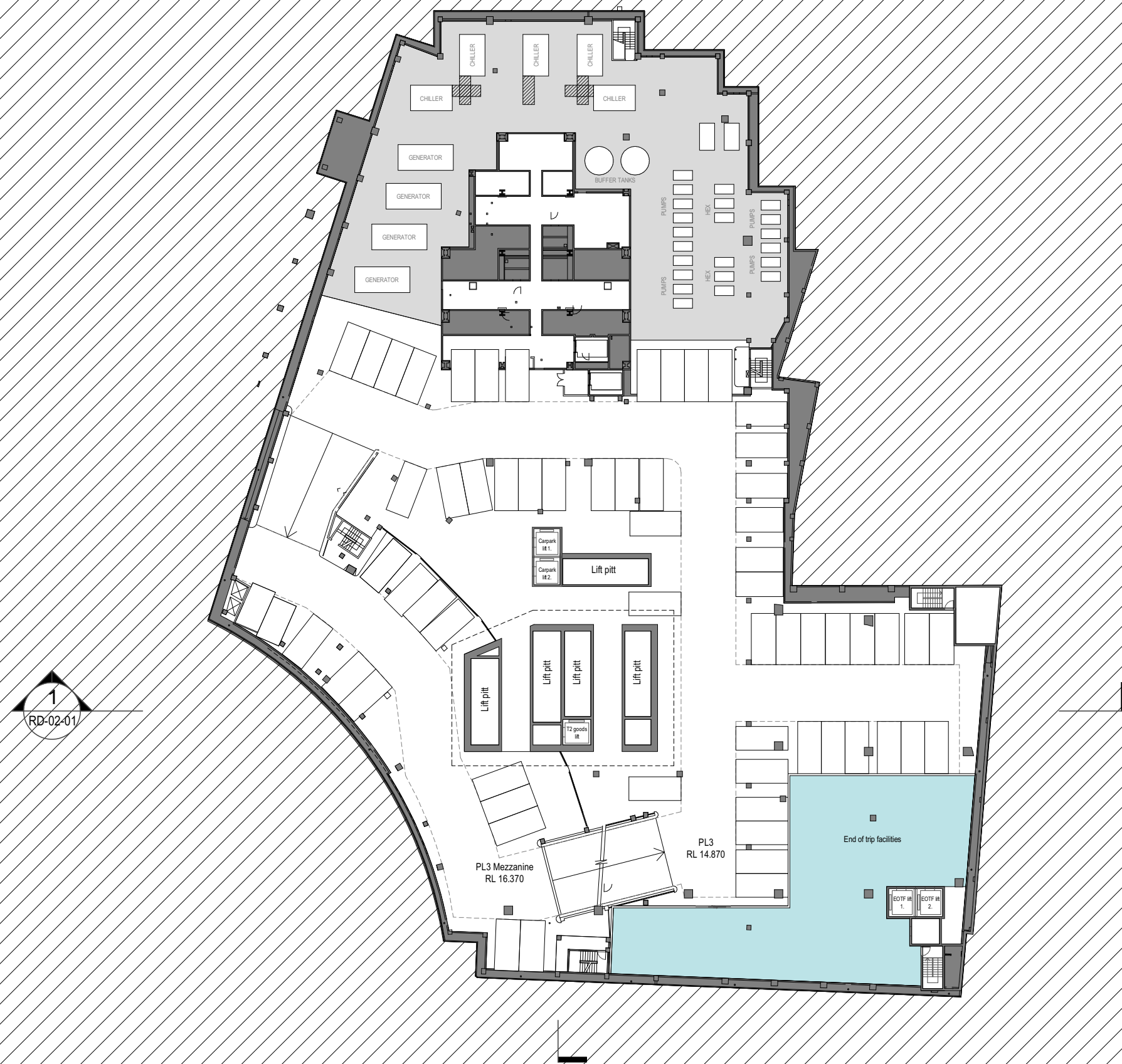
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23/07/21



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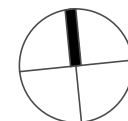
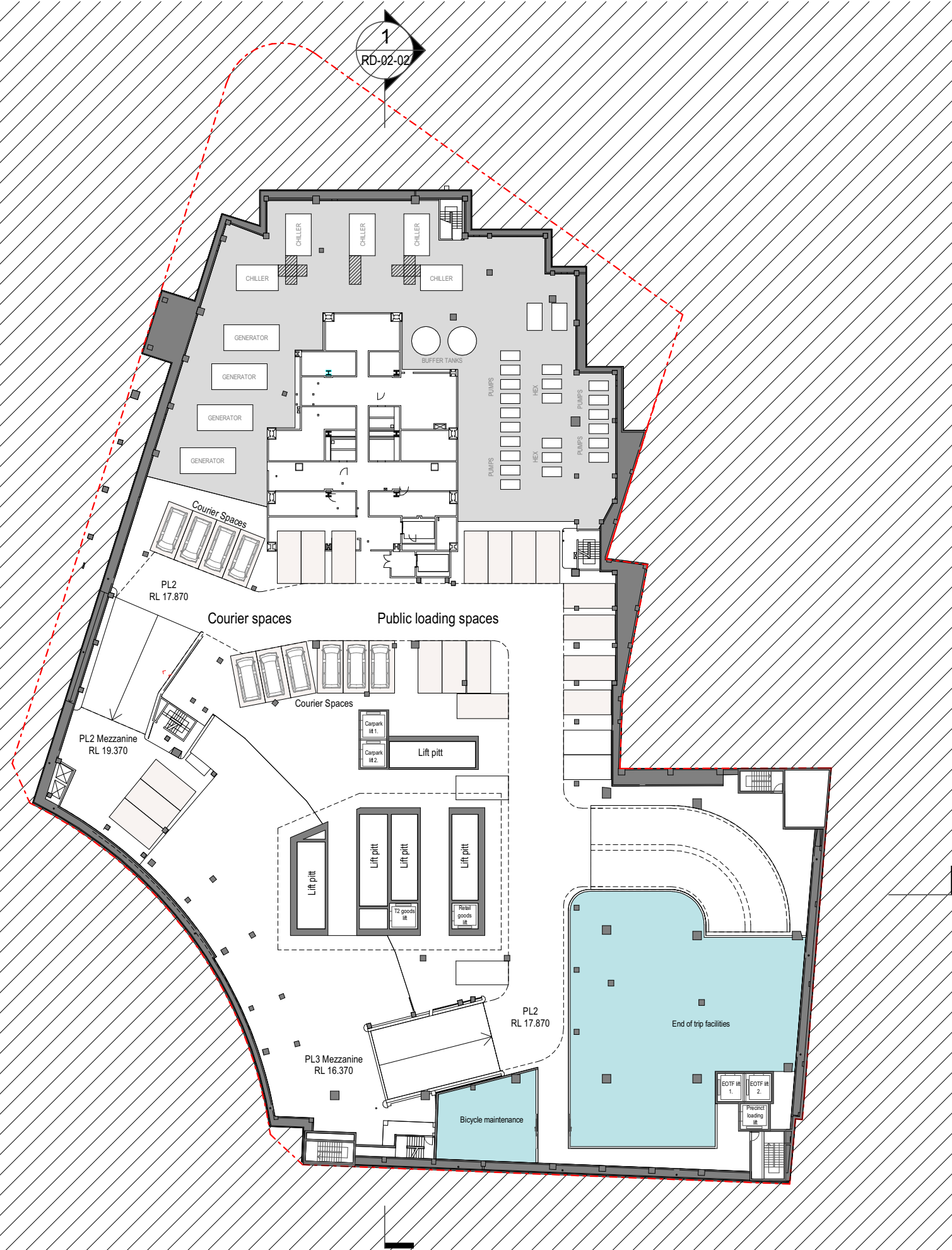
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2 Chifley Square

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Date:

Basement Level 02
RD-01-03
1 : 500
23/07/21



0 2.5 5 7.5 10 12.5 25
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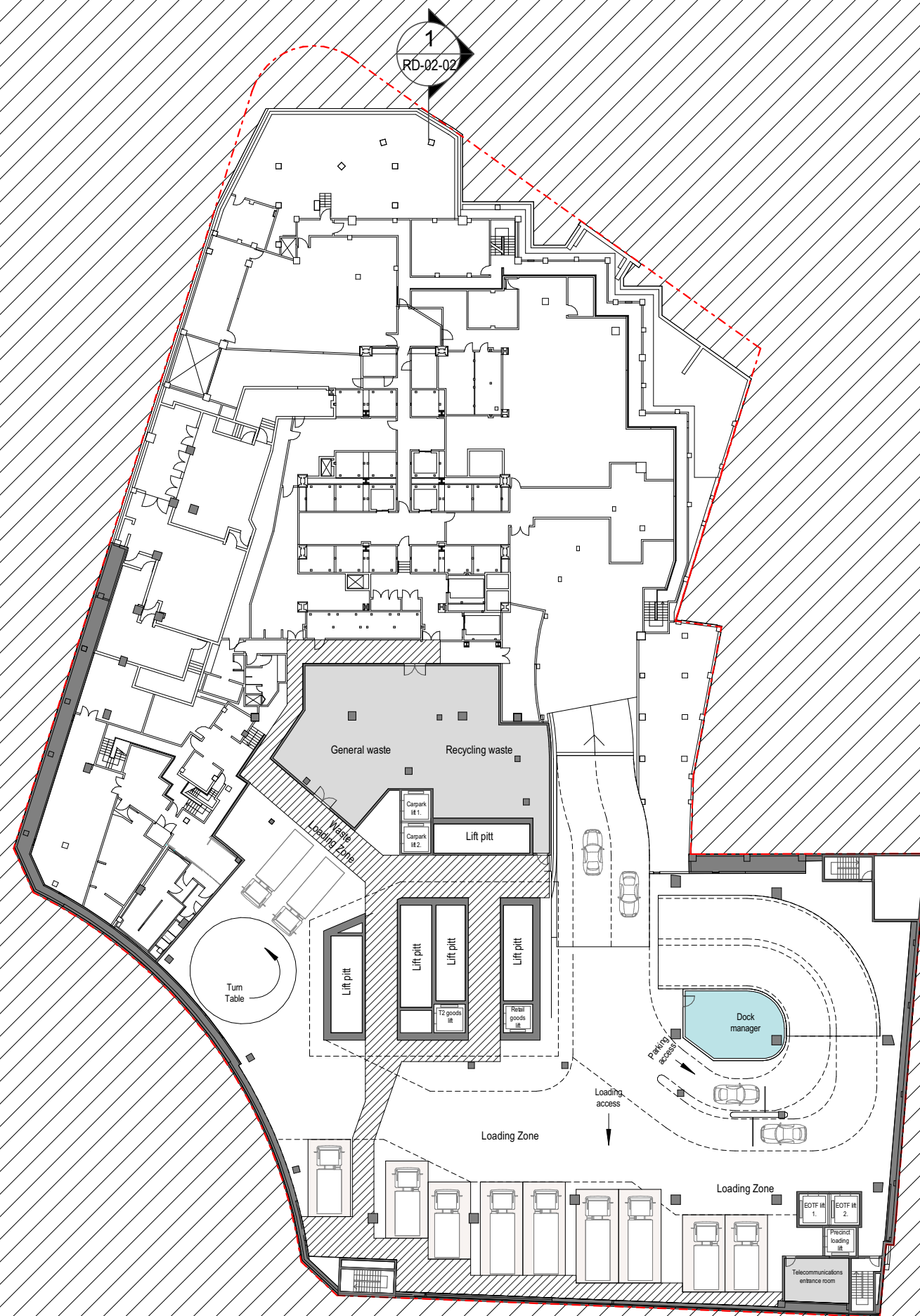
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2 Chifley Square

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Basement Level 01
RD-01-04
1 : 500
23/07/21



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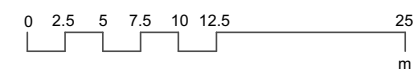
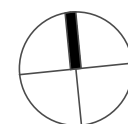


2 Chifley Square

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Scale @ A3:
Date:

Upper Ground Level
RD-01-06

1 : 500
23/07/21



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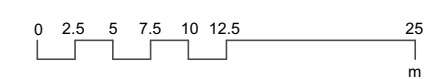
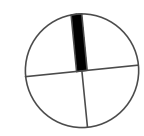
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2 Chifley Square

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Podium - Level 01
RD-01-07
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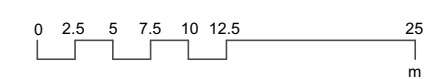
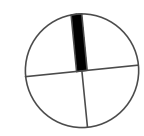
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2 Chifley Square

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Podium - Level 02 - 03
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23/07/21



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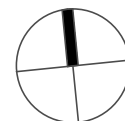
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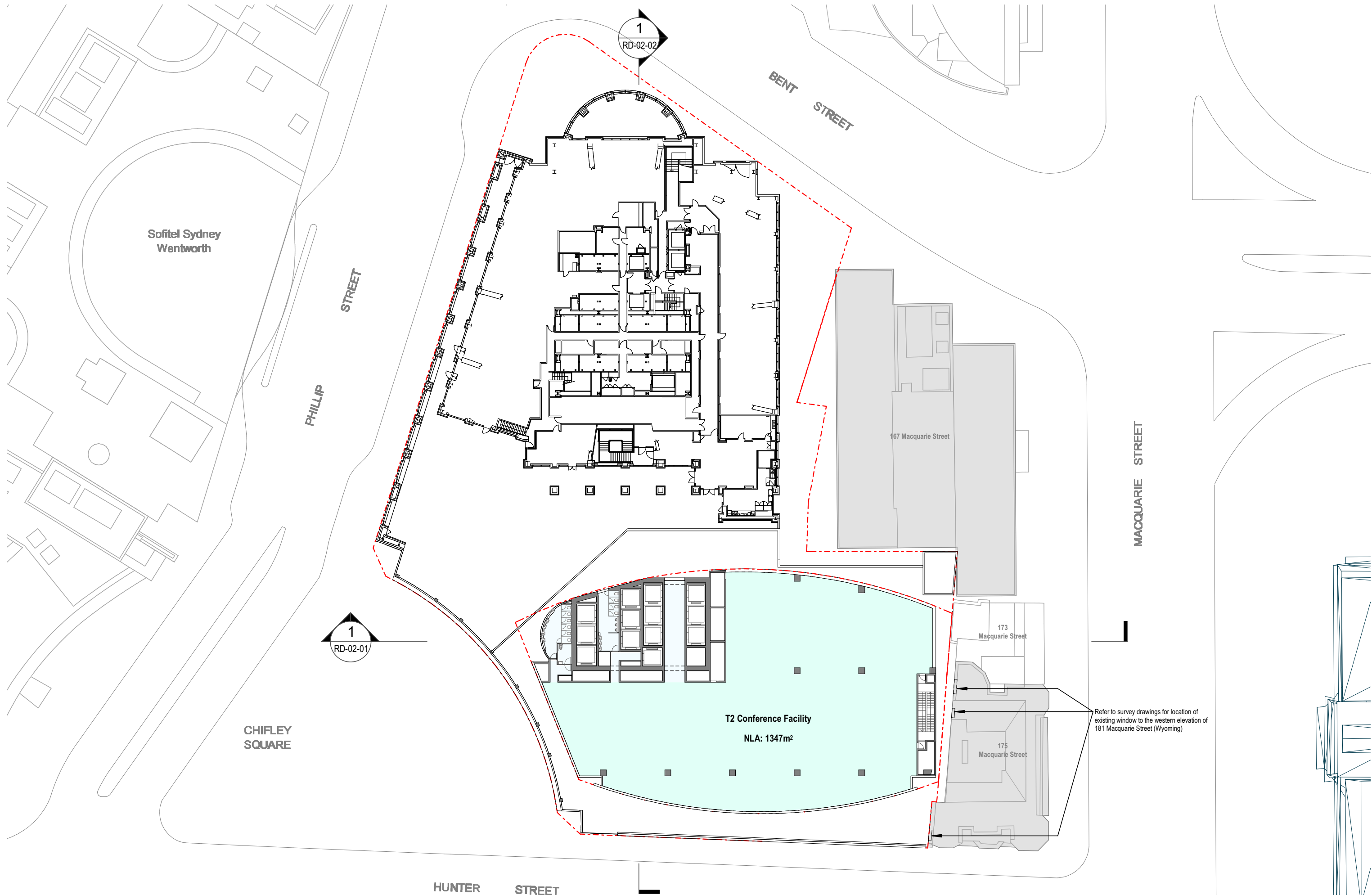
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RD-01-09
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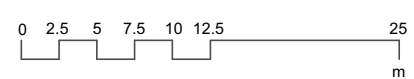
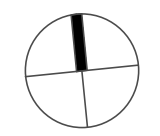
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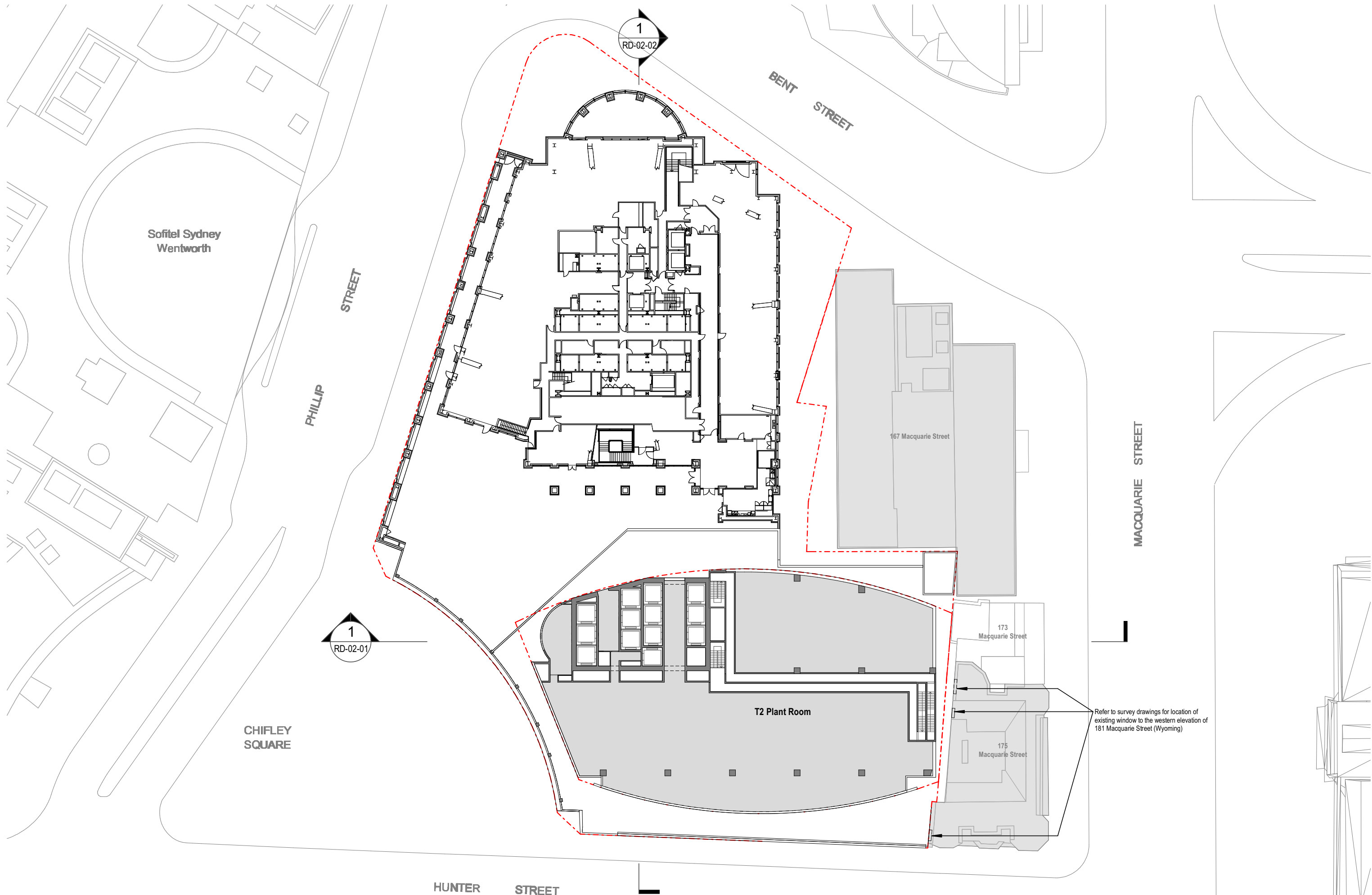
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Issue:
Scale @ A3:
Date:

Podium Roof - Level 06
RD-01-10
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23/07/21



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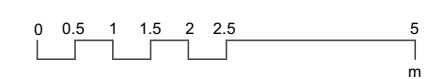
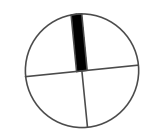


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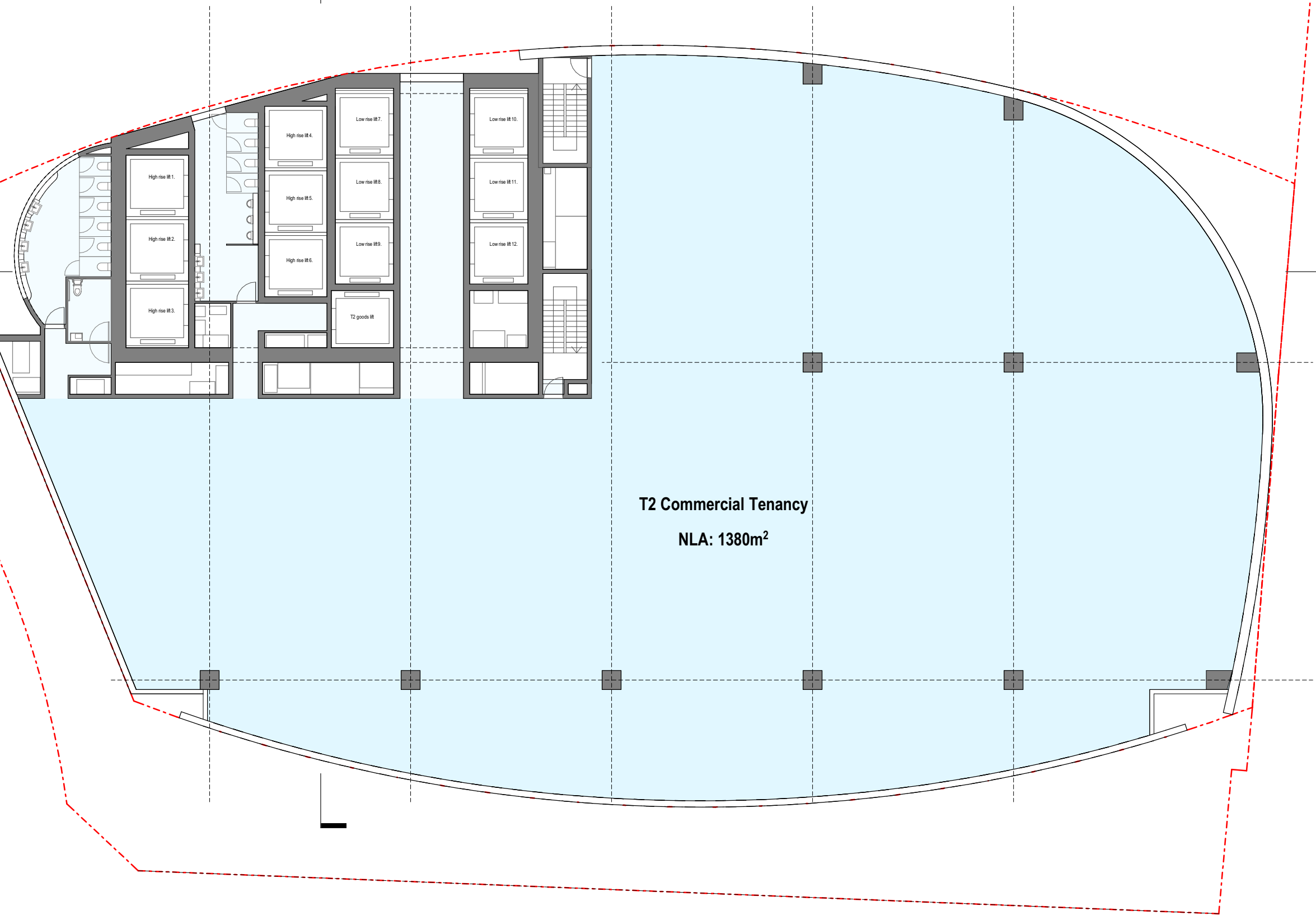
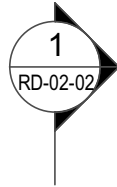
Low Plant - Level 07
RD-01-11

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23/07/21



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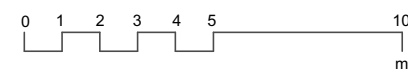
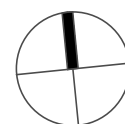
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2 Chifley Square

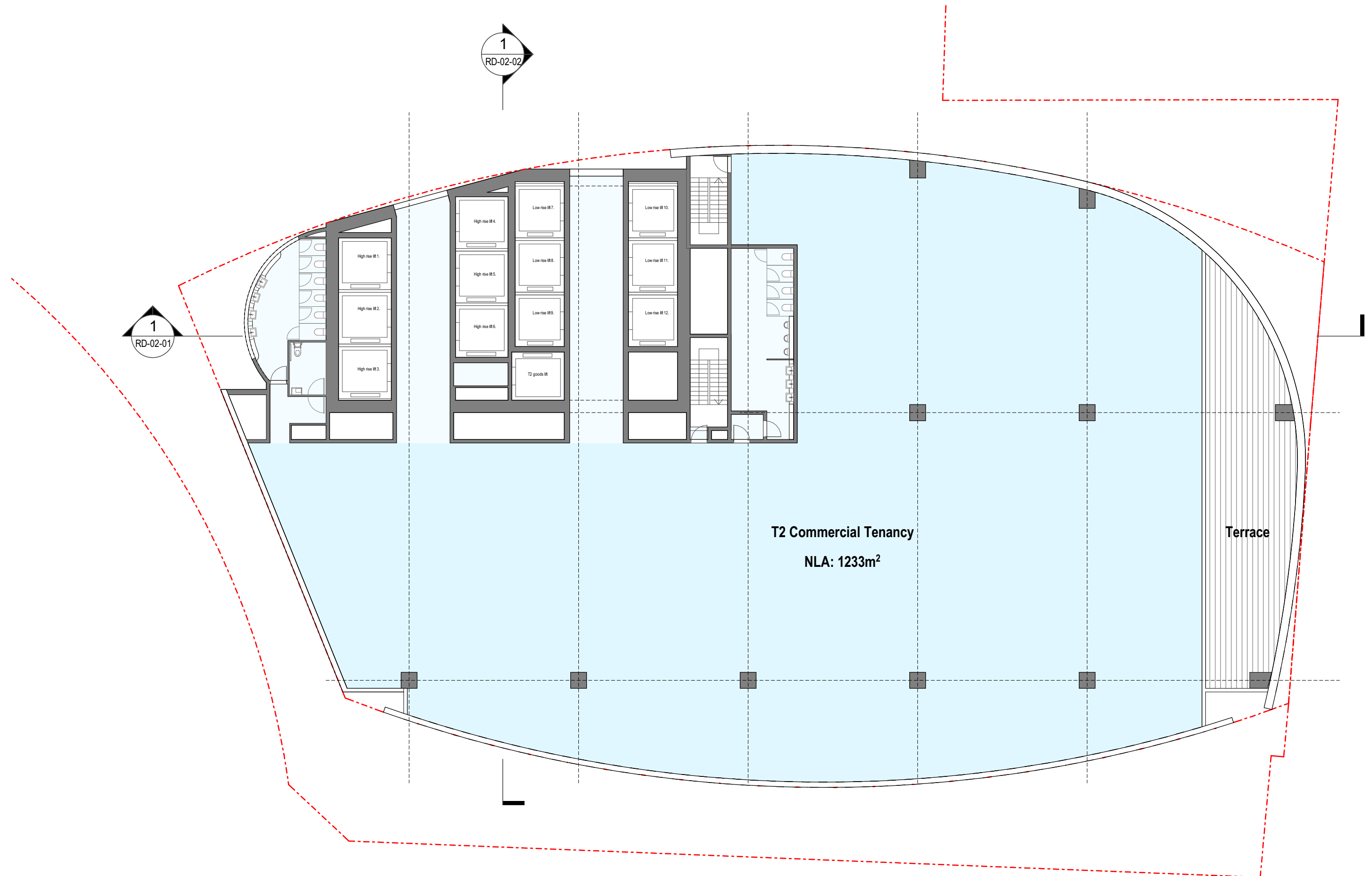
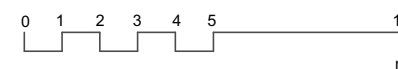
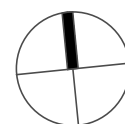
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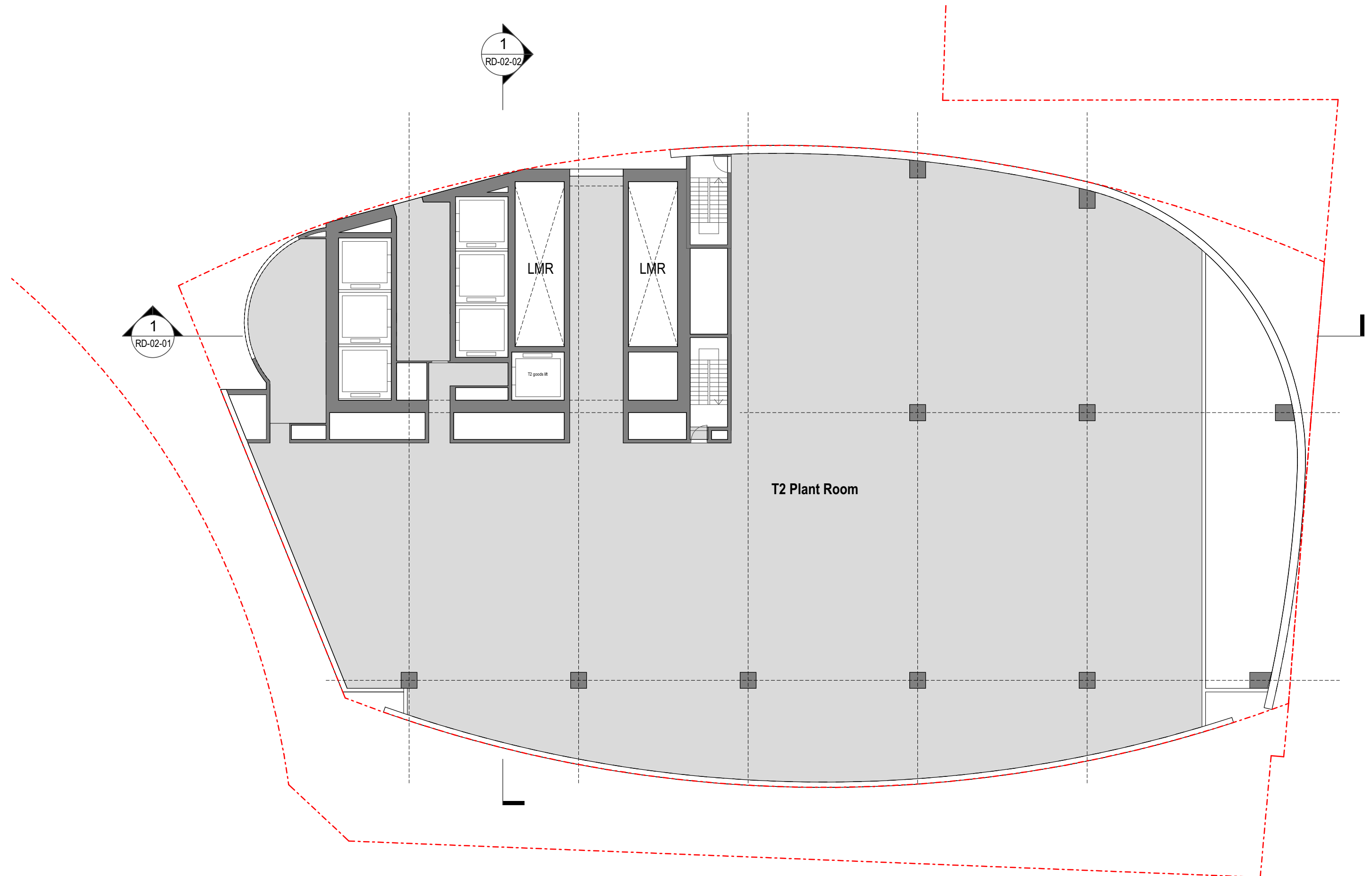
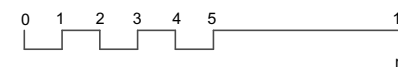
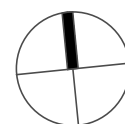
Low Rise Typical - Level 08 - 19
RD-01-12
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23/07/21

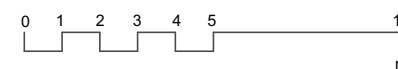
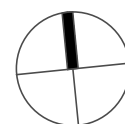


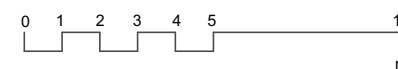
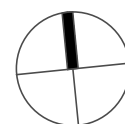
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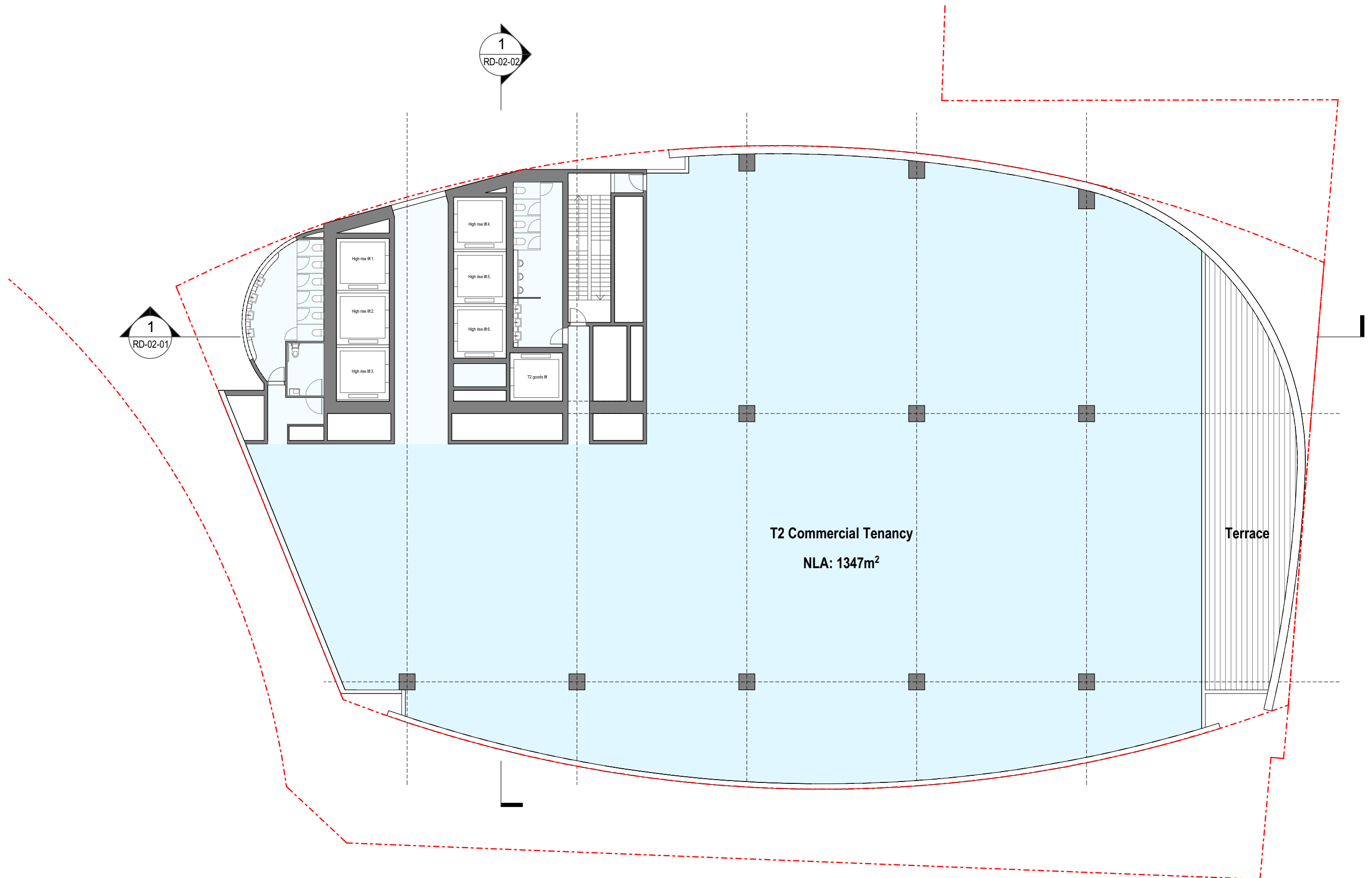
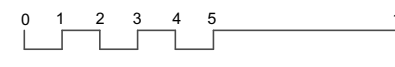
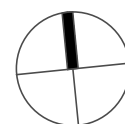
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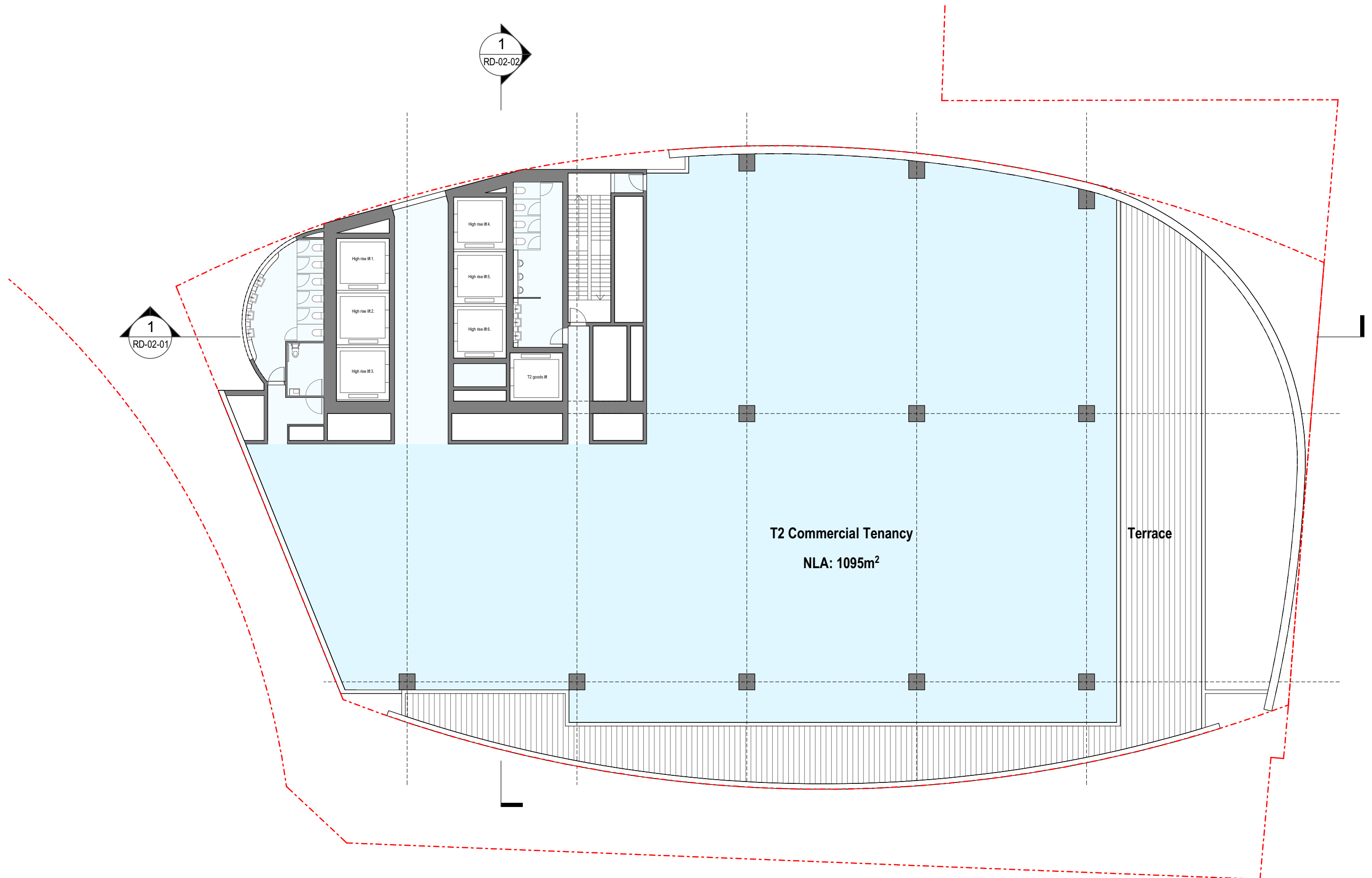
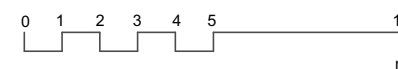
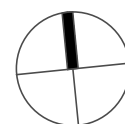


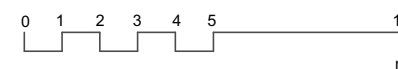
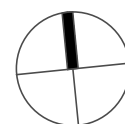


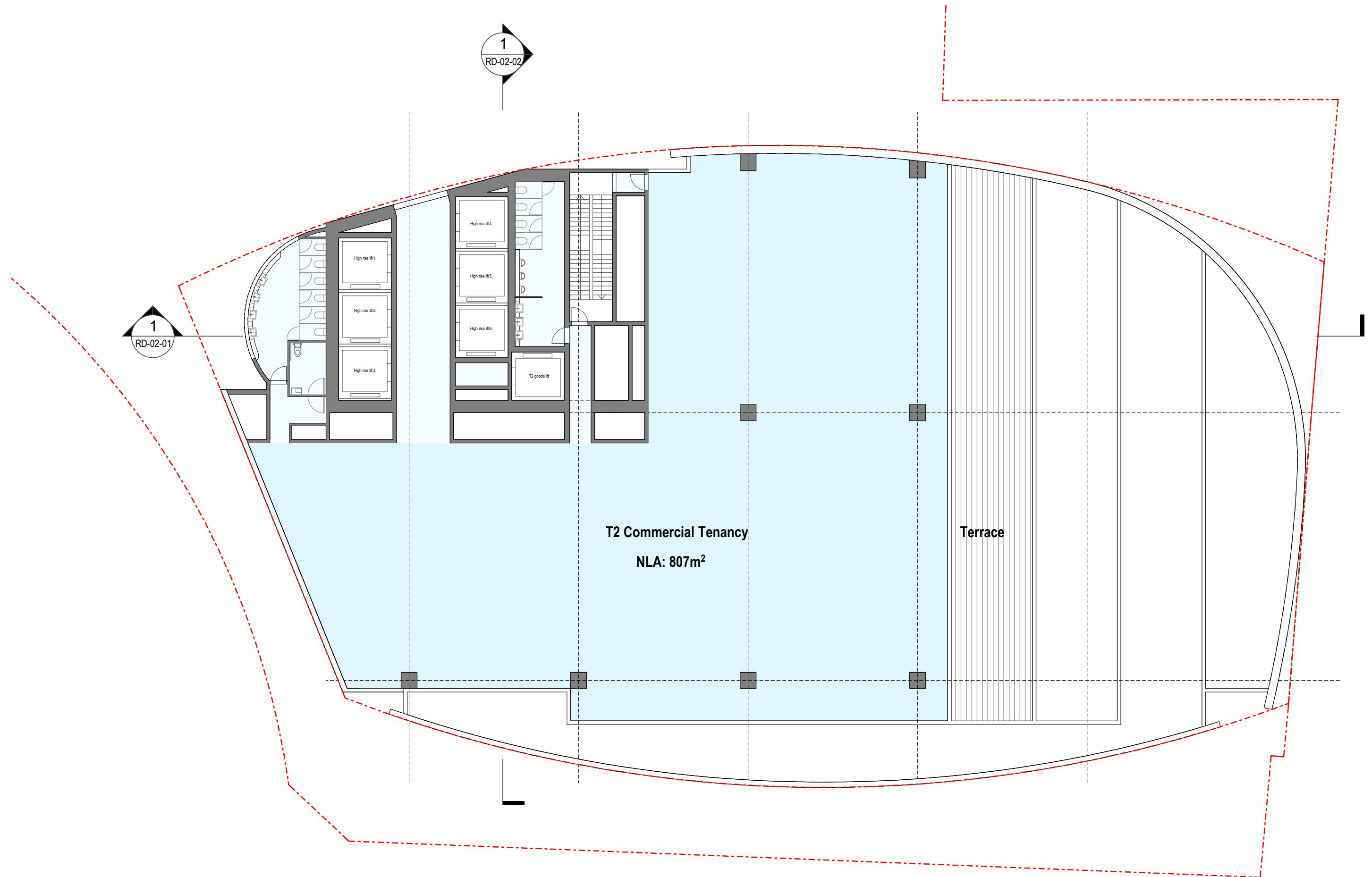
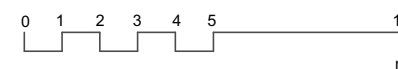
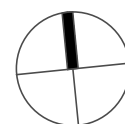


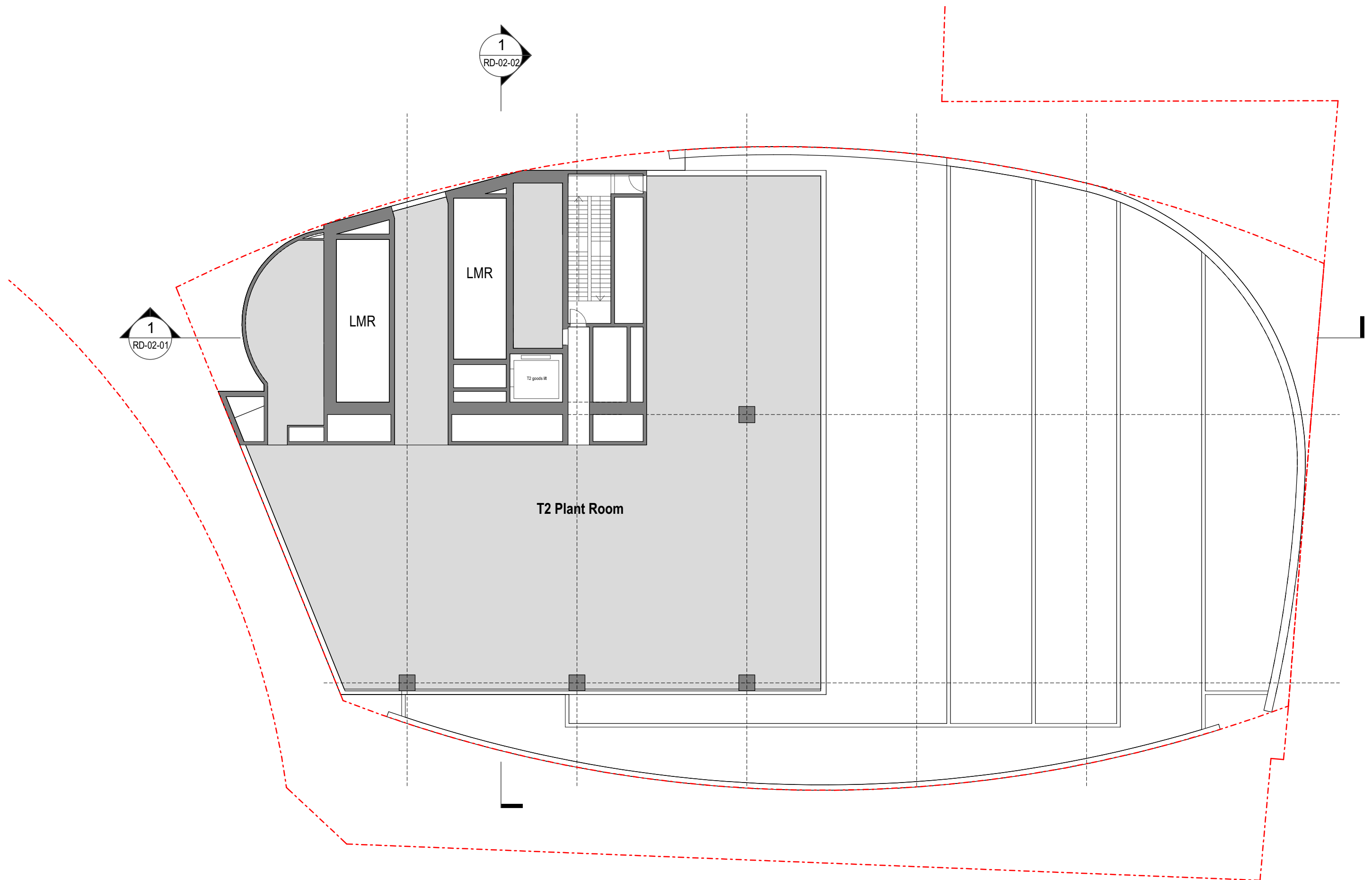
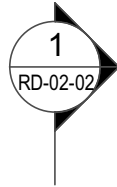








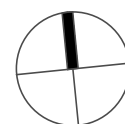




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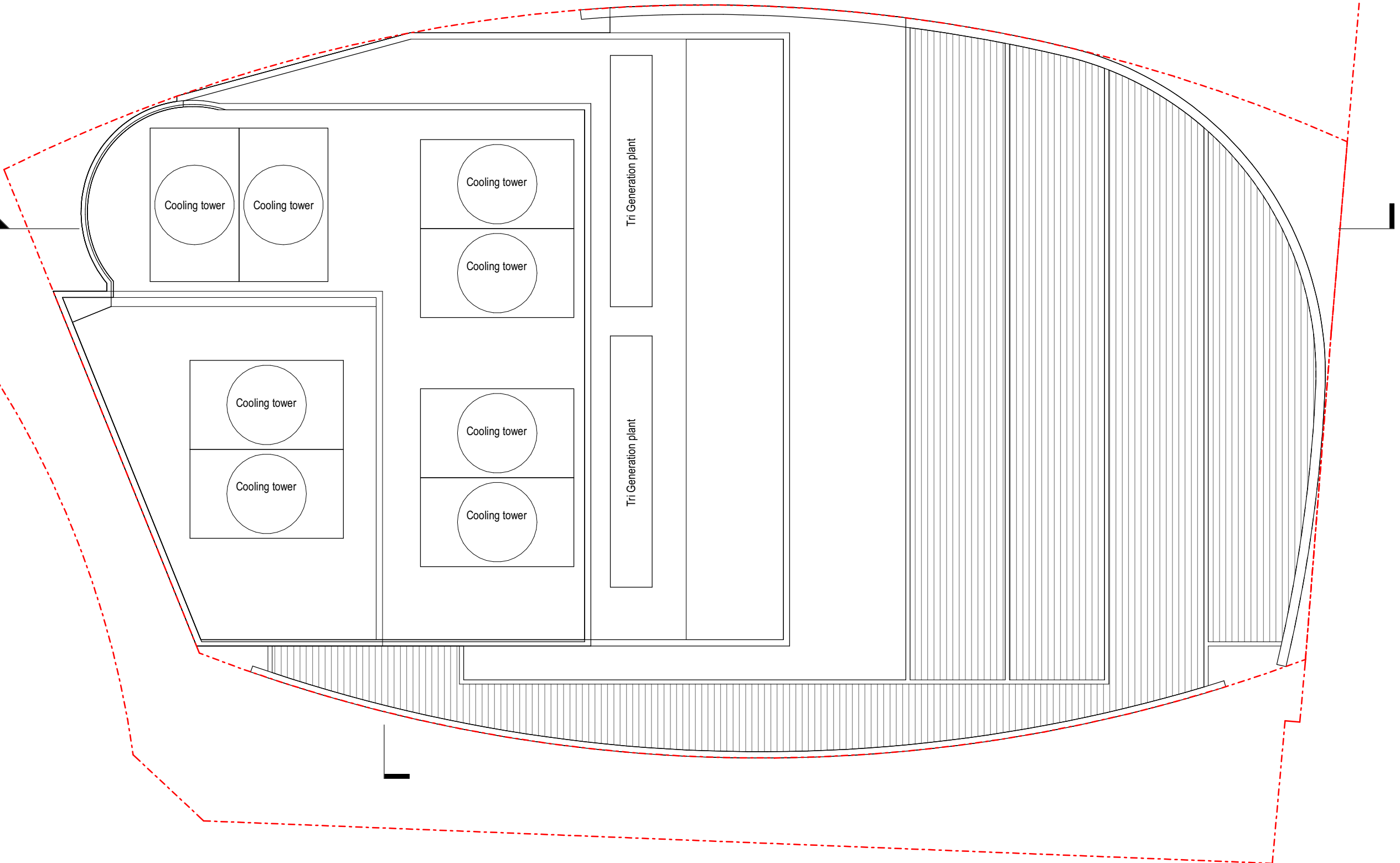
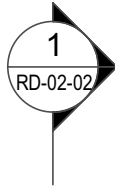
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Issue:
Scale @ A3:
Date:

Roof Plant - Level 36
RD-01-21
1 : 200
23/07/21



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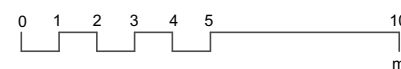
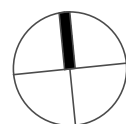
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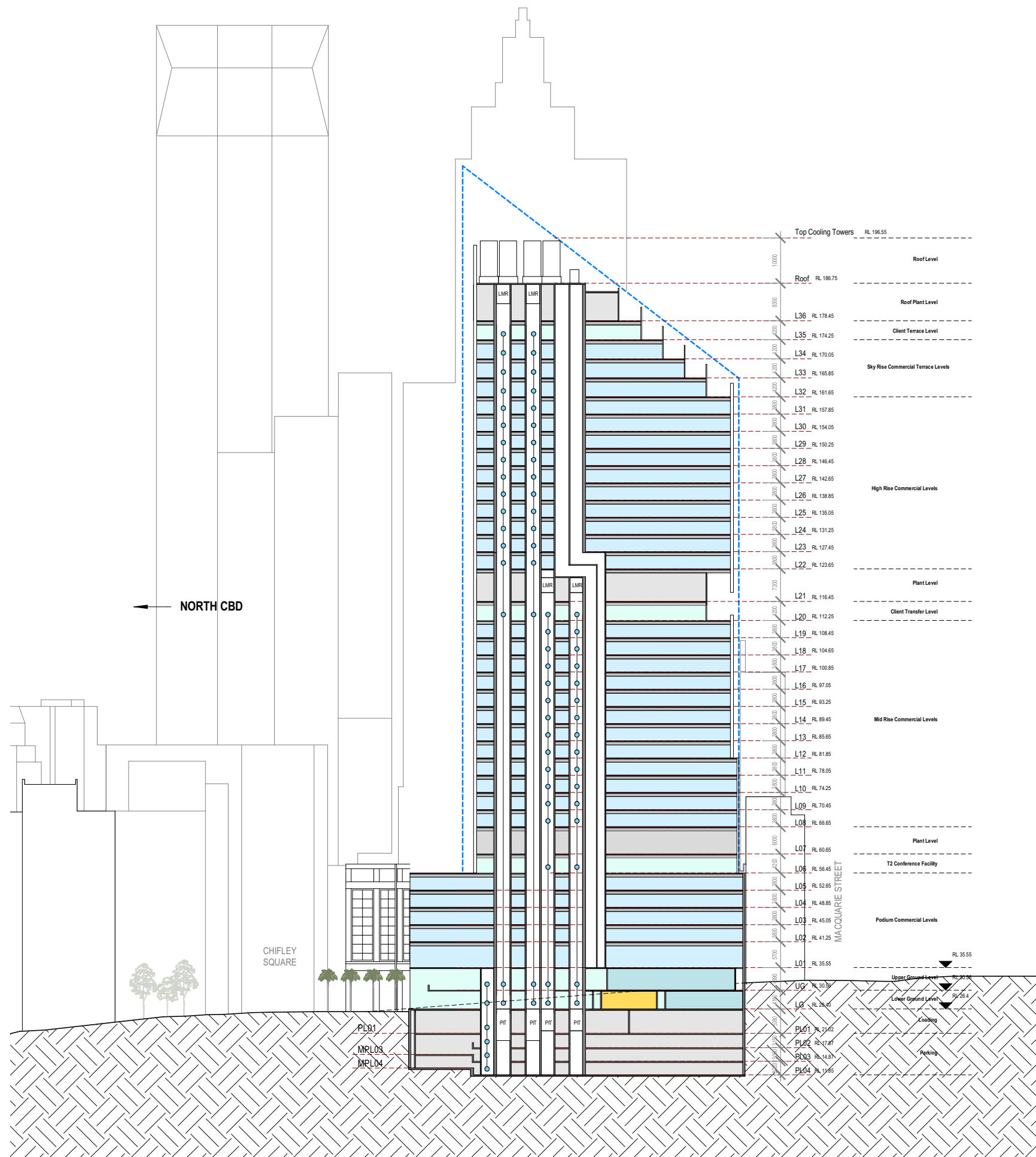
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Roof Plant - Roof
RD-01-22
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23/07/21



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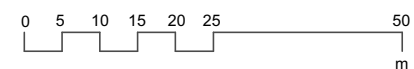
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2 Chifley Square

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Section East West
RD-02-01
1 : 1000
23/07/21



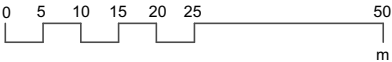
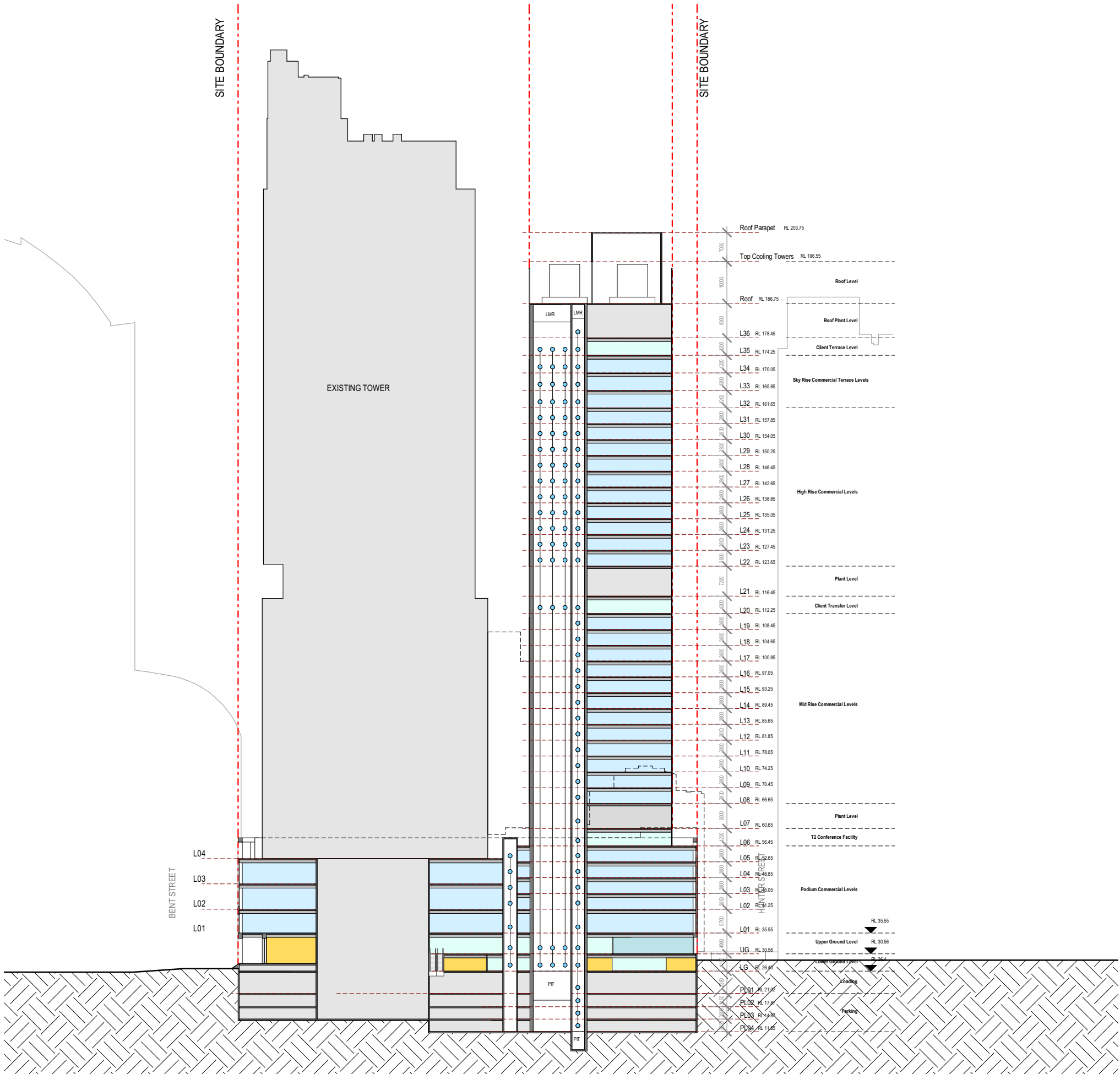
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2 Chifley Square

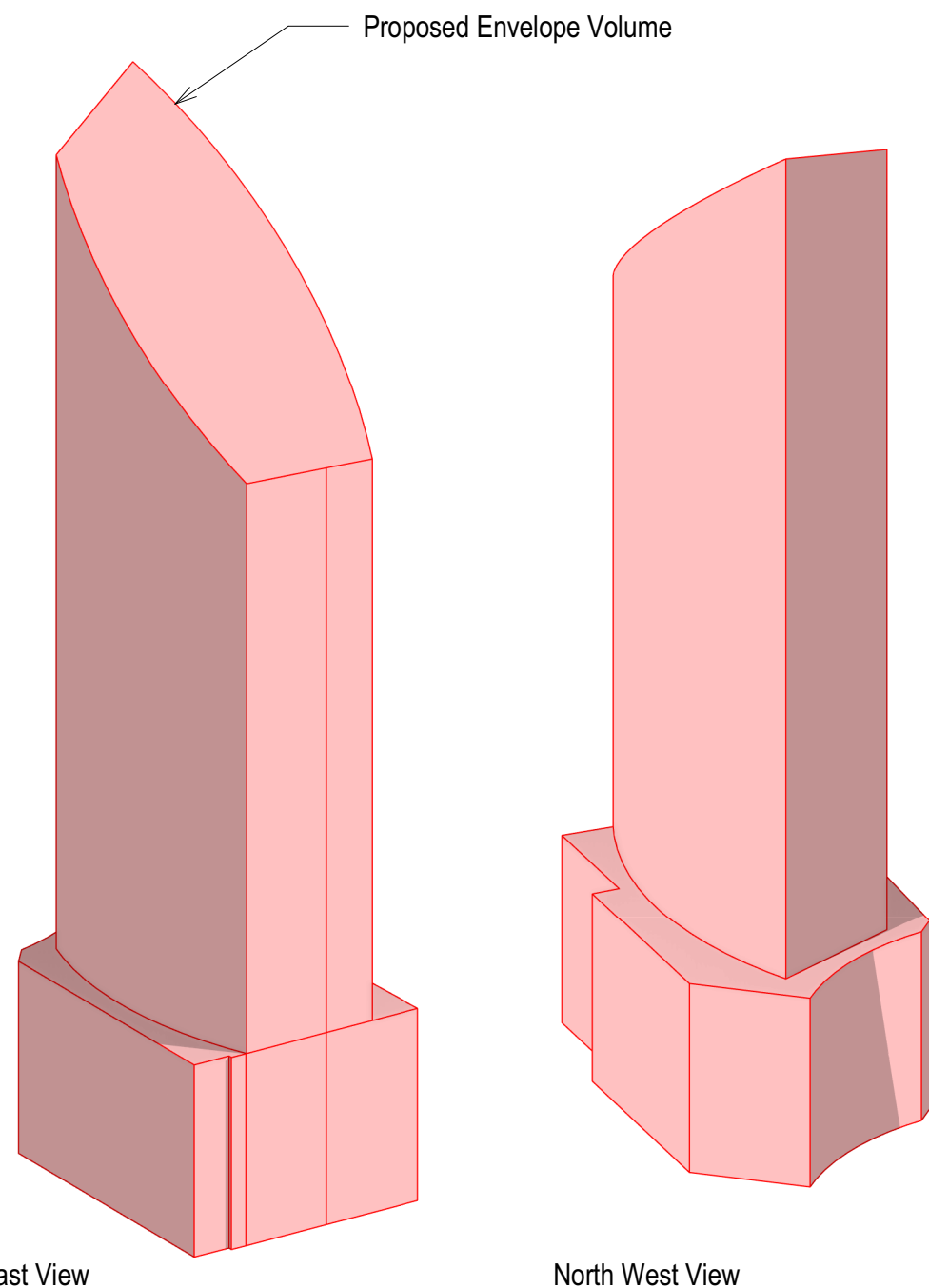
Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Section North South
RD-02-02
1 : 1000
23/07/21



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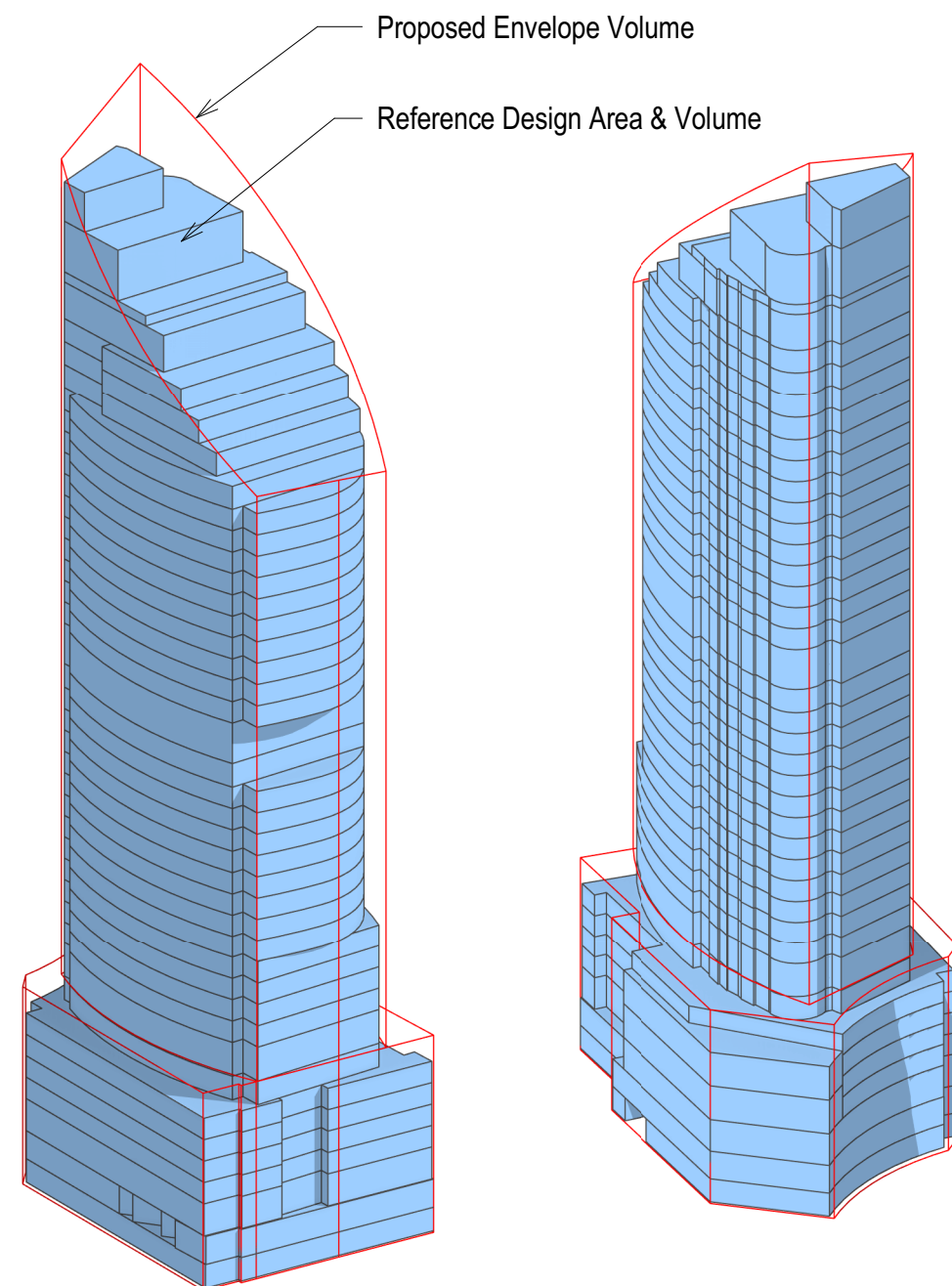


South East View

North West View

Proposed Envelope

Envelope Volume = **337,939m³**



South East View

North West View

Reference Design

- Stacking diagram indicates levels and volume established in the Reference Design.
- Floors and volume do not include façade zones.
- Podium levels include the partial GBA of existing levels (non new build) that are located within the Proposed Envelope.

Achieved Volume = **297,311m³**

Achieved Volume Articulation = **12.0%**



2 Chifley Square

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Visualisation - View from Chifley Square
RD-04-01

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2 Chifley Square

Drawing:
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Issue:
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Date:

Visualisation - View from The Domain
RD-04-02

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2 Chifley Square

Reference design GFA including GFA of existing northern podium and tower, and total site FSR (north and south).

Site Area6438 m²

Reference Design Calculation	Height (m)	Total GFA(m ²)
Basement Levels		0
Existing Podium (T1)		5918
Existing Tower (T1)		60819
Proposed Podium (T2)		22035
Proposed Tower (T2)	177.35	42619
Grand Total		131391

Achieved Total (T1+T2) GFA =	131,391 m ²
Achieved (T1+T2) FSR =	20.41 :1

Basement Levels	Type	Height (m)	RL	GFA(m ²)
Basement 4	Parking	3.02	11.85	
Basement 3	Parking	3	14.87	
Basement 2	Precinct Loading	3.15	17.87	
Basement 1	Loading	5.38	21.02	0
Subtotal				0

Proposed Podium (T2)		Height (m)	RL	GFA(m ²)
Lower Ground	Lobby / Retail F&B	4.16	26.40	4135
Upper Ground	Lobby / Wellness	4.99	30.56	3858
Level 1	Office Tenancy / Early Learning	5.7	35.55	5122
Level 2	Office Tenancy	3.8	41.25	2230
Level 3	Office Tenancy	3.8	45.05	2230
Level 4	Office Tenancy	3.8	48.85	2230
Level 5	Office Tenancy	3.8	52.65	2230
Total Subtotal		30.05		22035

Existing Podium (T1)	RL	GFA(m ²)
Level 2	41.25	2789
Level 3	47.35	2790
Level 4	53.40	339
Total Subtotal		5918

Proposed Tower (T2)		Height (m)	RL	GFA(m ²)
Level 6 (podium roof)	Client Floor	4.2	56.45	1526
Level 7	Plant	6	60.65	
Level 8	Office Tenancy	3.8	66.65	1556
Level 9	Office Tenancy	3.8	70.45	1556
Level 10	Office Tenancy	3.8	74.25	1556
Level 11	Office Tenancy	3.8	78.05	1556
Level 12	Office Tenancy	3.8	81.85	1556
Level 13	Office Tenancy	3.8	85.65	1556
Level 14	Office Tenancy	3.8	89.45	1556
Level 15	Office Tenancy	3.8	93.25	1556
Level 16	Office Tenancy	3.8	97.05	1556
Level 17	Office Tenancy	3.8	100.85	1556
Level 18	Office Tenancy	3.8	104.65	1556
Level 19	Office Tenancy	3.8	108.45	1556
Level 20	Client / Transfer Floor	4.2	112.25	1458
Level 21	Plant LMR	7.2	116.45	
Level 22	Office Tenancy	3.8	123.65	1583
Level 23	Office Tenancy	3.8	127.45	1614
Level 24	Office Tenancy	3.8	131.25	1614
Level 25	Office Tenancy	3.8	135.05	1614
Level 26	Office Tenancy	3.8	138.85	1614
Level 27	Office Tenancy	3.8	142.65	1614
Level 28	Office Tenancy	3.8	146.45	1614
Level 29	Office Tenancy	3.8	150.25	1614
Level 30	Office Tenancy	3.8	154.05	1614
Level 31	Office Tenancy	3.8	157.85	1614
Level 32	Office Tenancy	4.2	161.65	1510
Level 33	Office Tenancy	4.2	165.85	1258
Level 34	Office Tenancy	4.2	170.05	1116
Level 35	Office Tenancy / Client	4.2	174.25	970
Level 36	Plant LMR	8.3	178.45	
Roof	Roof Plant (Cooling Towers)	10	186.75	
	Roof Parapet	7	196.75	
Total Subtotal		147.30	203.75	42619

Total177.3564654

Existing Tower (T1)	RL	GFA(m ²)
Level 5	58.995	1755
Level 6	63.070	1761
Level 7	67.145	1762
Level 8	71.220	1762
Level 9	75.295	1761
Level 10	79.370	1761
Level 11	83.445	1762
Level 12	87.520	1763
Level 13	91.595	1763
Level 14	95.670	1762
Level 15	99.745	1762
Level 16	103.820	1757
Level 17	107.895	1761
Level 18	111.970	1761
Level 19	116.045	1445
Level 20	120.120	1475
Level 21	124.195	1667
Level 22	128.270	1666
Level 23	132.345	1661
Level 24	136.420	1665
Level 25	140.495	1663
Level 26	144.570	1662
Level 27	148.645	1666
Level 28	152.720	1659
Level 29	156.795	1664
Level 30	160.870	1579
Level 31	164.945	1384
Level 32	169.020	1422
Level 33	173.095	1425
Level 34	177.170	1425
Level 35	181.245	1425
Level 36	185.320	1423
Level 37	189.395	1422
Level 38	193.470	1420
Level 39	197.545	1417
Level 40	201.620	1418
Level 41	205.695	1419
Level 42	209.620	1094
Level 43	214.200	
Parapet 1	225.918	
Parapet 2	231.497	
Total Subtotal		60819

Total66737

2 Chifley Square - T2 Articulation

This schedule sets out the volume and area of the proposed planning envelope for the new southern podium and tower, and the reference design volume and gross building area for the new southern podium and tower (existing northern podium and tower excluded).

Reference Design Calculation	Total Proposed Envelope		Reference Design Articulation			CSPS Articulation Requirement		
	Floor Area (m²)	Volume (m³)	Total GBA within proposed envelope	Achieved Volume Articulation	Achieved Volume Articulation	11% Min Articulation	Min Volume Articulation	Min Volume Articulation
			GBA(m²)	(m³)	%	GBA(m²)	(m³)	%
Proposed Podium Levels (T2)	19992	99945	18592			17793		
Proposed Tower (T2)	59230	237994	52141			52715		
Grand Total	79222	337939	70733	297311	12.0%	70508	300766	11%

Podium Levels (T2)					Reference Design
				Total Proposed Envelope	Total GBA within proposed envelope
		Height (m)	RL	(m²)	GBA(m²)
Lower Ground	Lobby / Retail F&B	4.16	26.4	2856	2738
Upper Ground	Lobby / Wellness	4.99	30.56	2856	2766
Level 1	Office Tenancy / Early Learning	5.7	35.55	2856	2704
Level 2	Office Tenancy	3.8	41.25	2856	2704
Level 3	Office Tenancy	3.8	45.05	2856	2704
Level 4	Office Tenancy	3.8	48.85	2856	2487
Level 5	Office Tenancy	3.8	52.65	2856	2487
Subtotal		30.05	56.45	19992	18592
Proposed Tower (T2)					Total Envelope
				Total Envelope	Total GBA within proposed envelope
		Height (m)	RL	(m²)	GBA(m²)
Level 6 (podium roof)	Client Floor	4.2	56.45	2856	1744
Level 7	Plant	6	60.65	1885	1744
Level 8	Office Tenancy	3.8	66.65	1885	1744
Level 9	Office Tenancy	3.8	70.45	1885	1744
Level 10	Office Tenancy	3.8	74.25	1885	1744
Level 11	Office Tenancy	3.8	78.05	1885	1744
Level 12	Office Tenancy	3.8	81.85	1885	1744
Level 13	Office Tenancy	3.8	85.65	1885	1744
Level 14	Office Tenancy	3.8	89.45	1885	1744
Level 15	Office Tenancy	3.8	93.25	1885	1744
Level 16	Office Tenancy	3.8	97.05	1885	1744
Level 17	Office Tenancy	3.8	100.85	1885	1744
Level 18	Office Tenancy	3.8	104.65	1885	1744
Level 19	Office Tenancy	3.8	108.45	1885	1744
Level 20	Client / Transfer Floor	4.2	112.25	1885	1640
Level 21	Plant LMR	7.2	116.45	1885	1640
Level 22	Office Tenancy	3.8	123.65	1885	1747
Level 23	Office Tenancy	3.8	127.45	1885	1747
Level 24	Office Tenancy	3.8	131.25	1885	1747
Level 25	Office Tenancy	3.8	135.05	1885	1747
Level 26	Office Tenancy	3.8	138.85	1885	1747
Level 27	Office Tenancy	3.8	142.65	1885	1747
Level 28	Office Tenancy	3.8	146.45	1885	1747
Level 29	Office Tenancy	3.8	150.25	1885	1747
Level 30	Office Tenancy	3.8	154.05	1885	1747
Level 31	Office Tenancy	3.8	157.85	1885	1747
Level 32	Office Tenancy	4.2	161.65	1856	1642
Level 33	Office Tenancy	4.2	165.85	1712	1390
Level 34	Office Tenancy	4.2	170.05	1547	1249
Level 35	Office Tenancy / Client	4.2	174.25	1376	1102
Level 36	Plant LMR	8.3	178.45	1193	846
Roof	Plant (Cooling Towers)	10	186.75	885	562
	Roof Parapet	7	196.75	466	184
				214	
Tower Subtotal		147.30	203.75	59230	52141
Total		177.35		79222	70733

2 Chifley Square, Sydney

Planning Proposal Building Envelope

Sheet Number	Sheet Name
PP-00-01	Location Plan
PP-00-02	Site Plan
PP-00-03	Aerial Photo
PP-00-04	Site Survey Plan
PP-00-06	Sun Access Plane Control
PP-00-07	DCSPS Base Case Envelope Comparison
PP-00-08	Base Case Sky View Factor Comparison
PP-01-01	Building Envelope - Basement Level 04 Plan
PP-01-02	Building Envelope - Basement Level 03 Plan
PP-01-03	Building Envelope - Basement Level 02 Plan
PP-01-04	Building Envelope - Basement Level 01 Plan
PP-01-05	Building Envelope - Lower Ground Plan
PP-01-06	Building Envelope - Upper Ground Plan
PP-01-07	Building Envelope - Level 01 Plan
PP-01-08	Building Envelope - Level 02 Plan
PP-01-09	Building Envelope - Level 03 Plan
PP-01-10	Building Envelope - Level 04 Plan
PP-01-11	Building Envelope - Typical Tower Plan
PP-02-01	Building Envelope - Sections
PP-03-01	Building Envelope - Elevations North & East
PP-03-02	Building Envelope - Elevations South & West
PP-04-01	Building Envelope - Massing
PP-05-01	VIA - Macquarie Street (Looking North)
PP-05-02	VIA - Macquarie Street (Looking South)
PP-05-03	VIA - Macquarie Street (Looking West)
PP-05-04	VIA - Hunter Street (Looking East)
PP-05-05	VIA - Elizabeth Street & Hunter Street (Looking North)
PP-05-06	VIA - Royal Botanic Gardens (Looking West)
PP-05-07	VIA - The Domain (Looking West)
PP-05-08	VIA - Yurong Point (Looking South-West)
PP-05-09	VIA - Hunter Street (Looking East)
PP-05-10	VIA - Phillip Street (Looking North)
PP-05-11	VIA - Macquarie Street (Looking South) B
PP-05-12	VIA - Macquarie Street (Looking North) B
PP-05-13	VIA - Art Gallery Road (Looking West)
PP-07-01	Survey - 181 Macquarie Street



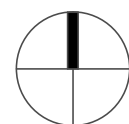


2 Chifley Square

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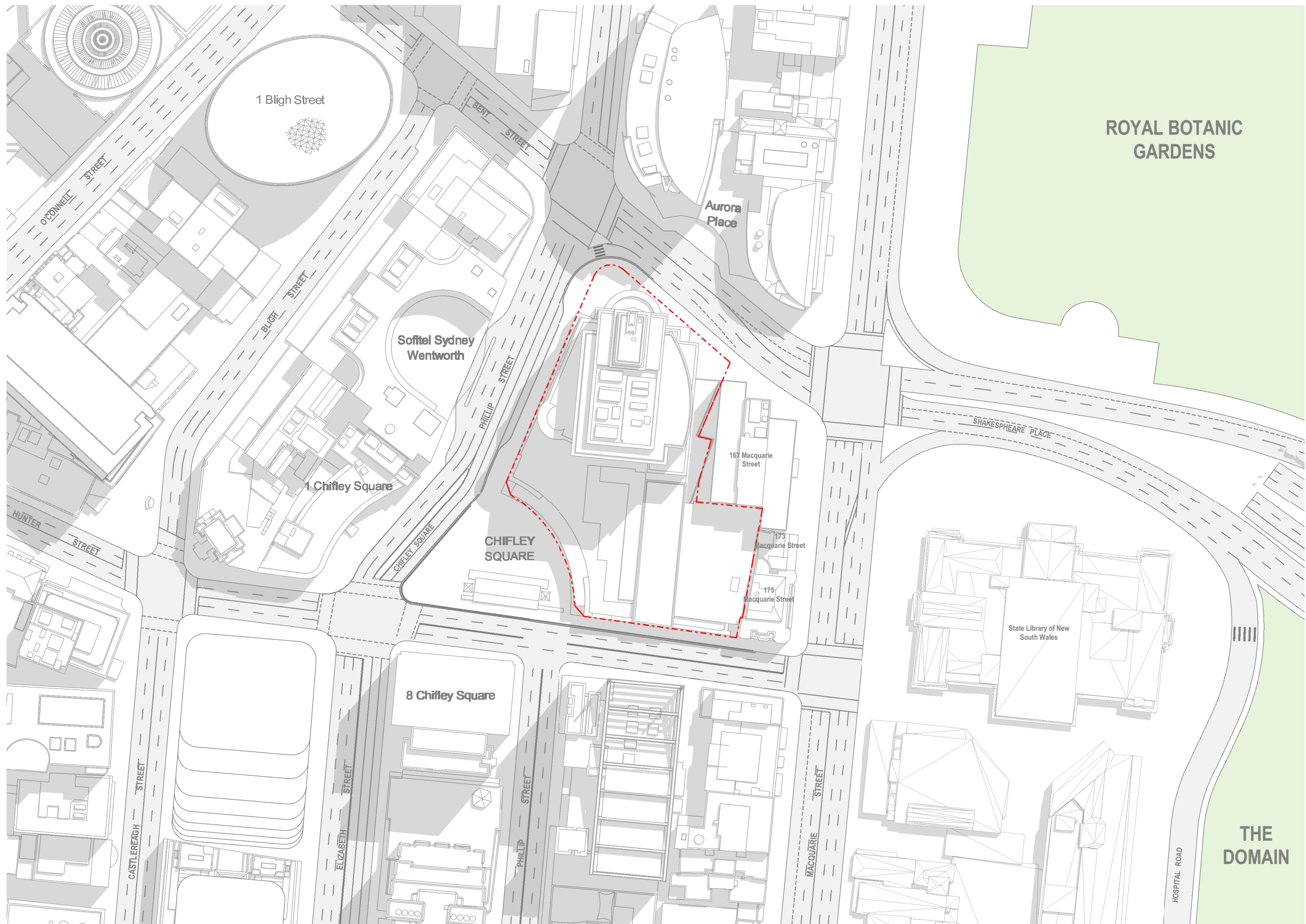
Location Plan
PP-00-01

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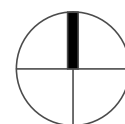


2 Chifley Square

Drawing:
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Date:

Site Plan
PP-00-02

1 : 1200
13/07/21



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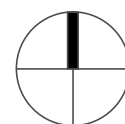


2 Chifley Square

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Aerial Photo
PP-00-03

13/07/21



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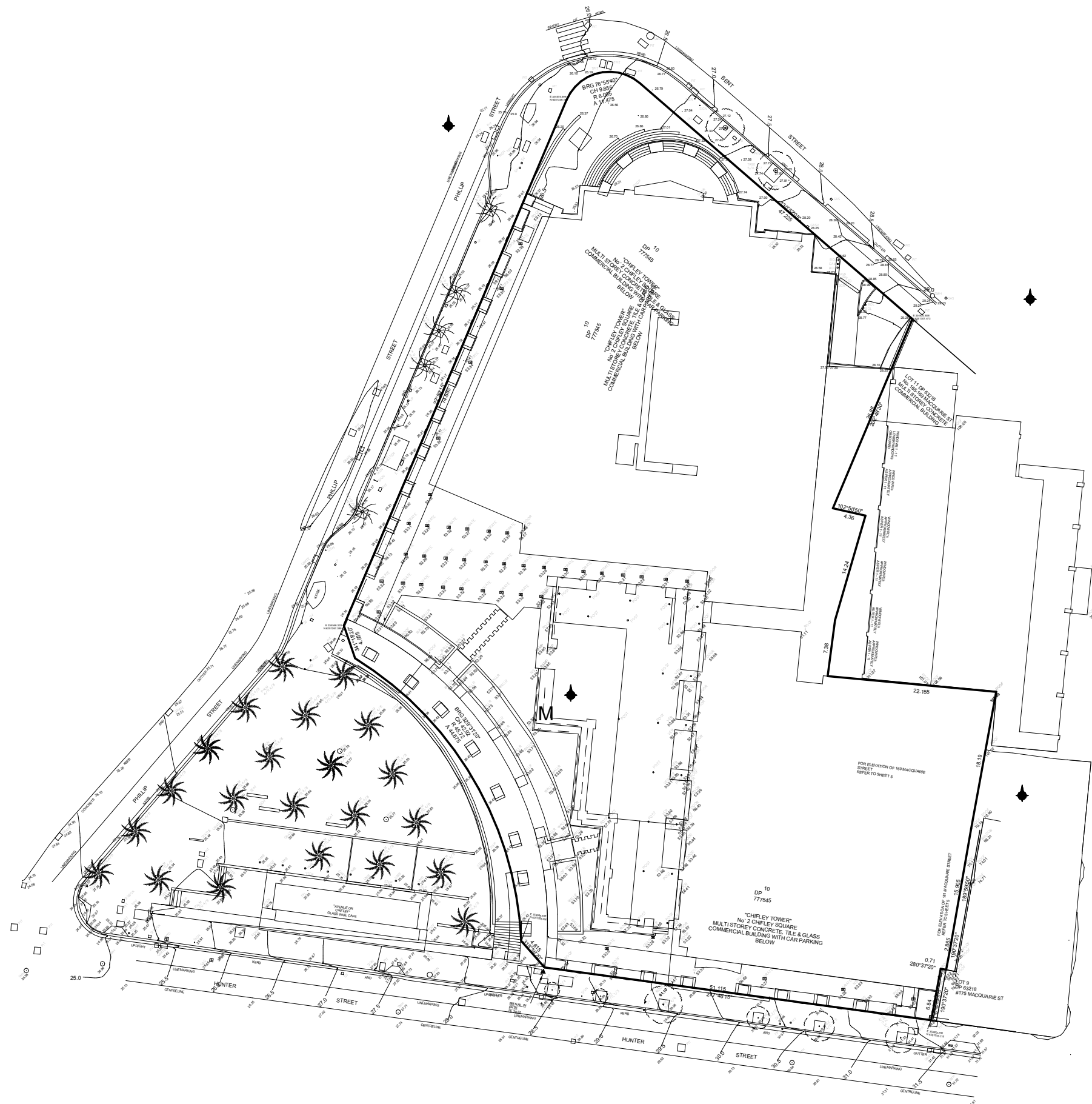
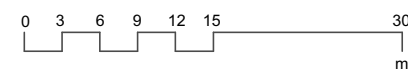
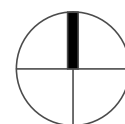
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2 Chifley Square

Drawing:
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Date:

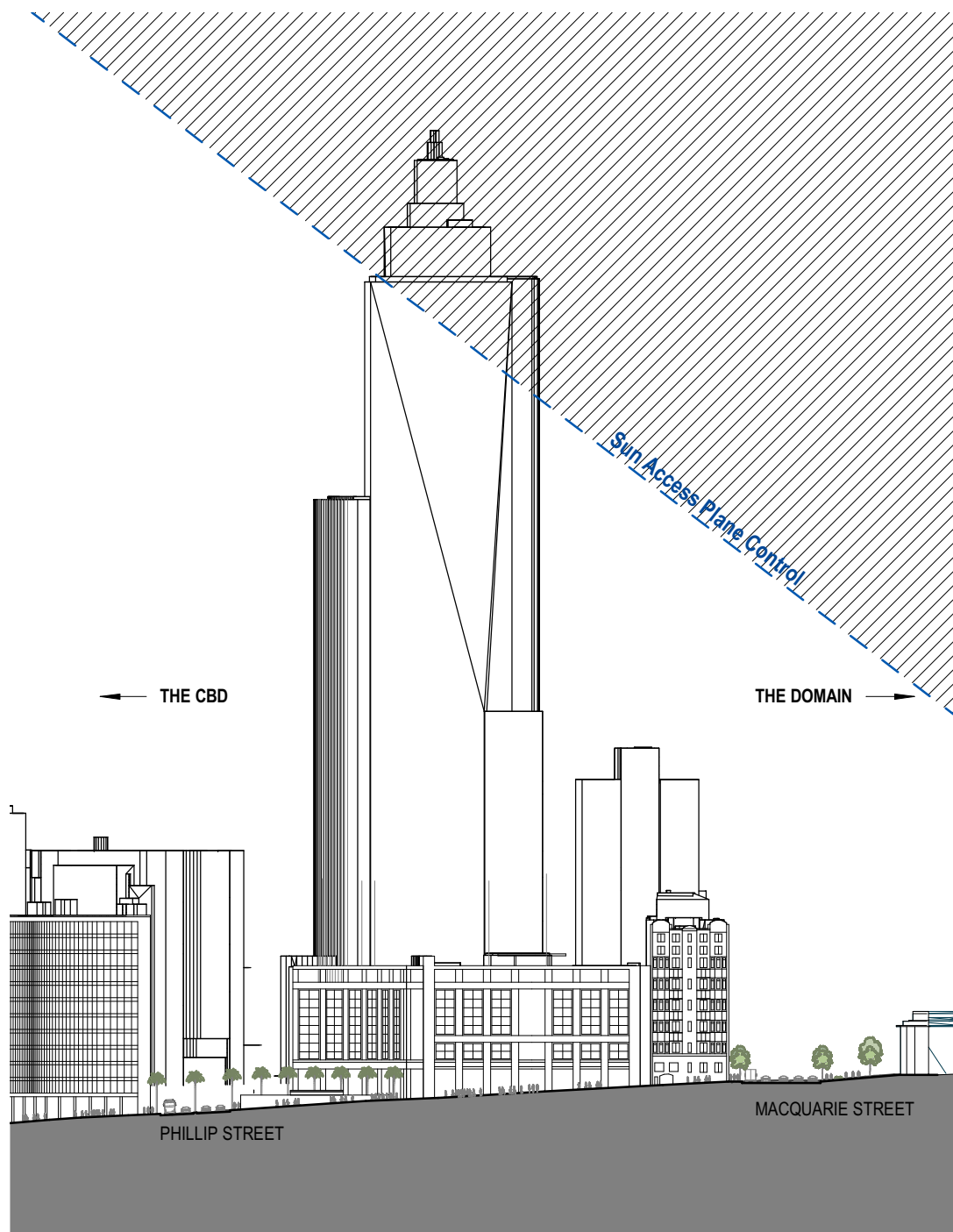
Site Survey Plan
PP-00-04

1 : 600
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The Domain

Control

Type	Sun Access Plane
Intended Period of Protection	9am - 2pm, all year
Primary Plane Date	21 June
Primary Plane Time	14.00

Description

Note that the Domain and the Botanic Gardens are subject to a new Masterplan that will intensify their use and significance. The open grassland and significant tree plantings of the Domain parklands are locally and regionally significant. The Domain is an important passive and active recreational resource for Central Sydney. It has the only formal sports playing fields near the CBD. The Domain contains a number of mature trees of heritage significance, and the landscape as a whole has a high degree of heritage value.

The Domain is a flexible green open space and is well used throughout the day and year for formal and informal sports, running, boot camps and other recreational activities. Much of this activity is undertaken by workers in the city during the week, and local residents on weekends. The Domain is a sunny, green, open space destination for workers, residents and visitors at lunch time. The condition of the grass in the Domain is critical to supporting these activities.

The Domain is an important connector between the art gallery precinct, the royal botanic gardens, Central Sydney, Woolloomooloo and Darlinghurst.

The Domain is the landscape setting to the Art Gallery of NSW, making space for the building to be viewed from different angles and distances. The composition of tree planting, pathways and open, grassed landscape form a sequence of views to the building as it is approached.



12 | Appendix M – Solar Access: Detailed Provisions

Detailed Setout of Sun Access Planes shown in M_02

construct Plane (i) joining Ray A1 to Ray B1

where Ray A1 is constructed as an ascending edge from Node A:

Node A	Description:	Intersection of the western alignment of Hospital Road with the southern alignment of Shakespeare Place.
MGA Coordinates:		334773.3E, 6251243.6N
Elevation:		RL 55.5 AHD (where ground level is approximately RL 30.5 AHD)
and the ascending edge of Ray A1 has:		Horizontal bearing 328.63° and Vertical angle 25.69°

and where Ray B1 is constructed as an ascending edge from Node B:

Node B	Description:	Intersection of: - the western alignment of Hospital Road; with - the site boundary between 8 and 10A Macquarie Street.
MGA Coordinates:		334743.2E, 6250956.5N
Elevation:		RL 54.0 AHD (where ground level is approximately RL 29.0 AHD)
and the ascending edge of Ray B1 has:		Horizontal bearing 328.63° and Vertical angle 25.69°

construct Plane (ii) joining Ray B1 to Ray C1

where Ray B1 is constructed as an ascending edge from Node B:

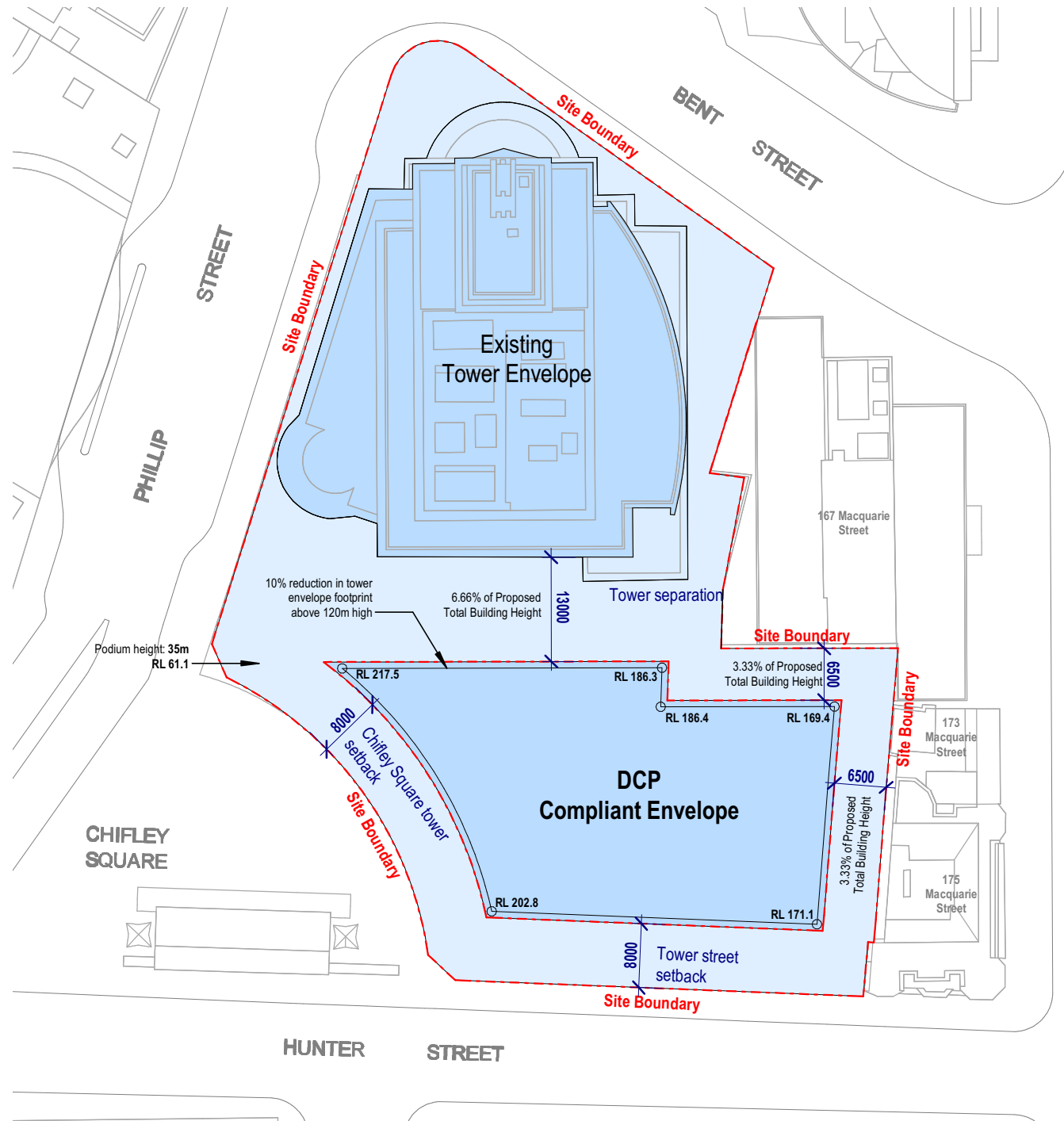
Node A	Description:	Intersection of: - the western alignment of Hospital Road; with - the site boundary between 8 and 10A Macquarie Street.
MGA Coordinates:		334743.2E, 6250956.5N
Elevation:		RL 54.0 AHD (where ground level is approximately RL 29.0 AHD)
and the ascending edge of Ray B1 has:		Horizontal bearing 328.63° and Vertical angle 25.69°

and where Ray C1 is constructed as an ascending edge from Node C:

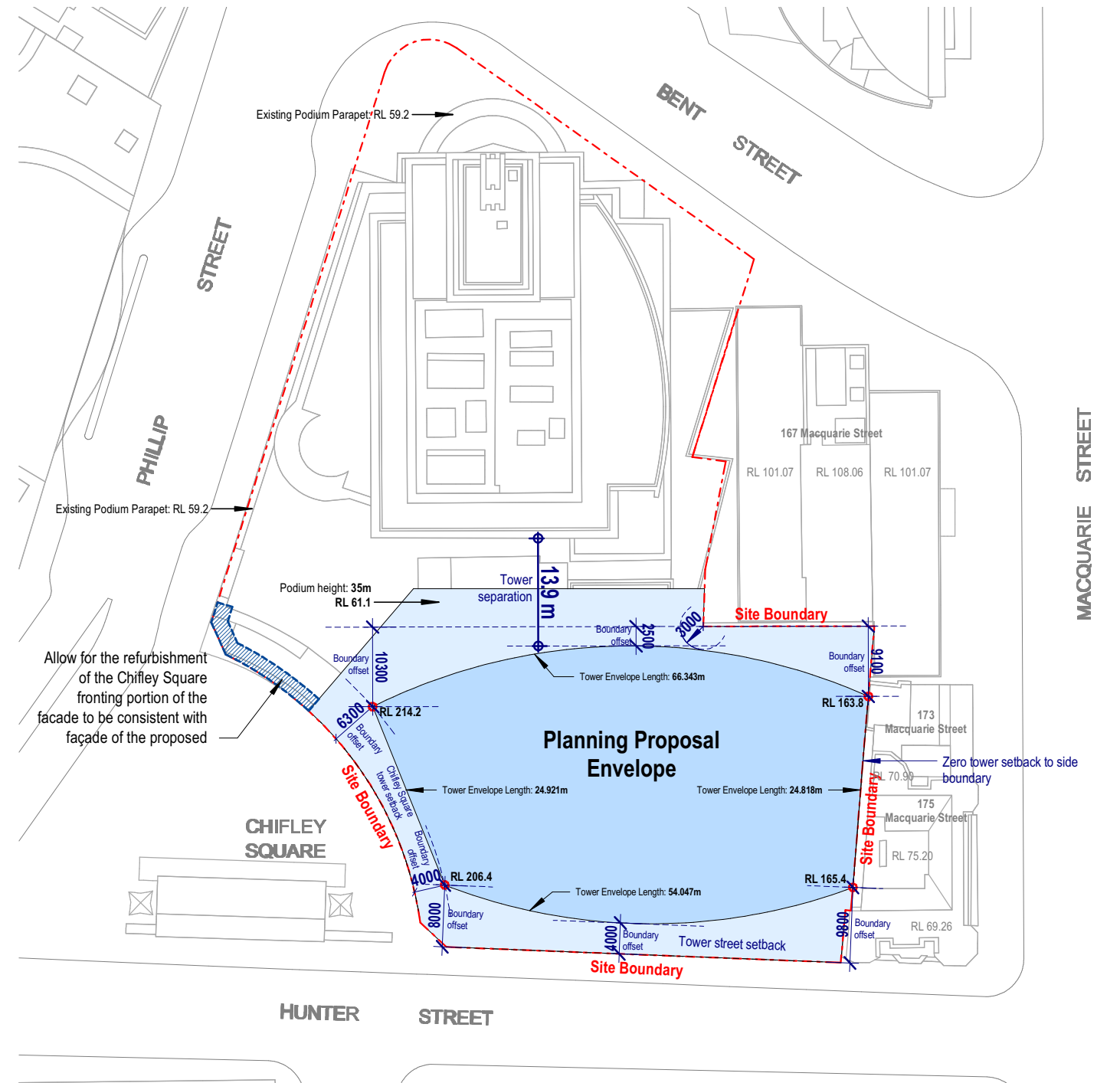
Node B	Description:	a south-southwestward 212.145m extension from Node B of the line connecting Nodes A and B.
MGA Coordinates:		334721.2E, 6250745.5N
Elevation:		RL 54.5 AHD (where ground level is approximately RL 29.5 AHD)
and the ascending edge of Ray C1 has:		Horizontal bearing 328.63° and Vertical angle 25.69°



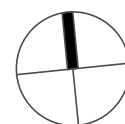
Sun access planes | 13



DCP Compliant Envelope

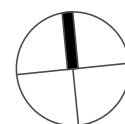


Preferred Building Envelope





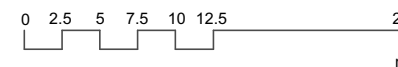
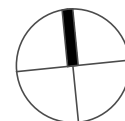
Base Case Building Envelope



2 Chifley Square

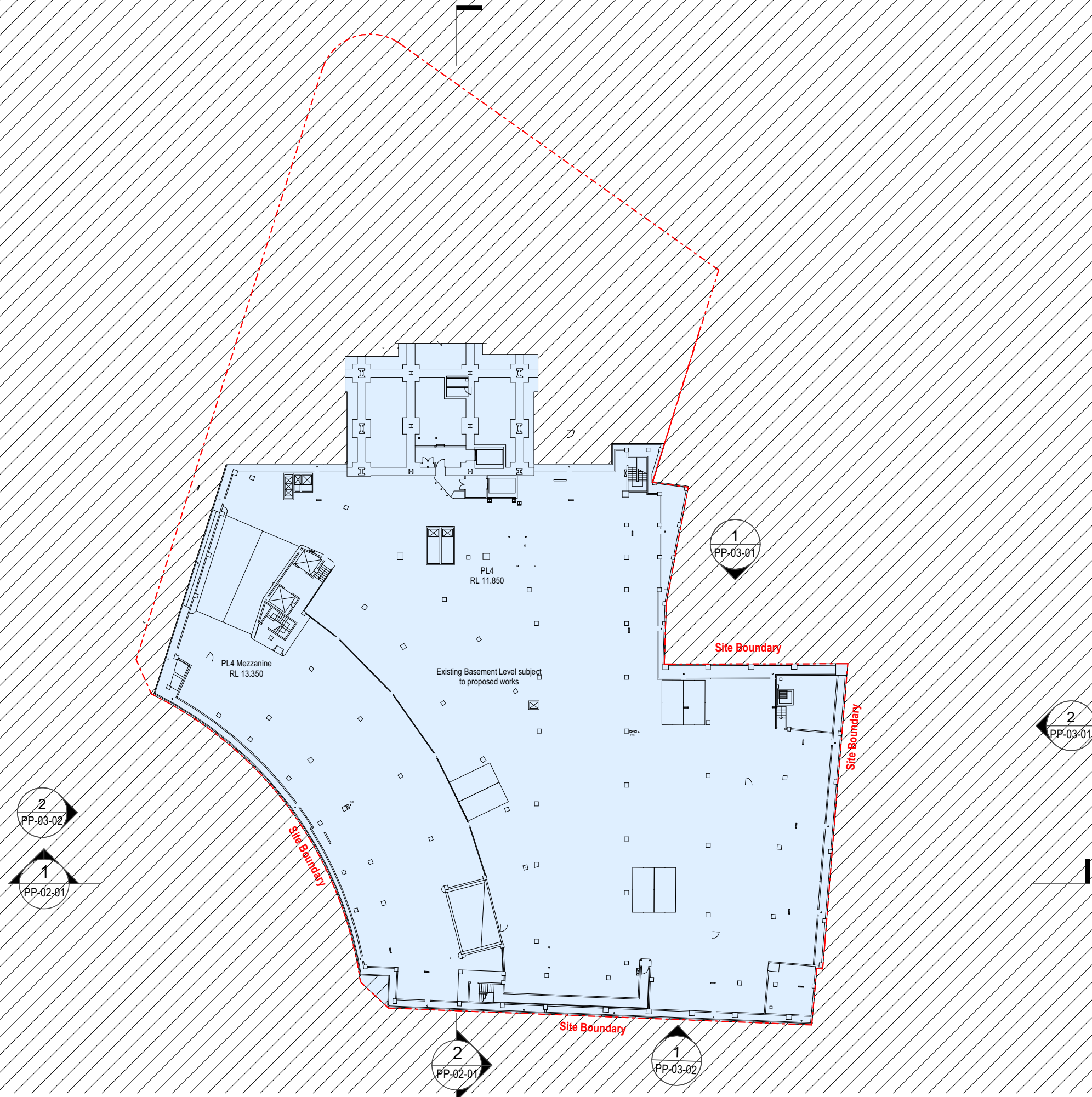
Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Building Envelope - Basement Level 04 Plan
PP-01-01
1 : 500
13/07/21



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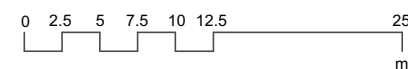
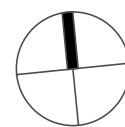
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2 Chifley Square

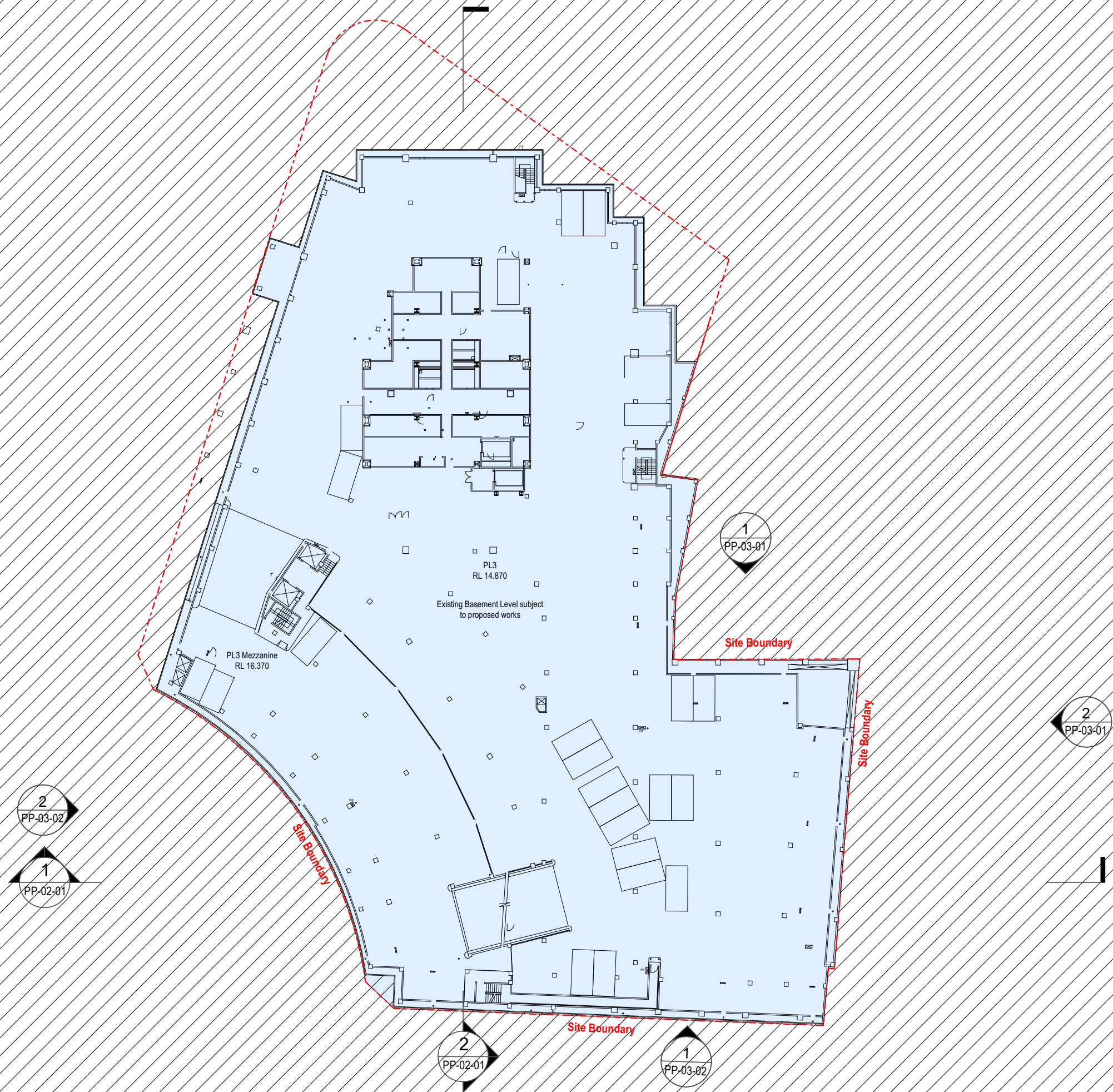
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Scale @ A3:
Date:

Building Envelope - Basement Level 03 Plan
PP-01-02
1 : 500
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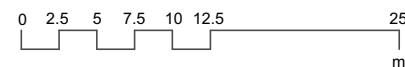
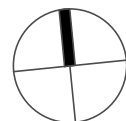
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2 Chifley Square

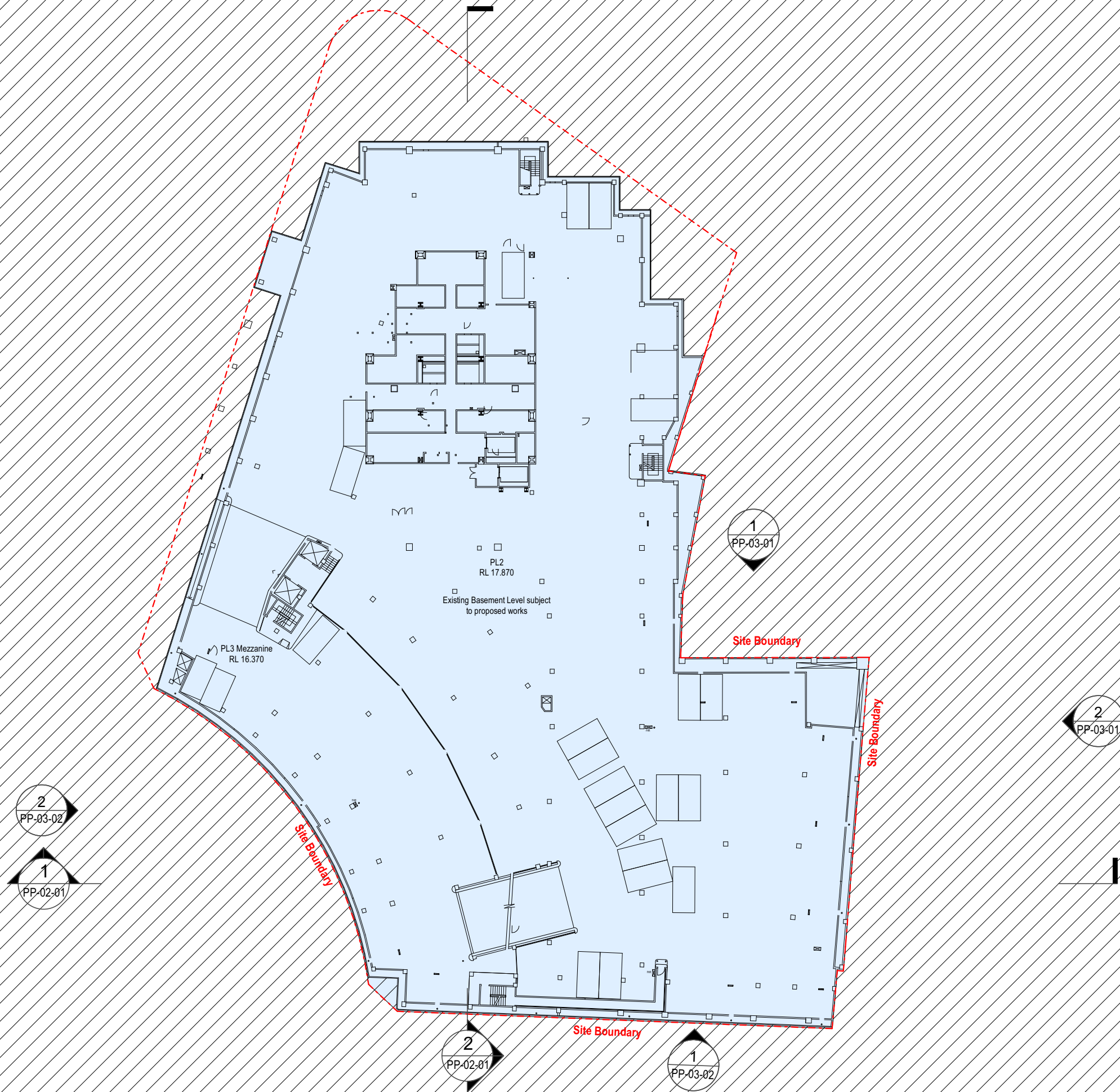
Drawing:
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Issue:
Scale @ A3:
Date:

Building Envelope - Basement Level 02 Plan
PP-01-03
1 : 500
13/07/21



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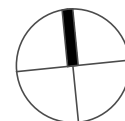
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2 Chifley Square

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

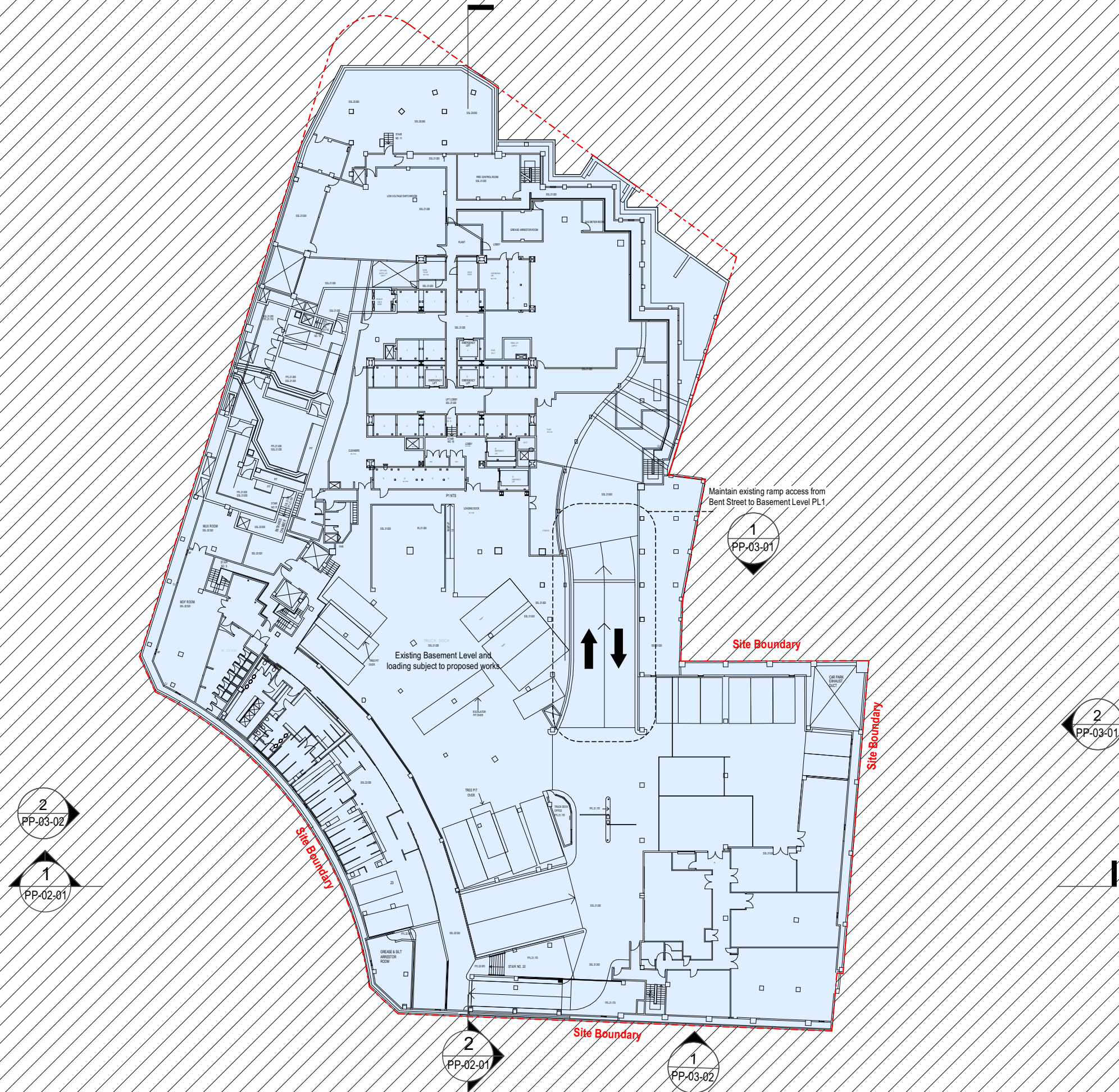
Building Envelope - Basement Level 01 Plan
PP-01-04
1 : 500
13/07/21

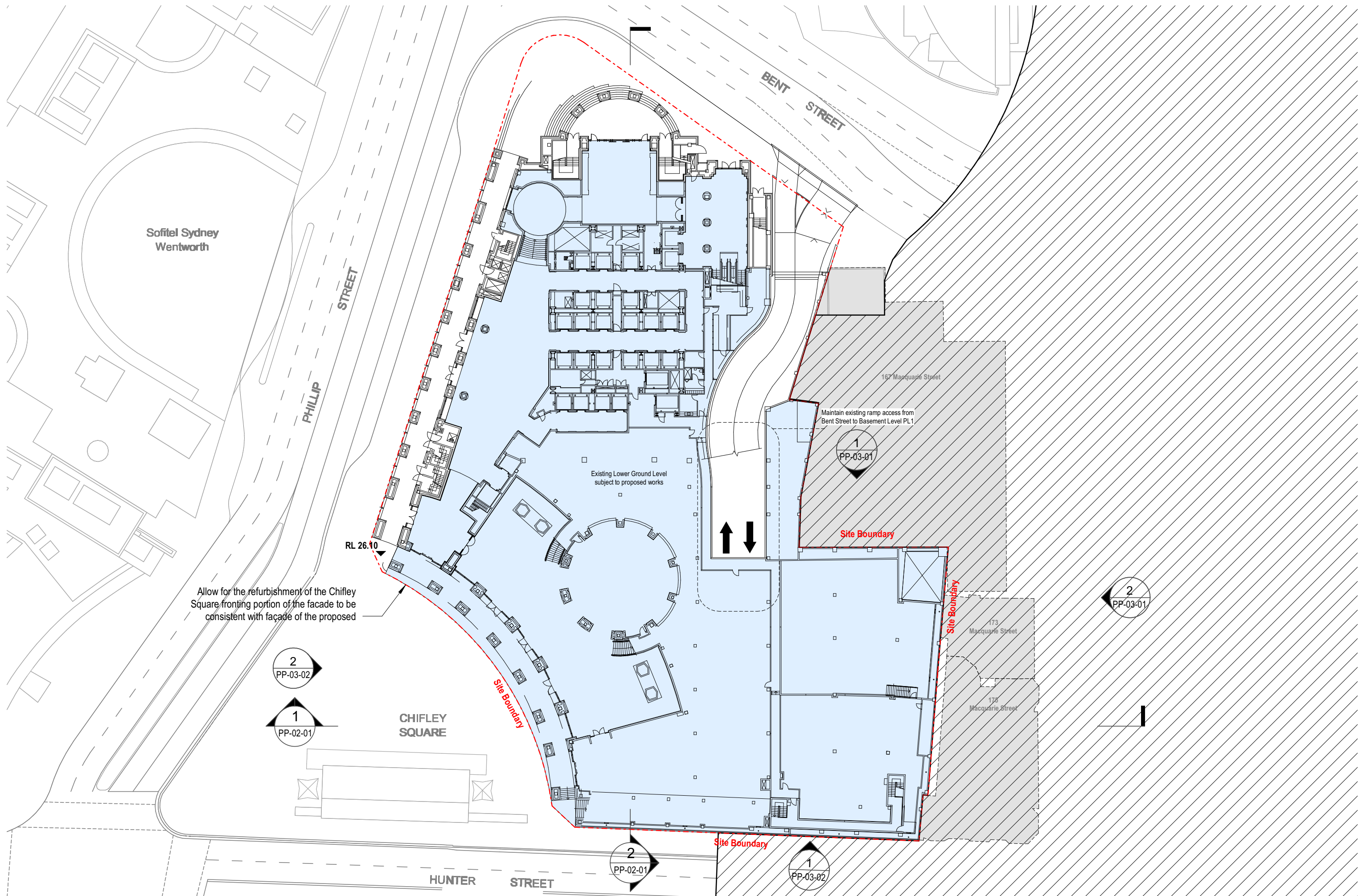


0 2.5 5 7.5 10 12.5 25
m

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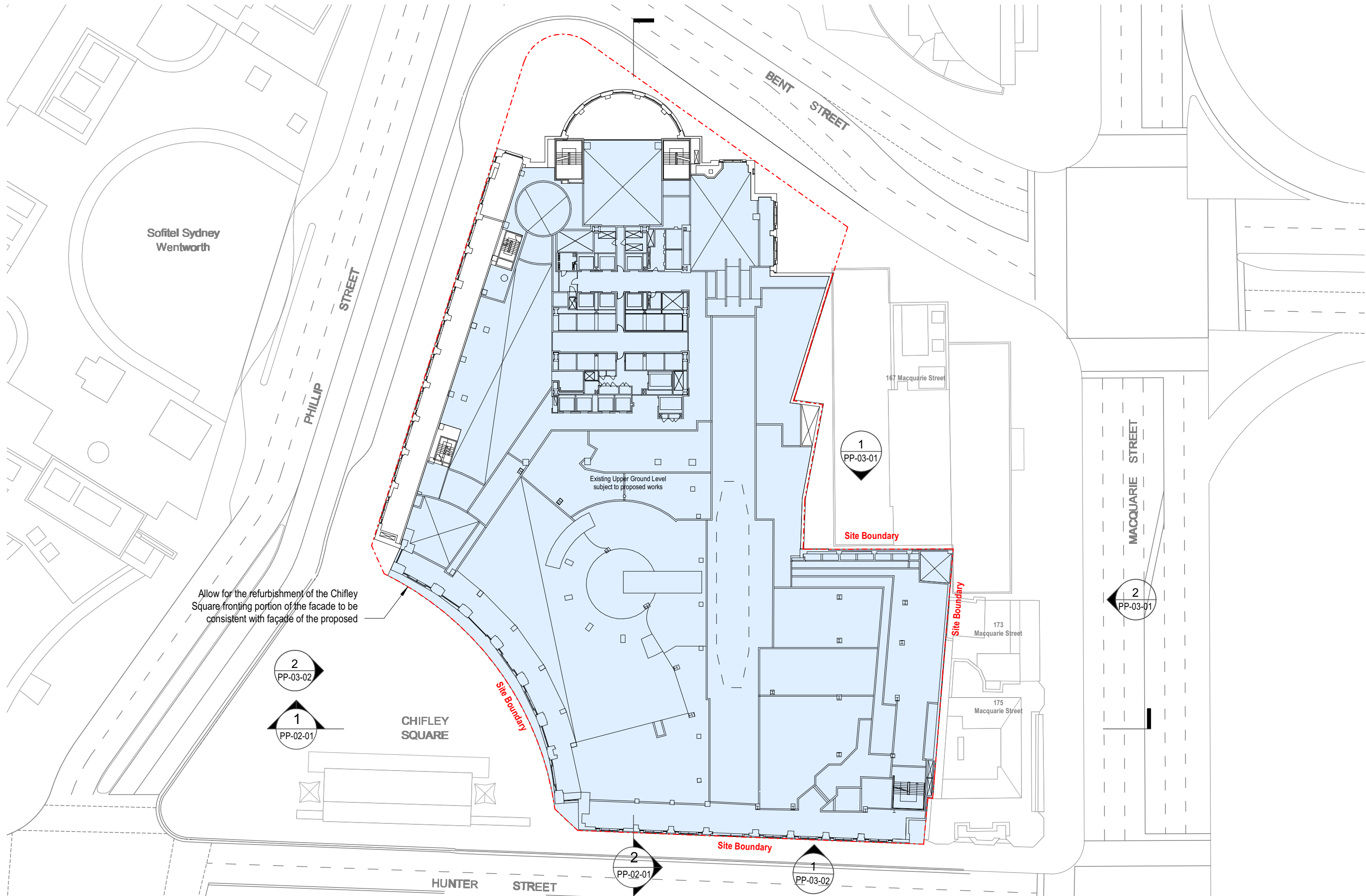
2 Chifley Square

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Building Envelope - Lower Ground Plan
PP-01-05
1 : 500
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2 Chifley Square

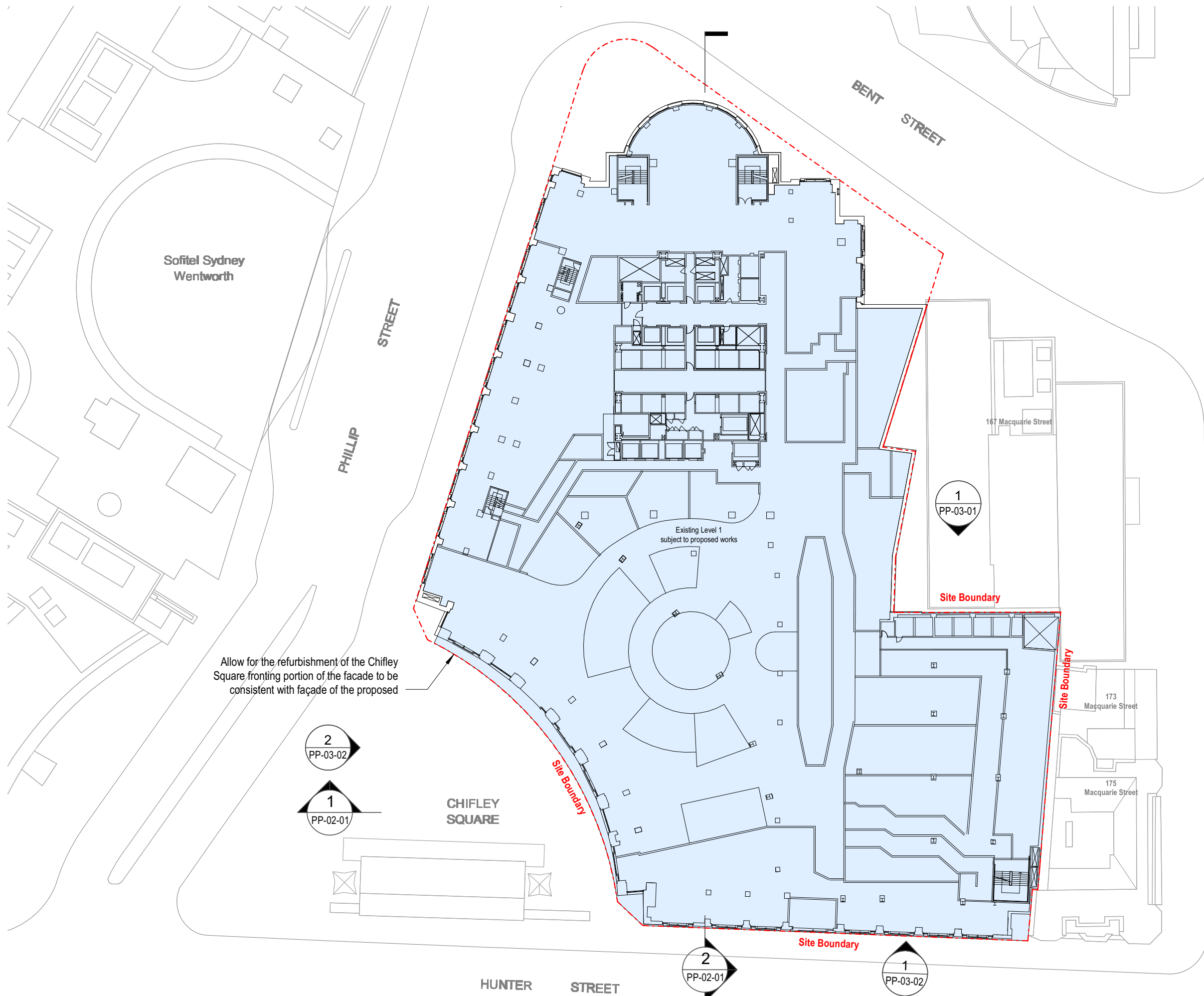
Drawing:
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Issue:
Scale @ A3:
Date:

Building Envelope - Upper Ground Plan
PP-01-06

1 : 500
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Allow for the refurbishment of the Chifley Square fronting portion of the facade to be consistent with facade of the proposed

2
PP-03-02

1
PP-02-01

1
PP-03-01

2
PP-03-01

1
PP-03-02

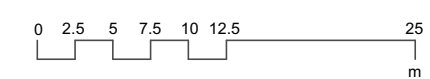
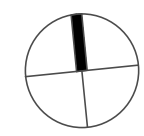
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PP-02-01

2 Chifley Square

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Issue:
Scale @ A3:
Date:

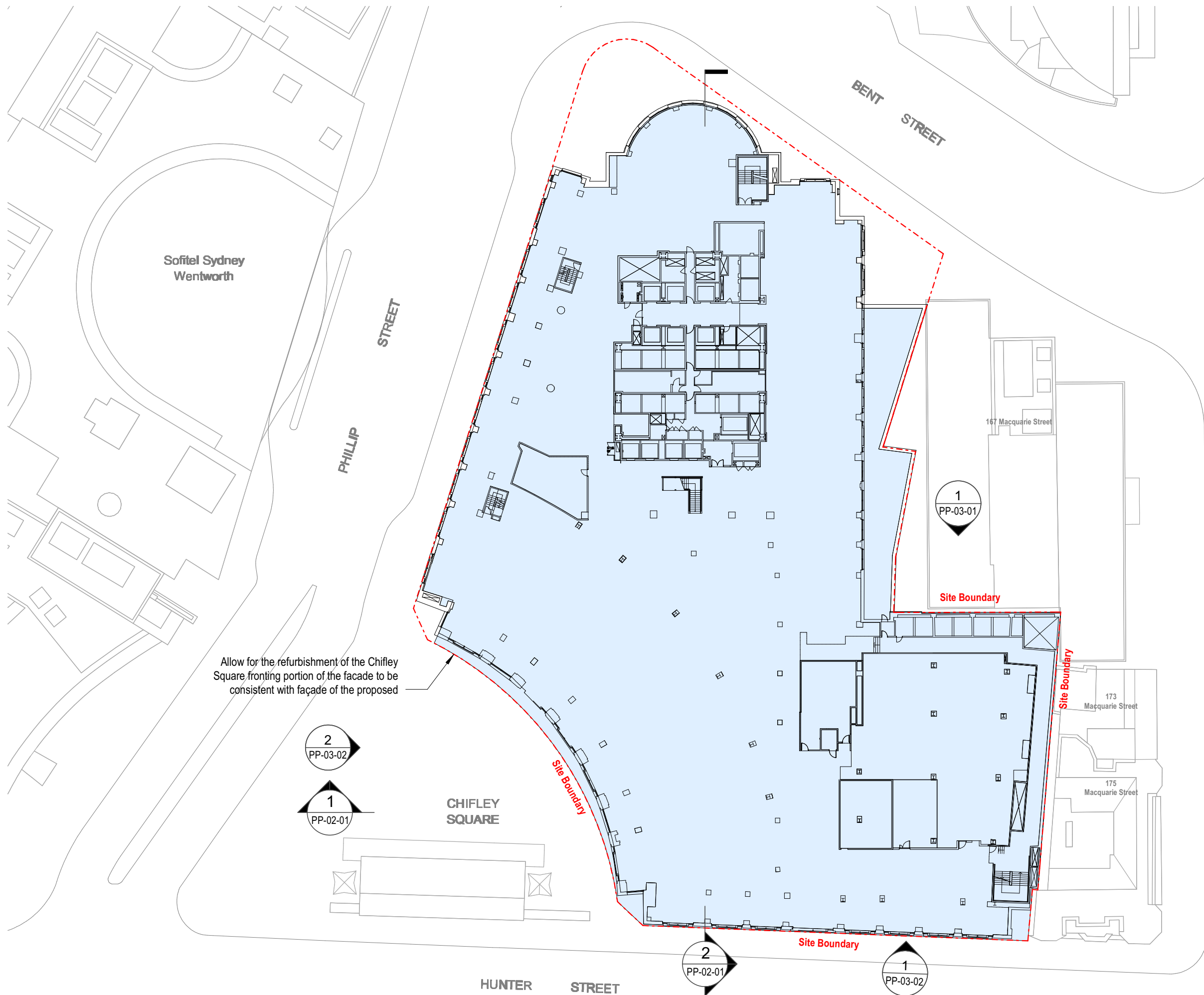
Building Envelope - Level 01 Plan
PP-01-07

1 : 500
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2 Chifley Square

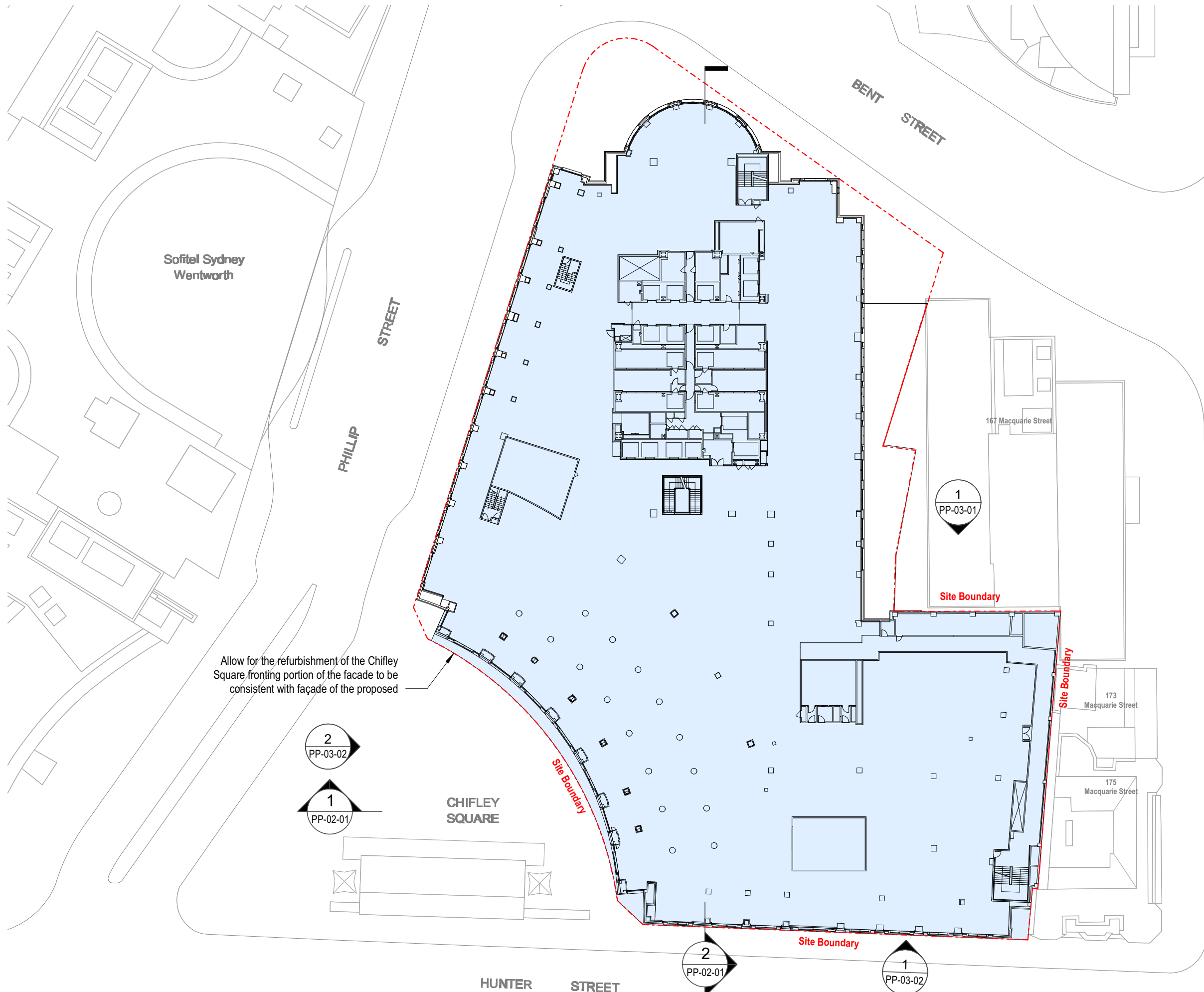
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Building Envelope - Level 02 Plan
PP-01-08

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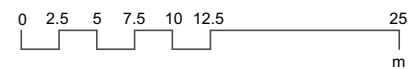
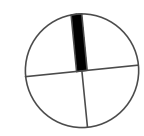
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2 Chifley Square

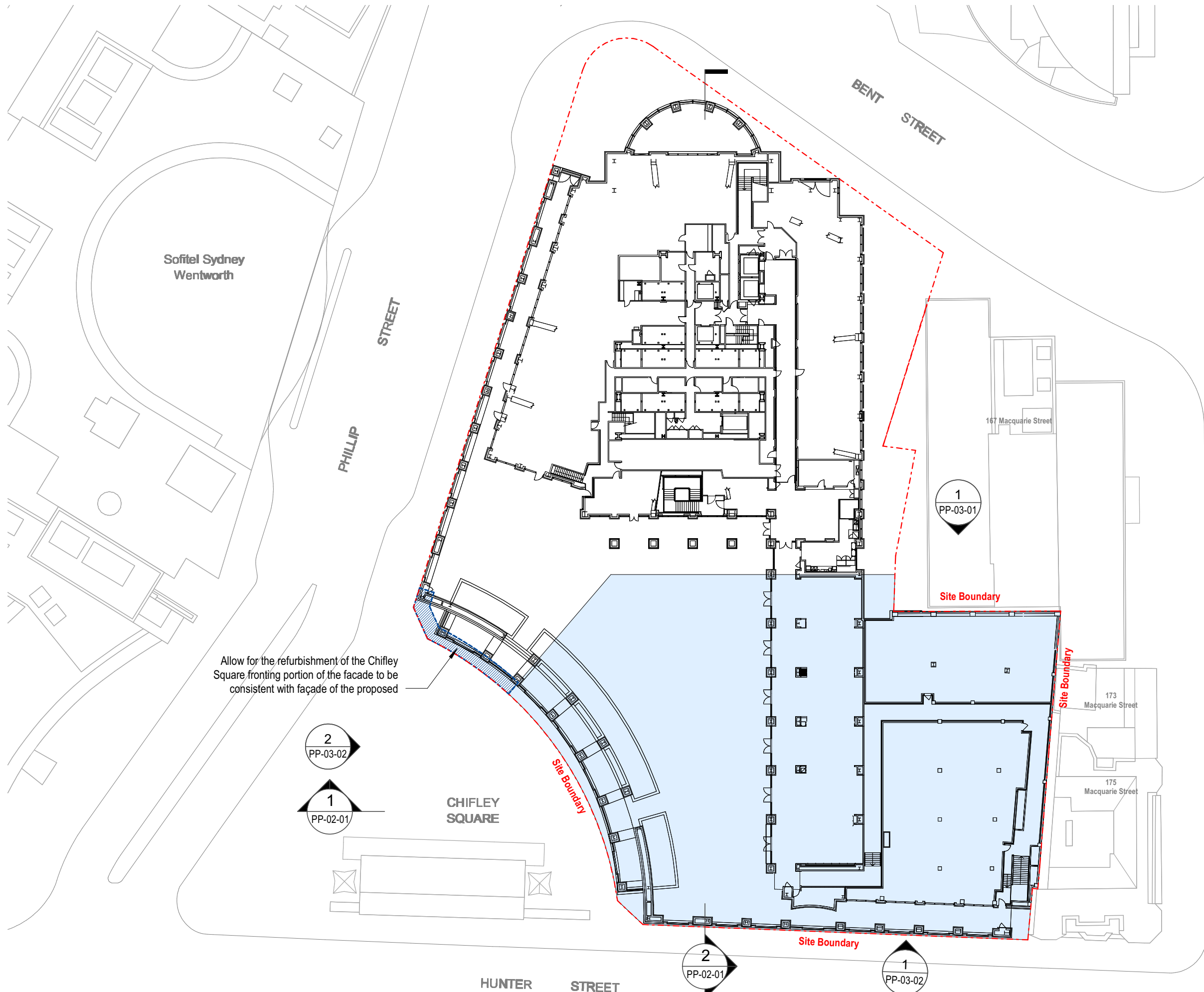
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Building Envelope - Level 03 Plan
PP-01-09
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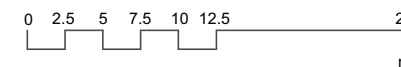
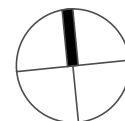


2 Chifley Square

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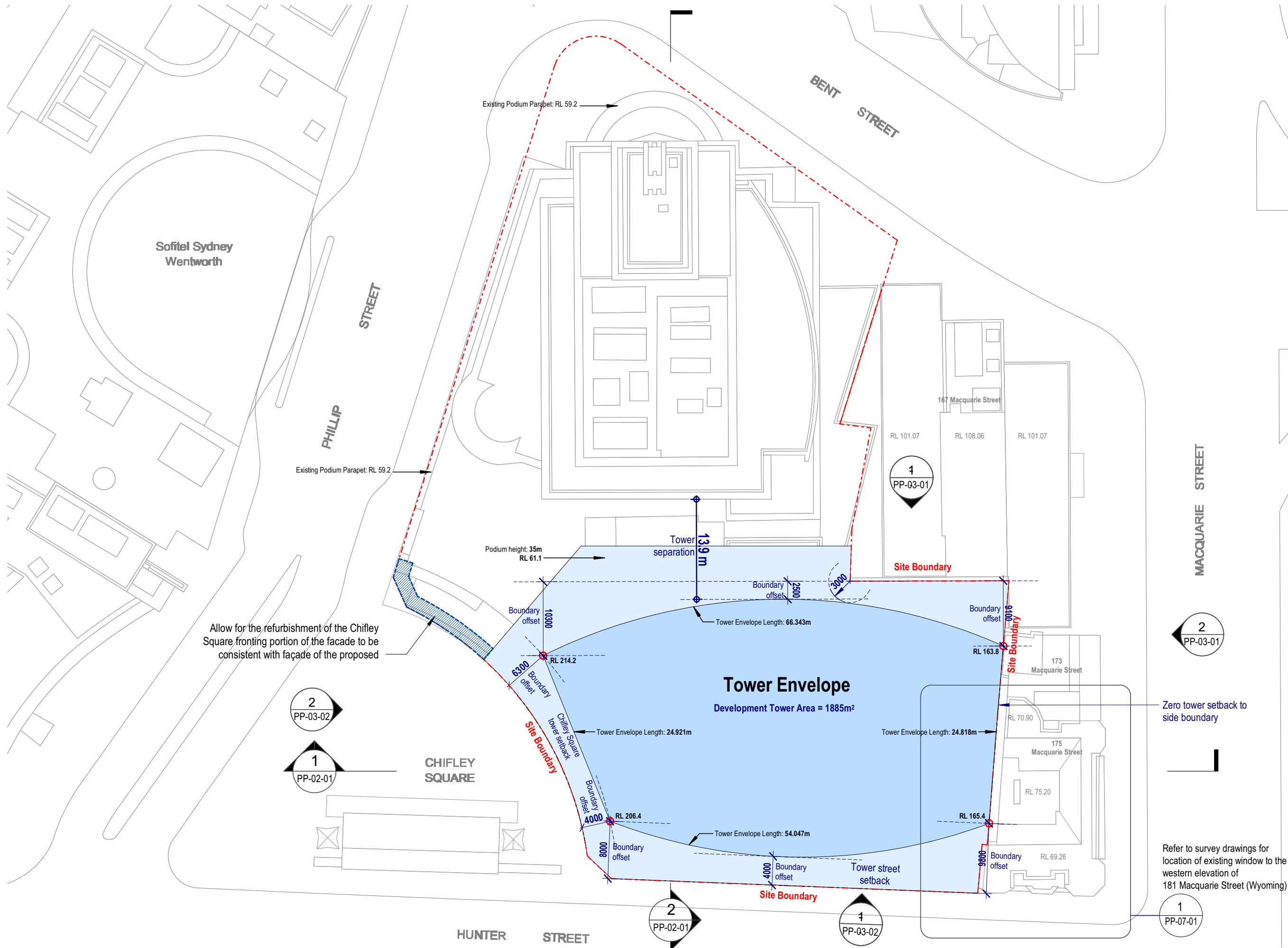
Building Envelope - Level 04 Plan
PP-01-10

1 : 500
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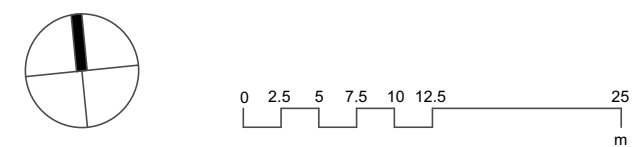


2 Chifley Square

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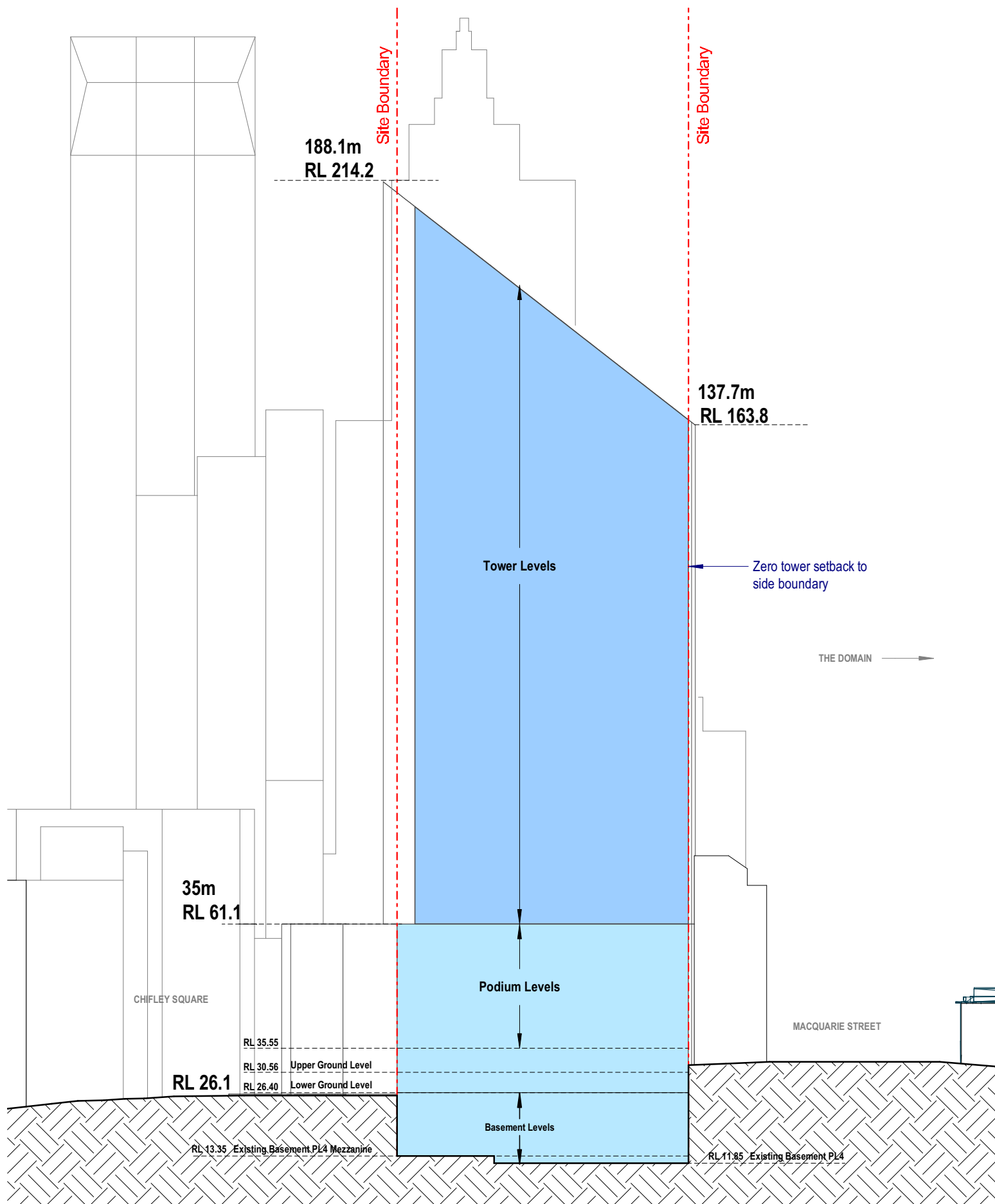
Building Envelope - Typical Tower Plan
PP-01-11

1 : 500
13/07/21

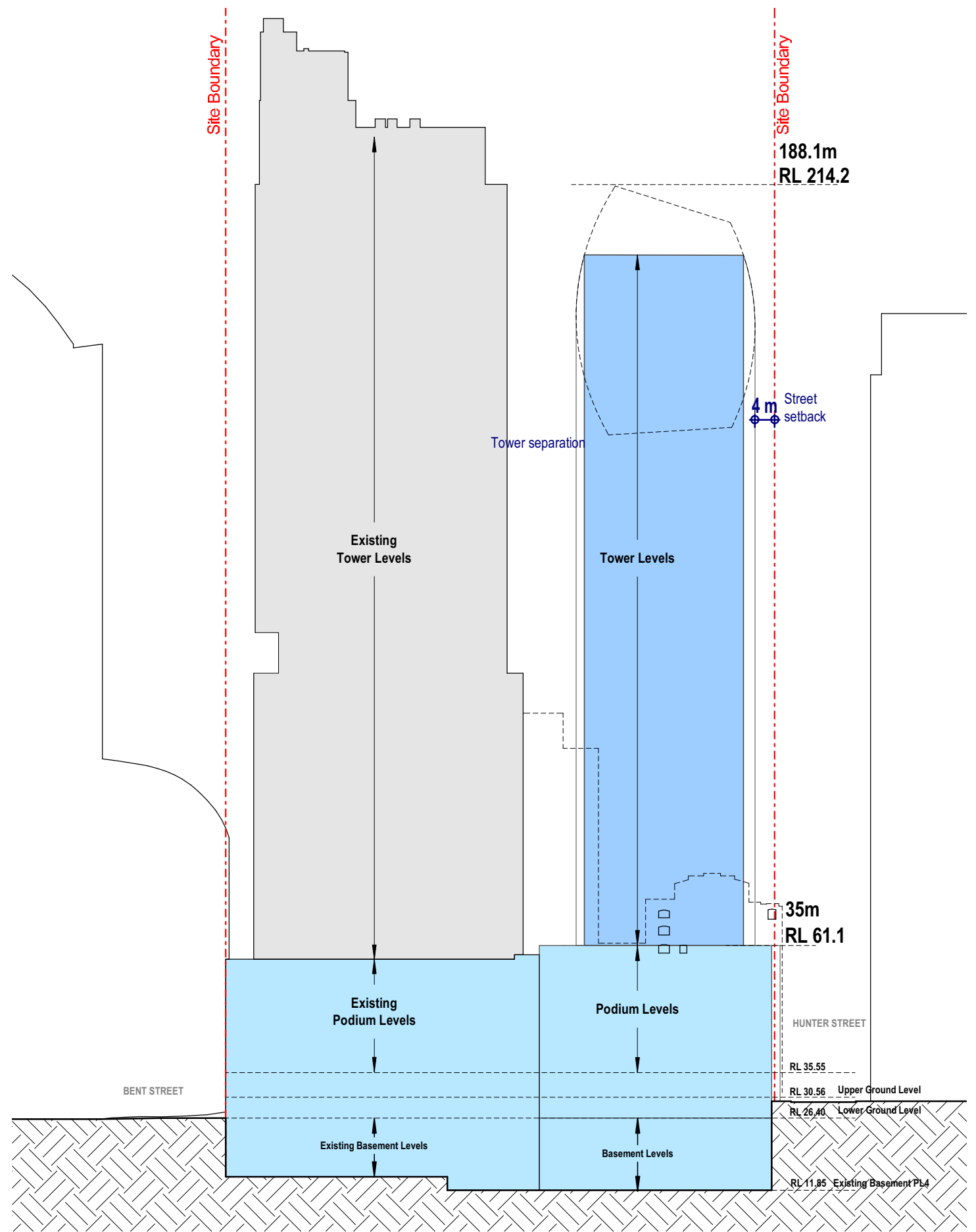


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Section 1 - East - West



Section 2 - North - South

2 Chifley Square

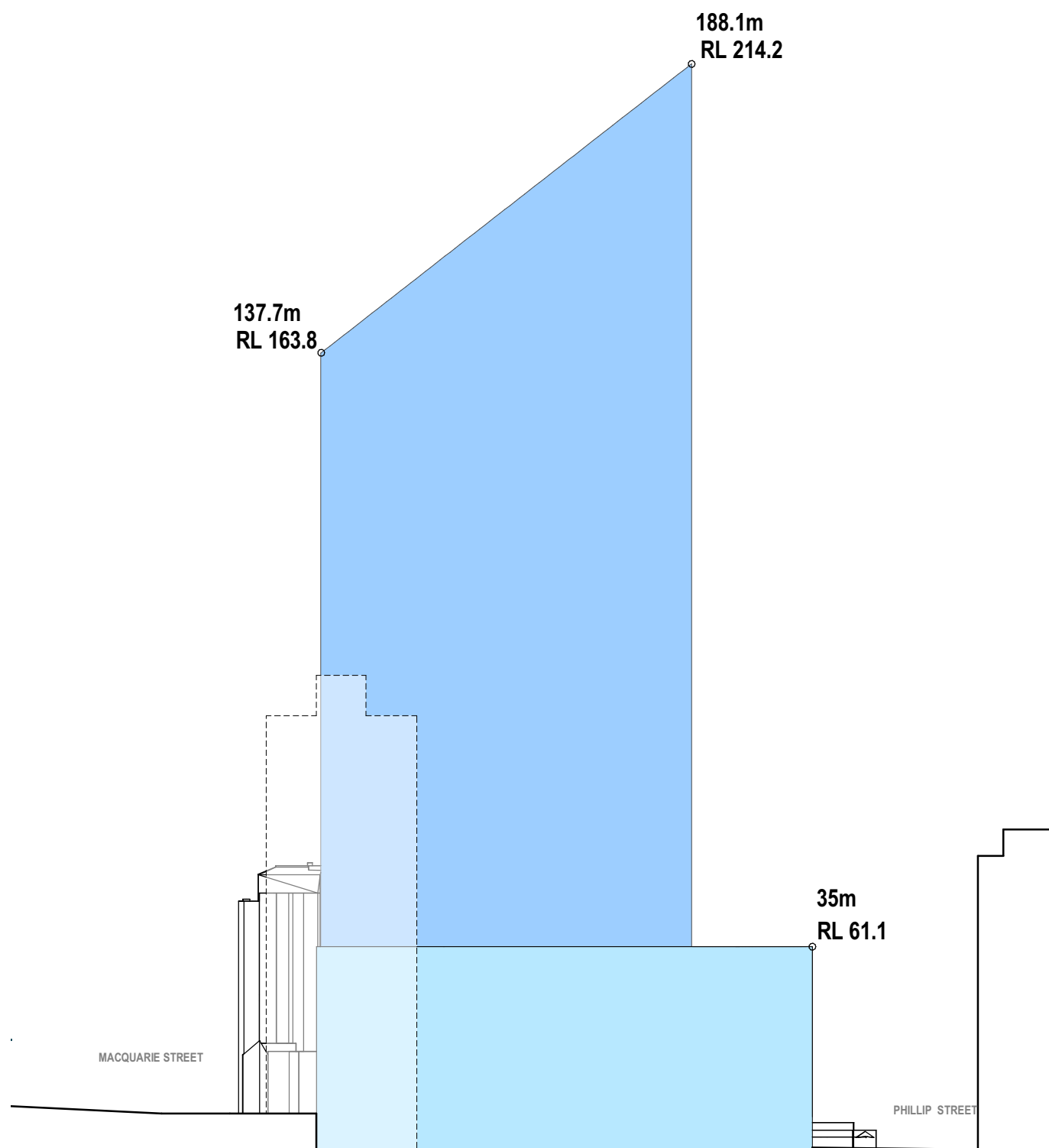
Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Building Envelope - Sections
PP-02-01

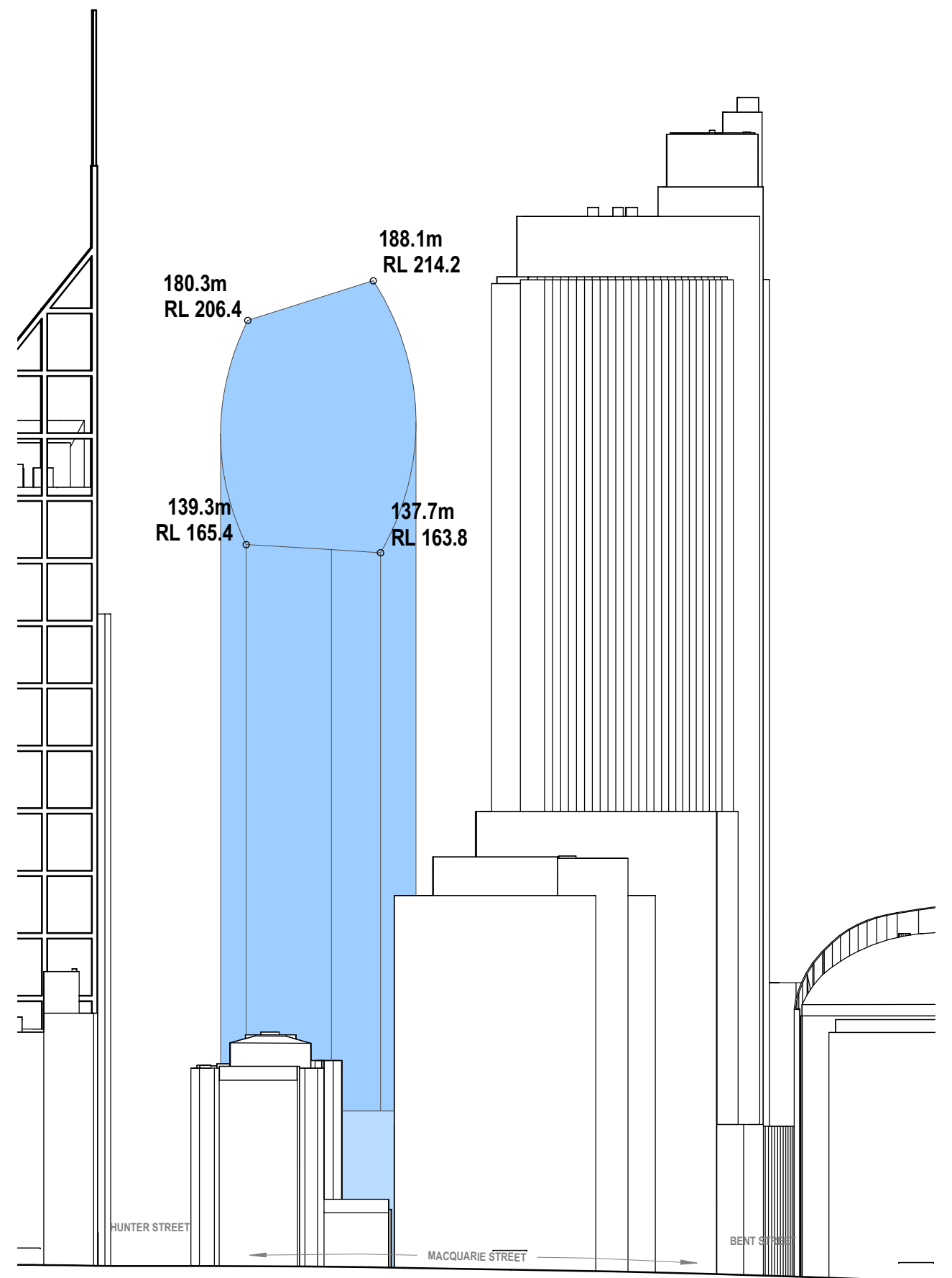
1 : 1000
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Elevation 1 - North

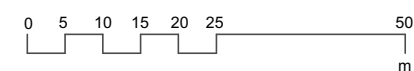


Elevation 2 - East

2 Chifley Square

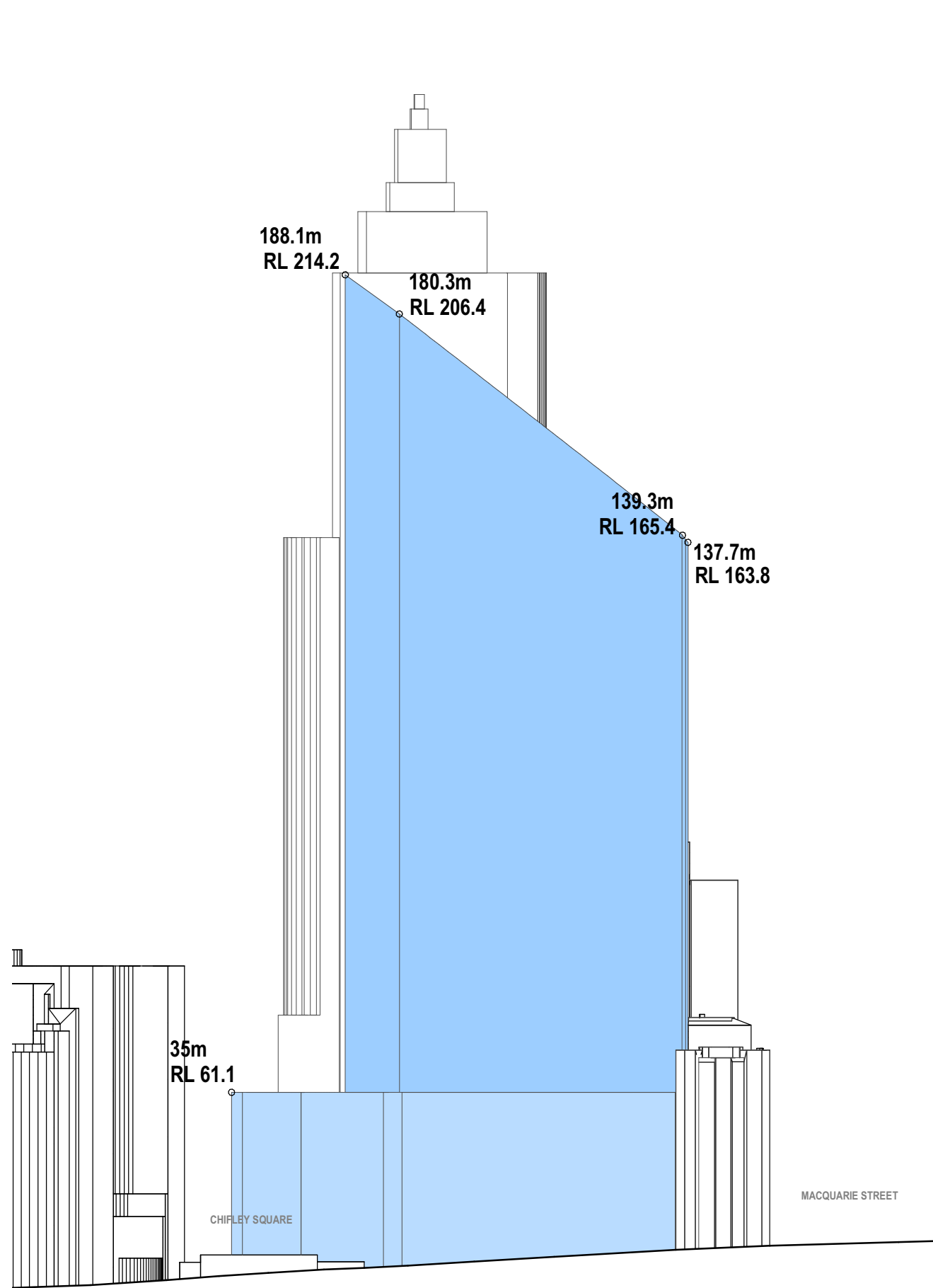
Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Building Envelope - Elevations North & East
PP-03-01
1 : 1000
13/07/21

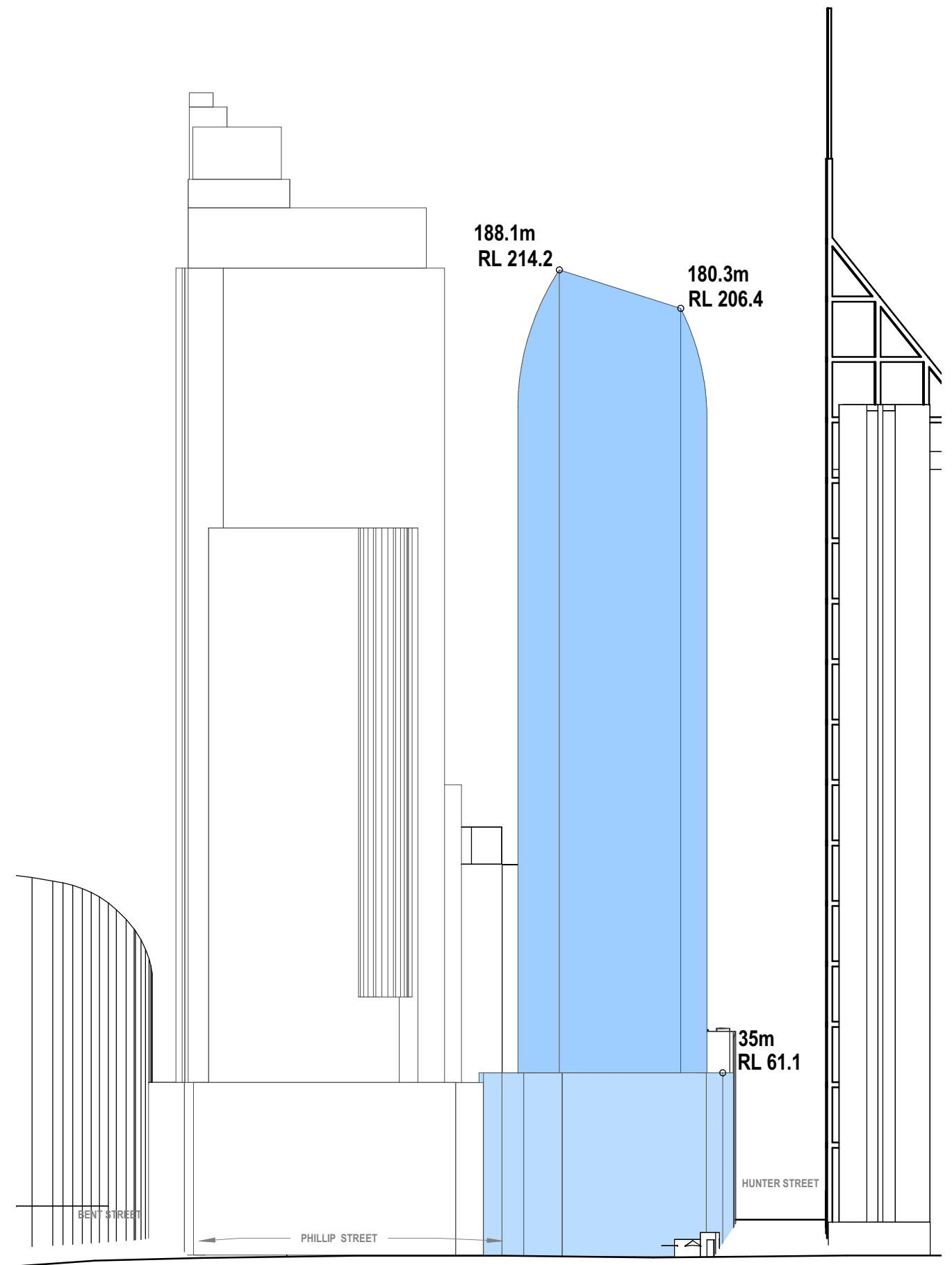


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Elevation 1 - South



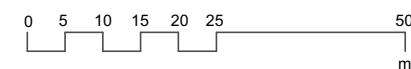
Elevation 2 - West

2 Chifley Square

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

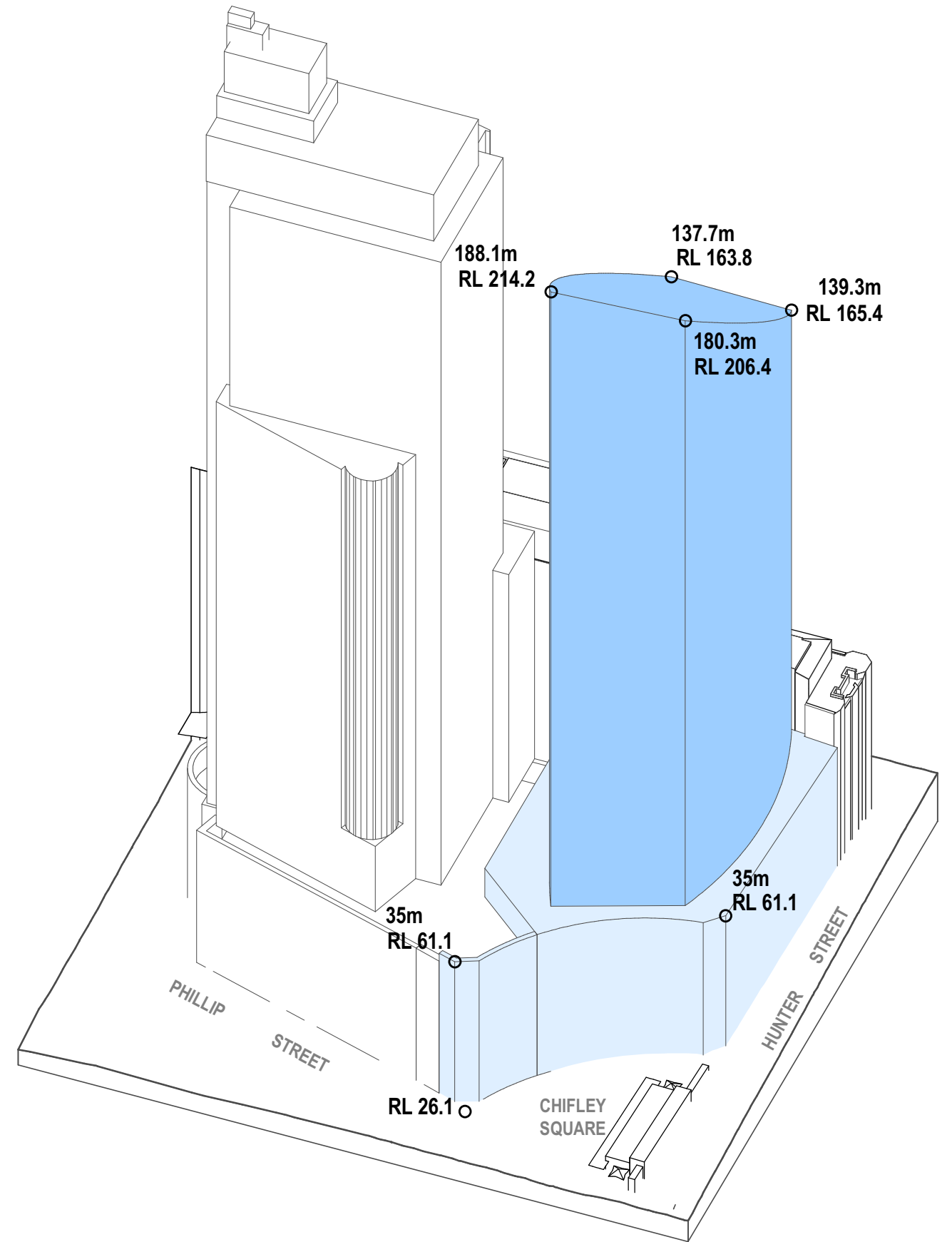
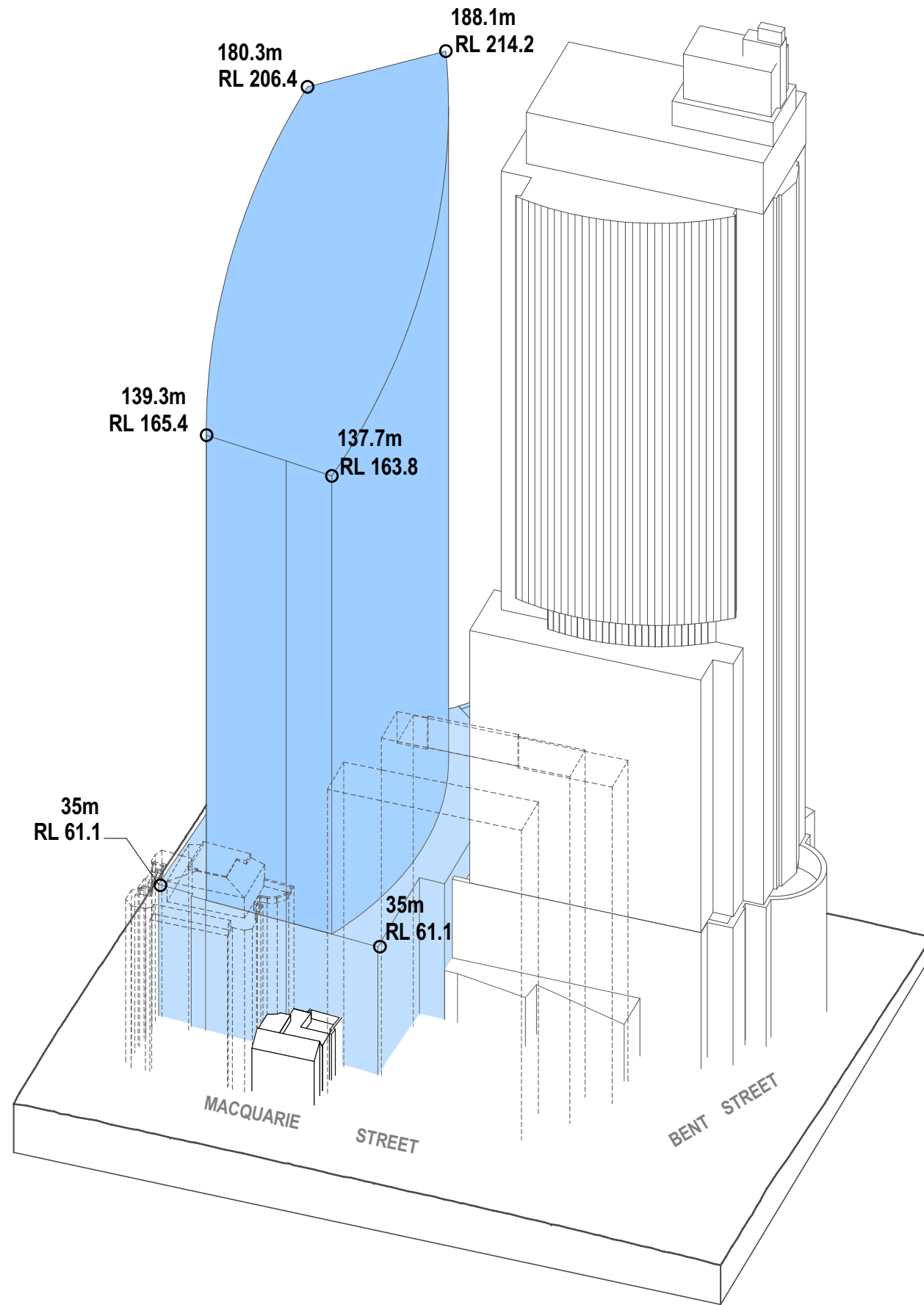
Building Envelope - Elevations South & West
PP-03-02

1 : 1000
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2 Chifley Square

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Building Envelope - Massing
PP-04-01

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Visual Impact Analysis - Macquarie Street (Looking North)



Existing



Proposed



Key Plan

Visual Impact Analysis - Macquarie Street (Looking South)



Existing



Proposed



Key Plan

Visual Impact Analysis - Macquarie Street (Looking West)



Existing



Proposed



Key Plan

Visual Impact Analysis - Hunter Street (Looking East)



Existing



Proposed



Key Plan

Visual Impact Analysis - Elizabeth Street & Hunter Street (Looking North)



Existing



Proposed



Key Plan

Visual Impact Analysis - Royal Botanic Gardens (Looking West)



Existing



Proposed



Key Plan

Visual Impact Analysis - The Domain (Looking West)



Existing



Proposed



Key Plan

Visual Impact Analysis - Yurong Point (Looking South-West)



Existing



Proposed



Key Plan

Visual Impact Analysis - Hunter Street (Looking East)



Existing



Proposed



Key Plan

Visual Impact Analysis - Phillip Street (Looking North)



Existing



Proposed



Key Plan

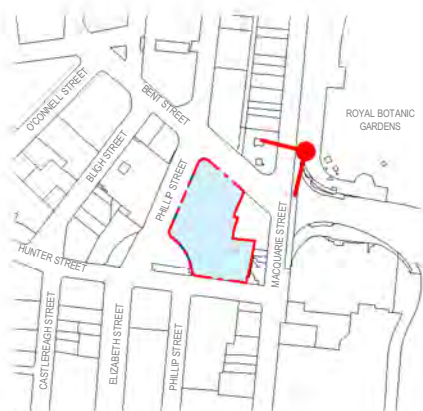
Visual Impact Analysis - Macquarie Street (Looking South-West)



Existing



Proposed



Key Plan

Visual Impact Analysis - Macquarie Street (Looking North)



Existing



Proposed



Key Plan

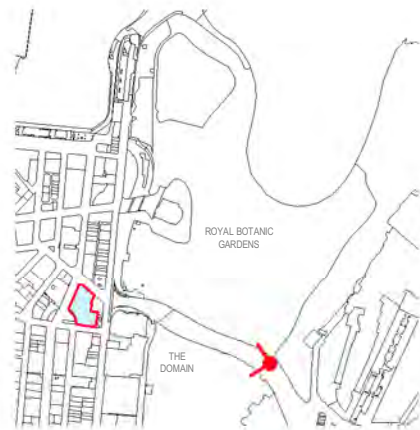
Visual Impact Analysis - Art Gallery Road (Looking West)



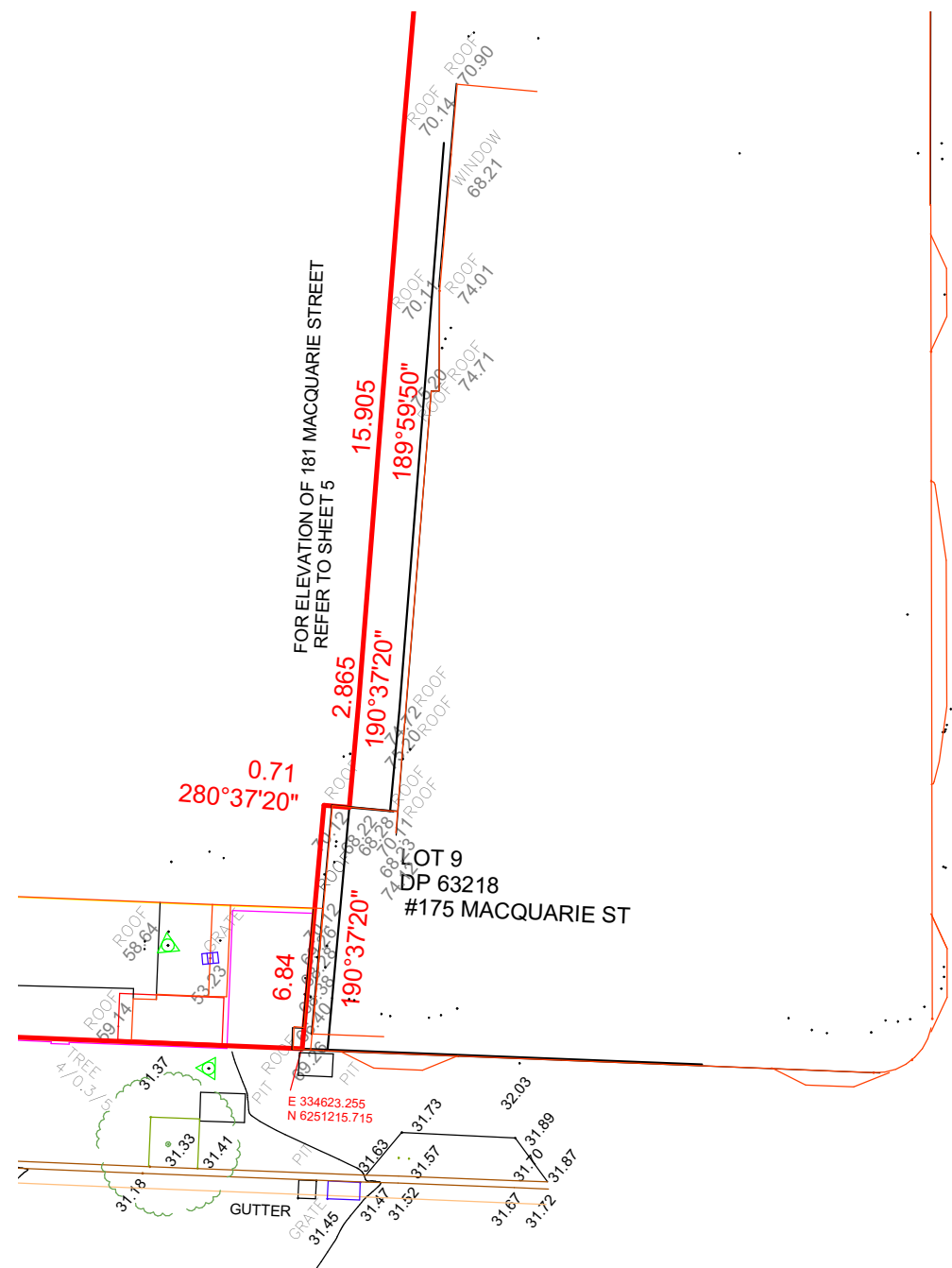
Existing



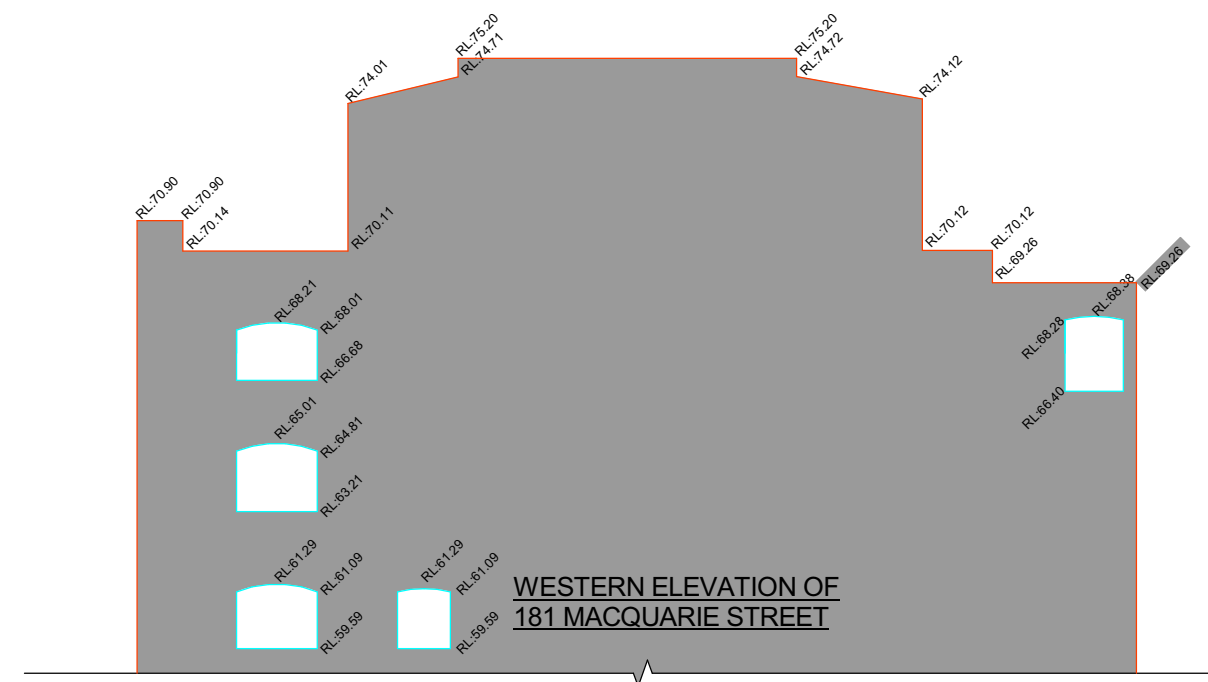
Proposed



Key Plan



Site Survey Plan - 181 Macquarie Street (Wyoming)



West Elevation - 181 Macquarie Street (Wyoming)