

CHIFLEY

2 CHIFLEY SQUARE SYDNEY

SHARED VISION & VALUES

Charter Hall 

JULY 2021

THE EVOLUTION OF CHIFLEY

CONTENTS

| | |
|---|----|
| A MESSAGE FROM OUR CEO | 4 |
| EXECUTIVE SUMMARY | 6 |
| PRESENCE, PERMANENCE AND PROGRESS | 8 |
| ABOUT CHARTER HALL | 14 |
| VISION | 17 |
| A UNIQUE POSITION | 19 |
| A REMARKABLE SITE | 20 |
| THE PIVOT POINT OF GLOBAL SYDNEY | 21 |
| ANCHORING THE FINANCIAL DISTRICT | 22 |
| A RESPONSIVE SOLUTION | 24 |
| RESPONSIVE TO GEOGRAPHIC CONSTRAINTS | 25 |
| RESPONSIVE TO CITY SHAPING INFRASTRUCTURE | 26 |
| RESPONSIVE TO DEMAND | 28 |

| | |
|--|----|
| VALUE PROPOSITION | 30 |
| A CENTRE OF INFLUENCE AND EXCELLENCE | 32 |
| A STRONGER ECONOMY | 35 |
| GREEN, GLOBAL AND CONNECTED | 38 |
| A SAFE HAVEN FOR ECONOMIC RECOVERY | 41 |
| A WORLD CLASS WORKPLACE | 43 |
| A BUILDING TO CHERISH | 45 |
| AN EXEMPLAR IN SUSTAINABILITY | 47 |
| A MEMORABLE EXPERIENCE | 48 |
| A NEW AXIS OF ACTIVATION | 52 |
| A HEALTHY AND CONNECTED COMMUNITY | 54 |
| A PARTNERSHIP IN CREATING SHARED VALUE | 56 |
| CONCLUSION | 58 |



A MESSAGE FROM OUR CEO

AT CHARTER HALL WE ARE PROUD OF OUR CONTRIBUTION TO HELPING CITIES THRIVE THROUGH AMBITION AND INVENTION. WE LOOK TO THE FUTURE AND GO FURTHER IN PURSUIT OF SHARED VALUE TO PROVIDE PEOPLE WITH BETTER PLACES, MORE OPPORTUNITIES AND SUSTAINABLE, RESILIENT DEVELOPMENT OUTCOMES.

For us, a project like 2 Chifley Square is a unique privilege and opportunity to help a vital part of Sydney's global financial district be the best it can be. It's an opportunity to go further in making it a globally best-in-class workplace, a welcoming and memorable city experience and an iconic, world-class addition to Sydney's skyline.

This document presents our vision for 2 Chifley Square. It is a vision informed by the aspirations and needs of our community and consistent with Council's ambitions for this great city. It also clearly sets out the firm values and principles chosen to guide the project and ensure it delivers a positive legacy and an enduring contribution to the city's economy, attractiveness and connectedness.

With over 30 years' experience in property and an outstanding record of delivering remarkable new places like 333 George Street in Sydney and 555 Collins Street in Melbourne, we welcome the opportunity to partner with the City of Sydney Council, the community, our customers and investors to create this positive new future for 2 Chifley Square.

We are optimistic and excited by this opportunity and look forward to working with the City to realise this ambition for such a significant part of Central Sydney.

David Harrison
Managing Director and Group CEO

AUSTRALIA'S ULTIMATE BUSINESS ADDRESS

EXECUTIVE SUMMARY

A WORLD CLASS VISION, BUILT ON LOCAL VALUES. THE PURPOSE OF THIS REPORT IS TO SET OUT CHARTER HALL'S VISION FOR 2 CHIFLEY SQUARE AND THE VALUES THAT ARE GUIDING THE PROPOSAL TO CREATE AN OUTCOME OF OUTSTANDING QUALITY.

THE EVOLUTION OF 2 CHIFLEY SQUARE BUILDS ON AN ILLUSTRIOUS HISTORY TO RESHAPE SYDNEY'S COMMERCIAL LANDSCAPE.

Our aim is to ensure Chifley's enduring success for future generations by creating a precinct that not only cements Chifley's reputation as the first choice for top tier customers but serves a broader and more inclusive audience. Chifley will offer many experiences in one place, promising to inspire and motivate talent who demand a frictionless, modern, healthy, flexible workplace and will be a welcoming and accessible place for people to visit. An evolved Chifley will enable more choices and deliver new and different ways of working in a cost COVID world.

- A new world class commercial tower that complements the quality and presence of the existing Chifley Tower
- The total Chifley precinct will be 131,300sqm of in-demand, premium grade commercial floorspace, of which the refurbished and new build is 64,000sqm
- Site-specific public domain revitalisation to Chifley Square and the surrounding locality
- A reimagined ground plane and podium with destination retail, food and beverage and community presence
- Improved pedestrian experience and accessibility in a precinct directly adjacent to the new Martin Place Metro station.

The iconic beauty of Chifley Square as it stands today will be reinvigorated as the city site continues to evolve into a destination in its own right. This unique, latent and unconstrained city site does not require any amalgamation of disparate landholdings in order to achieve an outstanding outcome. It is ready to evolve.

Charter Hall's vision will deliver key strategic benefits to the locality of the CBD:

- World-class workplace
- Stronger economy
- Memorable experience
- Healthy, connected community - after isolation and uncertainty of Covid
- Leader in sustainability
- Partnership in shared value – cohesion and community are essential to wellbeing.

**THIS IS AN OPPORTUNITY TO DELIVER
AND MANAGE THE BEST PREMIUM-GRADE
PRECINCT IN AUSTRALIA, A WORLD
LEADER OF THE FUTURE WORKPLACE.
A TRANSFORMATION THAT WILL CREATE
A NEW PRESENCE ON THE SKYLINE,
ON THE GROUND PLANE,
IN THE MARKET.**

PRESENCE, PERMANENCE AND PROGRESS

SYDNEY IS AUSTRALIA'S TRULY GLOBAL CITY. IT CONSISTENTLY RANKS AS ONE OF THE LEADING CITIES IN THE WORLD TO LIVE, CONDUCT BUSINESS, VISIT OR STUDY. EACH YEAR SYDNEY ATTRACTS MILLIONS OF VISITORS AND BECOMES HOME TO THOUSANDS OF NEW RESIDENTS AND WORKERS.

Critical to Sydney's overall success is its CBD. It is the epicentre of the nation's economy, arts and culture, higher learning and leading visitor experiences. Within a small space of only 3km² are the head offices of Fortune 500 companies, world-renowned cultural venues, a vibrant laneway culture, diverse entertainment options and a resident population of approximately 25,000 people.

The success of Sydney's CBD has been achieved through its continued renewal and evolution. Each new development contributes to the collective experience of the CBD by creating new distinctive places, precincts and activities.

Sydney is currently experiencing considerable growth and development which is anticipated to continue in the future with the delivery of city shaping projects:

- George Street Light Rail extension
- Sydney Metro
- Central Station Innovation and Technology Precinct
- The City of Sydney's laneway revitalisation program
- Barangaroo and Darling Harbour Live urban renewal precincts
- Draft Central Sydney Planning Strategy

Sydney's constant renewal and growth is both supplying and generating demand for new and unique experiences.

Combining Charter Hall's trusted, proven track record with their appetite for regeneration and development will result in the dawning of a new era for Chifley.

Chifley's evolution allows a vital part of Sydney's global financial district to become the best it can be, whilst contributing to the site, the locality and Global Sydney in general.

The Planning Proposal enhances and augments an existing high-quality commercial asset (Chifley Tower) and takes it into the 21st Century. Through this evolution, we offer tangible, unique city-making opportunities.



PRESENCE

- On the skyline
- On the street
- On the commercial market
- By setting the current and future tone for the city's skyline
- By contributing to the success of the CBD's financial heart
- By reaffirming and contributing to the success of Global Sydney.



PERMANENCE

- Despite its grandeur and heritage, Chifley Tower is reassuring; it is an established Sydney icon. In an uncertain era, the solidity and permanence of Chifley is attractive, signalling economic confidence and longevity
- A respected fixture within the city's commercial landscape
- An internationally applauded and recognized building
- Intrinsic piece in the Sydney skyline now and looking into the future
- Having an established identity both architecturally and reputationally even before its next evolution.



PROGRESS

- Ensuring the success of 2 Chifley Square endures into the 21st Century
- Responding to city-shaping infrastructure, such as the Sydney Metro, on the site's doorstep
- Street activation: redefining a vibrant locality
- Innovation: new ways of working in a modern healthy workplace
- Creating an opportunity to make Council's Chifley Square a destination in its own right and a much-loved piece of the public domain
- Delivered with the expertise of one of Australia's leading commercial property portfolios.

**THE SUCCESS OF SYDNEY'S
CBD HAS BEEN ACHIEVED
THROUGH ITS CONTINUED RENEWAL
AND EVOLUTION. EACH NEW
DEVELOPMENT CONTRIBUTES TO
THE COLLECTIVE EXPERIENCE
OF THE CBD BY CREATING
NEW DISTINCTIVE PLACES,
PRECINCTS AND ACTIVITIES.**

THE EVOLUTION OF AN ICON

ABOUT CHARTER HALL

AT CHARTER HALL WE CREATE BETTER FUTURES BY DRIVING VALUE AND MUTUAL SUCCESS. WITH OVER 30 YEARS' EXPERIENCE IN PROPERTY INVESTMENT AND FUNDS MANAGEMENT, WE ARE ONE OF AUSTRALIA'S LEADING PROPERTY GROUPS, WITH OVER 1,300+ PROPERTIES IN A DIVERSE PORTFOLIO THAT SPANS PREMIUM OFFICE BUILDINGS, RETAIL CENTRES, INDUSTRIAL PROPERTIES AND EARLY LEARNING CENTRES.

Partnership and financial discipline are at the heart of our approach. From helping businesses succeed by supporting their evolving workplace needs, to providing investors with superior returns for a better retirement, we are powered by the drive to go further.

- total property portfolio valued at over \$40 billion
- office portfolio valued at over \$19.9 billion, of which 13 assets are within the Sydney CBD
- proven track record of creating and maintaining high quality, high-performing, environmentally efficient and economically resilient assets

We are an active participant in the development of the City of Sydney's strategic planning approach, supporting the City of Sydney's Sustainable City 2030, and a founding member of the City of Sydney's Better Building Partnership, with many of our employees sitting on the executive and working groups.

Our investment continues to grow through the delivery of new projects such as 333 George Street and the enhancement and regeneration of existing assets such as 1 Martin Place, all of which meet the City's desire for excellence in the design of its places, spaces and buildings.



\$52bn

Funds under management



\$7bn

Development Total Pipeline



45,000+

Investor & Tenant Customers



1,395+

Office, Industrial & Logistics,
Retail and Social
Infrastructure Properties



333 GEORGE STREET, SYDNEY



1PSQ, WSU, PARRAMATTA, NSW



900 ANN ST, BRISBANE, QLD



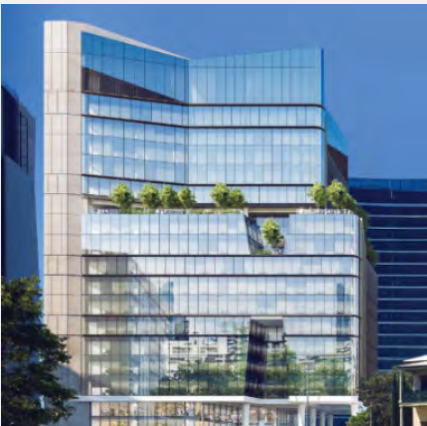
RAINE SQUARE, PERTH, WA



105 PHILLIP ST, PARRAMATTA, NSW



GPO EXCHANGE, ADELAIDE, SA



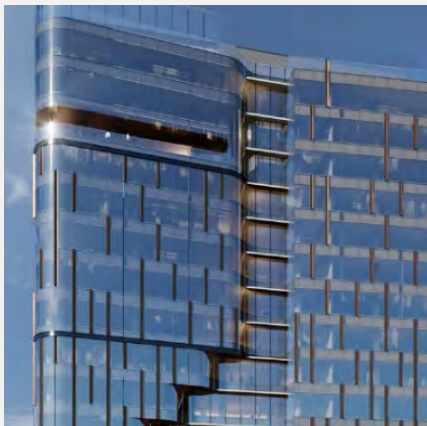
6 HASSALL STREET, PARRAMATTA, NSW



140 LONSDALE ST, MELBOURNE, VIC



IQ WESTMEAD, NSW



60 KING WILLIAM ST, MELBOURNE, VIC



555 COLLINS STREET, MELBOURNE, VIC



360 QUEEN ST, BRISBANE, QLD



11BCR, NEWSTEAD, QLD



480 SWAN ST, RICHMOND, VIC



130 LONSDALE ST, MELBOURNE, VIC



150 LONSDALE ST, MELBOURNE, VIC

OUR TEAM

WE HAVE ASSEMBLED A WORLD-CLASS TEAM WITH A RECORD OF EXCELLENCE, INCLUDING:

- Strategy & Planning – Ethos Urban
- Architecture & Urban Design – Architectus
- Traffic, transport and pedestrian movement – AECOM
- Structure – RBG
- Services – Floth
- Heritage – Urbis

PUBLIC SPACE THAT DEFINES SYDNEY'S COMMERCIAL CENTRE OF GRAVITY

VISION

THE AMBITION IS TO HARNESS THE ENERGY THAT HAS MADE CHIFLEY PRE-EMINENT BY INTERPRETING AND EVOLVING IT FOR A NEW GENERATION.

The reimagination of Chifley builds on an illustrious history to reshape Sydney’s commercial landscape, offering customers the benefit of future-focused workspaces along with the halo effect of locating in Sydney’s pre-eminent precinct. Chifley offers a holistic precinct experience. Workplaces across two signature towers that boast some of the best views in the city. A ground floor experience oriented to service and amenity. Public spaces that define Sydney’s commercial centre of gravity.

The new development will combine outstanding design, sustainability and innovation to become the destination of choice for the world’s top employers planning to land or expand in Sydney.

Importantly the vision also extends to provide a thriving, accessible, connected and inspiring civic place at Chifley Square, with opportunities to reinvigorate this significant ‘urban room’ with public space, retail and dining that is active, welcoming and safe in support of Sydney’s 24/7 economy.

It is now time to invigorate it with a new momentum reinforcing Chifley as the CBD’s ultimate business address.

As we collectively navigate the impact of COVID-19, it has never been more important to take a progressive approach to reinventing and optimizing the city’s best assets. The challenge is to remain relevant and competitive as new ways of working safely and productively are explored in response to the pandemic.

The Planning Proposal and Reference Design build on the vision to establish a planning framework that will deliver significant benefits whilst sensitively balancing impacts on the local community.

The vision creates a truly unique value proposition for Sydney will ensure that 2 Chifley Square delivers the follow seven outcomes for the city:

- A centre of influence and excellence
- A stronger economy
- A world-class workplace
- A building to cherish
- A memorable experience
- A healthy, connected community
- A partnership in creating shared value

**A MEMORABLE EXPERIENCE
A HEALTHY, CONNECTED COMMUNITY
A PARTNERSHIP IN CREATING
SHARED VALUE A CENTRE OF INFLUENCE
AND EXCELLENCE A STRONGER ECONOMY
A WORLD-CLASS WORKPLACE
A BUILDING TO CHERISH.**

A UNIQUE POSITION



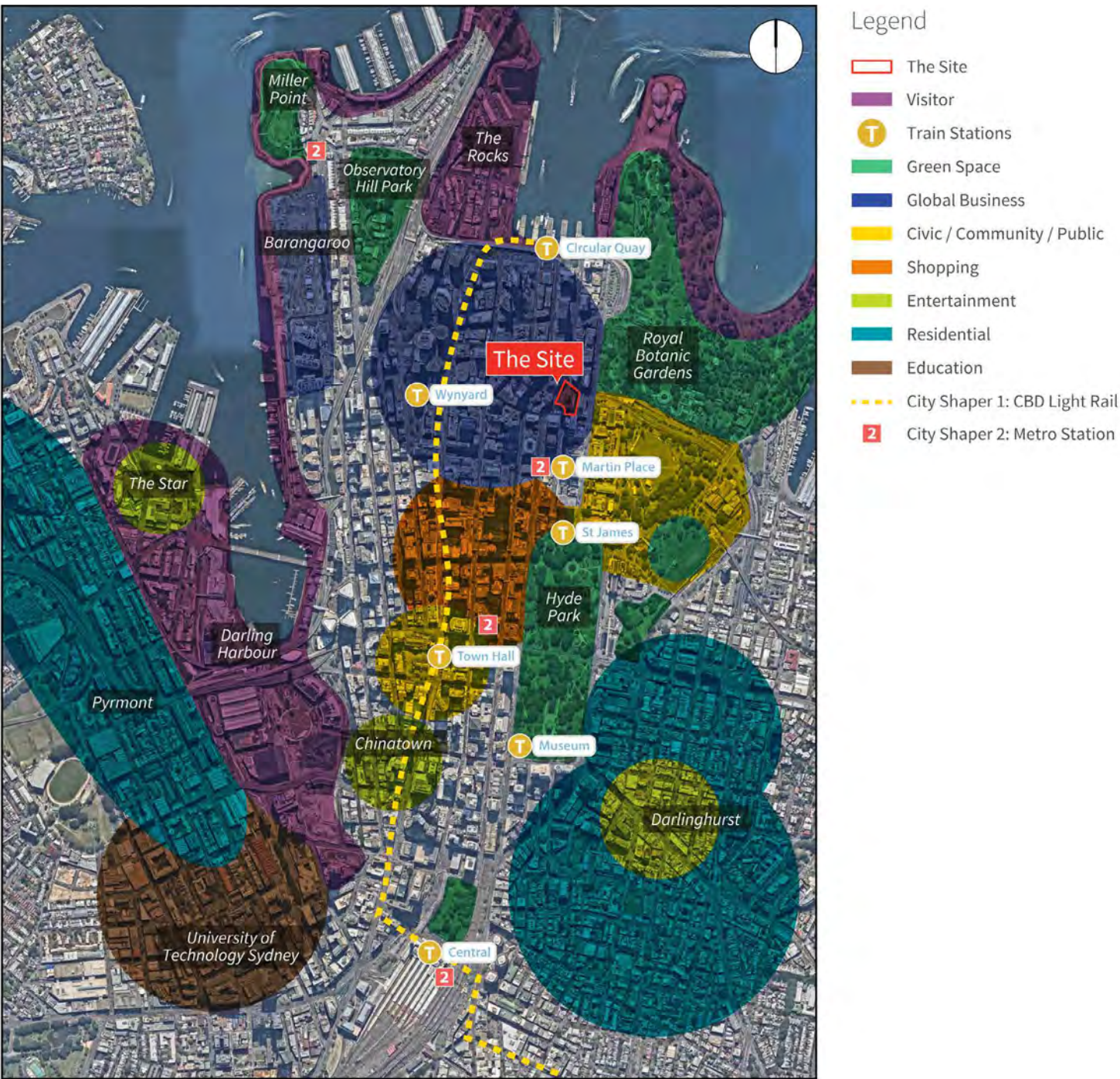
A REMARKABLE SITE

THE SIZE AND PROPORTIONS OF 2 CHIFLEY SQUARE OFFER THE SCOPE FOR SUBSTANTIAL ADDITIONAL FLOORSPACE AS IDENTIFIED IN THE DRAFT CENTRAL SYDNEY PLANNING STRATEGY, WHICH WILL CONTRIBUTE TO AND ENHANCE THE SITE'S ARCHITECTURE, EMPLOYMENT AND IMMEDIATE LOCALITY.

Chifley Tower is built on an irregularly shaped plot with a rich history of commercial development in its immediate locality encompassing the planning and creation of Chifley Square (refer to Urbis Heritage Report lodged with the Planning Proposal).

As acknowledged by the City of Sydney's Locality Statement, the non-grid street pattern in this area survives from Sydney's early town plan when the streets reflected the original shoreline, north of Macquarie Place, before it was extended to form Circular Quay.

As a result of this organic development of Sydney's street pattern, the streets that run north from this area form a skewed grid that is aligned differently to the streets that run south from this area, which form another skewed grid. The cross streets immediately north and south of the site (Bent and Hunter), on the other hand, follow meandering lines and do not align with these skewed grids.



THE PIVOT POINT OF GLOBAL SYDNEY

SYDNEY IS A GLOBAL CITY, RECOGNISED THE WORLD OVER FOR ITS NATURAL BEAUTY, LIFESTYLE AND ECONOMIC OPPORTUNITY.

The CBD itself:

- nationally significant economic centre, driving demand for high quality commercial floorspace
- plays a critical role in Australia's national economy
- helps to generate over \$108 billion of economic activity annually - nearly 8% of the total national economy (Source: Central Sydney Planning Strategy)
- home to 12,000 businesses
- hosts 610,000 domestic and international visitors each day
- currently approximately 496,900 jobs in Sydney CBD as a whole. Greater Sydney Commission has stated that this is forecast to increase to between 662,000 and 732,000 by 2036.

Multiple factors define Sydney as a truly global city: population, growth rate, the skyline, our resilient economy, human capital, livability, cultural offerings, accessibility and environment. Metropolitan Sydney is consistently one of the world's highest ranked global cities.

The Chifley site is located in the core of Central Sydney, a nationally and globally significant economic centre. As identified by the CSPS, 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.

ANCHORING THE FINANCIAL DISTRICT

LOCATED ON A PROMINENT CORNER IN THE HEART OF SYDNEY CBD IN CLOSE PROXIMITY TO THE WYNYARD STATION AND THE FUTURE MARTIN PLACE METRO STATION, THE SITE IS EXTREMELY WELL SUITED FOR FUTURE COMMERCIAL OFFICE USE AND CAN PROVIDE FOR AN INTENSIFICATION OF EMPLOYMENT IN THE TRADITIONAL CBD CORE AND HARBOUR VILLAGE.

Precincts are defined by the predominant activity that takes place within them. Whilst some areas can be clearly distinguished by their activities, some are less obvious. Sydney's CBD has a diversity of precincts that contributes to its vitality and attractiveness as a place to live, work, play and visit. The City's commercial core is a precinct with obvious status and function.

Sydney has a diverse variety of precincts that spread across the urban landscape of the CBD ranging from global business hubs to retail and shopping, entertainment, community and tourism. There is a strongly defined global business precinct within the core of the CBD, including the subject site.

The majority of tourism, recreation and entertainment precincts are located on the edges of the city centre that trace the foreshore. The CBD is also home to some important community uses and civic places such as Parliament House, the State Library, Hyde Park, the Domain and Town Hall.

As acknowledged by the Central Sydney Planning Strategy (CSPS), the City Core comprises the largest office sub-market in Australia. It is the most sought-after location in Central Sydney, favoured by the financial, legal, property and technology sectors.

Over 65 per cent of people working in the City Core work in financial and insurance services and professional, scientific and technical services. The City Core contains the largest number of premium office buildings in Central Sydney and the most commercial floorspace, which in turn facilitates greater volumes of commercial development.

One specific area within the City Core can be described as the 'golden triangle', running from Martin Place to Circular Quay and along the Circular Quay waterfront and ensuring by its desirability that Sydney's Global City is maintained. Premium grade office buildings in this location benefit from:

- Harbour views and accessibility to and from the Harbour
- Proximity to community uses and civic places e.g. Parliament House, State Library, Hyde Park, the Domain and Town Hall
- Accessibility to existing public infrastructure and new infrastructure such as the Sydney Metro
- Knowledge economy and professional services within close walking distance
- Proximity to government institutions on Macquarie Street and Phillip Street
- Arts, culture, entertainment and hospitality amenities easily accessible
- Office buildings within this 'golden triangle' include Chifley Square, Aurora Place, 1 Bligh Street, Governor Phillip Tower, Governor Macquarie Tower and the new Circular Quay developments.

A NEW MINDSET FOR A NEW GENERATION

A RESPONSIVE SOLUTION

RESPONSIVE TO GEOGRAPHIC CONSTRAINTS

CENTRAL SYDNEY HAS A LIMITED CAPACITY TO GROW AND ADAPT. SPACE IS A FINITE RESOURCE, AS ACKNOWLEDGED BY THE CENTRAL SYDNEY PLANNING STRATEGY (CSPS).

The potential for growth is limited by the natural environment, parks and harbour, existing development, the capacity of infrastructure, heritage considerations, international airport safety obligations and the spatial limitations of streets, lanes and blocks.

Taking these barriers into account, the opportunities for growth become clear: rare opportunities such as 2 Chifley Square are vital to the city's evolution.

On a global scale, Sydney's 2.8km² CBD pales in comparison to Manhattan (59 km²), London's Docklands (22 km²), Singapore's CBD (17.8 km²) or even Chicago's 'Chicago Loop' (4.09 km²).

Sydney therefore has to pull out all the stops if it wishes to rise to the challenge of providing sufficient commercial floorspace to meet the demands of global capital in our geographically constrained location.

As acknowledged by the CSPS, one of Sydney's greatest challenges is ensuring longer-term economic and employment growth.

The Central Sydney economy produces \$68 billion gross output, compared to Melbourne's city centre at \$39 billion and Parramatta at \$8 billion. The economy needs space to grow. New workers need space. New business services need offices and meeting places. Retail businesses need shopfronts.

The infrastructure required to support growth has been committed to and is being delivered – Light Rail, Sydney Metro, Sydney West Metro – and demands an appropriate response to ensure its success. Public spaces, theatres and a range of community facilities also demand a share of Sydney's finite land resources, making sites of sufficient size and scale in the commercial core even more essential for delivering employment floorspace.

This obligation to utilise Sydney's finite CBD land supply effectively and economically is made even more critical by the limited amount of land in the traditional CBD core, as mentioned previously regarding the Golden Triangle. Unlocking the potential for additional premium grade floorspace is essential to maintaining Sydney's brand identity, flow of capital, Global City status and contribution to National GDP.

The best use of finite land resources simply demands the evolution of unique sites like 2 Chifley Square. Central Sydney must be positioned to accommodate growth. Re-examining the planning controls for 2 Chifley is pivotal to achieving the City's goals and objectives, maintaining the richness and diversity of Global Sydney and contributing to nationwide economic goals.

CENTRAL SYDNEY MUST BE POSITIONED TO ACCOMMODATE GROWTH.

RESPONSIVE TO CITY-SHAPING INFRASTRUCTURE

THE FUTURE ROLE AND FUNCTION OF SYDNEY'S CBD WILL BE GREATLY INFLUENCED BY THE DELIVERY OF SOME MAJOR TRANSPORT INFRASTRUCTURE PROJECTS AND URBAN RENEWAL INITIATIVES. THESE PROJECTS ARE CONSIDERED 'CITY SHAPERS' AS THEY WILL FUNDAMENTALLY REORIENTATE AND REVITALISE THE CBD'S GROWTH AND DEVELOPMENT. 2 CHIFLEY SQUARE IS OPTIMALLY LOCATED TO CONTRIBUTE TO AND PLAY A KEY PART IN THIS TRANSFORMATION.

SYDNEY METRO

The Sydney Metro is Australia's largest public transport infrastructure project. It will deliver 31 stations, more than 65 kilometres of new railway and connect the North West Growth Centre to Bankstown through Sydney's CBD.

Within the Sydney CBD, new Metro stations are being built at Barangaroo, Martin Place, Pitt Street and Central Station. With trains departing at increased frequency the Sydney Metro will dramatically improve Sydney's accessibility and connectivity. Early works on the city line began in 2017 with construction expected to be complete by 2024.

2 Chifley Square is located diagonally opposite the Martin Place Metro Station. This station will allow Metro users to access offices, retail and other amenities around Martin Place, Hyde Park, Circular Quay and other places of employment in the northern CBD. Its proximity to 2 Chifley Square provides a significant opportunity to drive footfall to the Chifley precinct and all that it will offer. The precinct is set to become a destination in its own right.

Throughout the design and development of Sydney Metro, government agencies responsible cited London Cross Rail and Hong Kong station developments as examples of how the Metro may influence the built form of the city. As one of the largest consolidated sites in this part of the city, and with spare development capacity, 2 Chifley Square has the potential to set a positive place-making precedent for city-shaping development in this part of the city.



SYDNEY LIGHT RAIL

The CBD Light Rail project is a transformational inner-city transport solution and public realm improvement project. Opened in 2019, the project connects Circular Quay to Central via George Street with services running every four minutes in peak hour and the ability to carry 6,750 passengers each direction per hour (prior to social distancing). The project also delivers a 1km strip of open space between Hunter Street and Bathurst Street.

Completion of the project has allowed commuters to access more parts of the CBD and provided new spaces for outdoor dining, street markets and recreation. The CBD Light Rail project allows city users to travel around the CBD on a hop-on, hop-off basis. 2 Chifley Square is within 400m of the George Street Light Rail stops. Hunter Street is positioned just off George Street and will serve as a thoroughfare between the Light Rail stations, the CBD core, Hyde Park and the Domain. The Chifley precinct is positioned right at the epicentre of this thoroughfare and will therefore transform the pedestrian experience to and from the Light Rail stations.

SYDNEY METRO WEST

Sydney Metro West is a new 24km Metro line (currently in planning) that would connect Greater Parramatta with the Sydney CBD. Confirmed stations include Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, The Bays and Sydney CBD.

The location of the Sydney CBD station is yet to be confirmed, though it is highly anticipated to be in the northern part of the city. This infrastructure investment will double the rail capacity of the Parramatta to Sydney CBD corridor with a travel time target between the two centres of about 20 minutes. It will significantly reduce the commute times from Greater Sydney, thereby helping to achieve the goal of the '30 minute city' and bringing greater equity in worker commuter travel times from the significant population base of Western Sydney.

FUTURE PRECINCTS

With significant city-shaping projects complete or underway it should be expected that the city's precincts, particularly those focused around key transport interchanges, will change and evolve as they adapt to the increased activity and changing dynamic of the city centre.

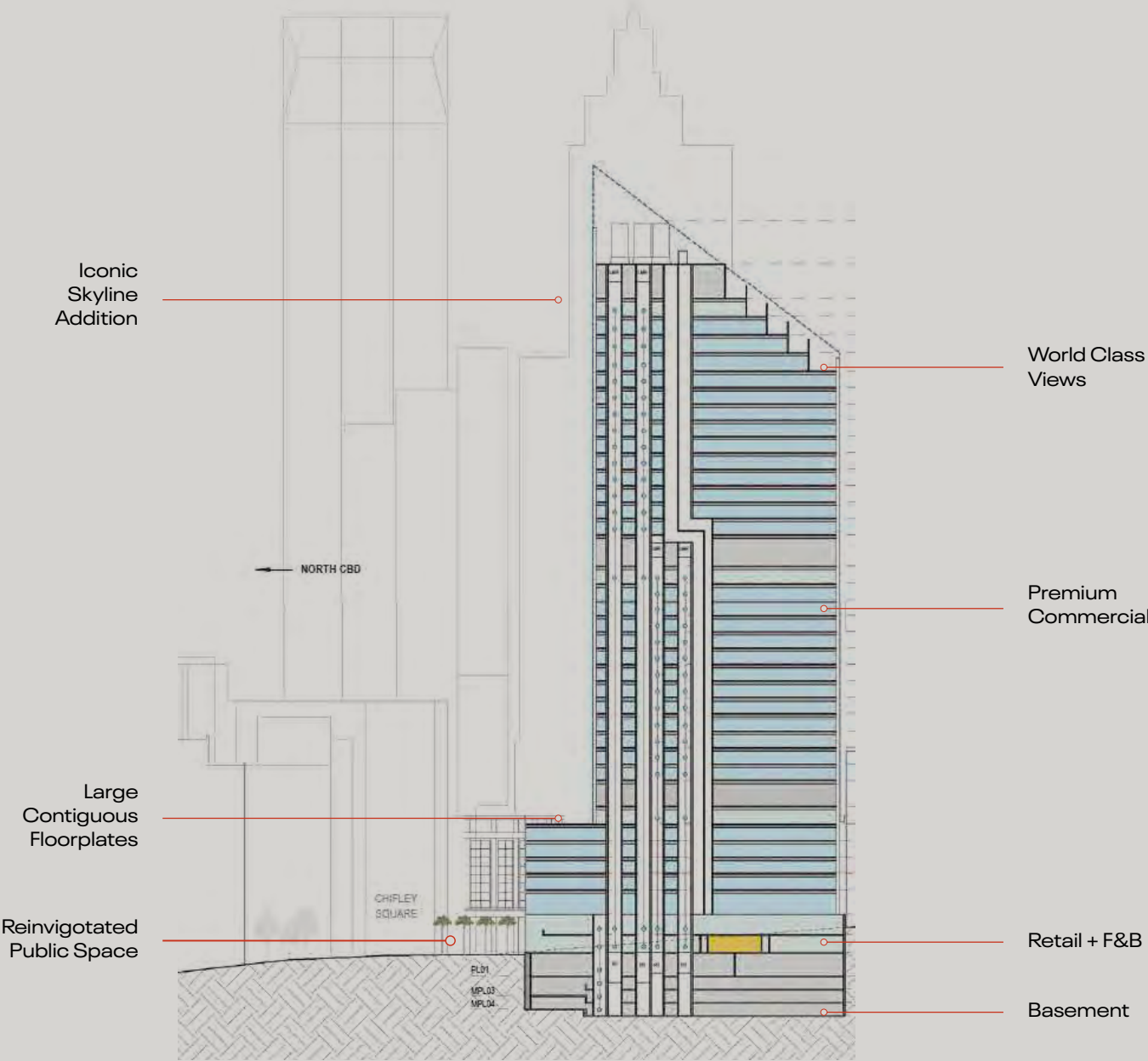
Sites surrounding future Metro stations are expected to experience the greatest change as developments take advantage of the benefits provided by new transport infrastructure and, in turn, contribute to making government investment in that infrastructure a further success. This project will capitalise on investment in new Sydney CBD Metro Stations by increasing the density of activity and number of jobs near these stations, which will deliver on the vision of integrated land use and transport planning and a "30-minute city", where jobs, services and amenity are easily accessible.

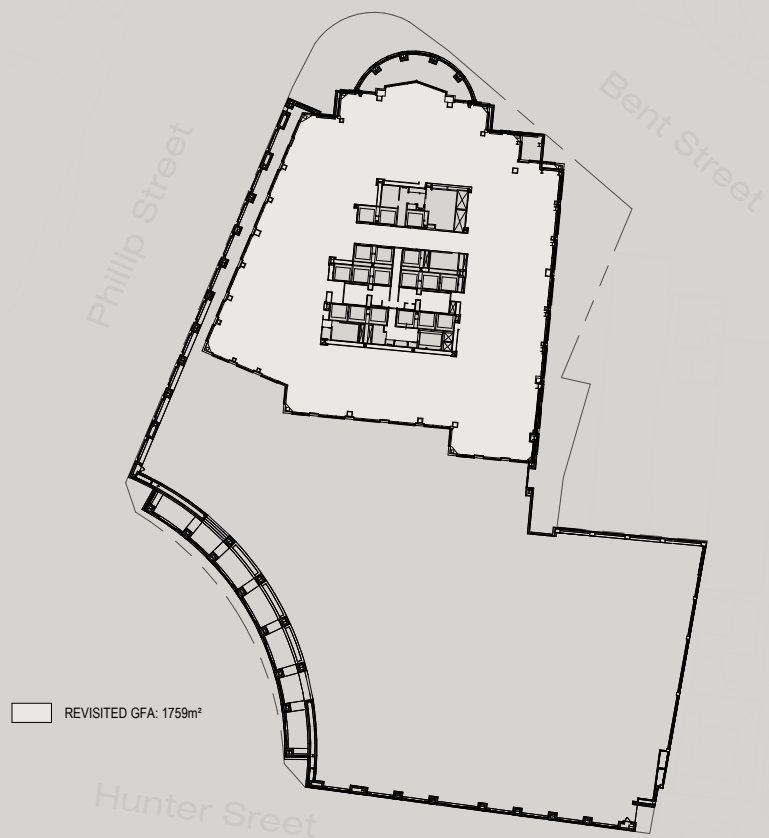
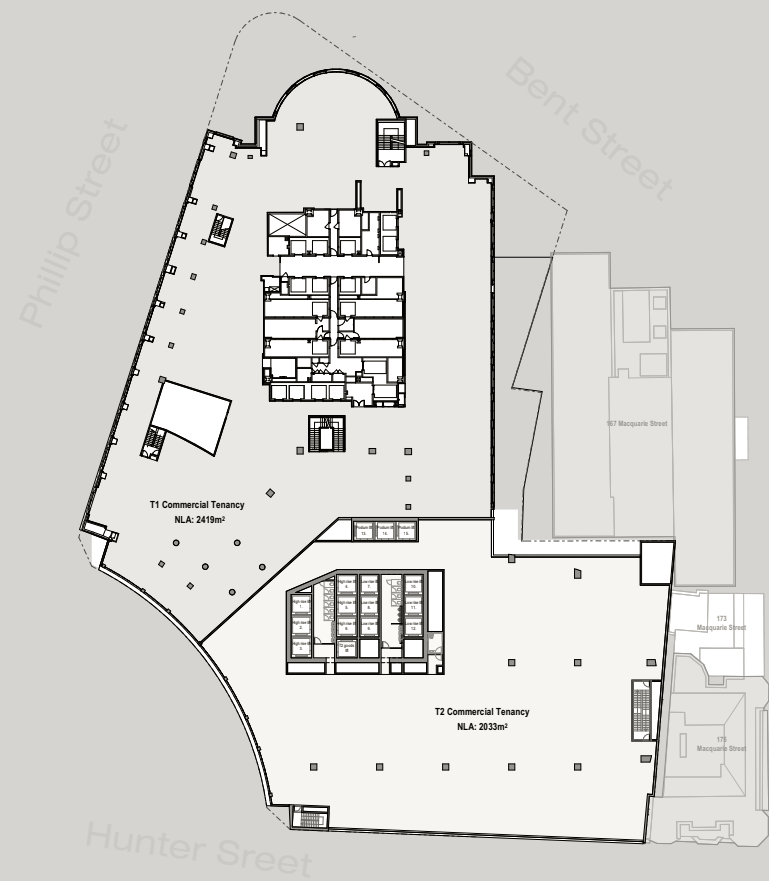
RESPONSIVE TO DEMAND

2 CHIFLEY SQUARE IS ABLE TO ACCOMMODATE LARGER FLOORPLATE NEEDS AS WELL AS SMALLER OFFICE TENANCIES THROUGH THE SITE SCALE, PROPORTIONS AND AVAILABLE HEIGHT, THEREBY RESPONDING DIRECTLY TO GLOBAL SYDNEY'S TENANT NEEDS.

As identified in the CSPA, due to the profile of occupants, premium-grade floorspace and large office floorplates (greater than 1,200sqm) have traditionally been highly sought after in Sydney's commercial core. Notwithstanding, smaller tenancies are also increasing in prominence as the trends continue of outsourcing and growth in the technology sector. There exists therefore a very real need to consider a diversity of commercial product for Sydney's financial core.

A key concern of global capital is the desire for superior amenity, productivity and effectiveness achieved by operating on larger, regular and efficient office floorplates. The ability for businesses to bring multiple teams together in visually and physically connected spaces results in better communication, collaboration and productivity and accordingly is a major consideration in building design and tenant building selection





THIS DEMAND FOR COMMERCIAL FLOORSPEACE SHOULD BE A KEY CRITERION FOR DELIVERING DESIGN EXCELLENCE AND THE USABILITY, EFFECTIVENESS AND LONGEVITY OF THE OFFICE SPACE IS JUST AS IMPORTANT AS EXTERNAL APPEARANCE.

IN THIS WAY, NEW OFFICE BUILDINGS CAN REMAIN RELEVANT TO OCCUPIERS FOR LONGER, EXTENDING THEIR LIFESPAN AND REDUCING THE ENVIRONMENTAL IMPACT OF A CONTINUAL CYCLE OF DEMOLITION AND REBUILDING.

This is also essential to attract businesses into the Sydney CBD, rather than suburban and interstate locations which can provide larger floorplates or ‘ground scrapers’ more suited to creating collaborative team environments.

The 2 Chifley Square site and proposal is able to respond specifically to these tenant drivers and needs. The ability to respond to the integrity of the existing Chifley Tower means that lower levels within the podium are large format, contiguous floorplates which are up to 2500m² in gross floor area, large enough for a financial institution who could occupy them as trading floors.

The large format podium floors can also be partitioned to enable the existing tower still to function during the new tower’s construction. The smaller sub-divided spaces can be configured into a wide range of workplaces to facilitate the integration of smaller companies or financial institutions which require single floors. Co-work and collaboration areas with larger companies may also occupy these floors to provide a greater diversity of workplace.

The tower floorplans provide options for smaller floorplates, with a slimmer tower form and tapering of the floorplates at the upper levels to meet sun access plane requirements.

The Chifley Proposal responds to the workplace demands of global and local businesses who wish to be located in the city’s traditional commercial core but with floorplates of sufficient size and flexibility. Allowing additional employment floorspace on the site offers a solution to 21st Century workplace tenant requirements and complements the tenant offering within the existing Chifley Tower.

VALUE PROPOSITION



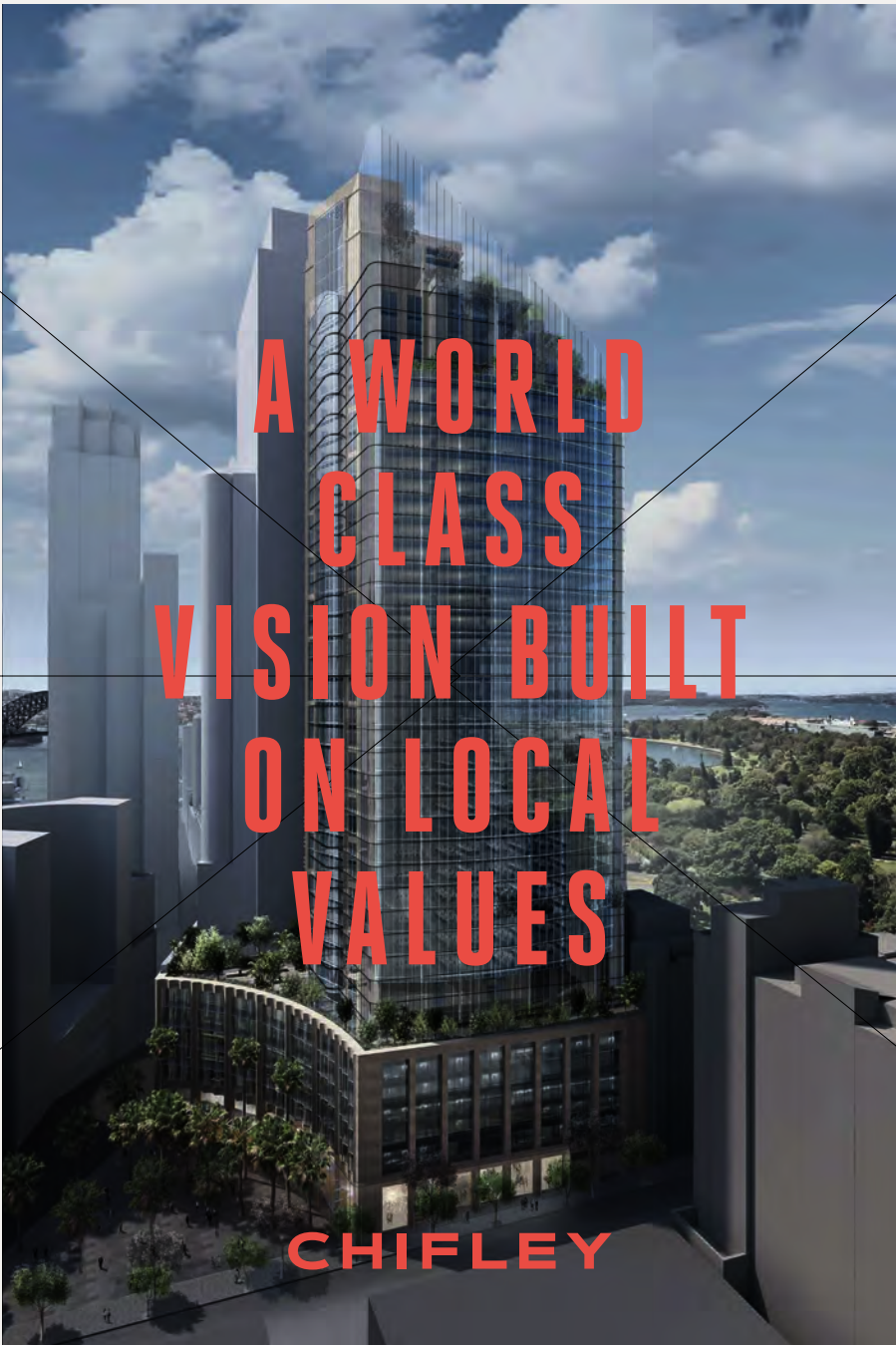
**ANCHORING THE
FINANCIAL DISTRICT**



**THE PIVOT POINT
OF GLOBAL SYDNEY**



A REMARKABLE SITE



**RESPONSIVE TO GEOGRAPHIC
CONSTRAINTS**



**RESPONSIVE TO
CITY-SHAPING INFRASTRUCTURE**



**RESPONSIVE TO
MARKET DEMAND**

A CENTRE OF INFLUENCE AND EXCELLENCE

THE EXISTING CHIFLEY TOWER WAS CONSTRUCTED OVER 20 YEARS AGO AND REMAINS A HIGHLY DESIRABLE LOCATION FOR HIGH PROFILE LEGAL AND FINANCIAL INSTITUTIONS, DUE IN PART TO ITS INCREDIBLE POSITION WITHIN SYDNEY'S FINANCIAL DISTRICT.

The proposed new tower is located on the north-eastern edge of Central Sydney and forms part of the historically and culturally significant Chifley Square, recognised as one of the city's most important urban spaces and part of an immediate network that includes Martin Place to the south, Farrer Place to the north and Richard Johnson Square to the west.

Semi-circular in form and bisected by Phillip Street, Chifley Square is often described as an 'urban room' and is flanked by several iconic buildings along its edge. The site is located within the Chifley Square Special Character Area and positioned between two further important Special Character Precincts of Martin Place and Macquarie Street nominated by the City of Sydney.

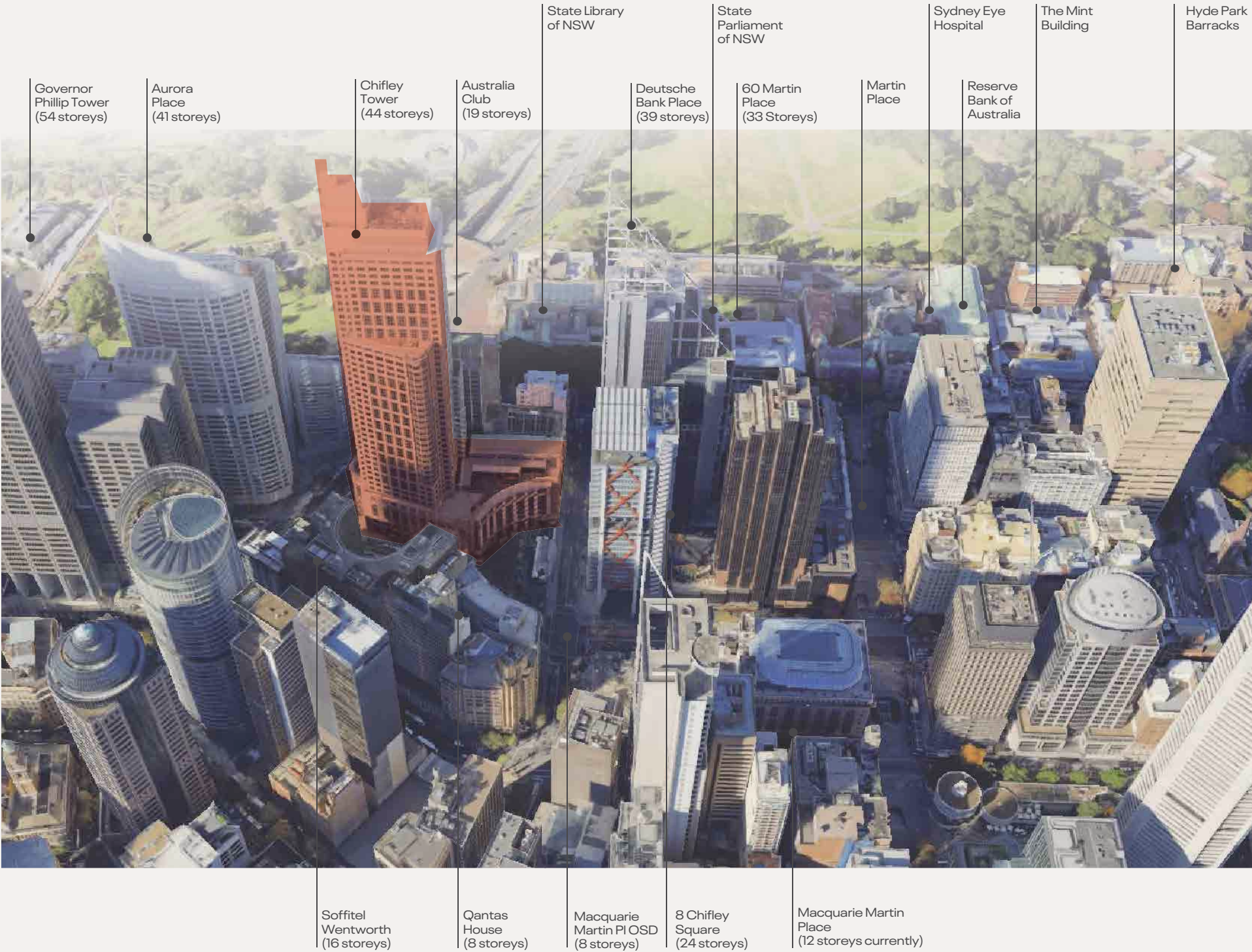
Circular Quay is located approximately 600m to the north and the site is directly opposite the future northern entrance of the Martin Place Metro Station, due to open in 2024. The CBD location of the site ensures it is in immediate proximity to public transport as well as a diverse mix of business, retail, cultural and entertainment destinations.

Broadly, development surrounding the site comprises a mix of high-rise commercial offices and hotels, with ground floor retail (including restaurants and bars) in buildings of varying heights, styles and ages. Land surrounding the site is also subject to future development and urban renewal.

The proposed new building on the site is located to the south of the existing tower and will share a significant frontage along Hunter Street. Located in a highly visible part of Central Sydney, the tower will also be a striking addition when viewed from the eastern edge of the city and will make a positive contribution to the overall skyline, supported through Council's design excellence processes.

The proposal has been carefully shaped to improve the public domain and commercial offer on this site, while also adhering to the principles established for the Special Character Area, including the following:

- Integrate the height, form and design of new buildings with its neighbours
- Recognise and enhance Chifley Square and Richard Johnson Squares as important public spaces with a unique sense of place
- Encourage the use of the spaces as a destination and meeting place for people
- Interpret the history of the place and in the design of both the public and private domain.



THE PROPOSAL HAS BEEN CAREFULLY SHAPED TO IMPROVE THE PUBLIC DOMAIN AND COMMERCIAL OFFER ON THIS SITE, WHILE ALSO ADHERING TO THE PRINCIPLES ESTABLISHED FOR THE CHIFLEY SQUARE SPECIAL CHARACTER AREA.

**A CROWN JEWEL,
THAT DELIVERS
OUTPERFORMING AND
LONG-TERM VALUE**

A STRONGER ECONOMY

THE VISION FOR 2 CHIFLEY SQUARE WILL SIGNIFICANTLY INCREASE THE AVAILABILITY OF VALUABLE PREMIUM COMMERCIAL FLOORSPACE IN CENTRAL SYDNEY WITH OUTSTANDING AMENITY, WHICH IN TURN WILL ATTRACT AND RETAIN WORLD-LEADING BUSINESSES REINFORCING SYDNEY'S GLOBAL COMPETITIVENESS.

Demand for premium commercial space in Sydney's CBD is consistently strong. Chifley is therefore uniquely placed to deliver a world-class product that addresses a clear market need, with new commercial floorspace anchoring off the existing reputation of 2 Chifley Square.

The proposal for 2 Chifley Square will connect talented people, opportunities and capital to contribute significant economic benefit in a period of disruption. It will help Sydney thrive in recovery and support the City's objective to grow a stronger, more competitive Central Sydney.

By providing a premium, high-end office product in Sydney's financial district, the proposed development will provide an innovative space for existing financial and emerging technology sectors.

The proposal is aligned with the key goals for growth set out in the CSPA to 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.

The proposed increase in capacity above the existing building and planning controls will maximise the creation of jobs to sustain economic growth. The project will create over 1,500 jobs during its construction and an additional 4,000 jobs after completion. These employees will have direct access to the new Martin Place Metro Station, ensuring appropriate leverage of investment in major transport infrastructure and agglomeration benefits for the CBD.

The project is aligned with government policy and strategic objectives including supporting growth in innovation and knowledge workers in order for Sydney to remain globally competitive. As well as attracting businesses, the project will encourage amenities and operators. The project will encourage amenities and operators in the Sydney CBD that will ensure its transition to a strong innovation and knowledge-based employment centre of global and regional significance.

A world-class environment with premium amenities and technology connectivity will support a critical mass of occupiers and knowledge workers, who in turn will drive clustering benefits supporting the development of a key knowledge hub in this part of Sydney.

The project will also contribute to the city's resilience in the face of the unprecedented disruption of Covid-19, and will encourage people to get people back into the city and stimulate the NSW economy.

Economy strengthening benefits include:

- 64,600sqm of refurbished and new premium commercial space in a priority location for the CSPA
- Generate approximately 1,500 jobs during construction and provide for an increase of approximately 4,000 jobs in operation
- Placing growth close to investment in major transport infrastructure.

**THE ECONOMIC CONTRIBUTION
OF THE CITY OF SYDNEY LGA
REPRESENTS ALMOST 22% OF THE
NEW SOUTH WALES GROSS STATE
PRODUCT (GSP) AND ALMOST
8% OF THE NATIONAL ECONOMY.**

SOURCE: J.D CONSULTING AND CITY OF SYDNEY CSPPS

**THE PROPOSAL FOR
2 CHIFLEY SQUARE WILL CONNECT
TALENTED PEOPLE, OPPORTUNITIES
AND CAPITAL TO CONTRIBUTE
SIGNIFICANT ECONOMIC BENEFIT
IN A PERIOD OF DISRUPTION
AND HELP SYDNEY THRIVE.**

GREEN, GLOBAL AND CONNECTED

THE CHIFLEY PLANNING PROPOSAL DEMONSTRATES A PROJECT AT THE ABSOLUTE FOREFRONT OF GREEN, GLOBAL, CONNECTED.

Sustainable City 2030 outlines the City of Sydney’s future direction and ambitions for the LGA. It represents a community, government and industry pathway to secure Sydney’s future success in the years leading to 2030.

After extensive community consultation and engagement it was determined Sydney would strive to be recognised as a leading Green, Global and Connected city by 2030. These three goals reflect the social, economic and environmental dimensions of life in the city that aim to improve the quality of life for its residents, workers and visitors. To help realise Sydney’s Green, Global and Connected future, the vision is supported by ten strategic directions. These strategic directions reflect the aspirations and qualities that the city aims to build on. Collectively they will help Sydney achieve a competitive high value global economy, positively contribute to the natural environment and foster a strong and inclusive community with a vibrant and expressive urban culture.

Because 2 Chifley Square is a large, consolidated development opportunity in close proximity to major public transport infrastructure within the CBD, it has the ability to deliver outcomes effectively for a number of these strategic directions. Other than housing, all of the strategic directions are relevant to the Chifley Proposal.

GREEN:

- In its leading environmental and sustainability targets
- By expanding and evolving the economic lifespan of the site; by retaining the existing tower and providing a new commercial building rather than going through continual cycles of demolition and renewal

GLOBAL:

- By responding to the need for premium grade floorspace in a desirable location with expansive floorplates and excellent workplace amenity, the site will continue to attract global and local capital to Sydney
- By offering modern floorspace responsive to 21st century workplace demands, and healthy workplaces in a post pandemic decade. This will contribute to making Global Sydney even more appealing

CONNECTED:

- Through providing City and precinct-changing activation
- By responding to city-shaping transformative transport projects located right on its doorstep
- By being connected and responsive to Global capital’s needs

HARNESSING THE
ENERGY THAT HAS MADE
CHIFLEY PRE-EMINENT,
AND INTERPRETING
IT FOR A NEW GENERATION



- | | |
|----|--|
| 1 | A globally competitive and innovative city |
| 2 | A leading environmental performer |
| 3 | Integrated transport for a connected city |
| 4 | A city for walking and cycling |
| 5 | A lively, engaging city centre |
| 6 | Vibrant local communities and economies |
| 7 | A cultural and creative city |
| 8 | Housing for a diverse population |
| 9 | Sustainable development, renewal and design |
| 10 | Implementation through effective governance and partnerships |

**THE 2 CHIFLEY SQUARE PROPOSAL
INTRINSICALLY DELIVERS THE GOALS
OF GREEN, GLOBAL, CONNECTED. THE NEW
COMMERCIAL OFFERING COMPLEMENTS
AND ACHIEVES THIS BEYOND
THE OPPORTUNITIES OF RETAINING THE
EXISTING CHIFLEY TOWER ALONE.**

A SAFE HAVEN FOR ECONOMIC RECOVERY

ESSENTIALLY, NOW IS THE TIME TO ALLOW INVESTMENT READY SITES, AMALGAMATED AND IN SINGLE OWNERSHIP, LOCATED IN CITY'S TRADITIONAL COMMERCIAL CORE TO DEVELOP AND TRULY EVOLVE.

The key aspects that make Sydney a desirable Global City and desirable location for commercial activity are likely to become even more valued in a post-pandemic world.

As outlined throughout this document, global cities compete on a global stage to attract talent, people and investment. While the full repercussions of the current COVID-19 pandemic cannot be known, it is already clear that Australia, and its global city powerhouse – Sydney- has the potential to grow as a desirable location and a reputationally safe place for global capital.

Sydney's point of difference in the coming decade could be distilled into a number of key strengths:

- The country's economic management, clear governance structures and handling of the pandemic renders Sydney and Australia as a stable and attractive investment destination.
- The effectiveness of its transport infrastructure has been brought into the 21st century through multi-billion dollar government spending in recent years, setting up the City Centre as an accessible and reliable investment destination.
- Human capital is supported by an effective and robust education system which includes top ranking global universities.
- Sydney and Australia's enviable livability factors – including natural assets (e.g Harbour, beaches, open spaces), air quality, climate, healthcare, culture (arts, entertainment and sport).

Essentially, now is the time to allow investment-ready sites, amalgamated and in single ownership, located in City's traditional commercial core to develop and truly evolve. This provides a sound rationale to allow the re-imagining of planning controls for the site, and will assist in establishing Sydney as the Global City of choice in a post-pandemic world.

THE FIRST CHOICE FOR TOP TIER CUSTOMERS

A WORLD CLASS WORKPLACE

IN THE BATTLE FOR TALENT AND ECONOMIC ADVANTAGE IN AN INCREASINGLY COMPETITIVE GLOBAL ENVIRONMENT, CHARTER HALL IS FIRMLY IN SYDNEY’S CORNER. IT HAS NEVER BEEN MORE IMPORTANT TO BENCHMARK OUR PREMIUM COMMERCIAL SPACE OFFER AGAINST THE BEST IN THE WORLD.

The vision is to continue the evolution of 2 Chifley Square as an iconic destination and place of work that offers a diversity of opportunities and experiences to attract the world’s best and brightest innovators, value creators and problem solvers. 2 Chifley’s success will also help the City of Sydney deliver its objectives of growing employment in the CBD through to 2036, and strengthening ‘Global Sydney’ as a centre for economic and cultural activity.

Charter Hall will draw on its market-leading perspective and experience of operating a \$20 billion portfolio of commercial office space to shape it as a pre-eminent workplace of the future that attracts talent locally and globally.

The proposal will deliver over 130,000sqm, of which the new build is 58,000sqm, of new premium commercial space supported by the highest quality building design, workplace experience, levels of service and sustainability. By providing such an in- demand product in the heart of Central Sydney’s financial district, the proposal will meet the needs of a diverse mix of clientele, users and tenants, ranging from high profile international companies, local talent and emerging enterprises.

An international design excellence competition will drive leading sustainability, innovation and experience ensuring 2 Chifley Square delivers:

- An award-winning architectural icon that is loved even more for its positive presence on Sydney’ skyline and acts as an important urban marker;
- A next-generation workplace employing the most advanced technologies and techniques to enable employee productivity and wellbeing;
- A climate-responsive, carbon-neutral building with the highest sustainability ratings available (6 star Greenstar, Platinum WELL rating, 5 Star NABERS rating);
- A memorable, attractive place to arrive at, move through and enjoy that takes full advantage of its excellent amenity and transport links;
- No unnecessary impacts on neighbouring buildings, places or public spaces, with appropriate levels of skyview and solar access plane protection.



IN AN INCREASINGLY COMPETITIVE
GLOBAL ENVIRONMENT IT HAS
NEVER BEEN MORE IMPORTANT TO BENCHMARK
OUR PREMIUM COMMERCIAL FLOORS
OFFER AGAINST THE BEST IN THE WORLD.

THE LOCATION OF THE SITE ENSURES THAT ICONIC HARBOUR, GARDEN AND PARKSIDE VIEWS PROVIDE PREMIUM OFFICE SPACE THAT CAN COMPETE WITH RESILIENCE AGAINST RESIDENTIAL AS A HIGHEST AND BEST USE. IT IS ALSO UNIQUE IN ITS ABILITY TO COMBINE TWO TOWERS OVER A COMMON PODIUM, INCREASING THE FLOORPLATE AND PROVIDING A FLEXIBILITY AND SENSE OF SCALE THAT IS IN DEMAND IN THE PREMIUM OFFICE MARKET.

The scale of these enhanced floorplates, around 1,500sqm, will enable and encourage seamless opportunities for collaboration and innovation along with a modern adaptability for safe physical distancing between workers and the accommodation of dynamic groups of professionals.

The delivery of COVID-safe workspaces is a vital challenge for CBD commercial environments to remain attractive to employees and employers as the world builds beyond this pandemic. The flexibility of larger floorplates is becoming increasingly essential for CBDs to remain competitive against 'ground-scrappers'. 2 Chifley Square offers a site of the size and proportions to meet that challenge.

With Charter Hall's unwavering track record, local expertise, reputation for quality and strong portfolio, the City can be confident in Charter Hall's ability to deliver this vision and also in its long-term custodianship of what can continue to be regarded as Sydney's finest workplace.



A BUILDING TO CHERISH

CHIFLEY TOWER IS A BUILDING OF OUTSTANDING ARCHITECTURAL MERIT, A PIECE OF ENDURING ARCHITECTURE WHICH REMAINS IMPRESSIVELY RELEVANT IN A CONTEMPORARY CONTEXT.

The Tower was constructed in the Post-Modern Art Deco style and is unique in the context of Sydney. It has an all steel frame with concrete floor slabs. The building has a curved façade to the east and a central irregular polygon shaped core, partly in response to the unique site planning and proportions. The building has multiple setbacks to the top typical of the Art Deco Style. The materials are predominantly granite, glass and steel, reflective of its positioning and appointment as a late 20th century building.

The building is recognised for its aesthetic value in its evocation of its period and references to Art Deco 'Chicagoesque' style. It is listed on the RAIA list of significant 20th century architecture. Although it is not listed on any statutory instrument, there is recognised potential for the building to reach the requisite threshold of significance warranting retention and heritage listing in the future. The existing integrity of the building and structure is high. No major upgrades or interferences with the existing building façade and structure are anticipated as part of the Planning Proposal.



2 CHIFLEY SQUARE OFFERS A RARE CBD OPPORTUNITY TO SHOWCASE THE HISTORY AND STRENGTH OF 20TH CENTURY SYDNEY ARCHITECTURE, COMPLEMENTED BY A NEW 21ST CENTURY BUILDING.

More broadly, Central Sydney contains one of the greatest concentrations of post-war, Modern and Post-Modern buildings in New South Wales, designed to a very high standard. This includes outstanding architecture and civic accomplishments in office buildings, churches, community, education and cultural buildings, public spaces, fountains and artworks. For Sydney, both post-war architectural movements were an exciting and challenging period that determined much of the present physical form of central Sydney. The dominance of taller office buildings from this period records the changing role of Australia in an international context, and Sydney's new-found role as a major world financial centre.

The heritage value of 20th century architecture, as part of our more recent history, is often under-recognised, yet forms an invaluable contribution and understanding of the evolution of the Sydney CBD. Chifley Tower in its enduring quality, architectural excellence and continued popularity amongst occupants is particularly noteworthy.

The proposal, drawing on a combination of existing and new enduring architecture, will give tenants every reason to continue to choose 2 Chifley Square, thus achieving one of the core goals of the Planning Proposal.

AN EXEMPLAR IN SUSTAINABILITY

CHARTER HALL HAS AUSTRALIA'S LARGEST GREEN STAR FOOTPRINT WITH 178 GREEN STAR PERFORMANCE RATED BUILDINGS AND 18 GREEN STAR DESIGN AND AS BUILT RATED BUILDINGS. CHARTER HALL'S CURRENT SUSTAINABILITY REPORT OUTLINES TARGETS OF 100% REDUCTION IN SCOPE 1 AND SCOPE 2 EMISSIONS, WITHIN CHARTER HALL'S OPERATIONAL CONTROL BY 2030.

By investing in people and business, Charter Hall strives to deliver exceptional results over the long term, and to be the property choice for investors, tenants, communities and people alike. Charter Hall is an active participant in the development of the City of Sydney's strategic planning approach, supporting the City of Sydney's Sustainable City 2030, and is a founding member of the City of Sydney's Better Building Partnership, with many of its employees sitting on the executive and working groups.

Charter Hall is strongly supportive of the sustainability vision in the City's CSPA. Within the CSPA's ten key moves, Move 6 relates to ESD and states, "move towards a more sustainable Central Sydney by investigating opportunities for planning controls to require minimum energy and water standards for all new developments and for growth opportunity sites to drive zero-net energy outcomes".

Charter Hall's current Sustainability Report outlines targets of 100% reduction in Scope 1 and Scope 2 emissions, within Charter Hall's operational control by 2030. Charter Hall is also working with its tenant customers and construction project partners to reduce Scope 3 emissions.

Charter Hall's focus on sustainability in its ethos is clearly aligned with the City's vision. Charter Hall has worked collaboratively with Council on sustainability to date including the City of Sydney's Better Buildings Partnership, as seen through the recently completed 333 George Street. Charter Hall will continue to work with Council to achieve sustainability goals and outcomes for the Chifley project.

Charter Hall's key sustainability goals as set out in their current Sustainability Strategy are closely aligned with the City's own sustainability goals, as expressed in the draft CSPA and Sustainable Sydney 2030. These are:

- Net Zero Emissions by 2030:
- Achieve the equivalent of a 2-degree reduction in emissions.
- 70% waste diversion from land fill in retail and office assets.
- 5 Star Green Star Design and As Built ratings sought on all new large developments.
- Star NABERS Energy Weighted Average Rating for Office Assets.
- Climate resilient assets.
- Maintain certified EMS to ISO 14001.



A MEMORABLE EXPERIENCE

CHARTER HALL IS COMMITTED TO CREATING GREAT PLACES AND PRESERVING THE DISTINCTIVE HERITAGE OF ICONIC SPACES AND BUILDINGS.

Charter Hall has a unique approach to creating positive, thriving places that is informed by a history and track-record of working with the best of the world's design and development community. We listen deeply and take the time to put ourselves in other peoples' shoes, working in close collaboration to create better relationships, outcomes and shared value.

At 2 Chifley Square, the project team will apply the best collective intelligence to create a world class destination that offers an unrivalled experience of place that is memorable, vibrant and cherished by the people and workers of Sydney.

Charter Hall will invest in a new face and front door to Chifley Square as well as a vibrant new food and beverage precinct to activate one of Central Sydney's most important civic spaces.

This will include a fully re-furbished podium activated by a range of new outdoor dining options to invigorate the experience of this space throughout daytime, evening and weekend trading. New destinations will also be created such as a ground floor café and retail anchored around one of Sydney's most important 'urban rooms'.

Charter Hall's approach to activating place focuses on the relationship between the physical and the intangible experience of place that can enable engagement and foster shared value within a community.

WE SEEK TO DEFINE AND OPTIMISE
BY CONSIDERING THREE PILLARS - PEOPLE,
PROGRAM AND PLACE
- THAT CAN GUIDE PRIORITIES
AND DECISIONS IN FAVOUR OF
BETTER PLACE OUTCOMES.

THESE PILLARS ARE THEN ENRICHED AND BROUGHT TO LIFE BY A SERIES OF SEVEN PRINCIPLES TO CREATE AND ACTIVATE PLACES IN WAYS THAT IMPROVE THE EXPERIENCE FOR CUSTOMERS, CLIENTS AND VISITORS

- **Welcome** by a specialised team of curators that can guarantee every property flexes and adapts around its customers and visitor needs
- **Community** through establishing links with galleries, businesses and Not For Profits to create an outward-looking network
- **Stage** a continual experience of discovery to activate our workplaces
- **Transitions** between communal, shared and private spaces that engage and create positive moments
- **Wellbeing** focus on the health and happiness of a employees and co-workers
- **Inclusion** of people to create a sense of belonging and help them bring their whole best self to work
- **Environment** through leading initiatives and practices to create trust and commitment to our planet.





PEOPLE

The hosted experience, including behaviour, uniforms, script and location of employees. We draw on the expertise of operations, hospitality, retail and personnel consultants to infuse the human side into the overall place experience.

PROGRAM

The program of technology (hardware and software), content, activities and events across the physical space and digital platforms. It ensures that the experience retains a constant sense of evolution.

PLACE

The physical and spatial side of the experience delivered in partnership with architects, interior design and technology teams. It includes the layout, furniture and joinery, seating and desks, signage, digital assets and branding.

CHIFLEY
PLAZA

AN EXEMPLAR
FOR WORKPLACE
INNOVATION.

A NEW AXIS OF ACTIVATION

DESPITE BEING LOCATED AT THE CENTRE OF ONE OF SYDNEY'S MAJOR COMMERCIAL, CULTURAL AND TRANSPORTATION CROSSROADS, THERE IS A CLEAR ABSENCE OF SUCCESSFUL ACTIVATION IN THIS AREA OF THE CITY.

The Chifley proposal offers an immense opportunity to achieve the long-held City goal for Chifley Square to be a successful 'urban room' and to respond to and enhance the locality in response to the Martin Place Metro.

Under existing conditions, large sections of both Hunter and Bent Streets are inactive as their building interfaces do not support active frontages due to their design at street level. At over 50m in length, the site's Hunter Street frontage presents an opportunity to re-organise the podium to facilitate the introduction of amenities which promote greater activation on the street.

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 can be re-considered as part of an opportunity to provide new active uses to the street. The proposal also offers the 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.

The reference design envisages a reconstructed southern podium, with the objective of creating a more visible and permeable interface with the public domain of Chifley Square.

The redevelopment will provide the opportunity to locate the main address to the new podium and tower at the lower ground level, directly from Chifley Square, elevating the importance of Chifley Square and promoting a strong 'desire line' from the future Martin Place Metro Station (northern entrance) to Chifley Square.

The location of the new entry will provide increased foot traffic to Chifley Square and enable the integration of new uses to promote increased activity at various times of the day beyond the regular work cycle. The revitalised podium provides the opportunity to deliver a diverse retail hub including a variety of food and dining uses to improve activation and encourage pedestrian foot traffic in this location. It will also provide the opportunity to activate Chifley Square.



A REVITALISED 2 CHIFLEY SQUARE WILL ALLOW USERS OF THE SYDNEY METRO TO SPILL OUT ONTO AND INTO WHAT WILL BE ONE OF SYDNEY'S GREATEST PUBLIC SQUARES. THE DESTINATIONAL DESIRABILITY OF COUNCIL'S CHIFLEY SQUARE HAS THE POTENTIAL TO BE EQUAL IMPORTANCE AS OTHER EXISTING AND PLANNED SQUARES NEAR STATION INFRASTRUCTURE – SUCH AS CENTRAL, TOWN HALL, AND CIRCULAR QUAY.

The upper floor level will have a direct entry from Hunter Street, with retail on this level including a series of distinctive retail uses that can be subdivided to smaller retail tenancies to ensure diversity and enable a greater intensity of new uses. The figures below show the lower ground level and upper ground level indicative reference design, and how each level provides through connectivity to each street frontage and integration with the existing tower and podium on the northern portion of the overall site.

With the right planning interventions and development contribution from the project, the re-thinking of Chifley Square presents a key opportunity to affect the entire activation of the precinct.

The core principles of the Proposal will actually be the driver to facilitate this re-activation of Chifley Square as the commercial response to the site is the connective tissue to making Council's Square a success. It is the re-configuration of the existing podium which will allow the introduction of new, finer grain retail and dining to improve activation and better utilise the existing public domain along Hunter Street and Chifley Square.

A HEALTHY AND CONNECTED COMMUNITY

AT CHARTER HALL WE BELIEVE THAT BRINGING PEOPLE TOGETHER TO CONNECT MEANINGFULLY IN PLACES THAT DELIGHT AND MEET THEIR NEEDS HELPS BUILD BETTER CITIES AND STRONGER COMMUNITIES.

2 Chifley Square is fortunate to have incredible views and is a short walk to the Domain and Botanic Gardens. It is also well located for existing bus and train services and close to other major landmarks such as Martin Place, Parliament House and Hyde Park Barracks. With the arrival of the new Metro to south-western Sydney at Martin Place, Chifley Square will be even better connected to the wider Metropolitan Region and Sydney International Airport, thereby providing significant additional floorspace to reach the goal of the '30 minute' city.

The vision for Chifley Square includes promoting safe, accessible, walkable and legible streets and spaces that link effectively to and through the site in ways which encourage pedestrians and users of public transport.

Facilitating walkable precincts as part of a connected city is a key objective, which also considers design aspects such as wind mitigation and other considerations for pedestrian comfort and amenity.

Health and wellbeing will be placed at the centre of the revitalised precinct in the form of a New Active Lifestyle and Wellbeing Hub, with 1,300m² of new integrated lifestyle facilities such as gyms and yoga studios. Dedicated places for peaceful reflection will also promote a positive mental health space, offering visitors a welcome relief from the stresses of the daily city environment. The food and beverage offering at the ground plane will provide amenity to workers of the Chifley towers and surrounding locality.

In anticipation of the opening of the new Sydney Metro Station, the current footpaths (which are at capacity at peak times) will be widened and improved to enhance the safety and amenity for pedestrians moving to and through the site.

In addition, encouraging the provision of more jobs close to major transport infrastructure will mean shorter connections to people's homes, improving the diversity and accessibility of employment with less impact on the traffic network.

From developer contributions, significant investment will be made in upgrading the public domain, landscaping, street furniture and wayfinding in line with the City's wider commitments and expectations to deliver green, accessible, legible streetscapes.

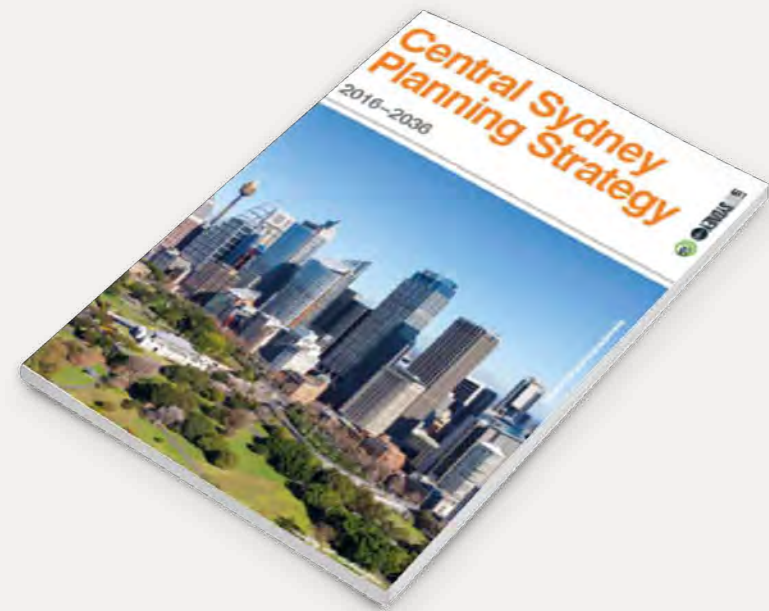
A mix of active uses along the edge of the podium to Chifley Square and Hunter Street and improvements to Chifley Square will:

- result in a significant improvement to the amenity and quality of the public domain;
- generate increased pedestrian activity and opportunities for interaction;
- increase safety and security in the surrounding public domain;
- complement and augment the forthcoming Sydney Metro station, allowing for significant return on State-led infrastructure through patronage and use; and
- provide good opportunities for the integration of public art and site interpretation.

**THE VISION FOR CHIFLEY SQUARE INCLUDES
PROMOTING SAFE, ACCESSIBLE, WALKABLE
AND LEGIBLE STREETS AND SPACES THAT LINK
EFFECTIVELY TO AND THROUGH THE SITE IN WAYS
WHICH ENCOURAGE PEDESTRIANS AND USERS
OF PUBLIC AND ACTIVE TRANSPORT.**

A PARTNERSHIP IN CREATING SHARED VALUE

CHARTER HALL BELIEVES IN INNOVATING TOGETHER WITH AUTHORITIES AND COMMUNITIES TO DELIVER SUSTAINABLE, REWARDING, SUCCESSFUL PLACES THAT CREATE SHARED VALUE AND BECOME AUTHENTICALLY ADOPTED AS PART OF A THRIVING CITY.



Charter Hall welcomes the opportunity to partner with our neighbours, the community and the City of Sydney to prepare and deliver the vision for 2 Chifley Square.

In particular, this site is ideally positioned to help meet the CSPS' intent to attract increased employment floor space targeted in the City of Sydney's Sustainable Sydney 2030 program.

Charter Hall's approach to placemaking also allows the opportunity to collaborate with the City of Sydney to agree an envelope that meets the objectives of the CSPS while giving the most flexibility possible for the design competition, which will allow the architects the freedom to create a world class outcome for the site.

The Planning Proposal and Reference Design for 2 Chifley Square establishes a planning framework that will provide significant benefits whilst sensitively balancing impacts on the local community and aligning with all major strategic directions and objectives set out in key local and state government policies (as outlined in the Ethos Urban Planning Proposal report), including:

- Greater Sydney Region Plan
- Eastern City District Plan
- NSW State Infrastructure Strategy 2018
- Future Transport Strategy 2056
- Central Sydney Planning Strategy.

**CHARTER HALL WELCOMES
THE OPPORTUNITY TO PARTNER
WITH OUR NEIGHBOURS,
THE COMMUNITY AND THE
CITY OF SYDNEY TO PREPARE
AND DELIVER THE VISION
FOR 2 CHIFLEY SQUARE.**

CONCLUSION

CHIFLEY SQUARE IS A SIZEABLE, LATENT, HIGHLY OPTIMAL AND UNCONSTRAINED CITY SITE THAT DOES NOT REQUIRE AMALGAMATION OF DISPARATE LANDHOLDINGS IN ORDER TO ACHIEVE AN OUTSTANDING OUTCOME.

Charter Hall’s vision will deliver a number of significant strategic and local benefits in an important centre of influence in central Sydney. These include creating:

- A centre of influence
- A world-class workplace
- A stronger economy
- A memorable experience
- A healthy, connected community
- A leader in sustainability
- A partnership in shared value
- A safe and innovative delivery partner

The creation of a new world class commercial building will unlock the full development potential of the site in delivering premium grade floor space that will support and strengthen Sydney’s role of Australia’s only global city to deliver:

- Substantial numbers of jobs to stimulate the NSW economy for a post COVID economic recovery
- A design excellence process will deliver an iconic, recognisable and high-quality contribution to the Sydney skyline
- A world class destination at ground level, by leveraging off the site’s existing square and street frontages to provide an improved and invigorated street feel
- A highly sustainable, carbon neutral office tower; and
- A next generation workplace environment that realises the opportunities that are emerging in future work practice, wellbeing and sustainability, communication and digital technologies, and security.

**THE CREATION OF A NEW
WORLD CLASS COMMERCIAL BUILDING
WILL UNLOCK THE FULL DEVELOPMENT
POTENTIAL OF THE SITE IN DELIVERING
PREMIUM GRADE FLOOR SPACE THAT WILL
SUPPORT AND STRENGTHEN
SYDNEY'S ROLE OF AUSTRALIA'S
ONLY GLOBAL CITY.**

THIS IS A NEW ERA FOR CHIFLEY

CHIFLEY