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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

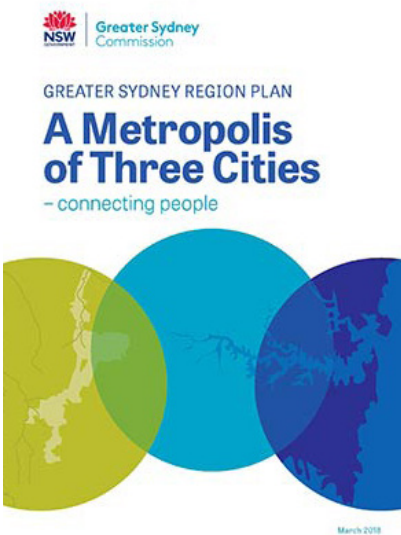
Greater Sydney Region Plan

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

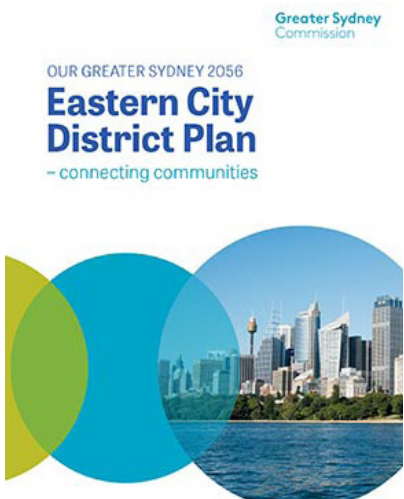
The Eastern City District Plan underpins the Greater Sydney Region Plan and sets the 20-year vision for the Harbour City District through 'Planning Priorities' that are linked to the Region Plan. Under this Plan, the Site is strategically located within the CBD of the Eastern City and the Eastern Economic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

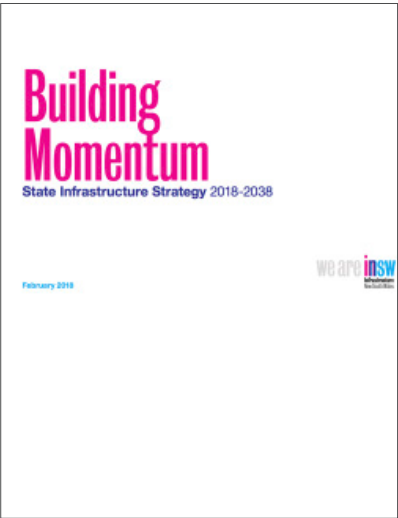


NSW State Infrastructure Strategy 2018

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



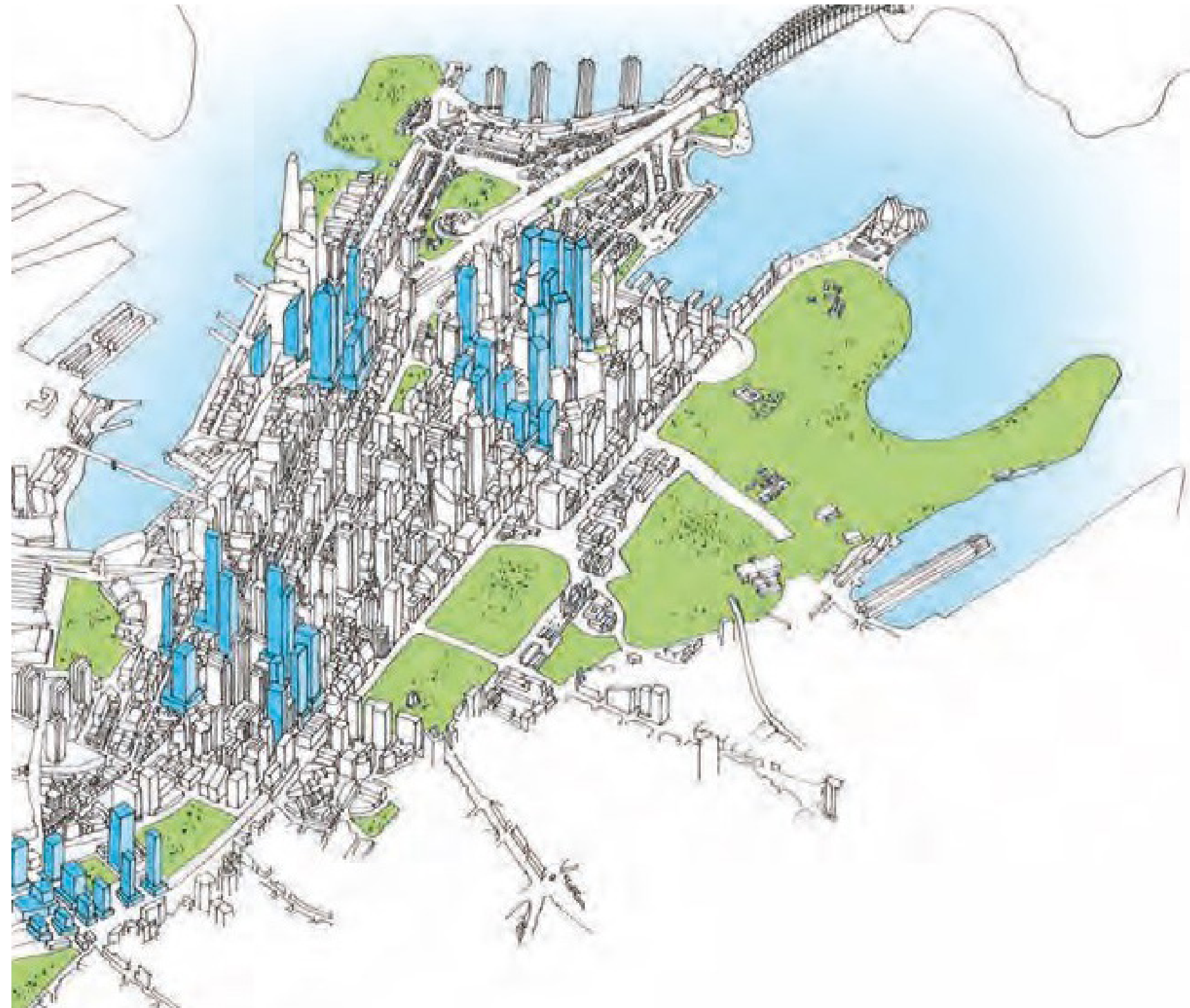
1.4 Central Sydney Planning Strategy (CSPS)

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

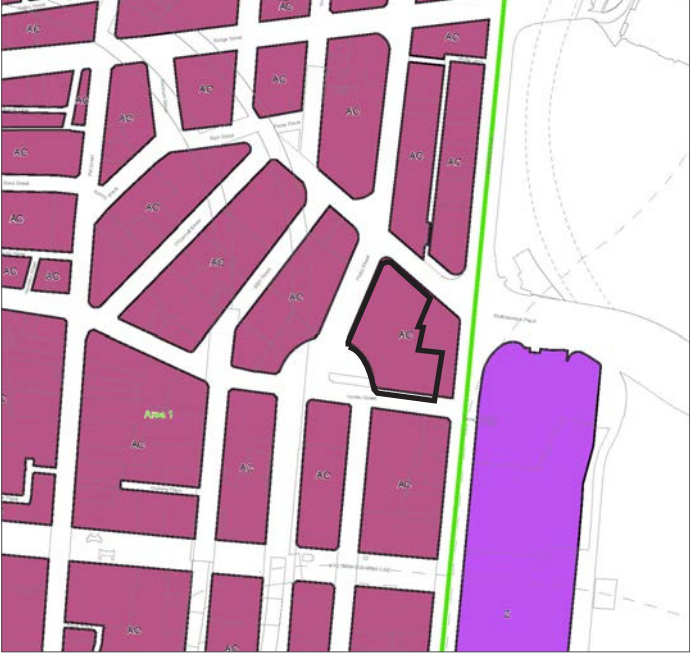
The site is zoned B8 Metropolitan Centre under the Sydney Local Environmental Plan 2012 (SLEP 2012). This zone permits a wide variety of land uses, to provide opportunities for an increased intensity of land uses which are geared around commerce, trade and tourism.



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)

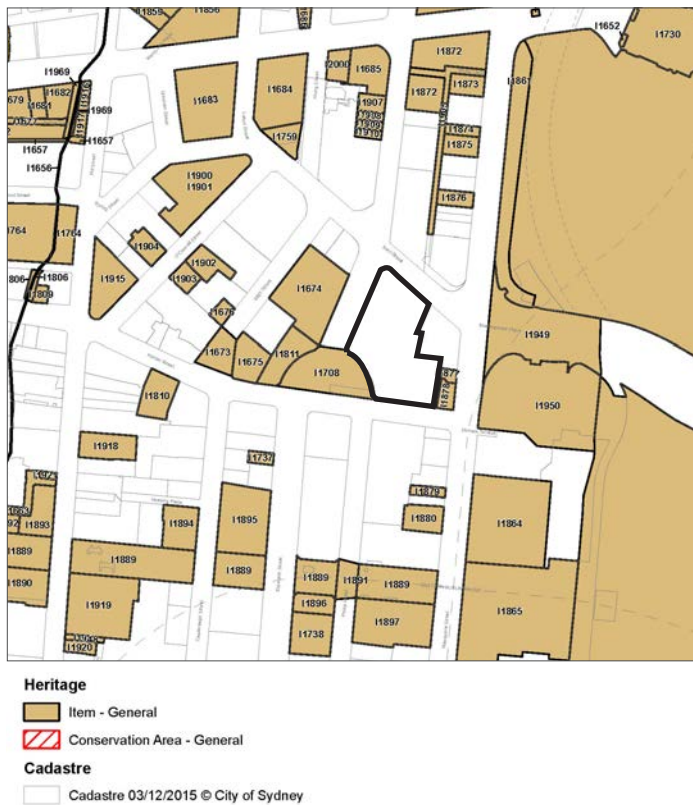
The site is subject to a maximum FSR of 8:1 under the existing controls, however, the proposed built-in ability within the LEP for sites within the four mapped tower cluster areas to achieve a 50 per cent floor space bonus and additional height up to any applicable sun access plane or aviation surface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

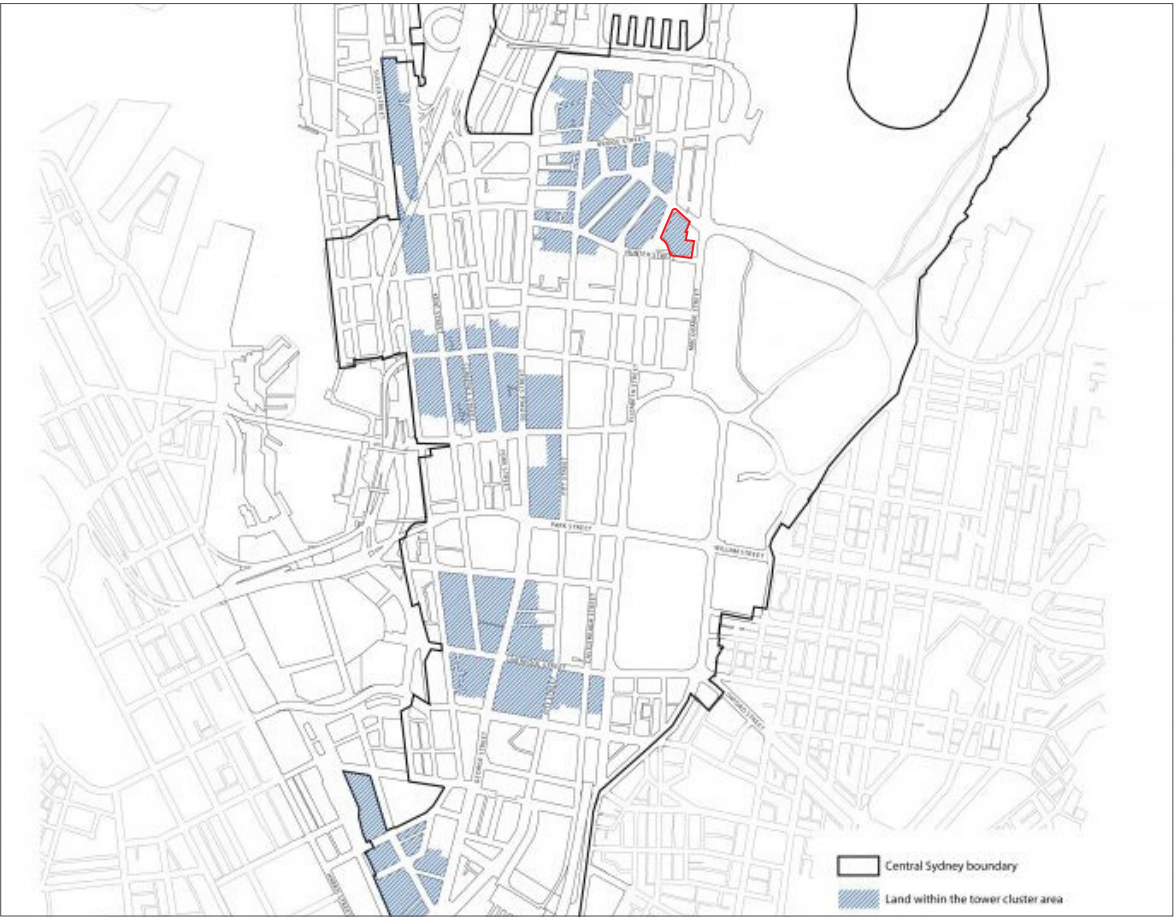
The site is located within the Chifley Square / Richard Johnson and adjacent to the Macquarie Street Special Character Areas, which contain a number of heritage items of local, state and national significance.

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

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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.

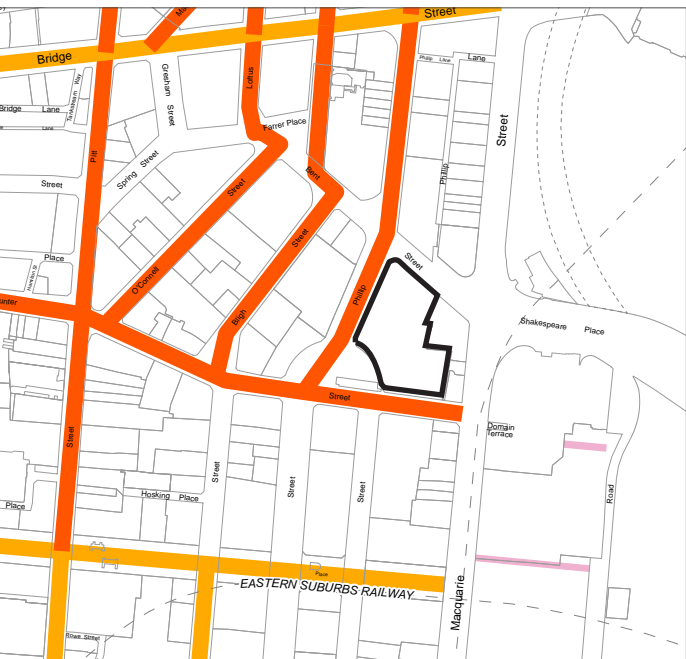
Floor space ratio: The site will be eligible for a 50% floor space bonus and additional height up to any applicable sun access plane or activation surface, making the site capable of an FSR of 18.75:1.

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

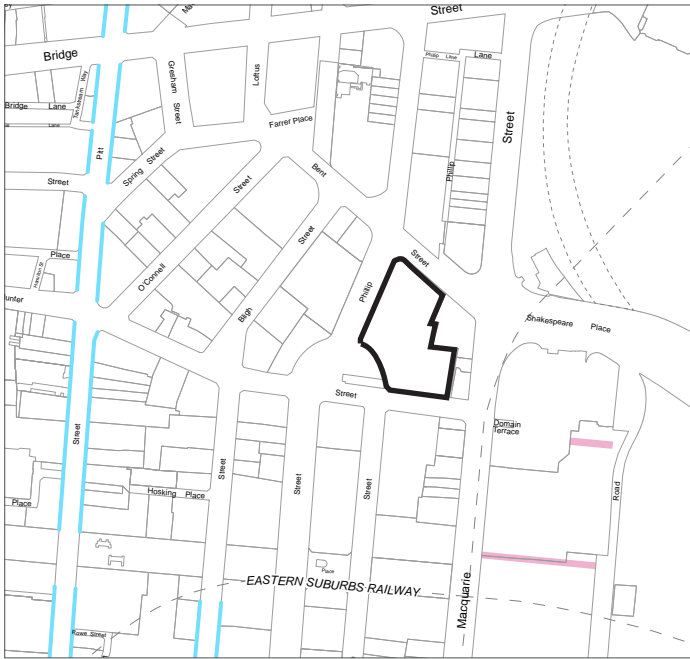
The Sydney Development Control Plan 2012 (SDCP 2012) Section 3.11.11 requires that no new vehicle accesses be permitted off Hunter or Phillip Streets to minimise pedestrian vehicular conflicts and preserve the amenity of pedestrians.



- 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

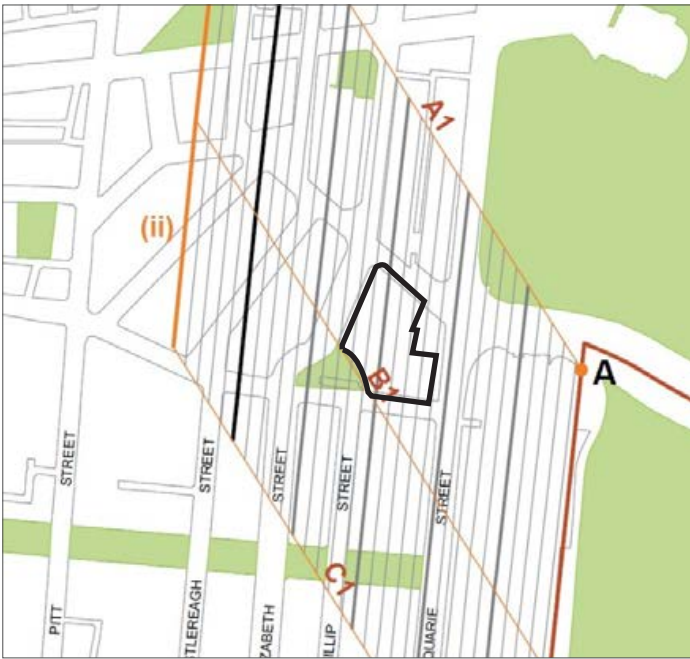
The current DCP currently identifies the through site link which runs north south through the centre of the site between Bent and Hunter Streets.



- Legend**
- Awnings 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.

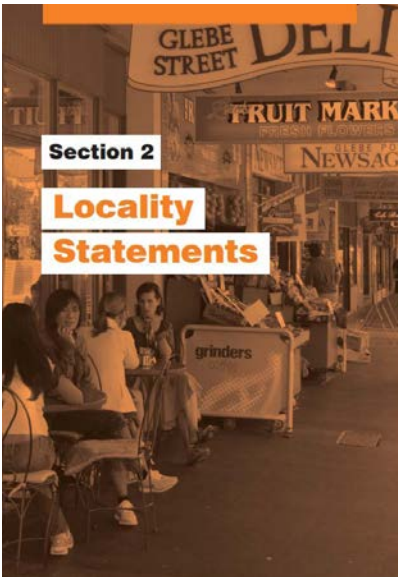
A locality statement has also been developed for the area along with a series of principles which underpin the future development of the area. A summary of the principles and the statement are provided:

- 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.



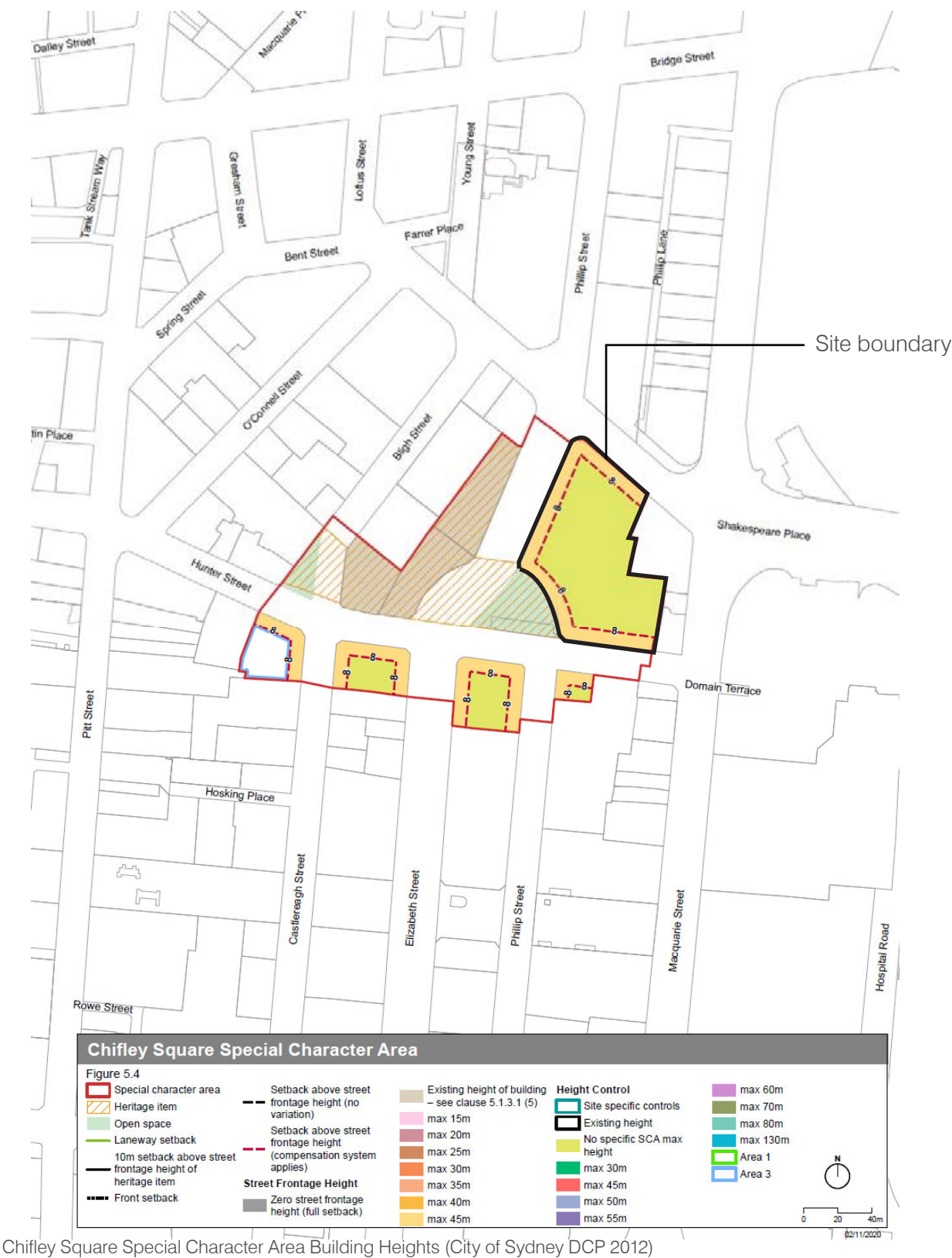
1.6.1 Street Frontage Height and Street Setbacks

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)

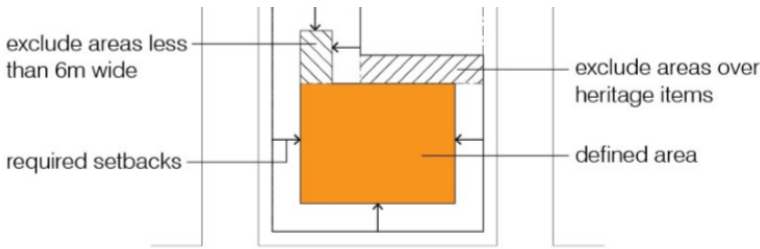
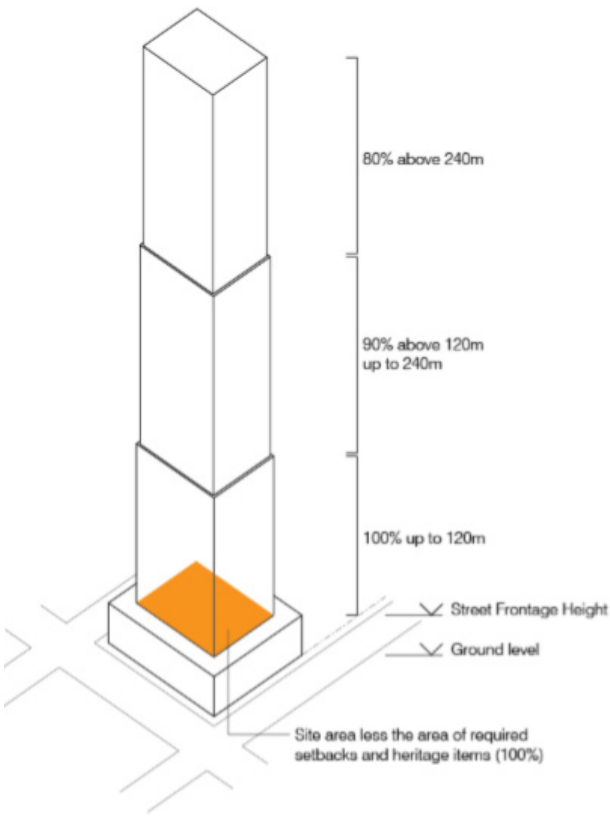
1.6.2 Built Form Massing, Tapering and Maximum Dimensions

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)

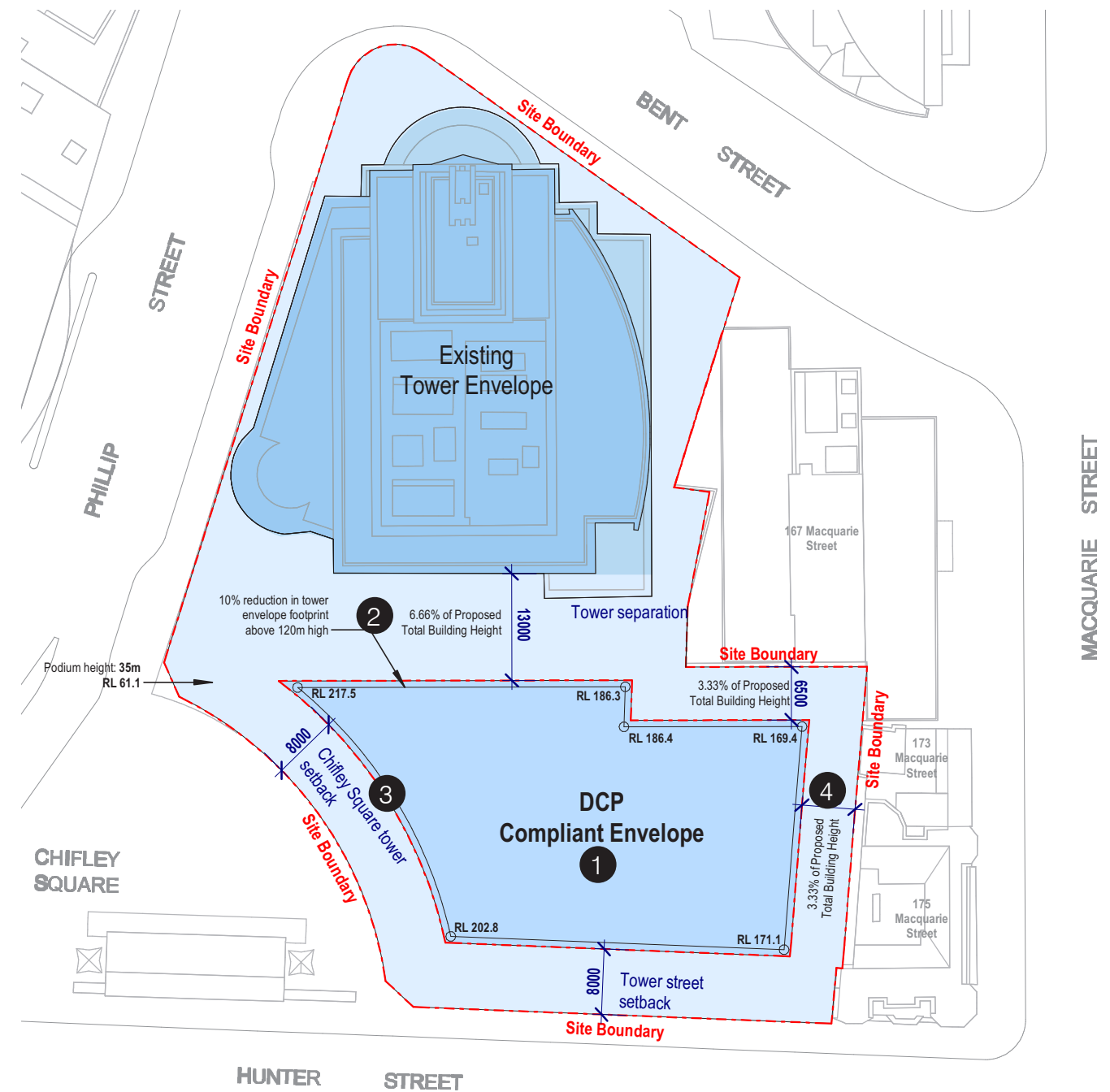
1.7 DCP Compliant Envelope

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.

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.

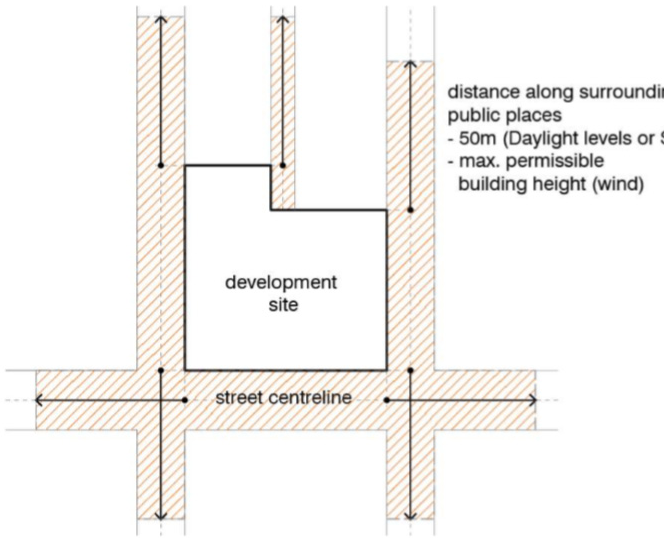
The SVF Base Case envelope has been reviewed and endorsed by the City as the envelope to be used to establish a benchmark for comparison when evaluating the Preferred Envelope (right) in relation to:

- 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)



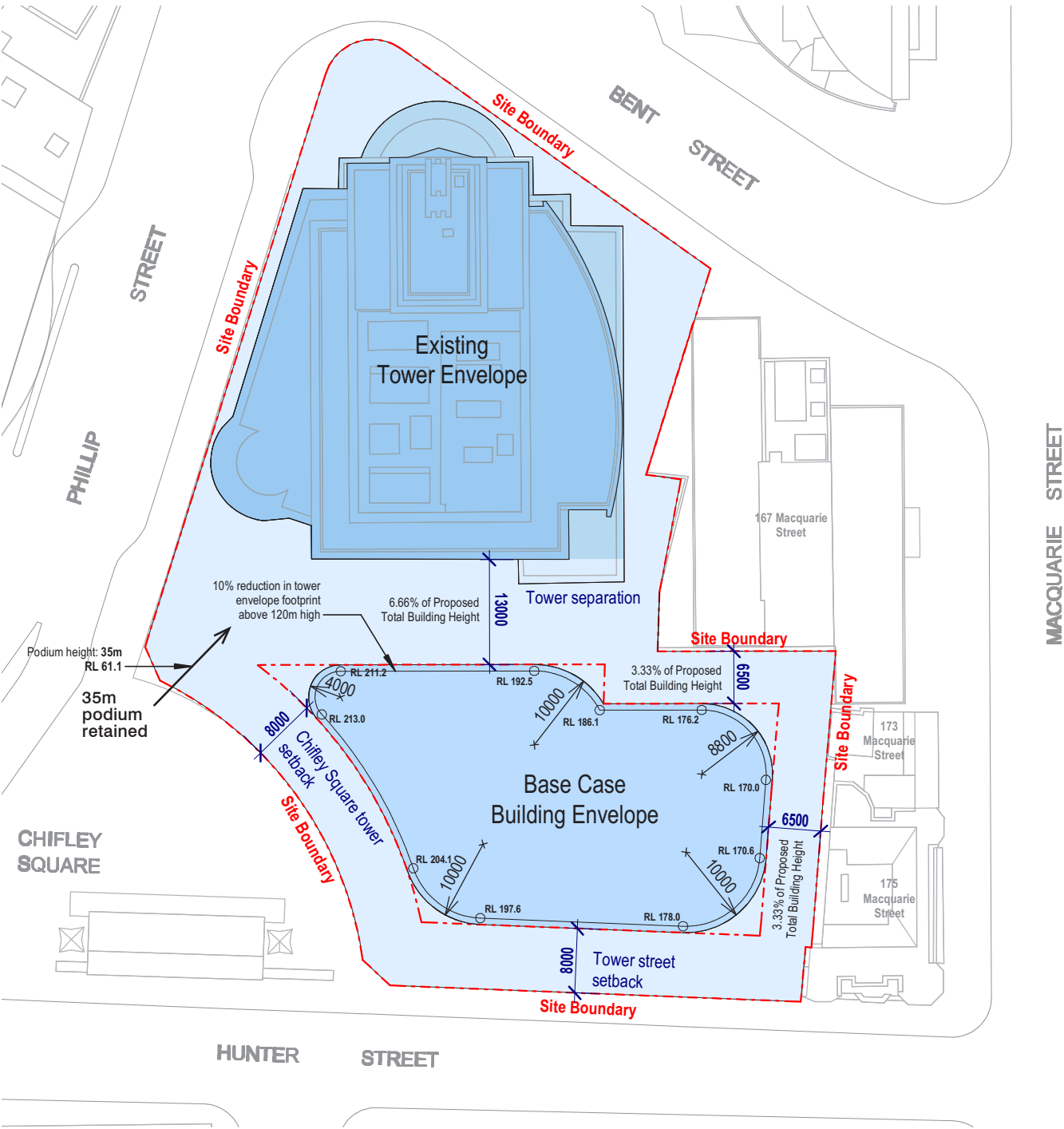
The extents indicated in blue for the Sky View Factor testing was agreed with the City of Sydney and is consistent with the Chifley Special Character Area.

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.

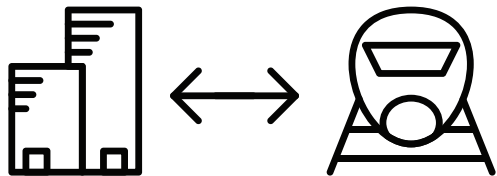
The LSPS also sets out 10 key moves:

- 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

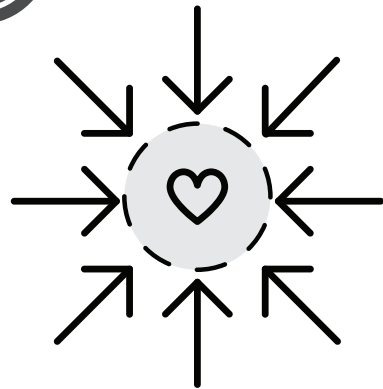


Growing a stronger, more competitive Central Sydney

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



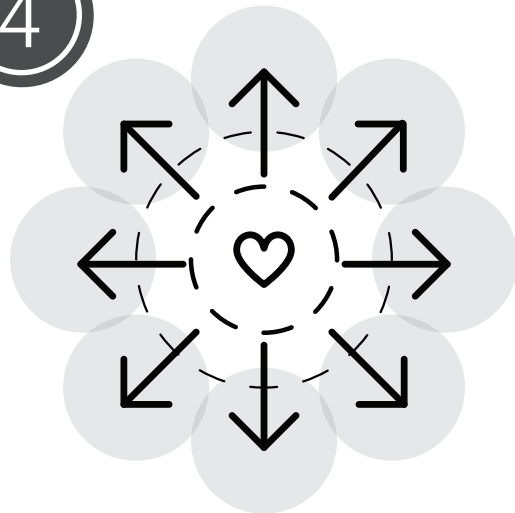
Creating great places

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

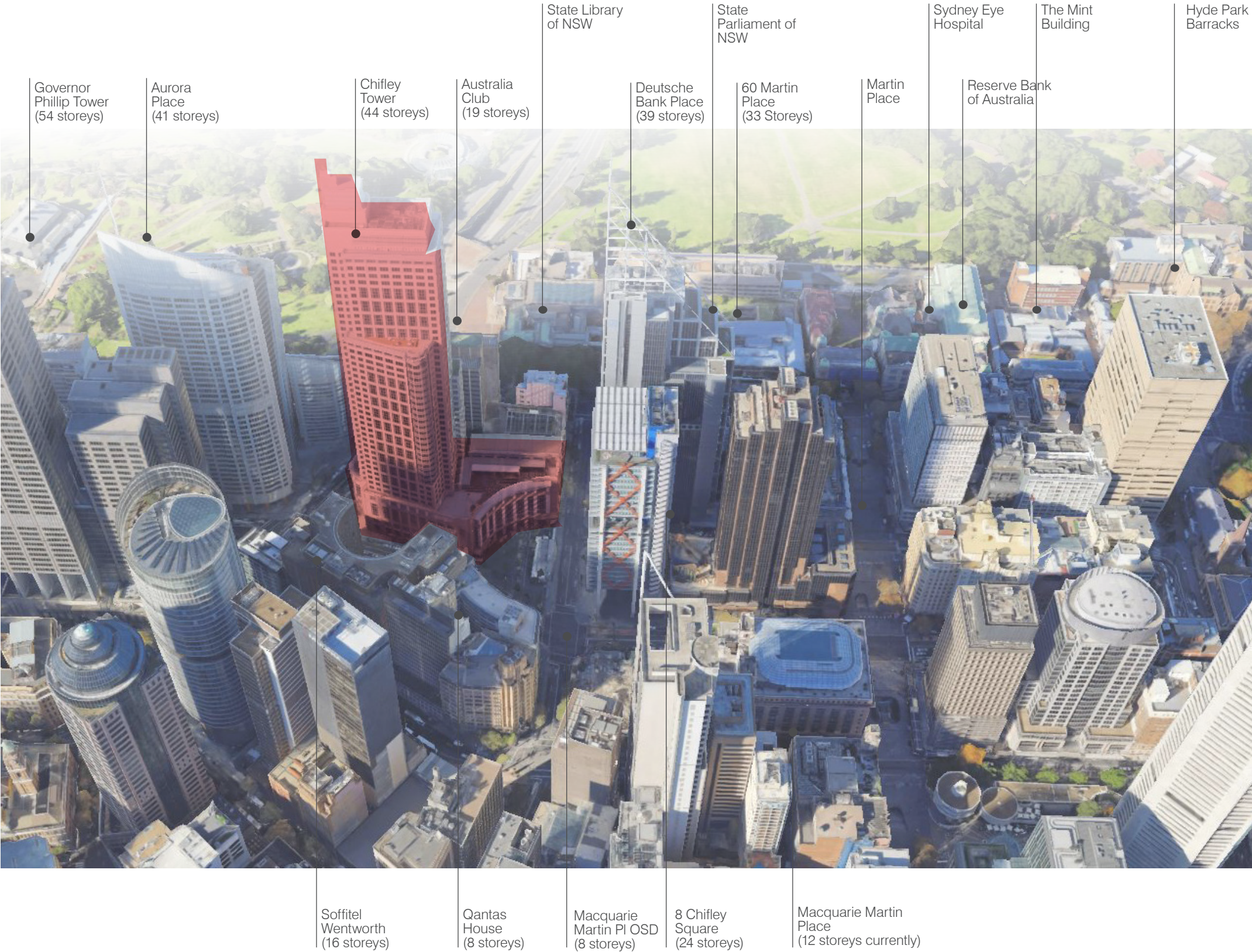
An assessment of the site and its surroundings has been undertaken to better understand the context in which it is located.

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.



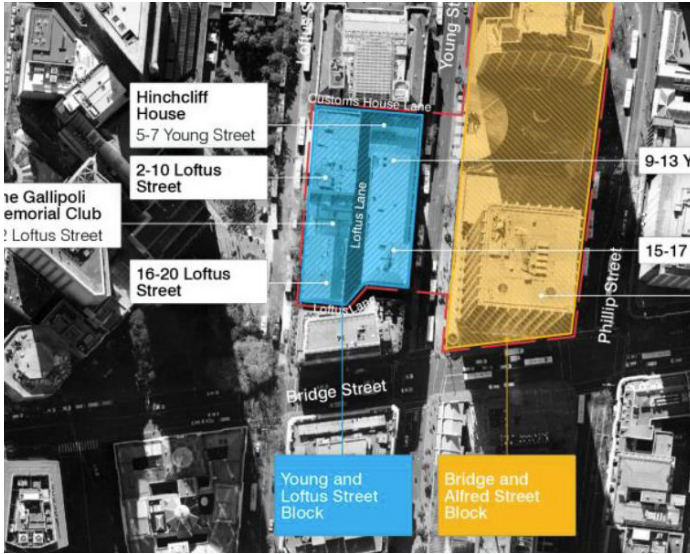
33 Bligh Street

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.



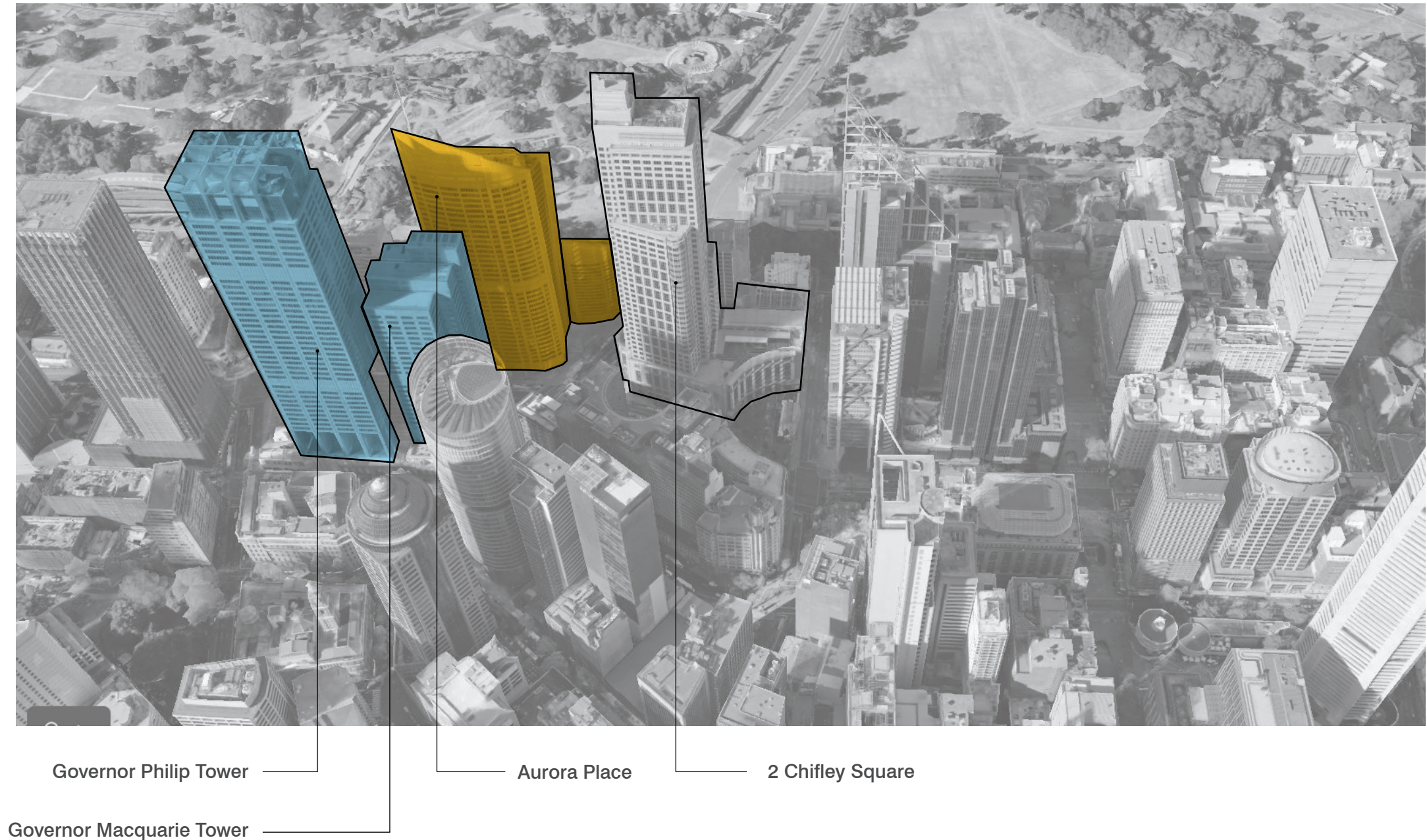
AMP Circular Quay Quarter Precinct

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.



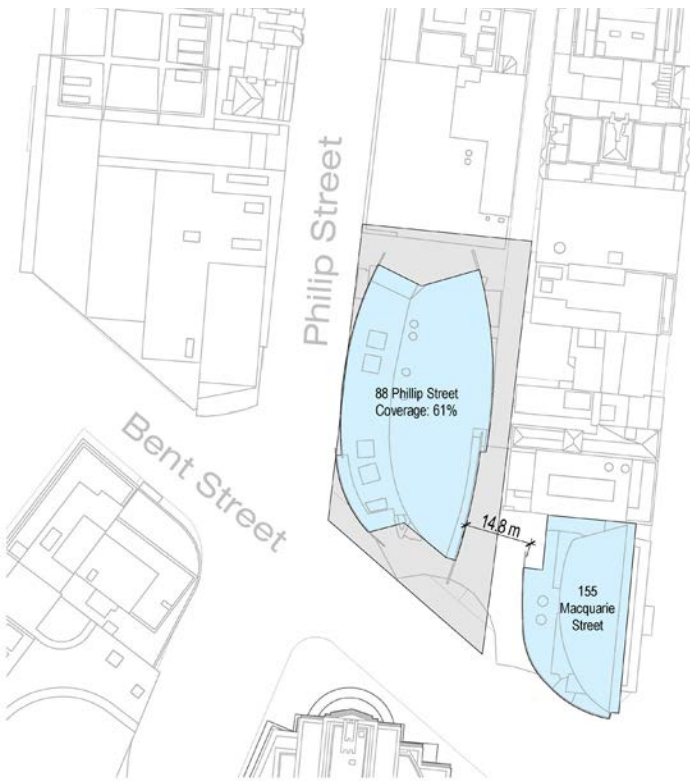
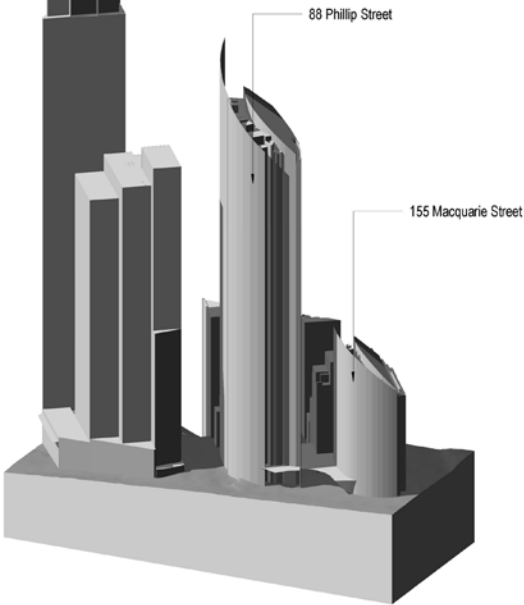
Existing Two Tower Relationships

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.

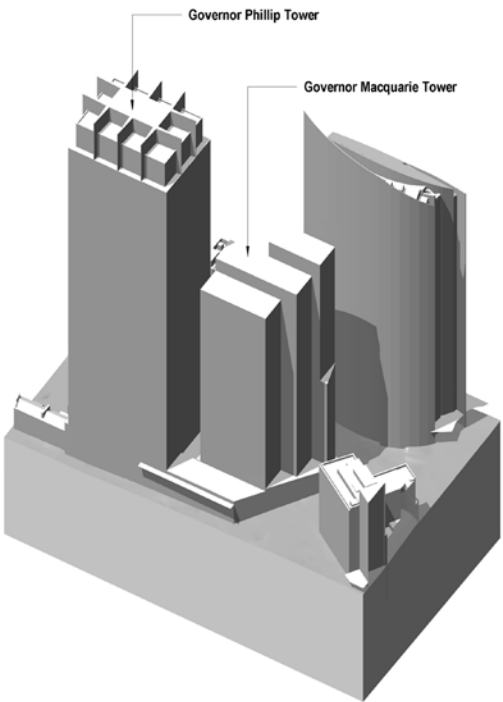
Both buildings whilst quite different utilise similar external materials including a distinctive milky white fritted glass which was inspired by the tiles on the Opera House.



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.

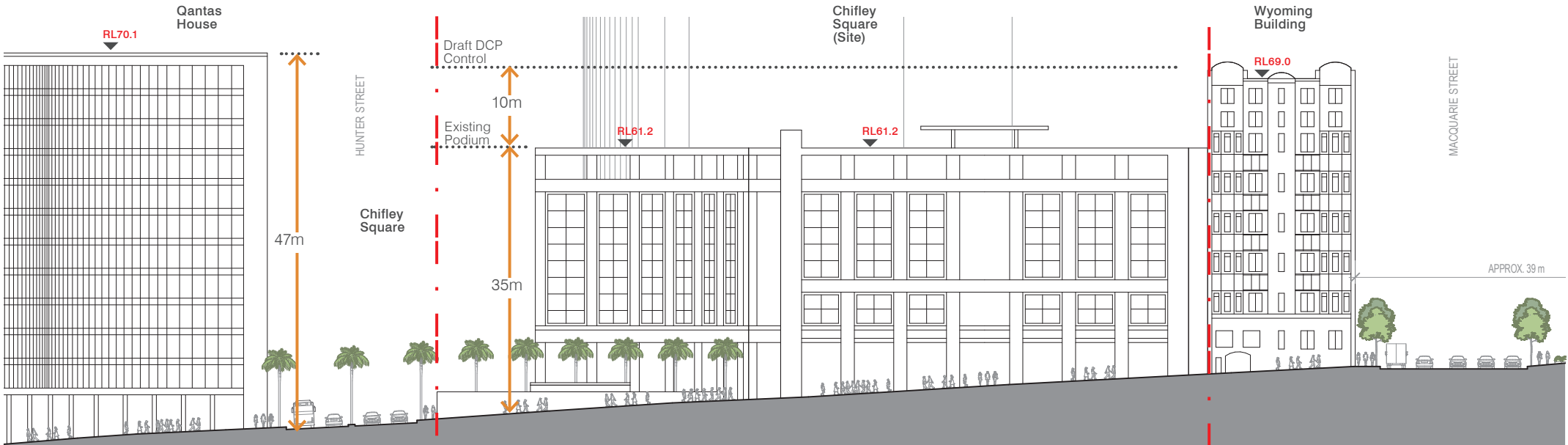
The minimum and maximum street wall heights identified in the Draft DCP in this context provides for a degree of flexibility in ensuring built form outcomes in the area maintain the overall amenity and character of the place.



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