

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

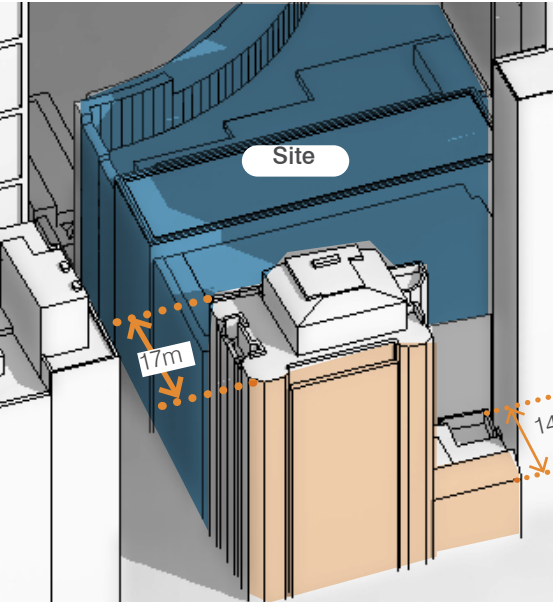
Under the SDCP 2012 and the DCP, heritage listed buildings within all SCAs are not permitted an increase in floor space or height. Heritage listed items to the east of the site, such as Horbury House and the Wyoming Building fall under this control.

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

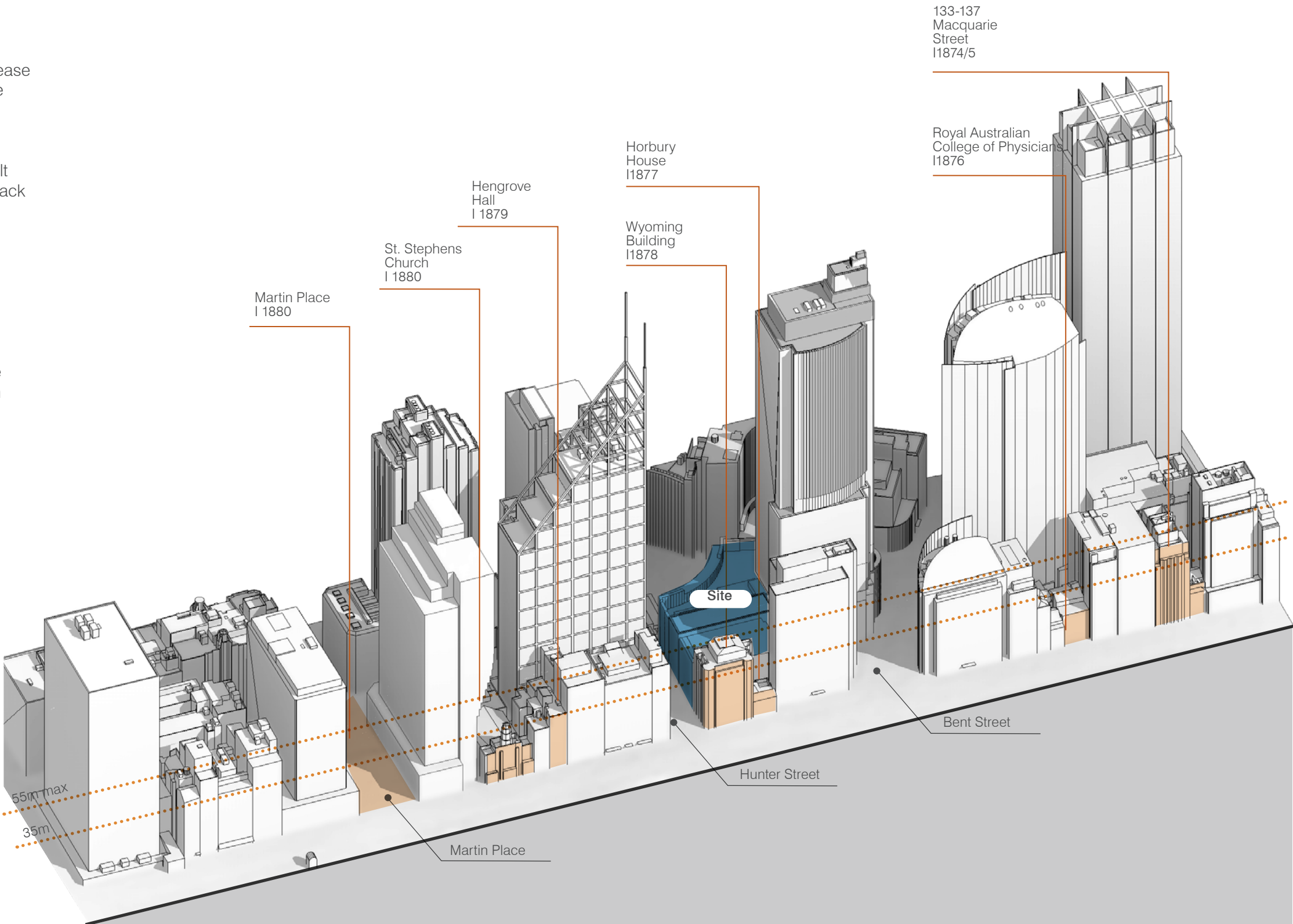
The depth of Horbury House and the Wyoming Building which abuts the eastern edge of the site ranges from 14-17 metres.

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

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



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



2.5 Vehicular Movement


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


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


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


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


Legend


 Site boundary


 Metro Station


 Train Station


 Major Highways / Motorways


 Primary Streets (two way)


 Primary Streets (one way)

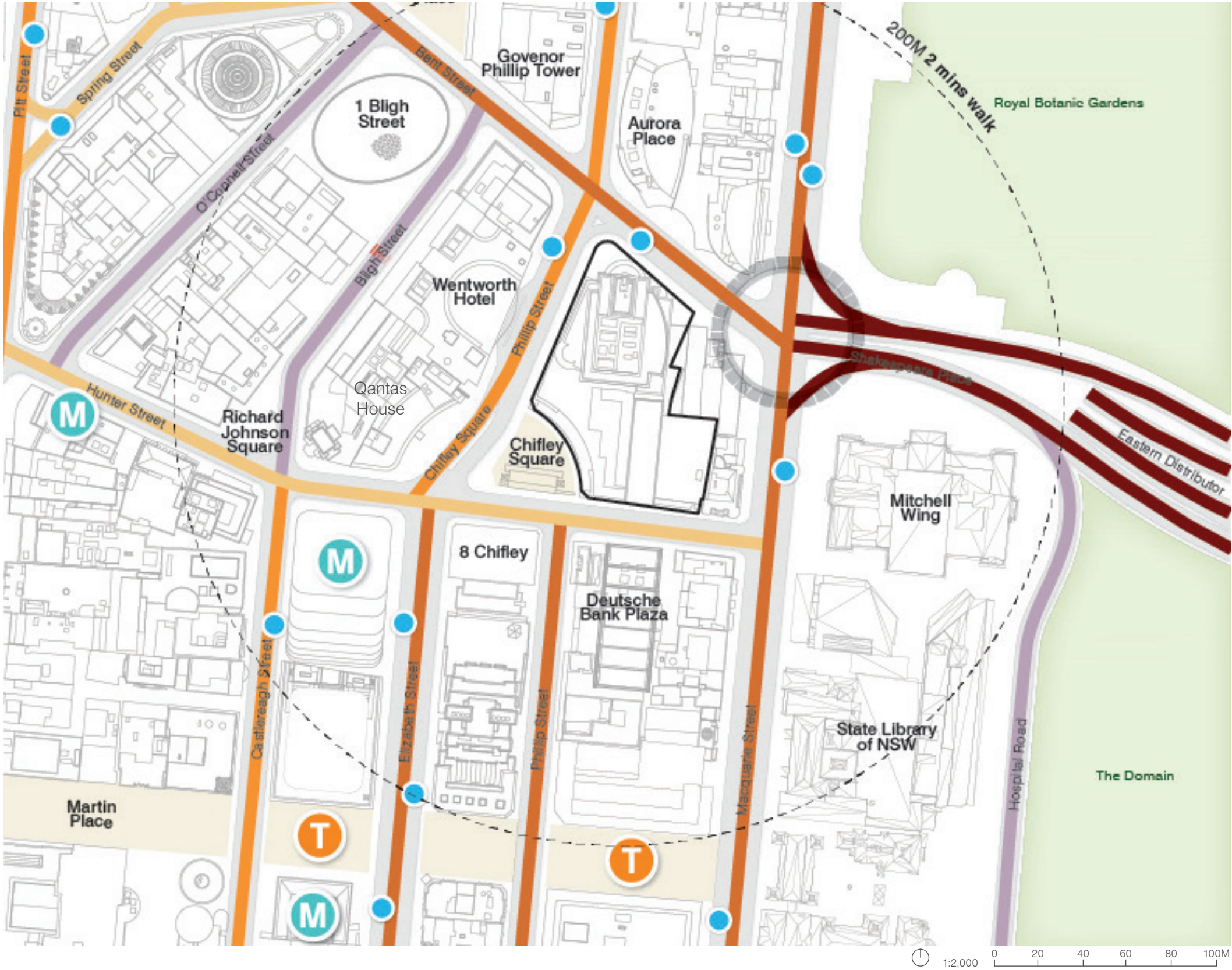
 Secondary Streets (two way)

 Secondary Streets (one way)

 Laneways

 Motorway onramp / offramp access

 Bus stop



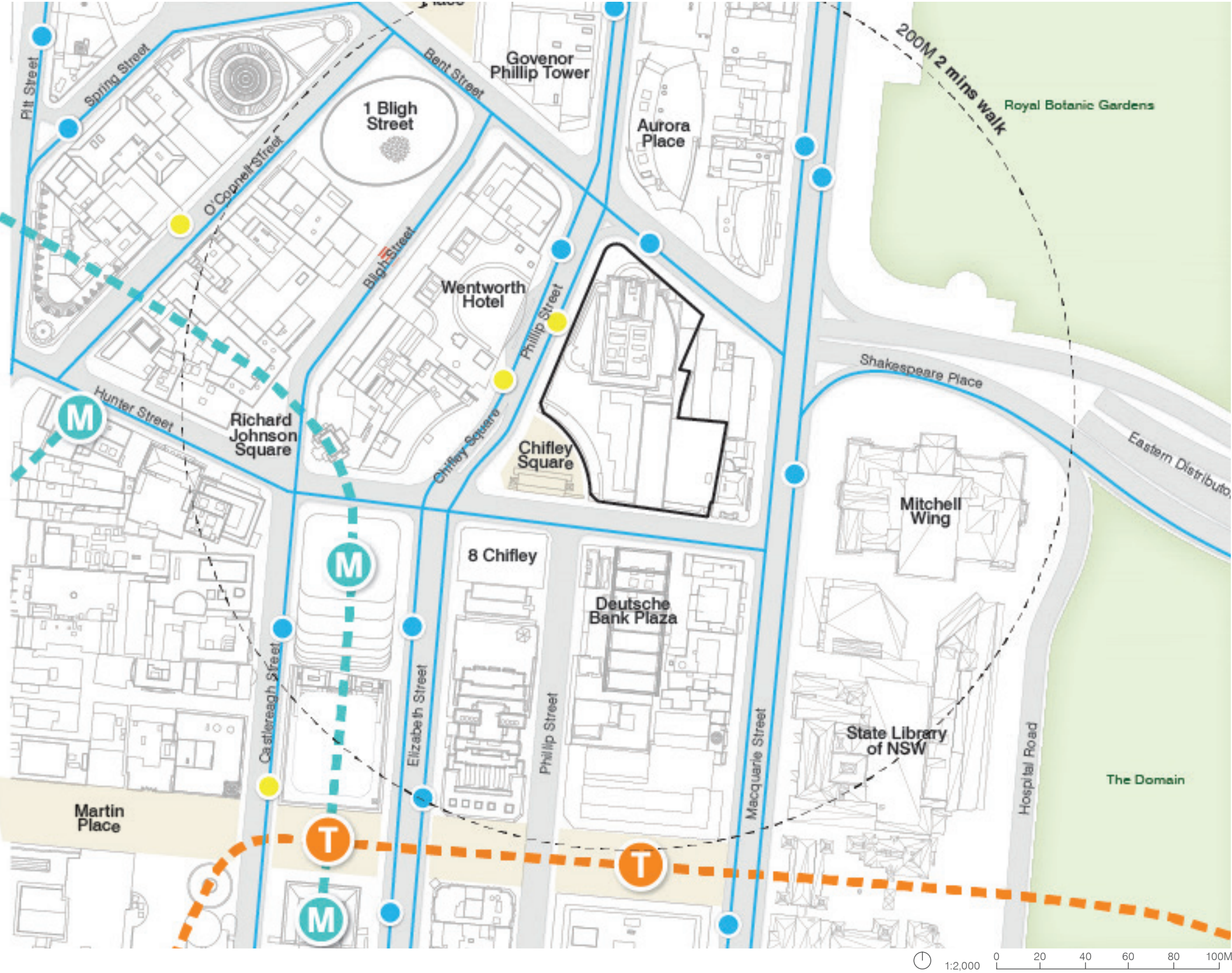
2.6 Public Transport

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

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

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

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




2.7 Pedestrian Movement


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


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


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


Legend


 Site boundary


 Metro Station


 Train Station


 Pedestrian footpaths


 Pedestrian crossing


 Through site link (open to sky)


 Through site link (integrated into building)


 Laneways

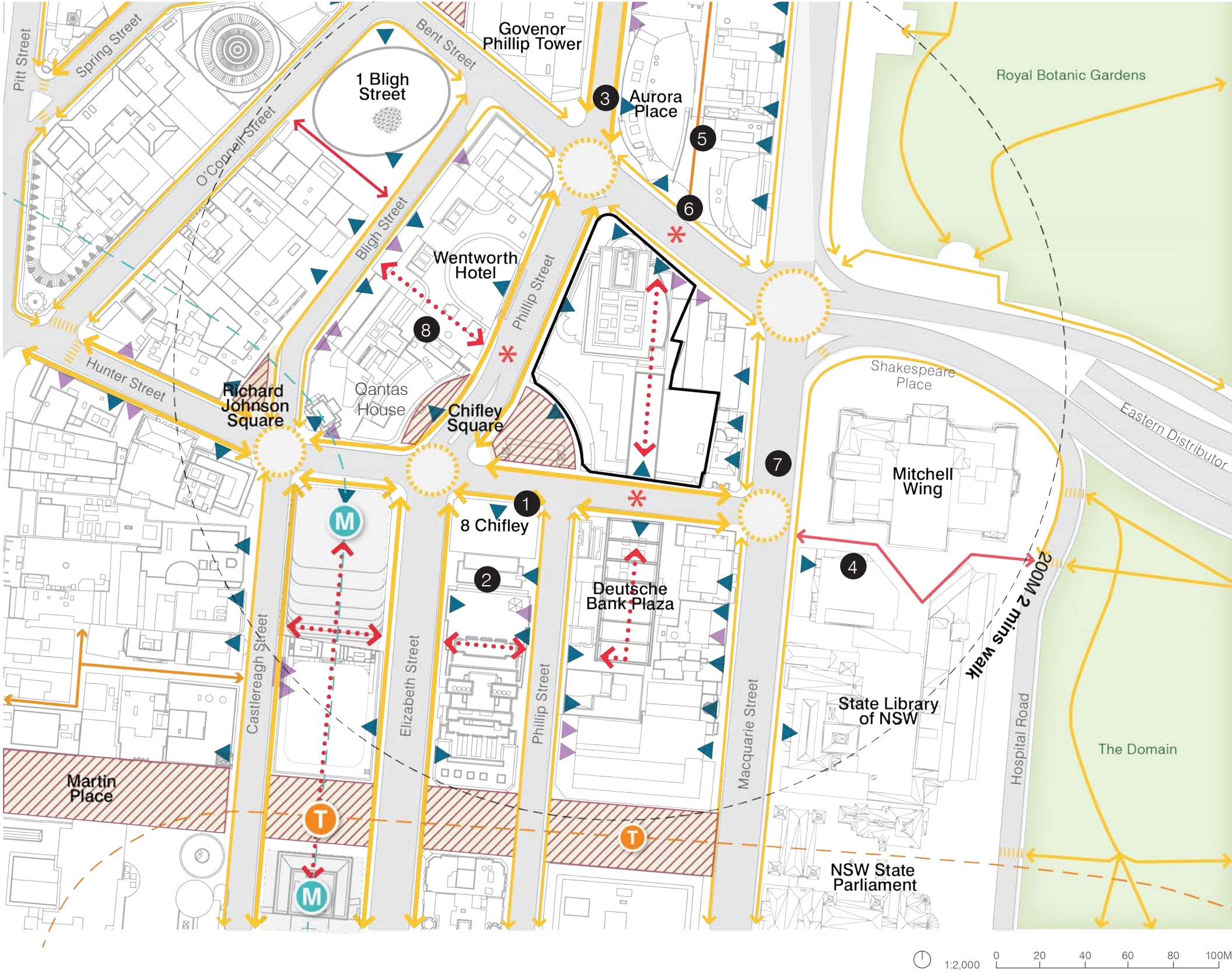
 Through site link crossing points

 Major public space

 Building entry

 Vehicular entry

 Signalised intersection



Through Site Linkages + Laneways:

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

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

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



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



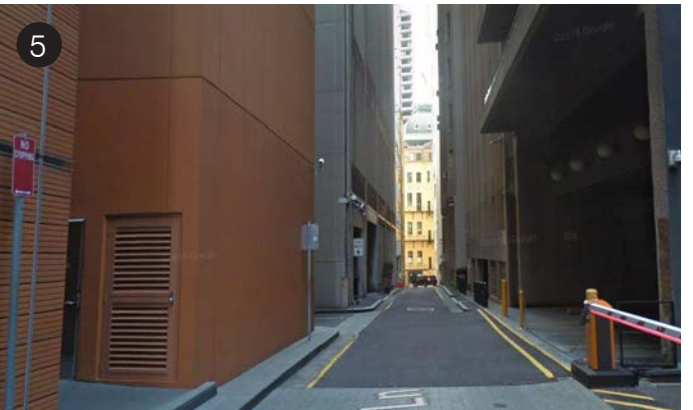
The southern edge of the site which is defined by 8 Chifley Place. It provides a generous footway along Hunter Street but offers pedestrian little shade or wind protection.



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



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



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



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



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



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

2.8 Active Frontages

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

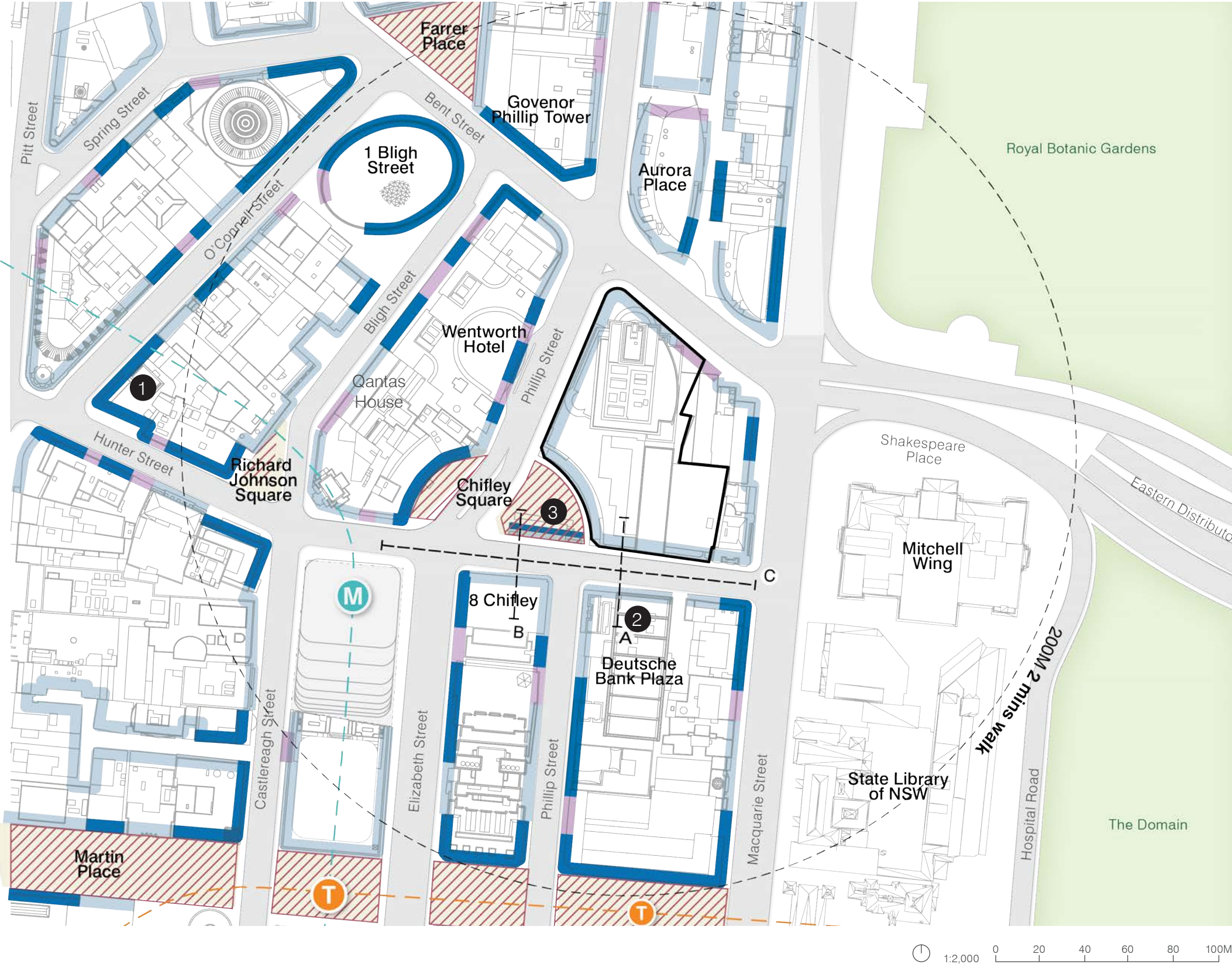
The SDCP 2012 section 3.2.3 requires that the site provide an active frontage to both Bent and Hunter Streets, which continue for the length of the street block.

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

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

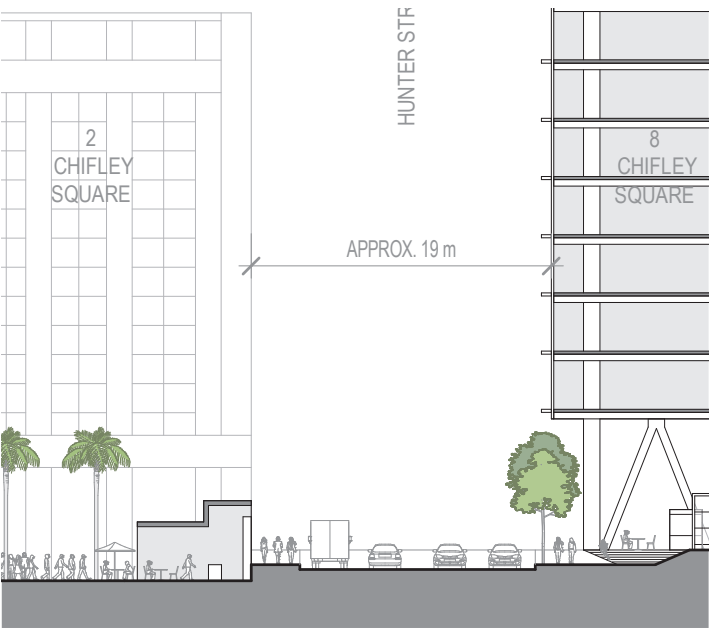
The existing edges to Chifley Square are only partially active during the day and could be better utilised. Spaces within colonnades to existing frontages along Hunter, Phillip and Chifley should be re-considered as part of an opportunity to provide new active uses to the street.

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

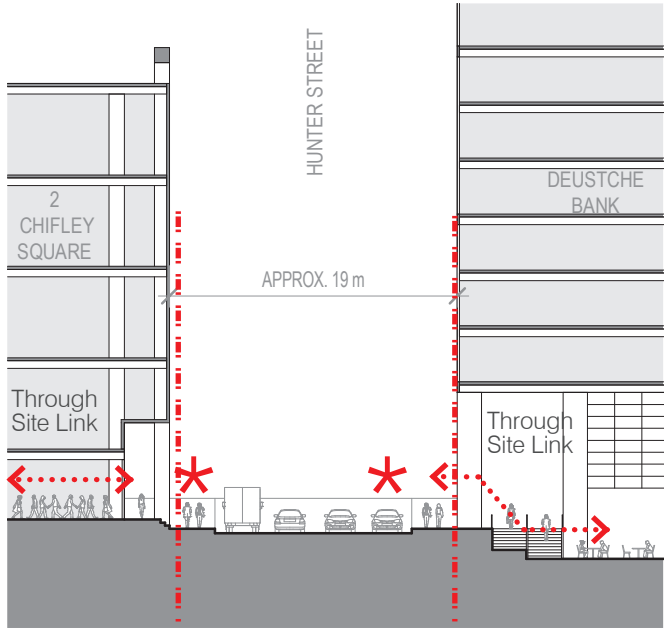


- Legend
- Site boundary
 - Metro Station
 - Train Station
 - Active frontage (retail/ glazed interfaces etc)
 - Non-active frontage
 - Vehicle entry
 - Major public spaces
 - Section

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



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



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



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



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



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



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

2.9 Public Domain

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

Chifley Square

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

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

Royal Botanic Gardens + Domain

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



Martin Place

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

Richard Johnson Square

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



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



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



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



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



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

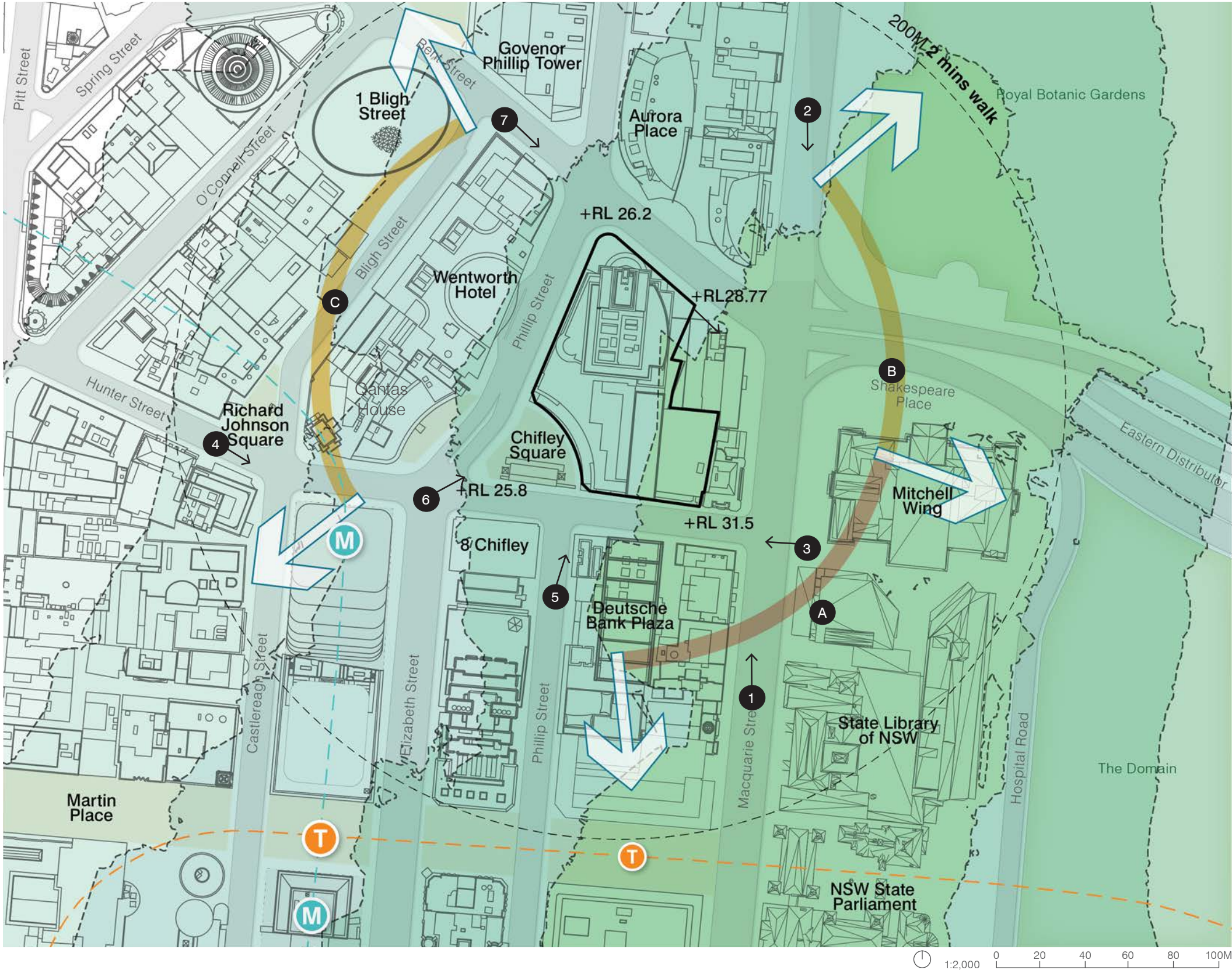
2.10 Topography and Views

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

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

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

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





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



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



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



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



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



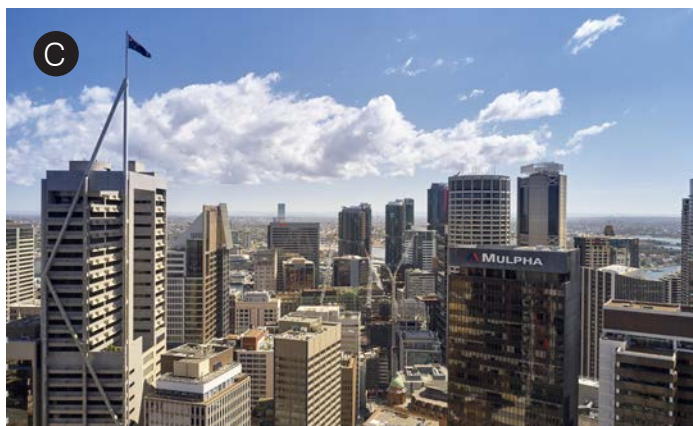
View from Macquarie Street (north) looking south back to Hyde Park is identified as a significant view for consideration in relation to the Macquarie Street Character Area.



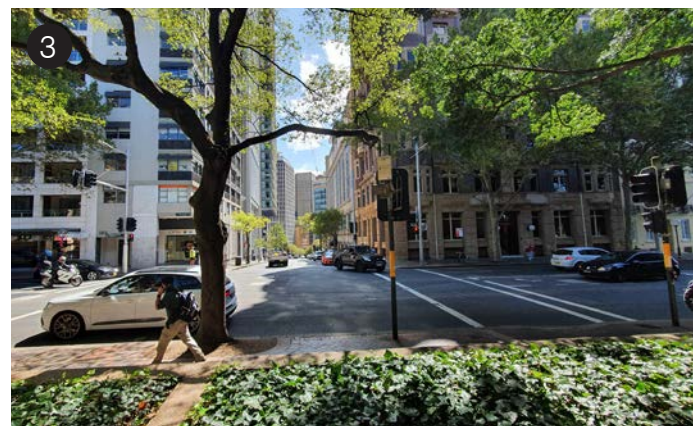
View from Phillip Street (south) looking north reveals the vista to Chifley Square podium, which will be impacted by the re-development.



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



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



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



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



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

2.11 The Chifley Square Development

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

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



Access to transport

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



Access to open and civic spaces

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



Iconic + Central location

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

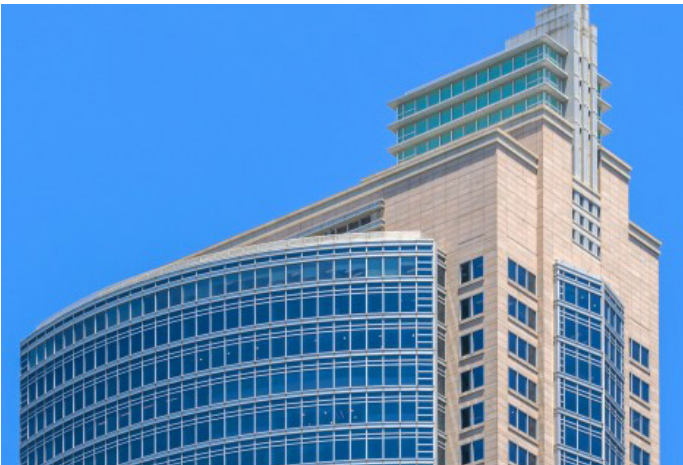
Iconic design

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

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

Building Form

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



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

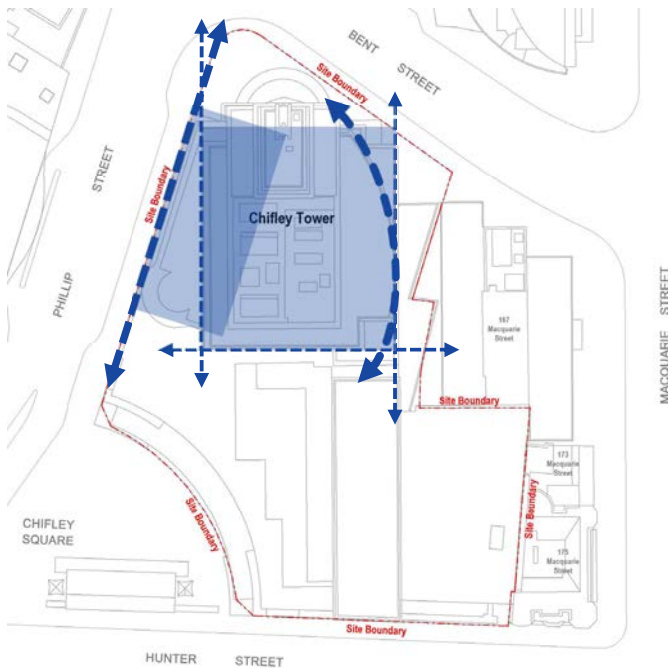


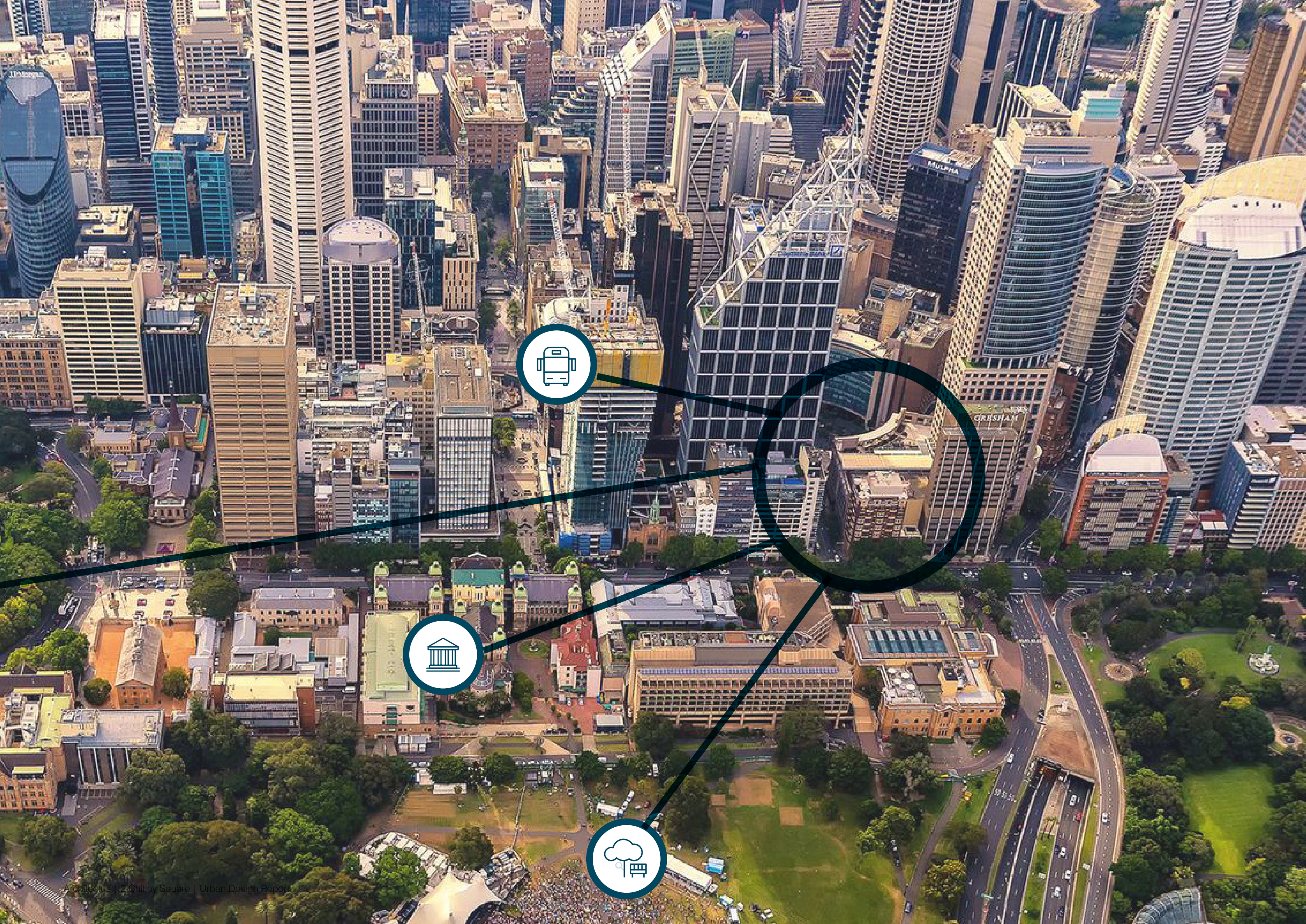
Setback alignments

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

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

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





The Chifley Square Development

2.11.1 Building Entries

The existing building has the following points of entry:

Phillip Street

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

Chifley Square

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

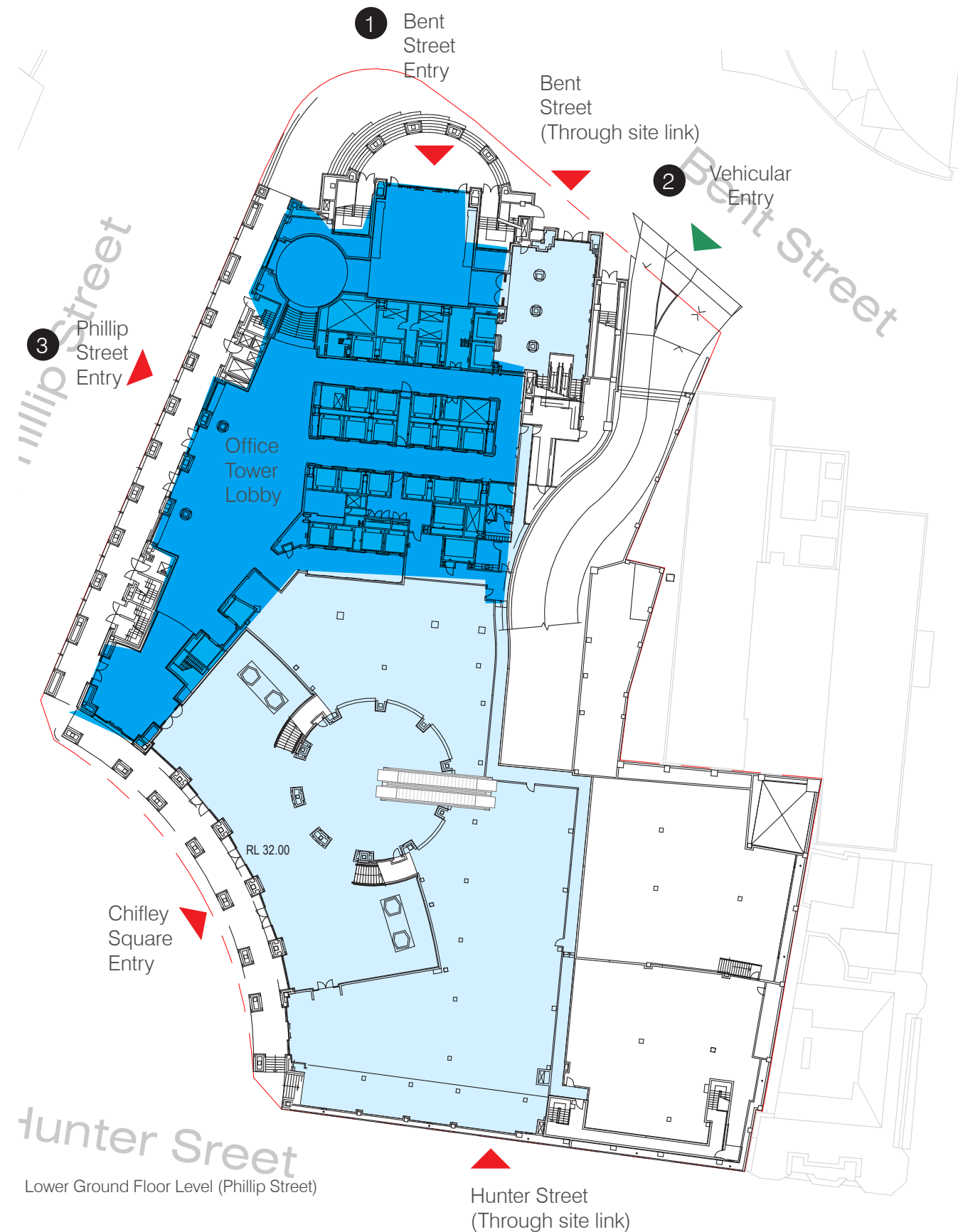
The entry also facilitates access into the first two levels of the podium which comprise boutique retail, food and beverage outlets.

Hunter and Bent Street

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

2.11.2 Car Park Basement Access

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



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



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



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

2.11.3 Building adjacencies

Wyoming Building and Horbury House

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

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

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

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

Australian Club

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



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



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



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

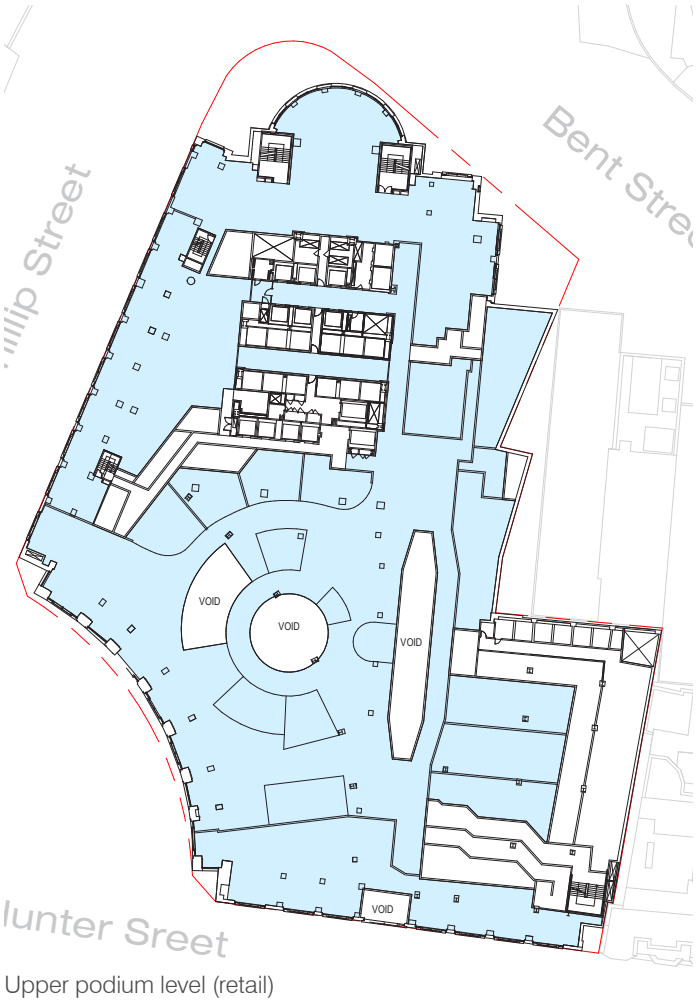
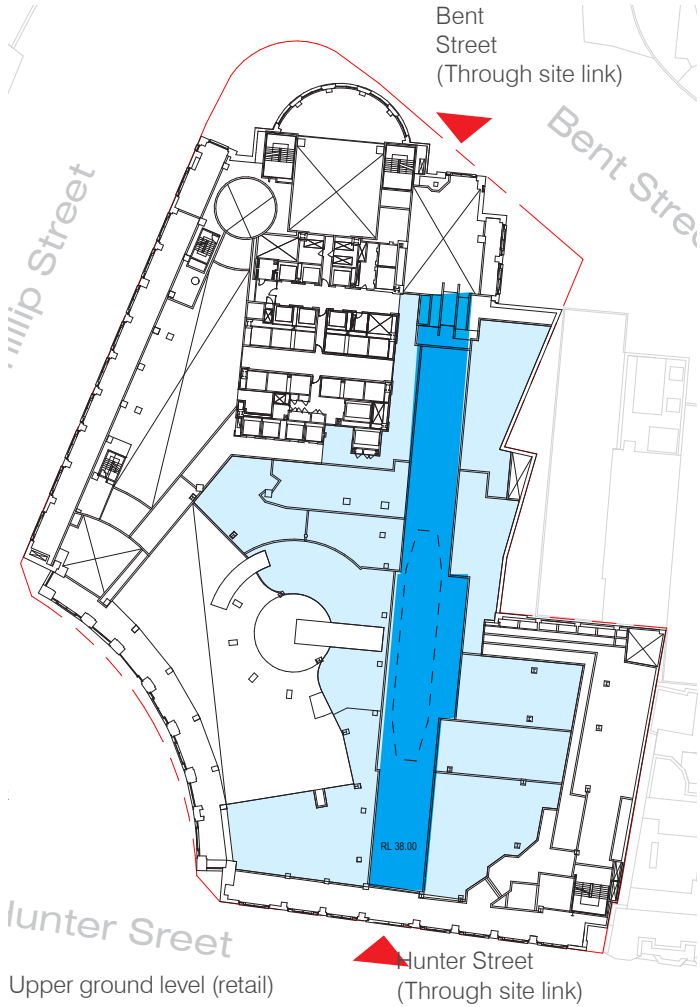
2.11.4 Through Site Link + Retail Arcade

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

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

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

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



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



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



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

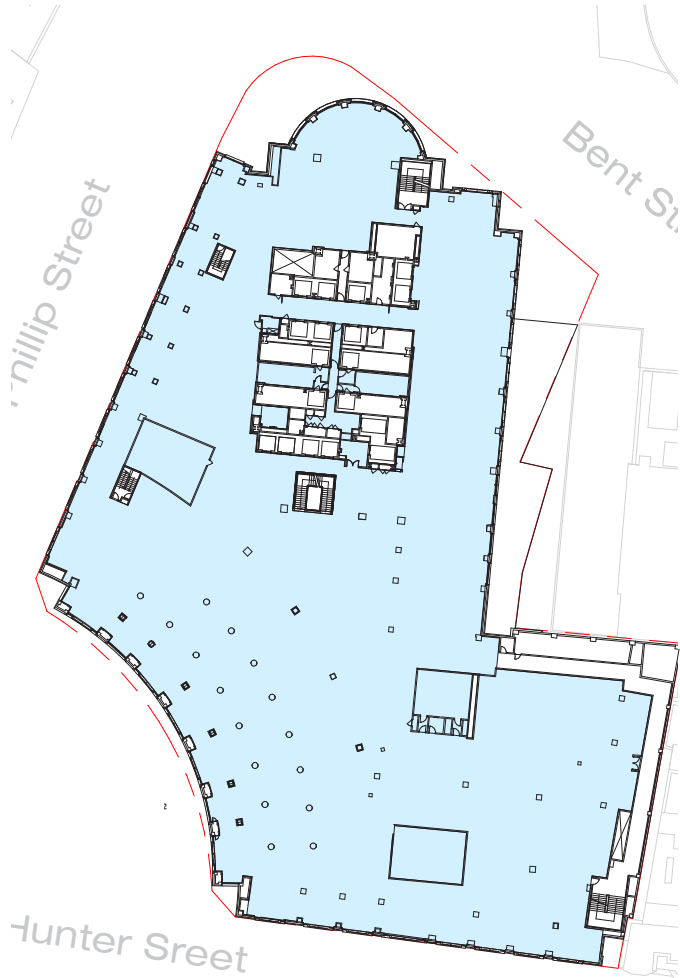


The podium uses inside are generally boutique stores and food court retail.

2.11.5 Commercial Floor Space

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

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



Typical Commercial Podium Level



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



Typical Commercial Tower Level



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

2.12 Opportunities

- 1

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

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

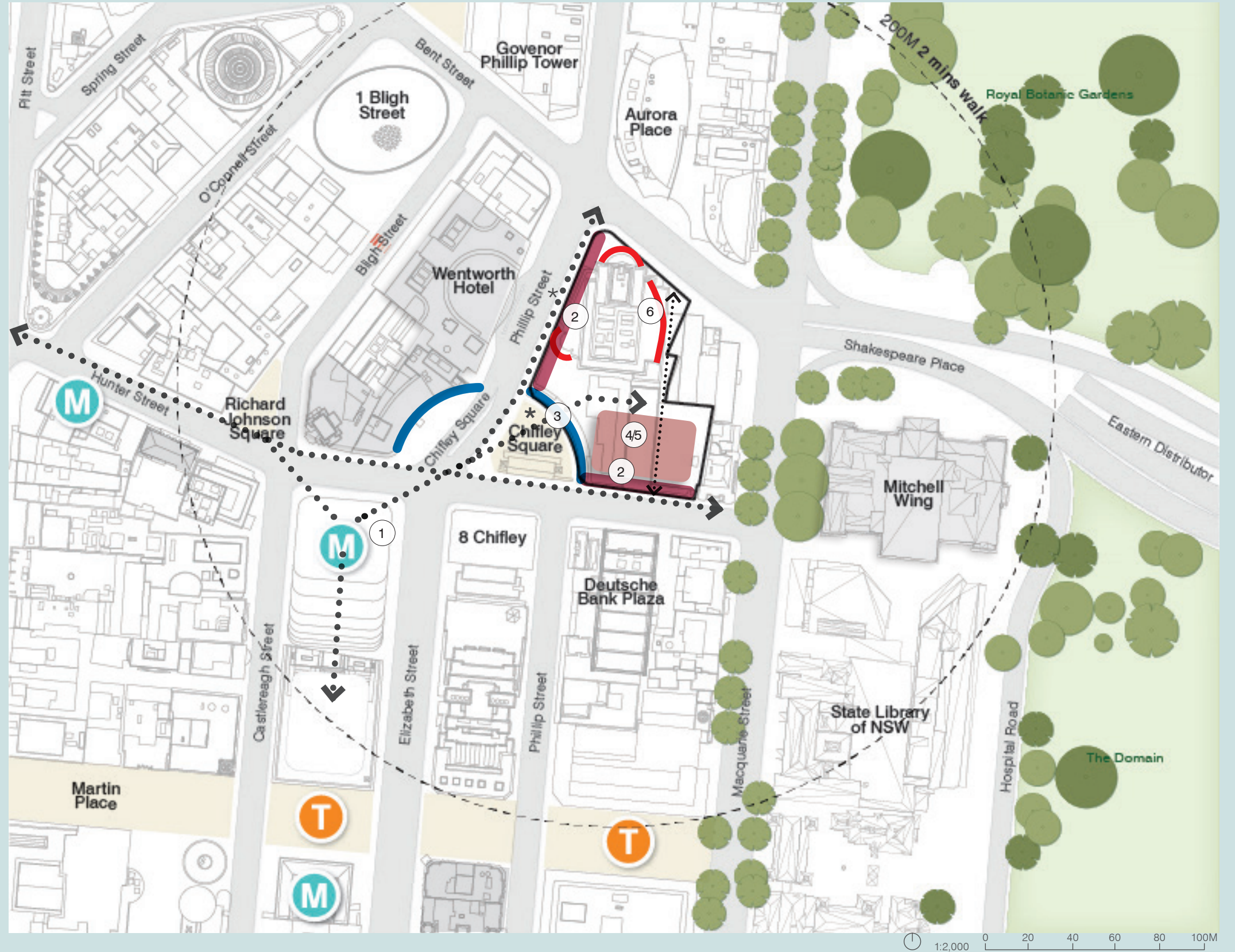
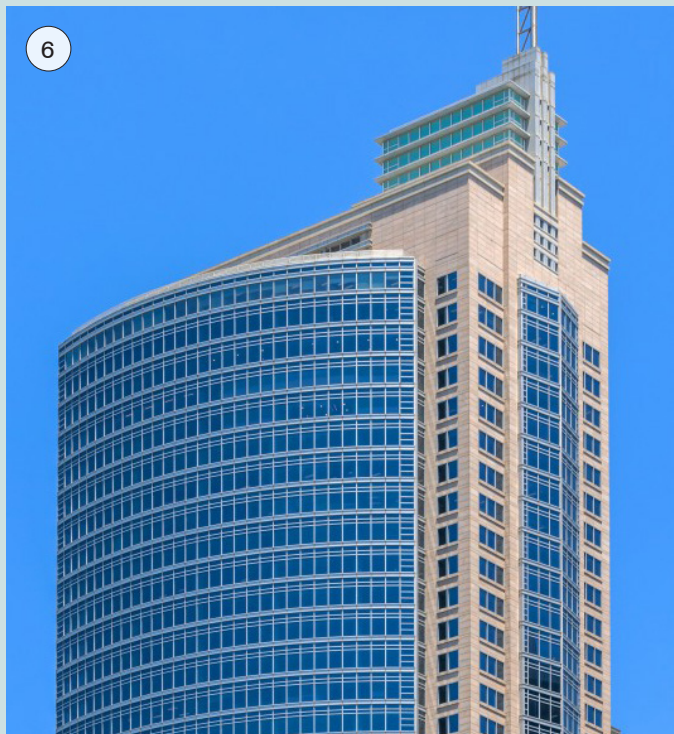
Providing a new front door to Chifley Square: There is an opportunity to reinvigorate one of Central Sydney's most iconic civic spaces by re-imagining the existing podium interface to provide a new point of arrival for Chifley Tower, supported with the introduction of fine grain uses to better activate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

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

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

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





2.13 Challenges

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

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

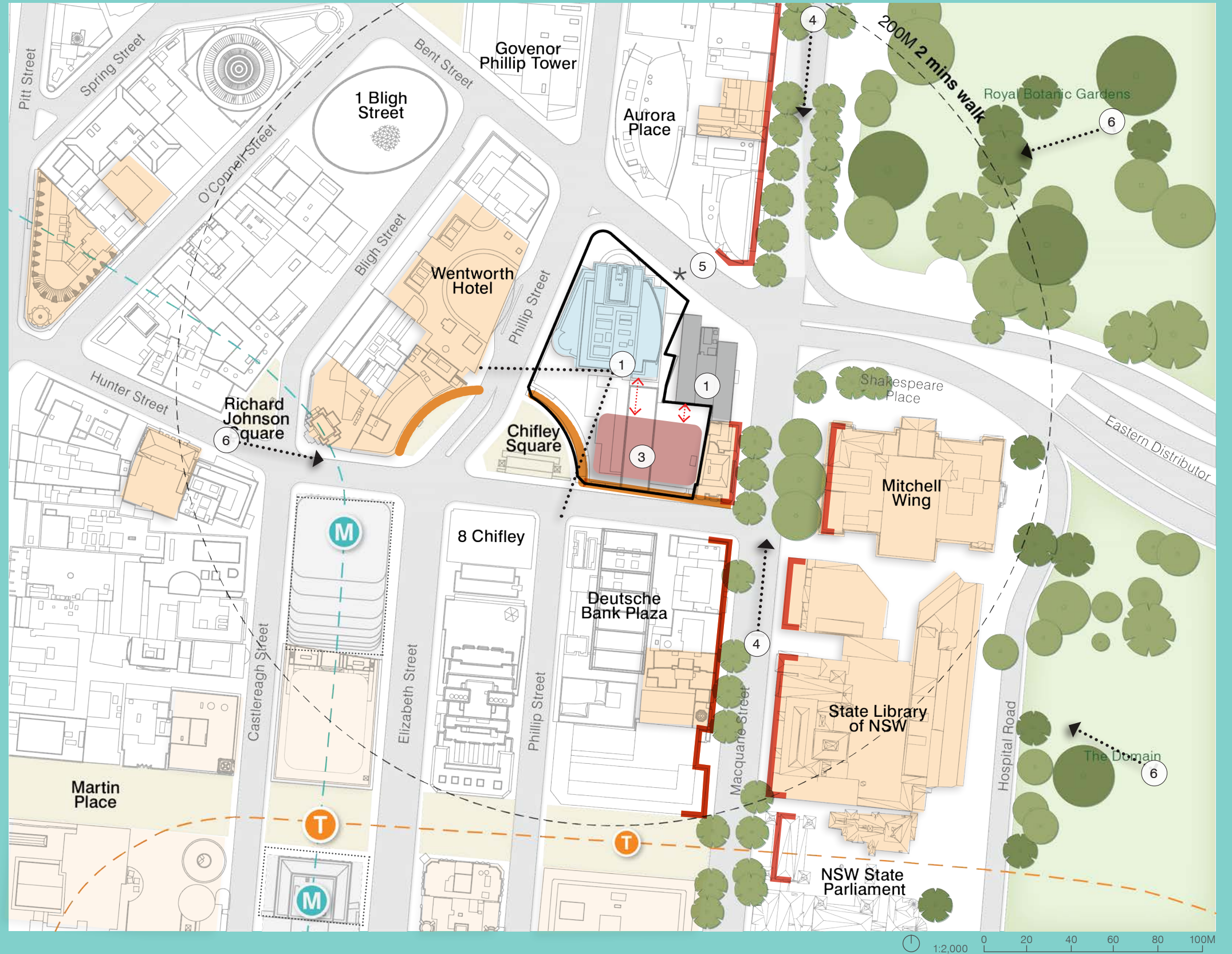
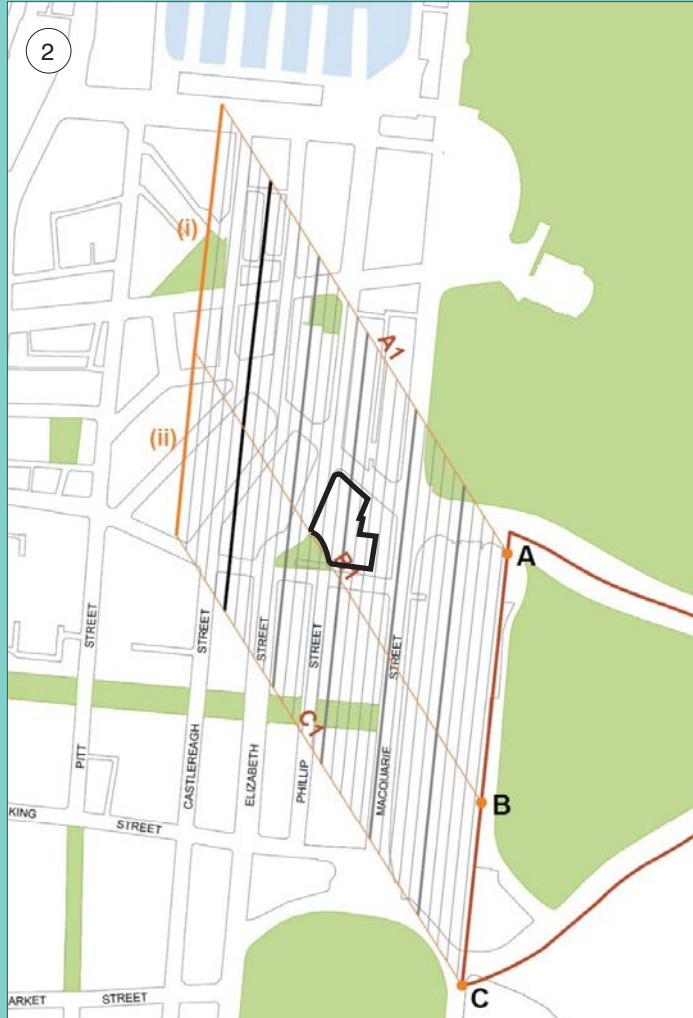
- ② **Ensure Compliance with Sun Access Planes:** The Sun Access Planes (SAP) is a pre-determined geometric plane which is pre-defined by the City to limit the maximum permissible height of new buildings to ensure solar access is maintained to key public spaces. The SAP applicable to 2 Chifley Square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

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

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

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







3 Vision + Urban Design Principles

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

3.1 Vision

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

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



01

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



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

02

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

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



The future of workplace

The future of workplace

04

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

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



03

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

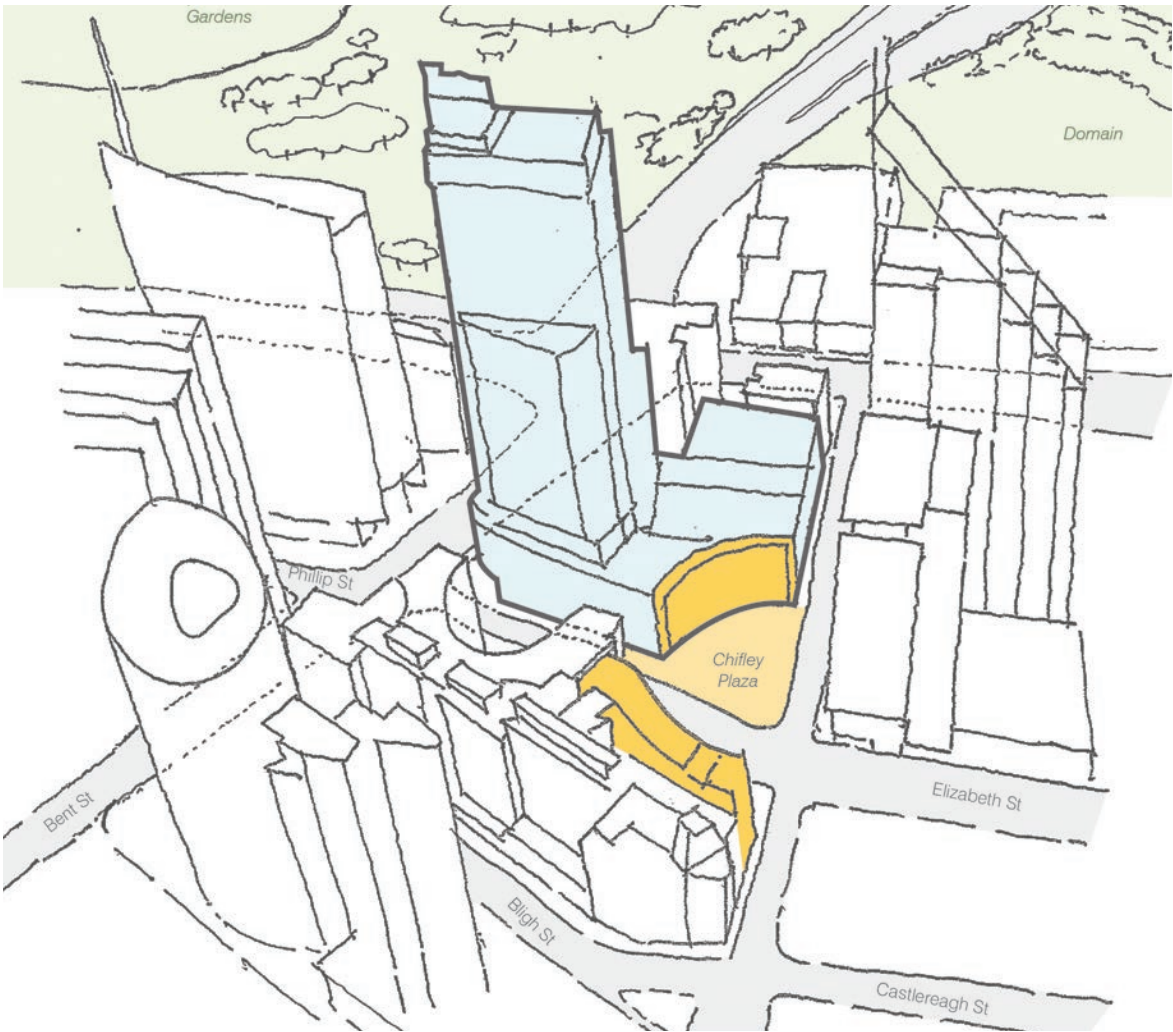
Arrival of the new Metro Station will make Chifley Square a key focus as workers make their daily commute and pass overland across Philip Street and up Hunter Street to their prospective work places.

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

3.2 Urban Design Principles

3.1.1 Podium principles

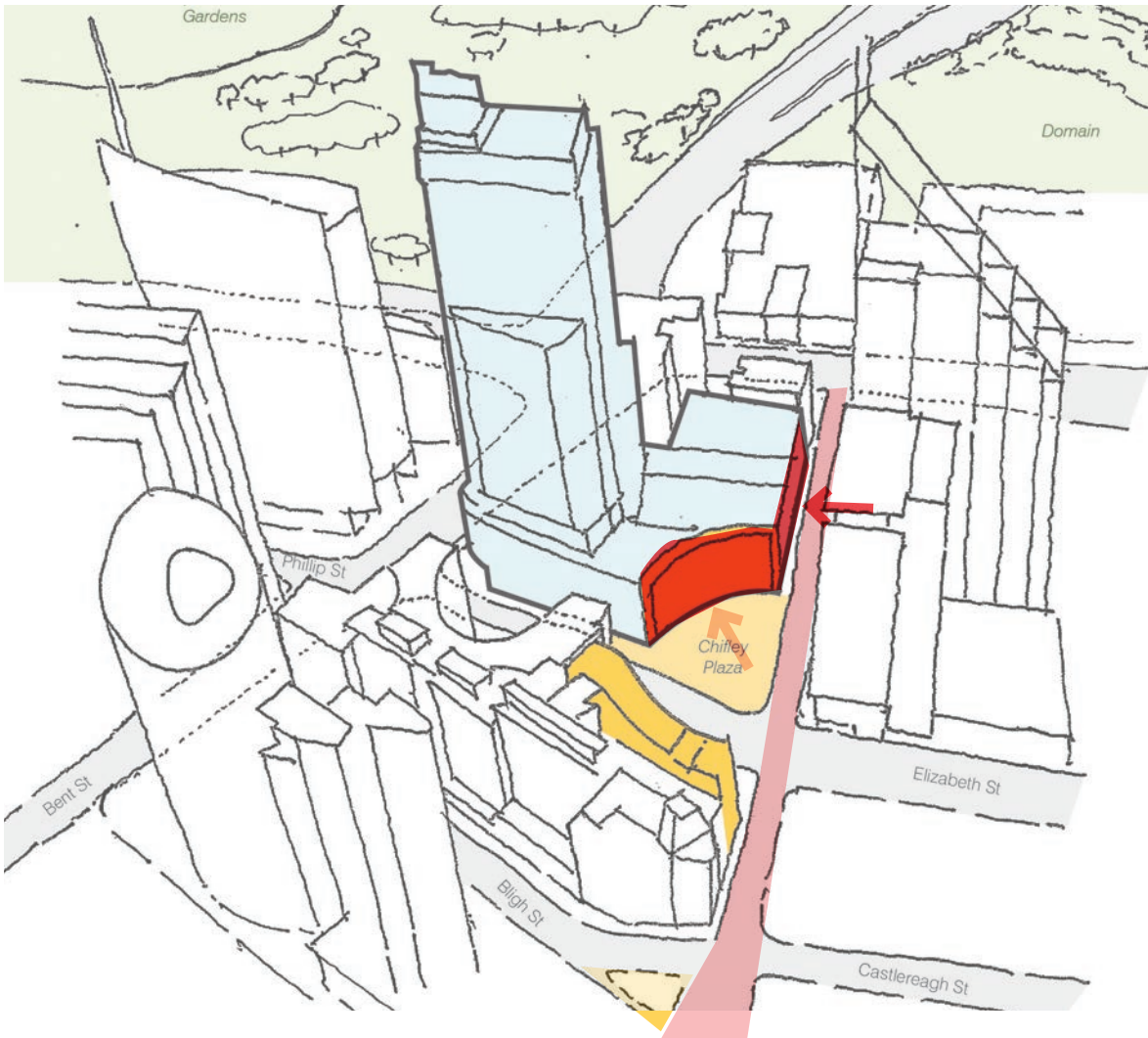
Preserving the scale of Chifley Square



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

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

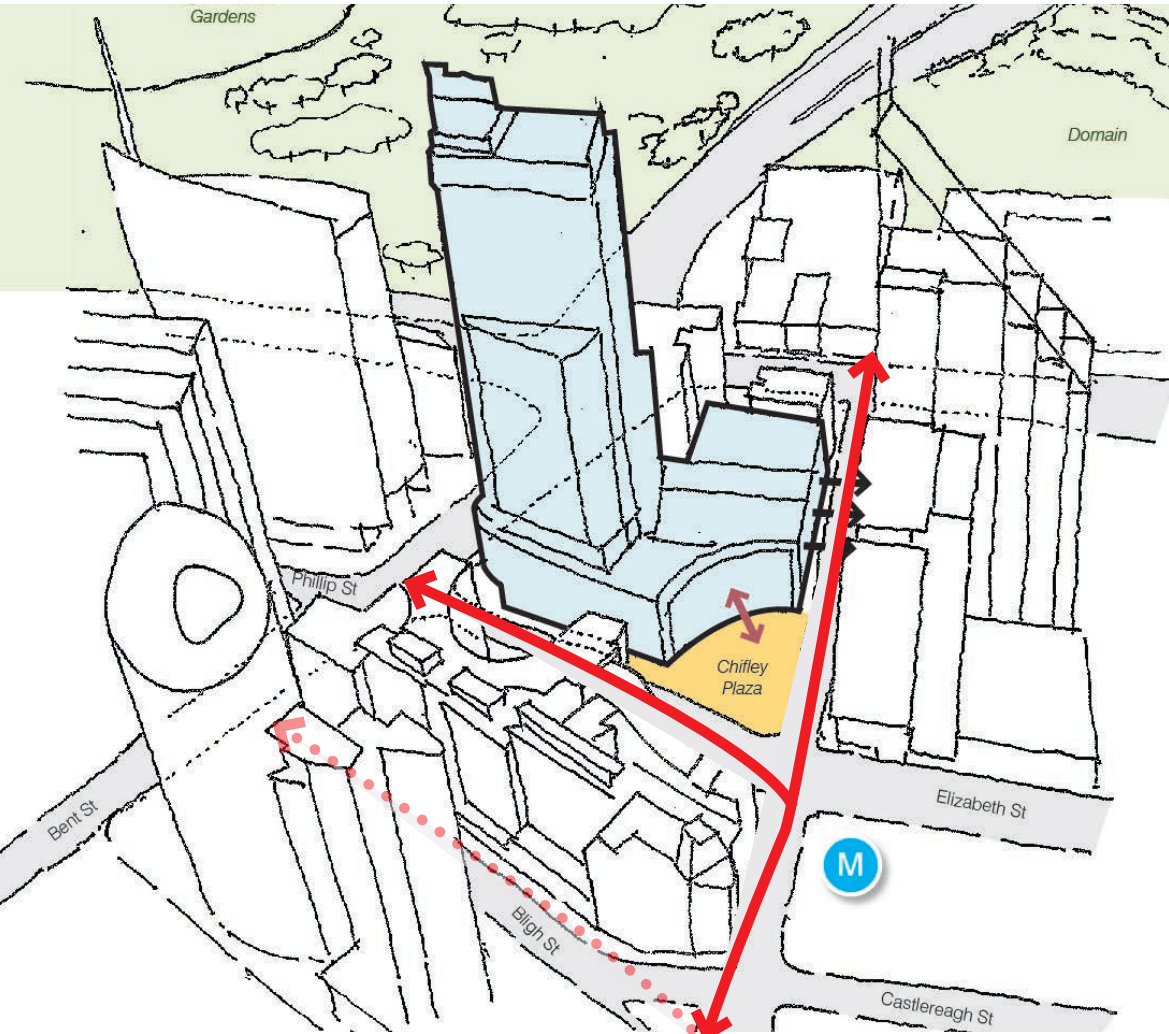
Activate Chifley Square and Hunter Street



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

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

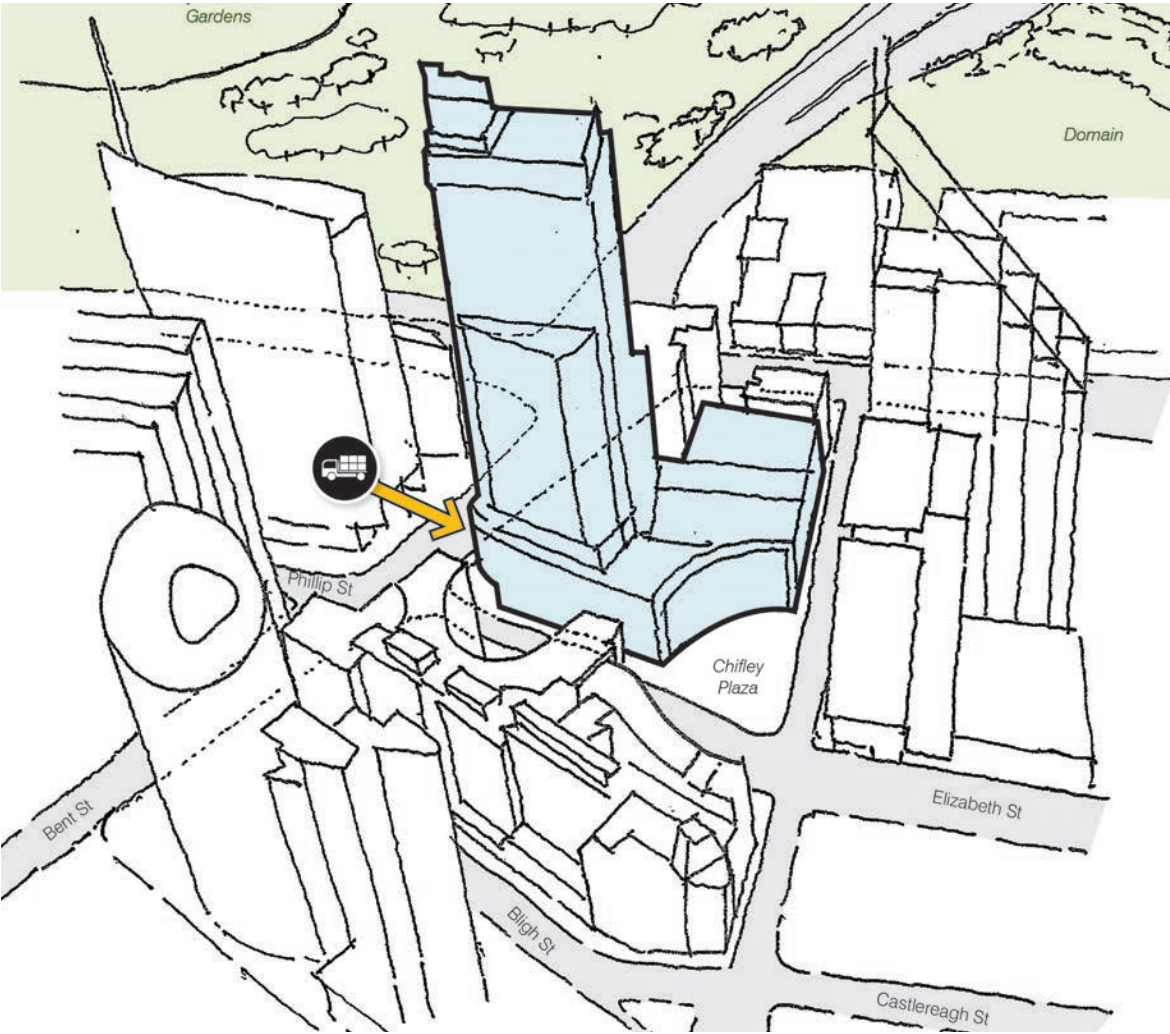
Prioritise pedestrian amenity



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

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

Retain and upgrade existing loading entry

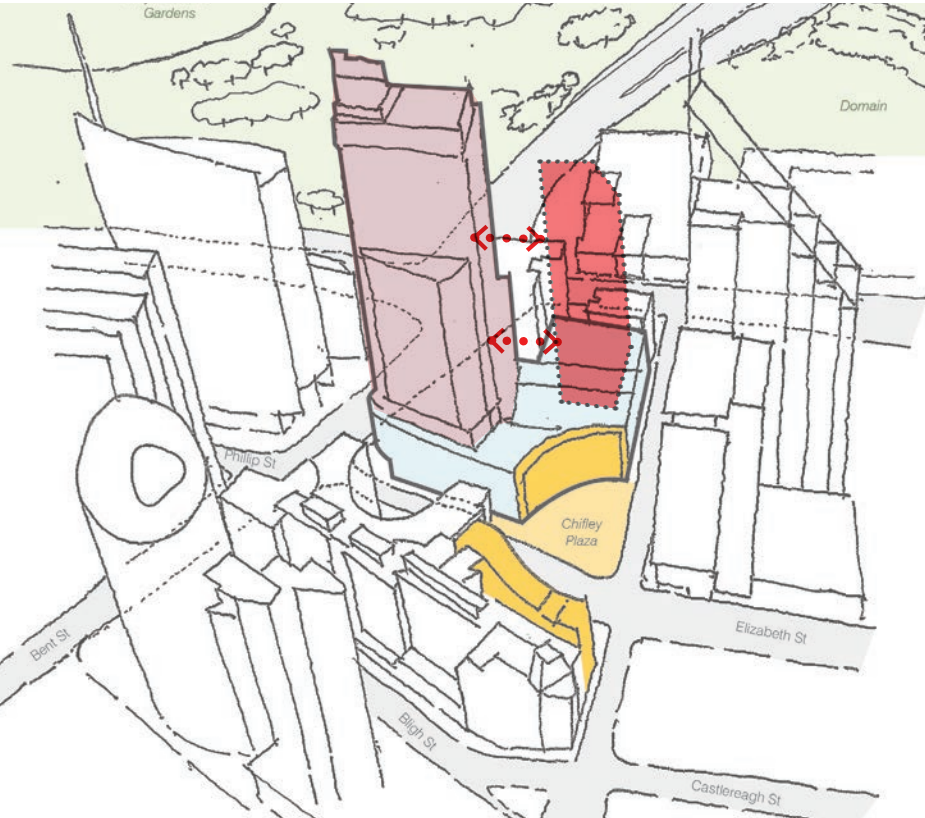


Retaining and enhancing the existing basement access to the site and limiting traffic movements to a single point is an important urban design outcome for the streetscape and pedestrians.

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

3.2.1 Tower principles

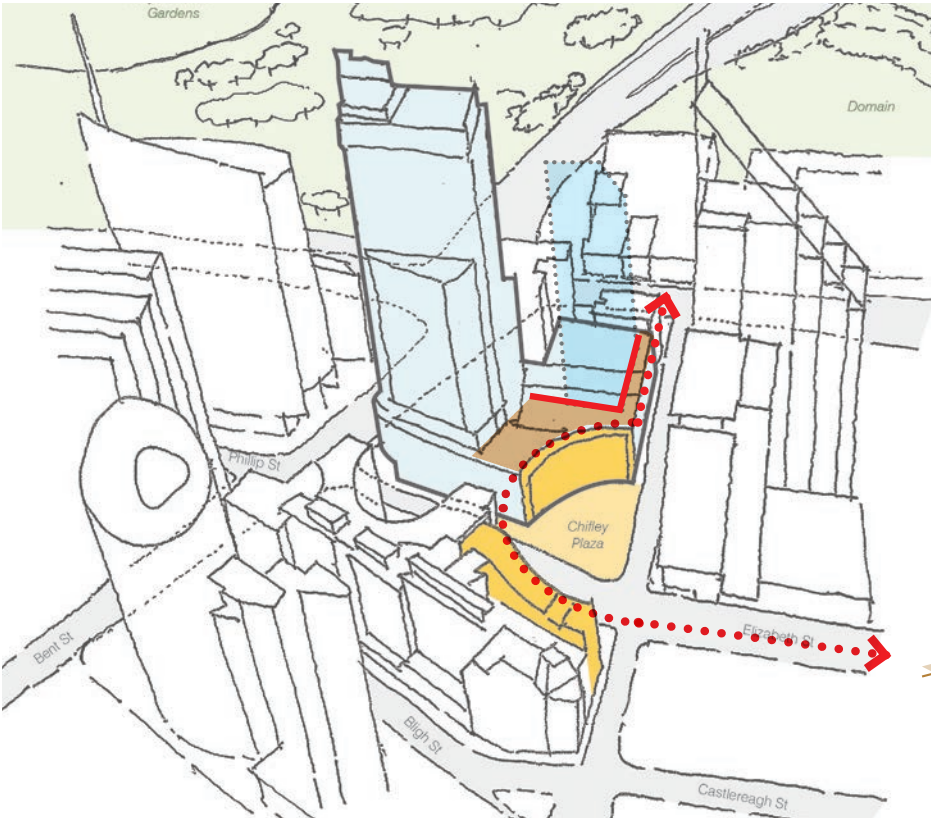
A positive contribution to the Sydney skyline



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

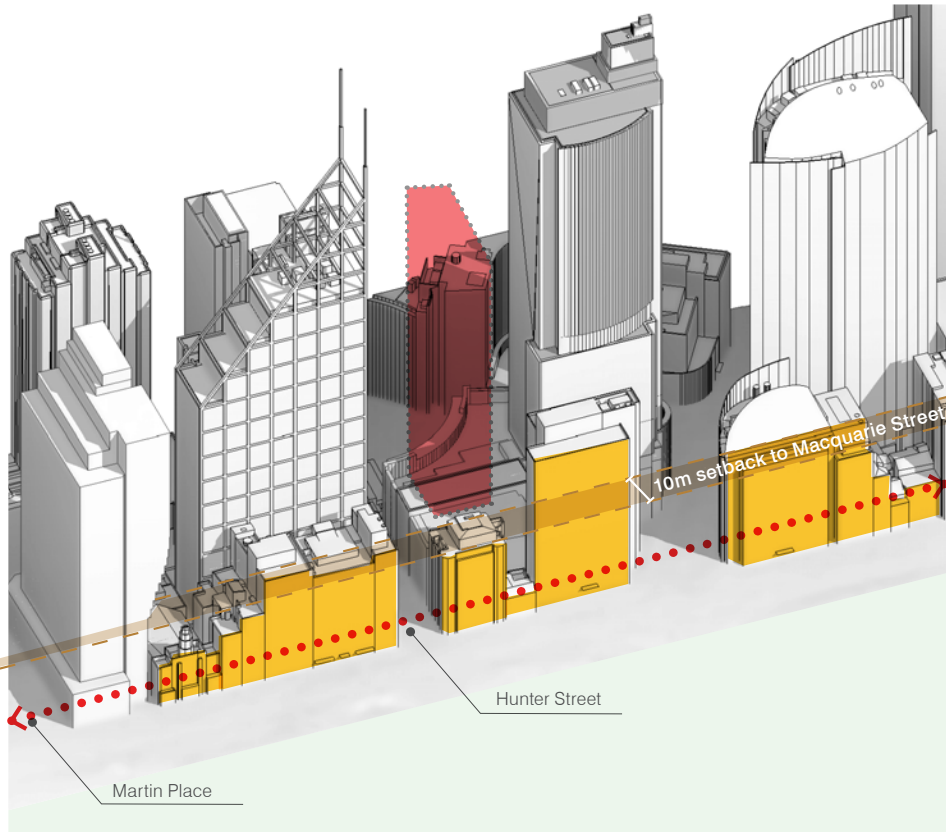
A clear setback from the existing tower to the north will also ensure existing light and view amenity is maintained.

Preserve and respect the legibility of Chifley Square



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

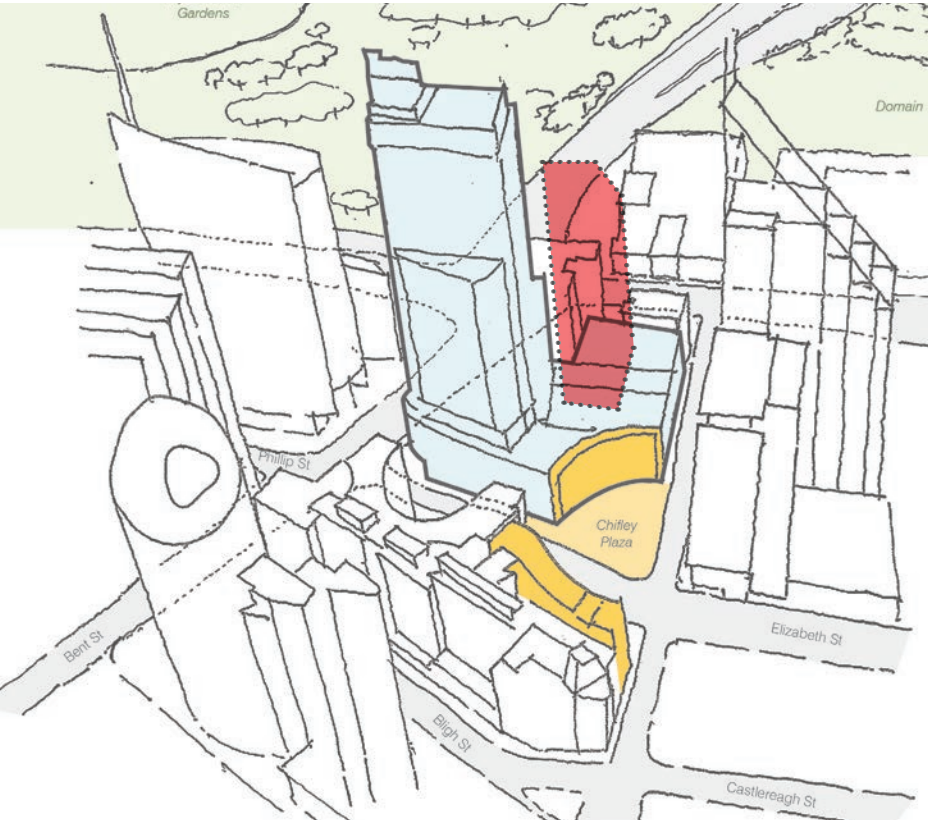
Reinforce the Macquarie Street streetscape



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

Urban Design Principles

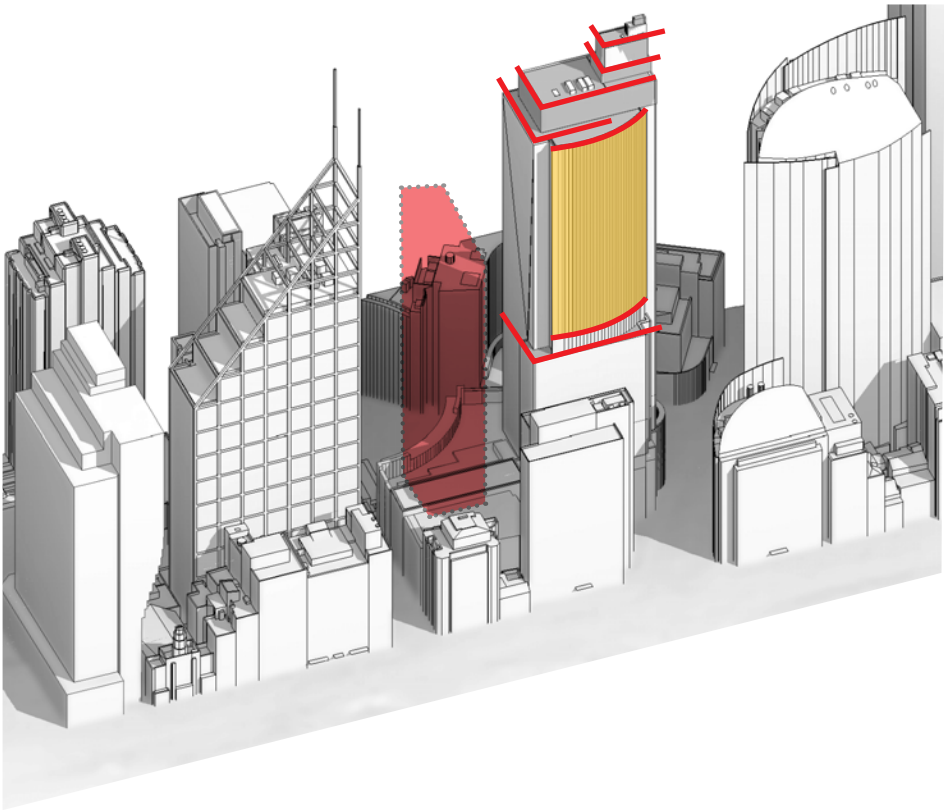
Balance environmental amenity and workplace functionality



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

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

A harmonious relationship with the existing tower



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

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





4 Envelope proposal

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

4.1 Envelope Options

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

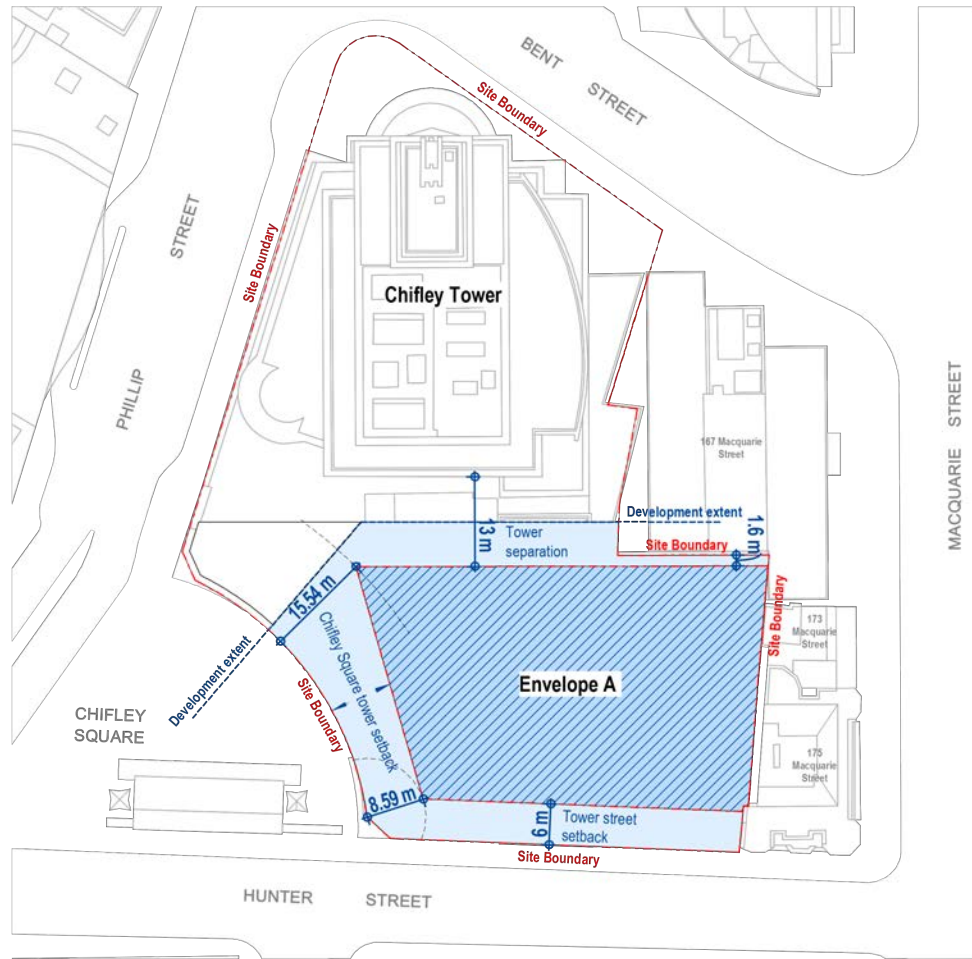
- It was the view of the Panel that where two towers share the same podium (such as the Governor Phillip and Macquarie Towers), the relationship between the two tower forms should be considered and designed to ensure a harmonious urban built form.
- A curved building façade responding to Chifley Square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

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

Proposed Option

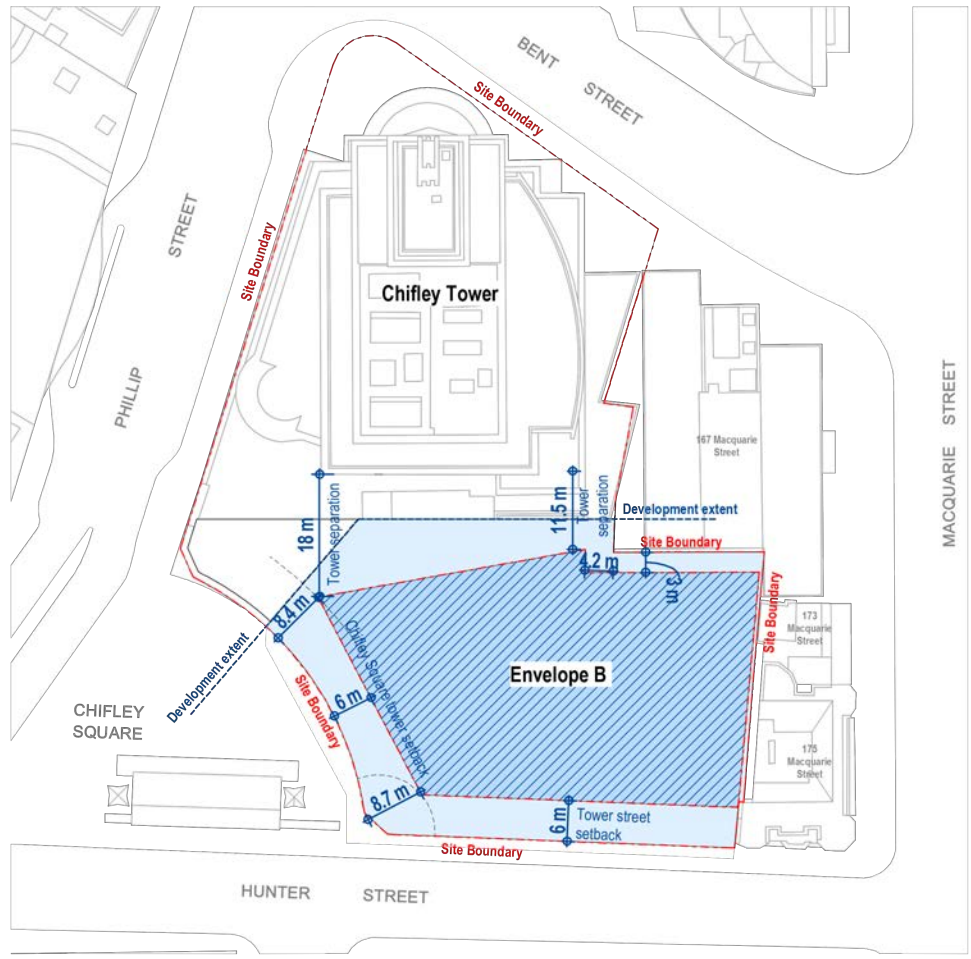
Following meetings and workshops with the DAP Option C has been selected as the proposed envelope due to its more sympathetic contextual response to the existing Chifley Tower allowing it to sit more comfortably on the site.

Tower envelope - Option A



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

Tower envelope - Option B

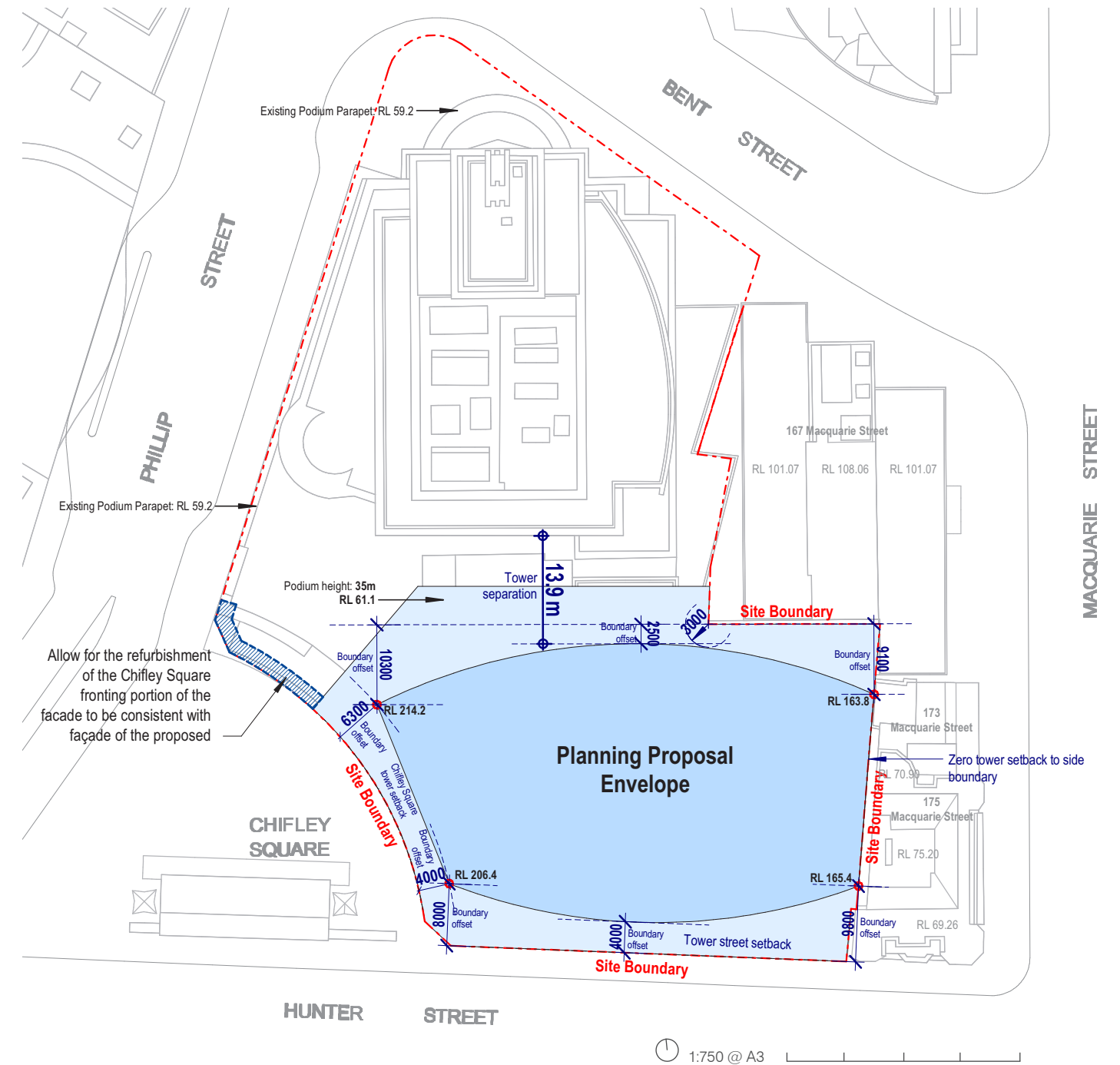
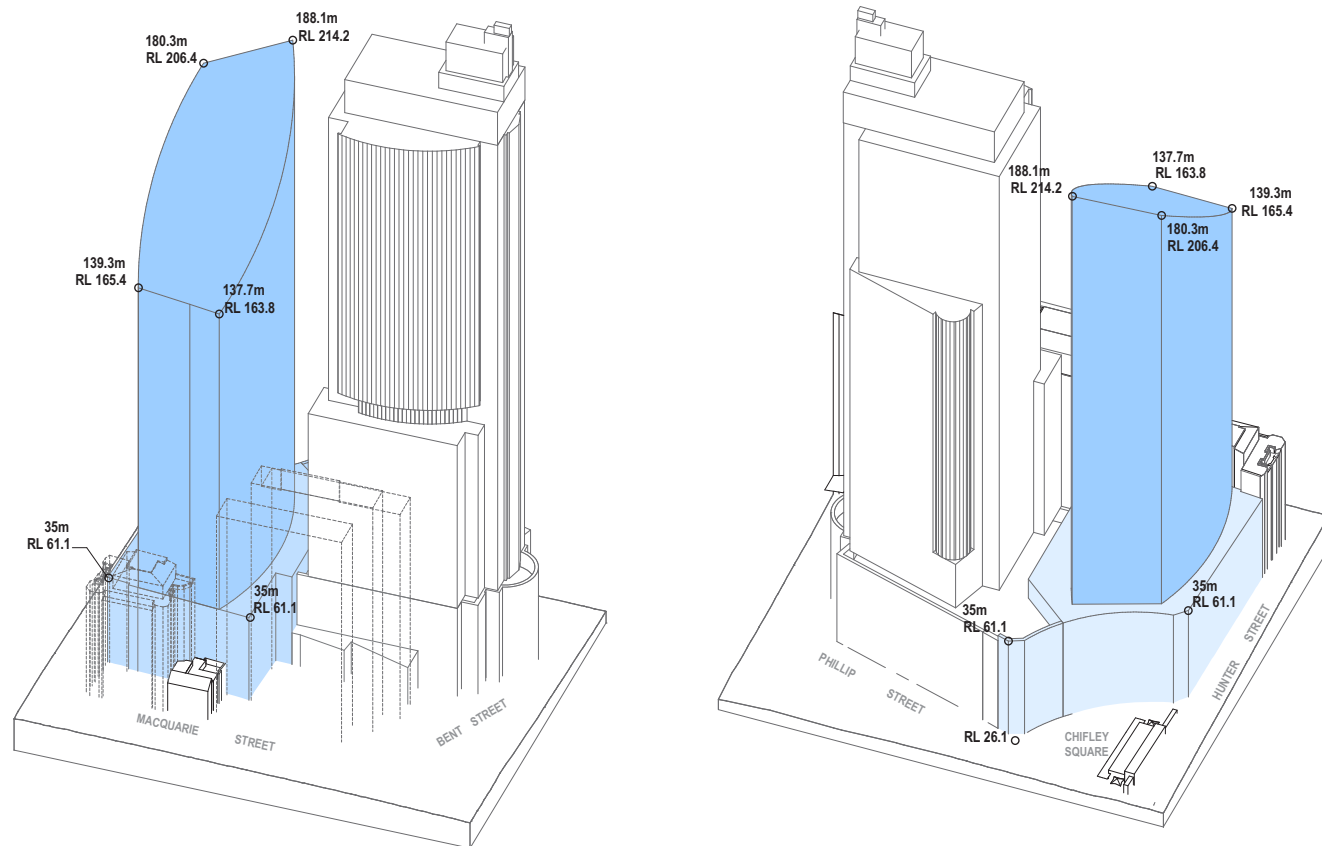


- Increased tower side setback to southern boundary of 167 Macquarie Street from 1.6m to 3m.
- Additional 4.2m tower side set back to the western boundary of 167 Macquarie St to align with the lower portion of the existing Chifley Tower.
- Angled northern tower face, generally increasing the separation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

Envelope Options

Tower envelope - Option C (proposed envelope)

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

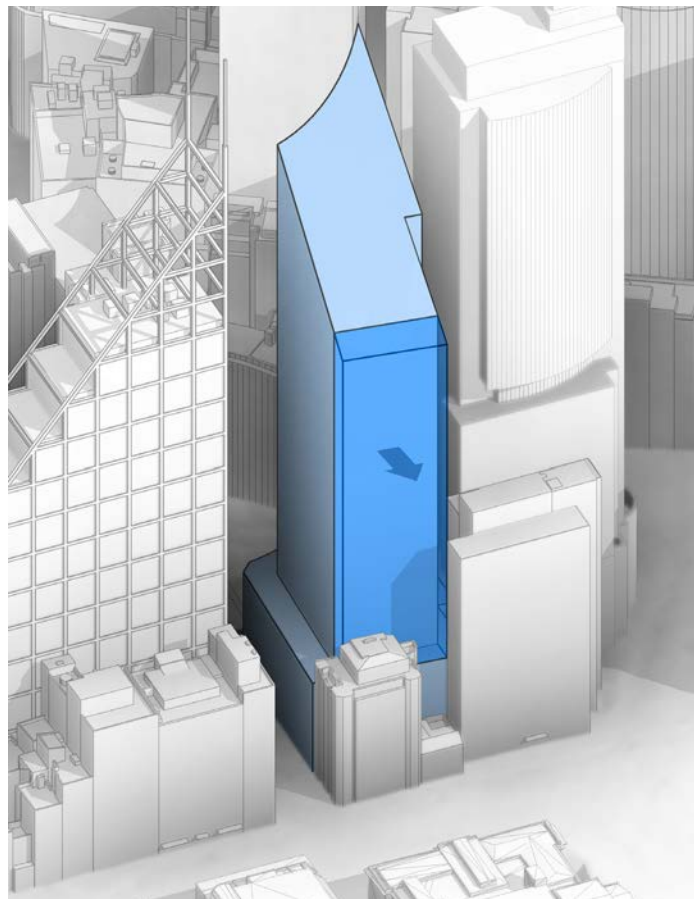
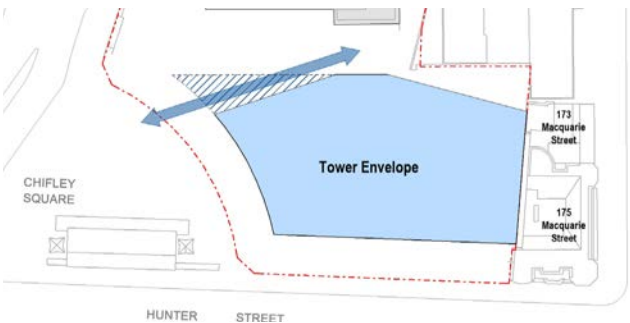
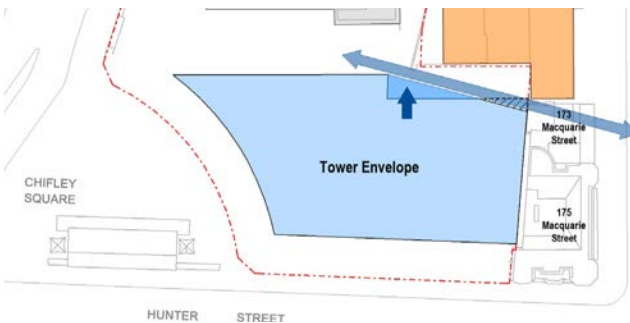
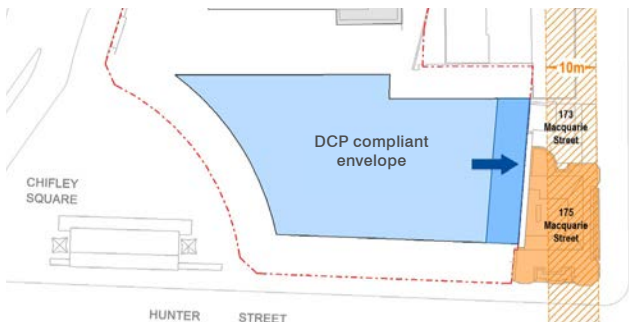


4.2 Preferred Envelope

Envelope C - Key Moves

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

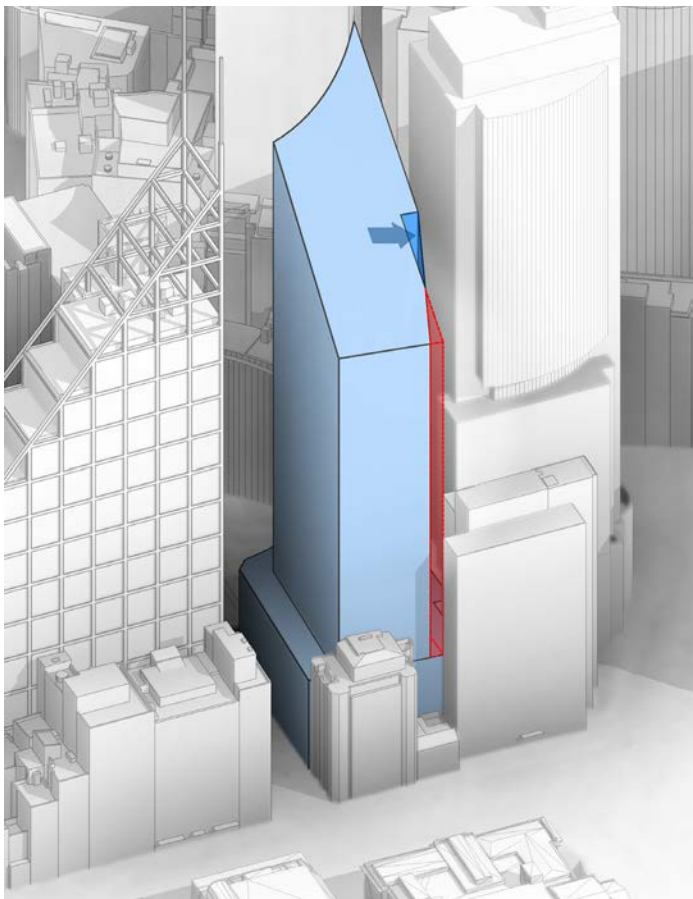
Whilst in some instances set backs are reduced, in others they are increased along with additional changes to help guide future detailed design of built form and references to the existing Chifley Tower design language.



Key move 1 - Zero setback to the east

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

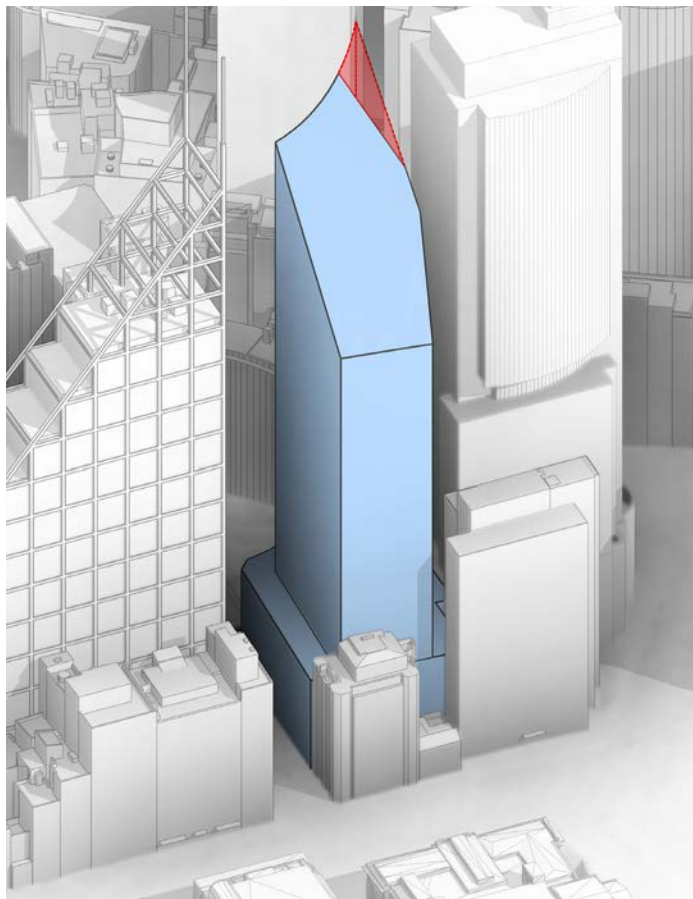
A zero setback to this boundary in excess of the complying tower setback of 10m to Macquarie Street (between 14-16m from the street boundary).



Key move 2 - Increase setback to 167 Macquarie Street.

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

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



Key move 3 - Increased setback to the existing Chifley Tower

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

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