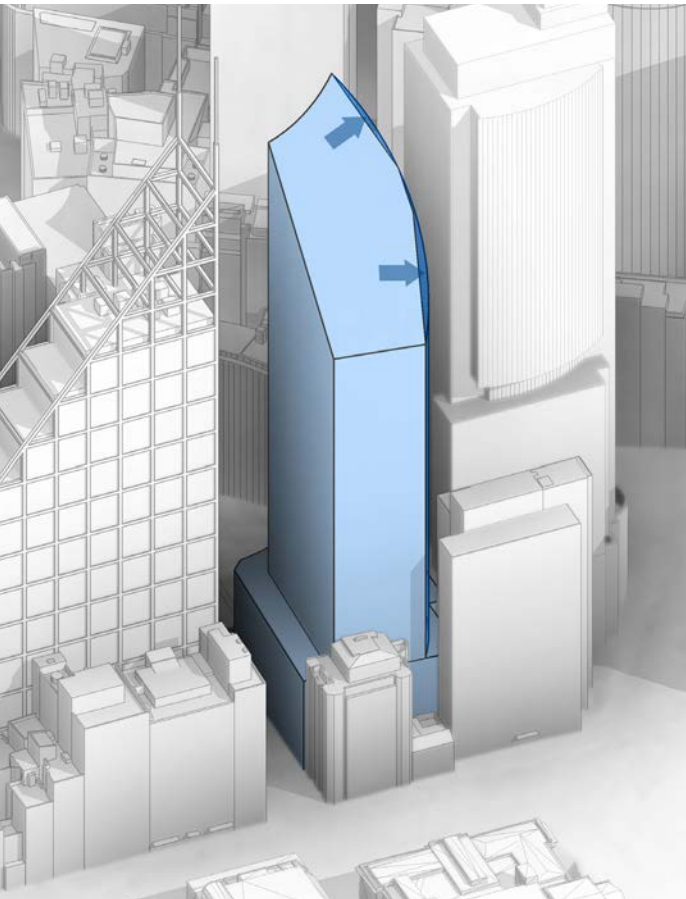
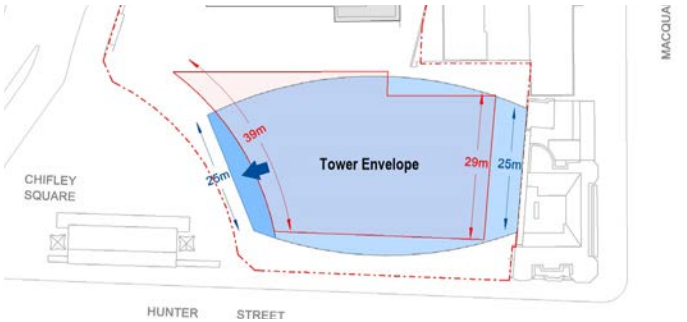
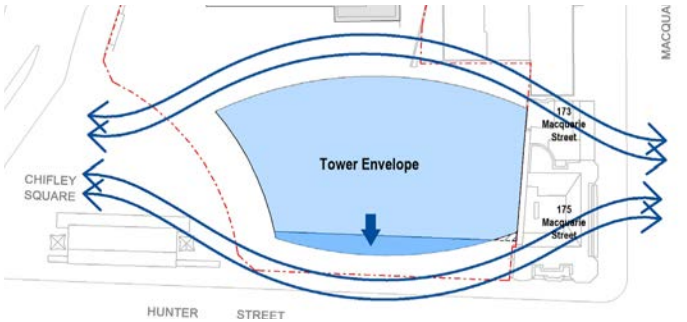
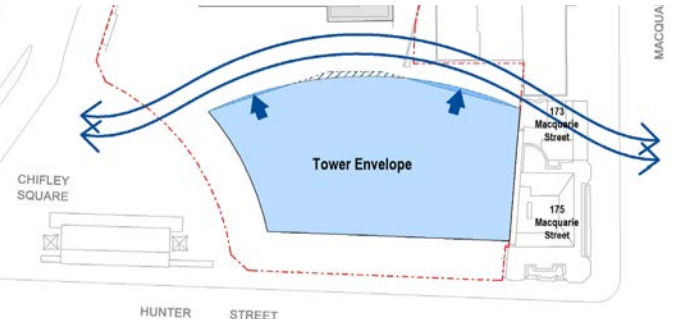


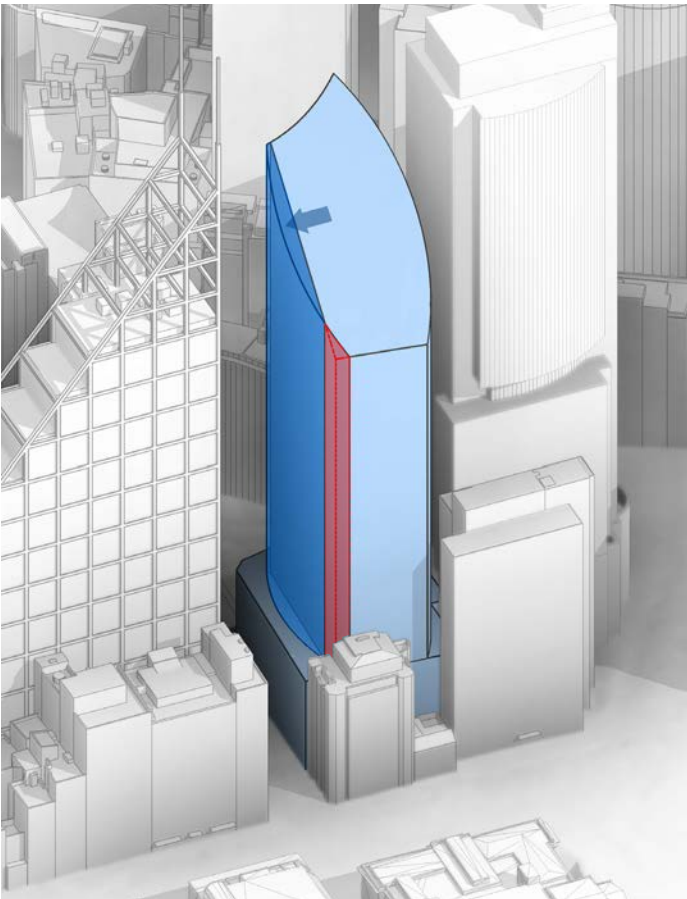
Preferred Envelope



Key move 4 - Curved northern setback

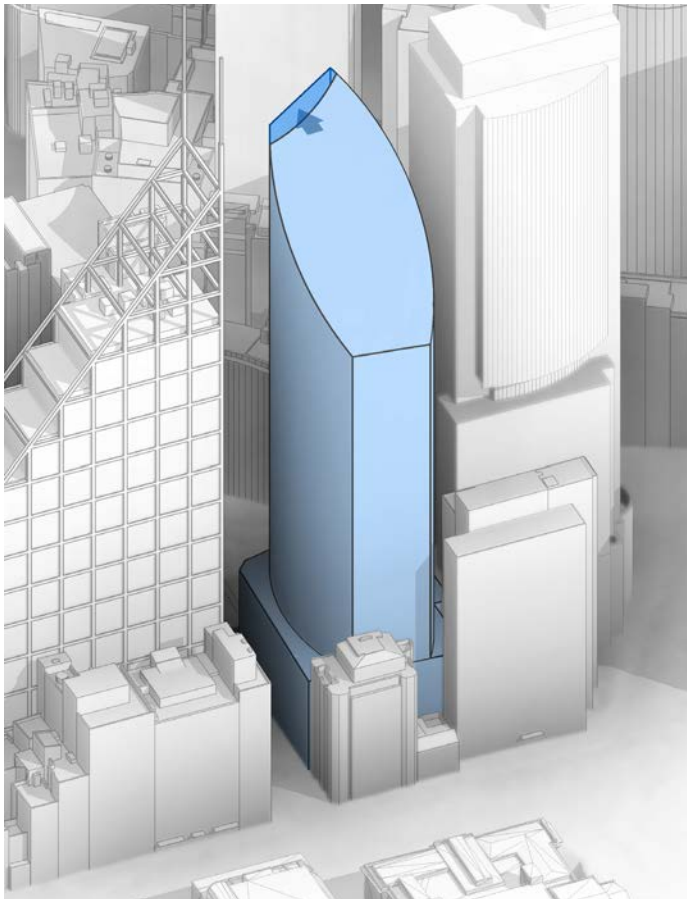
By smoothing the entire northern side of the envelope into a continuous curve the envelope references the feature eastern facade of the existing Chifley Tower.

This approach will also assist with wind performance.



Key move 5 - Curved southern setback

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



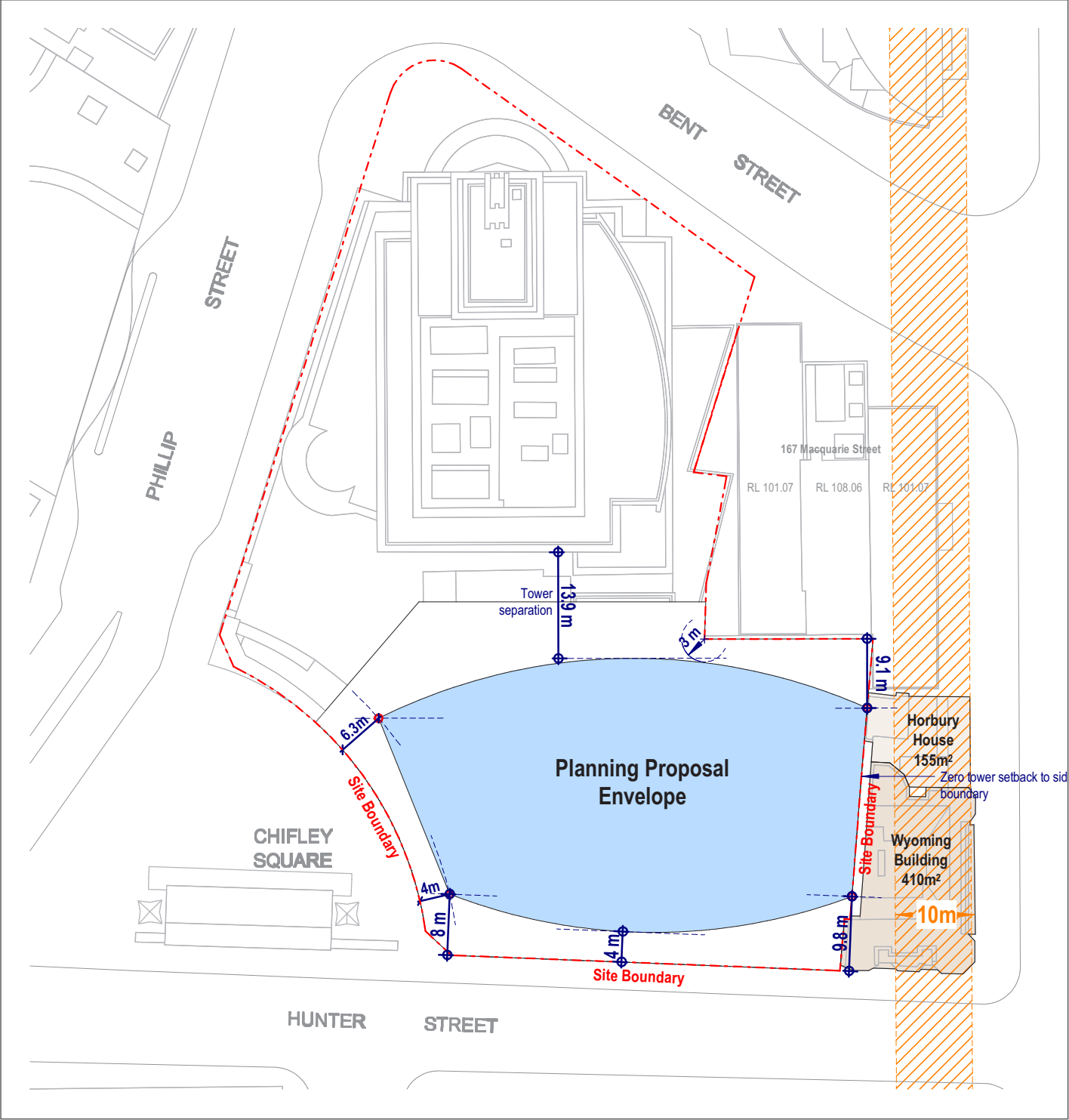
Key move 6 - Reducing the western elevation

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

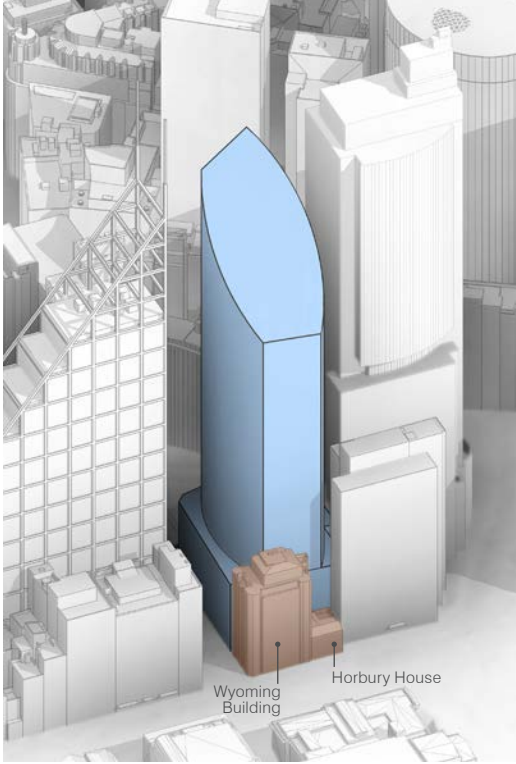
4.3 Setback Justification

4.2.1 Eastern setback

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



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



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

Setback Justification

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



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



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

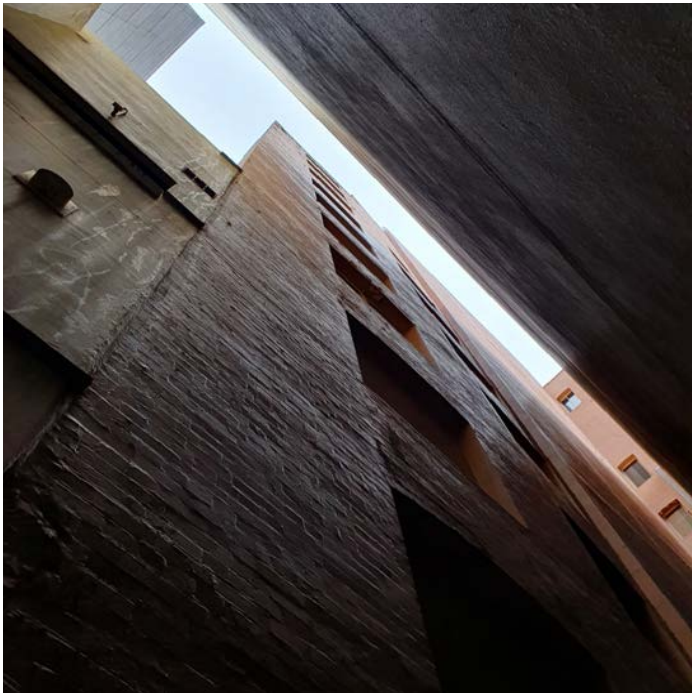


photo looking up from the base of the light well along the western boundary of the Wyoming Building.



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

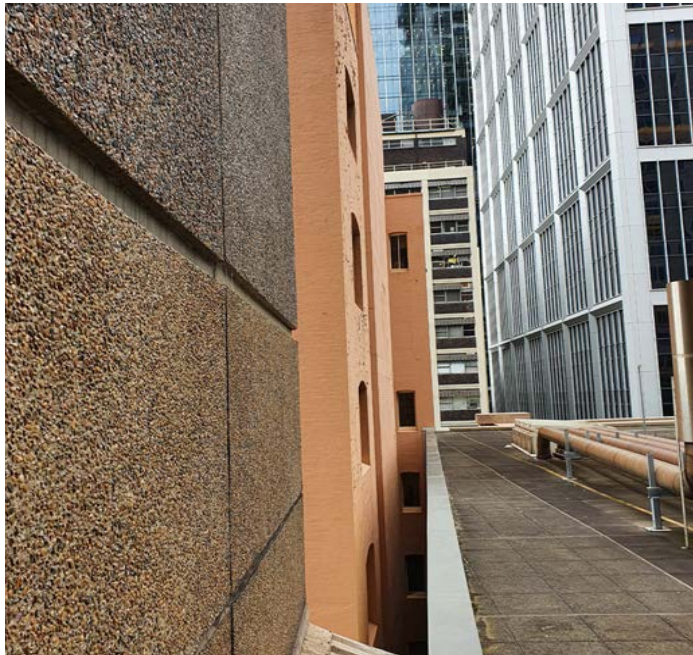


Photo looking south showing the setback and light well to the western boundary of the Wyoming Building.

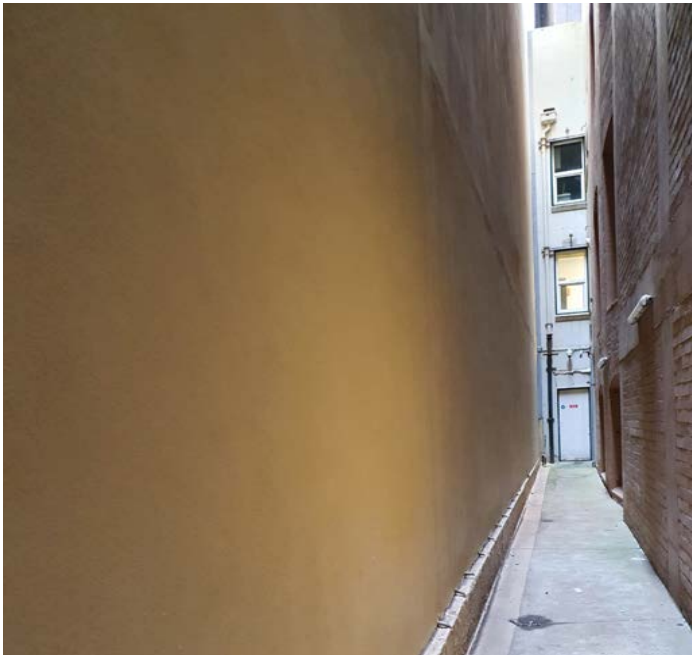


Photo looking north taken from the base of the light well along the western elevation of the Wyoming Building

Setback Justification

4.3.1 Achievement of tower design principles

Reinforce Macquarie Street streetscape

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

A positive contribution to the Sydney Skyline

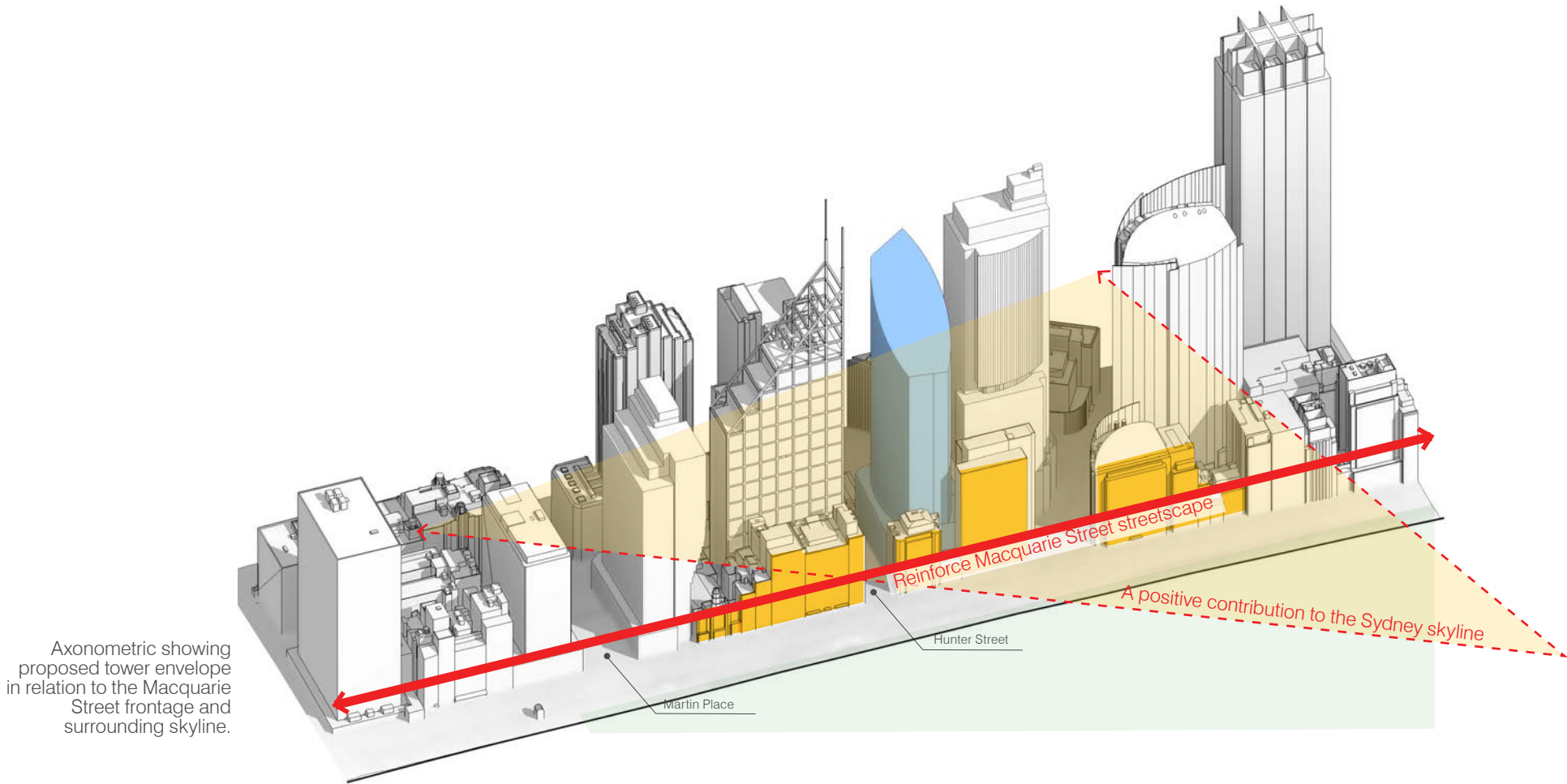
A 13.9m setback to Chifley tower provides a visually distinct tower when the skyline is viewed from the east. The 14.0m setback to Macquarie street visually separates the tower from the buildings fronting the street.



View of proposed envelope from Macquarie street looking south



View of proposed envelope from Macquarie street looking north



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

Setback Justification

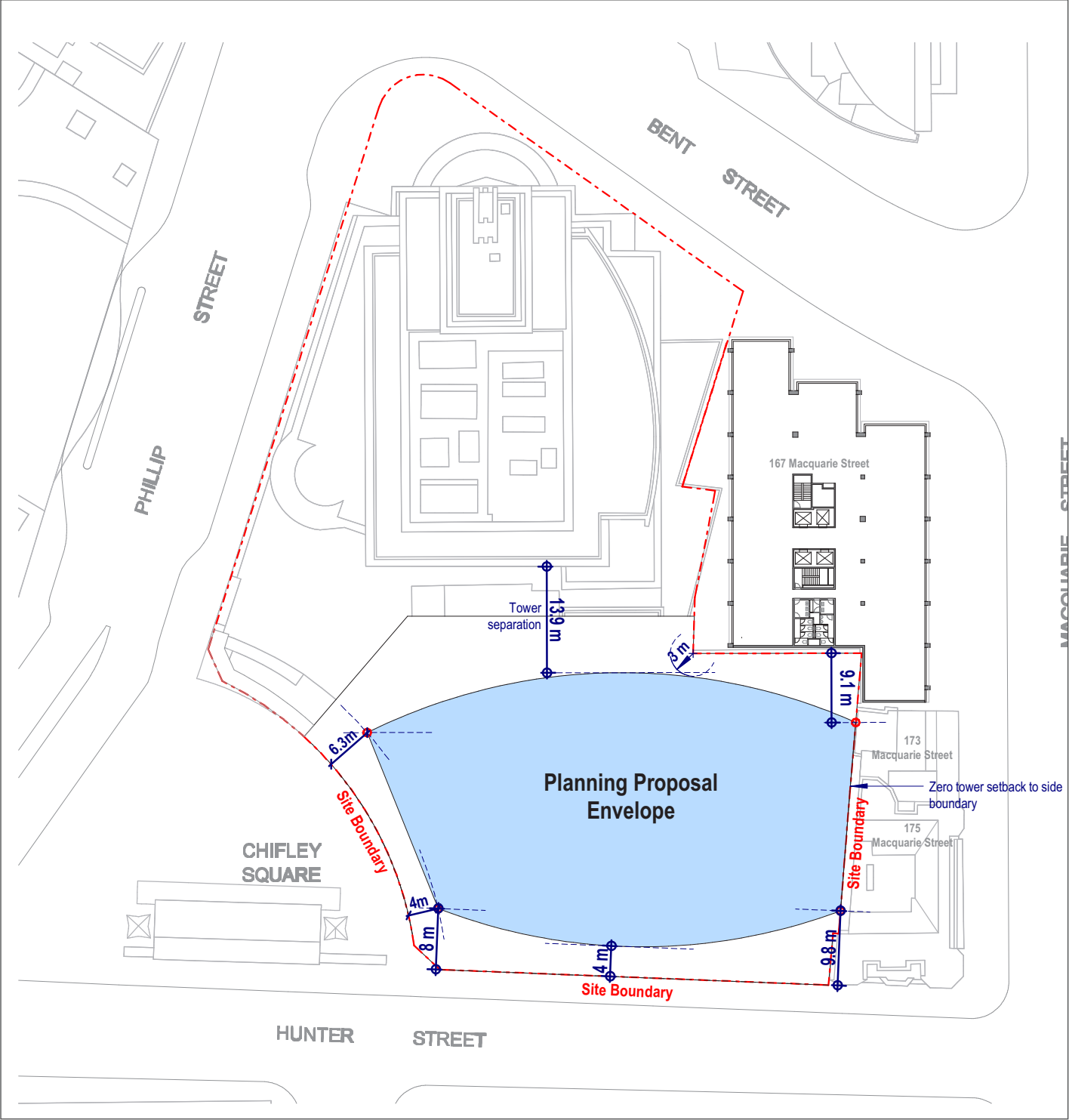


Visualisation showing proposed tower reference design in relation to the Macquarie Street frontage and surrounding skyline

Setback Justification

4.3.2 Northern setback

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



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



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

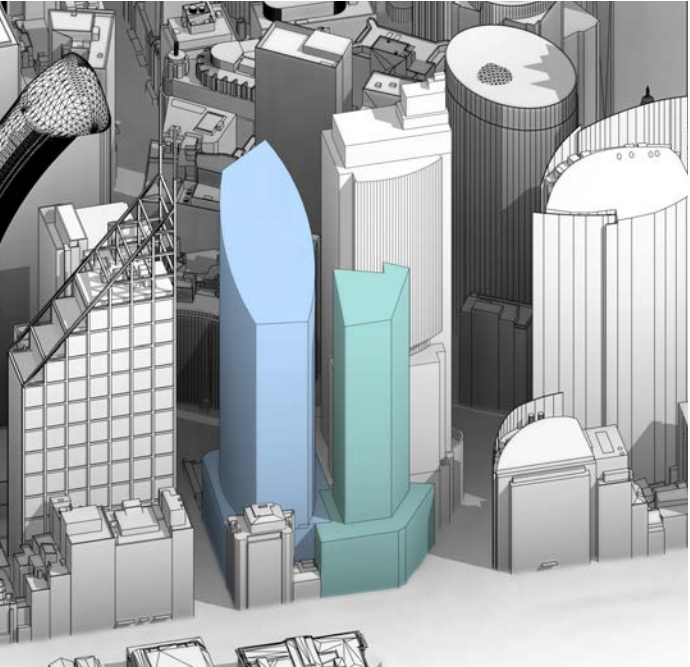


Photo looking east showing the blank wall on the southern boundary of 167 Macquarie Street (The Australian Club building)

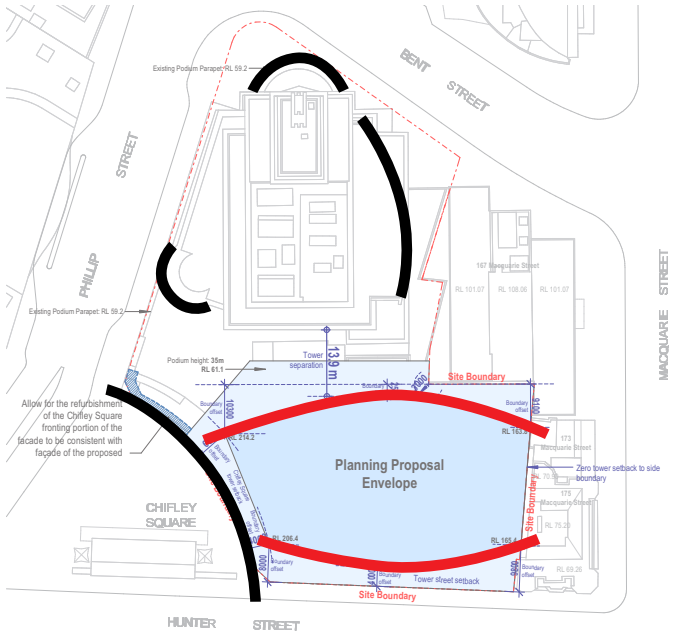


Photo looking north showing the separation between 167 Macquarie Street (The Australian Club building) and the existing Chifley tower.

Setback Justification



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



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

4.3.3 Achievement of tower design principles

Setbacks which balance environmental amenity and workplace functionality

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

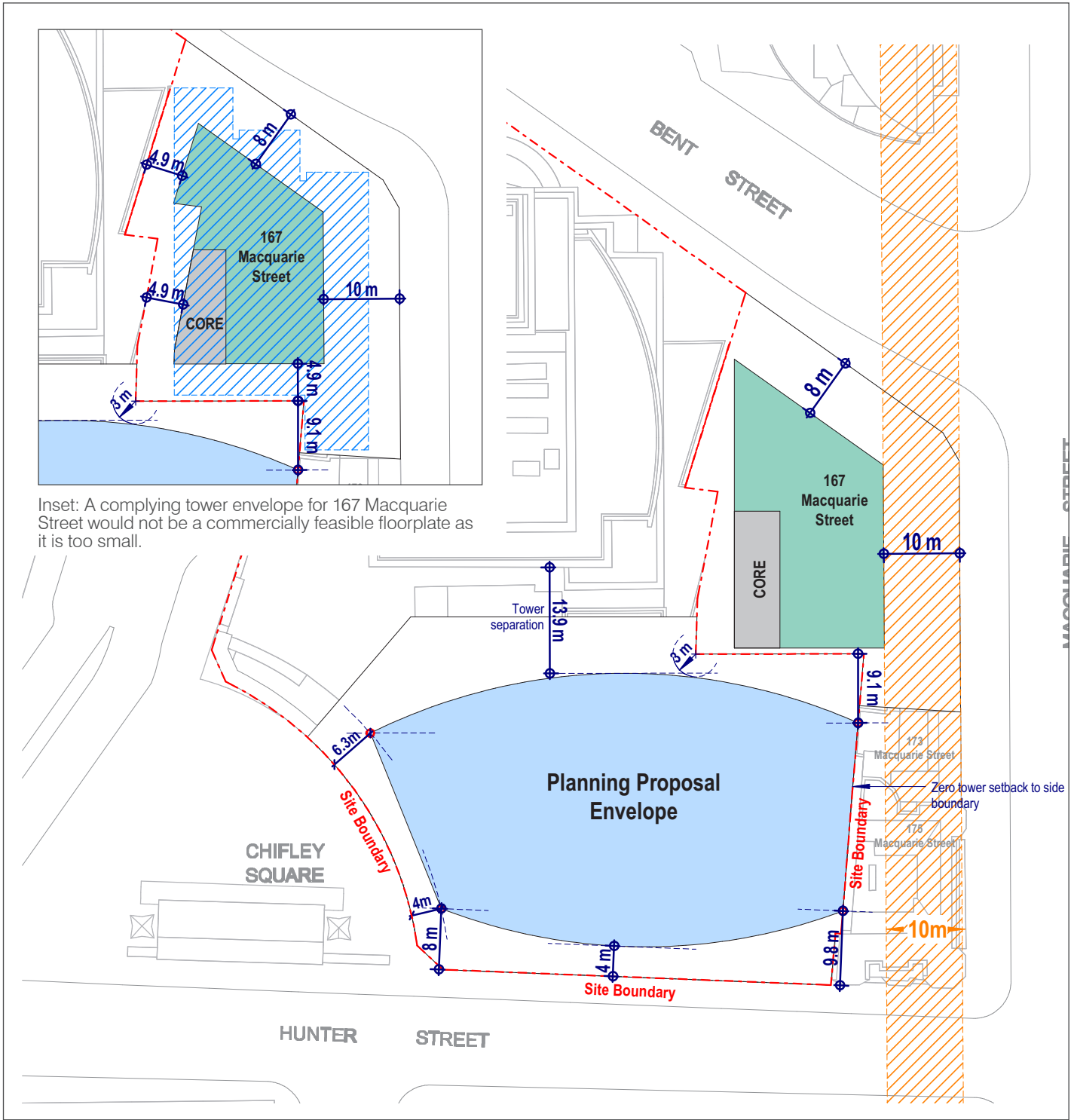
As the study right shows it is likely that any future redevelopment of The Australia Club site would result in a new building core oriented to it south-eastern boundary and thus minimising and negative impacts at this interface.

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

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

A harmonious relationship with the existing tower

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

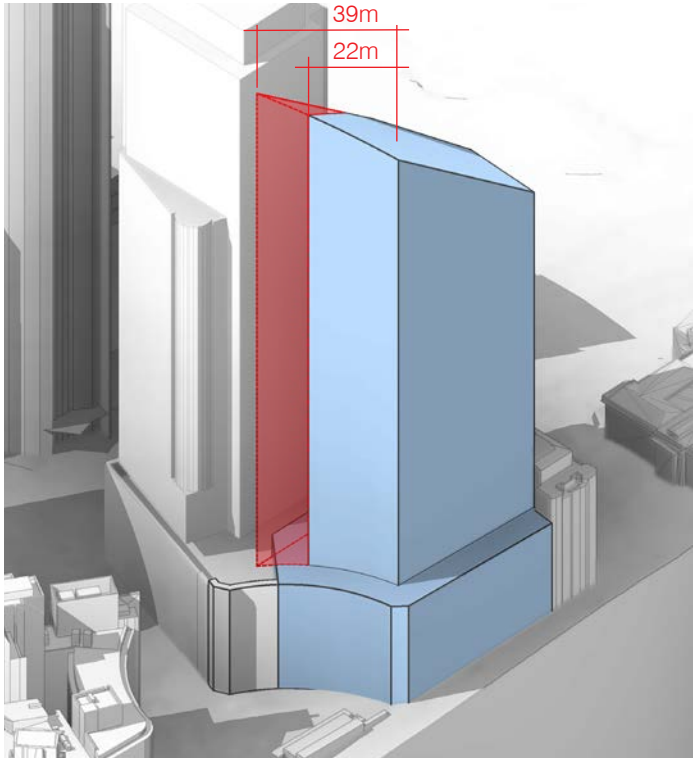


Plan showing a study into the potential likely floor plan for any future redevelopment of The Australia Club building at 167 Macquarie Street showing the likely location for the building lift core.

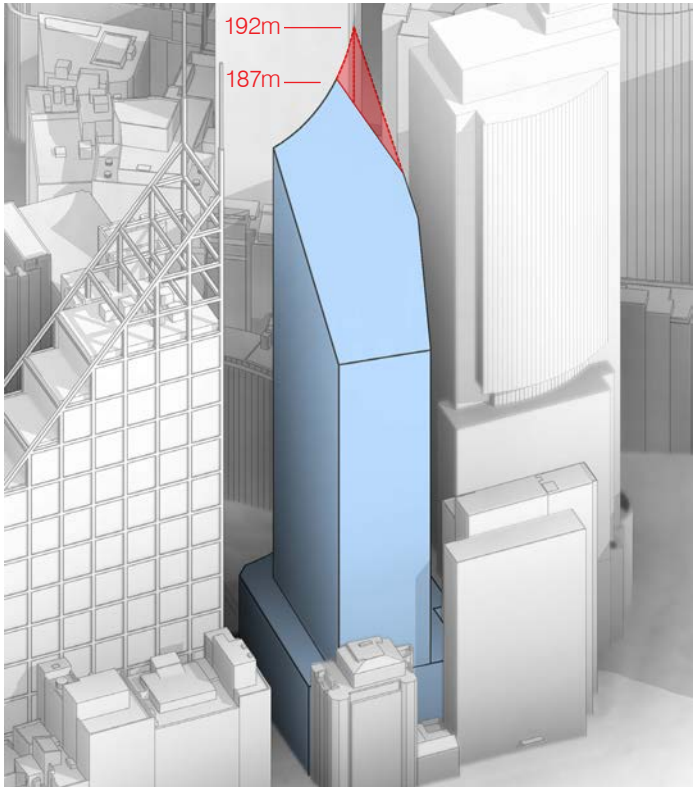
Setback Justification

4.3.4 Western Setback

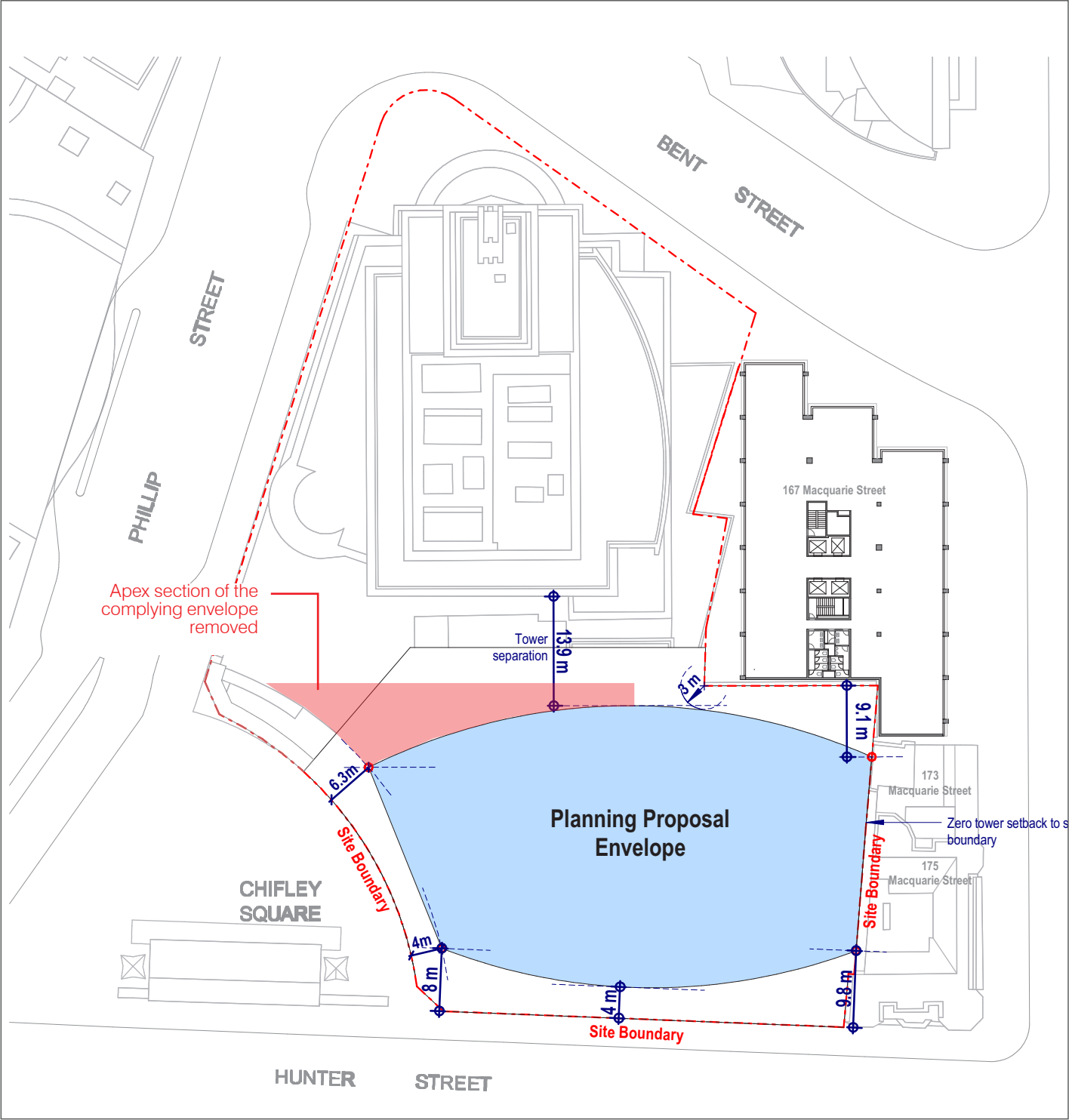
- The introduction of the curved northern and southern setbacks allows for a greatly reduced facade presenting west to Chifley Square.
- The overall length of the tower envelope presenting to Chifley Square is reduced from 39m to 22m with a reduced setback of 4m to its south-west corner and a 6 setback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



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



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



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

Setback Justification

4.3.5 Achievement of tower design principles

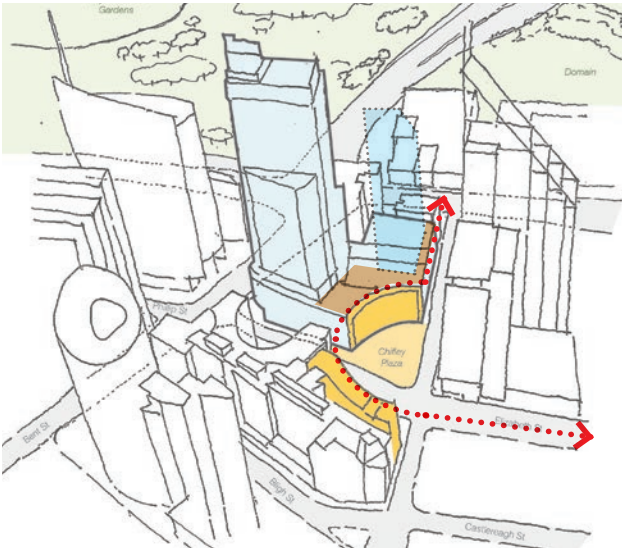
Preserve and respect the legibility of Chifley Square

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

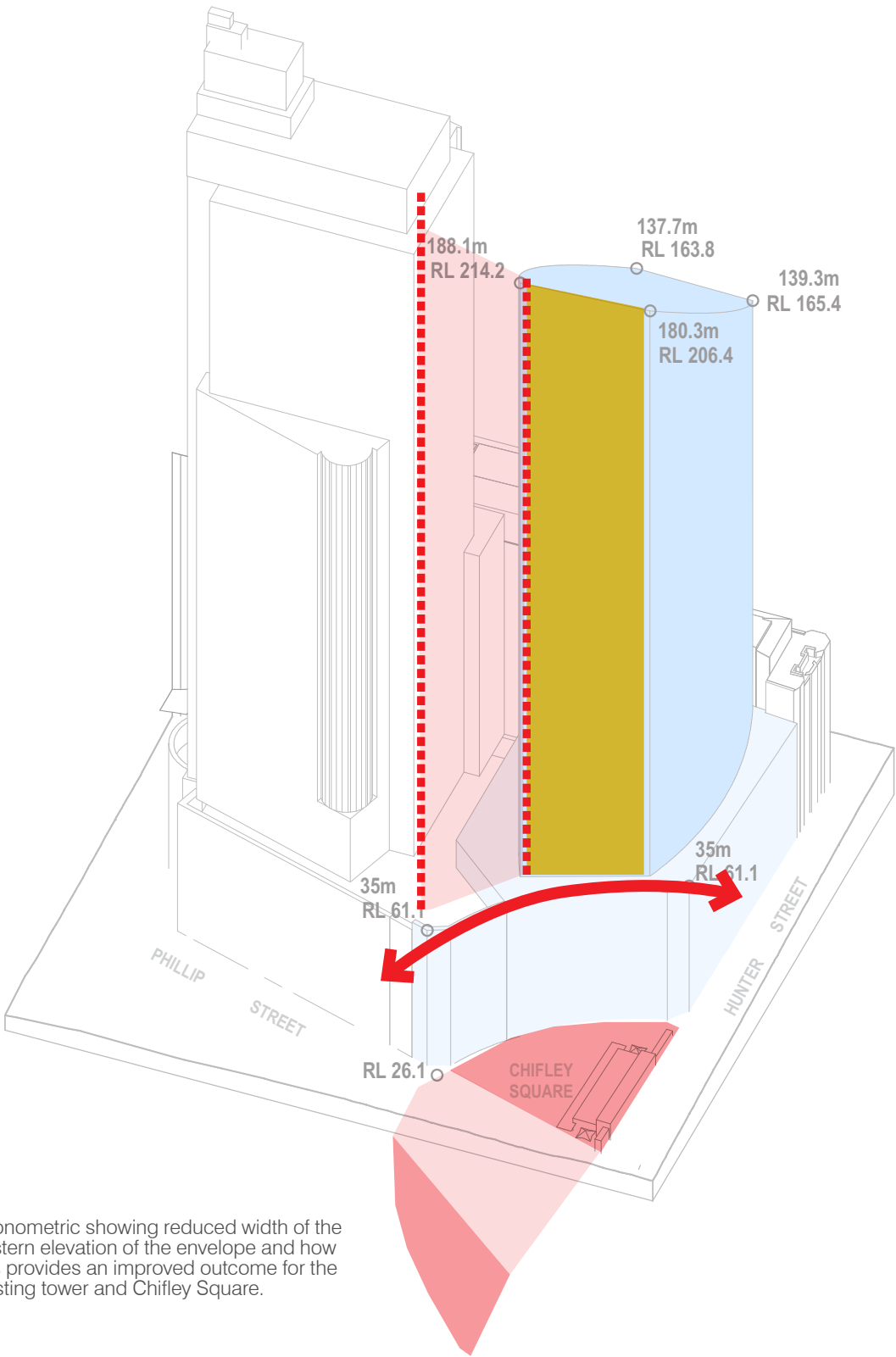
The move also reduces the height of apex of the tower envelope which further reduces its impact on the existing plaza space below.

Setbacks which balance environmental amenity and workplace functionality

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



Tower envelope principle see page 8, principle 2.2.2



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

Setback Justification



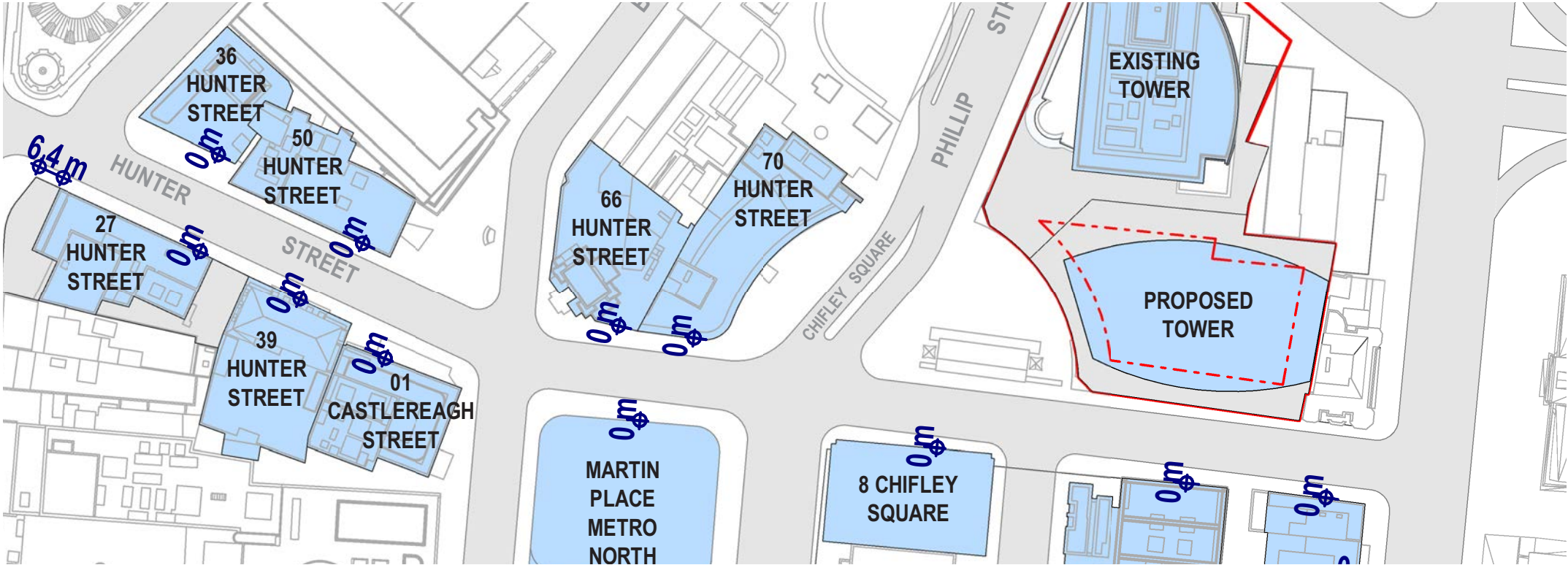
Visualisation showing the proposed reference design with improved podium (at existing height of 35m) and the tower above.

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

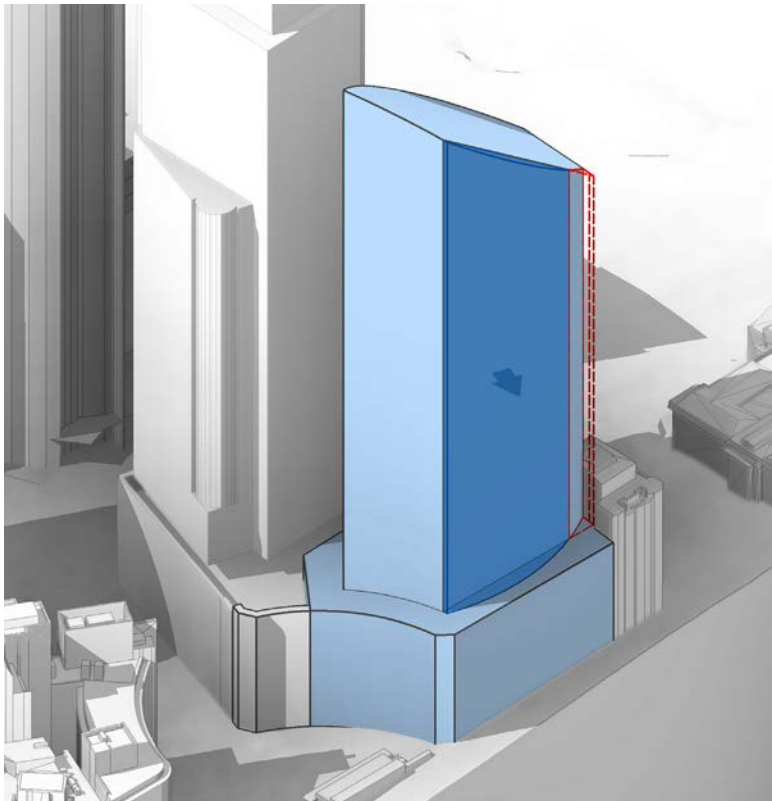
Setback Justification

4.3.6 Southern setback

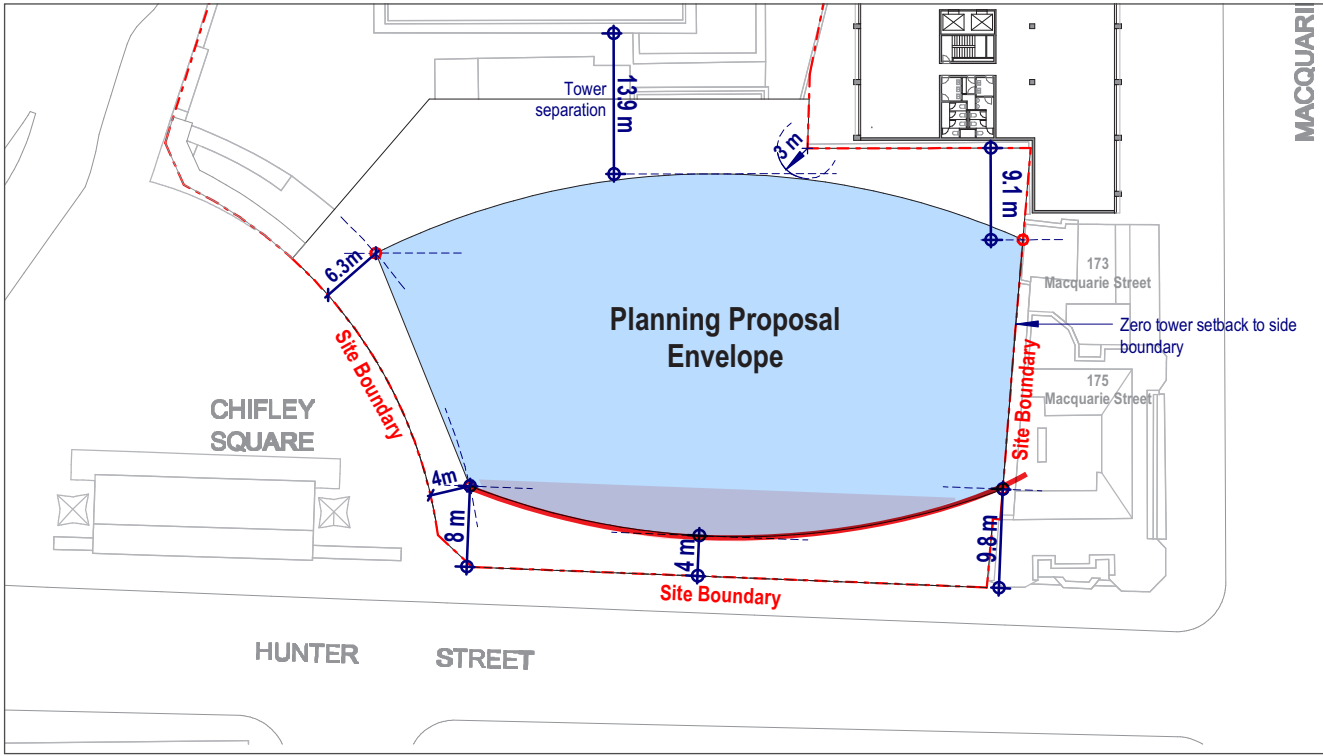
- The variation to the tower setback along Hunter Street by 4m (from 8.0m to 4.0m) results in a small narrowing of the vista up to Macquarie Street from Richard Johnson Square compared to a complying envelope.
- The reduction in setback along Hunter Street also results in bringing the proposed tower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



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



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



Plan showing the proposed southern tower setback

Setback Justification

4.3.7 Achievement of tower design principles

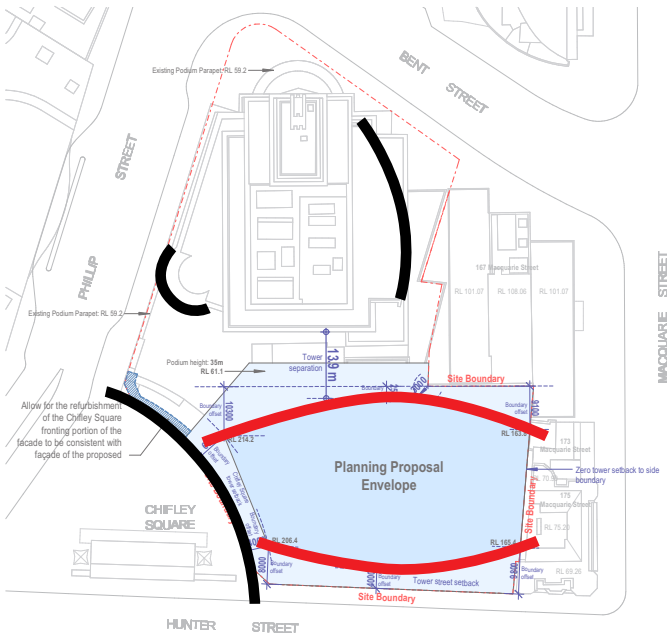
Preserve and respect the legibility of Chifley Square

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

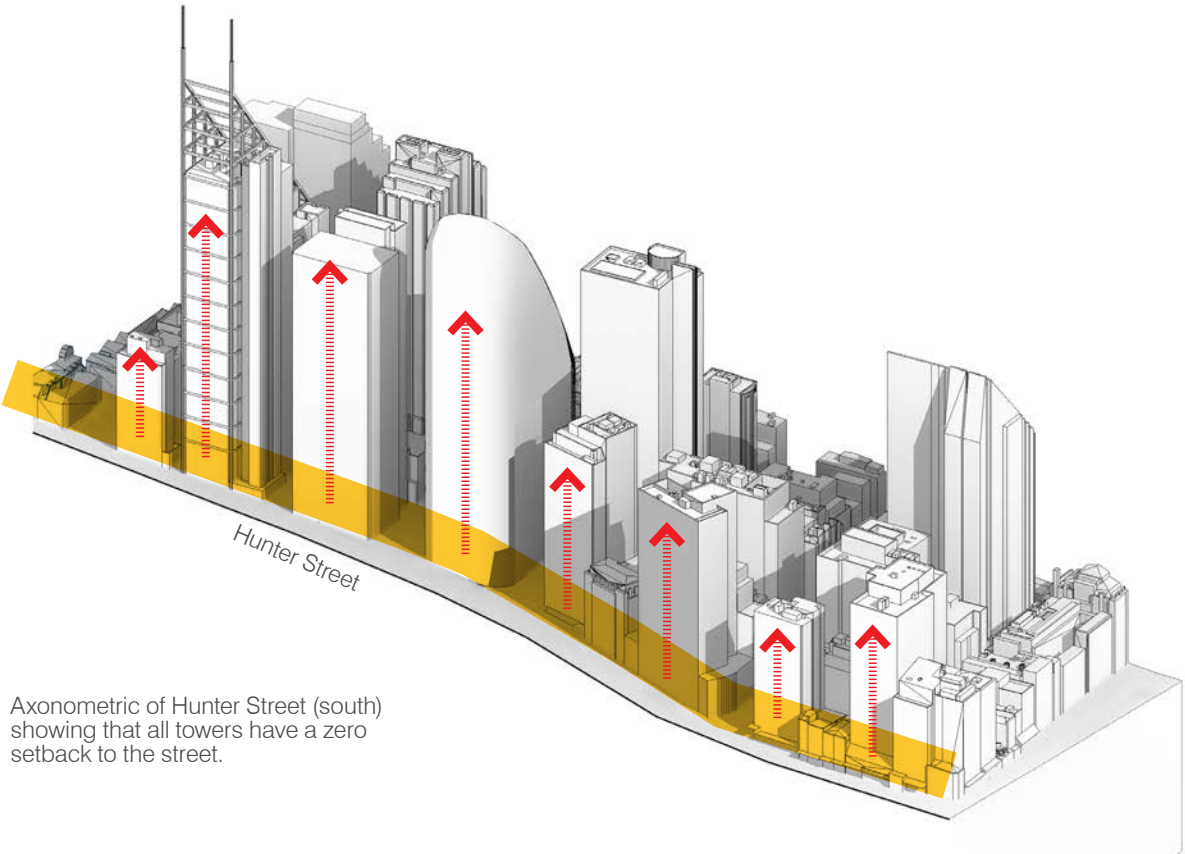
Most notably there is no established precedent for any tower setbacks along Hunter Street which is particularly relevant on the southern elevation of the street as shown in the axonometric images below.

Reference the existing tower forms in a harmonious way

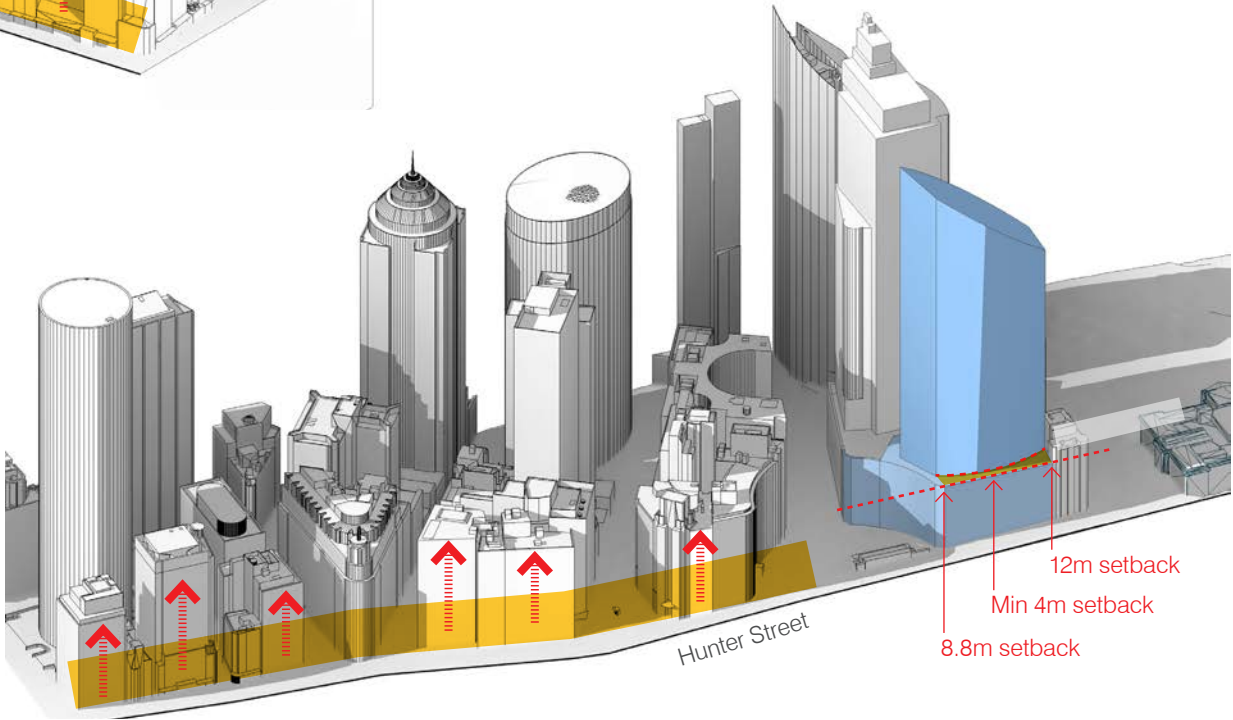
The curved southern setback will reinforce a direct reference to the curved eastern facade of the existing Chifley Tower.



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



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



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

Setback Justification



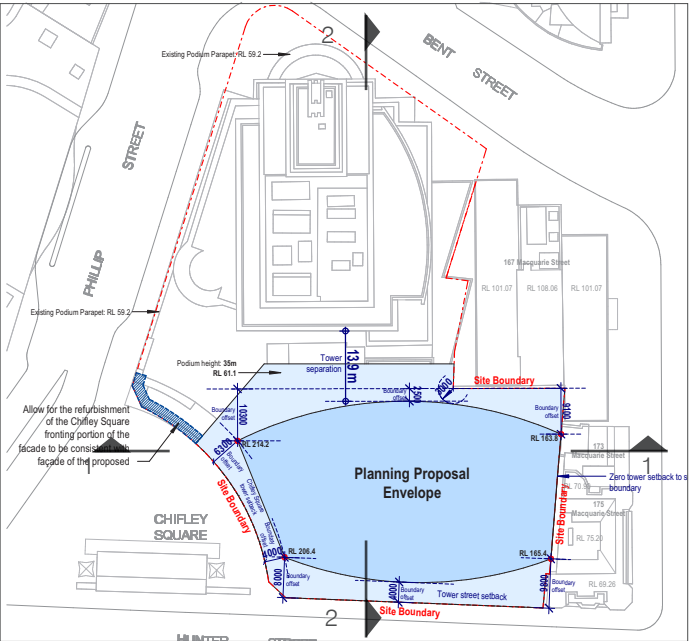
Extract from the Visual Impact Assessment showing the view east along Hunter Street toward the proposed envelope.

4.4 Preferred Envelope Sections and Elevations

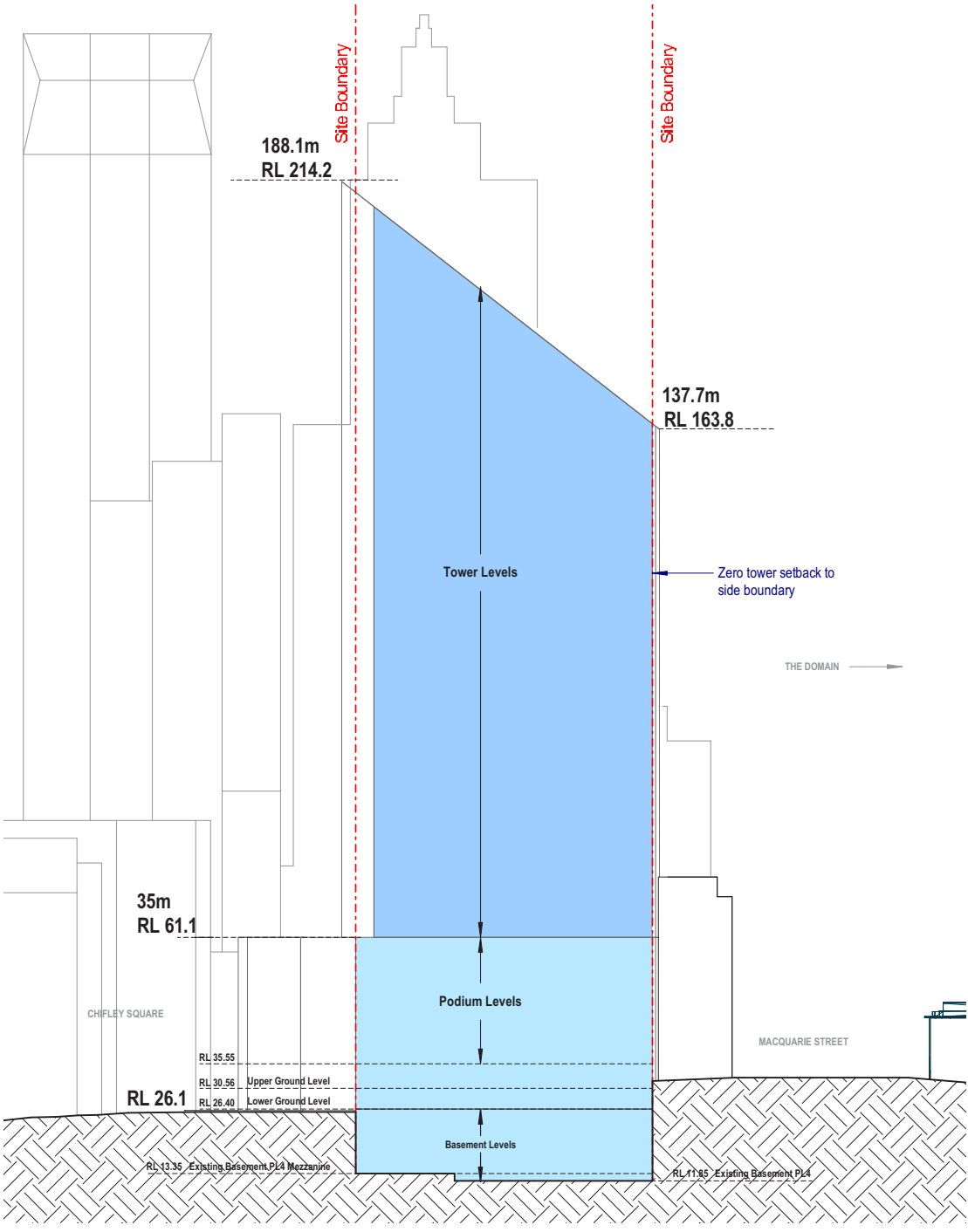
4.3.8 Proposed Envelope Options Sections

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

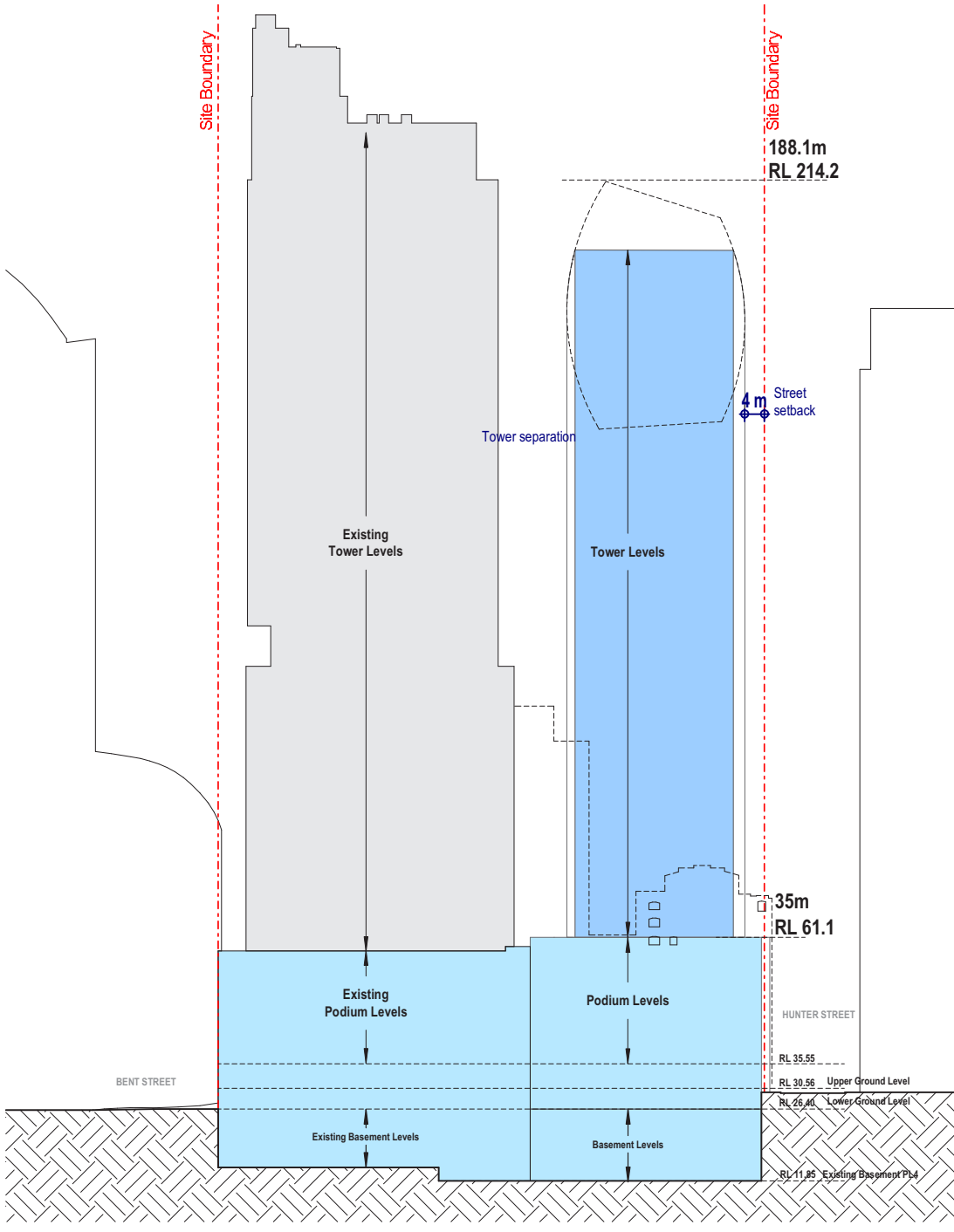
The extent to which the Solar Access Protection Plane for The Domain defines the shape of the built form envelope and determines the maximum height for this site which ranges from RL 213.1 to the west and RL 137.8 to the east. The scale of the podium remains as per the existing datum of RL 61.1 and is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



Key Plan



Section 1



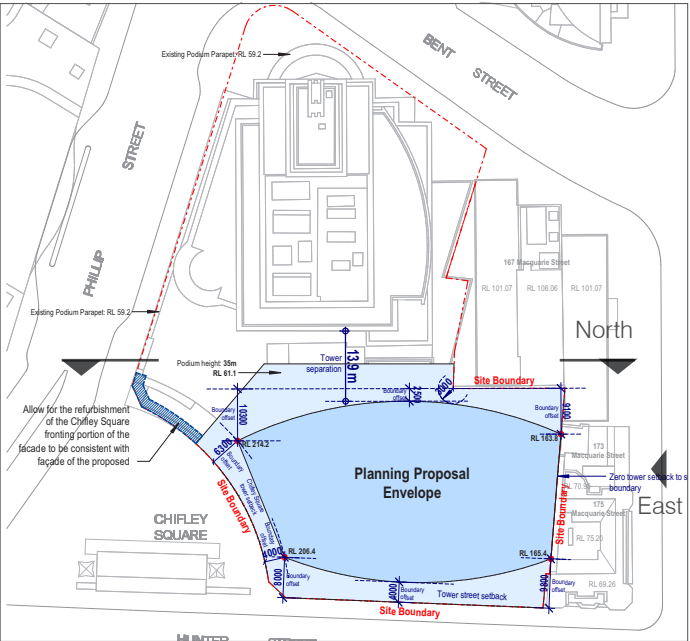
Section 2

Preferred Envelope Sections and Elevations

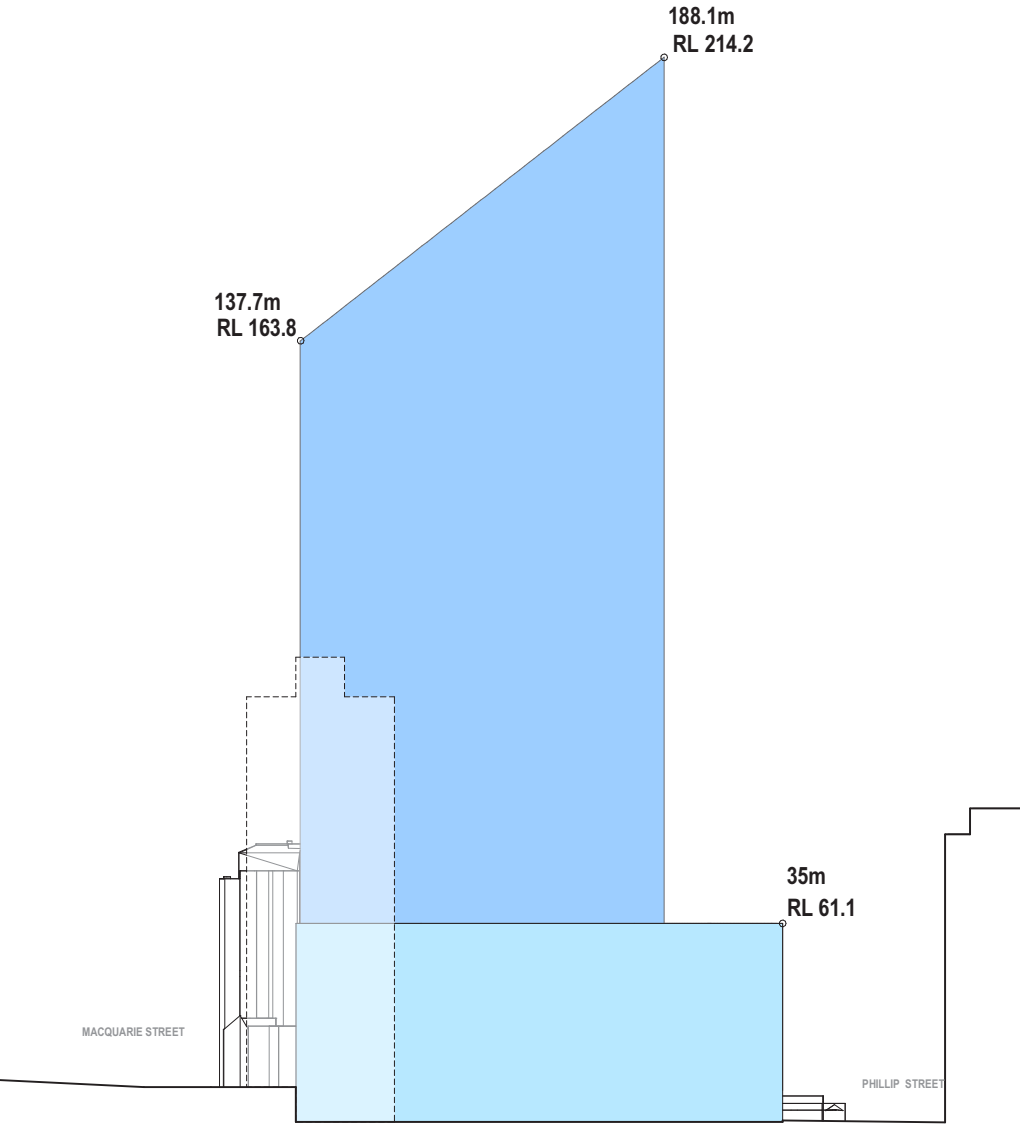
4.4.1 Proposed Envelope Options Elevations

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

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

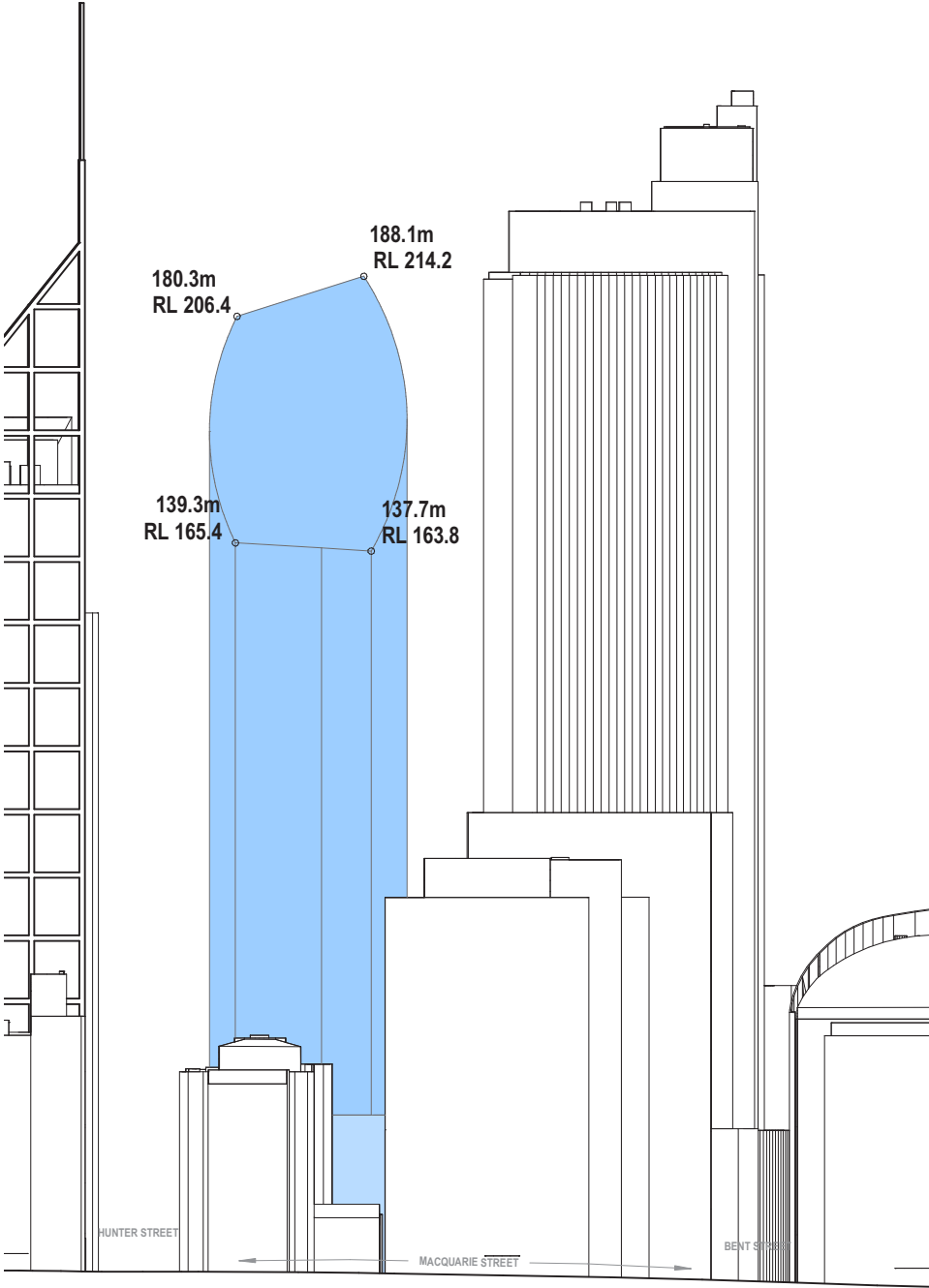


Key Plan



Elevation 1 - North

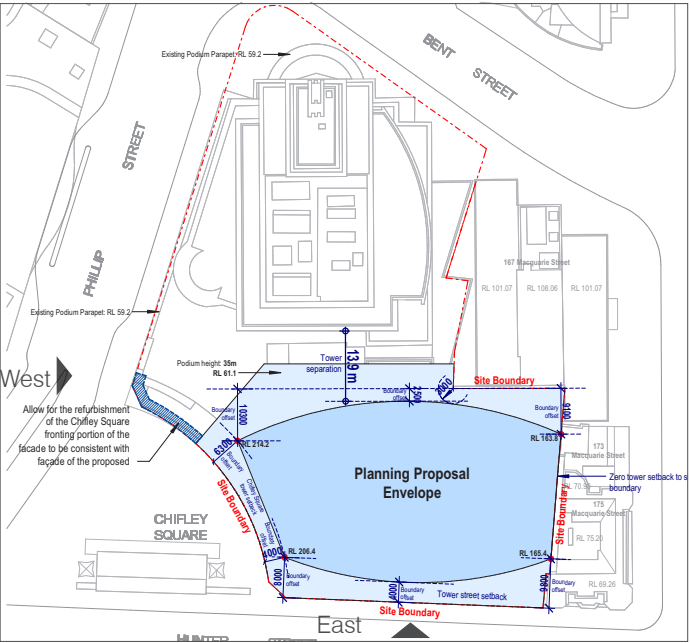
North Elevation (drawn without existing tower)



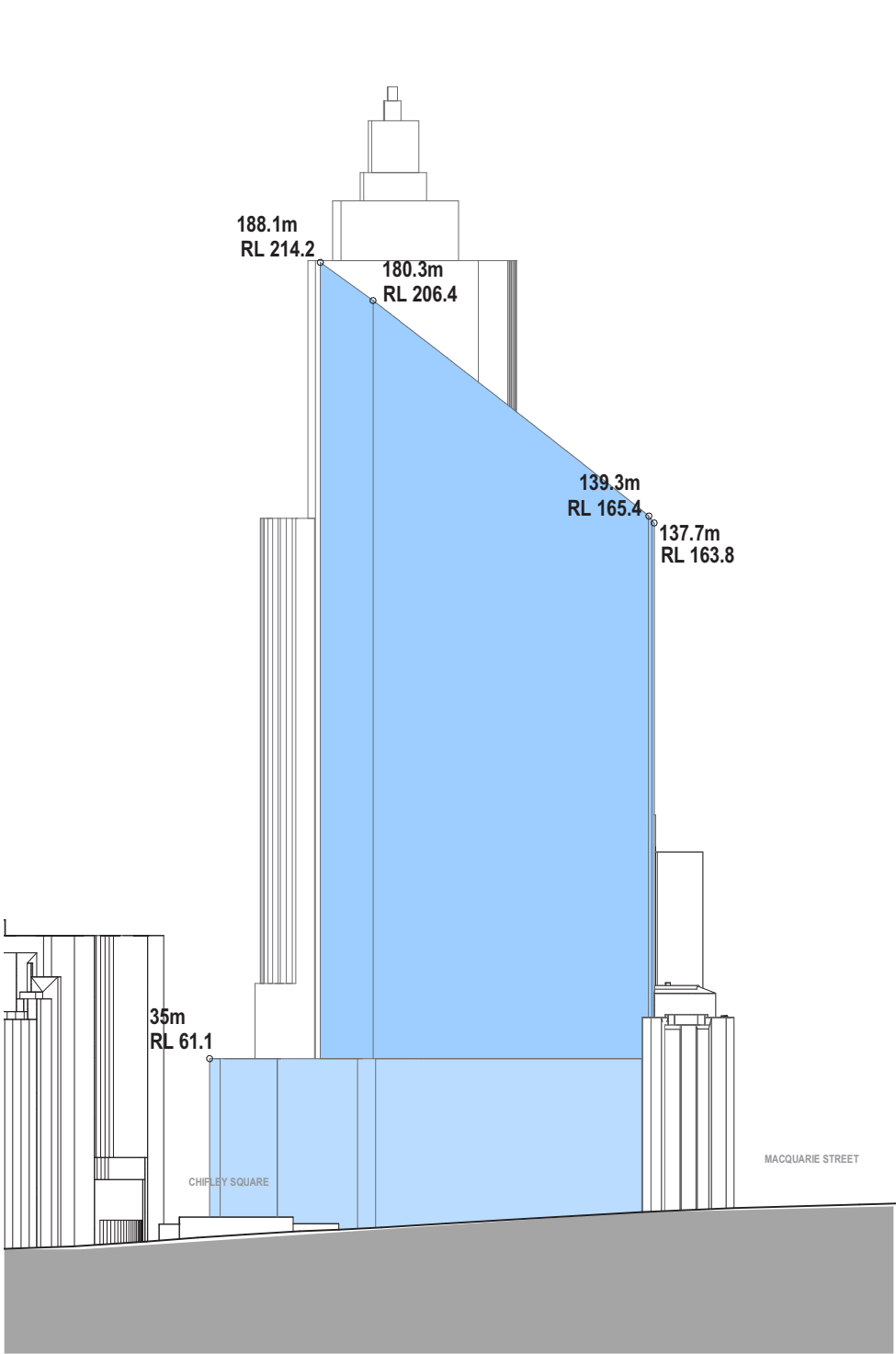
Elevation 2 - East

East Elevation (Macquarie Street)

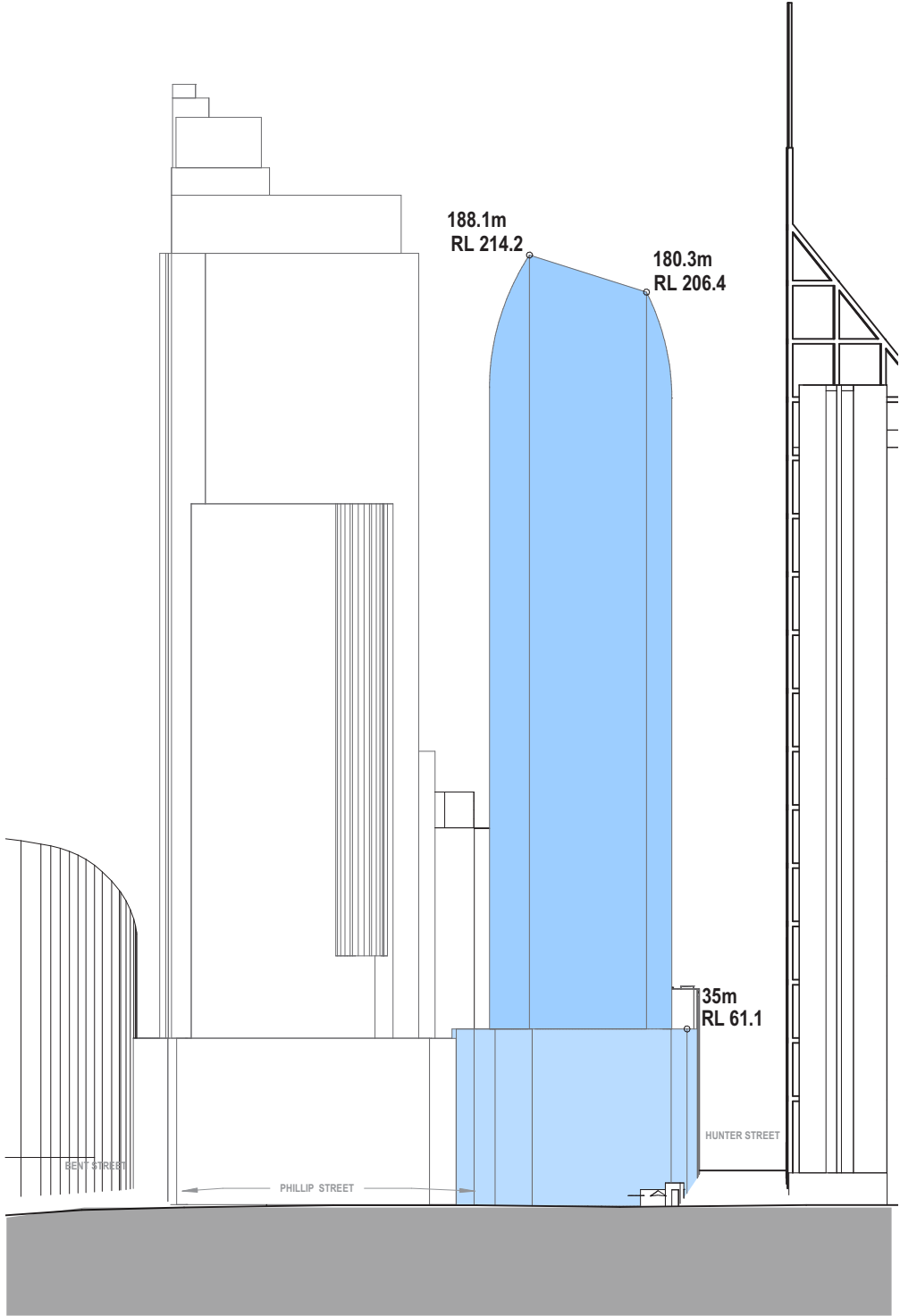
Preferred Envelope Sections and Elevations



Key Plan

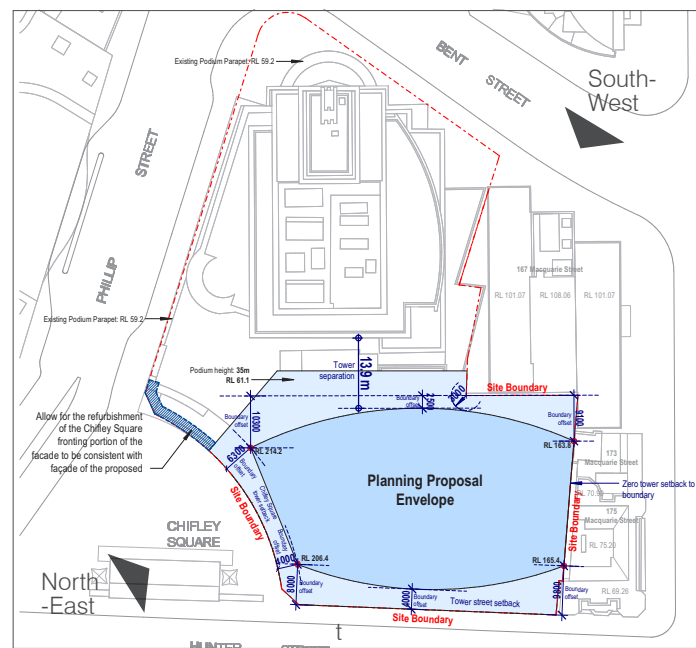


South Elevation (Hunter Street)

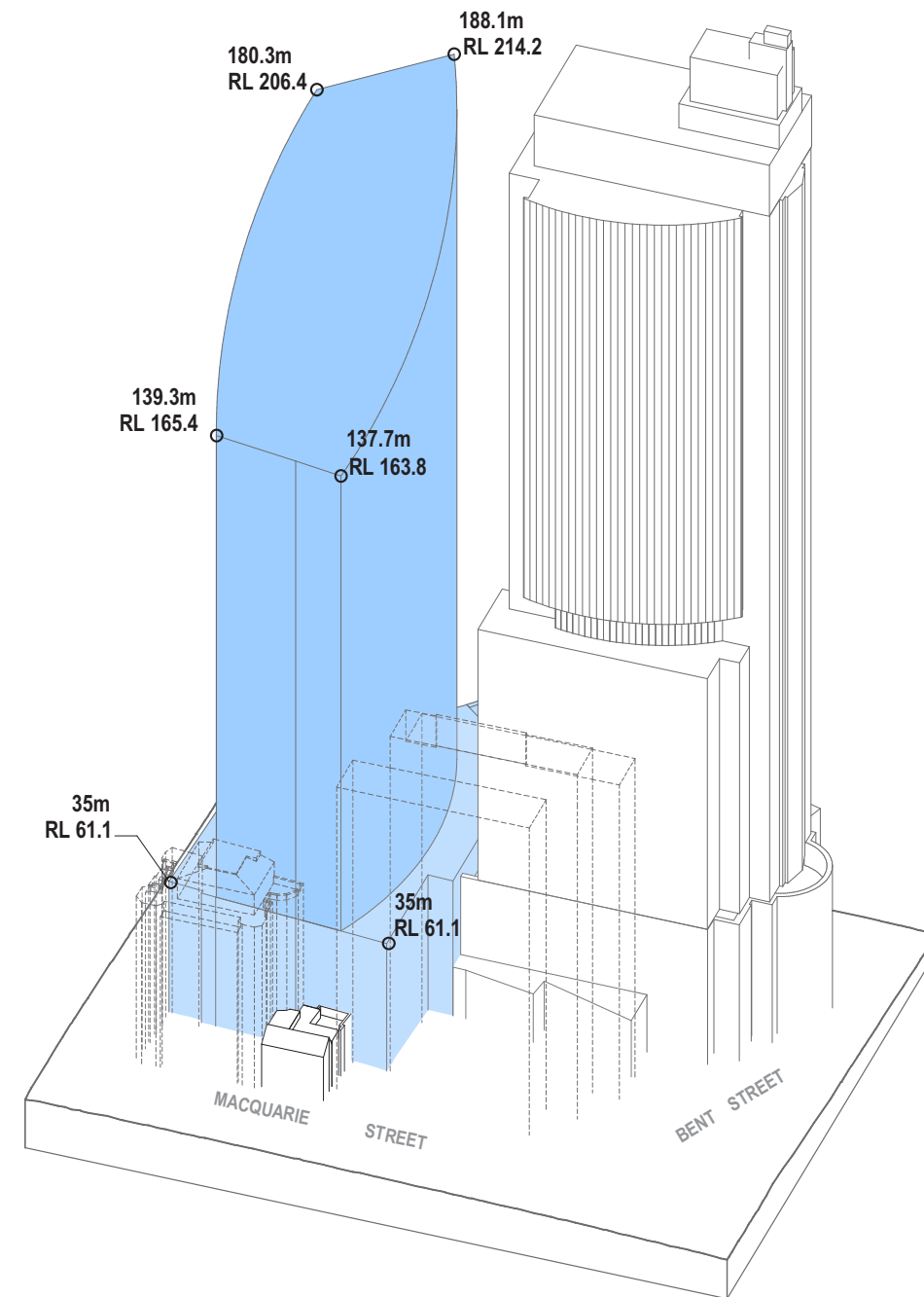


West Elevation (Elizabeth / Phillip Street)

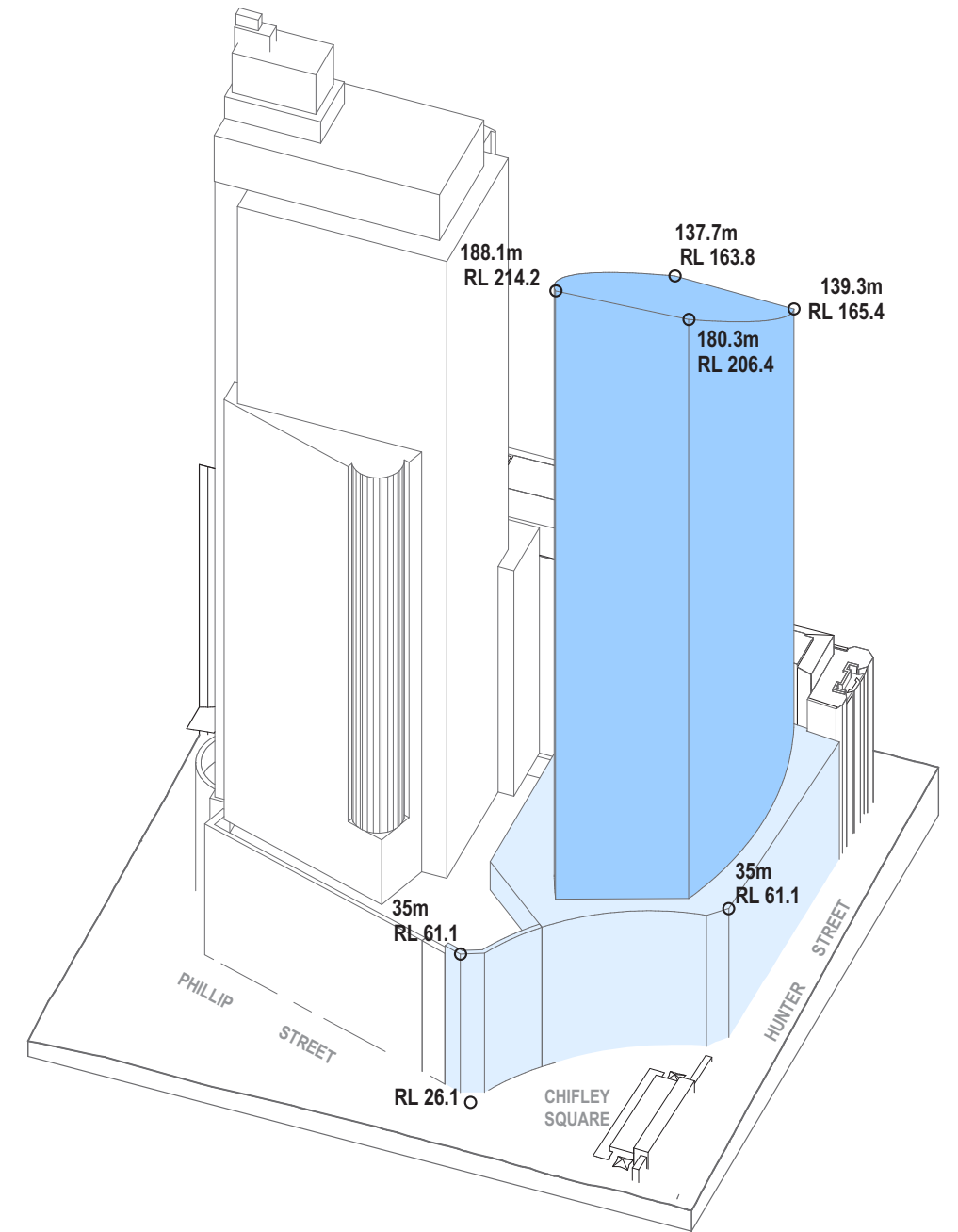
4.5 Preferred Envelope Axonometrics



Key Plan



South-West isometric View

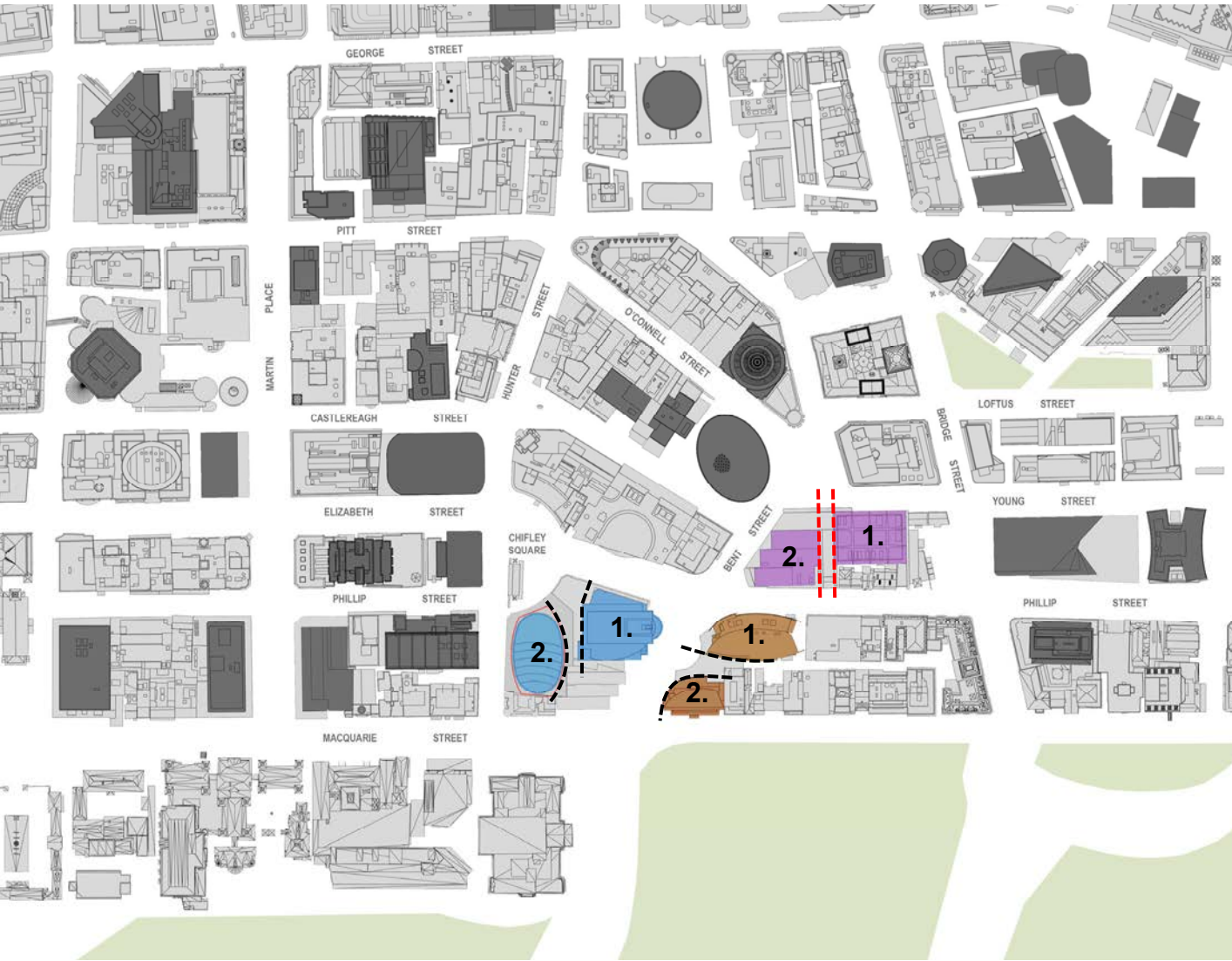


North-East isometric View

4.6 Tower Grouping and Alignment

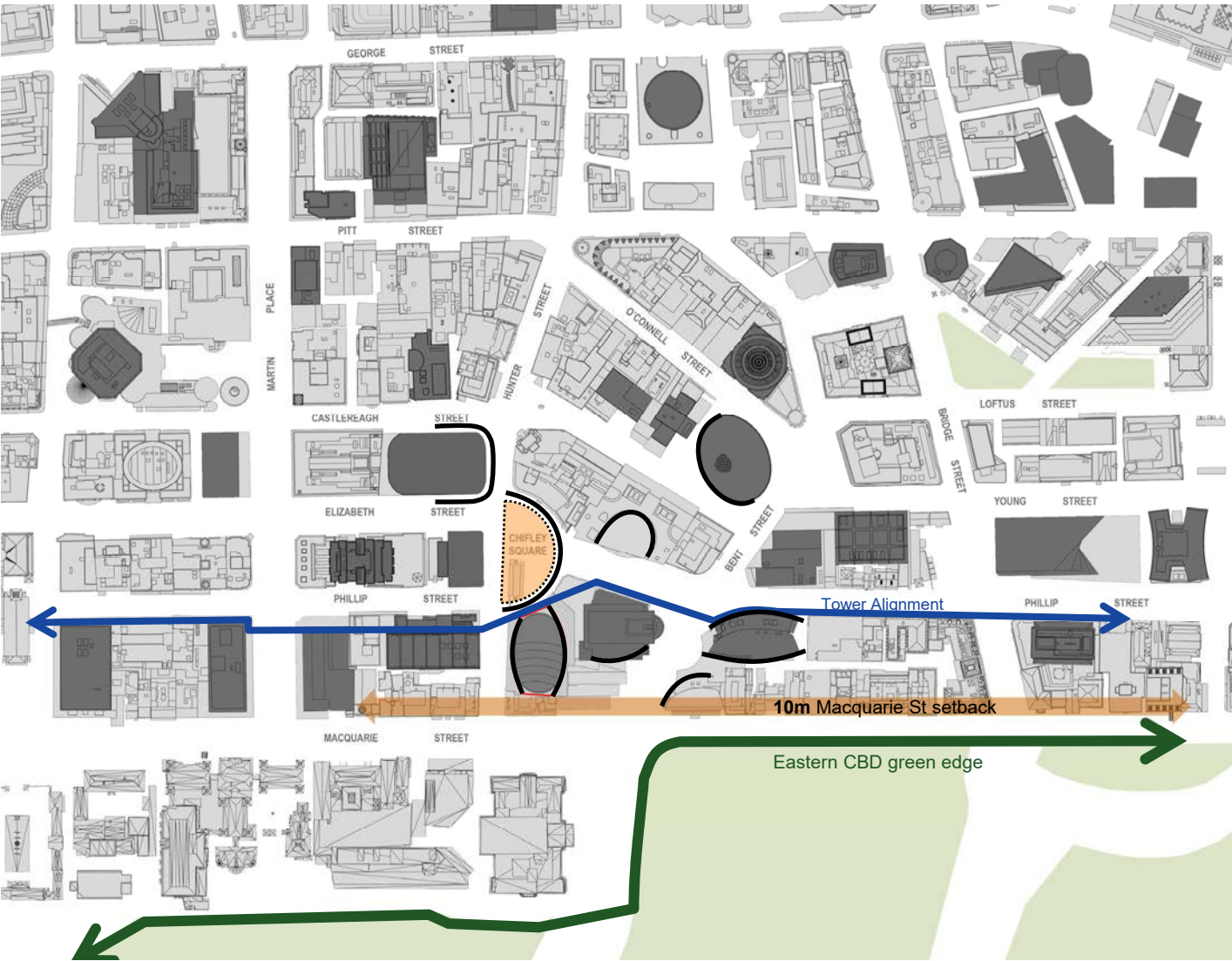
Tower grouping

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



Tower alignment

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



4.7 Tower Separation Comparison

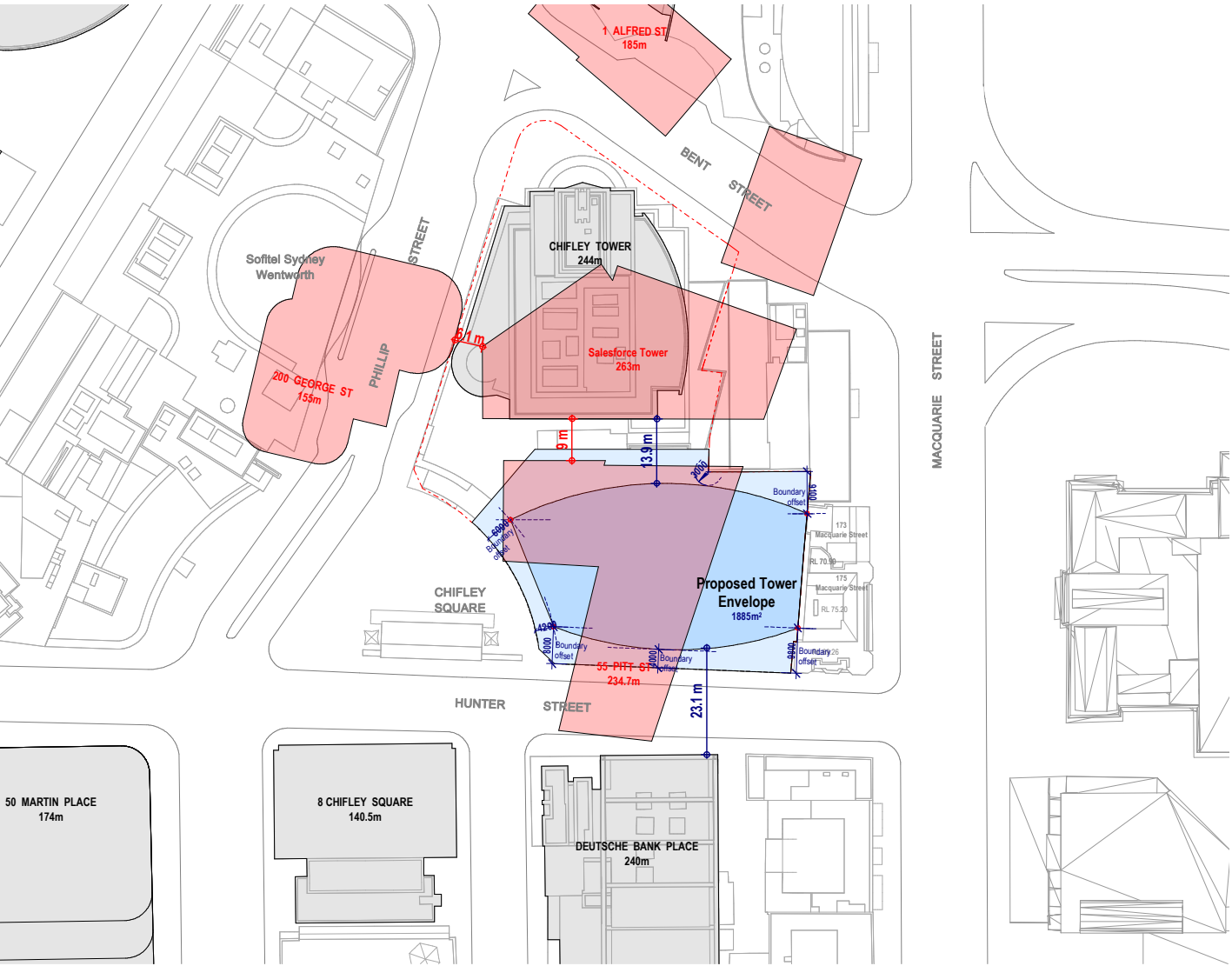
Circular Quay Tower, 200 George St,

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

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

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

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



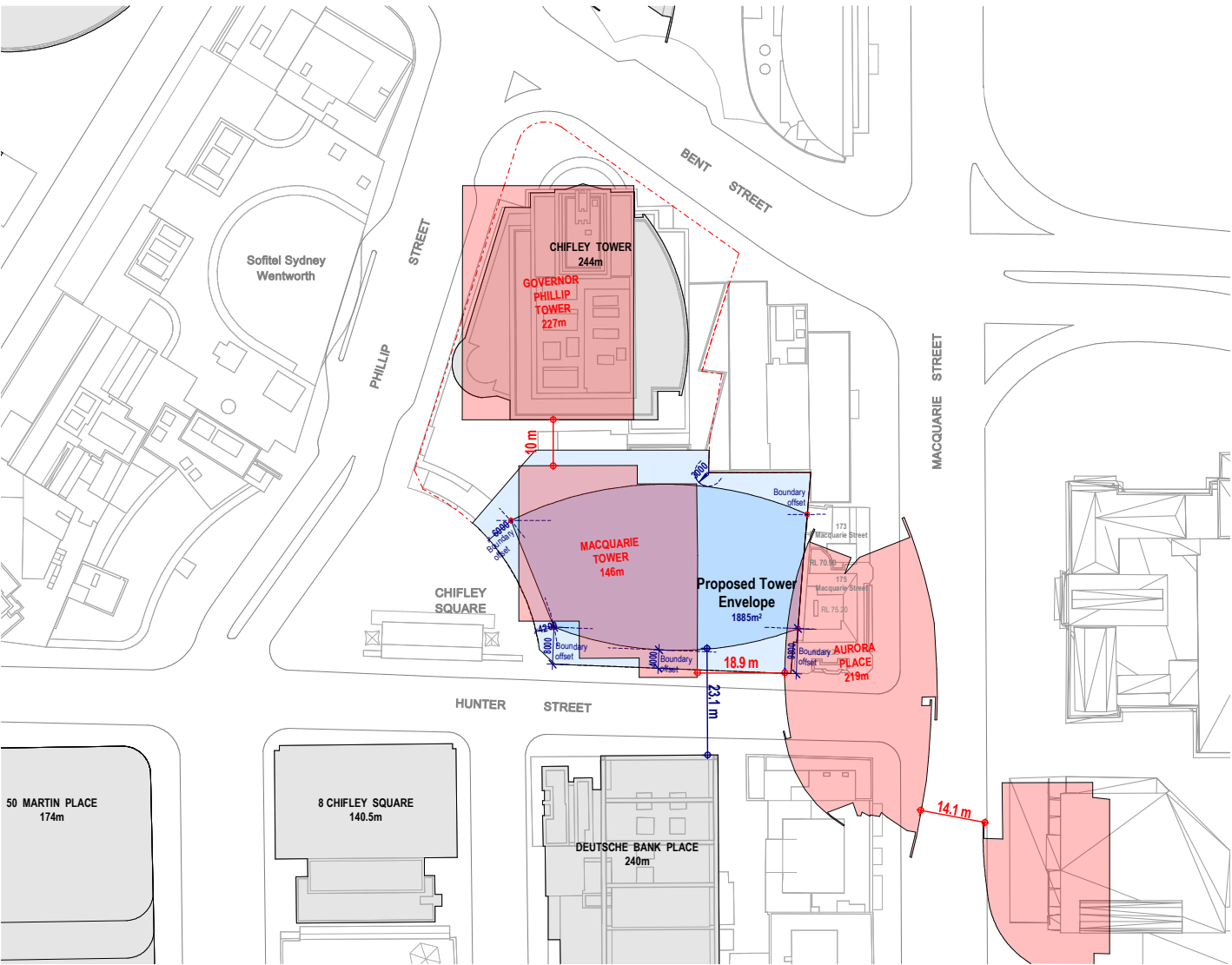
Govenernor Phillip Tower, Governor Macquarie Tower, Aurora Place

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

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

separation between the towers at Aurora Place in 14.1m.

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



4.8 Articulation Options

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

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

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

Option 1 - Swept curves

Key features include:

Rounded shape

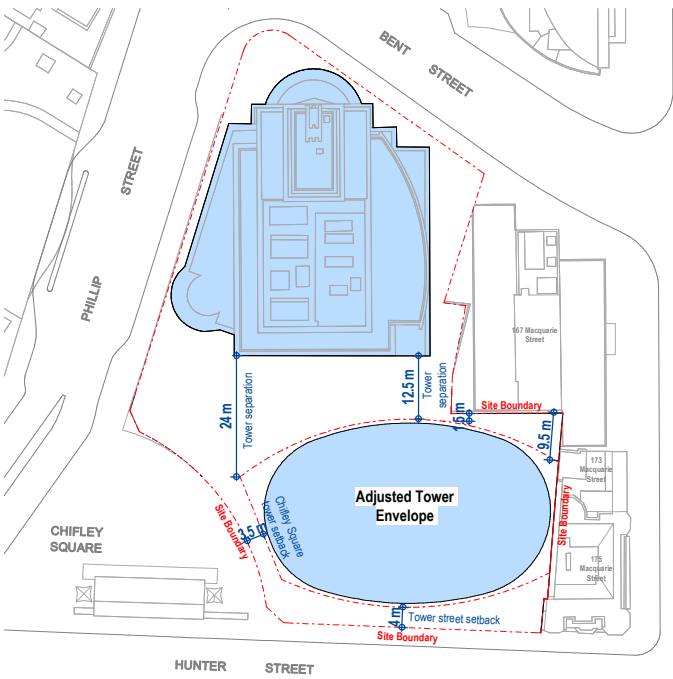
- Reduces overall tower dimensions
- Allows access to light and view

Roof terracing

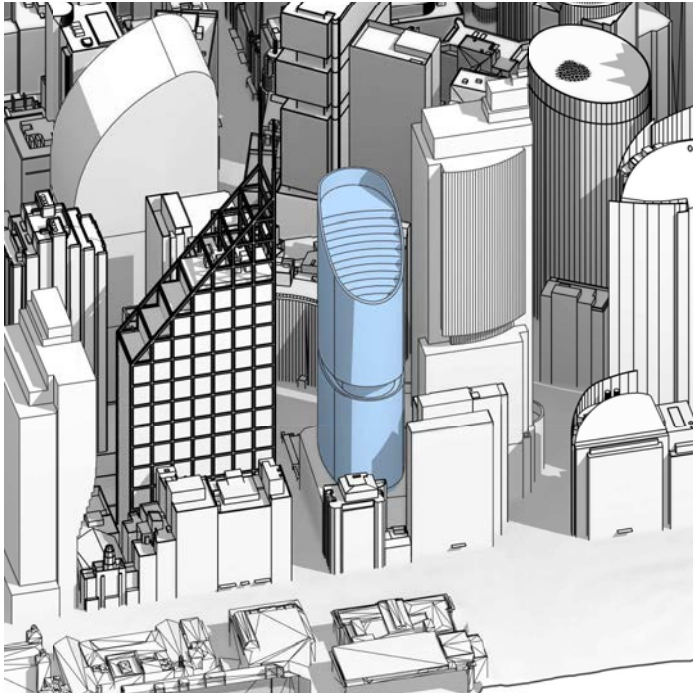
- Height reduction and sculpting
- Green roof opportunities

Facade articulation

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



Plan showing outline of envelope C and adjustments for articulation.



Axonometric showing tower envelope adjusted for articulation.



Photo montage from The Domain looking west toward the site.



Aerial view and photo montage using Google earth image.



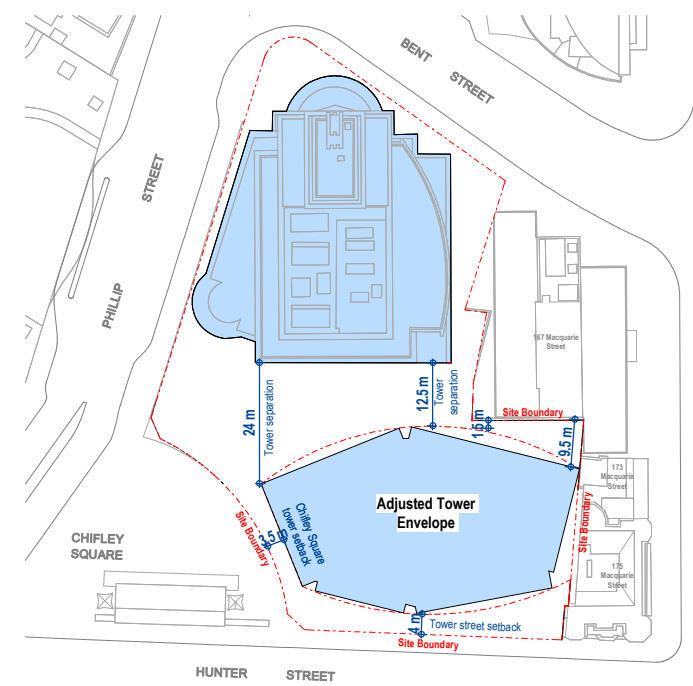
Photo montage from Hunter Street looking north-east.

Articulation Options

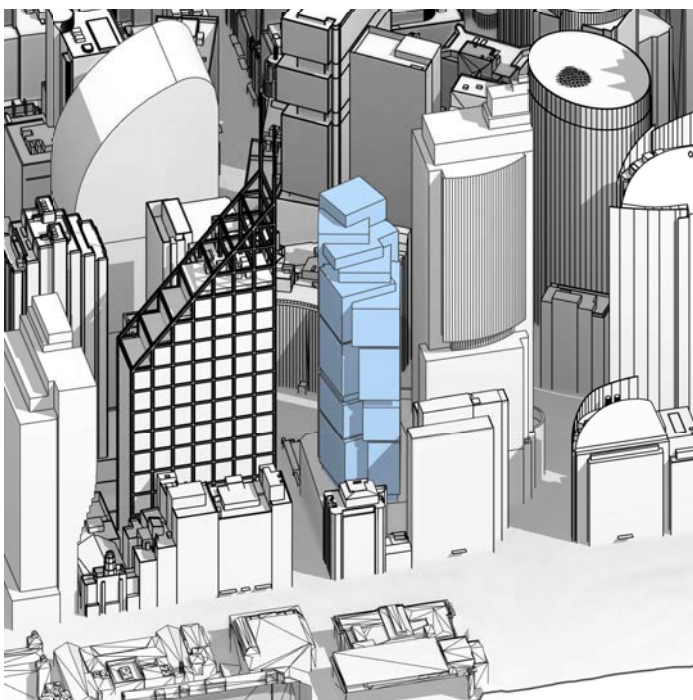
Option 2 - Macquarie Street boxes

Key features include:

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



Plan showing outline of envelope C and adjustments for articulation.



Axonometric showing tower envelope adjusted for articulation.

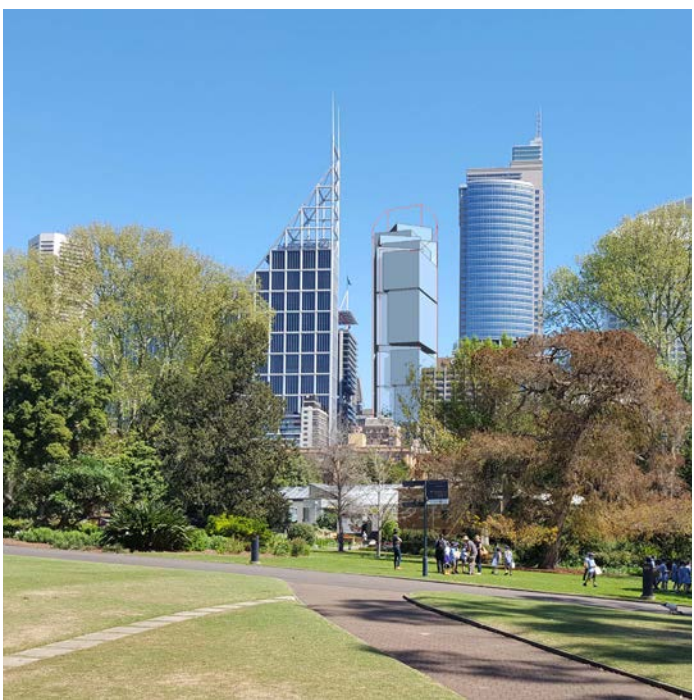


Photo montage from The Domain looking west toward the site.



Aerial view and photo montage using Google earth image.

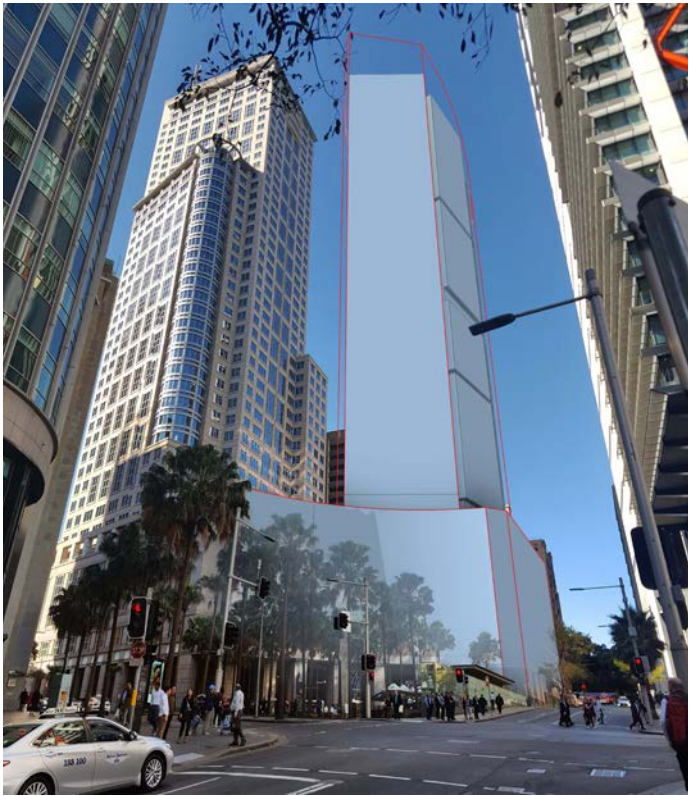


Photo montage from Hunter Street looking north-east.

Articulation Options

Option 3 - Little Chifley

Key features include:

Sweeping curve to Macquarie Street

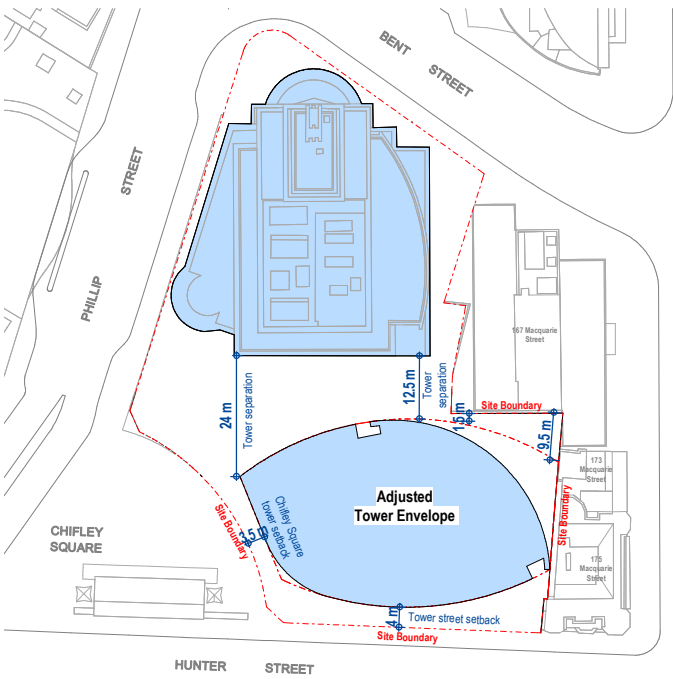
- Address to Macquarie Street and Royal Botanic Gardens
- Allows access to light and views
- Responds to Chifley Tower

Articulation to Chifley Square

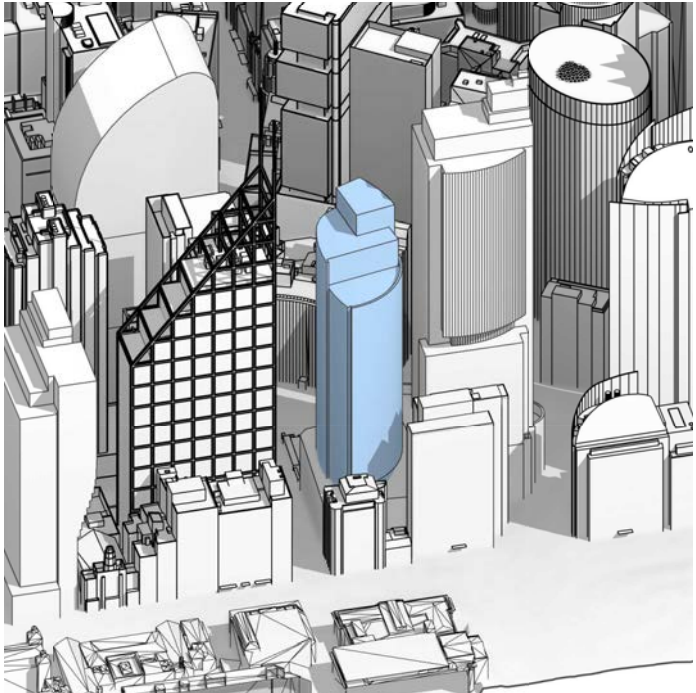
- Tower break responds to Chifley Tower
- Response to contextual datum heights

Roof articulation

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



Plan showing outline of envelope C and adjustments for articulation.



Axonometric showing tower envelope adjusted for articulation.



Photo montage from The Domain looking west toward the site.



Aerial view and photo montage using Google earth image.



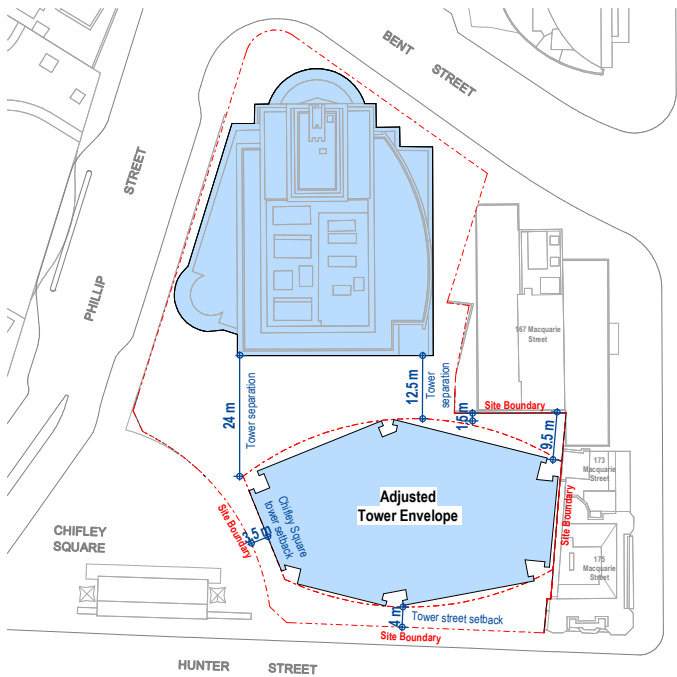
Photo montage from Hunter Street looking north-east.

Articulation Options

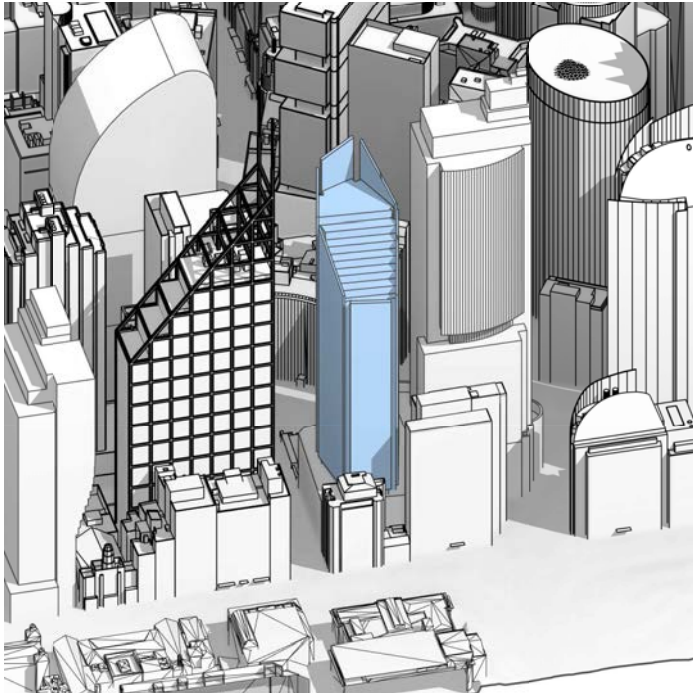
Option 4 - Shadowline

Key features include:

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



Plan showing outline of envelope C and adjustments for articulation.



Axonometric showing tower envelope adjusted for articulation.



Photo montage from The Domain looking west toward the site.



Aerial view and photo montage using Google earth image.



Photo montage from Hunter Street looking north-east.





5 Reference Design

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

5.1 Reference Design

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

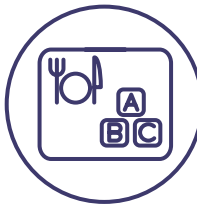
The proposal provides:



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



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



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



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







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

5.2 Lower Ground Floor Interface (Chifley Square Interface)

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

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

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

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



Lower ground floor plan

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

5.3 Upper Ground Floor (Hunter Street Interface)

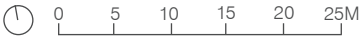
The upper floor level of the podium forms the edge of Hunter Street. A series of eateries and retail stores with a focus on health and wellbeing will occupy this edge promoting a more active and dynamic street edge than the current condition. The lobby and entry off Phillip Street of the existing tower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

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



Upper ground floor plan

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



5.4 Podium Levels

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

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

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

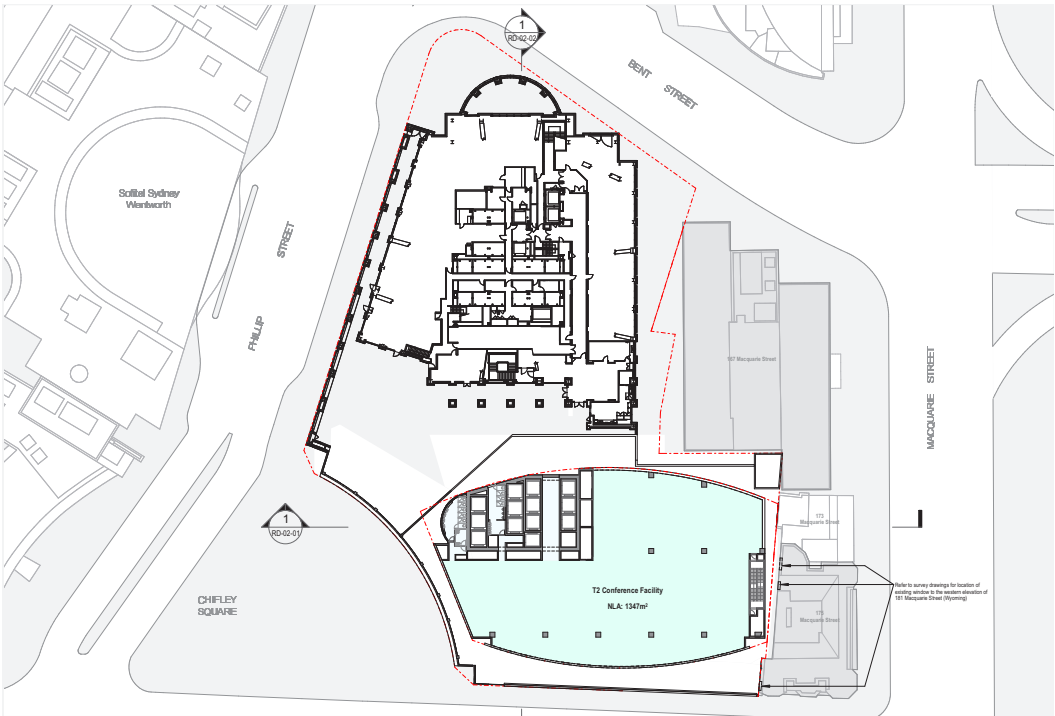
- Legend
- Retail F&B Outlets
 - Commercial
 - Services / core
 - Basement / loading



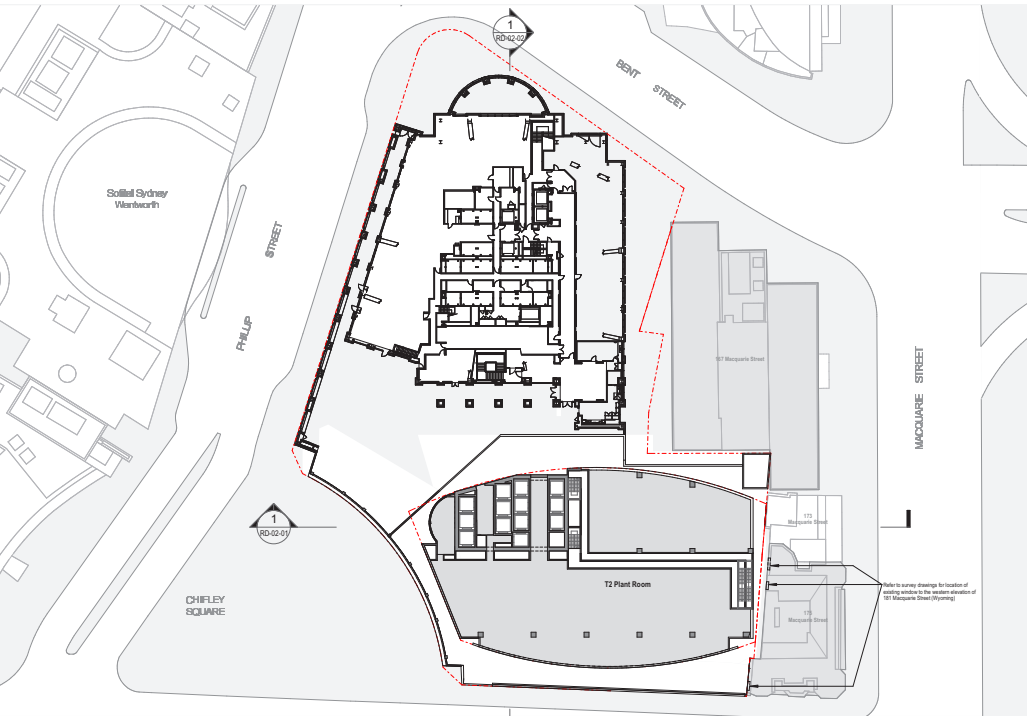
Podium level 01



Podium level 04-05



Podium roof level 06

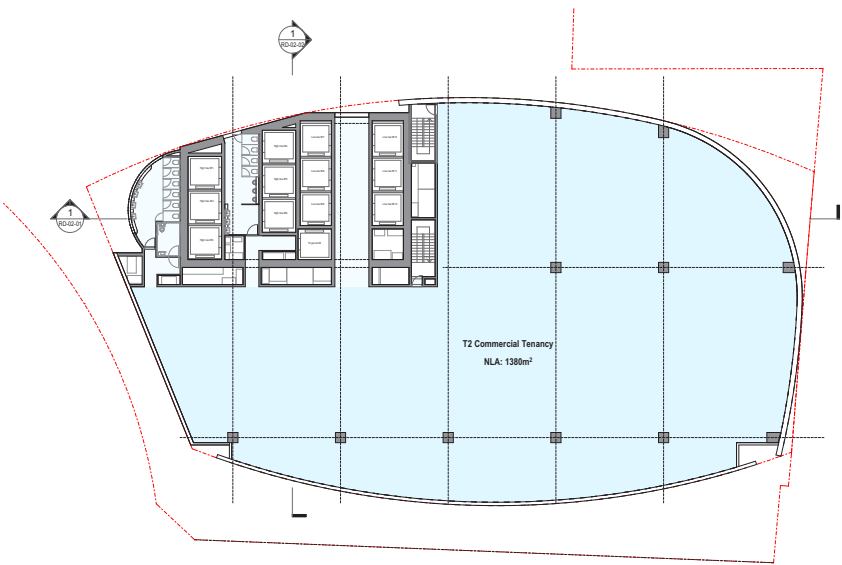


Low plant level 07

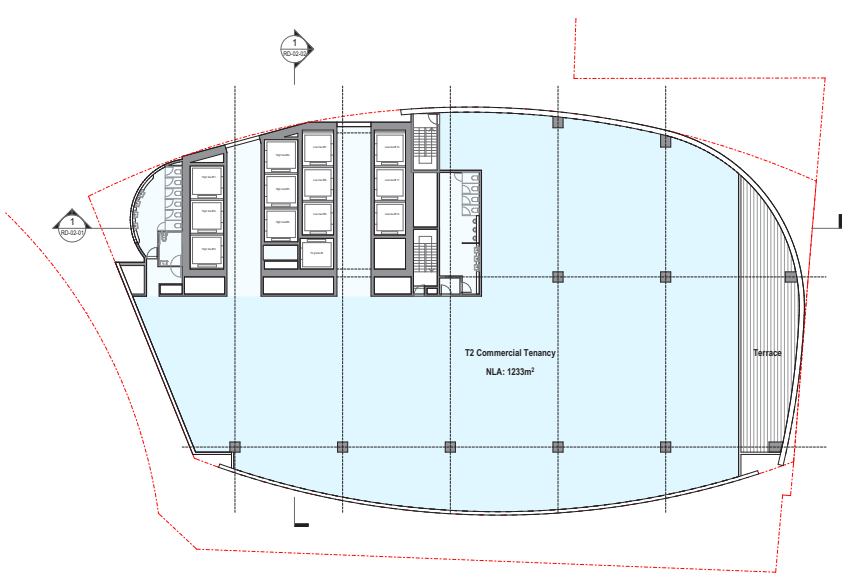
5.5 Tower Floor Plans

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

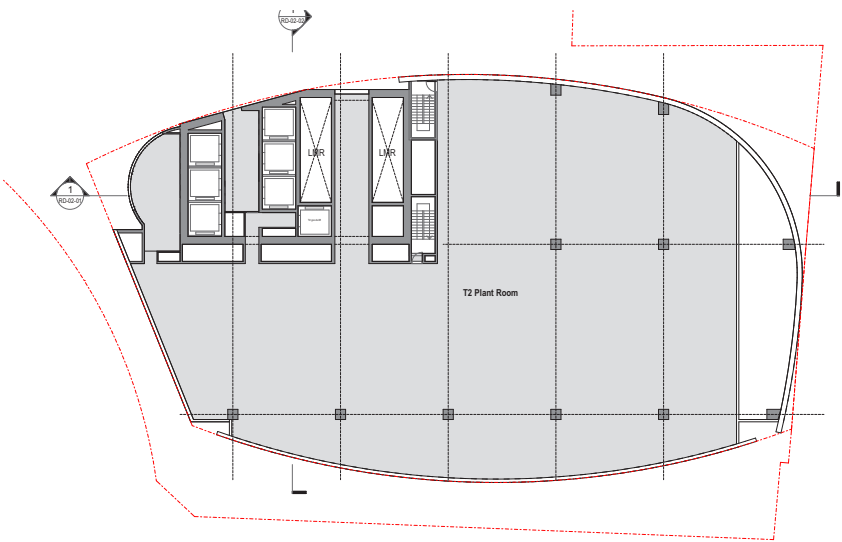
The reference design core location and structural grid has been designed to maximise flexibility and efficiency to ensure the new Chifley tower is an attractive premium grade commercial office tower.



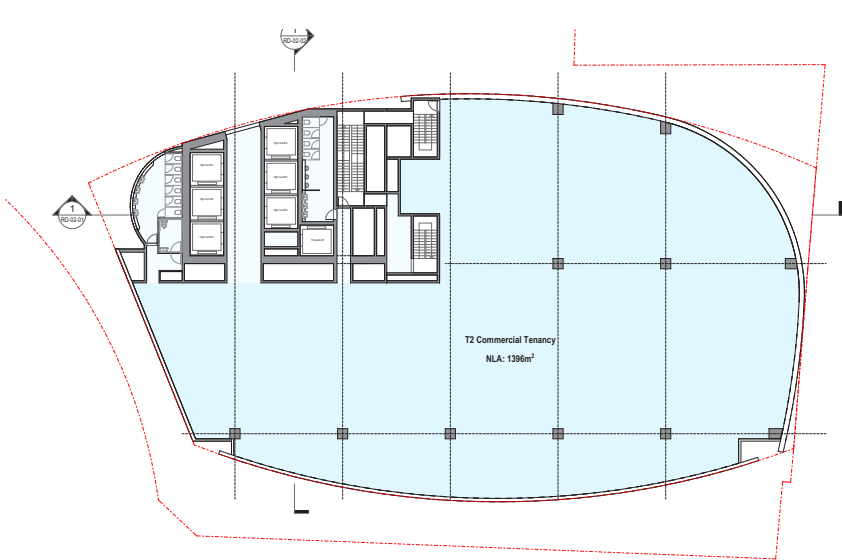
Low Rise Floor



Transfer Floor Plan

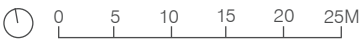


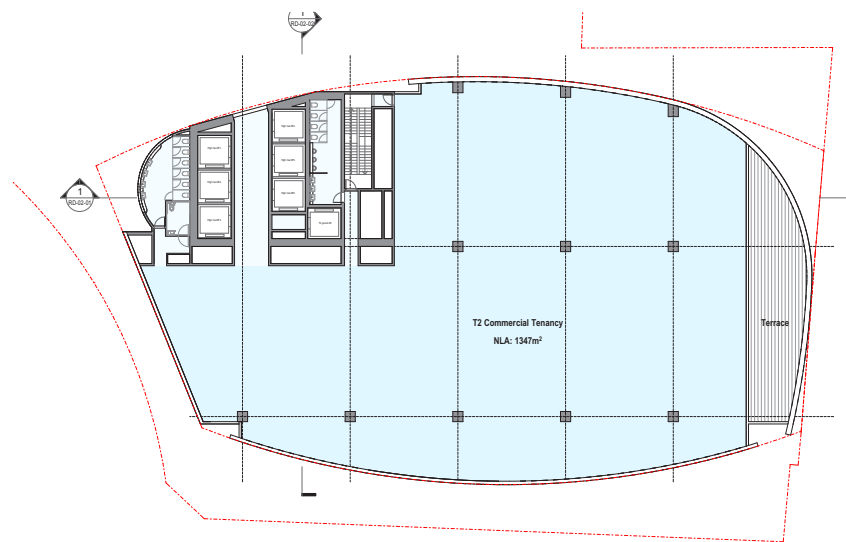
Mid-level plant room



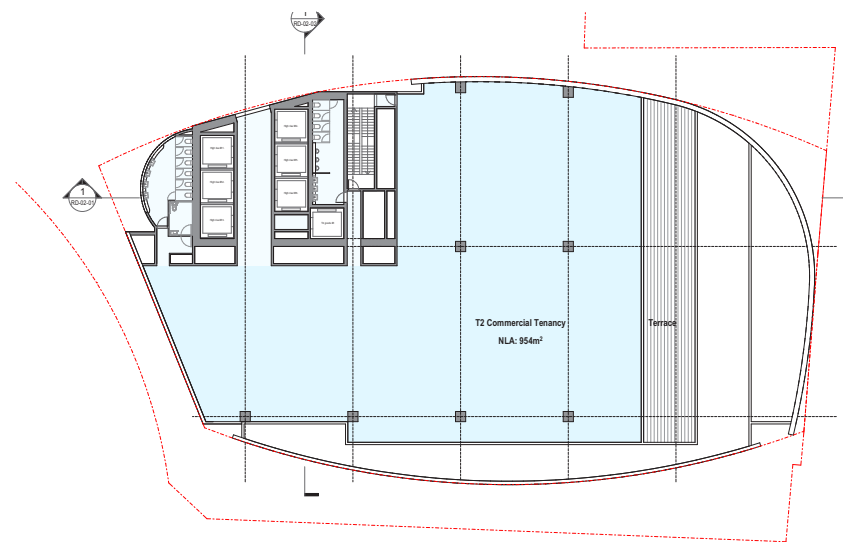
High Rise Floor (Level 22)

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

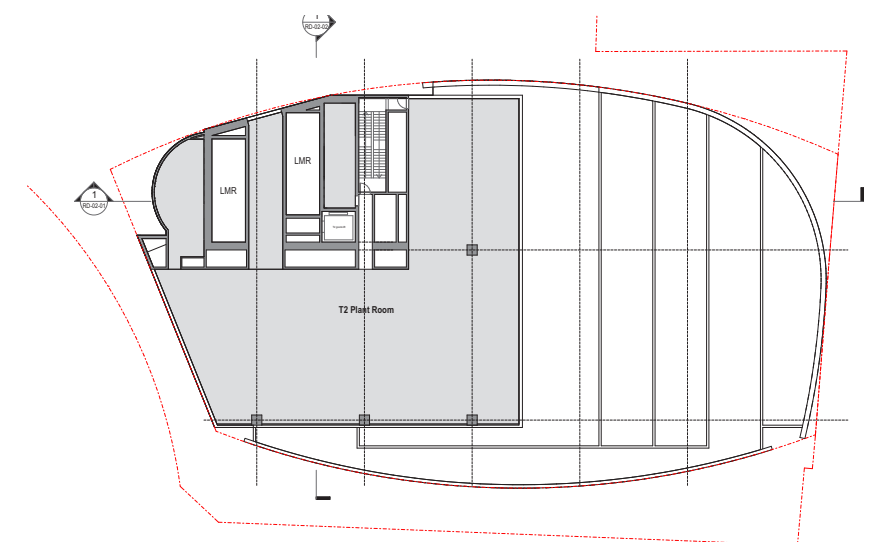




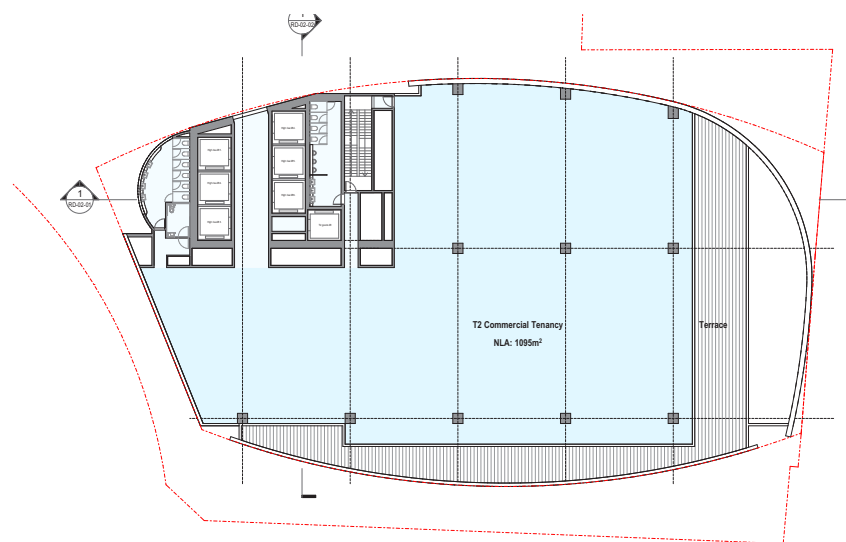
Lower Roof Terrace Plan



Upper Roof Terrace Plan



Roof Plant



Middle Terrace Plan

Legend

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



5.6 Tower sections

5.6.1 East West Section

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

