

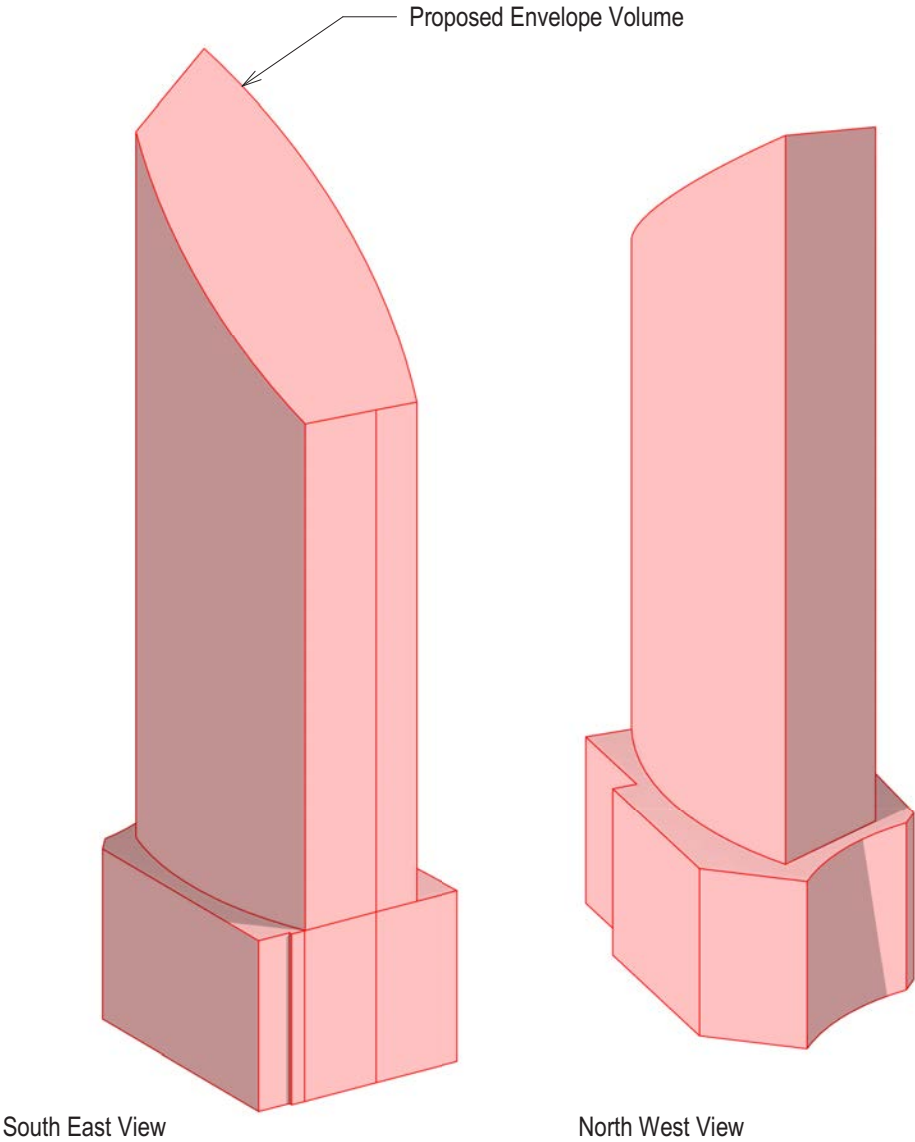
5.6.2 North-South Section

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

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

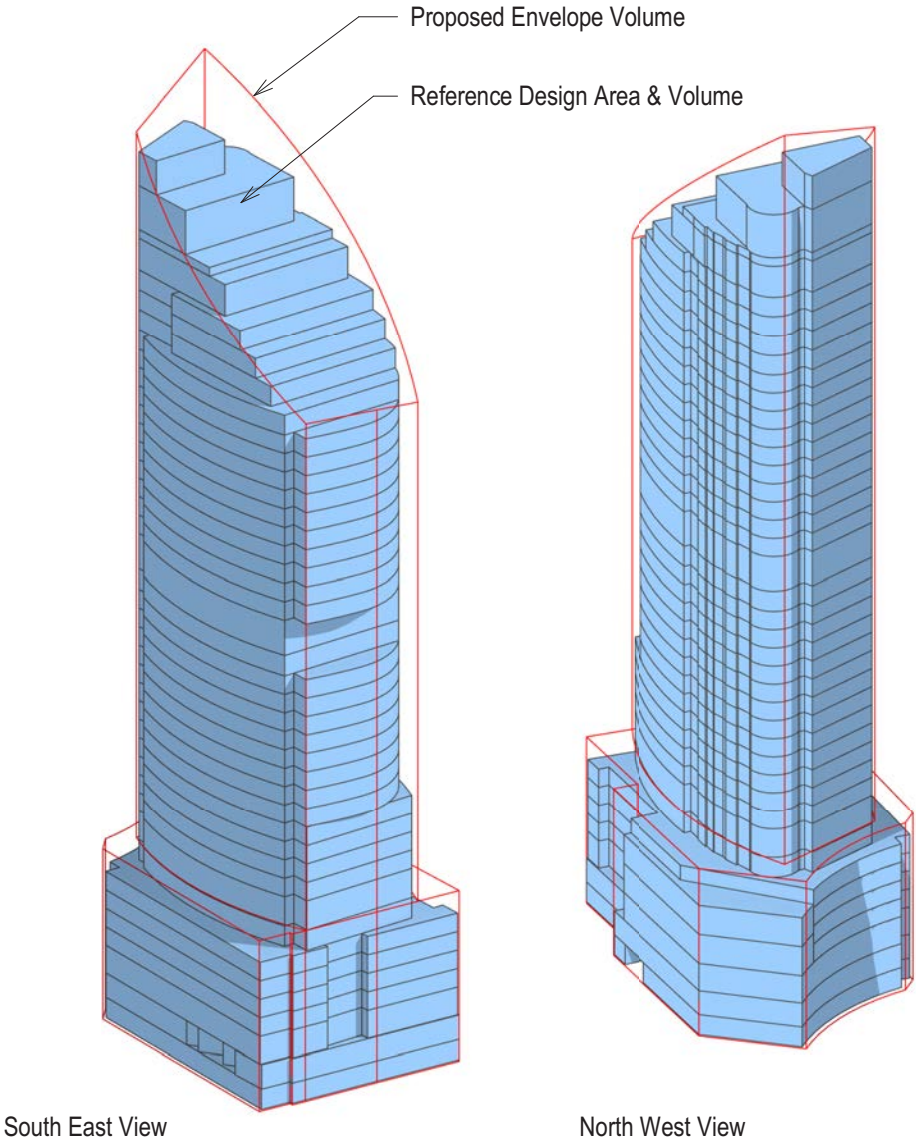


5.7 Articulation Requirement



Proposed Envelope

Envelope Volume = **337,939m³**



Reference Design

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

Achieved Volume = **297,311m³**

Achieved Volume Articulation = **12.0%**

Articulation Requirement

2 Chifley Square - T2 Articulation

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

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

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

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

Total		177.35		79222	70733
-------	--	--------	--	-------	-------





6 Assessment

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

6.1 Visual Impact Assessment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Importance of nearby private views

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

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

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

Likely visibility

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

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

Visual absorption capacity

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

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

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

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

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

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

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

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

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

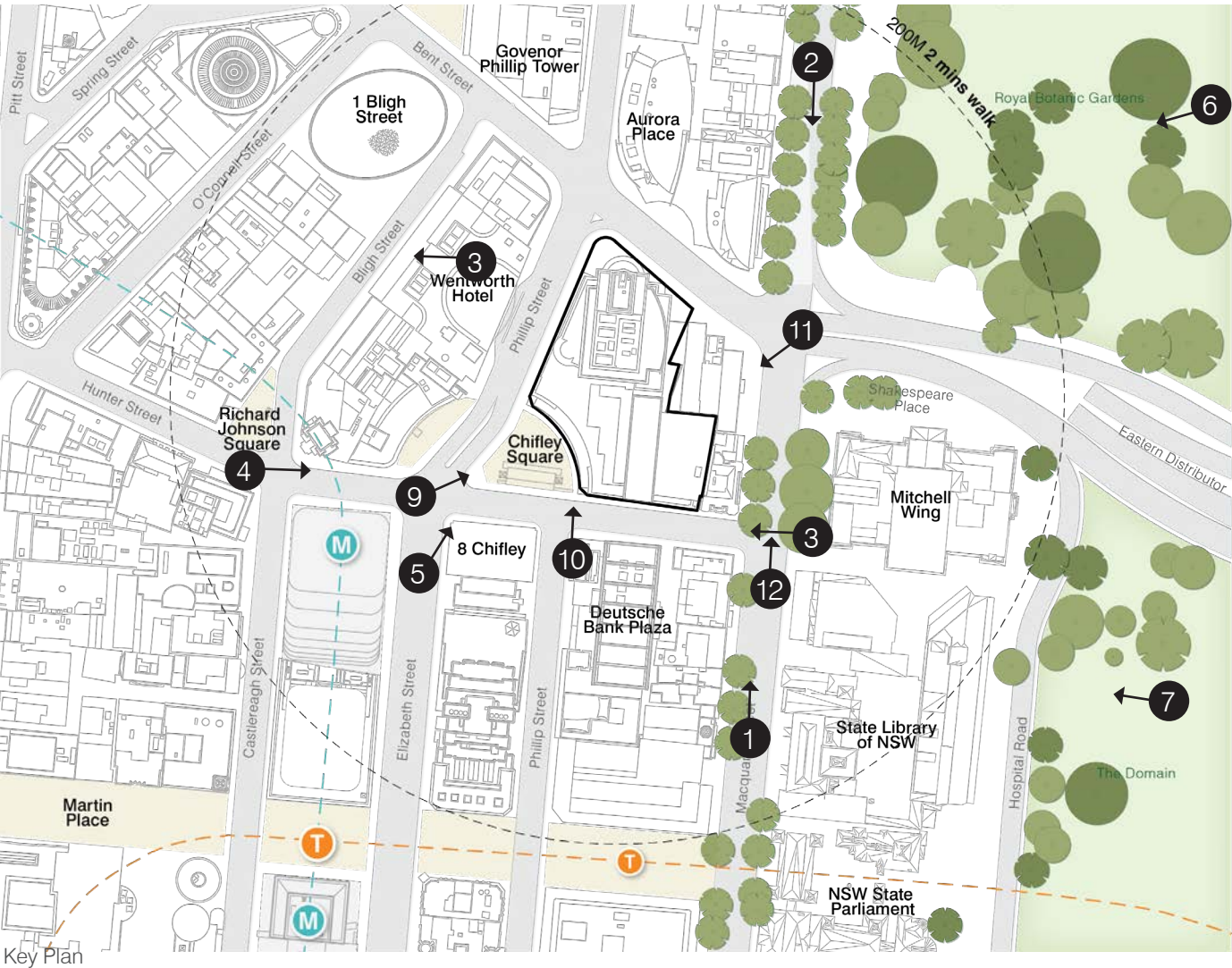
The quantitative extent to which the view will be obstructed or have new elements inserted into it by the proposal.

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

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

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

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



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



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



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



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



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



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



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



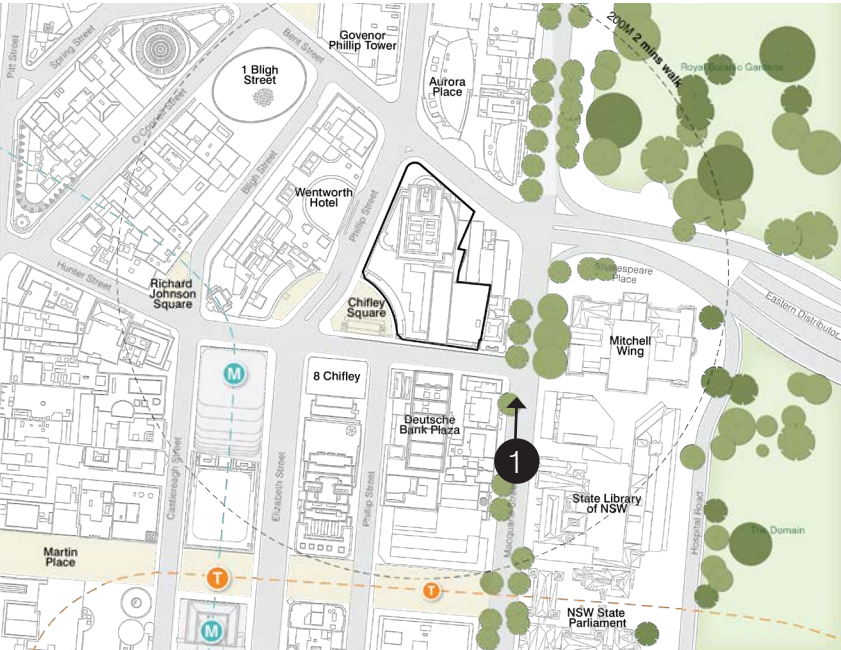
View looking south-west from Yurong Point is a significant vantage point identified in the CPSP and demonstrates the impact the building will have on the skyline from vantage points beyond the immediate site.



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

1 View from Macquarie Street looking north

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



Key Plan



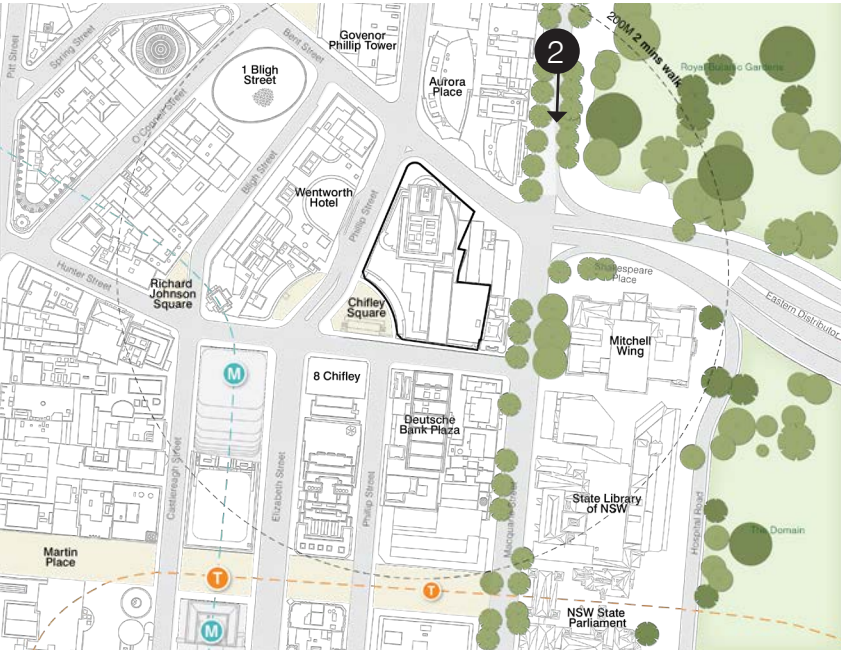
Existing View



Preferred Development Envelope

2 View from Macquarie Street looking south

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



Key Plan



Existing View



Preferred Development Envelope

3 View from Macquarie Street looking west down Hunter Street

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



Key Plan



Existing View



Preferred Development Envelope

4 View from Richard Johnson Square looking east

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

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

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



Key Plan



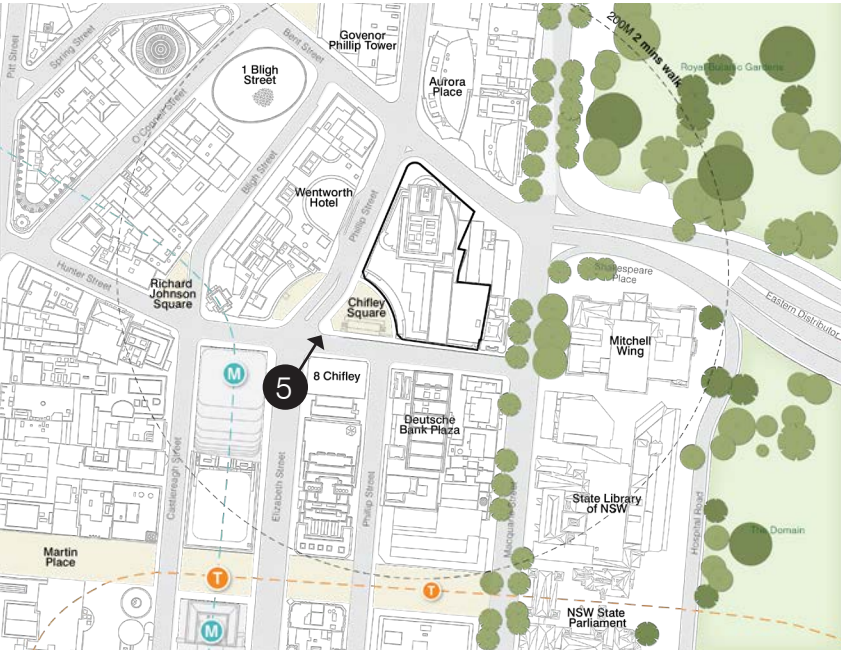
Existing View



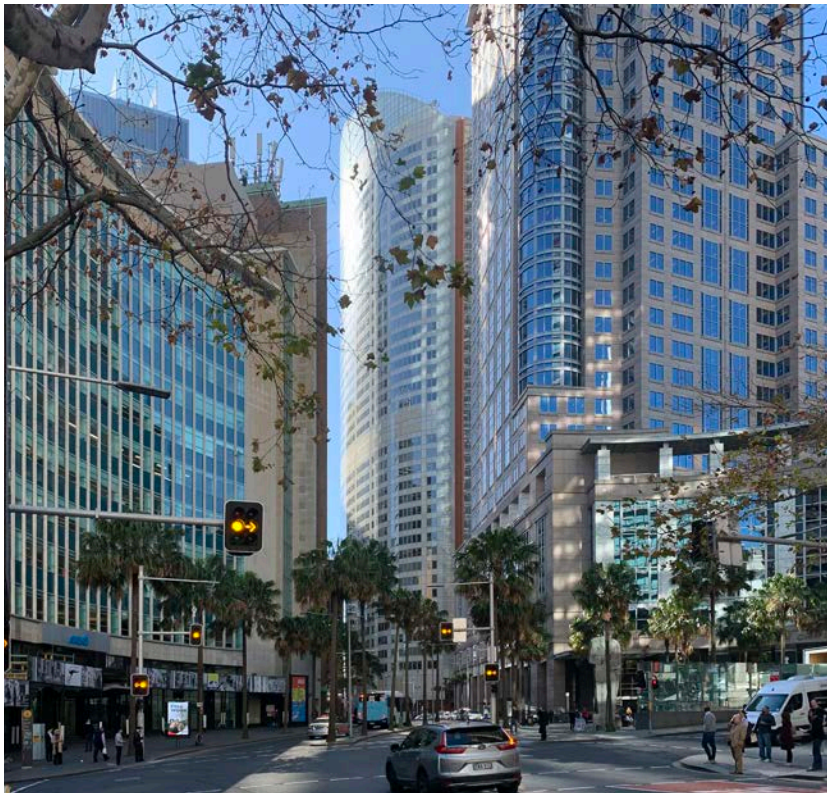
Preferred Development Envelope

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

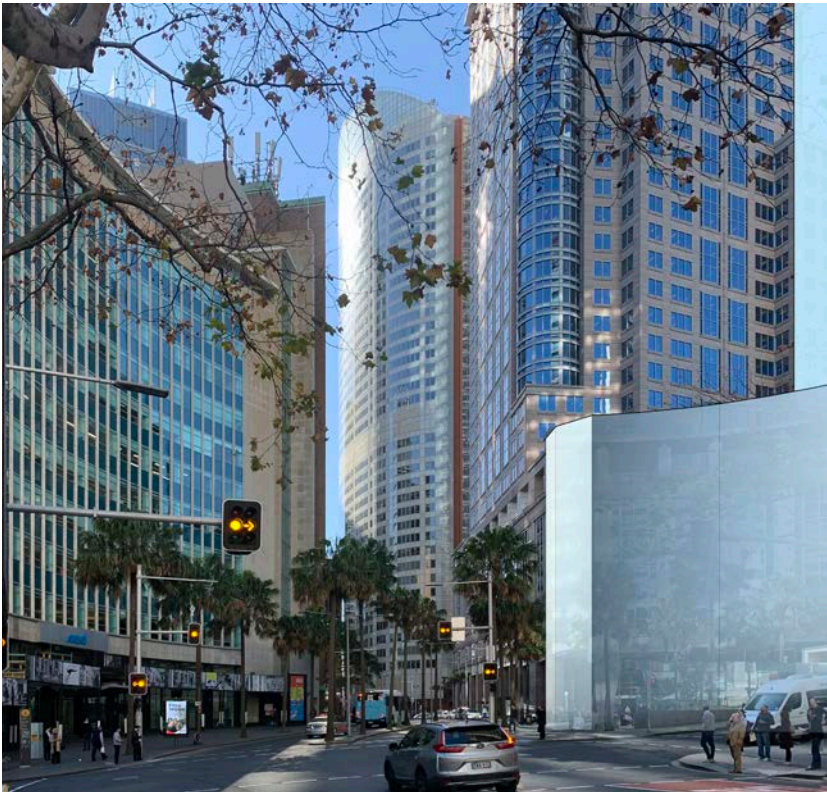
Description of view	This view looks north-east towards Chifley Square from the corner of Elizabeth and Hunter Streets. Chifley Square which is partially defined by the Qantas Building is visible on the left along with the existing podium to Chifley Square to the right with the square located in the foreground.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



Key Plan



Existing View

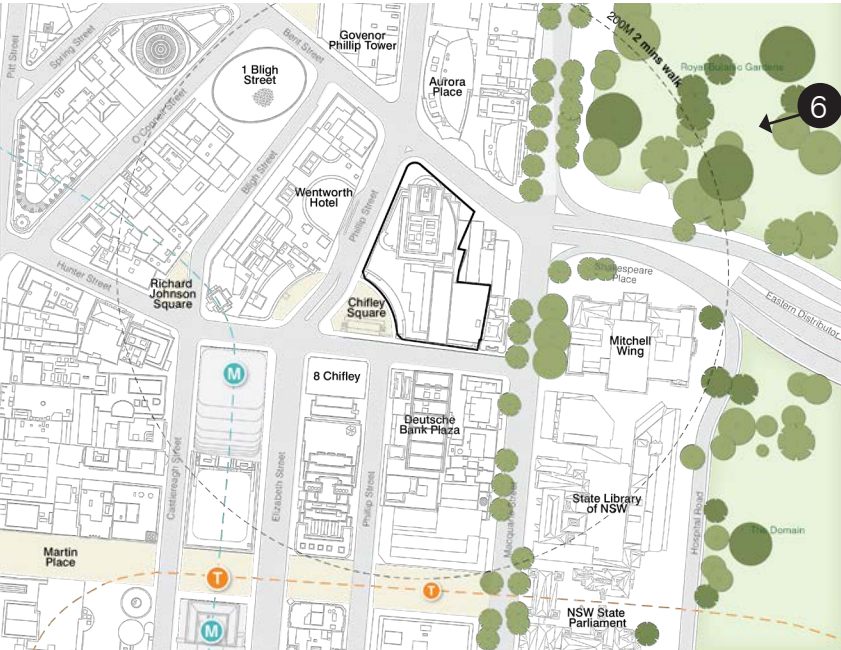


Preferred Development Envelope

Visual Impact Assessment

6 Botanic Gardens looking west

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



Key Plan



Existing View

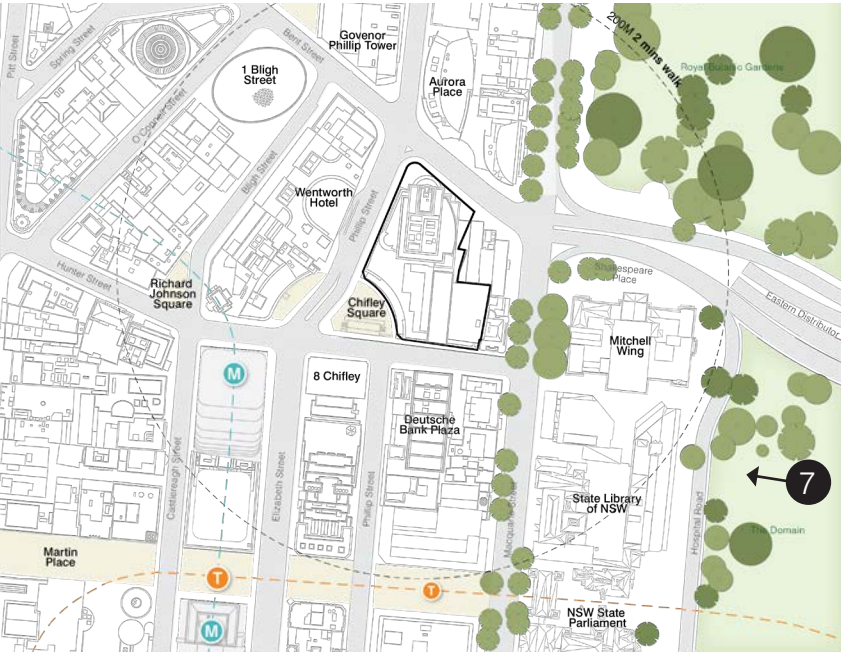


Preferred Development Envelope

Visual Impact Assessment

7 View from Domain looking west

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



Key Plan



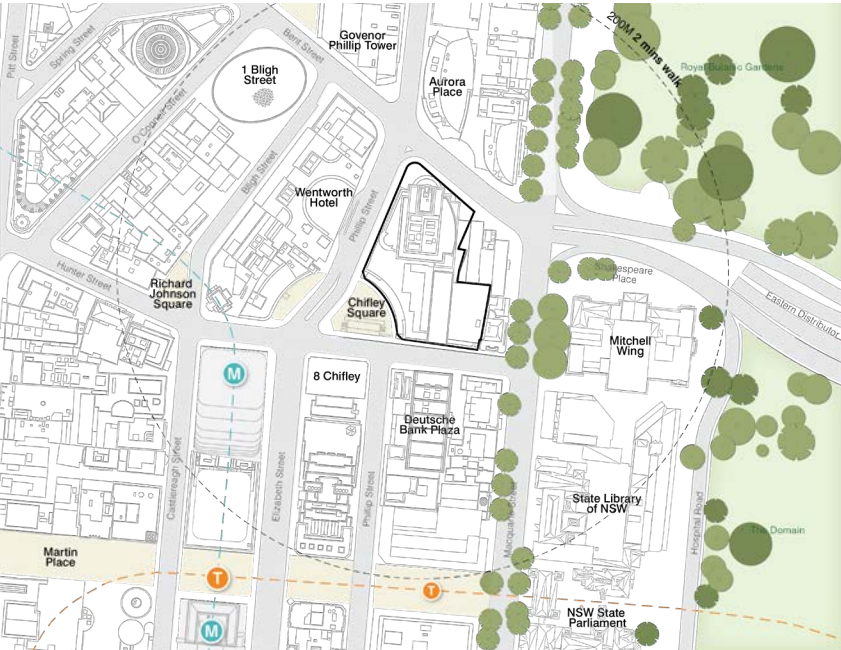
Existing View



Preferred Development Envelope

8 View from Yurong Point

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



Key Plan



Existing View



Preferred Development Envelope

9 Elizabeth Street and Hunter Street looking north-east

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



Key Plan



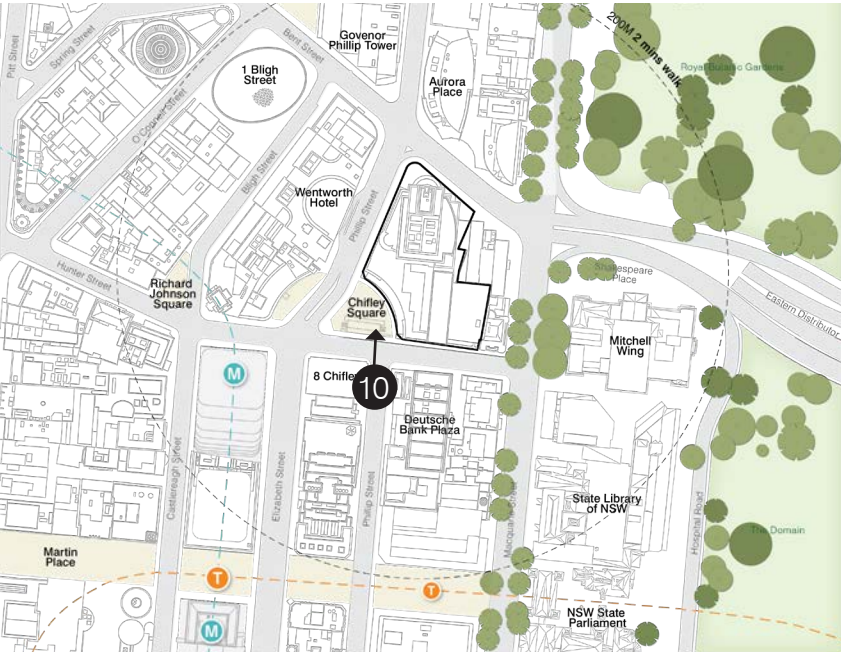
Existing View



Preferred Development Envelope

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

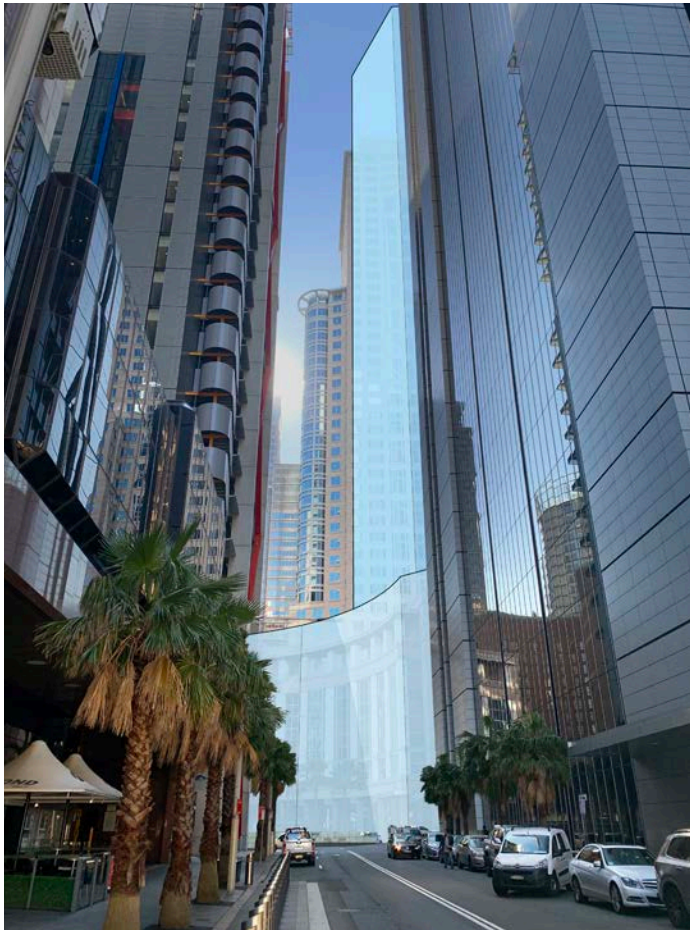
Description of view	This view is a close-up view of Chifley Square and looks north-east from the corner of Elizabeth and Hunter Streets. The proposed development envelope is in the direct line of sight in this photograph above the existing podium.
Context of viewer	Viewed predominantly by pedestrians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



Key Plan



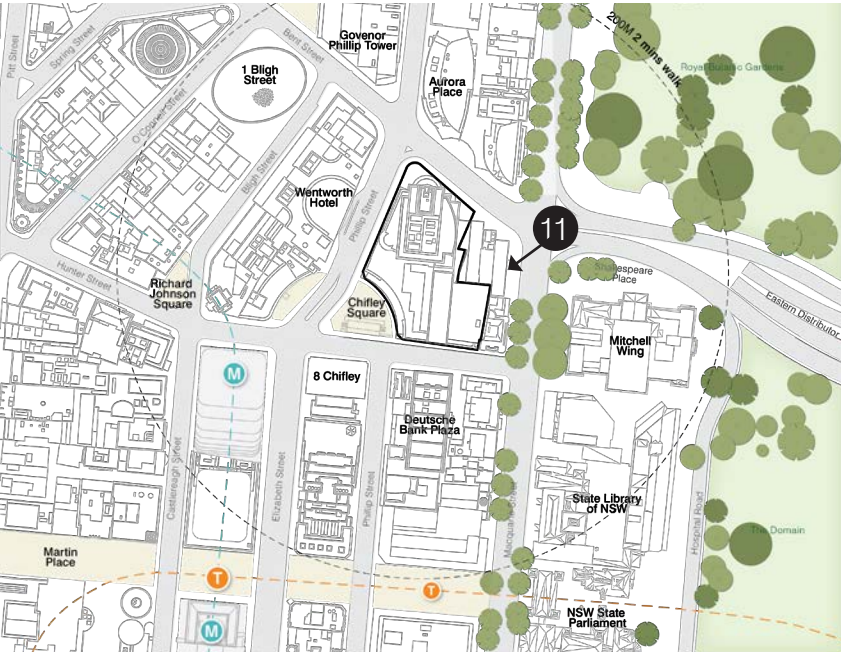
Existing View



Preferred Development Envelope

11 Macquarie Street looking south west

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



Key Plan



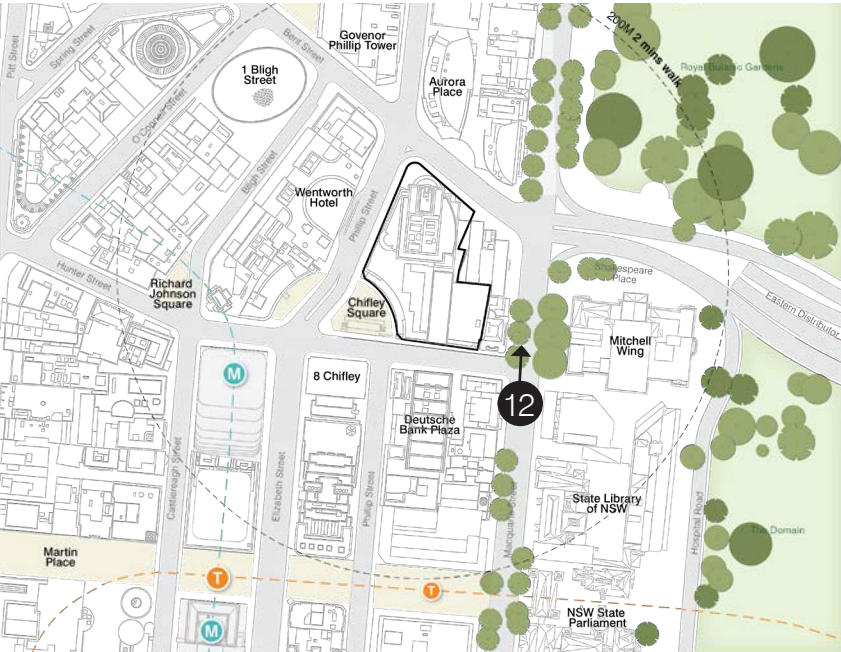
Existing View



Preferred Development Envelope

12 Macquarie Street looking north-west

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



Key Plan



Existing View



Preferred Development Envelope

6.2 Overshadowing to adjacent buildings and open space

6.1.2 Wider Overshadowing Study

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

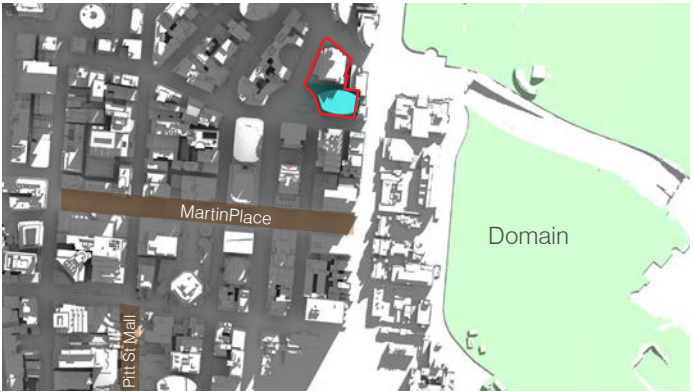
6.1.3 Winter solstice (June 21st)

The overshadowing assessment demonstrates that:

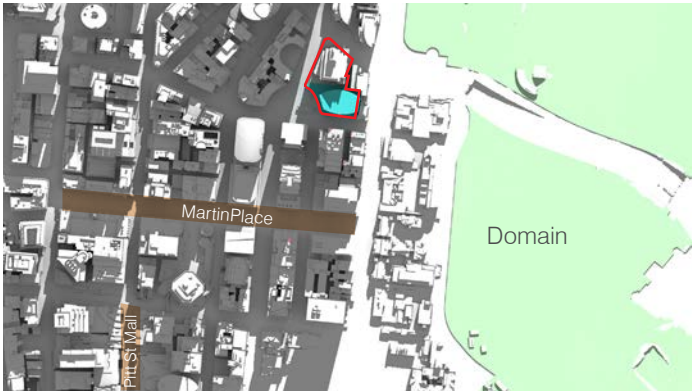
- The vast majority of shadows generated by the proposed building envelope are absorbed by existing development surrounding the site.
- The shadows cast by the preferred building envelope extend as far south as Pitt Street Mall, (June 21 9am) but is clear by 10am.
- Overshadowing reaches the edge of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



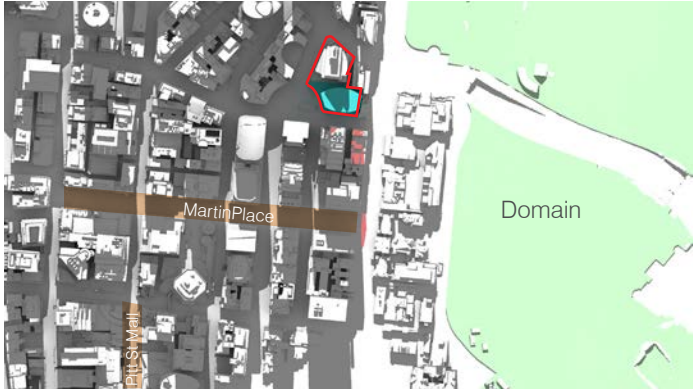
Winter Solstice (June 21) 9am



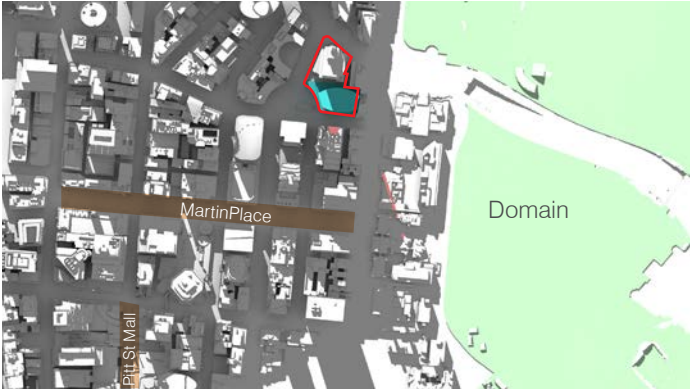
Winter Solstice (June 21) 10am



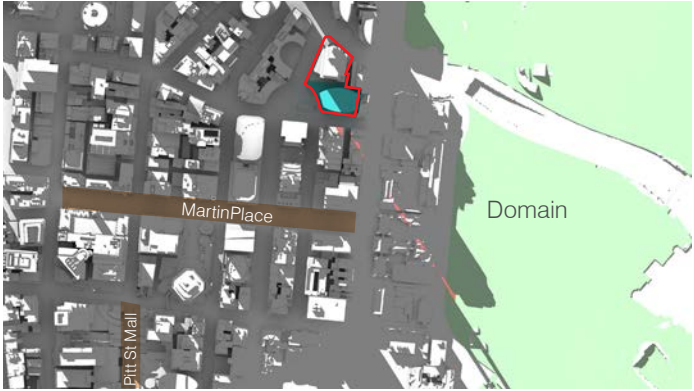
Winter Solstice (June 21) 11am



Winter Solstice (June 21) 12pm



Winter Solstice (June 21) 1pm



Winter Solstice (June 21) 2pm



Winter Solstice (June 21) 3pm

Legend

Preferred Envelope

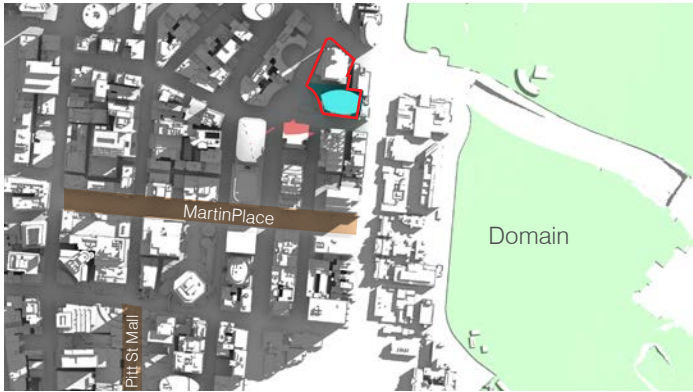
Additional shadow cast by Preferred Envelope

Winter Solstice (June 21) 3pm

Overshadowing to adjacent buildings and open space

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

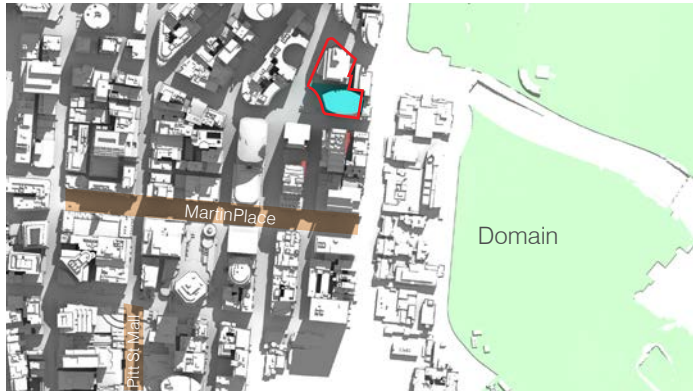
- The overshadowing during the spring equinox demonstrates that the overshadowing to the Domain is largely restricted to hours outside of 2pm.
- The proposed building envelope does not create any additional overshadowing to public spaces within its immediate context (Chifley Square, Martin Place and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



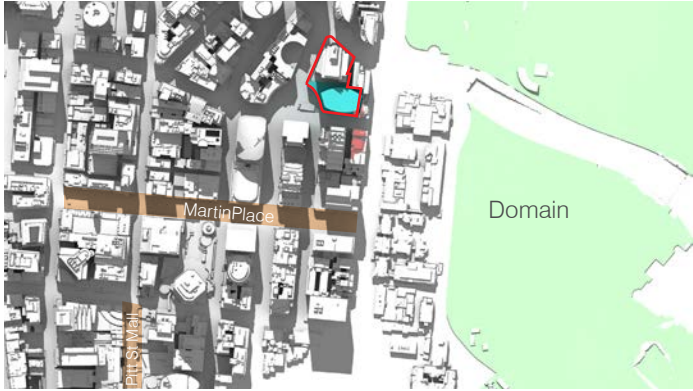
Equinox (September 22) 9am



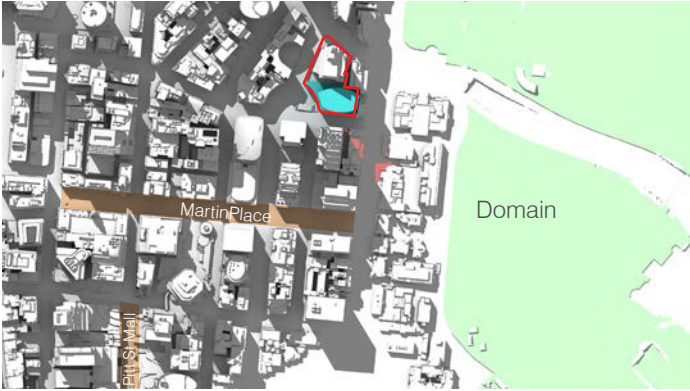
Equinox (September 22) 10am



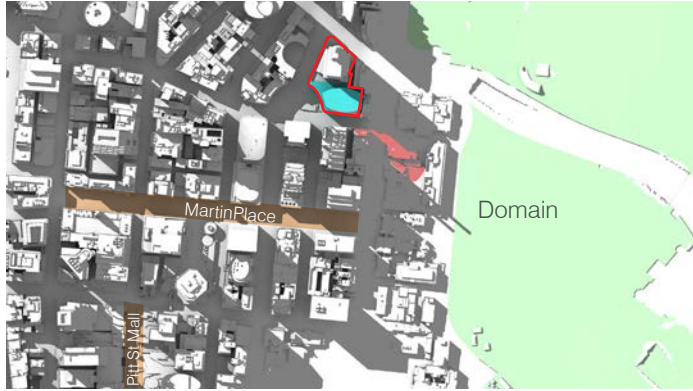
Equinox (September 22) 11am



Equinox (September 22) 12pm



Equinox (September 22) 1pm



Equinox (September 22) 2pm



Equinox (September 22) 3pm

Legend

Preferred Envelope

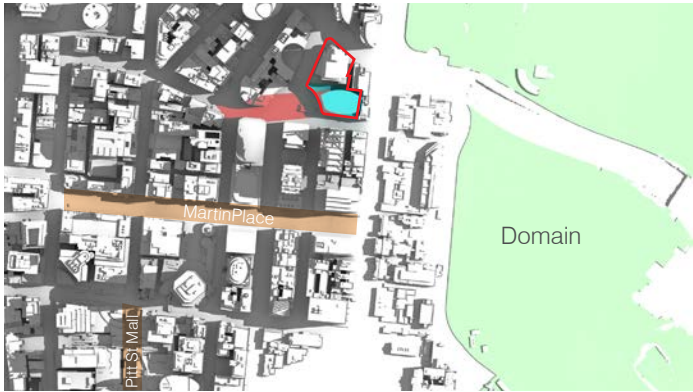
Additional shadow cast by Preferred Envelope

Overshadowing to adjacent buildings and open space

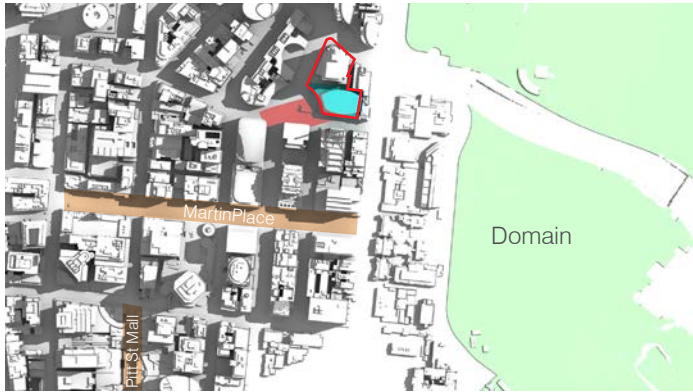
6.2.2 Summer solstice (December 21st)

The overshadowing assessment demonstrates that:

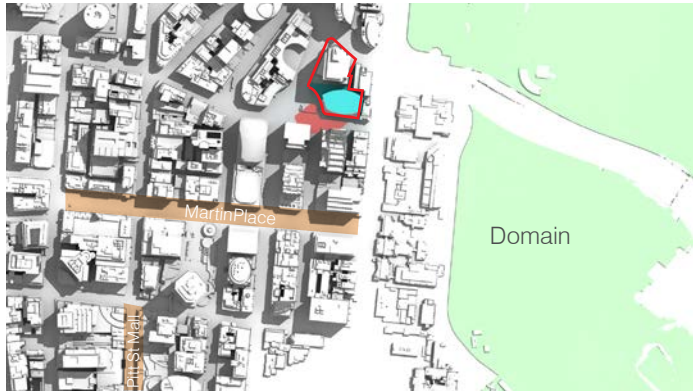
- The proposed envelope does not have any impact on the Martin Place, Pitt Street Mall or the Domain between 9am and 2pm.
- Impacts to Chifley Square are limited to the morning hours before 12pm. There are no additional overshadowing impacts to this space after 12pm at this time of the year.



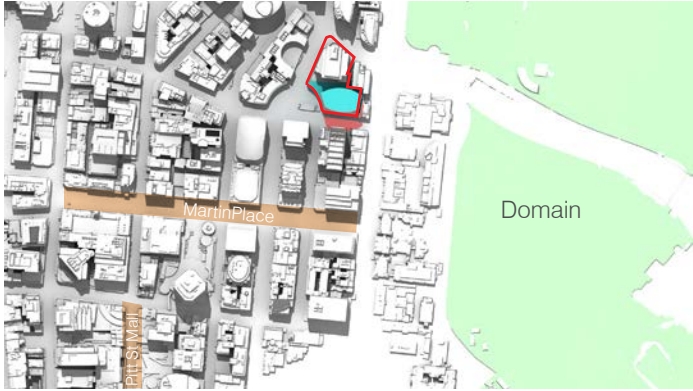
Summer Solstice (December 21) 9am



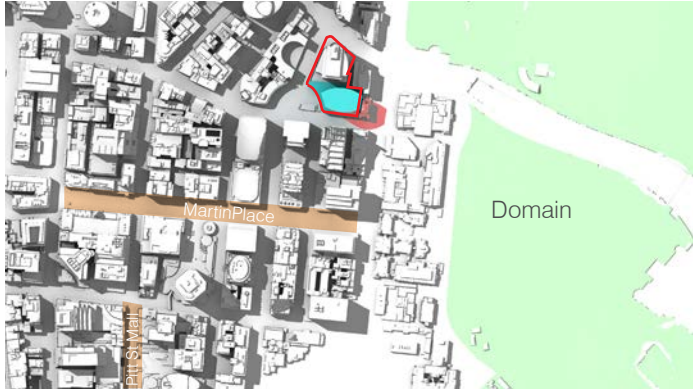
Summer Solstice (December 21) 10am



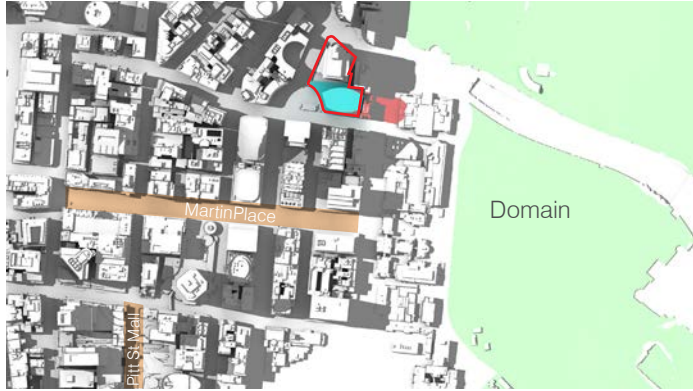
Summer Solstice (December 21) 11am



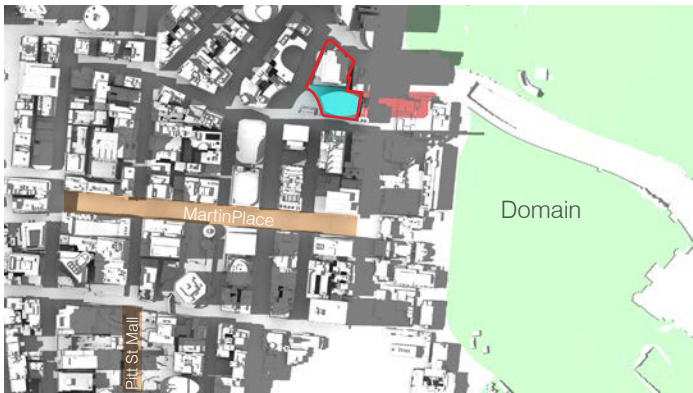
Summer Solstice (December 21) 12pm



Summer Solstice (December 21) 1pm



Summer Solstice (December 21) 2pm



Summer Solstice (December 21) 3pm

Overshadowing to adjacent buildings and open space

6.2.3 Detailed overshadowing study

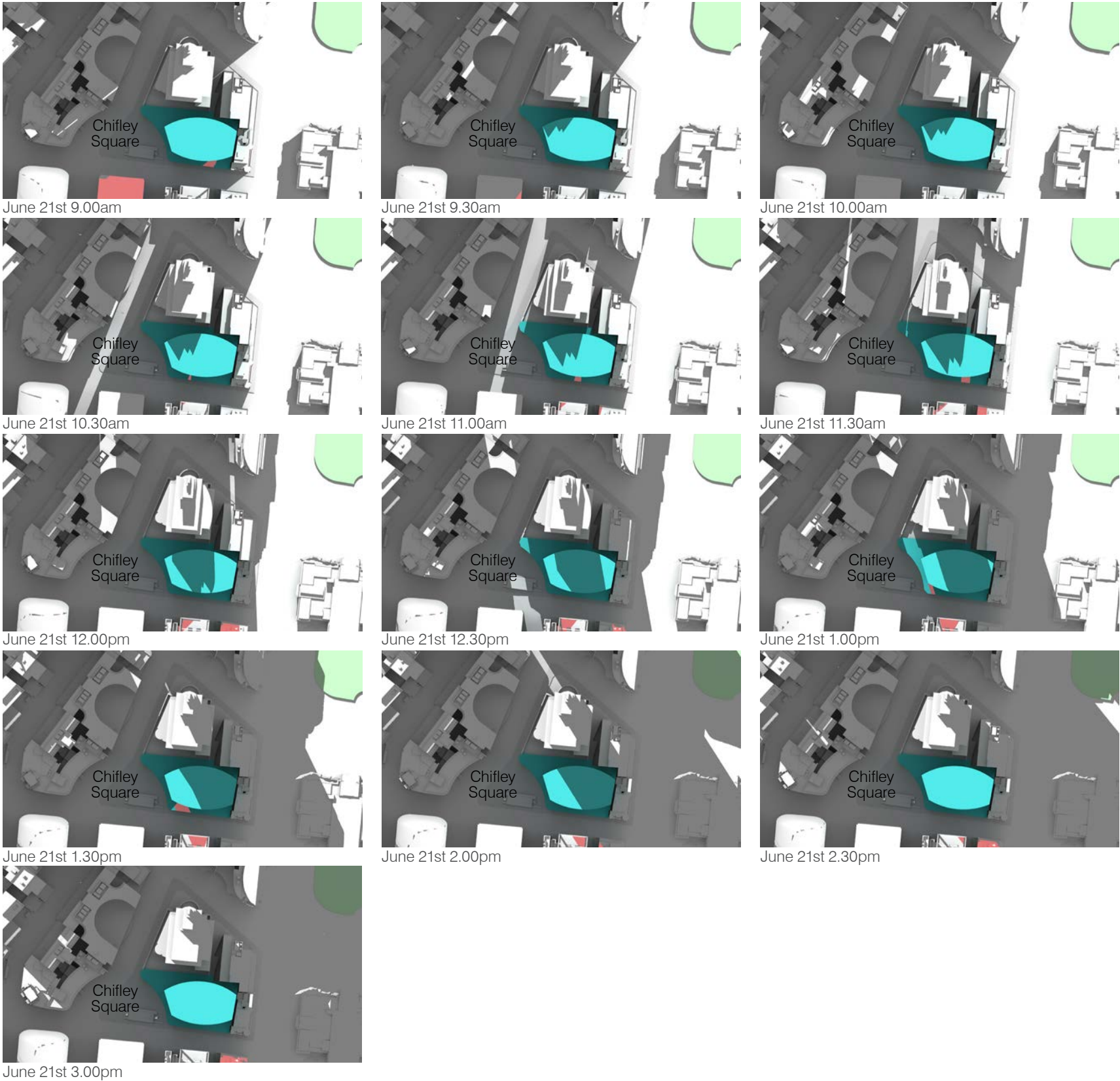
This section analyses the additional impact of shadows cast by the tower envelope proposed specifically focussed on the public domain at Chifley Square.

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

6.2.4 Winter Solstice (June 21st)

The overshadowing assessment demonstrates that:

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



Legend

Preferred Envelope

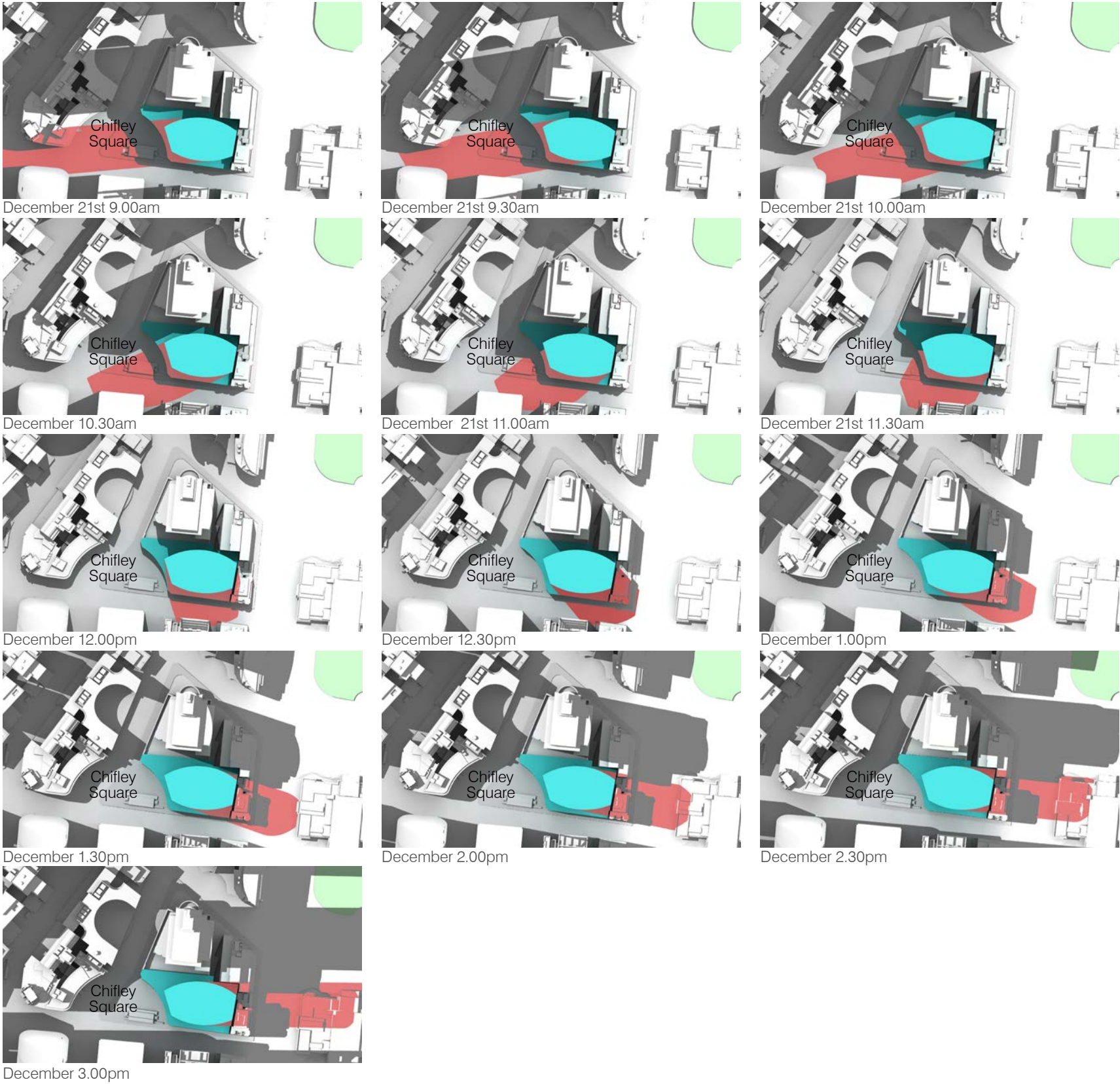
Additional shadow cast by Preferred Envelope

Overshadowing to adjacent buildings and open space

6.2.5 Summer Solstice (December 21st)

The overshadowing assessment demonstrates that:

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



Legend

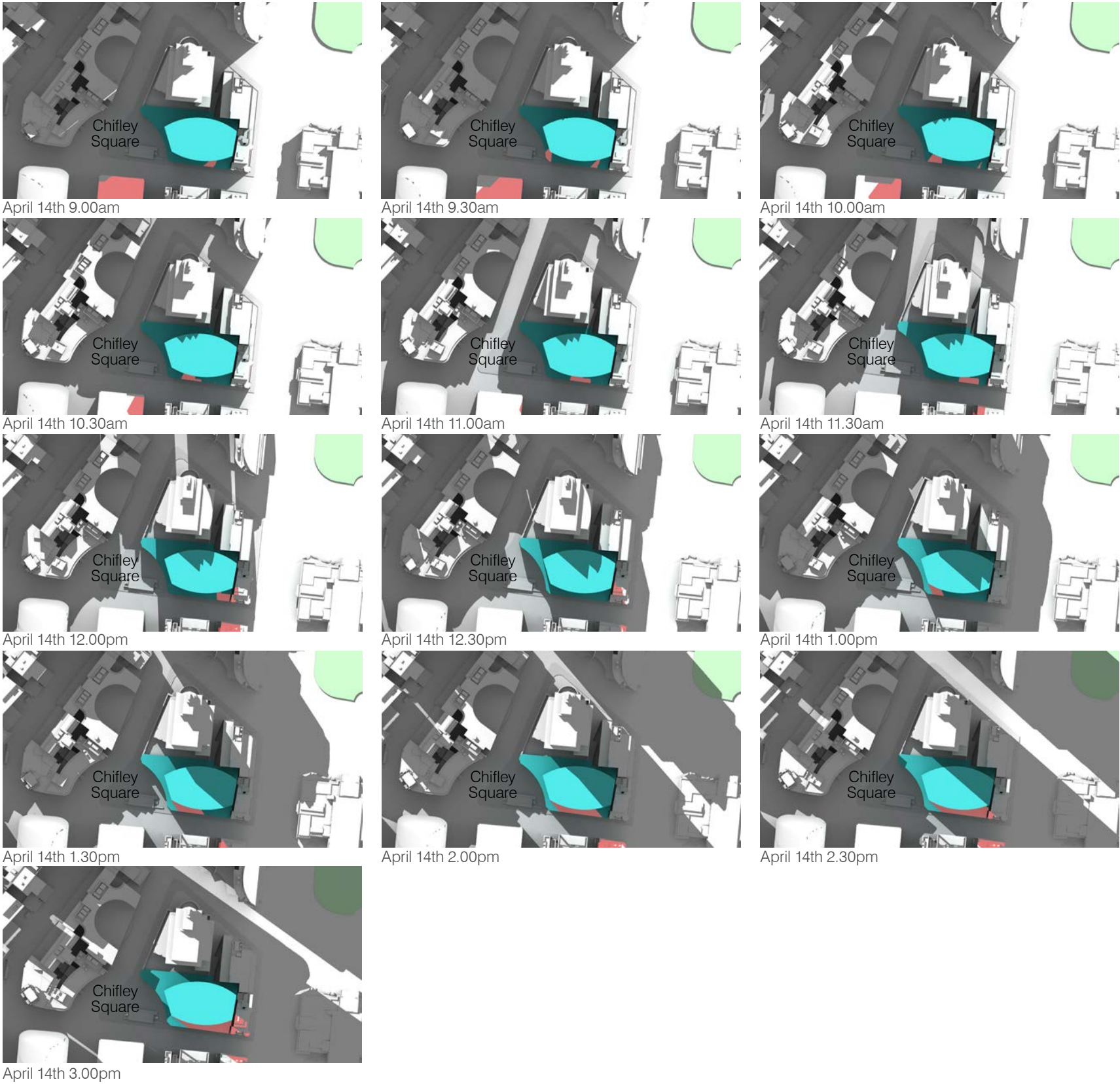
Preferred Envelope

Additional shadow cast by Preferred Envelope

Overshadowing to adjacent buildings and open space

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

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



Legend

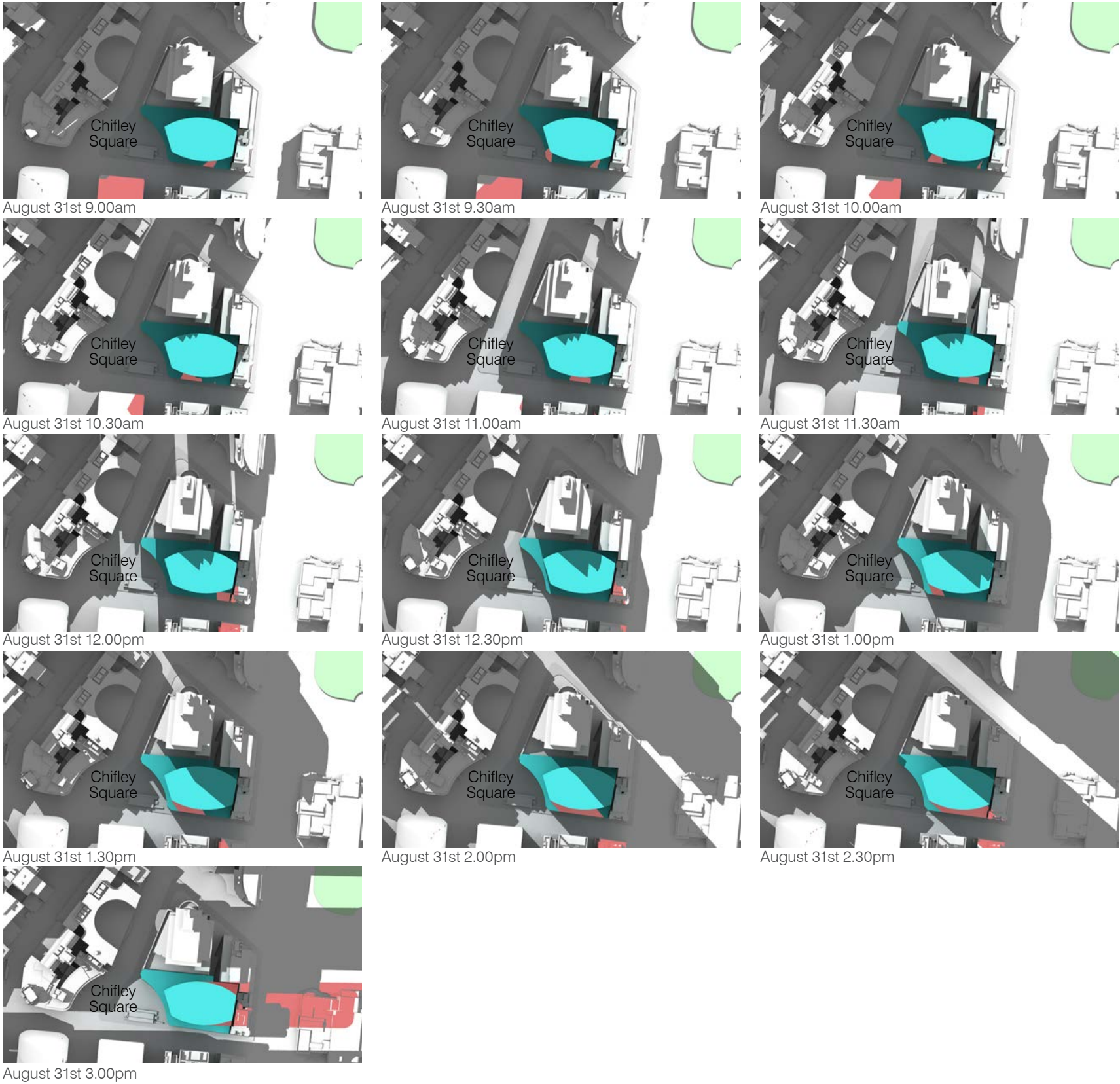
Preferred Envelope

Additional shadow cast by Preferred Envelope

Overshadowing to adjacent buildings and open space

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

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



Legend

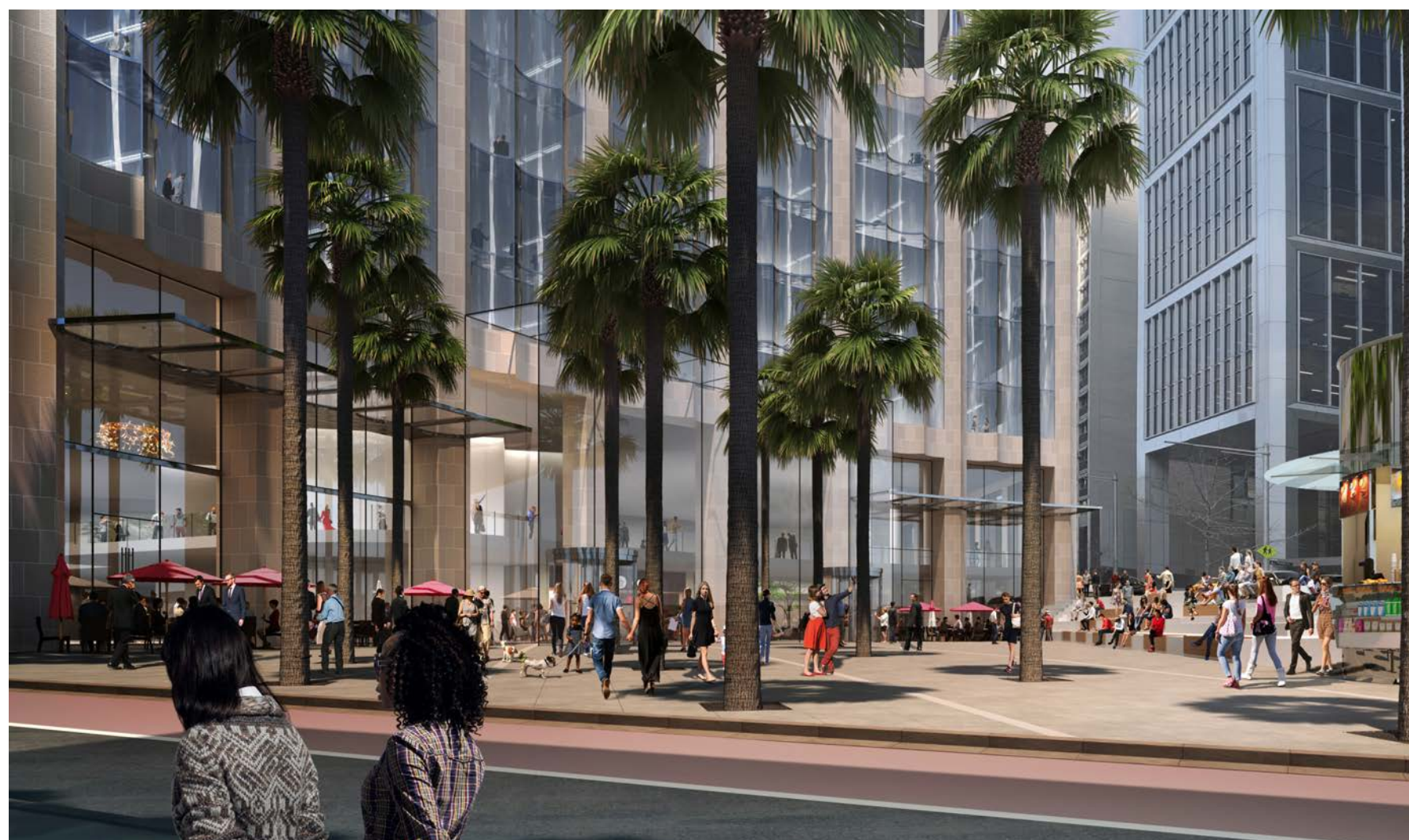
Preferred Envelope

Additional shadow cast by Preferred Envelope





7 Conclusions and Recommendations



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

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

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

Overall, the Planning Proposal achieves:

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

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

① Align development and growth with supporting infrastructures

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

② Growing a stronger, more competitive Central Sydney.

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



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

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

④ Facilitating movement for walkable neighbourhoods and a connected city.

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

architectus™