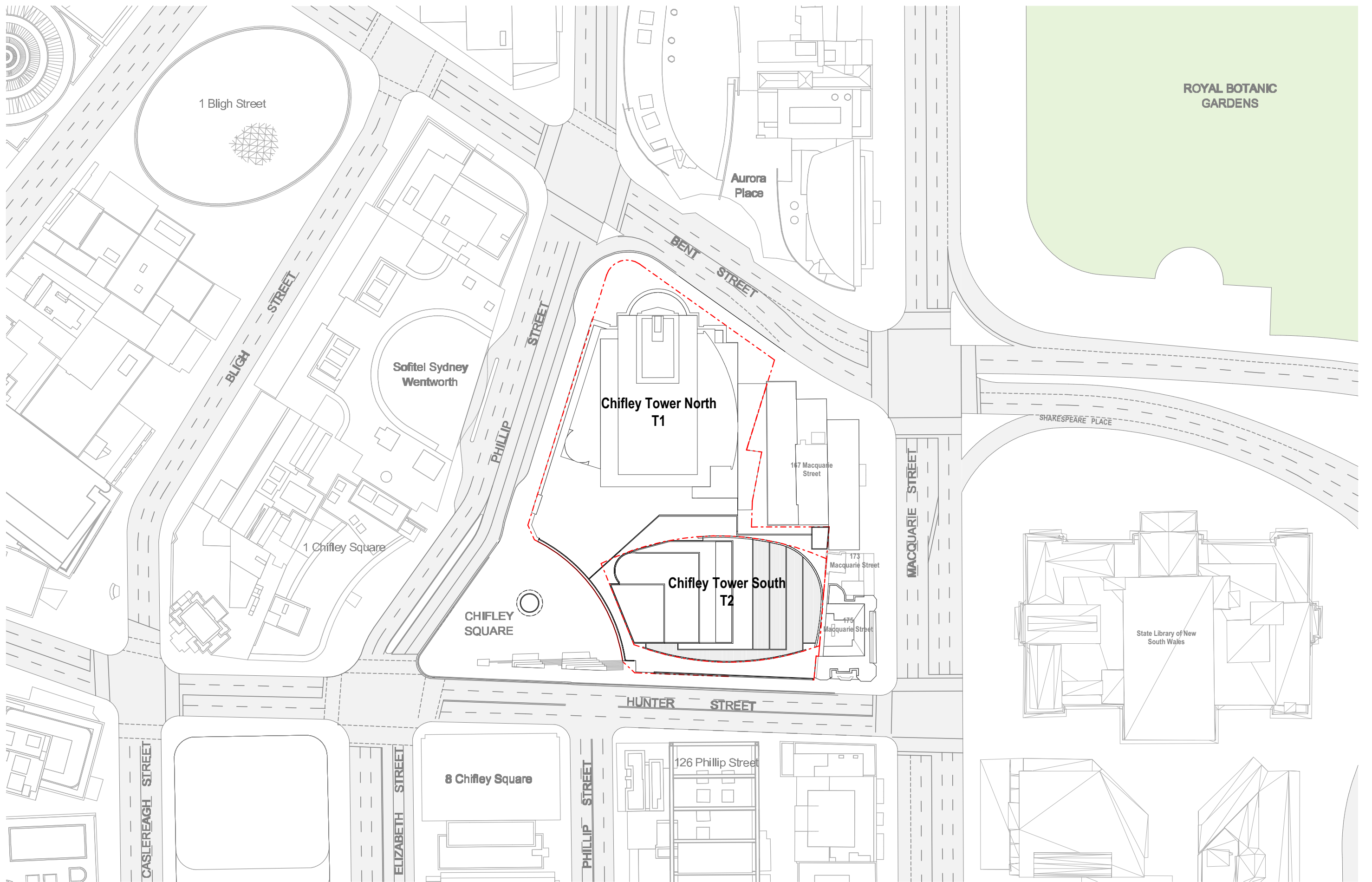


2 Chifley Square, Sydney

Reference Design

Sheet Number	Sheet Name
RD-00-01	Site Plan
RD-01-01	Basement Level 04
RD-01-02	Basement Level 03
RD-01-03	Basement Level 02
RD-01-04	Basement Level 01
RD-01-05	Lower Ground Level
RD-01-06	Upper Ground Level
RD-01-07	Podium - Level 01
RD-01-08	Podium - Level 02 - 03
RD-01-09	Podium - Level 04 - 05
RD-01-10	Podium Roof - Level 06
RD-01-11	Low Plant - Level 07
RD-01-12	Low Rise Typical - Level 08 - 19
RD-01-13	Transfer Level - Level 20
RD-01-14	Mid Plant - Level 21
RD-01-15	High Rise - Level 22
RD-01-16	High Rise Typical - Level 22 - 31
RD-01-17	High Rise Terrace - Level 32
RD-01-18	High Rise Terrace - Level 33
RD-01-19	High Rise Terrace - Level 34
RD-01-20	High Rise Terrace - Level 35
RD-01-21	Roof Plant - Level 36
RD-01-22	Roof Plant - Roof
RD-02-01	Section East West
RD-02-02	Section North South
RD-03-01	Building Articulation
RD-04-01	Visualisation - View from Chifley Square
RD-04-02	Visualisation - View from The Domain

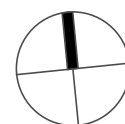




2 Chifley Square

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Site Plan
RD-00-01
1 : 1000
23/07/21



0 5 10 15 20 25 50
m

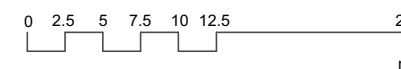
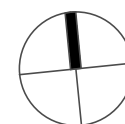
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2 Chifley Square

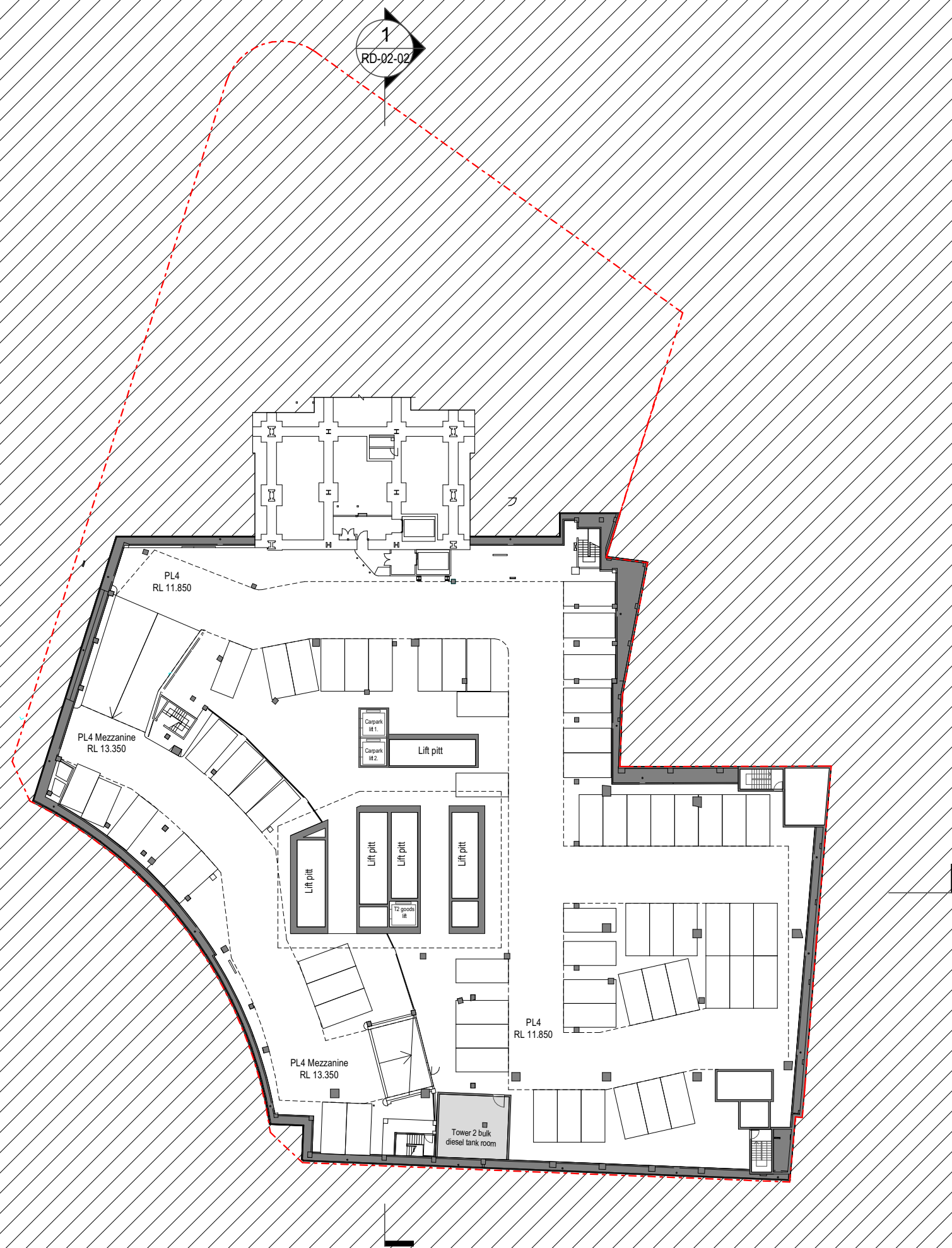
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Issue:
Scale @ A3:
Date:

Basement Level 04
RD-01-01
1 : 500
23/07/21



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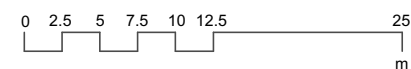
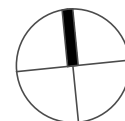
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2 Chifley Square

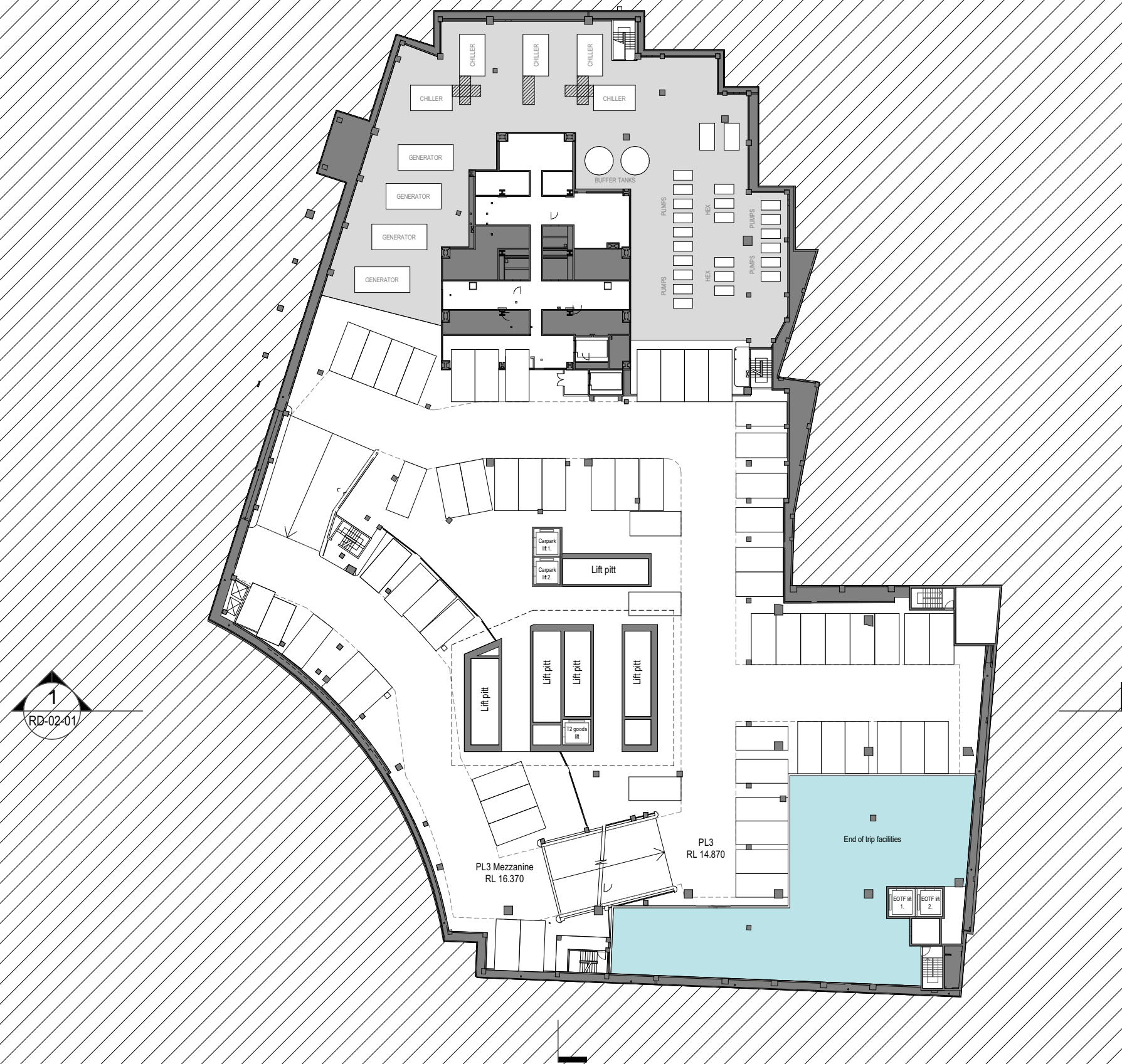
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Issue:
Scale @ A3:
Date:

Basement Level 03
RD-01-02
1 : 500
23/07/21



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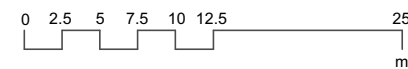
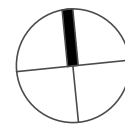
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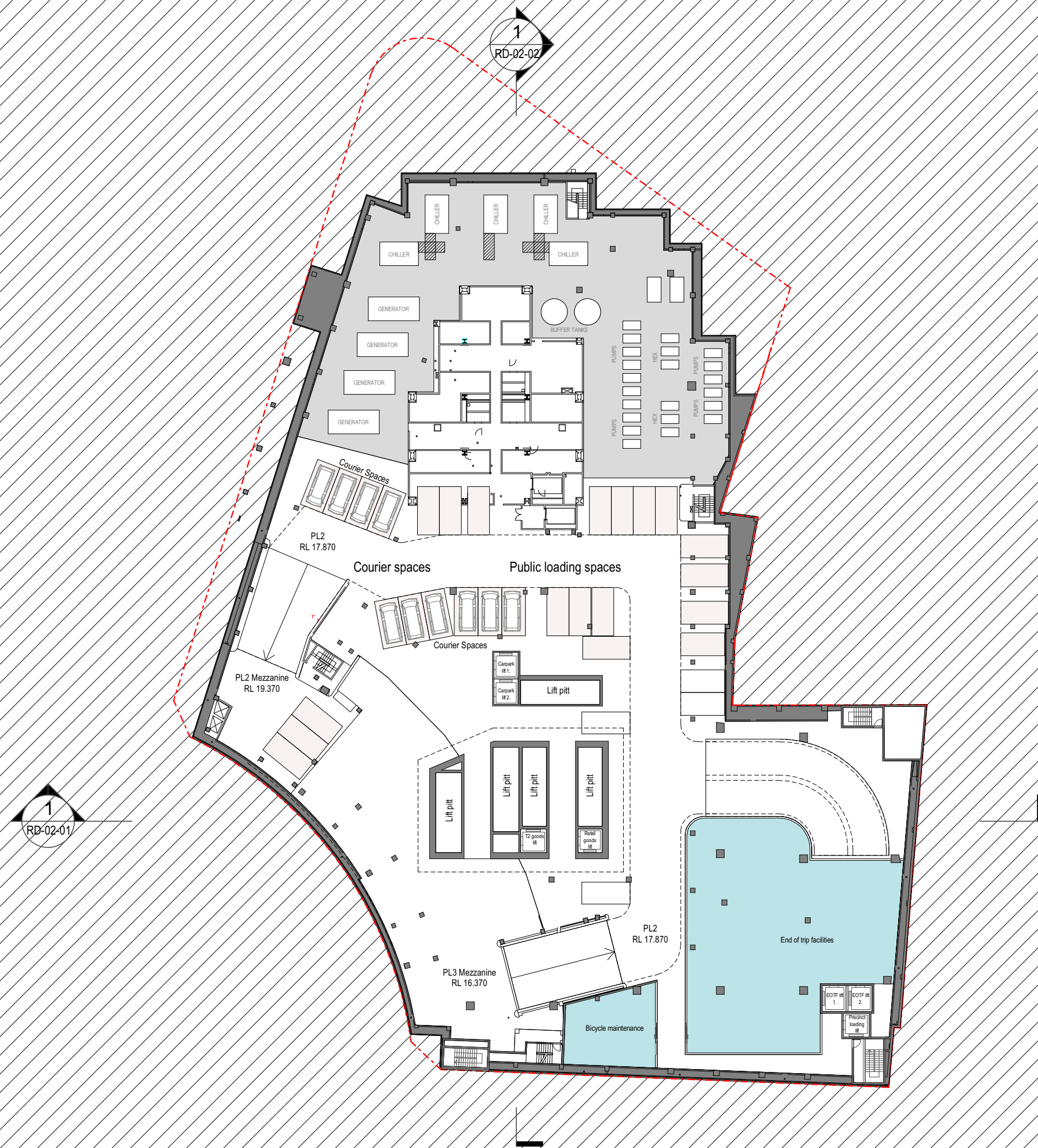
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Scale @ A3:
Date:

Basement Level 02
RD-01-03
1 : 500
23/07/21



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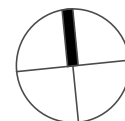
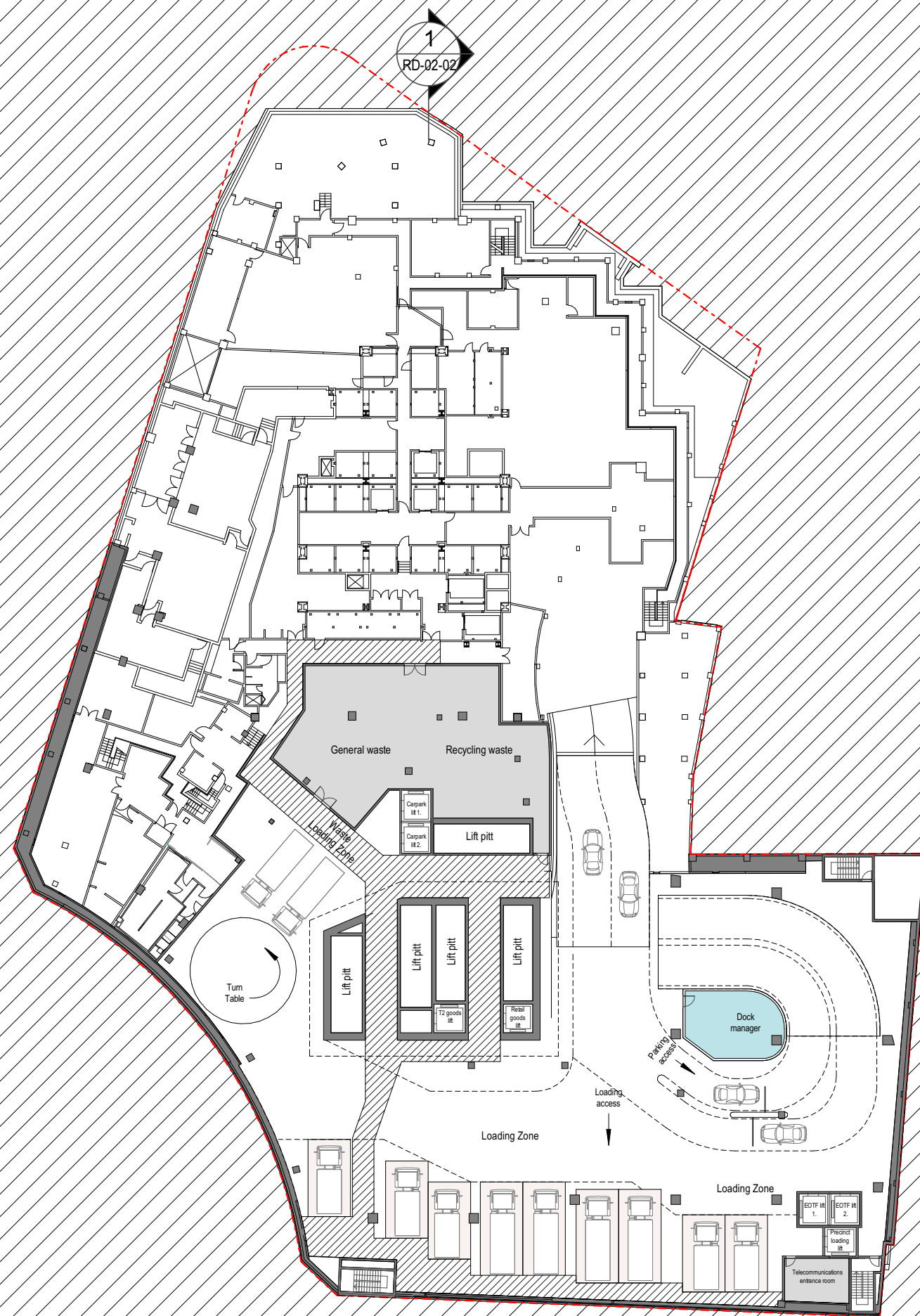
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2 Chifley Square

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Basement Level 01
RD-01-04
1 : 500
23/07/21



0 2.5 5 7.5 10 12.5 25
m

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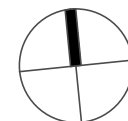
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2 Chifley Square

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Lower Ground Level
RD-01-05
1 : 500
23/07/21



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m

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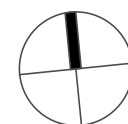


2 Chifley Square

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Upper Ground Level
RD-01-06

1 : 500
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m

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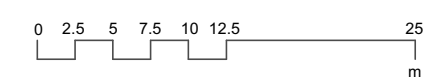
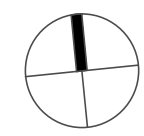


2 Chifley Square

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Podium - Level 01
RD-01-07

1 : 500
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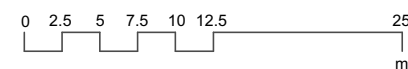
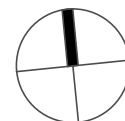


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Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Podium - Level 02 - 03
RD-01-08

1 : 500
23/07/21



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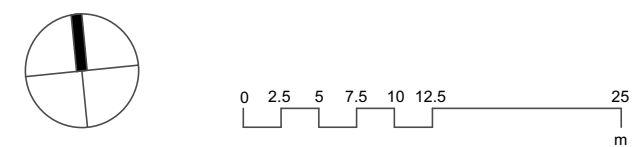


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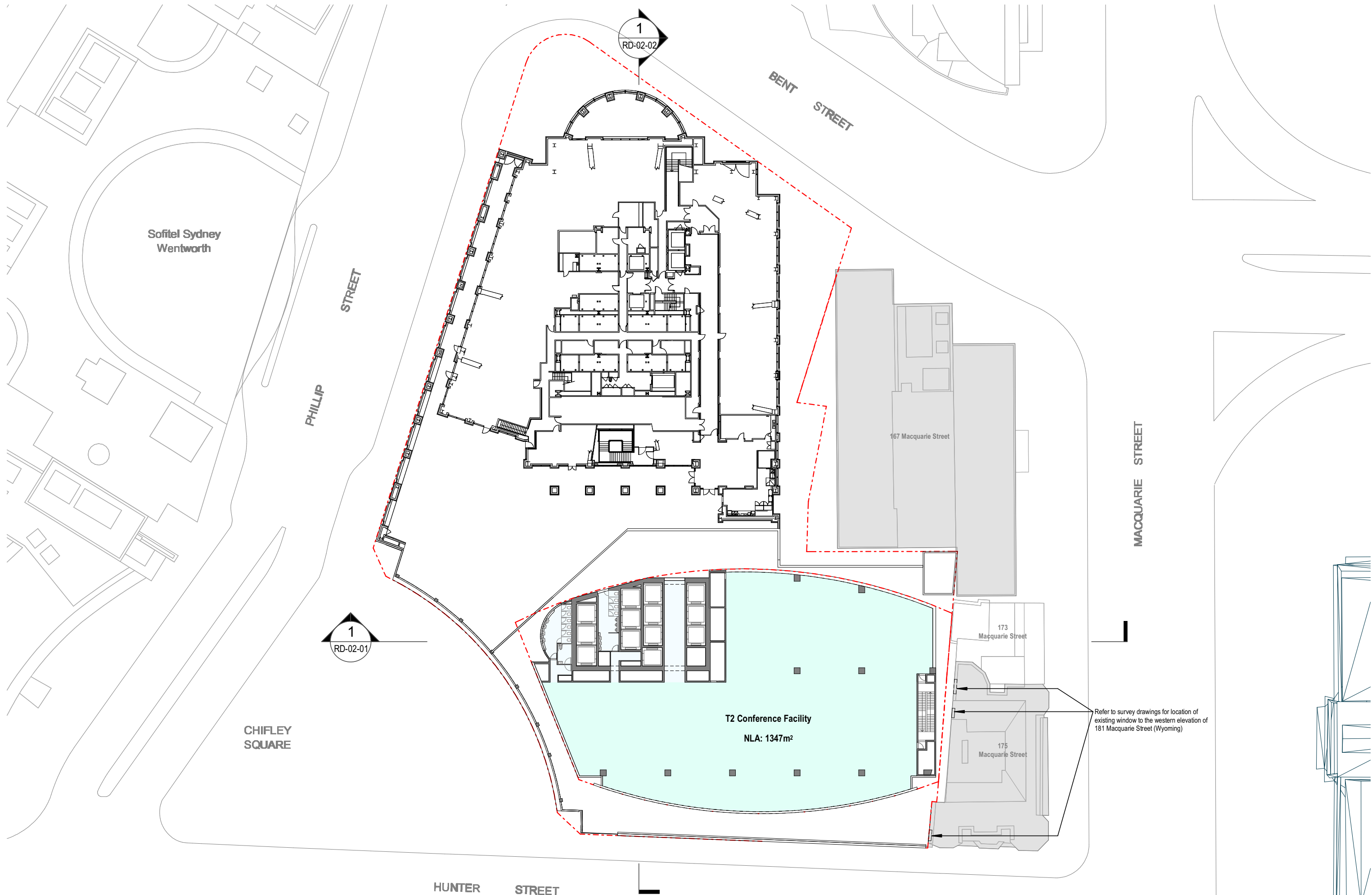
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Scale @ A3:
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Podium - Level 04 - 05
RD-01-09

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23/07/21



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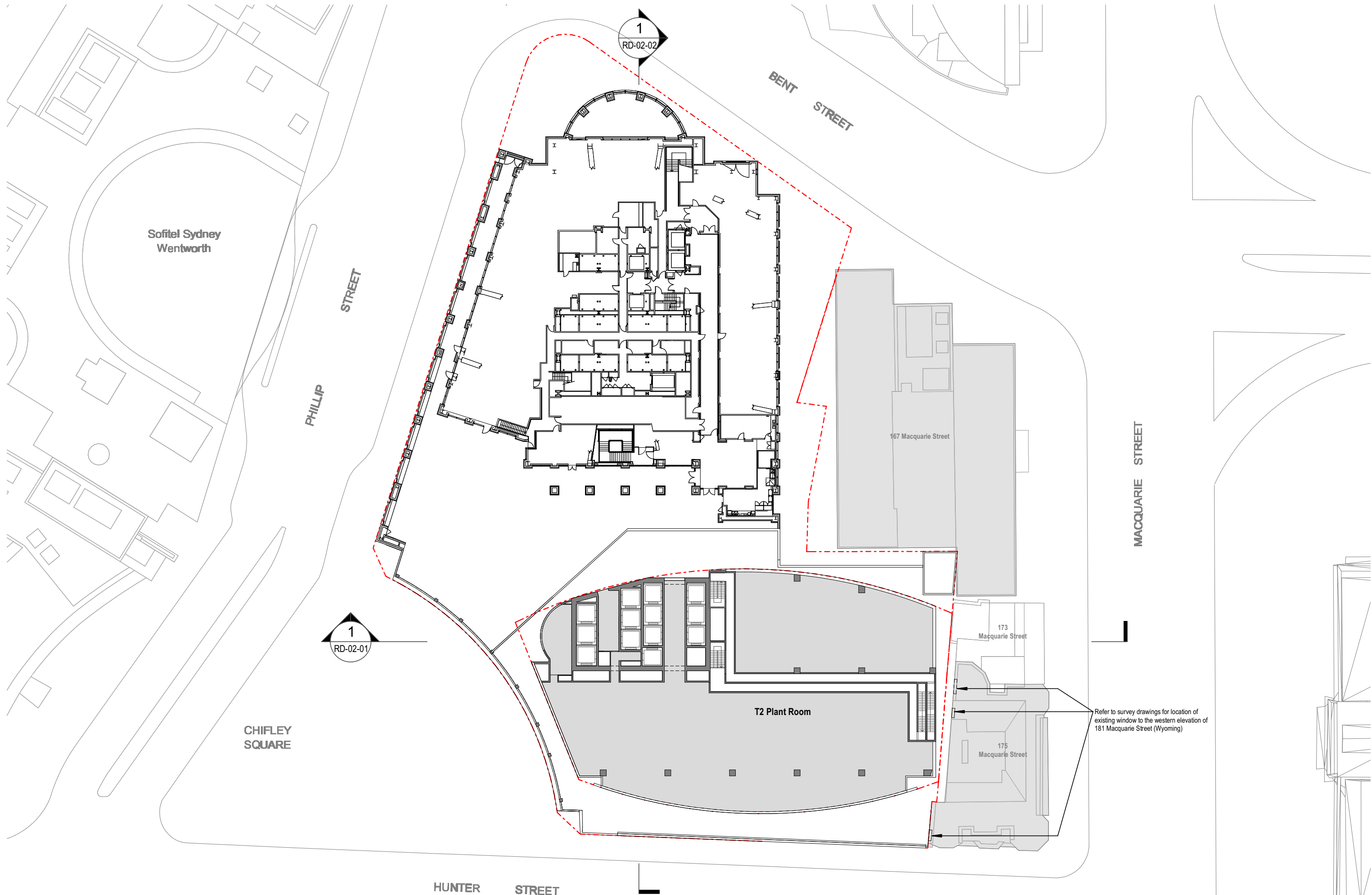
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Drawing:
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Scale @ A3:
Date:

Podium Roof - Level 06
RD-01-10

1 : 500
23/07/21

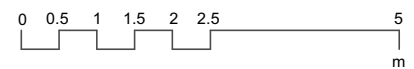
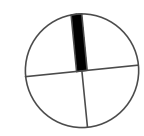
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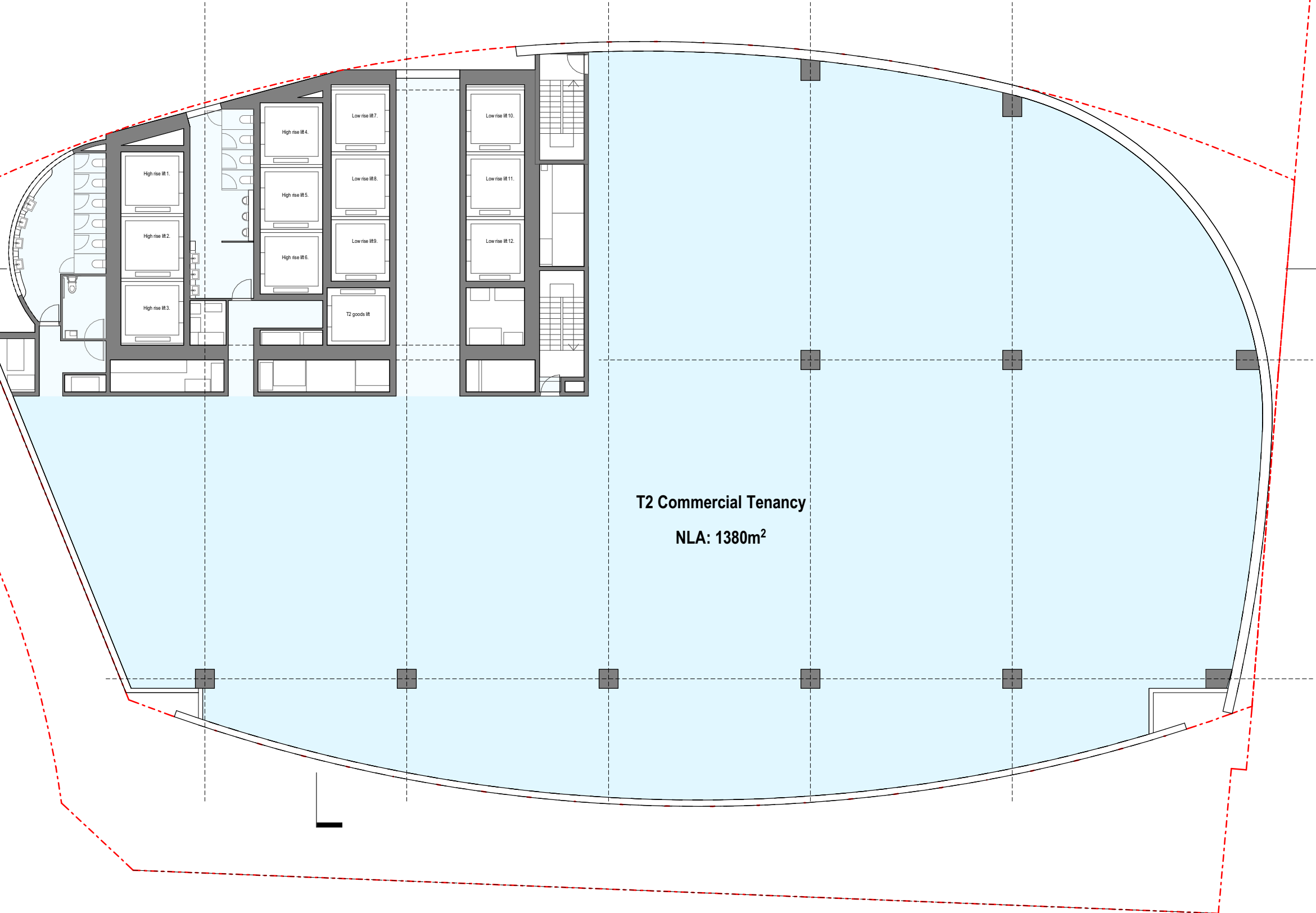
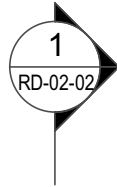
Drawing:
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Issue:
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Date:

Low Plant - Level 07
RD-01-11
1 : 500
23/07/21

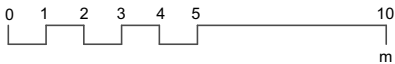
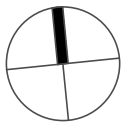


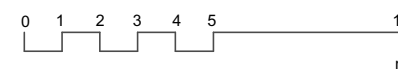
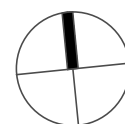
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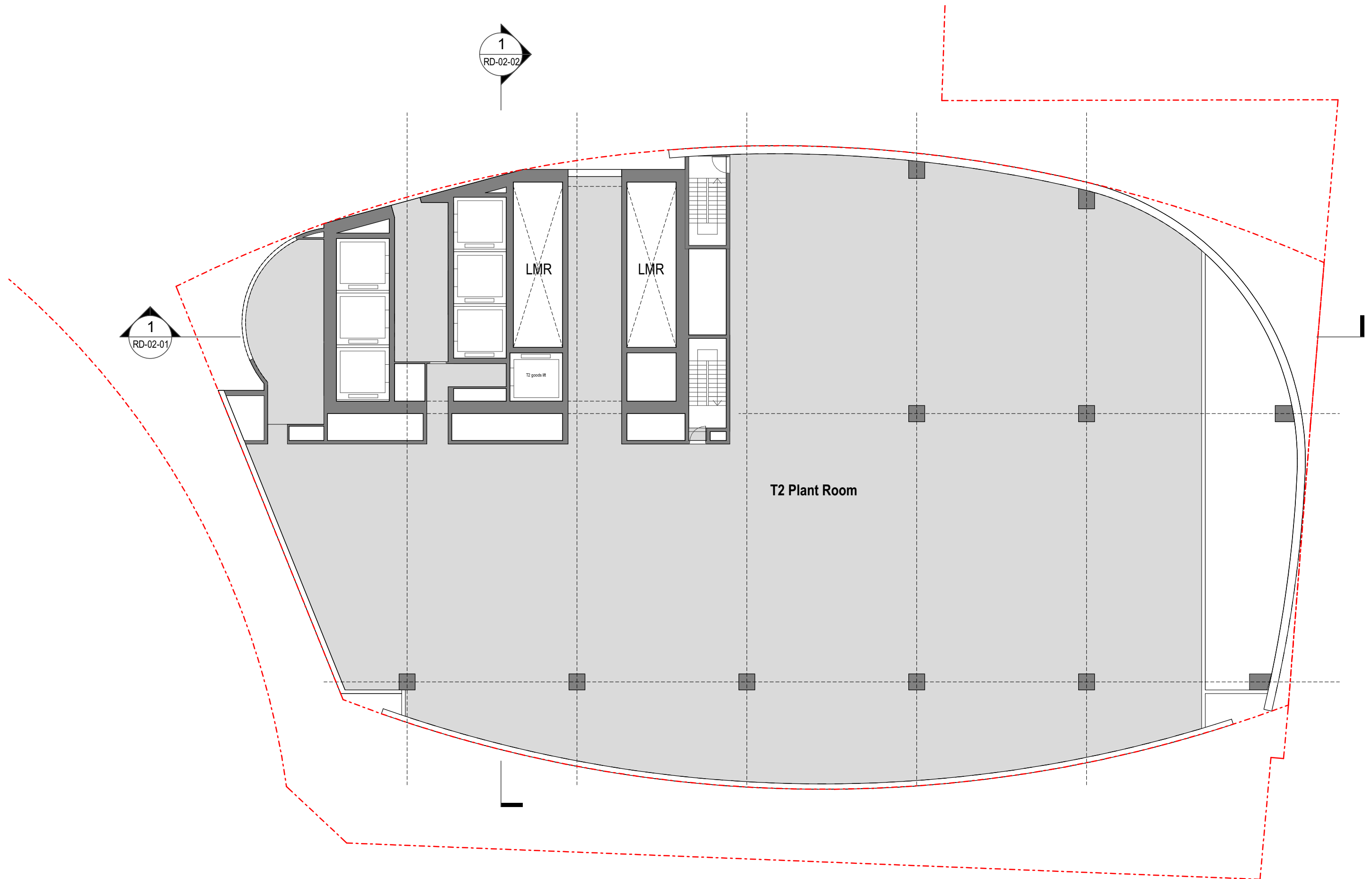
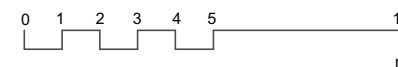
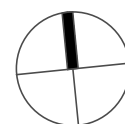
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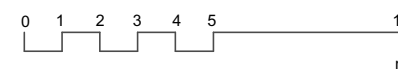
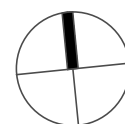


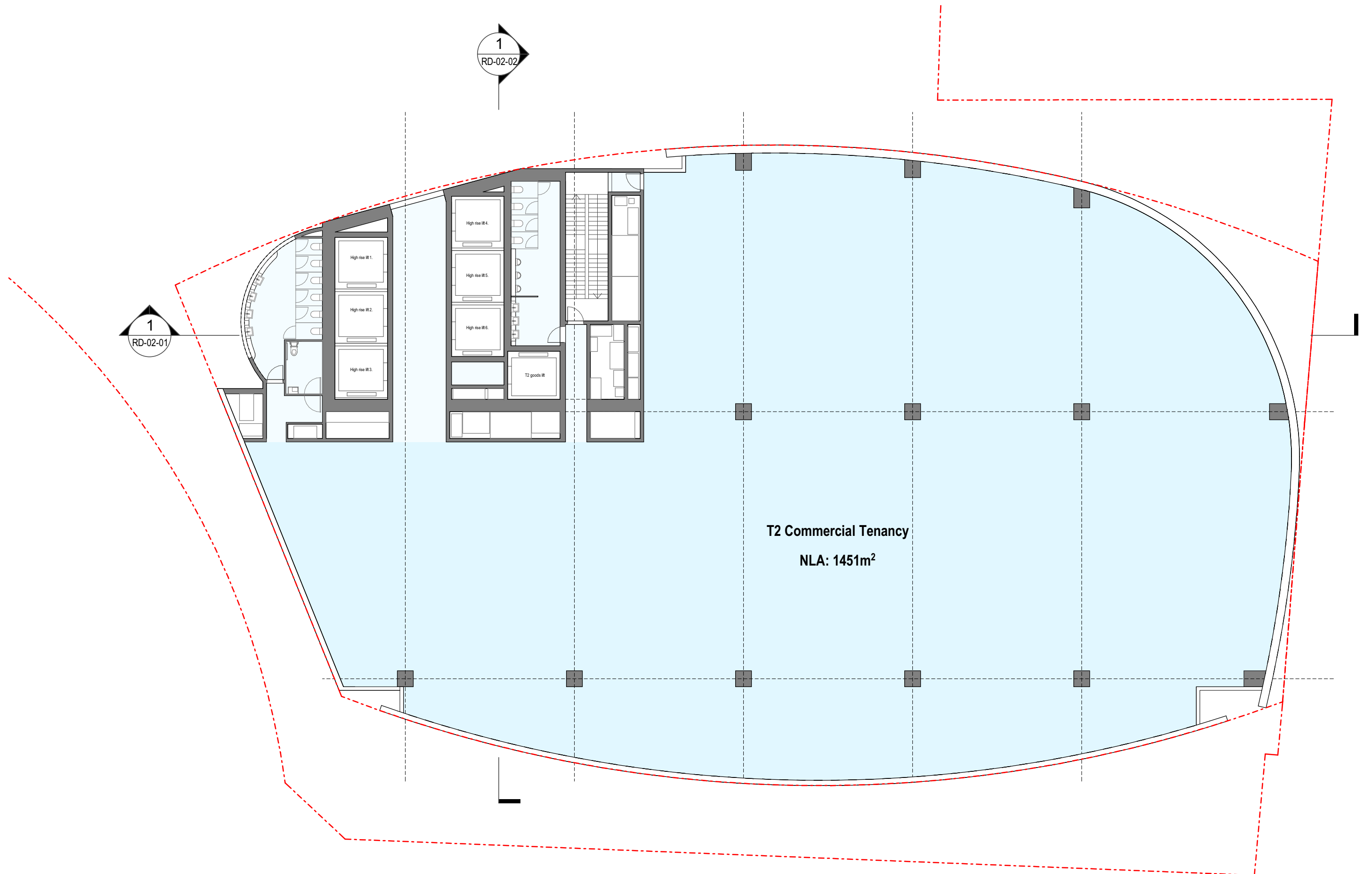
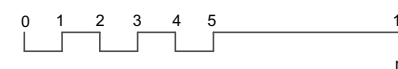
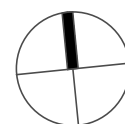
T2 Commercial Tenancy
NLA: 1380m²

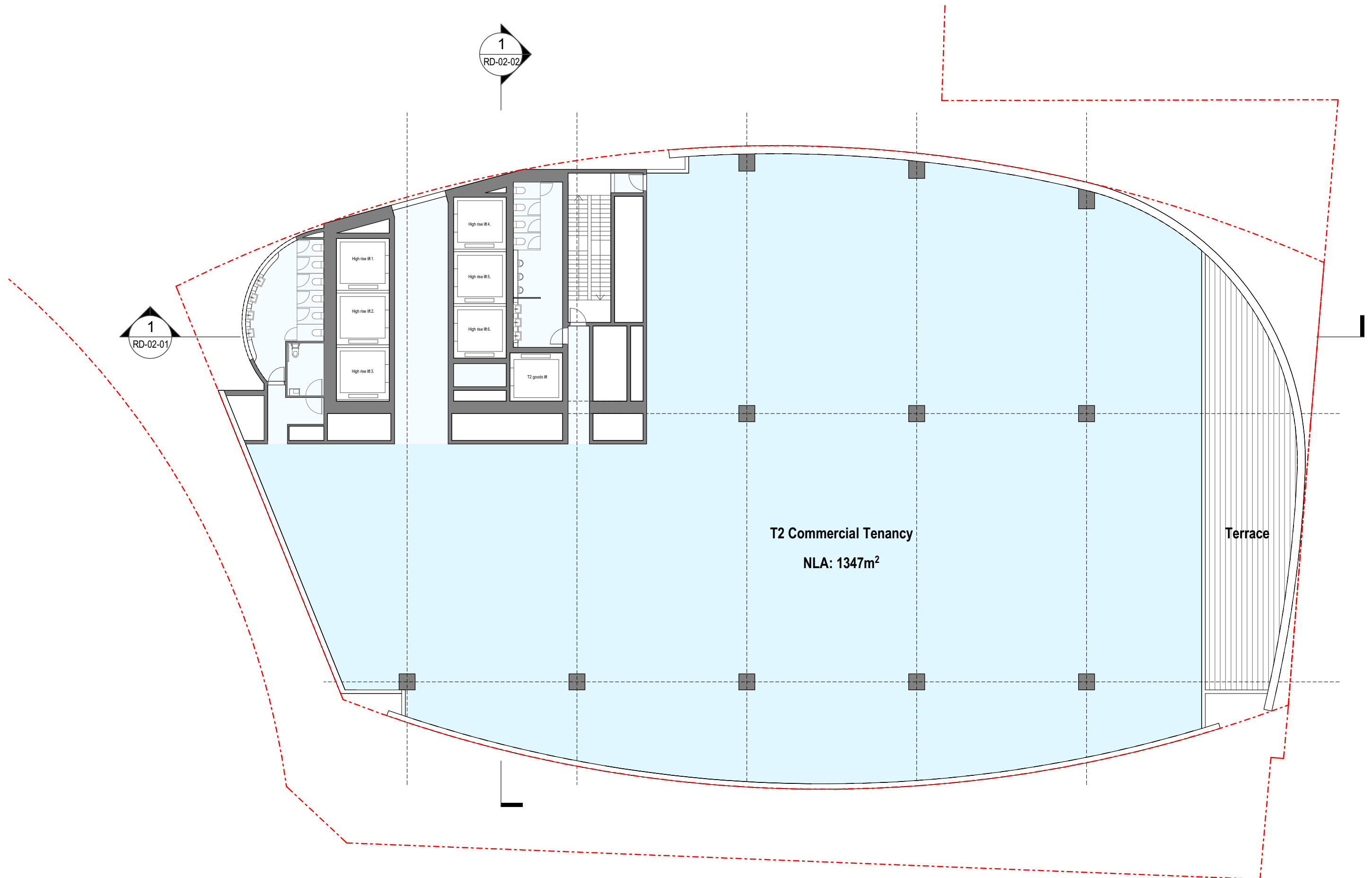
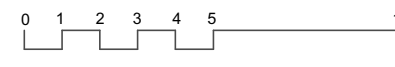
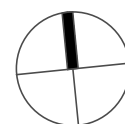


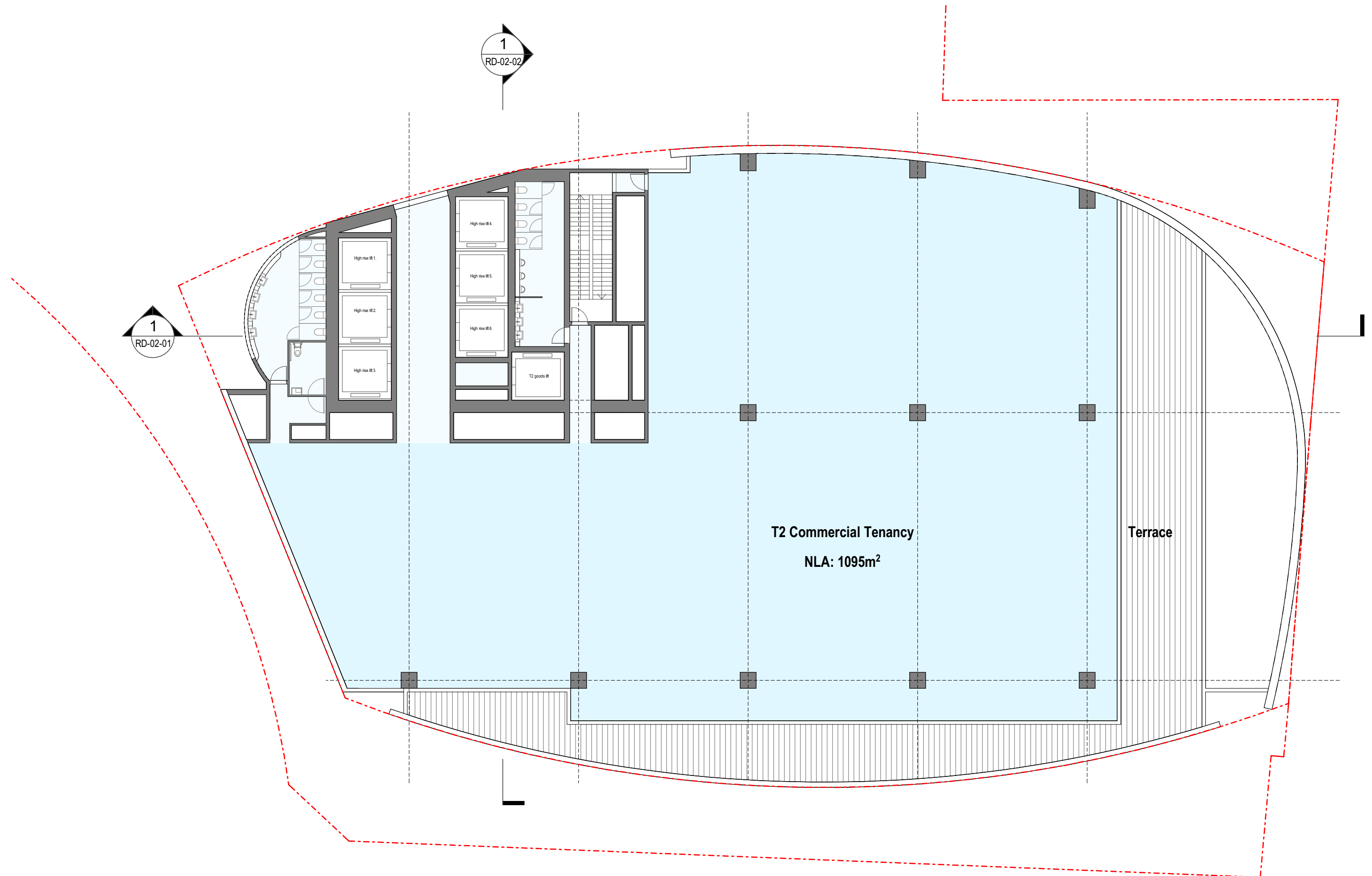
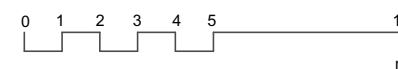
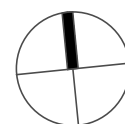


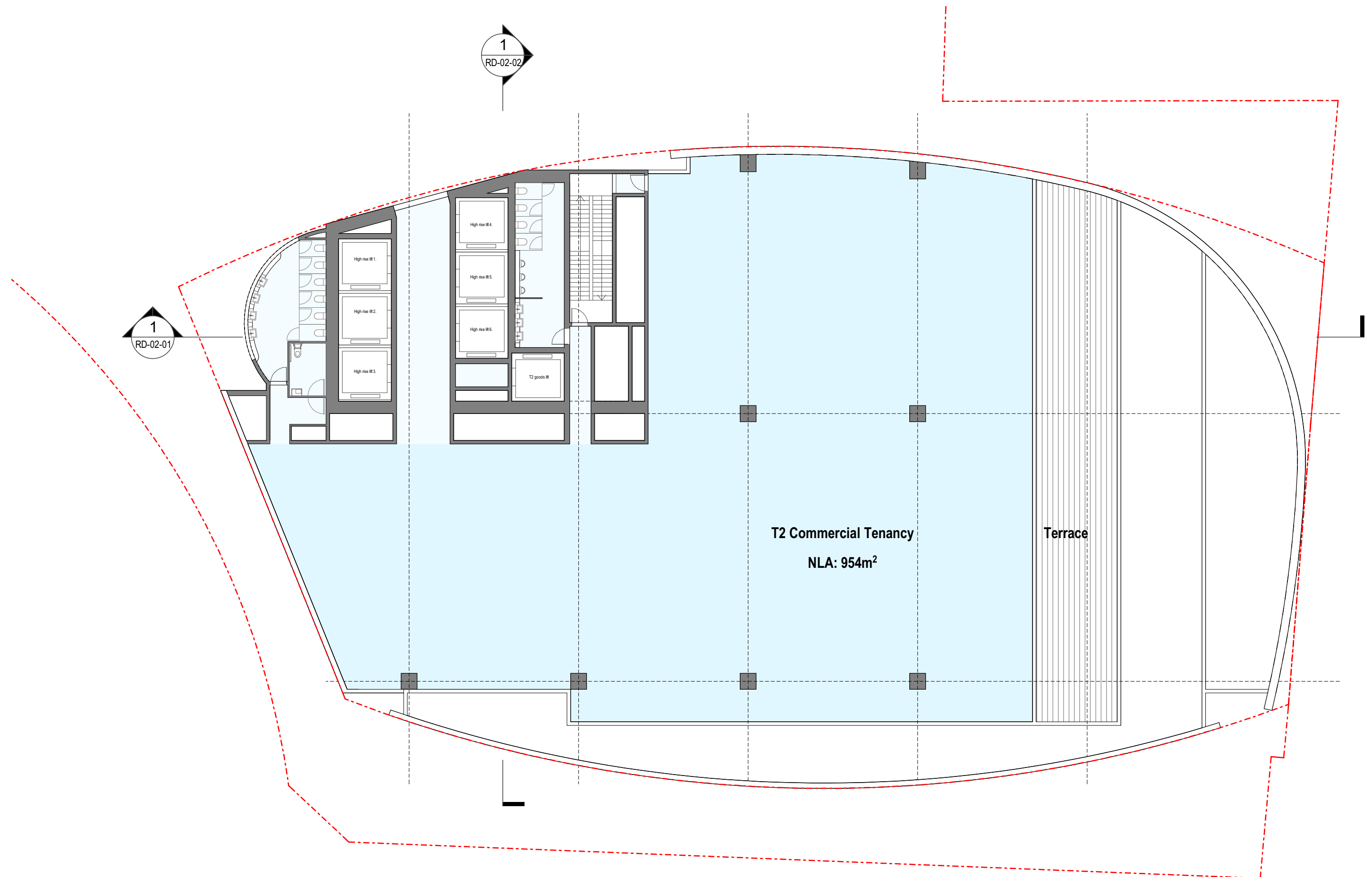
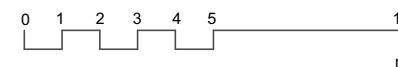
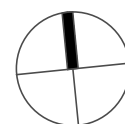


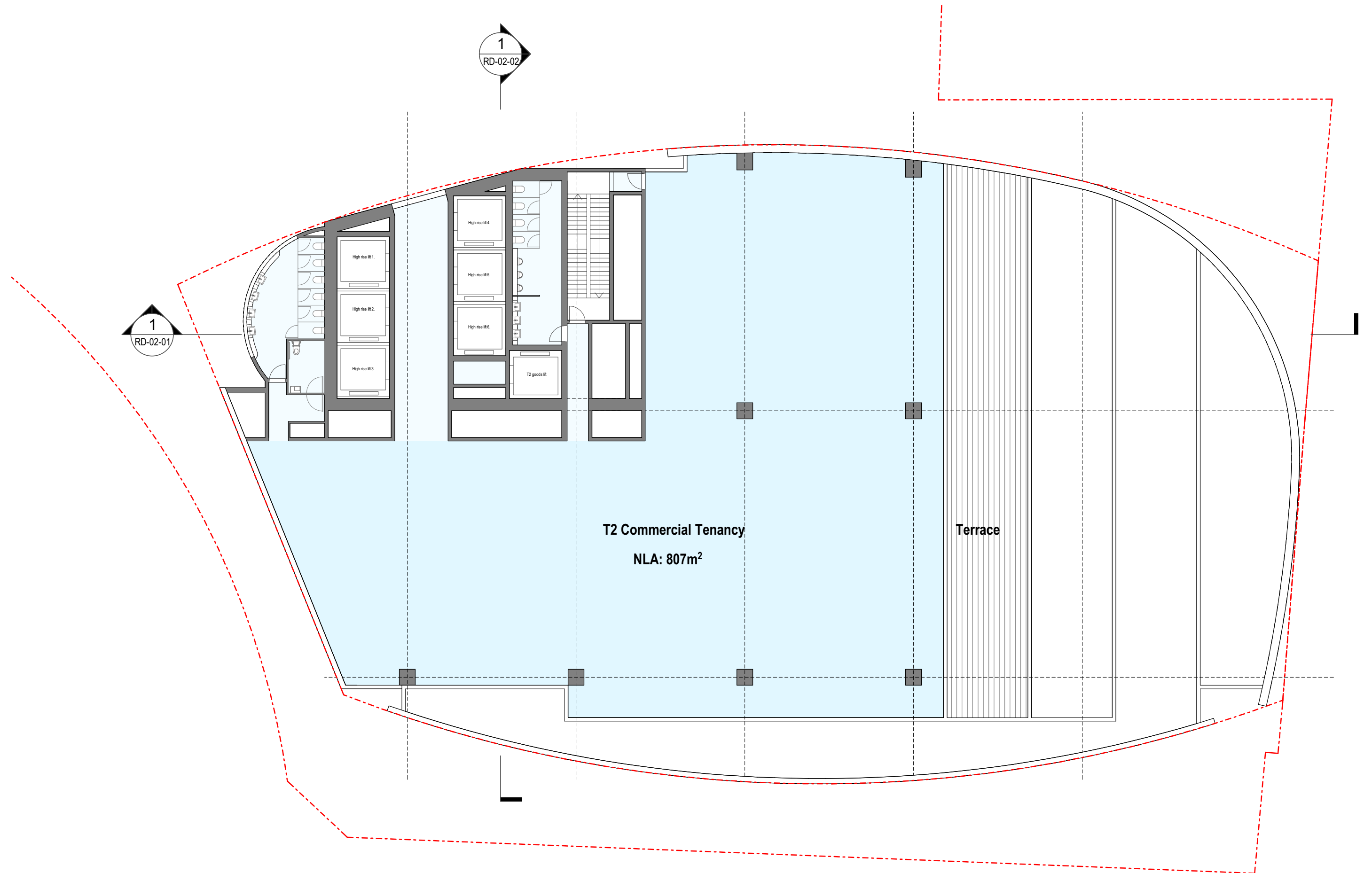
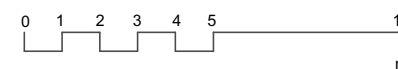
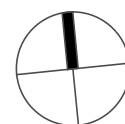


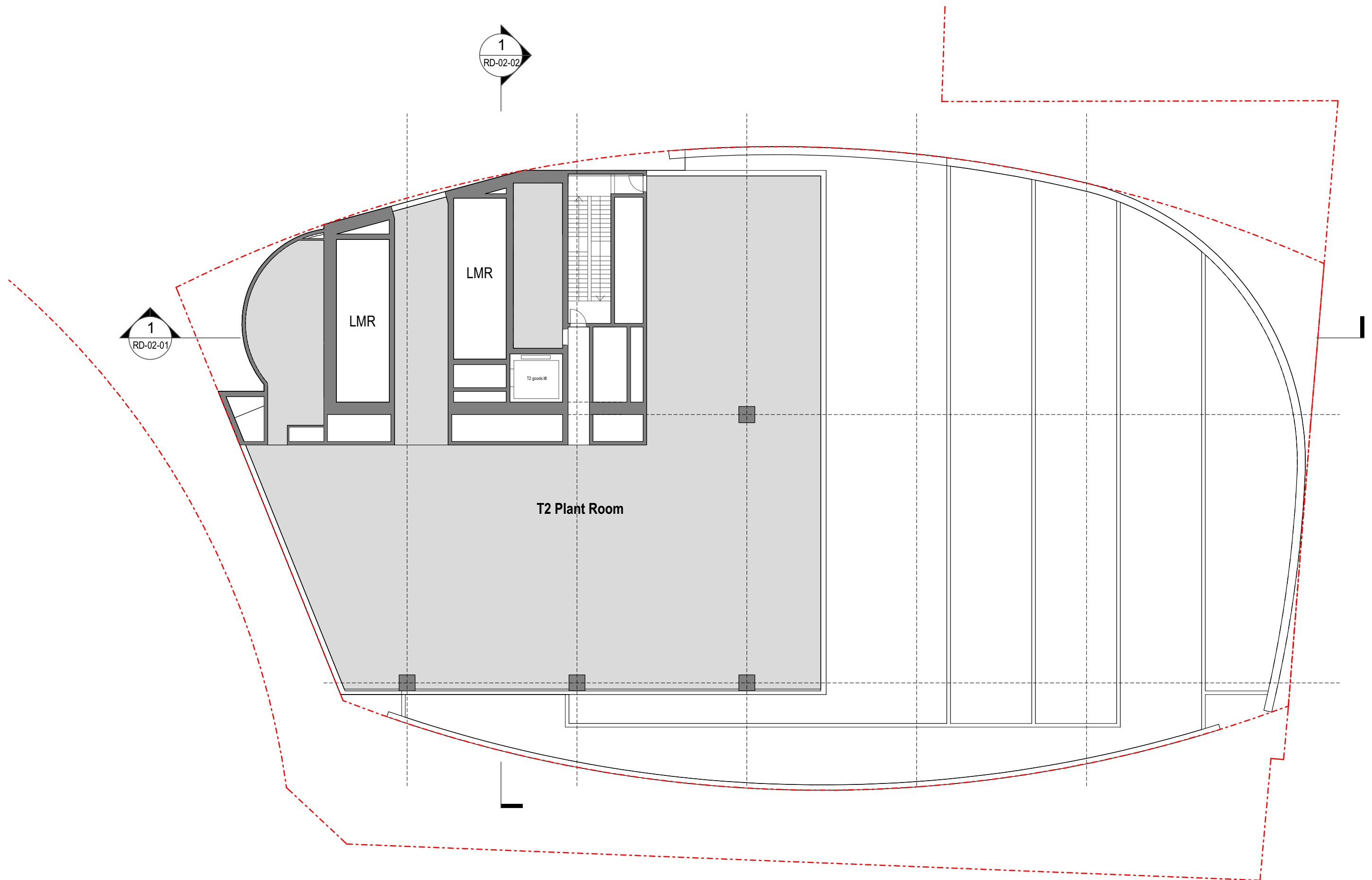
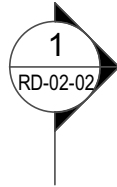








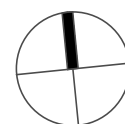




2 Chifley Square

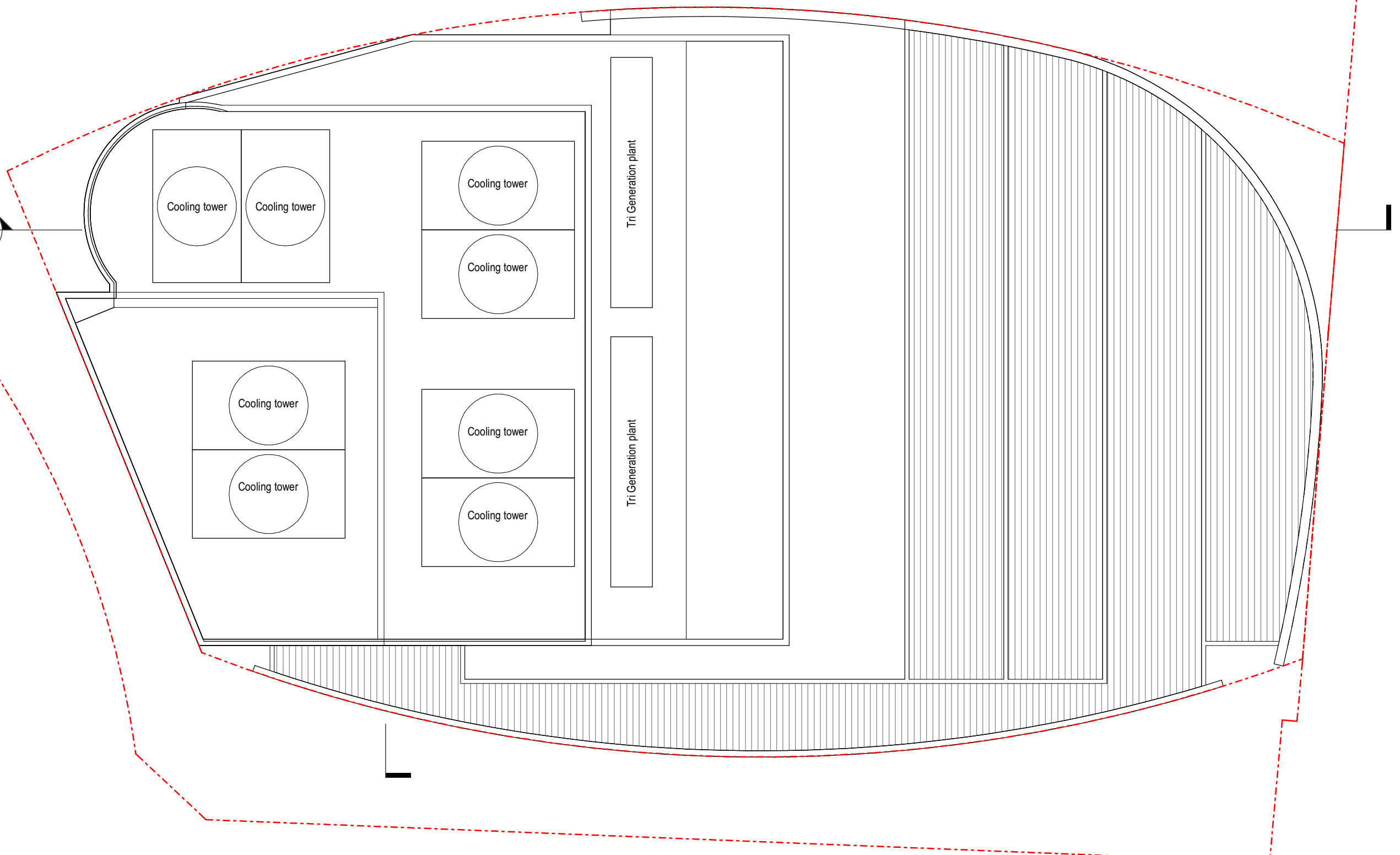
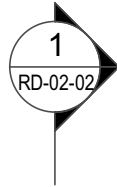
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Issue:
Scale @ A3:
Date:

Roof Plant - Level 36
RD-01-21
1 : 200
23/07/21



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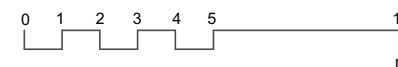
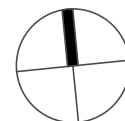
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2 Chifley Square

Drawing:
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Issue:
Scale @ A3:
Date:

Roof Plant - Roof
RD-01-22
1 : 200
23/07/21



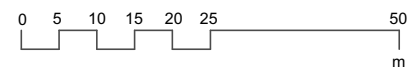
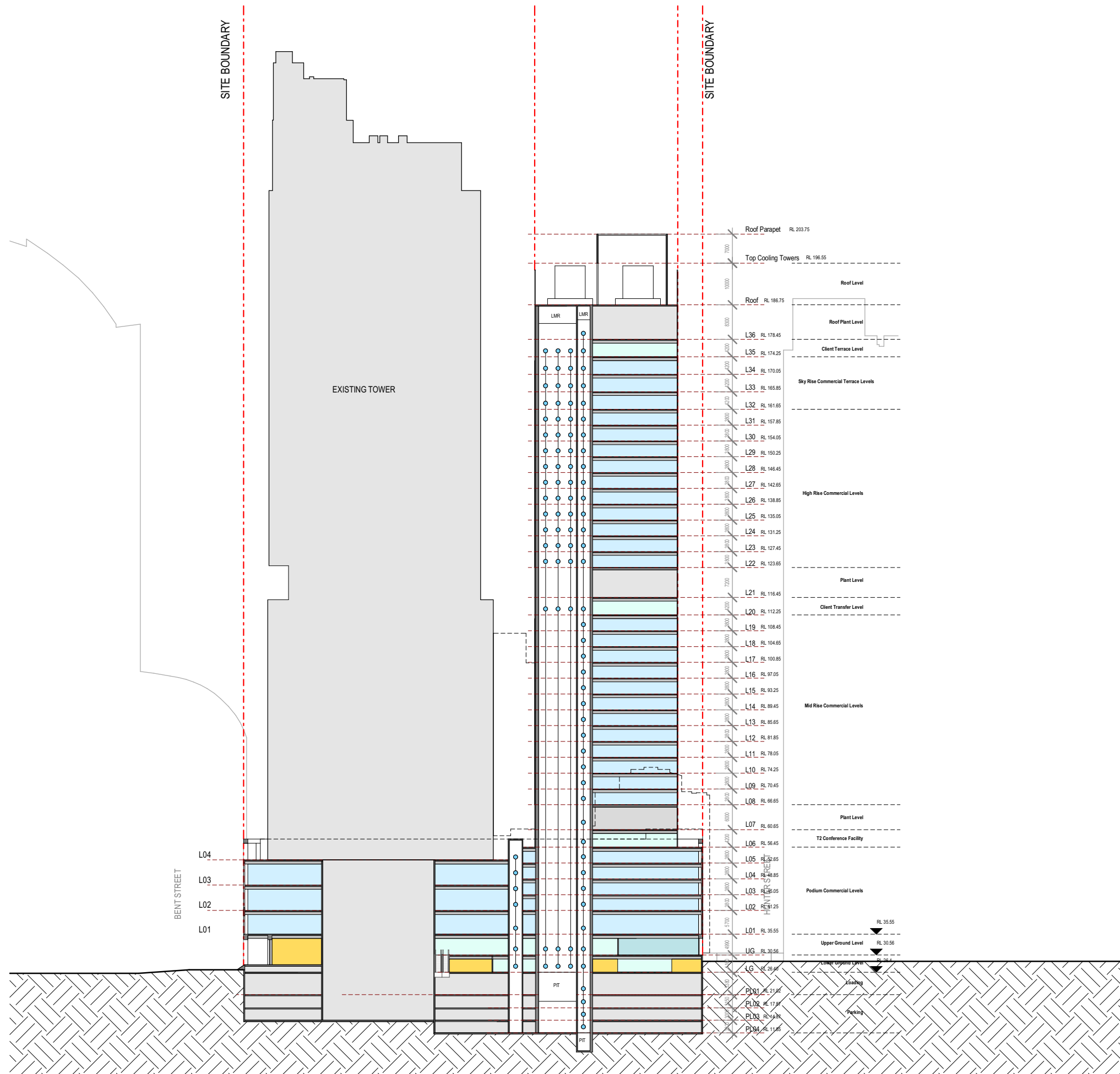
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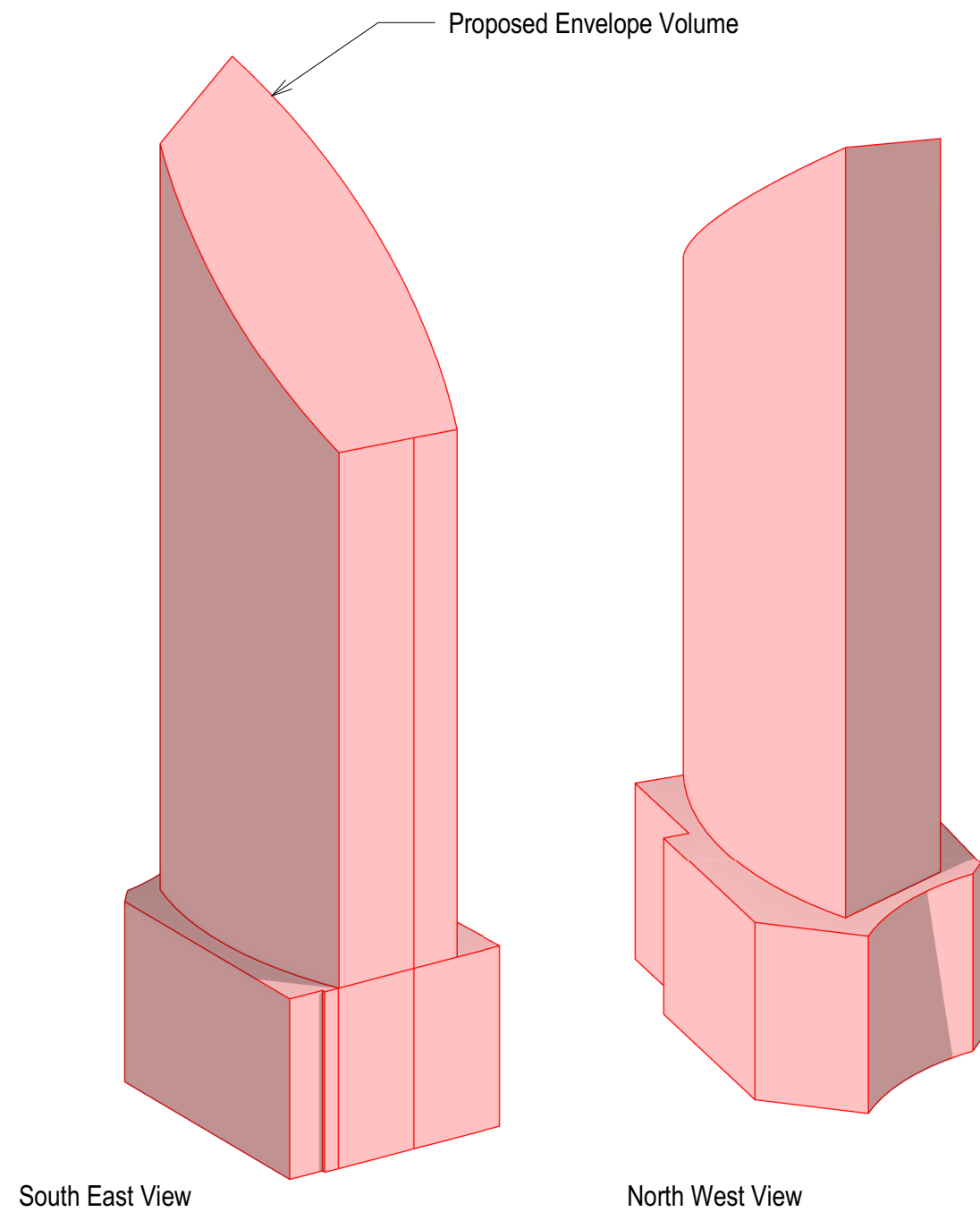
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Issue:
Scale @ A3:
Date:

Section North South
RD-02-02
1 : 1000
23/07/21



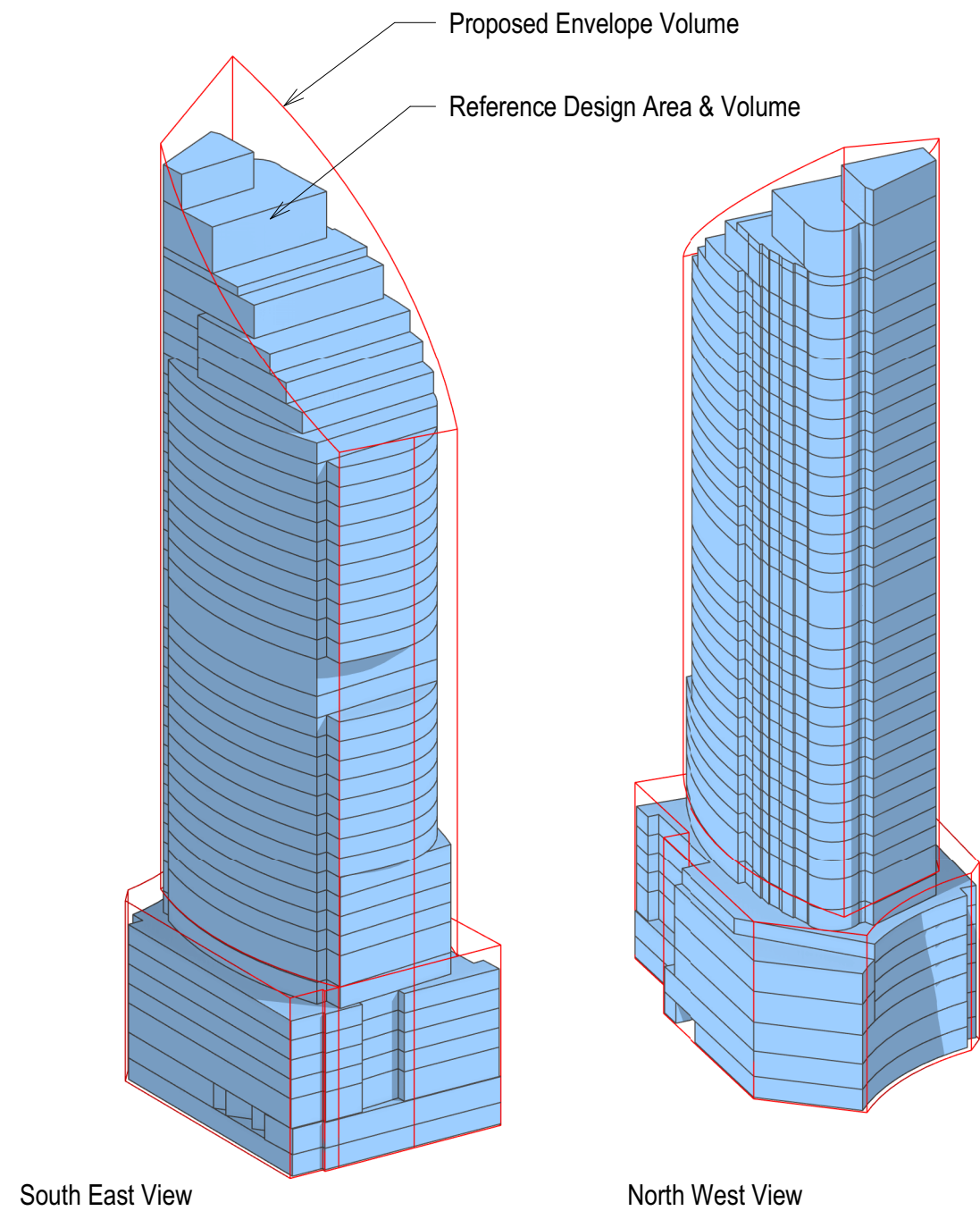
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Proposed Envelope

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%**



2 Chifley Square

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Visualisation - View from Chifley Square
RD-04-01

23/07/21

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2 Chifley Square

Drawing:
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Issue:
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Date:

Visualisation - View from The Domain
RD-04-02

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2 Chifley Square

Reference design GFA including GFA of existing northern podium and tower, and total site FSR (north and south).

Site Area6438 m²

Reference Design Calculation	Height (m)	Total GFA(m ²)
Basement Levels		0
Existing Podium (T1)		5918
Existing Tower (T1)		60819
Proposed Podium (T2)		22035
Proposed Tower (T2)	177.35	42619
Grand Total		131391

Achieved Total (T1+T2) GFA =	131,391 m ²
Achieved (T1+T2) FSR =	20.41 :1

Basement Levels	Type	Height (m)	RL	GFA(m ²)
Basement 4	Parking	3.02	11.85	
Basement 3	Parking	3	14.87	
Basement 2	Precinct Loading	3.15	17.87	
Basement 1	Loading	5.38	21.02	0
Subtotal				0

Proposed Podium (T2)		Height (m)	RL	GFA(m ²)
Lower Ground	Lobby / Retail F&B	4.16	26.40	4135
Upper Ground	Lobby / Wellness	4.99	30.56	3858
Level 1	Office Tenancy / Early Learning	5.7	35.55	5122
Level 2	Office Tenancy	3.8	41.25	2230
Level 3	Office Tenancy	3.8	45.05	2230
Level 4	Office Tenancy	3.8	48.85	2230
Level 5	Office Tenancy	3.8	52.65	2230
Total Subtotal		30.05		22035

Proposed Tower (T2)		Height (m)	RL	GFA(m ²)
Level 6 (podium roof)	Client Floor	4.2	56.45	1526
Level 7	Plant	6	60.65	
Level 8	Office Tenancy	3.8	66.65	1556
Level 9	Office Tenancy	3.8	70.45	1556
Level 10	Office Tenancy	3.8	74.25	1556
Level 11	Office Tenancy	3.8	78.05	1556
Level 12	Office Tenancy	3.8	81.85	1556
Level 13	Office Tenancy	3.8	85.65	1556
Level 14	Office Tenancy	3.8	89.45	1556
Level 15	Office Tenancy	3.8	93.25	1556
Level 16	Office Tenancy	3.8	97.05	1556
Level 17	Office Tenancy	3.8	100.85	1556
Level 18	Office Tenancy	3.8	104.65	1556
Level 19	Office Tenancy	3.8	108.45	1556
Level 20	Client / Transfer Floor	4.2	112.25	1458
Level 21	Plant LMR	7.2	116.45	
Level 22	Office Tenancy	3.8	123.65	1583
Level 23	Office Tenancy	3.8	127.45	1614
Level 24	Office Tenancy	3.8	131.25	1614
Level 25	Office Tenancy	3.8	135.05	1614
Level 26	Office Tenancy	3.8	138.85	1614
Level 27	Office Tenancy	3.8	142.65	1614
Level 28	Office Tenancy	3.8	146.45	1614
Level 29	Office Tenancy	3.8	150.25	1614
Level 30	Office Tenancy	3.8	154.05	1614
Level 31	Office Tenancy	3.8	157.85	1614
Level 32	Office Tenancy	4.2	161.65	1510
Level 33	Office Tenancy	4.2	165.85	1258
Level 34	Office Tenancy	4.2	170.05	1116
Level 35	Office Tenancy / Client	4.2	174.25	970
Level 36	Plant LMR	8.3	178.45	
Roof	Roof Plant (Cooling Towers)	10	186.75	
	Roof Parapet	7	196.75	
Total Subtotal		147.30	203.75	42619

Total177.3564654

Existing Podium (T1)	RL	GFA(m ²)
Level 2	41.25	2789
Level 3	47.35	2790
Level 4	53.40	339
Total Subtotal		5918

Existing Tower (T1)	RL	GFA(m ²)
Level 5	58.995	1755
Level 6	63.070	1761
Level 7	67.145	1762
Level 8	71.220	1762
Level 9	75.295	1761
Level 10	79.370	1761
Level 11	83.445	1762
Level 12	87.520	1763
Level 13	91.595	1763
Level 14	95.670	1762
Level 15	99.745	1762
Level 16	103.820	1757
Level 17	107.895	1761
Level 18	111.970	1761
Level 19	116.045	1445
Level 20	120.120	1475
Level 21	124.195	1667
Level 22	128.270	1666
Level 23	132.345	1661
Level 24	136.420	1665
Level 25	140.495	1663
Level 26	144.570	1662
Level 27	148.645	1666
Level 28	152.720	1659
Level 29	156.795	1664
Level 30	160.870	1579
Level 31	164.945	1384
Level 32	169.020	1422
Level 33	173.095	1425
Level 34	177.170	1425
Level 35	181.245	1425
Level 36	185.320	1423
Level 37	189.395	1422
Level 38	193.470	1420
Level 39	197.545	1417
Level 40	201.620	1418
Level 41	205.695	1419
Level 42	209.620	1094
Level 43	214.200	
Parapet 1	225.918	
Parapet 2	231.497	
Total Subtotal		60819

Total66737

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	Achieved Volume Articulation	Achieved Volume Articulation	11% Min Articulation	Min Volume Articulation	Min Volume Articulation
			GBA(m ²)	(m ³)	%	GBA(m ²)	(m ³)	%
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	2766
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 Envelope (m ²)
		Height (m)	RL	Total Envelope (m ²)	Total GBA within proposed envelope 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