Attachment A1

Urban Design Addendum – 2 Chifley Square, Sydney

CITY OF SYDNEY

2 Chifley Square
Urban Design Addendum

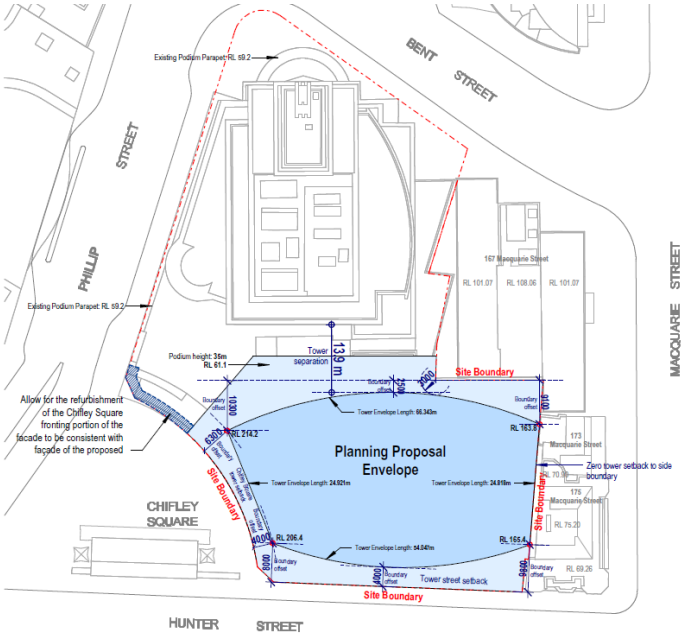
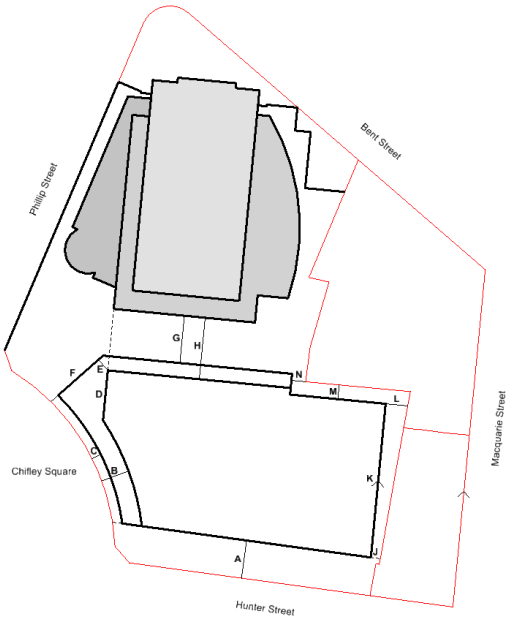
Report
November 2021

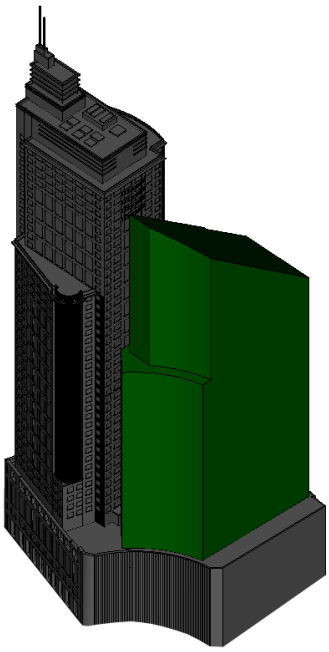
Green Global Connected

The Draft Development Control Plan (DCP) for the planning proposal for 2 Chifley Square, Sydney proposes different tower massing to the proponent's lodged planning proposal and supporting studies. This addendum describes the differences, the reason for the change and briefly outlines where environmental impacts are different.

The overall height of the building and proposed additional floor space and podium/street wall height are the same as the proponent's documentation.

The differences are in the setbacks above the street wall.

Lodged documentation	Proposed draft DCP
	
	The larger envelope extends up to 120m above ground level. Above this level the setback to Chifley Square and the separation from the existing building increase.



Axonometric view from the south-west

The proposed DCP envelope volume is slightly larger than the lodged.

The proposed envelope:

- has an increased setback to Hunter street from 4m to 8m
- is parallel to the curved geometry of the Chifley square with a smaller setback in the lower part of the control envelope and a wider presentation to the square and greater setback in the upper part
- includes a setback to the eastern side boundary
- has reduced separation to the existing tower and geometry that aligns with the boundaries and geometry of the existing tower.

These changes have been made in response to concerns raised by the City's Design Advisory Panel (DAP):

- In summary, given the close alignment between the lodged envelope and the lodged reference design, concern that the envelope needs to be expanded to allow greater flexibility for design innovation that provides an appropriate urban response.
- concern that the curved shapes of the envelopes may lead to a similar form as with the reference design, and are not necessarily contextual with the rest of Hunter Street and the existing Chifley tower.
- concern also that the curved alignment to south boundary of the envelope allows potential tower alignment too close to Deutsche Bank Place tower across Hunter St. Also and the view to sky and separation is critical here, and an alignment parallel to Hunter St is a better urban response.
- belief that more built form could move closer to the existing Chifley tower as that tower separation is less important than Hunter Street.
- the tower envelope should be set back a minimum of two metres and also be parallel to Macquarie Street.
- noting that the existing built tower modulates as it rises with stepped tower form (with three principal datums), the proposed envelope should facilitate similar stepping.

Changed environmental effects

The envelopes are similar and have similar environmental effects.

Daylight/sky view

Sky view testing has been undertaken and the proposed envelope has a slightly lower (worse) Sky View Factor (SVF) than the lodged envelope but still higher than the Schedule 11 Procedure B Base Case. Wind testing has not been undertaken but review of the existing modelling strongly suggests that it will also achieve equivalence.

Wind

Wind impacts are predicted to be similar to the lodged envelope.

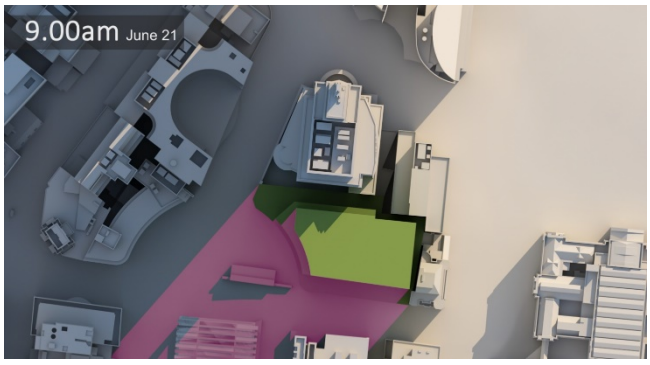
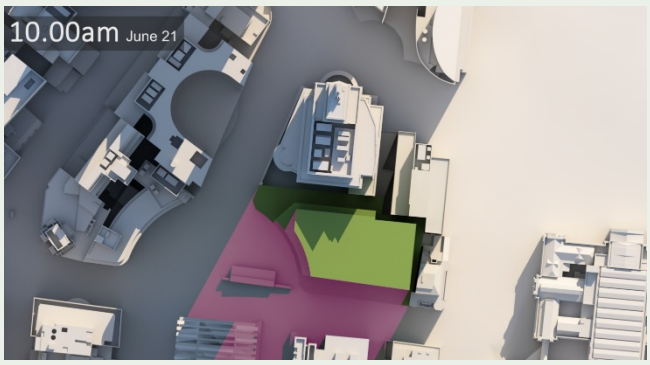
Overshadowing

The proposed planning envelope has the same overall height as the lodged envelope. Both sit below the Domain sun access plane and so have similar overall effects.

The proposed planning envelope extends further north-west than the lodged envelope. This means that a building could locate closer to the square in this location and cast some additional shadow on the square in the summer months. This effect has been balanced by the increased setback to Hunter Street which will allow more early morning sun into Hunter Street between the equinoxes.

There are very minor overshadowing changes to public places in winter because the existing building and neighbouring tall buildings cast shadows over the squares and streets.

The diagrams below show shadow cast by the proposed envelope in pink/purple. Note that it is not all additional overshadowing.

Time of day / date



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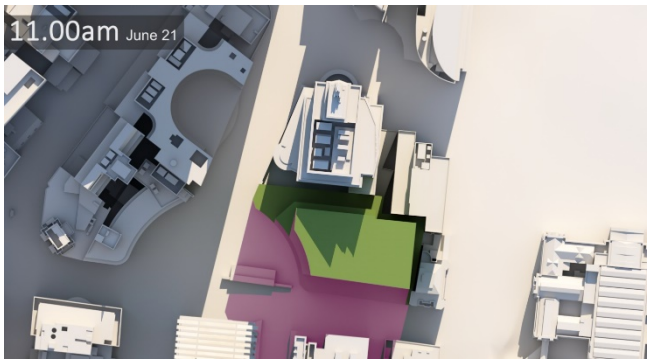
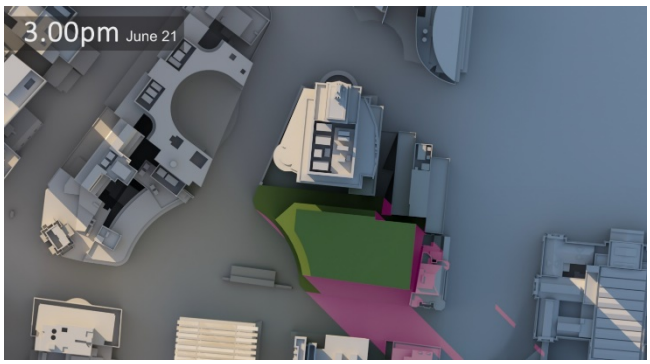
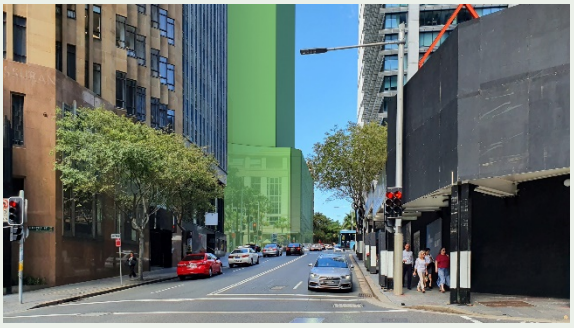
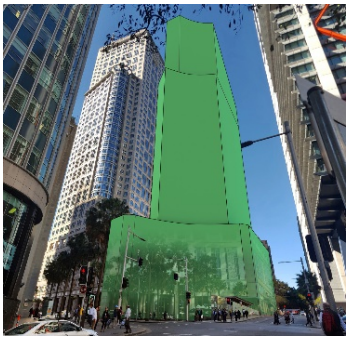


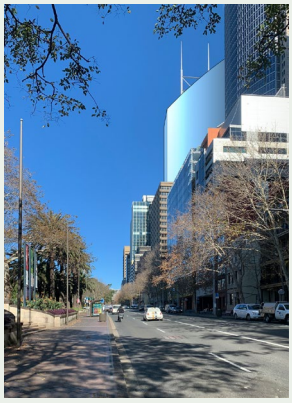
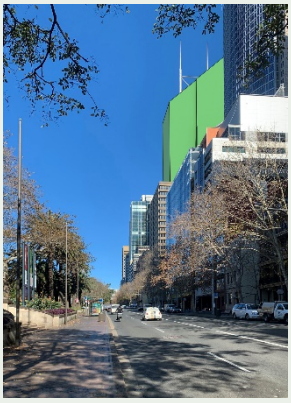


Views

The local views have some changes.

The following views have been matched to the view analysis provided by the proponent in the Urban Design Report pages 112-123.

Lodged documentation (page numbers from lodged Urban Design Report)	Proposed planning envelope
View 6 Botanic Gardens looking west p117	
	
View 4 from Richard Johnson Square looking east p115	
	
View 9 Elizabeth Street and Hunter Street looking north-east p120	

Lodged documentation (page numbers from lodged Urban Design Report)	Proposed planning envelope
View 7 from Domain looking west p118	
View 10 from the corner of Hunter and Phillip Street (south) p121	
	
View 2 from Macquarie Street looking south p 113	

The changes do not create significantly different view effects.

The main change is that the proposed planning envelope will block more of the view of the existing Chifley Square tower viewed from the south along Phillip Street and Elizabeth Street where it rounds the corner into the square. This additional visibility of the proposed tower is acceptable.

Tower separation

The proposed planning envelope is slightly closer to the existing tower than the default tower separation control in the Sydney DCP 2012 for two towers on a single site. Advice from the DAP suggests that this increased proximity is acceptable from an urban design perspective and the SVF meets the equivalence requirement for variation.

The proposed separation at the lower levels is similar to the separation between the Governor Philip and Macquarie Towers that occupy a single site (approx. 10m).