

Attachment A7

**Urban Design Report – Building Envelope
Plans – Architectus – 2 Chifley Square**

2 Chifley Square, Sydney

Planning Proposal Building Envelope

Sheet Number

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PP-00-02	Site Plan
PP-00-03	Aerial Photo
PP-00-04	Site Survey Plan
PP-00-06	Sun Access Plane Control
PP-00-07	DCSPS Base Case Envelope Comparison
PP-00-08	Base Case Sky View Factor Comparison
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PP-01-02	Building Envelope - Basement Level 03 Plan
PP-01-03	Building Envelope - Basement Level 02 Plan
PP-01-04	Building Envelope - Basement Level 01 Plan
PP-01-05	Building Envelope - Lower Ground Plan
PP-01-06	Building Envelope - Upper Ground Plan
PP-01-07	Building Envelope - Level 01 Plan
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PP-05-02	VIA - Macquarie Street (Looking South)
PP-05-03	VIA - Macquarie Street (Looking West)
PP-05-04	VIA - Hunter Street (Looking East)
PP-05-05	VIA - Elizabeth Street & Hunter Street (Looking North)
PP-05-06	VIA - Royal Botanic Gardens (Looking West)
PP-05-07	VIA - The Domain (Looking West)
PP-05-08	VIA - Yurong Point (Looking South-West)
PP-05-09	VIA - Hunter Street (Looking East)
PP-05-10	VIA - Phillip Street (Looking North)
PP-05-11	VIA - Macquarie Street (Looking South) B
PP-05-12	VIA - Macquarie Street (Looking North) B
PP-05-13	VIA - Art Gallery Road (Looking West)
PP-07-01	Survey - 181 Macquarie Street

320



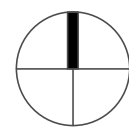


2 Chifley Square

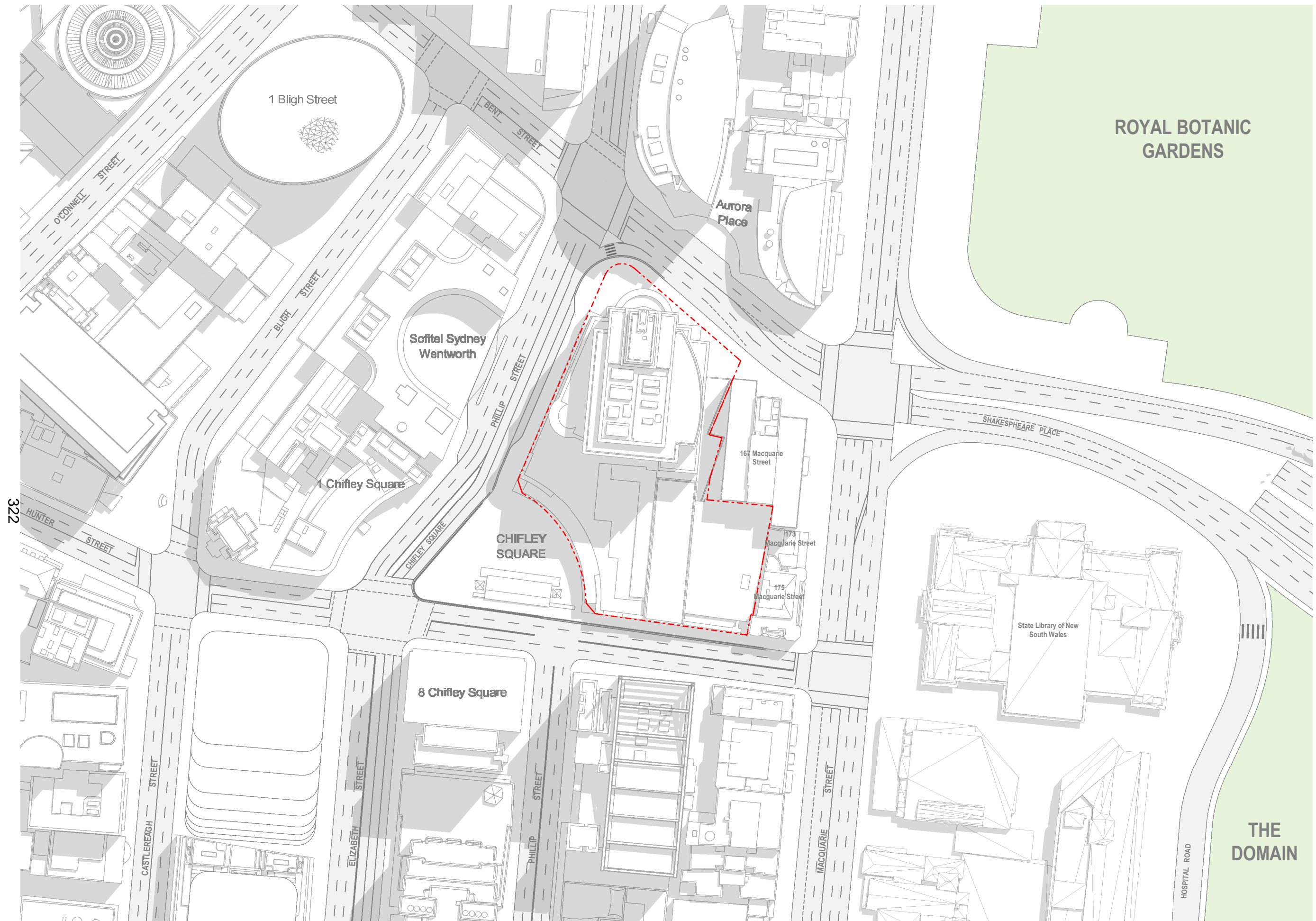
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Issue:
Scale @ A3:
Date:

Location Plan
PP-00-01

13/07/21



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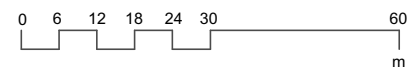
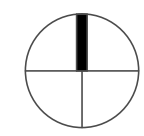
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2 Chifley Square

Drawing:
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 Scale @ A3:
 Date:

Site Plan
PP-00-02

1 : 1200
13/07/21



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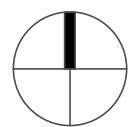
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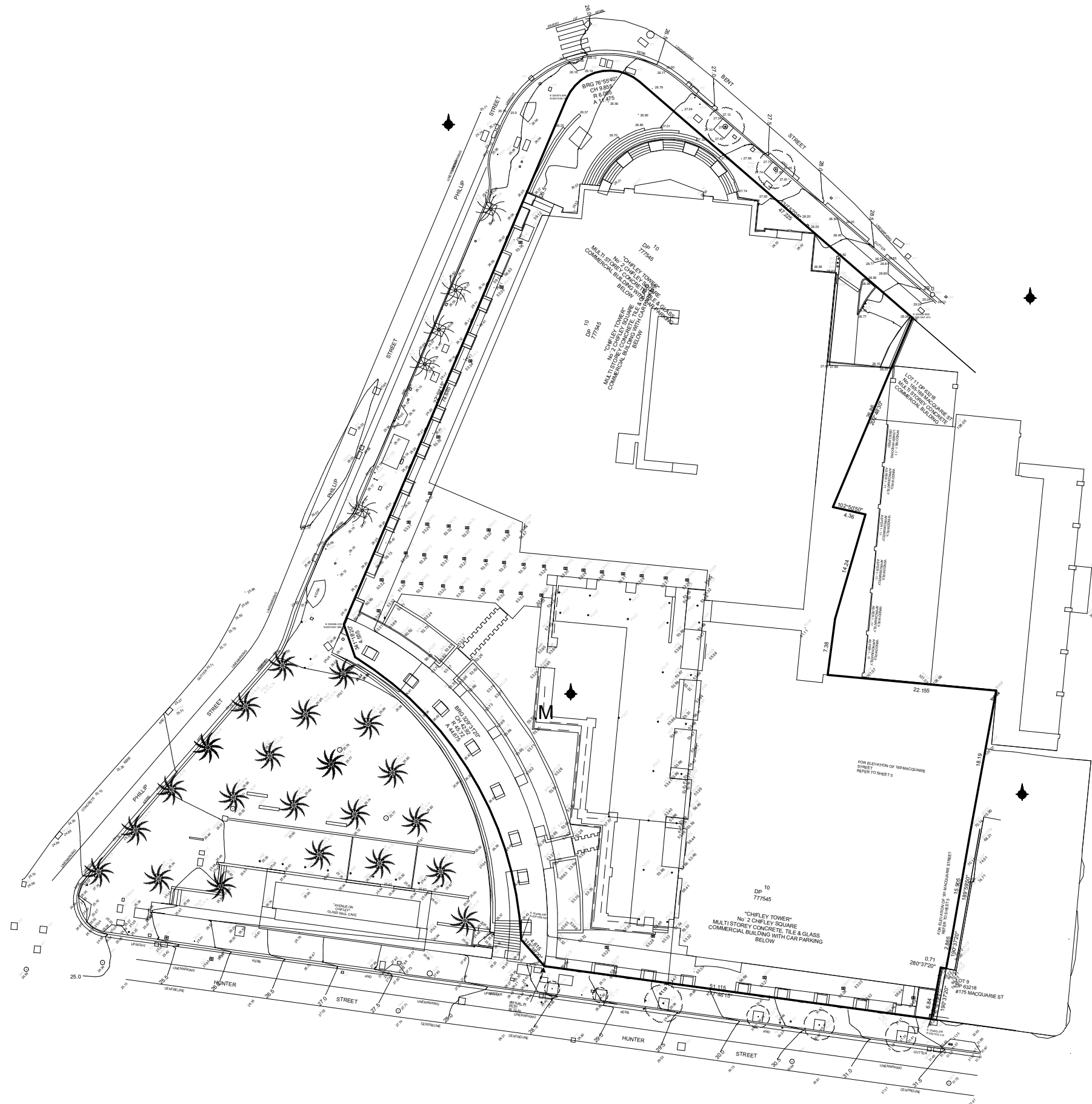
2 Chifley Square

Drawing:
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Aerial Photo
 PP-00-03
 13/07/21



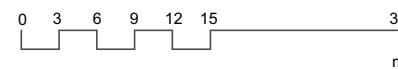
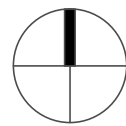
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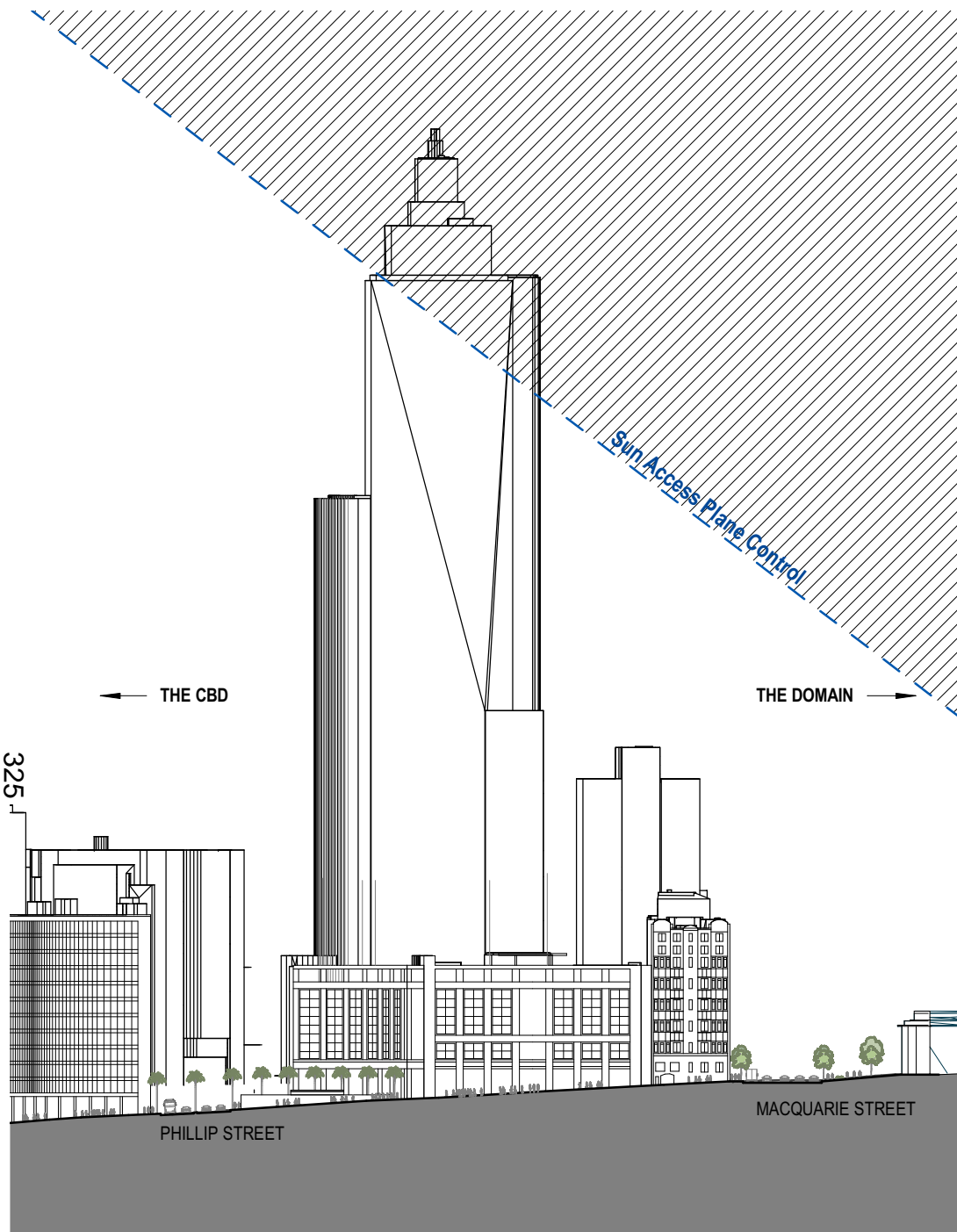
2 Chifley Square

Drawing:
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 Issue:
 Scale @ A3:
 Date:

Site Survey Plan
PP-00-04
 1 : 600
 13/07/21



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The Domain

Control

Type	Sun Access Plane
Intended Period of Protection	9am - 2pm, all year
Primary Plane Date	21 June
Primary Plane Time	14.00

Description

Note that the Domain and the Botanic Gardens are subject to a new Masterplan that will intensify their use and significance. The open grassland and significant tree plantings of the Domain parklands are locally and regionally significant. The Domain is an important passive and active recreational resource for Central Sydney. It has the only formal sports playing fields near the CBD. The Domain contains a number of mature trees of heritage significance, and the landscape as a whole has a high degree of heritage value.

The Domain is a flexible green open space and is well used throughout the day and year for formal and informal sports, running, boot camps and other recreational activities. Much of this activity is undertaken by workers in the city during the week, and local residents on weekends. The Domain is a sunny, green, open space destination for workers, residents and visitors at lunch time. The condition of the grass in the Domain is critical to supporting these activities.

The Domain is an important connector between the art gallery precinct, the royal botanic gardens, Central Sydney, Woolloomooloo and Darlinghurst.

The Domain is the landscape setting to the Art Gallery of NSW, making space for the building to be viewed from different angles and distances. The composition of tree planting, pathways and open, grassed landscape form a sequence of views to the building as it is approached.



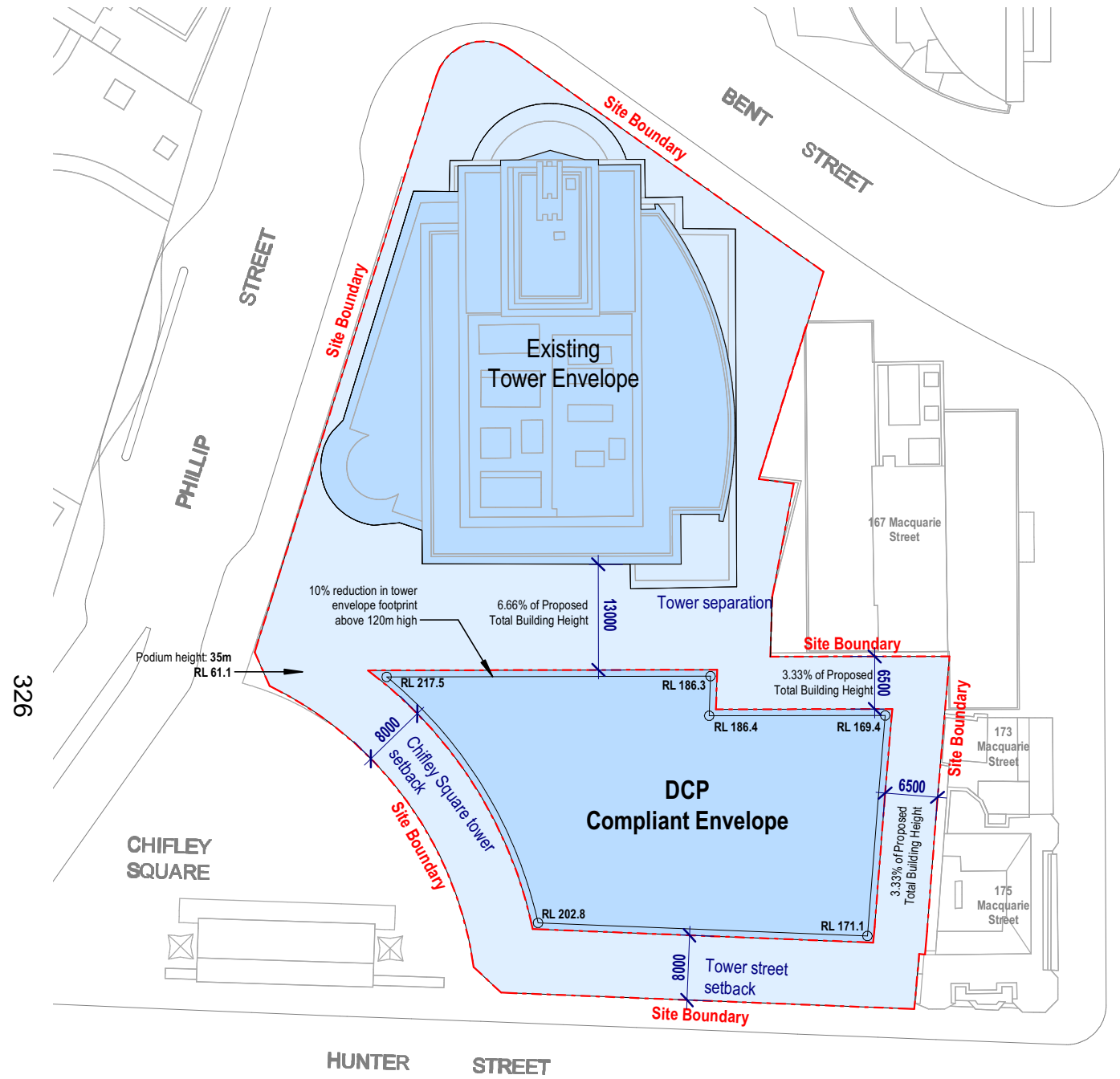
12 | Appendix M – Solar Access: Detailed Provisions

Detailed Setout of Sun Access Planes shown in M_02

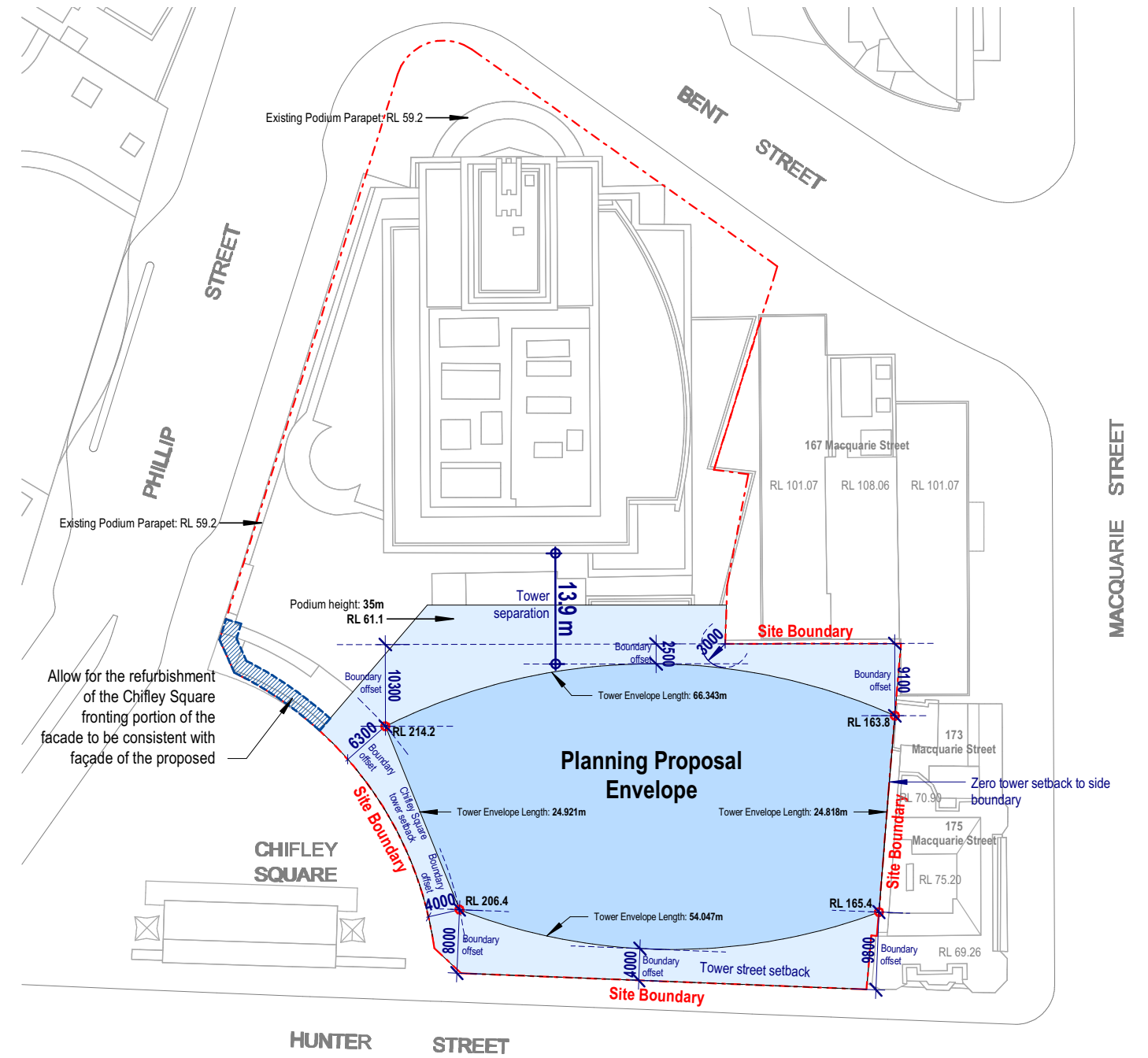
construct Plane (i) joining Ray A1 to Ray B1	
where Ray A1 is constructed as an ascending edge from Node A:	
Node A	Description: Intersection of the western alignment of Hospital Road with the southern alignment of Shakespeare Place.
MGA Coordinates:	334773.3E, 6251243.6N
Elevation:	RL 55.5 AHD (where ground level is approximately RL 30.5 AHD)
and the ascending edge of Ray A1 has:	Horizontal bearing 328.63° and Vertical angle 25.69°
and where Ray B1 is constructed as an ascending edge from Node B:	
Node B	Description: Intersection of: - the western alignment of Hospital Road; with - the site boundary between 8 and 10A Macquarie Street.
MGA Coordinates:	334743.2E, 6250956.5N
Elevation:	RL 54.0 AHD (where ground level is approximately RL29.0 AHD)
and the ascending edge of Ray B1 has:	Horizontal bearing 328.63° and Vertical angle 25.69°
construct Plane (ii) joining Ray B1 to Ray C1	
where Ray B1 is constructed as an ascending edge from Node B:	
Node A	Description: Intersection of: - the western alignment of Hospital Road; with - the site boundary between 8 and 10A Macquarie Street.
MGA Coordinates:	334743.2E, 6250956.5N
Elevation:	RL 54.0 AHD (where ground level is approximately RL29.0 AHD)
and the ascending edge of Ray B1 has:	Horizontal bearing 328.63° and Vertical angle 25.69°
and where Ray C1 is constructed as an ascending edge from Node C:	
Node B	Description: a south-southwestward 212.145m extension from Node B of the line connecting Nodes A and B.
MGA Coordinates:	334721.2E, 6250745.5N
Elevation:	RL 54.5 AHD (where ground level is approximately RL29.5 AHD)
and the ascending edge of Ray C1 has:	Horizontal bearing 328.63° and Vertical angle 25.69°



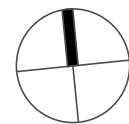
Sun access planes | 13



DCP Compliant Envelope

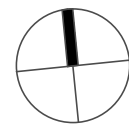


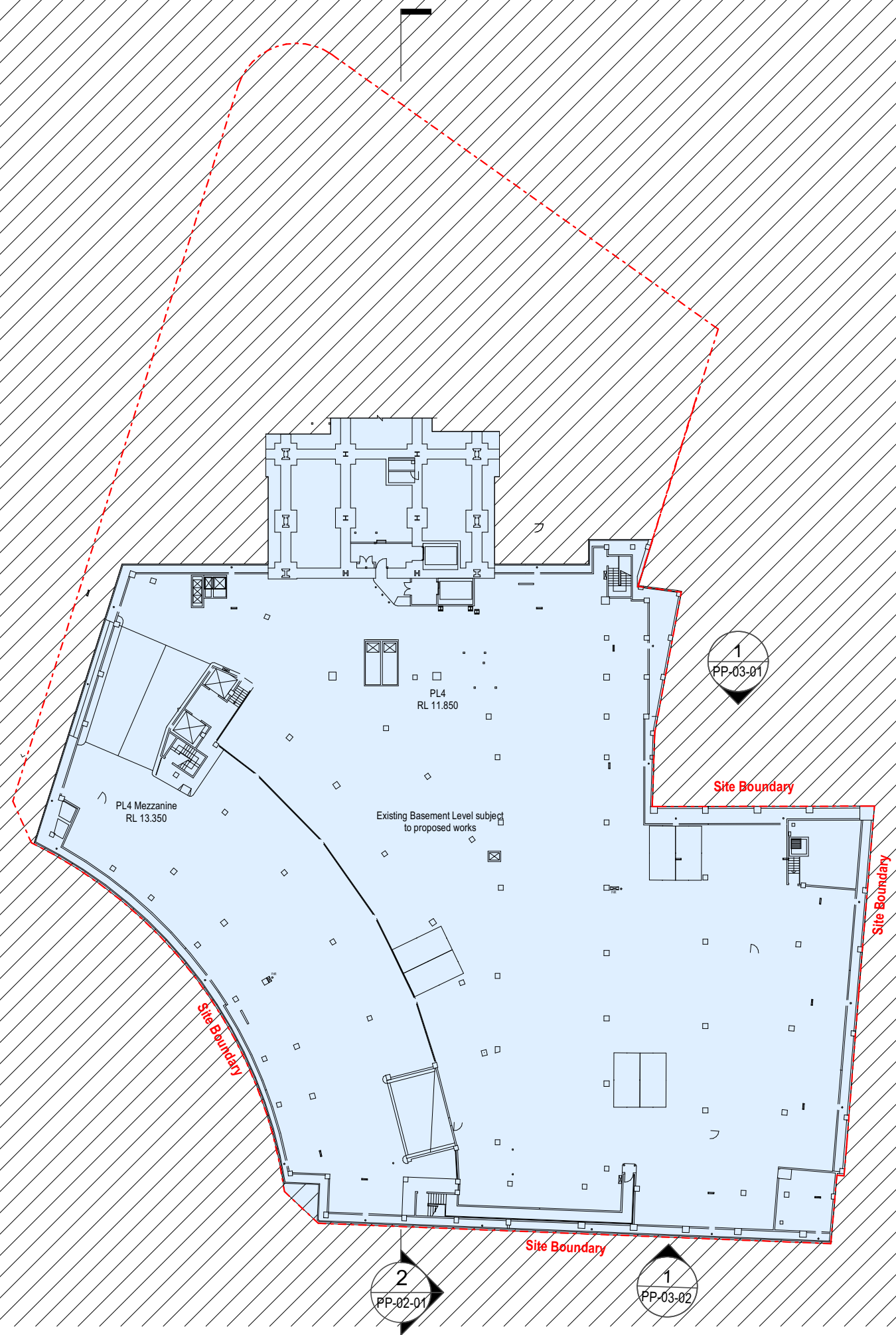
Preferred Building Envelope





Base Case Building Envelope

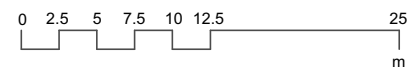
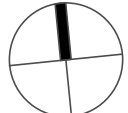




2 Chifley Square

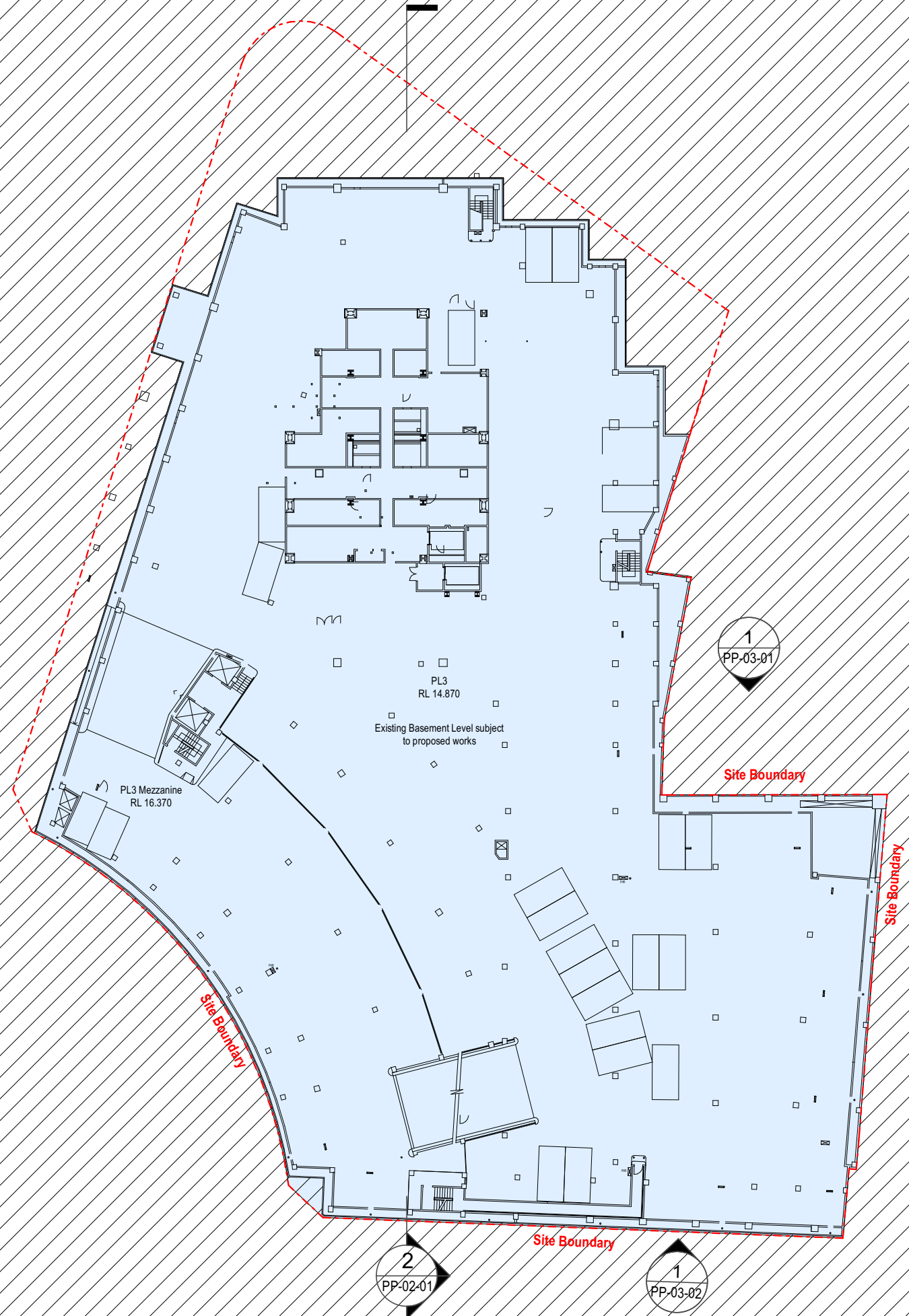
Drawing:
 Drawing no:
 Issue:
 Scale @ A3:
 Date:

Building Envelope - Basement Level 04 Plan
 PP-01-01
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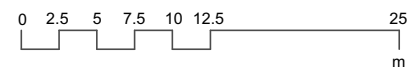
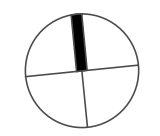




2 Chifley Square

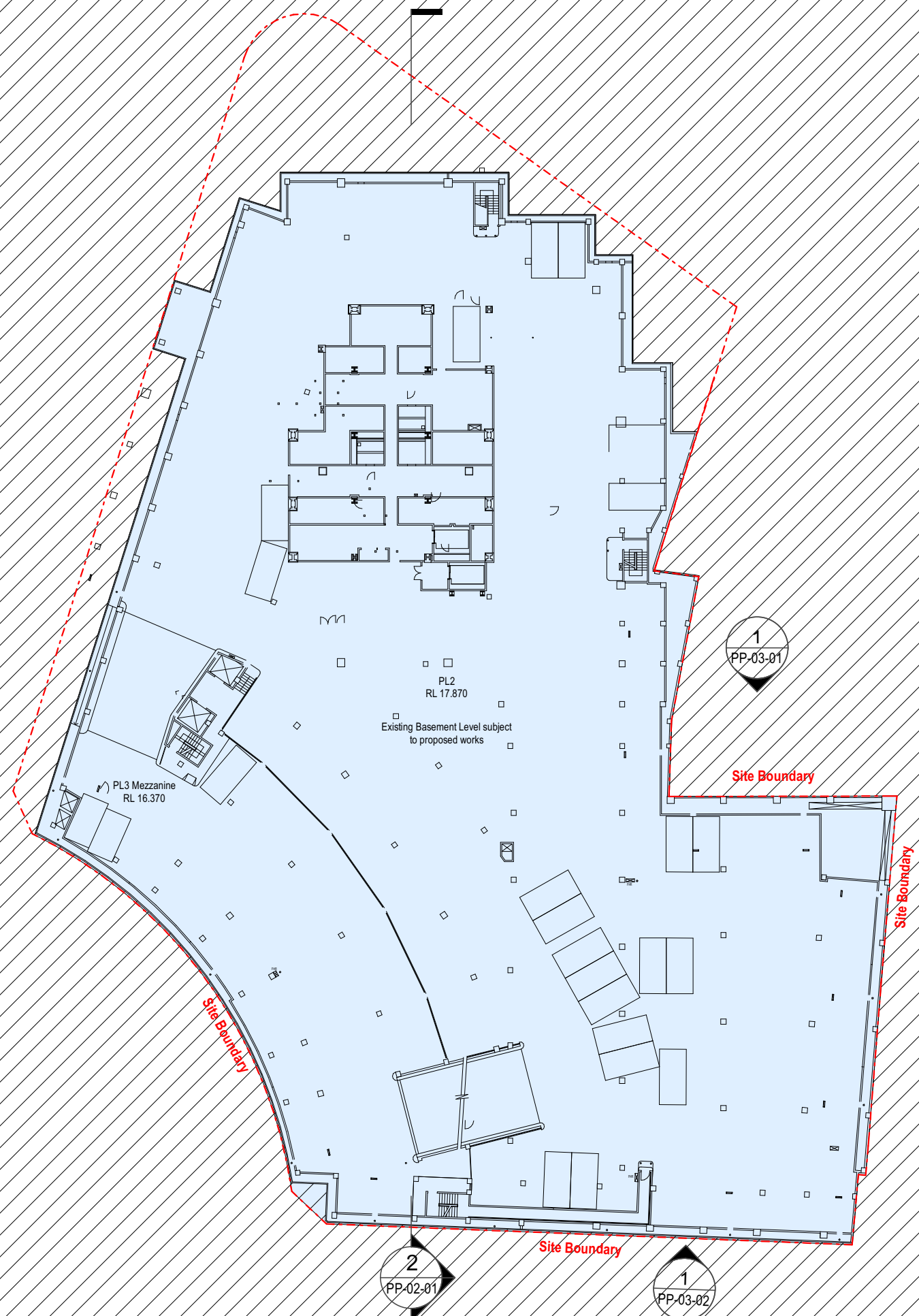
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Building Envelope - Basement Level 03 Plan
 PP-01-02
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 13/07/21



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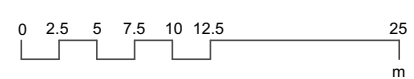
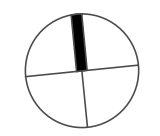




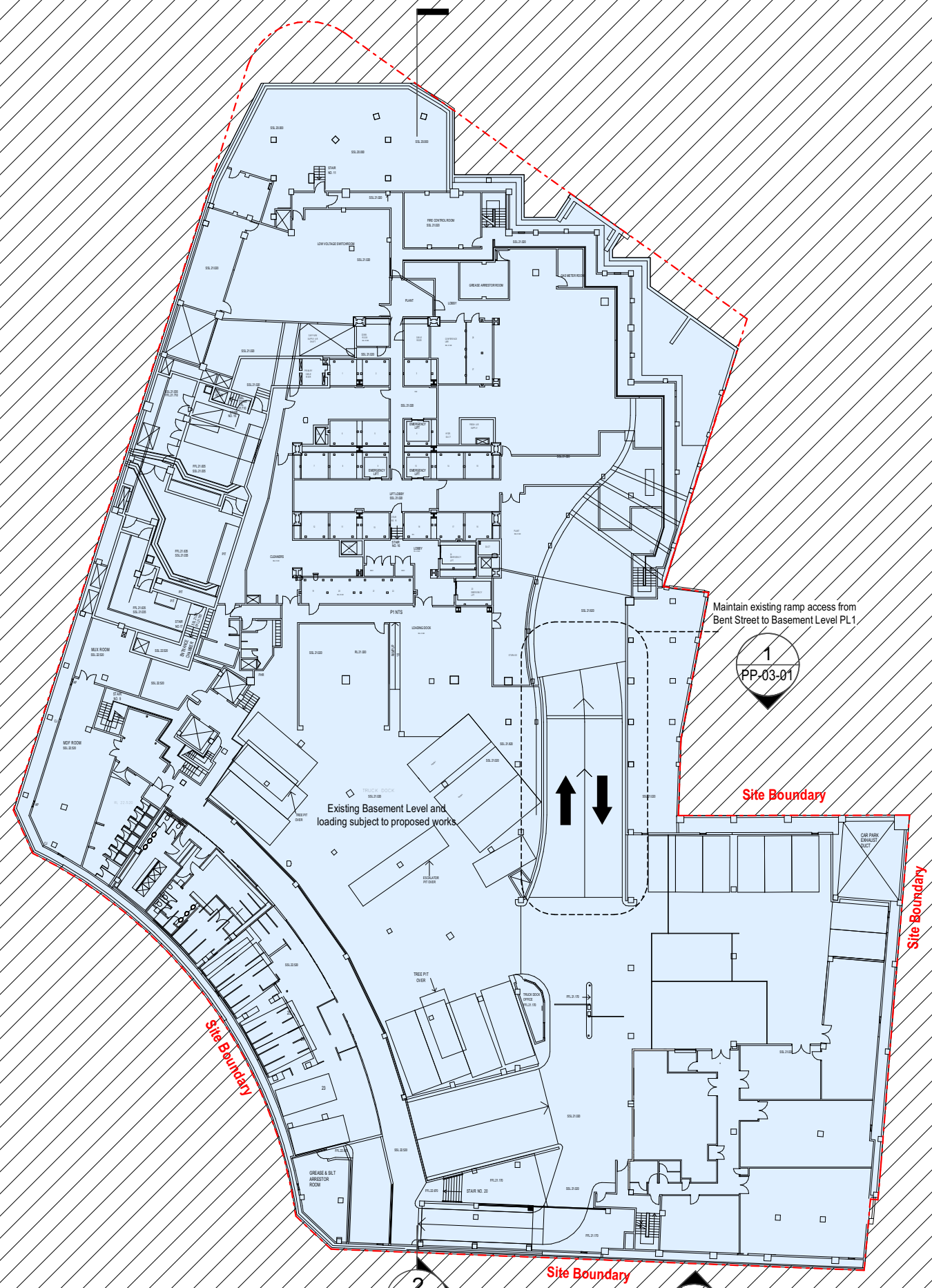
2 Chifley Square

Drawing:
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 Issue:
 Scale @ A3:
 Date:

Building Envelope - Basement Level 02 Plan
 PP-01-03
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Maintain existing ramp access from Bent Street to Basement Level PL1

Existing Basement Level and loading subject to proposed works

Site Boundary

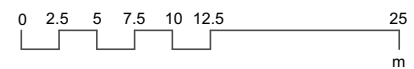
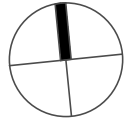
Site Boundary

Site Boundary

Site Boundary

2 Chifley Square

Drawing: **Building Envelope - Basement Level 01 Plan**
 Drawing no: **PP-01-04**
 Issue:
 Scale @ A3: **1 : 500**
 Date: **13/07/21**



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BENT STREET

PHILLIP STREET

Allow for the refurbishment of the Chifley Square fronting portion of the facade to be consistent with facade of the proposed

RL 26.10

Existing Lower Ground Level
subject to proposed works

Maintain existing ramp access from
Bent Street to Basement Level PL1

1
PP-03-01

Site Boundary

2
PP-03-01

2
PP-03-02

1
PP-02-01

CHIFLEY SQUARE

Site Boundary

Site Boundary

173
Macquarie Street

175
Macquarie Street

HUNTER STREET

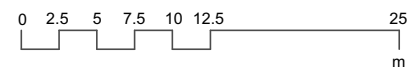
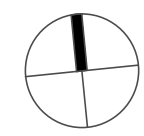
2
PP-02-01

1
PP-03-02

Site Boundary

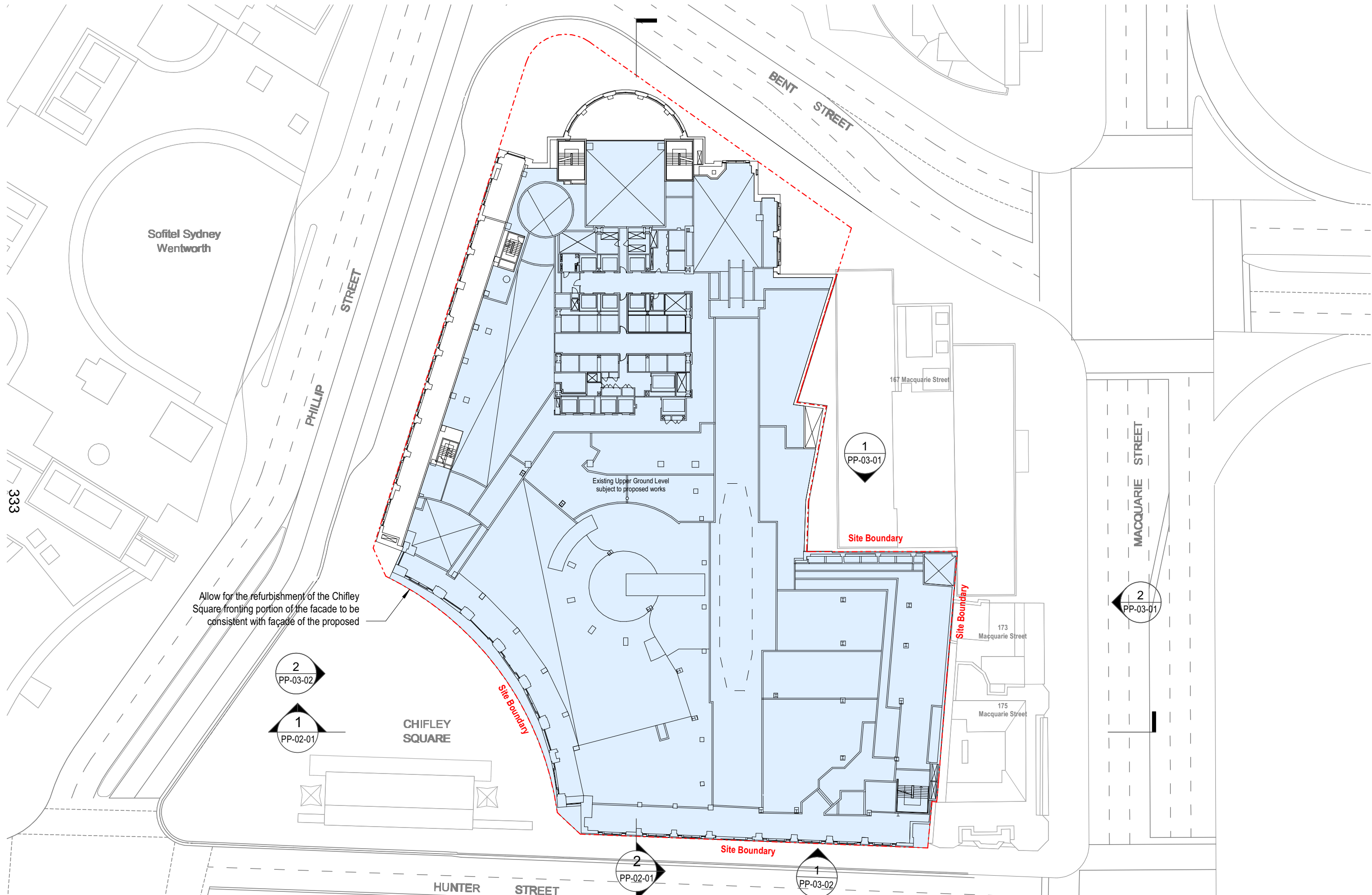
2 Chifley Square

Drawing:
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Scale @ A3: **1 : 500**
Date: **13/07/21**



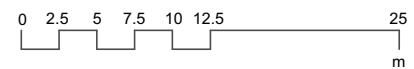
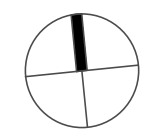
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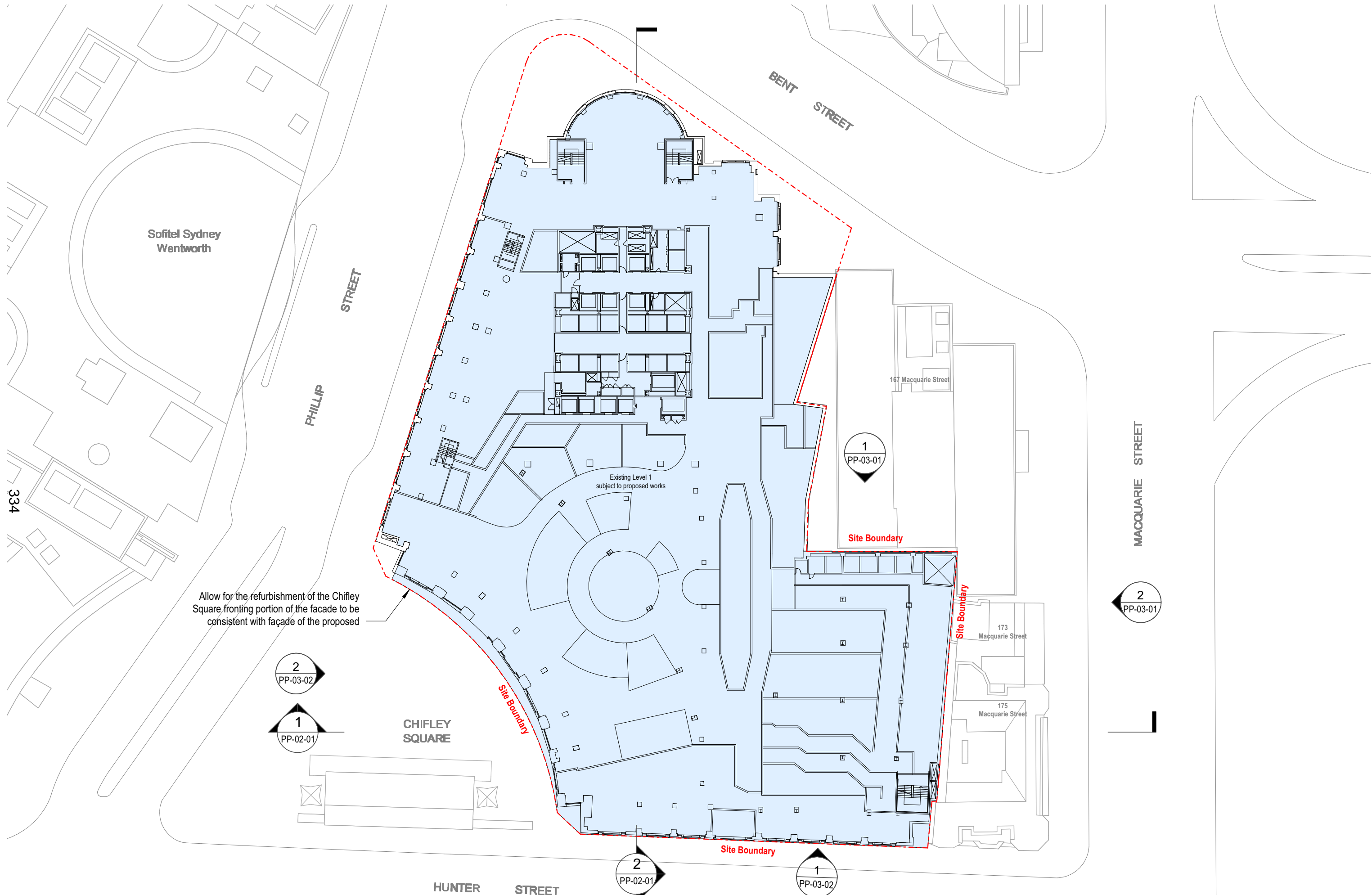
2 Chifley Square

Drawing:
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 Scale @ A3: **1 : 500**
 Date: **13/07/21**



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Allow for the refurbishment of the Chifley Square fronting portion of the facade to be consistent with facade of the proposed

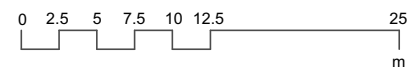
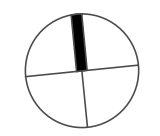
Existing Level 1
subject to proposed works

2 Chifley Square

Drawing:
Drawing no:
Issue:
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Date:

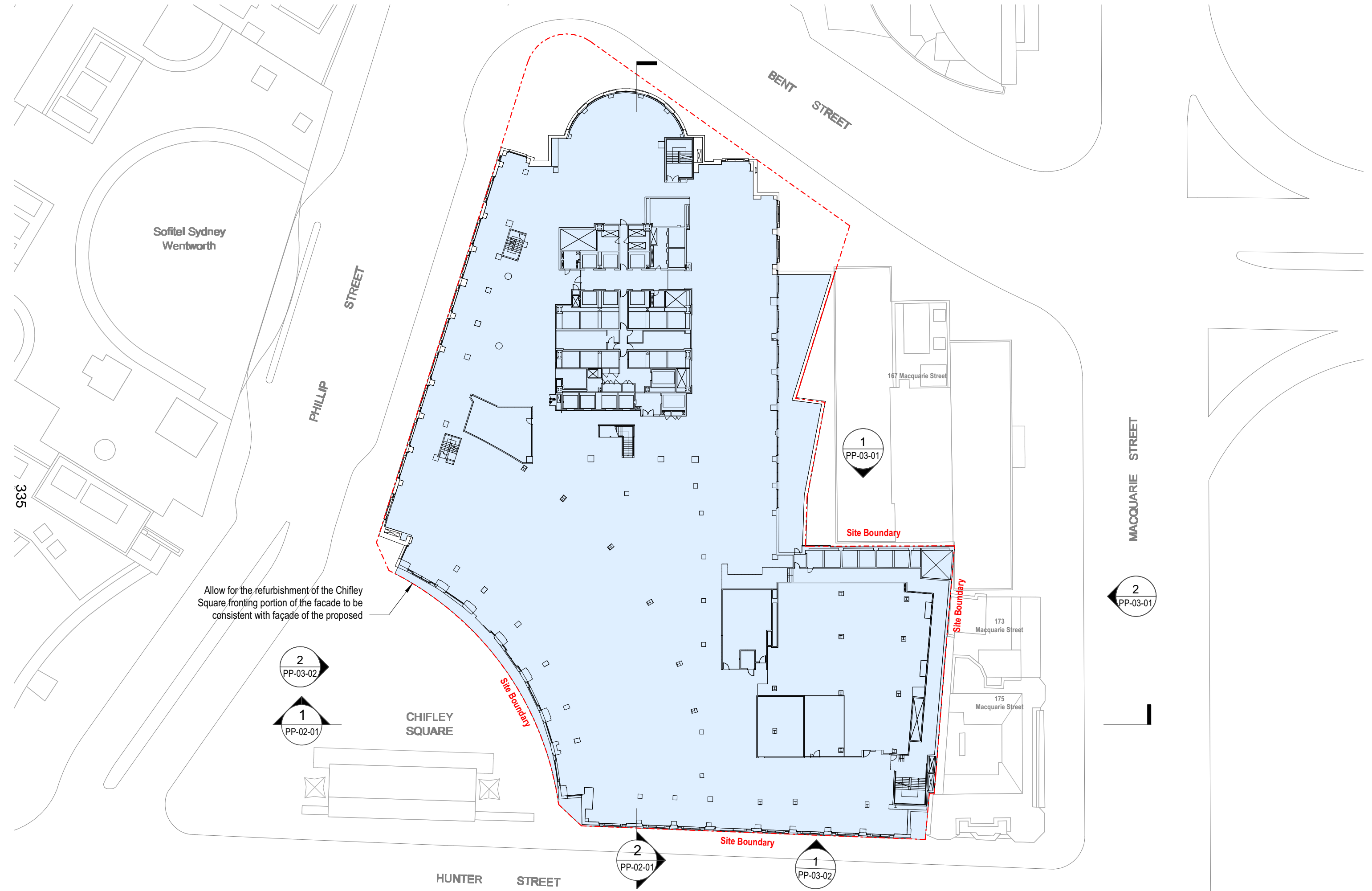
Building Envelope - Level 01 Plan
PP-01-07

1 : 500
13/07/21



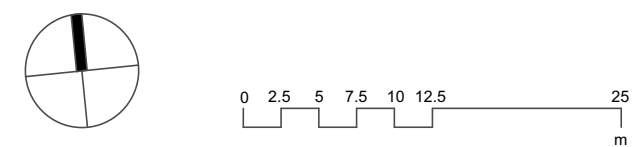
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2 Chifley Square

Drawing:
 Drawing no: **Building Envelope - Level 02 Plan**
 Issue: **PP-01-08**
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 Date: **13/07/21**



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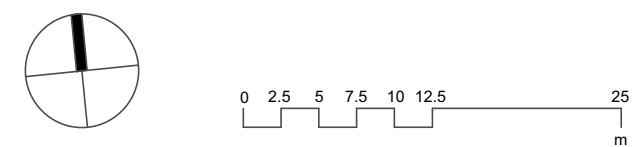


2 Chifley Square

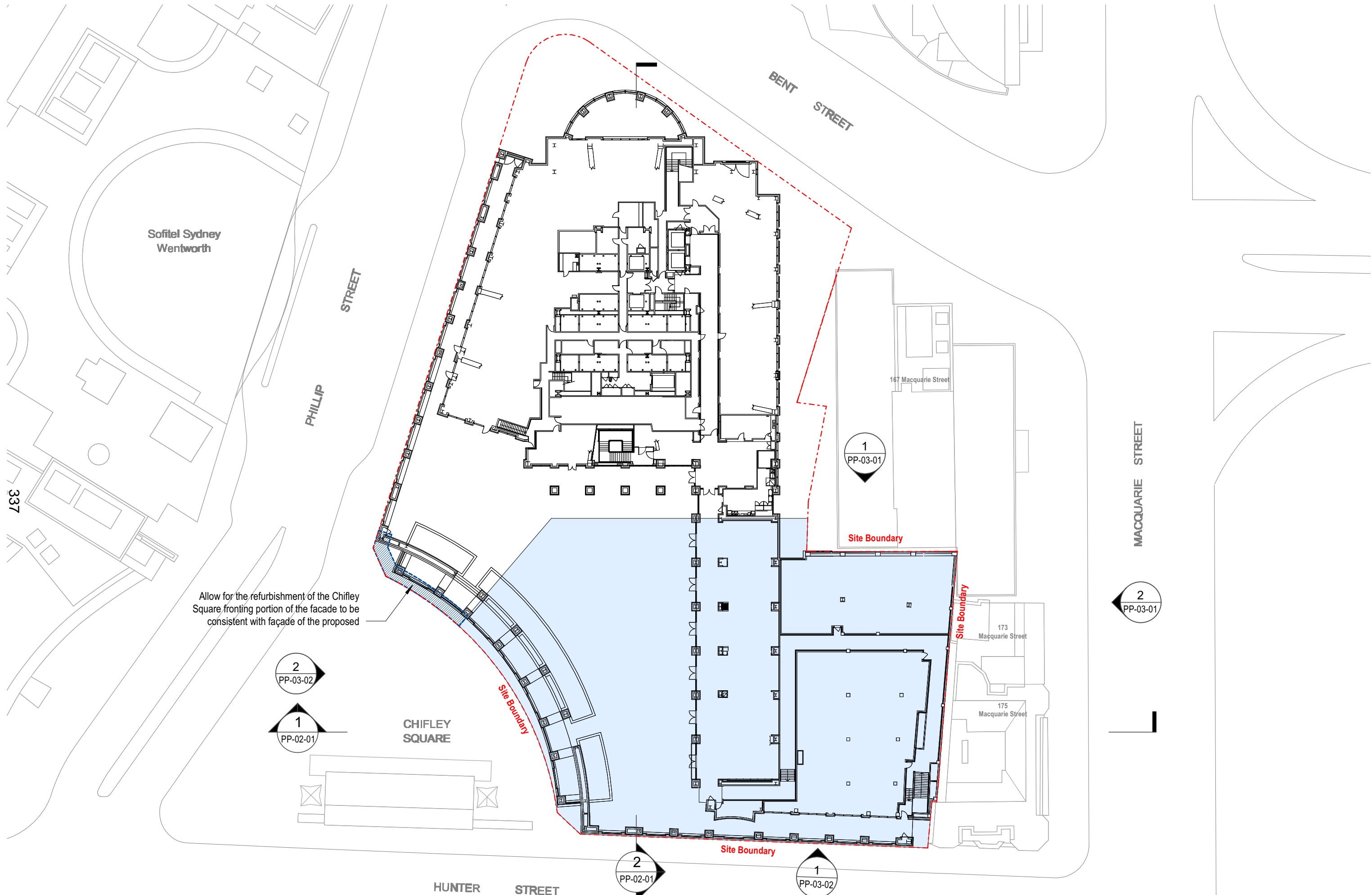
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 Issue:
 Scale @ A3:
 Date:

Building Envelope - Level 03 Plan
 PP-01-09

1 : 500
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Allow for the refurbishment of the Chifley Square fronting portion of the facade to be consistent with facade of the proposed

2
PP-03-02

1
PP-02-01

CHIFLEY
SQUARE

Site Boundary

1
PP-03-01

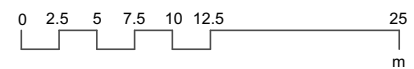
Site Boundary

Site Boundary

2
PP-03-01

2
PP-02-01

1
PP-03-02



2 Chifley Square

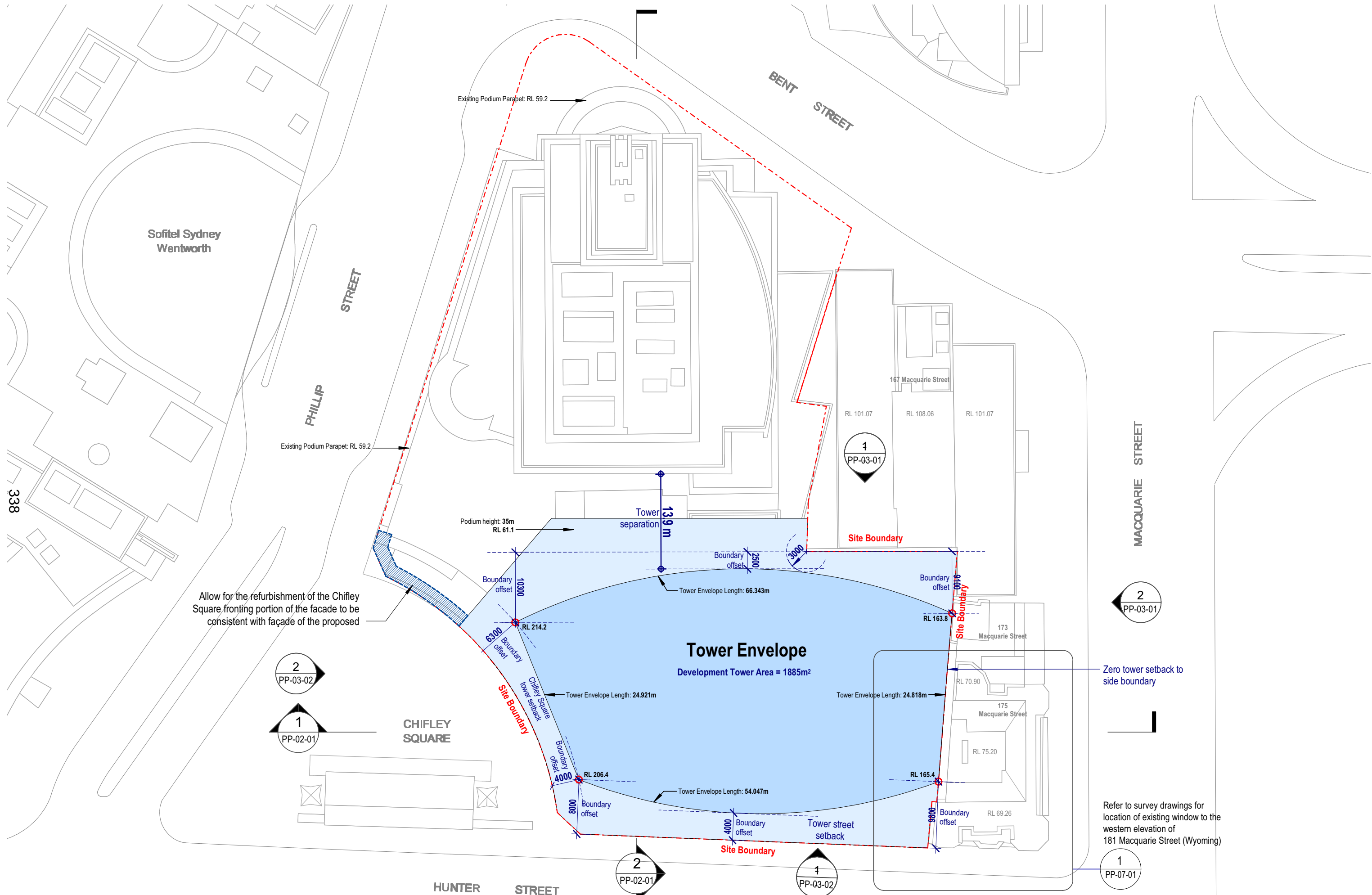
Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Building Envelope - Level 04 Plan
PP-01-10

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13/07/21

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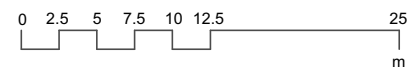
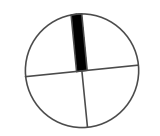


2 Chifley Square

Drawing:
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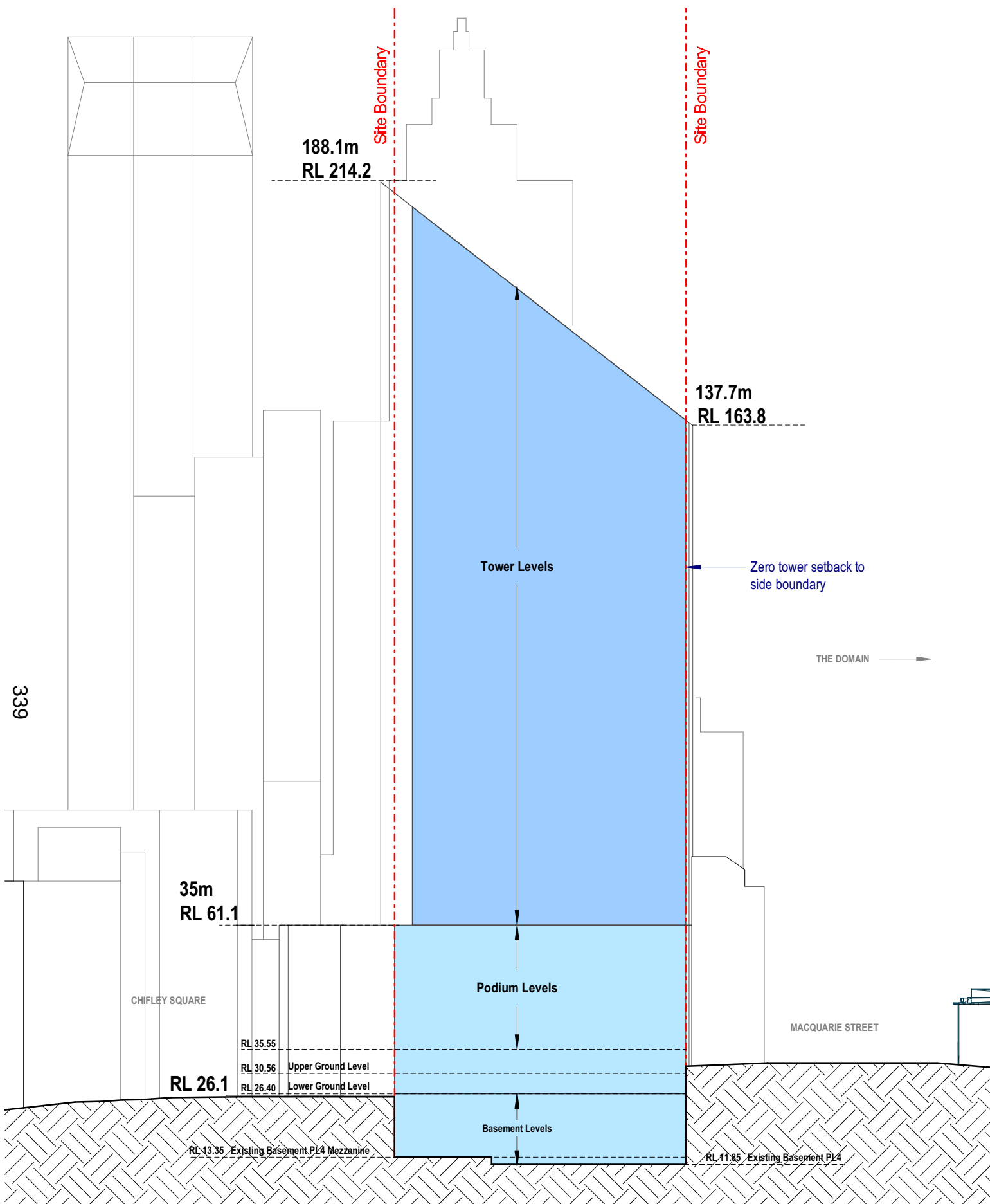
Building Envelope - Typical Tower Plan
 PP-01-11

1 : 500
 13/07/21

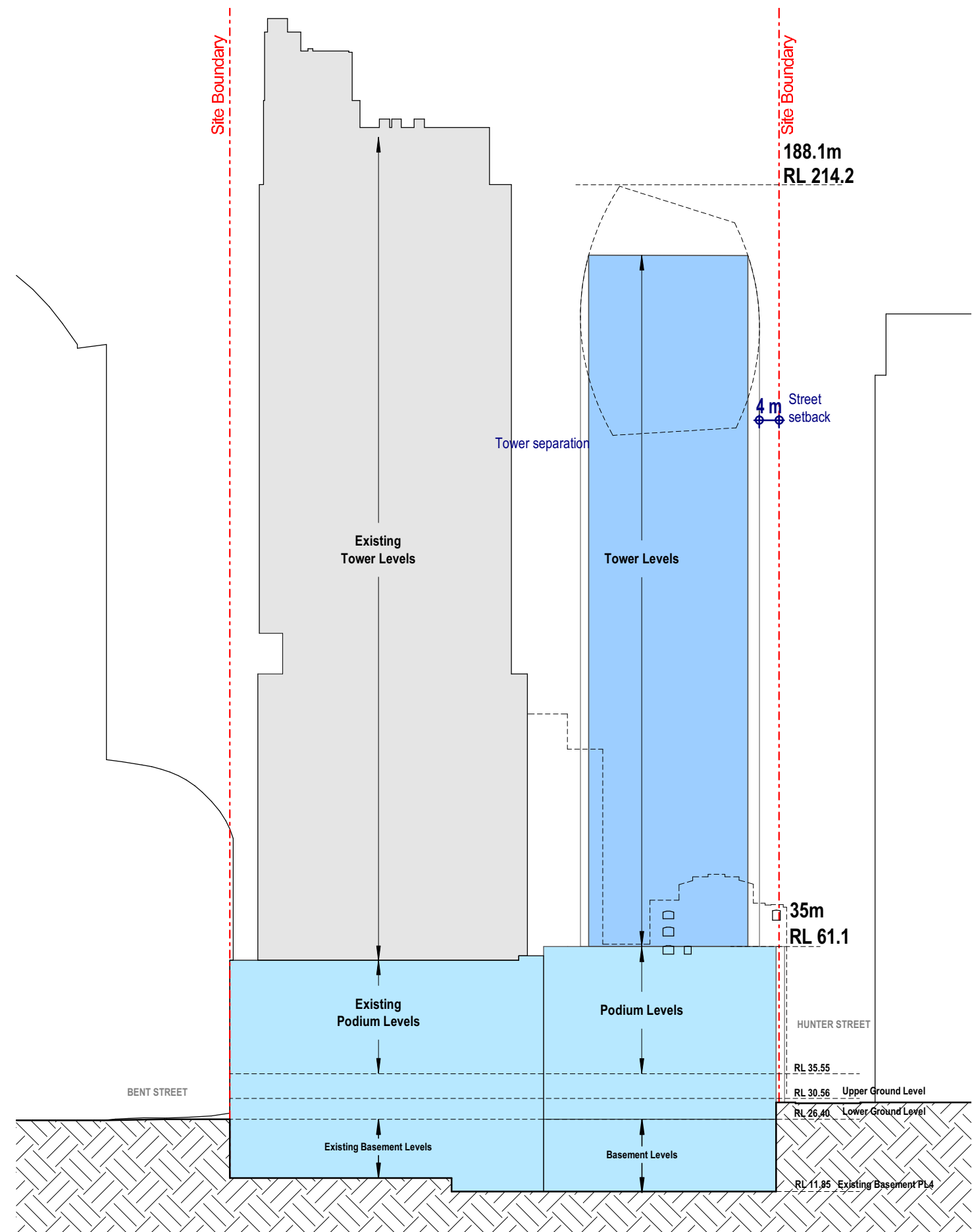


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Section 1 - East - West

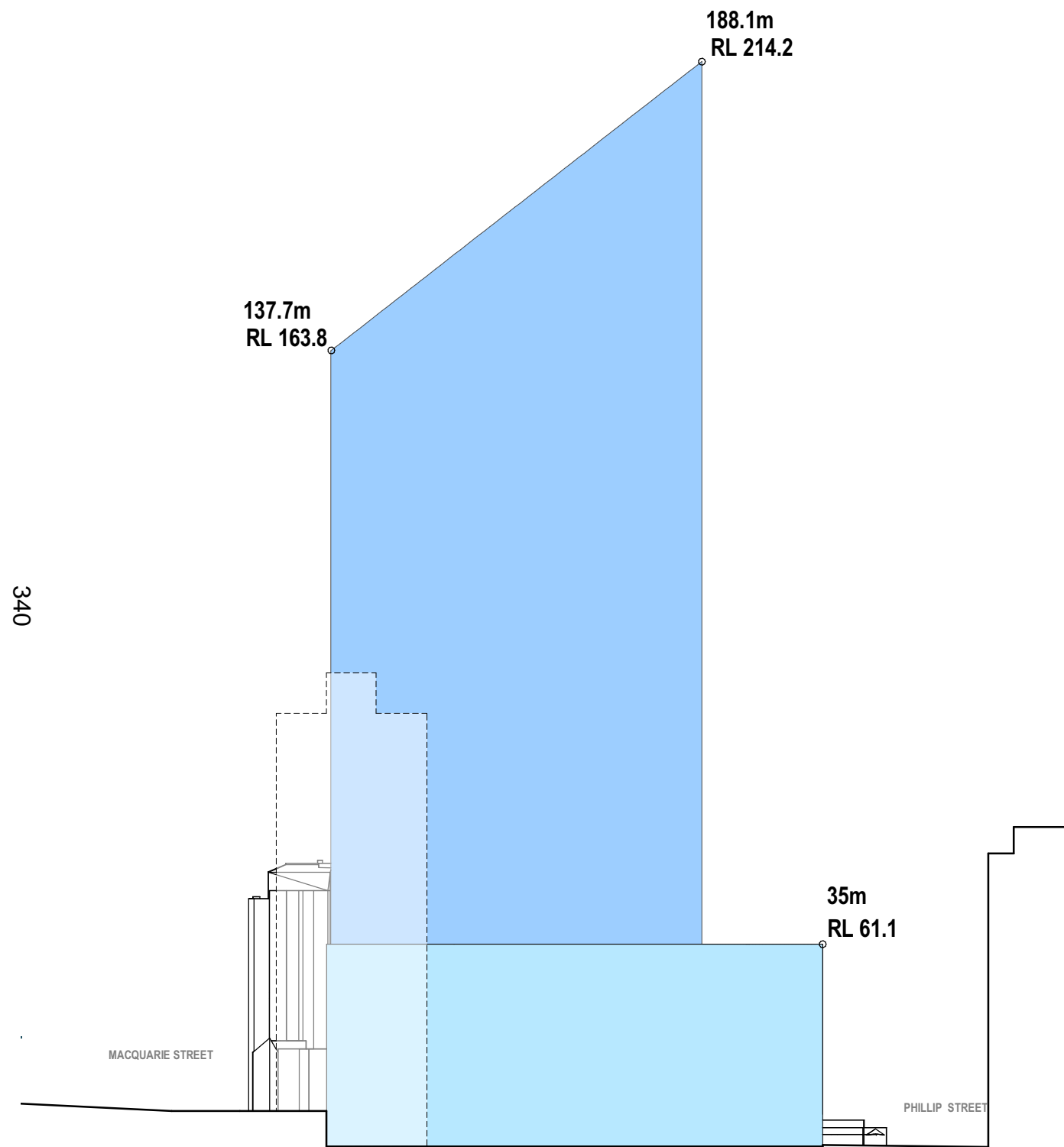


Section 2 - North - South

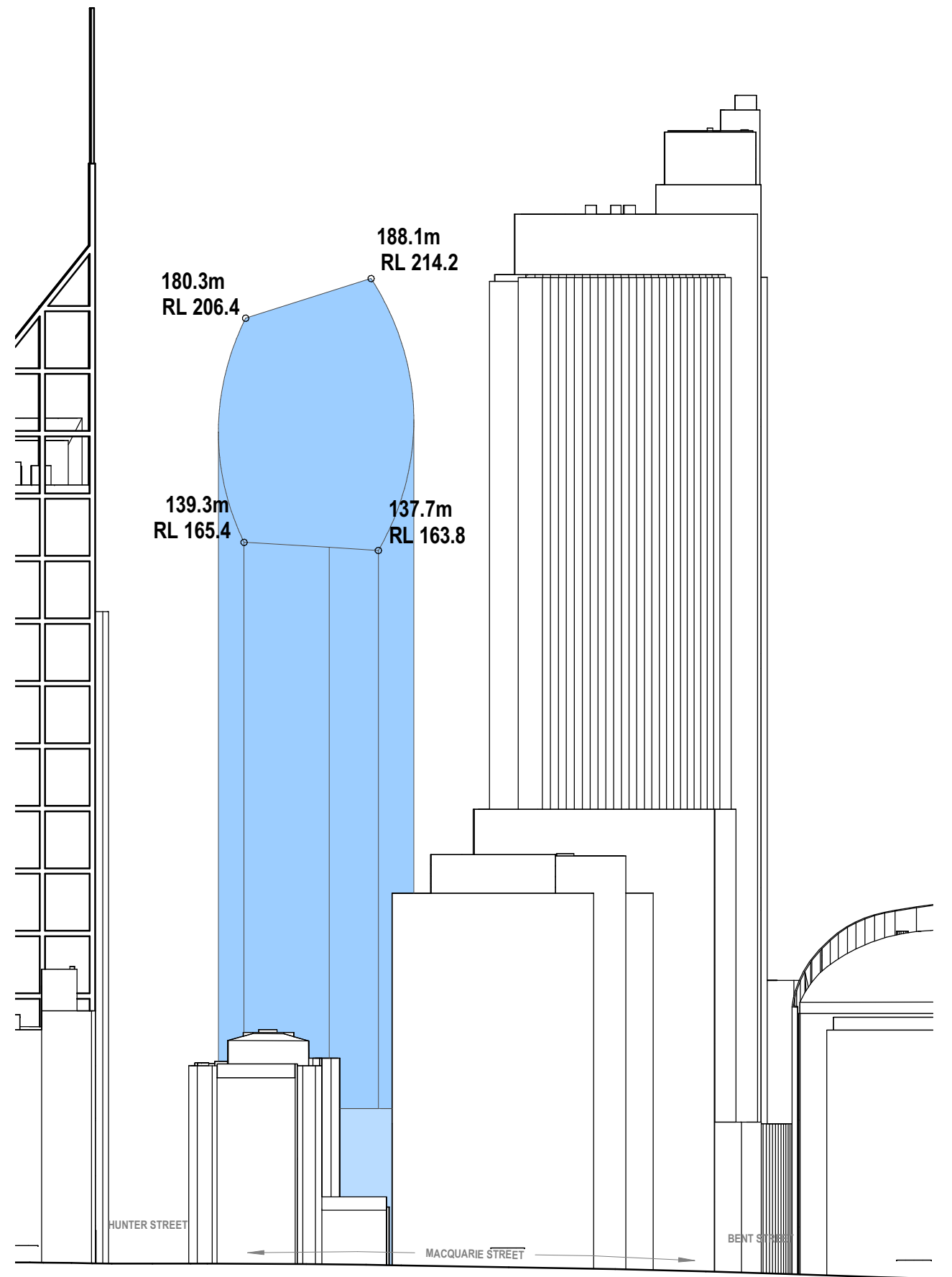
2 Chifley Square

Drawing: Building Envelope - Sections
 Drawing no: PP-02-01
 Issue:
 Scale @ A3: 1 : 1000
 Date: 13/07/21

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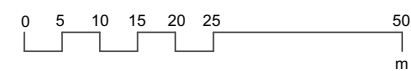
Elevation 1 - North



Elevation 2 - East

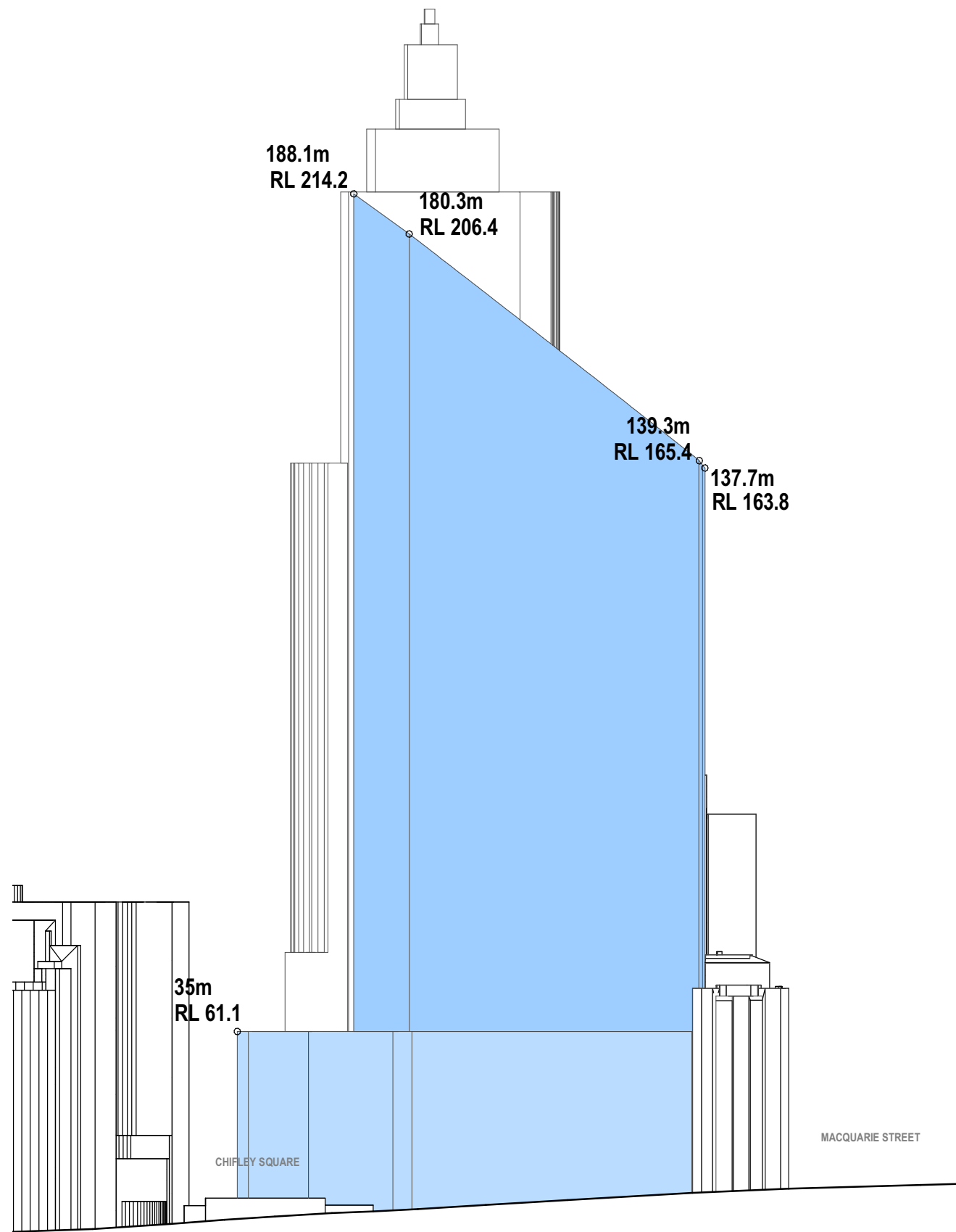
2 Chifley Square

Drawing: Building Envelope - Elevations North & East
 Drawing no: PP-03-01
 Issue:
 Scale @ A3: 1 : 1000
 Date: 13/07/21

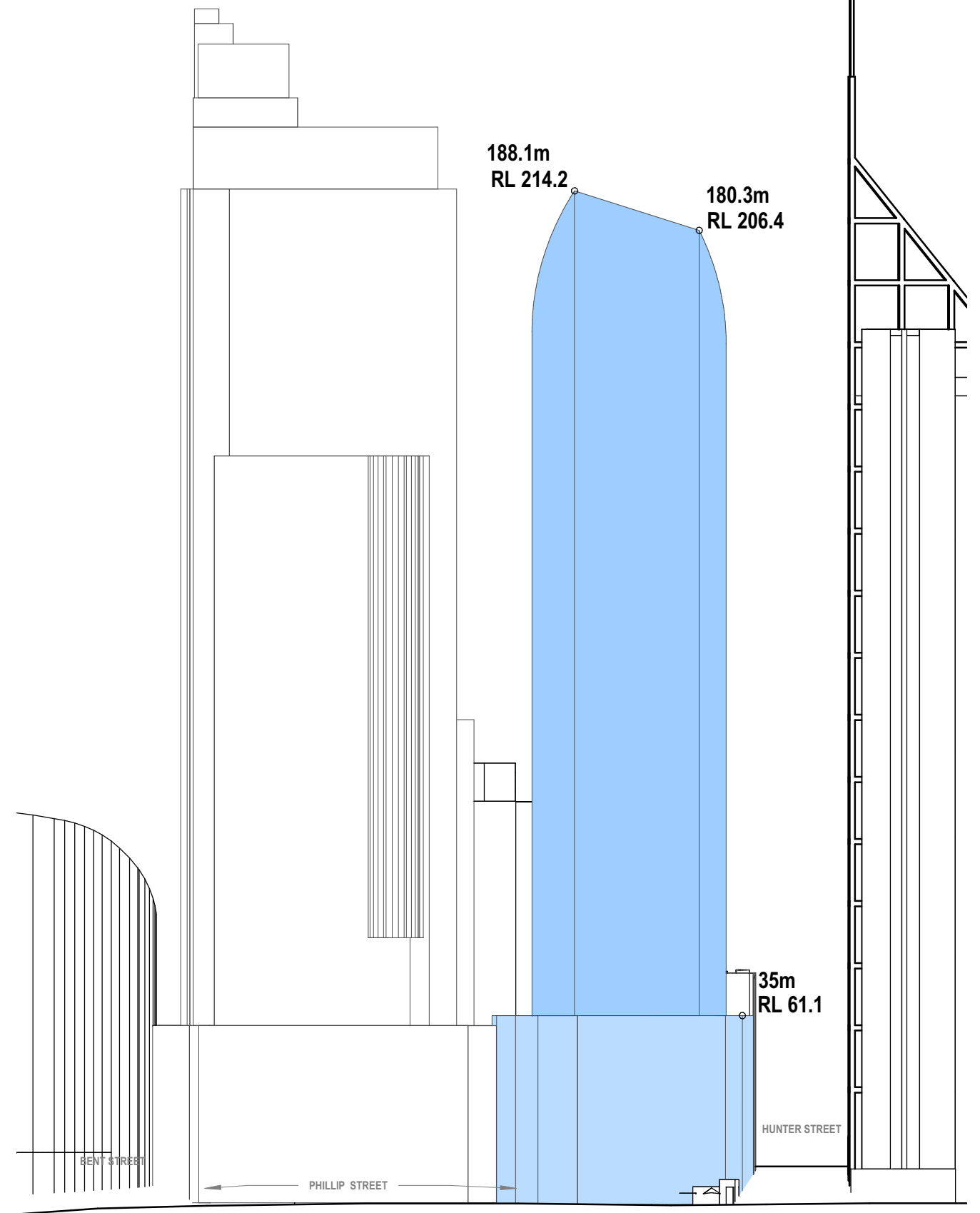


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Elevation 1 - South

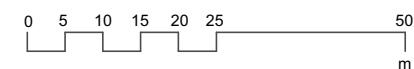


Elevation 2 - West

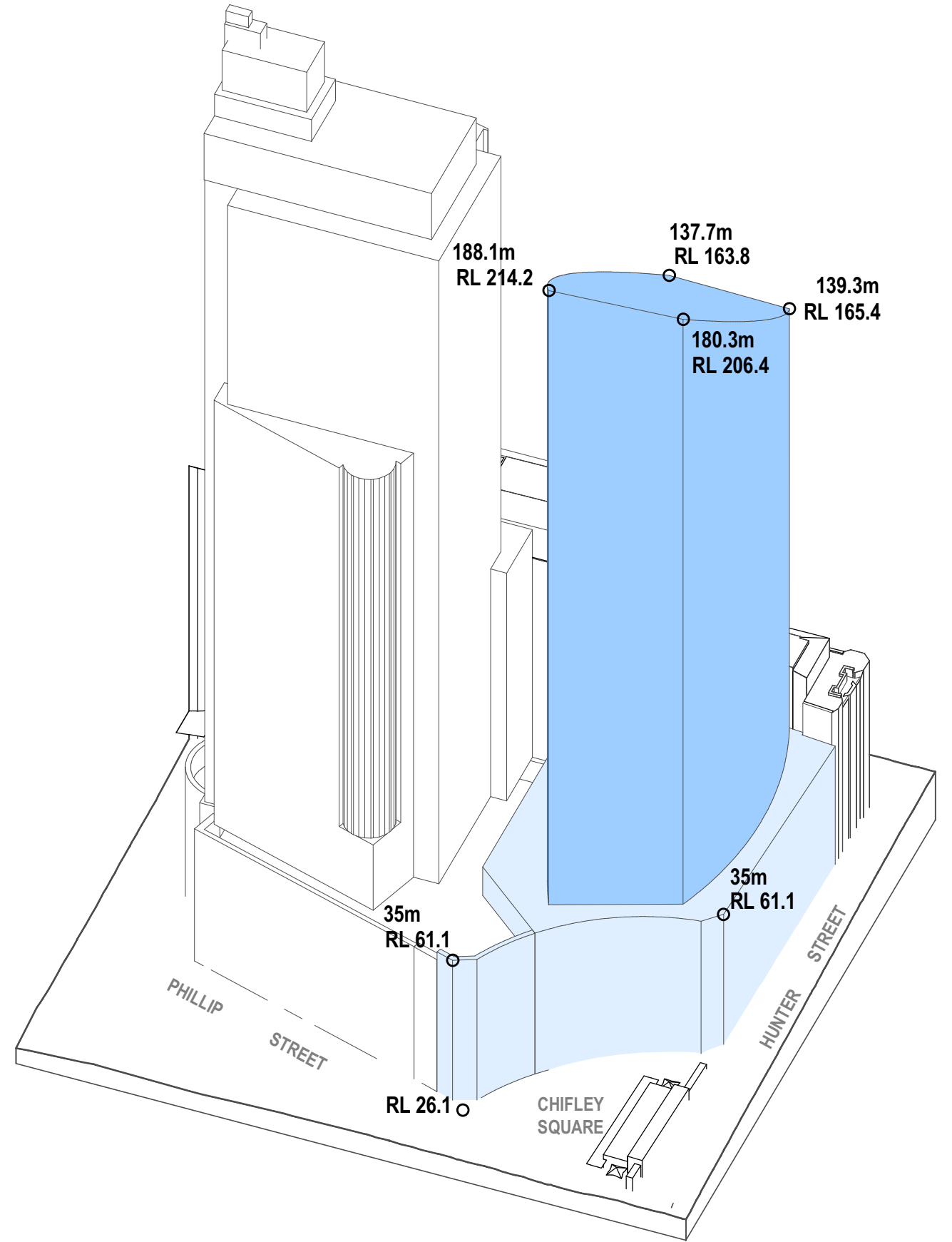
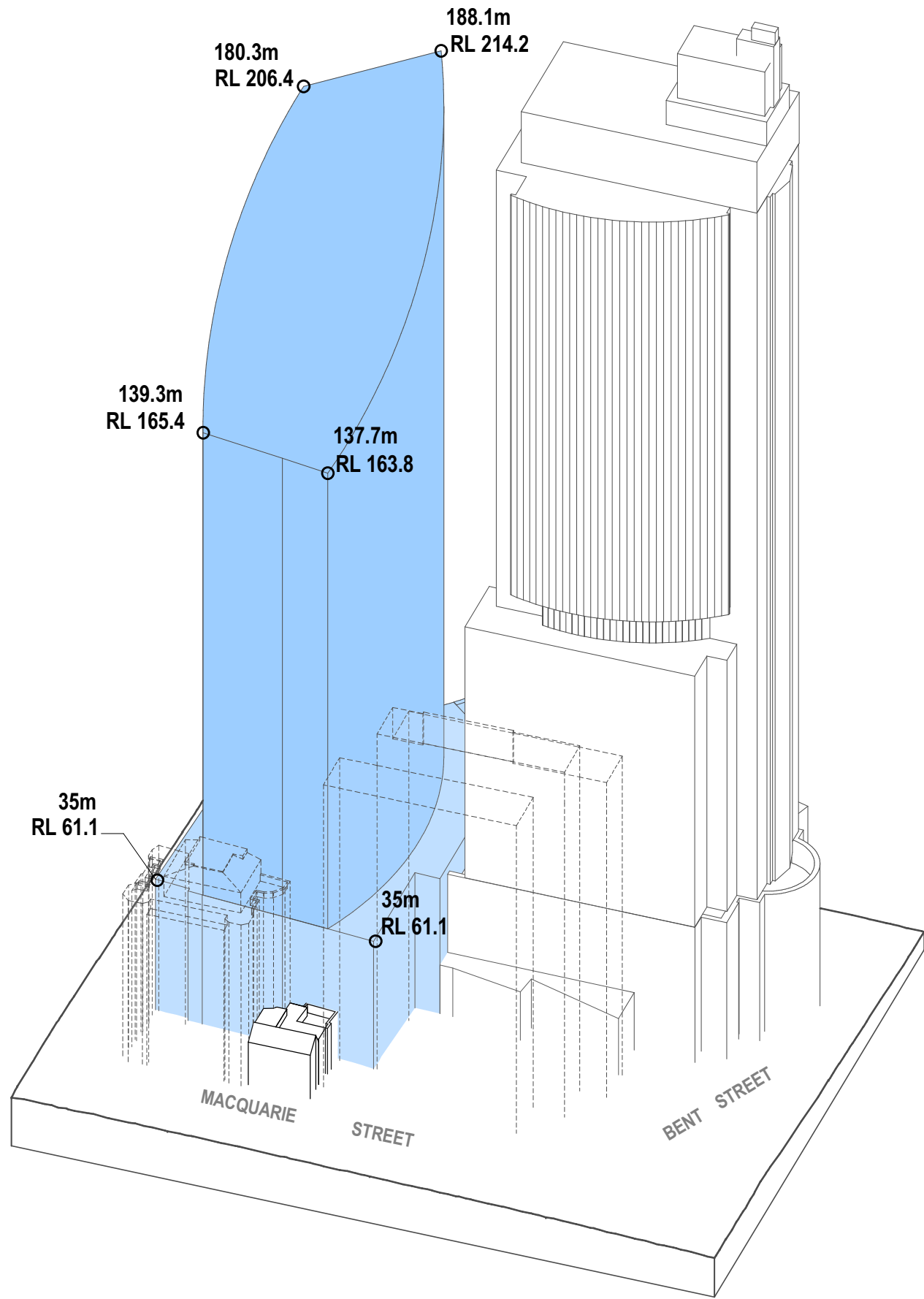
2 Chifley Square

Drawing:
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 Scale @ A3: **1 : 1000**
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Building Envelope - Elevations South & West
PP-03-02



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2 Chifley Square

Drawing: **Building Envelope - Massing**
 Drawing no: **PP-04-01**
 Issue:
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Visual Impact Analysis - Macquarie Street (Looking North)



Existing



Proposed



Key Plan

Visual Impact Analysis - Macquarie Street (Looking South)



Existing



Proposed



Key Plan

Visual Impact Analysis - Macquarie Street (Looking West)

345



Existing



Proposed



Key Plan

Visual Impact Analysis - Hunter Street (Looking East)



Existing



Proposed



Key Plan

Visual Impact Analysis - Elizabeth Street & Hunter Street (Looking North)



Existing



Proposed



Key Plan

Visual Impact Analysis - Royal Botanic Gardens (Looking West)

348



Existing



Proposed



Key Plan

Visual Impact Analysis - The Domain (Looking West)

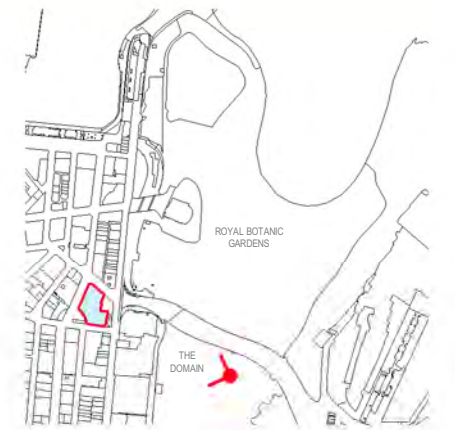


349

Existing



Proposed



Key Plan

Visual Impact Analysis - Yurong Point (Looking South-West)



Existing



Proposed



Key Plan

Visual Impact Analysis - Hunter Street (Looking East)



Existing



Proposed



Key Plan

351

Visual Impact Analysis - Phillip Street (Looking North)



Existing



Proposed



Key Plan

Visual Impact Analysis - Macquarie Street (Looking South-West)



Existing



Proposed



Key Plan

Visual Impact Analysis - Macquarie Street (Looking North)



Existing



Proposed



Key Plan

304

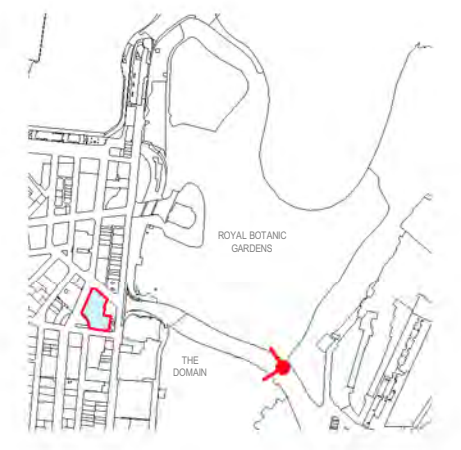
Visual Impact Analysis - Art Gallery Road (Looking West)



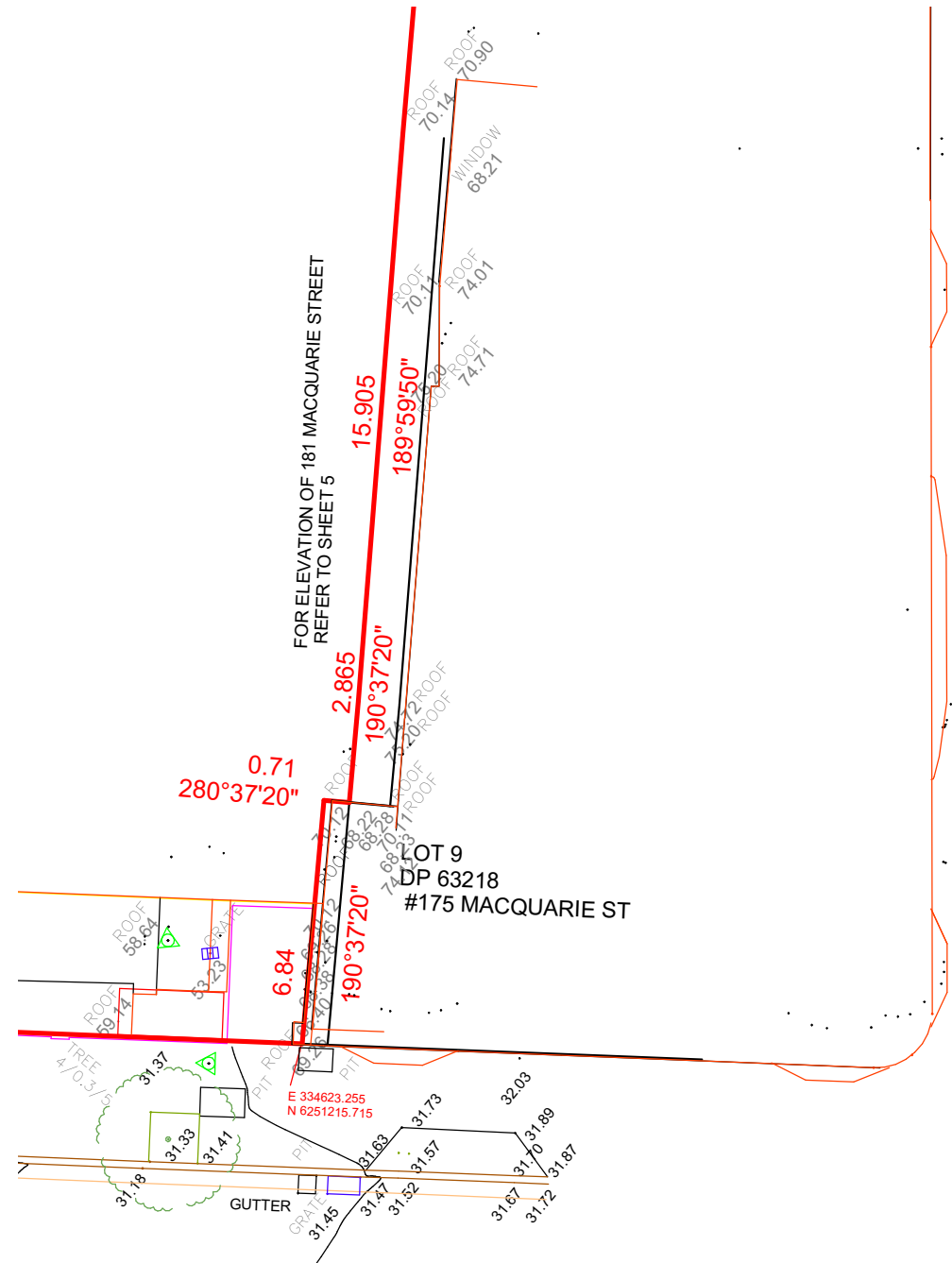
Existing



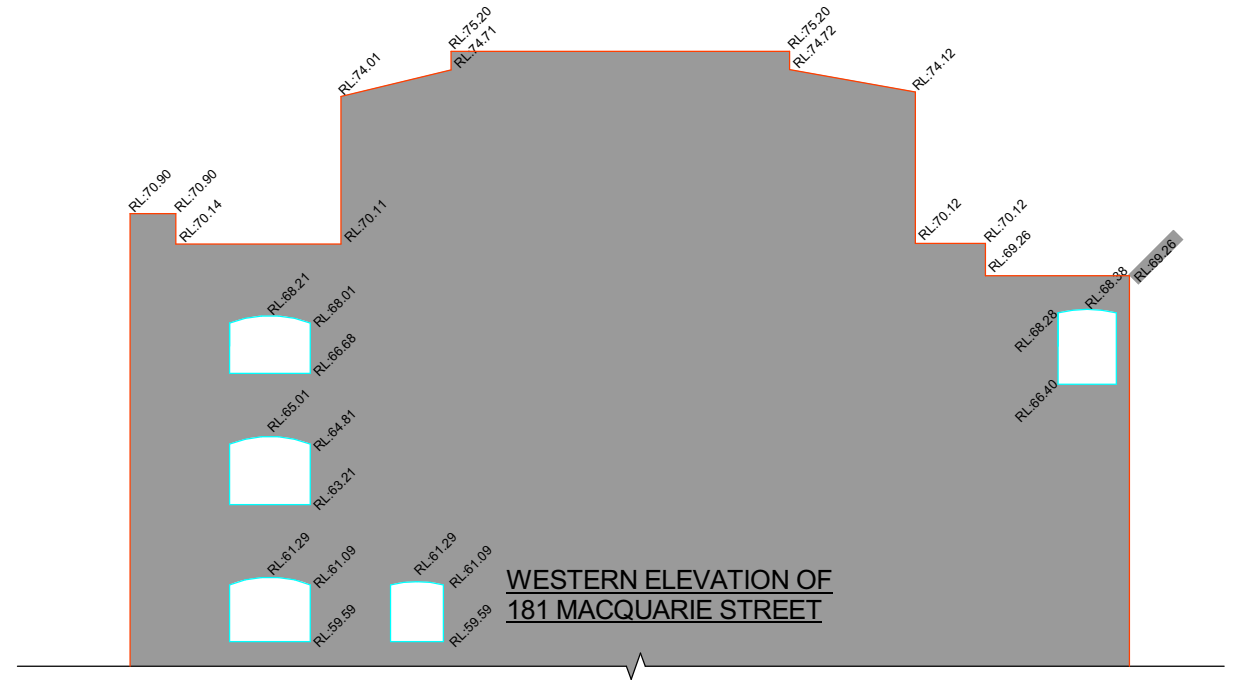
Proposed



Key Plan



Site Survey Plan - 181 Macquarie Street (Wyoming)



West Elevation - 181 Macquarie Street (Wyoming)

