

# **Attachment A8**

**Urban Design Report – Reference Design  
Plans and Area Schedule – Architectus – 2  
Chifley Square**

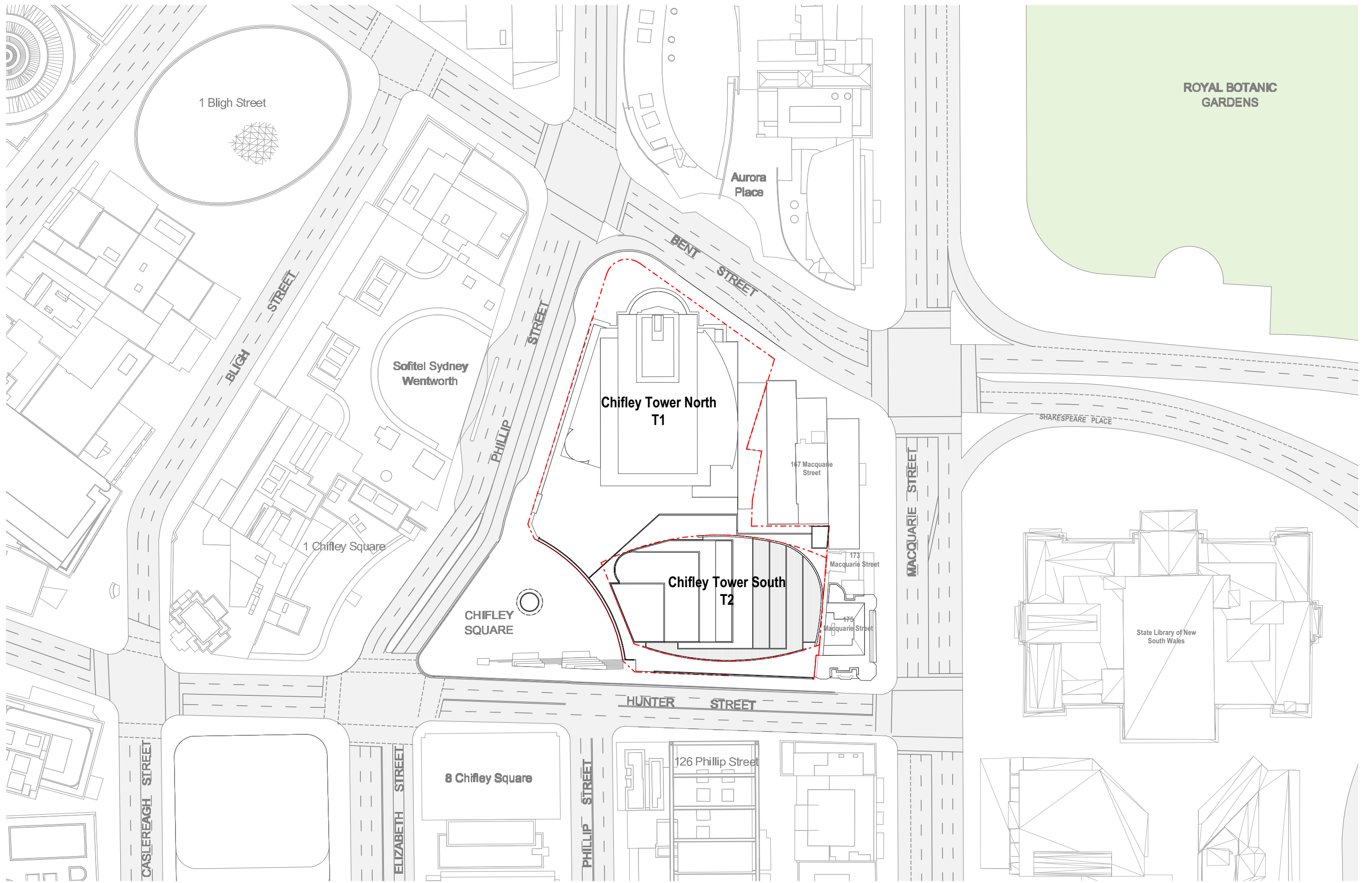
# 2 Chifley Square, Sydney

## 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

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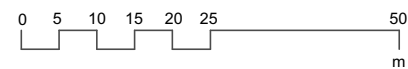
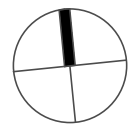




## 2 Chifley Square

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 Issue:  
 Scale @ A3:  
 Date:

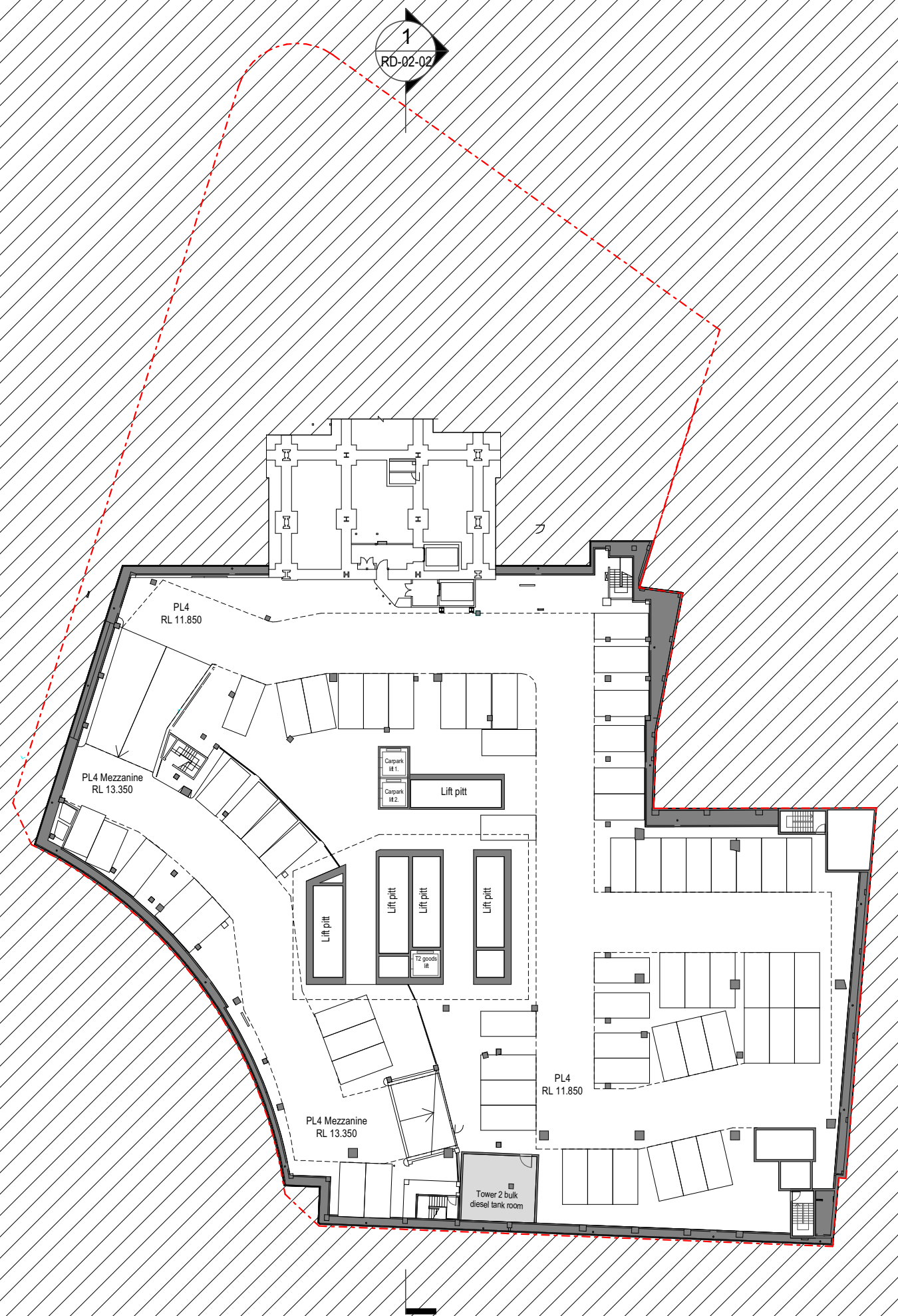
**Site Plan**  
 RD-00-01  
 1 : 1000  
 23/07/21



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360

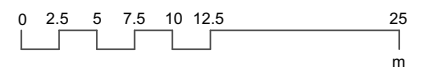
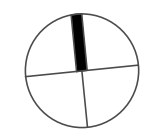


# 2 Chifley Square

Drawing:  
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 Scale @ A3:  
 Date:

**Basement Level 04**  
**RD-01-01**

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**23/07/21**

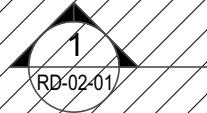


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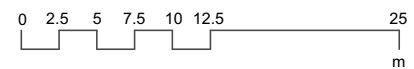
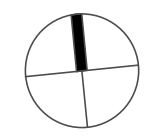


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# 2 Chifley Square

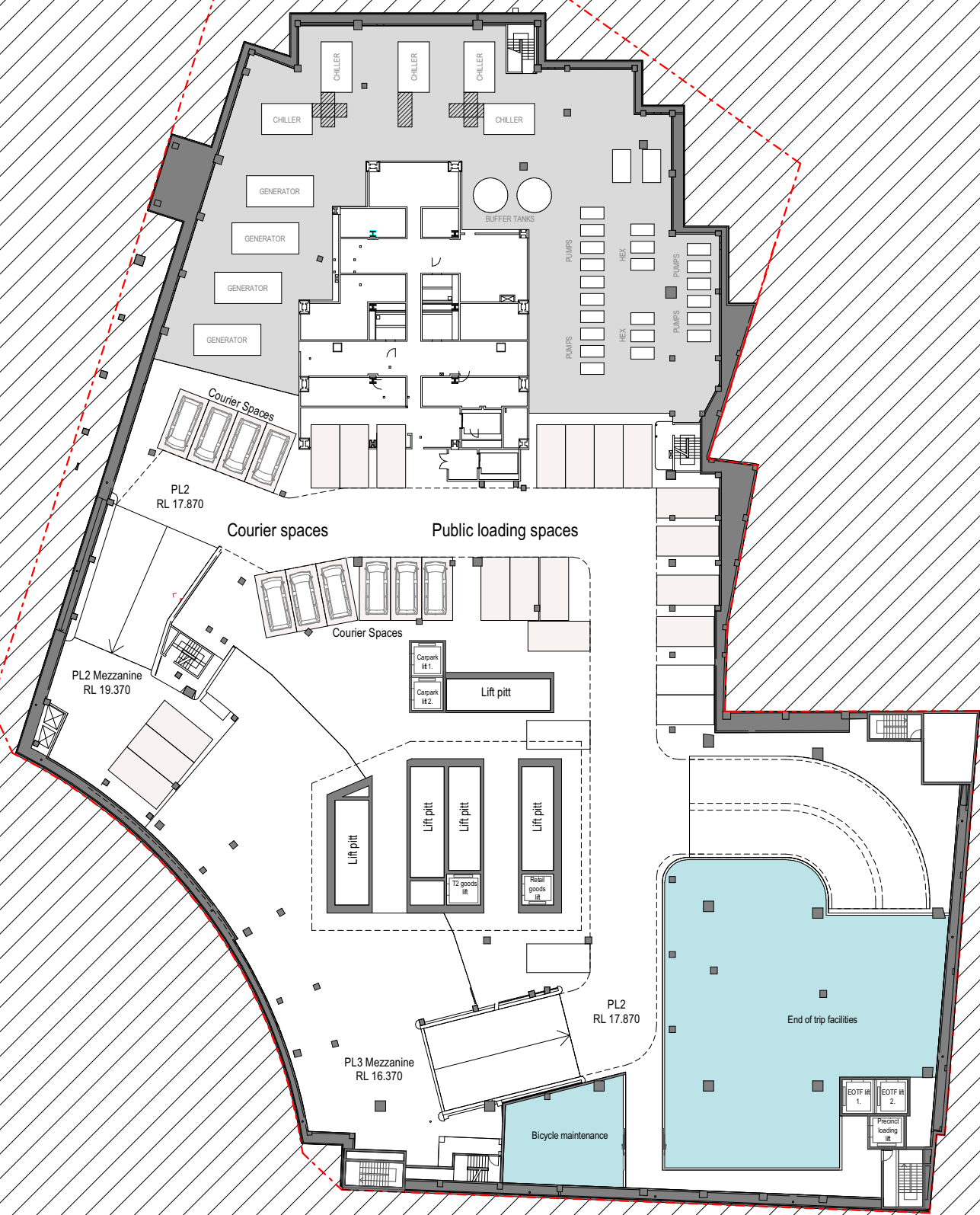
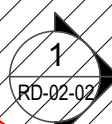
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 Issue: **RD-01-02**  
 Scale @ A3: **1 : 500**  
 Date: **23/07/21**



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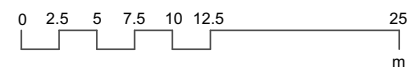


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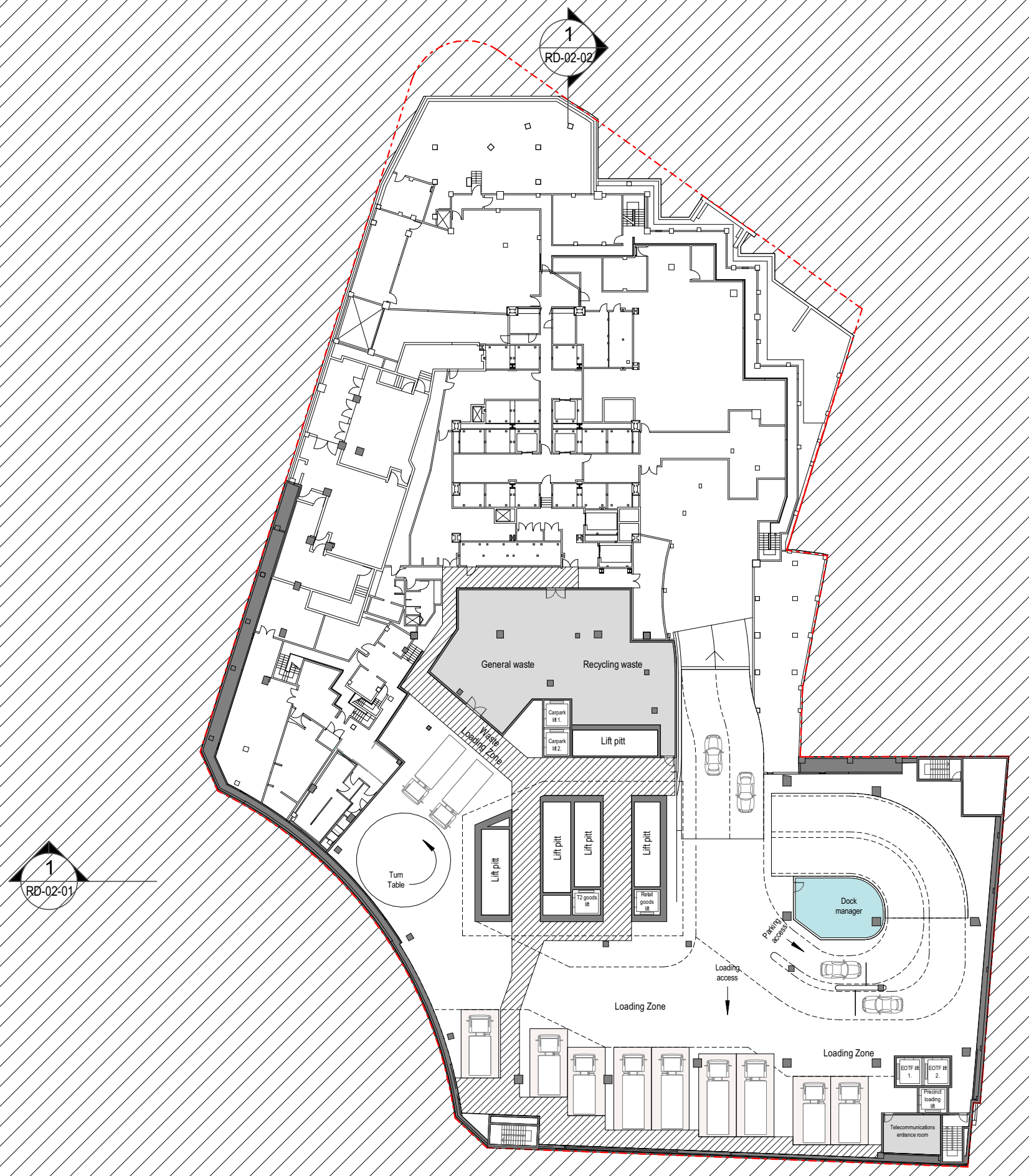
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Drawing: **Basement Level 02**  
 Drawing no: **RD-01-03**  
 Issue:  
 Scale @ A3: **1 : 500**  
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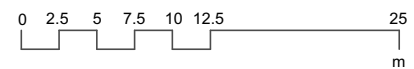
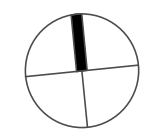


### 2 Chifley Square

Drawing:  
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 Scale @ A3:  
 Date:

**Basement Level 01**  
**RD-01-04**

**1 : 500**  
**23/07/21**



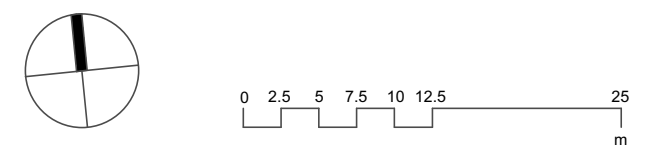
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2 Chifley Square

Drawing: Lower Ground Level  
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 Issue:  
 Scale @ A3: 1 : 500  
 Date: 23/07/21



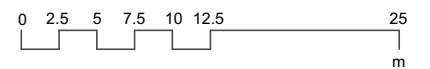
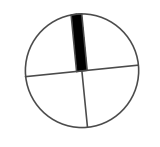
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**2 Chifley Square**

Drawing: **Upper Ground Level**  
 Drawing no: **RD-01-06**  
 Issue:  
 Scale @ A3: **1 : 500**  
 Date: **23/07/21**



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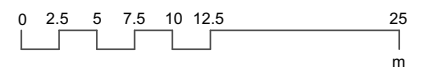
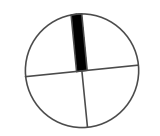


2 Chifley Square

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

**Podium - Level 01**  
**RD-01-07**

**1 : 500**  
**23/07/21**



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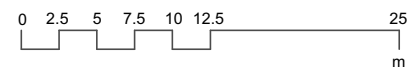
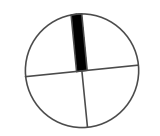


2 Chifley Square

Drawing:  
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 Issue:  
 Scale @ A3:  
 Date:

**Podium - Level 02 - 03**  
**RD-01-08**

**1 : 500**  
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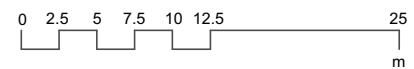
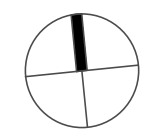


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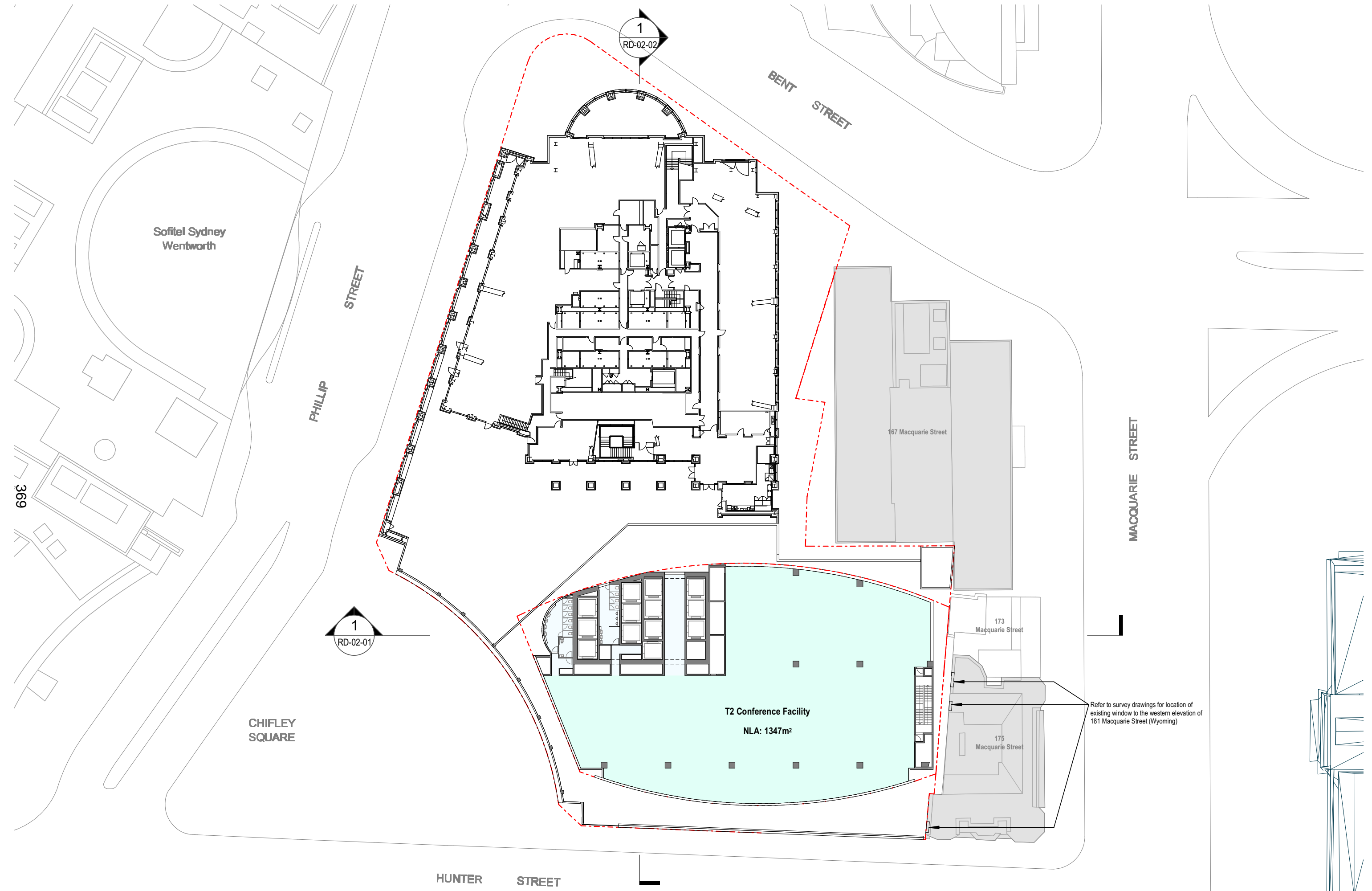
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**Podium - Level 04 - 05**  
**RD-01-09**

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**23/07/21**



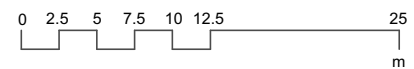
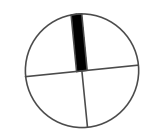
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2 Chifley Square

Drawing:  
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 Issue:  
 Scale @ A3:  
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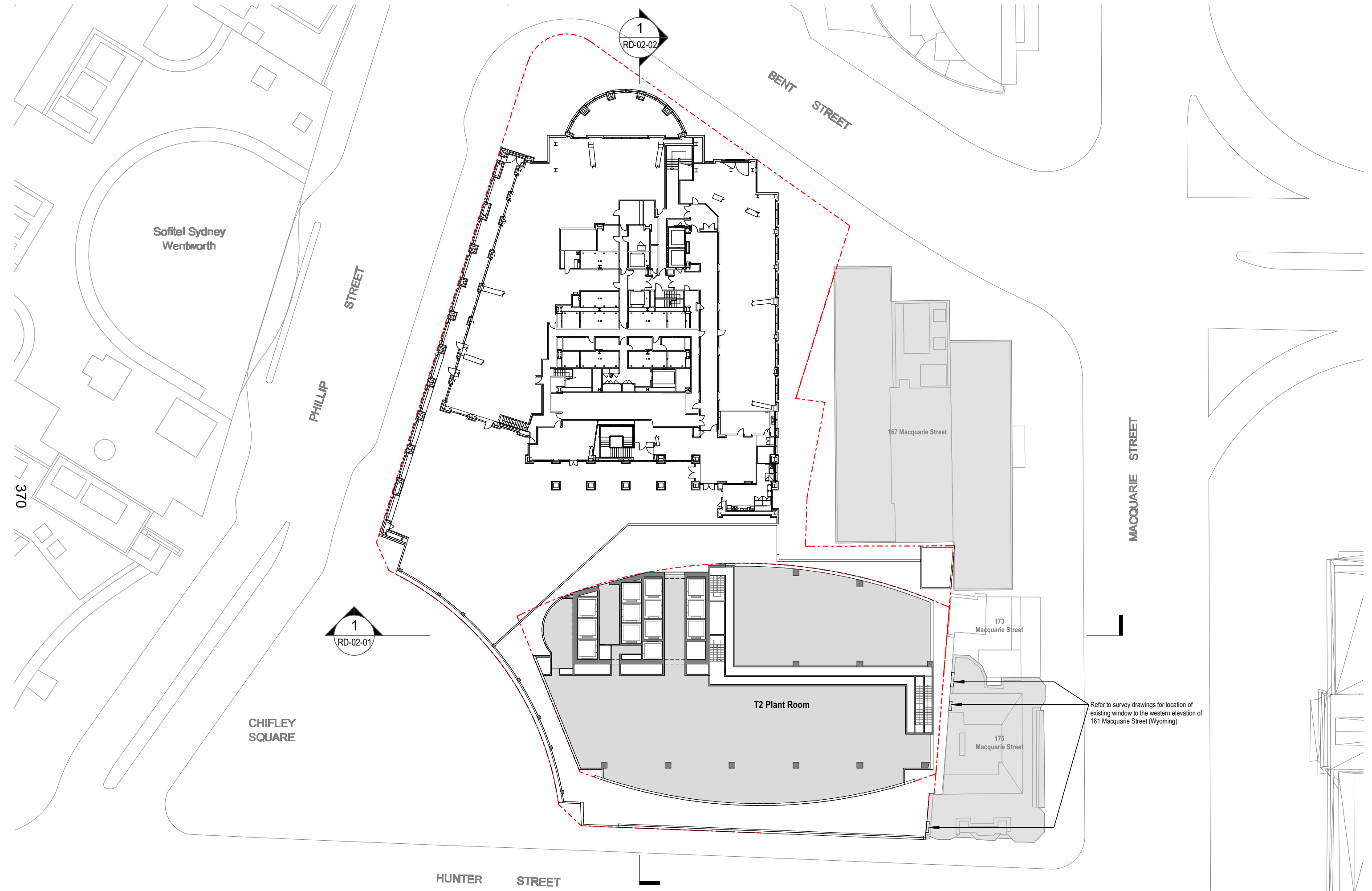
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 RD-01-10  
 1 : 500  
 23/07/21



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Refer to survey drawings for location of existing window to the western elevation of 161 Macquarie Street (Wyoming)



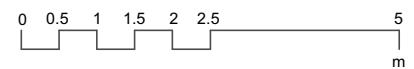
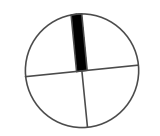


2 Chifley Square

Drawing:  
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**Low Plant - Level 07**  
 RD-01-11

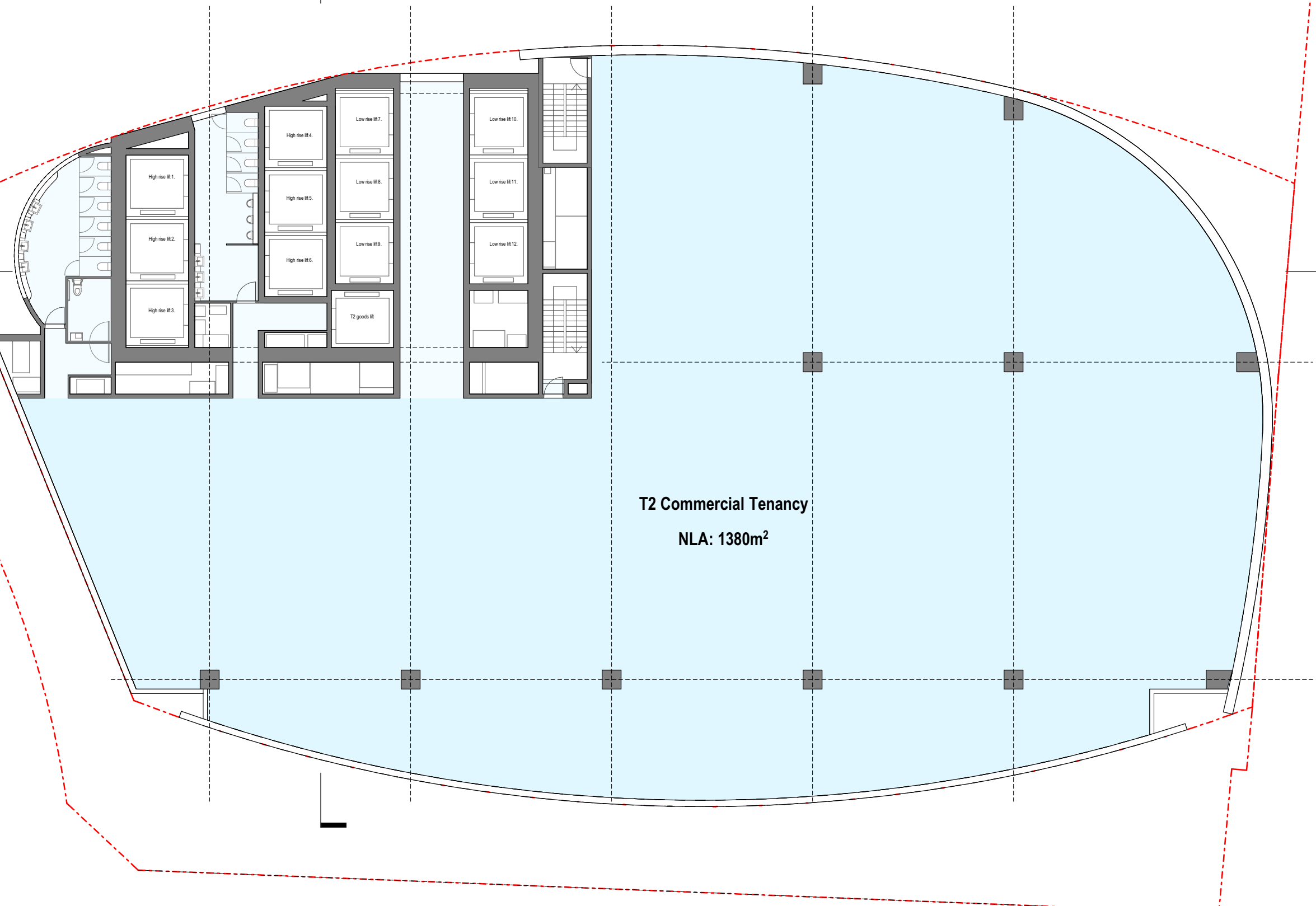
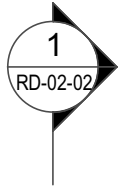
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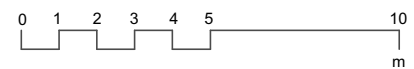
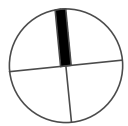
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Refer to survey drawings for location of existing window to the western elevation of 161 Macquarie Street (Wyoming)

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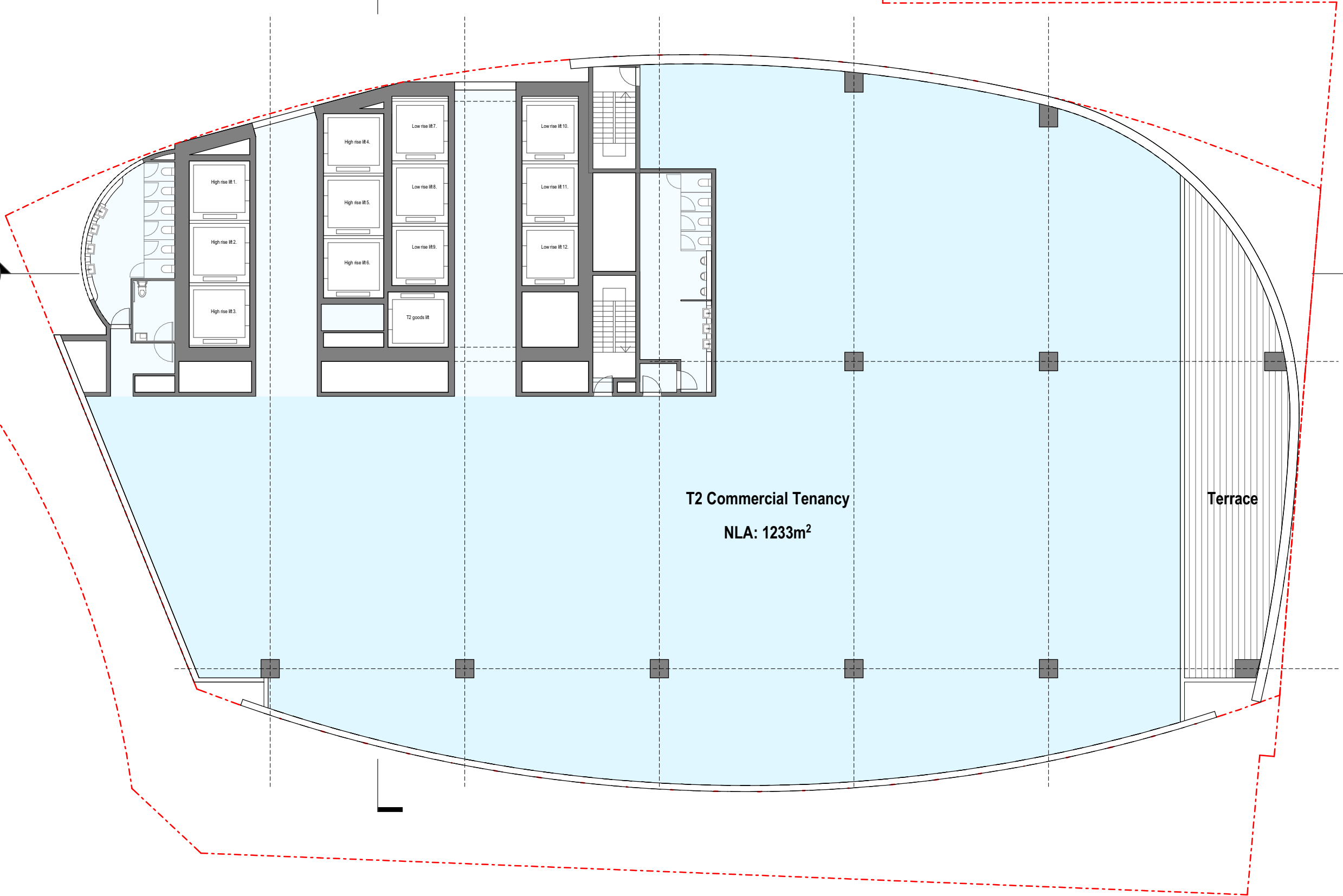
T2 Commercial Tenancy  
NLA: 1380m<sup>2</sup>



372

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RD-02-01

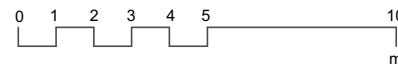
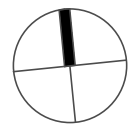
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RD-02-02



2 Chifley Square

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

**Transfer Level - Level 20**  
**RD-01-13**  
**1 : 200**  
**23/07/21**



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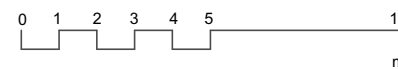
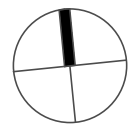
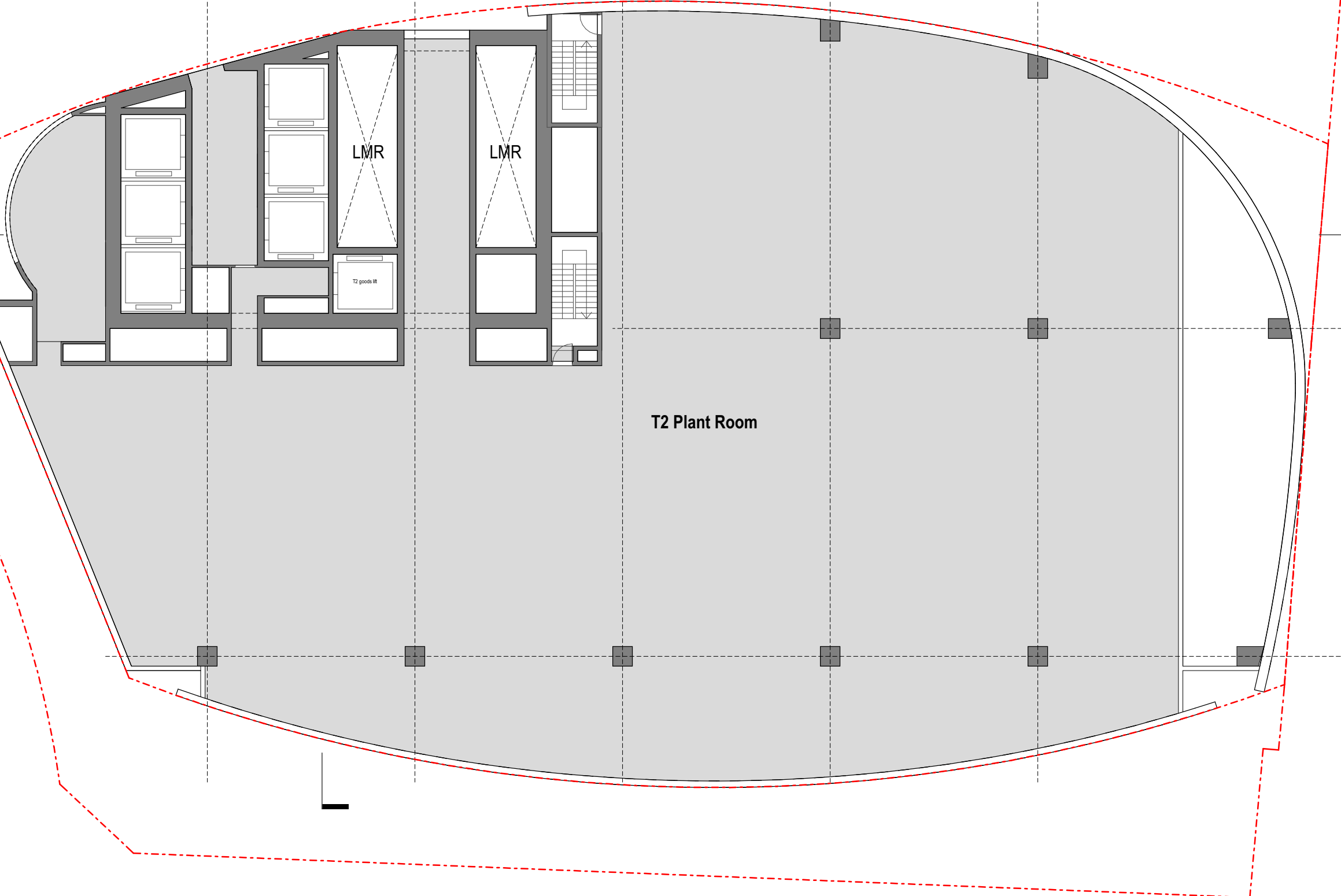
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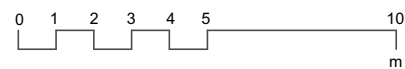
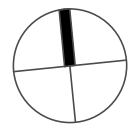
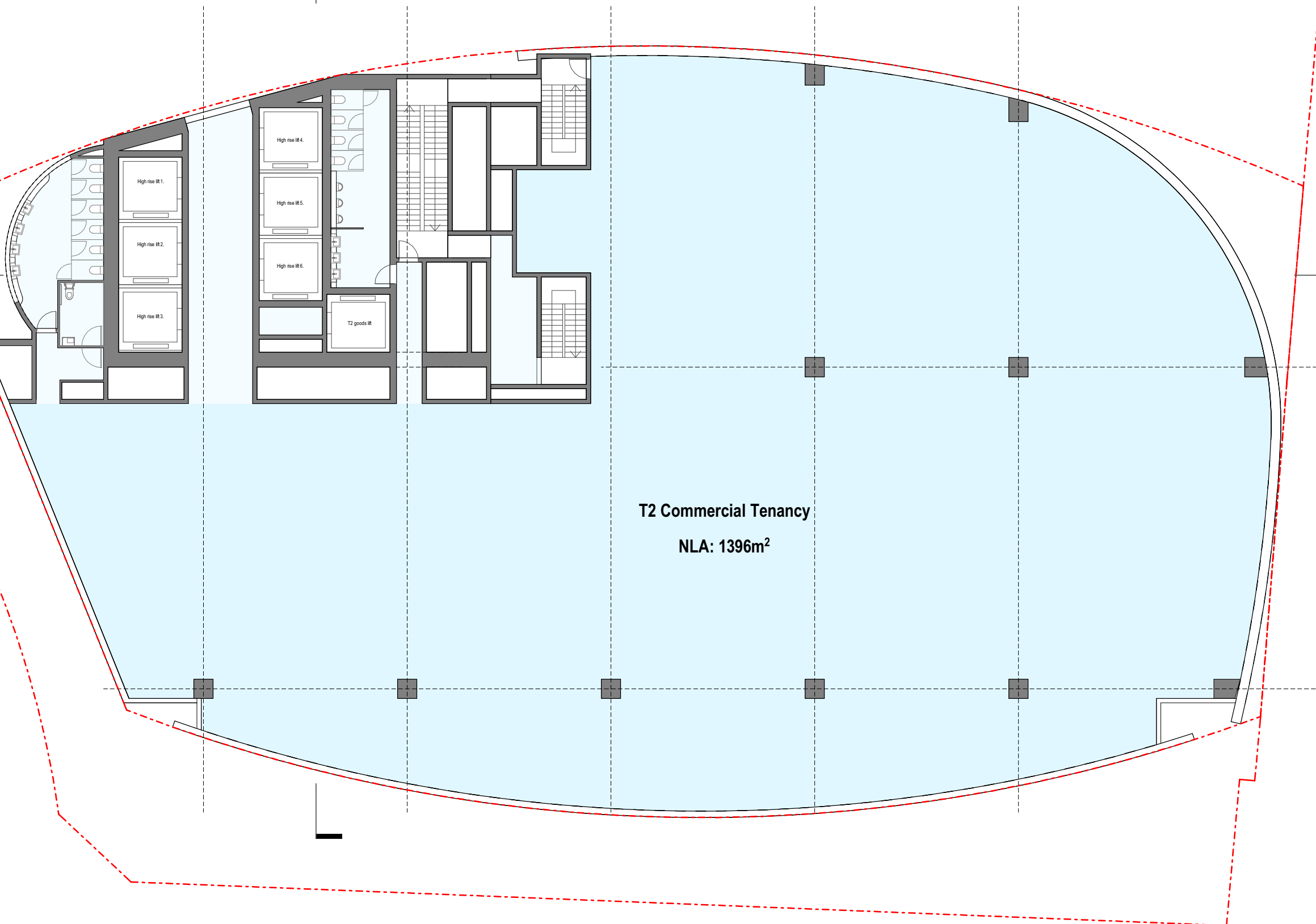
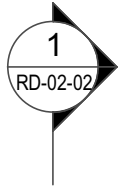


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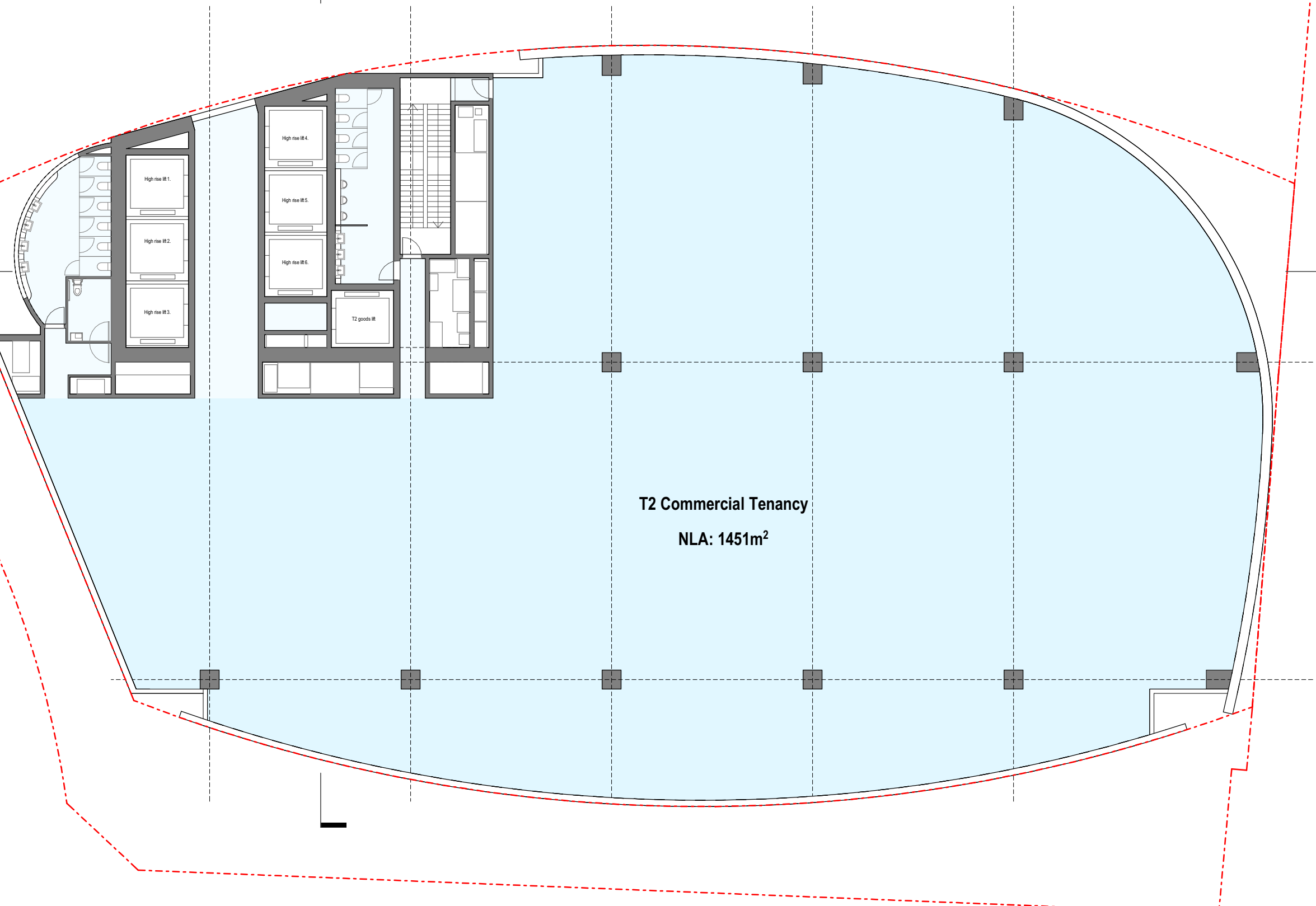
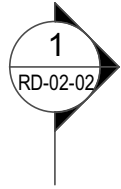
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RD-02-02

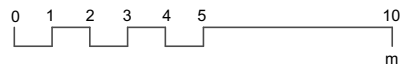
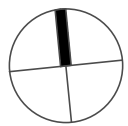




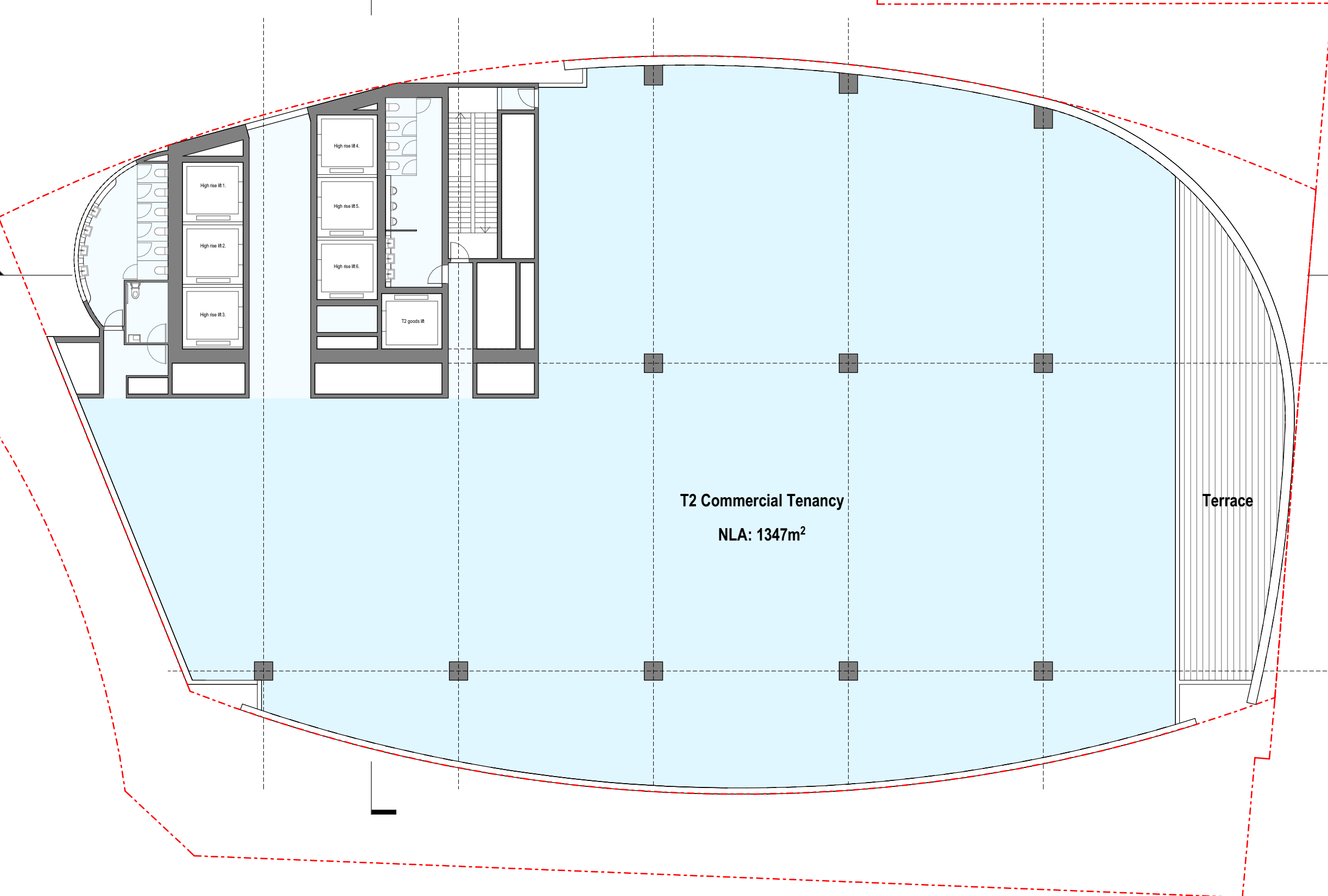
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T2 Commercial Tenancy  
NLA: 1451m<sup>2</sup>

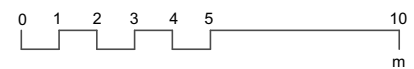
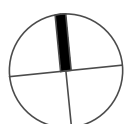


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2 Chifley Square

Drawing: High Rise Terrace - Level 32  
Drawing no: RD-01-17  
Issue:  
Scale @ A3: 1 : 200  
Date: 23/07/21



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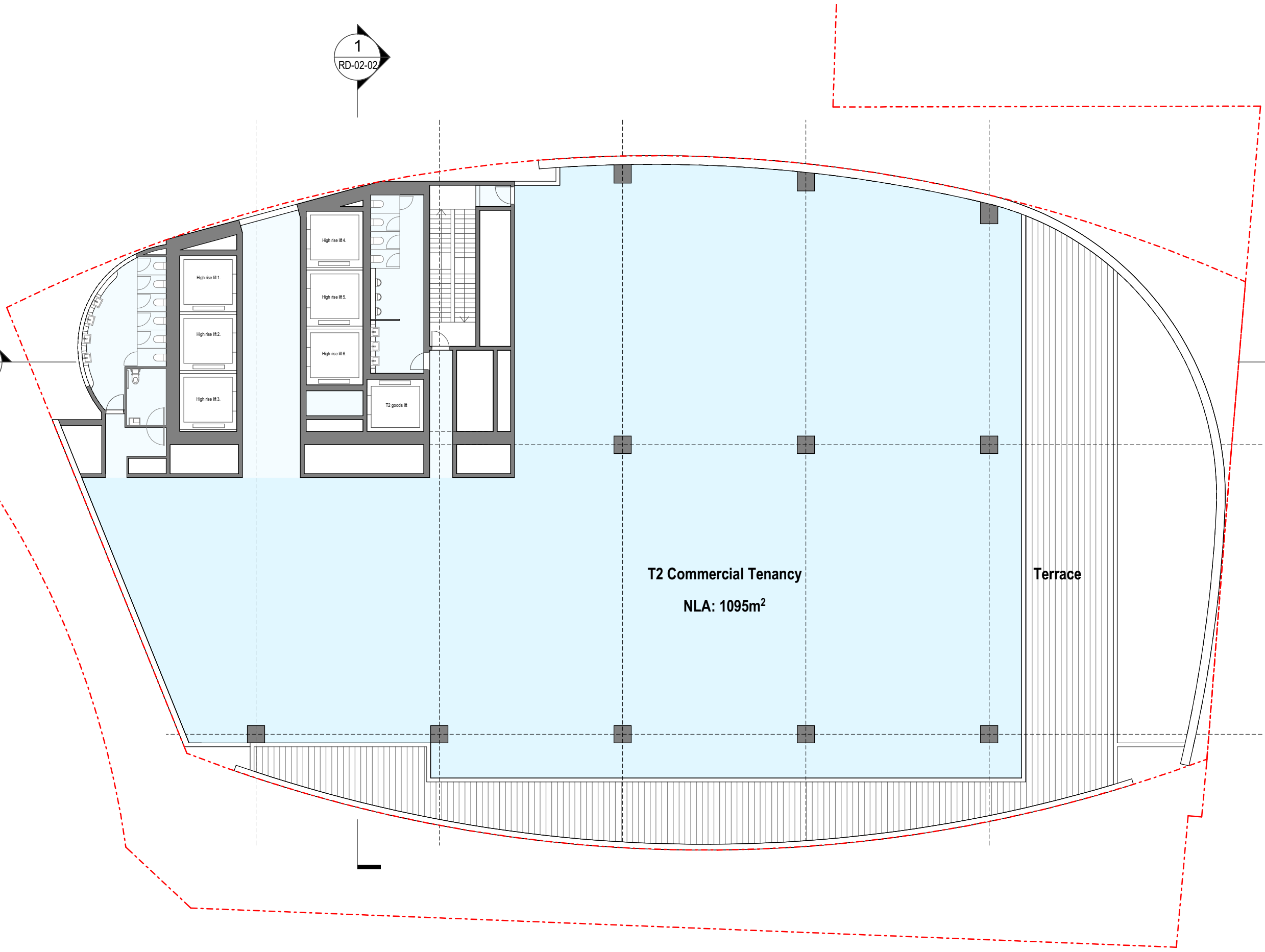
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377

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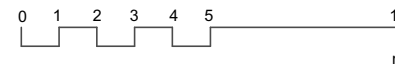
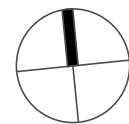
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2 Chifley Square

Drawing:  
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Issue:  
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Date:

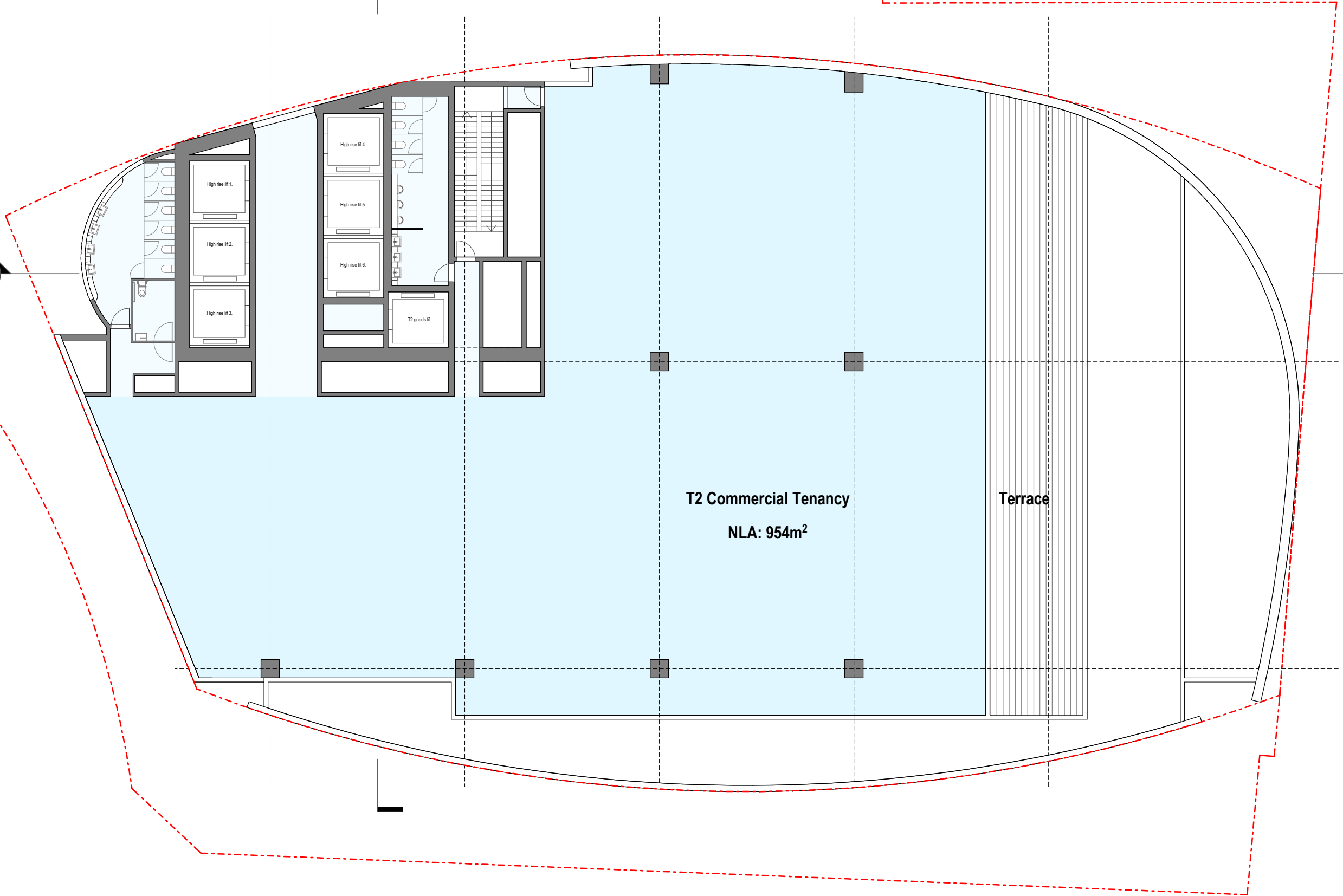
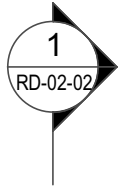
**High Rise Terrace - Level 33**  
**RD-01-18**  
**1 : 200**  
**23/07/21**



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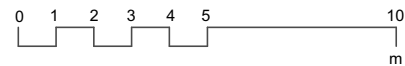
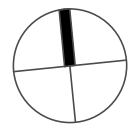
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2 Chifley Square

Drawing:  
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Issue:  
Scale @ A3:  
Date:

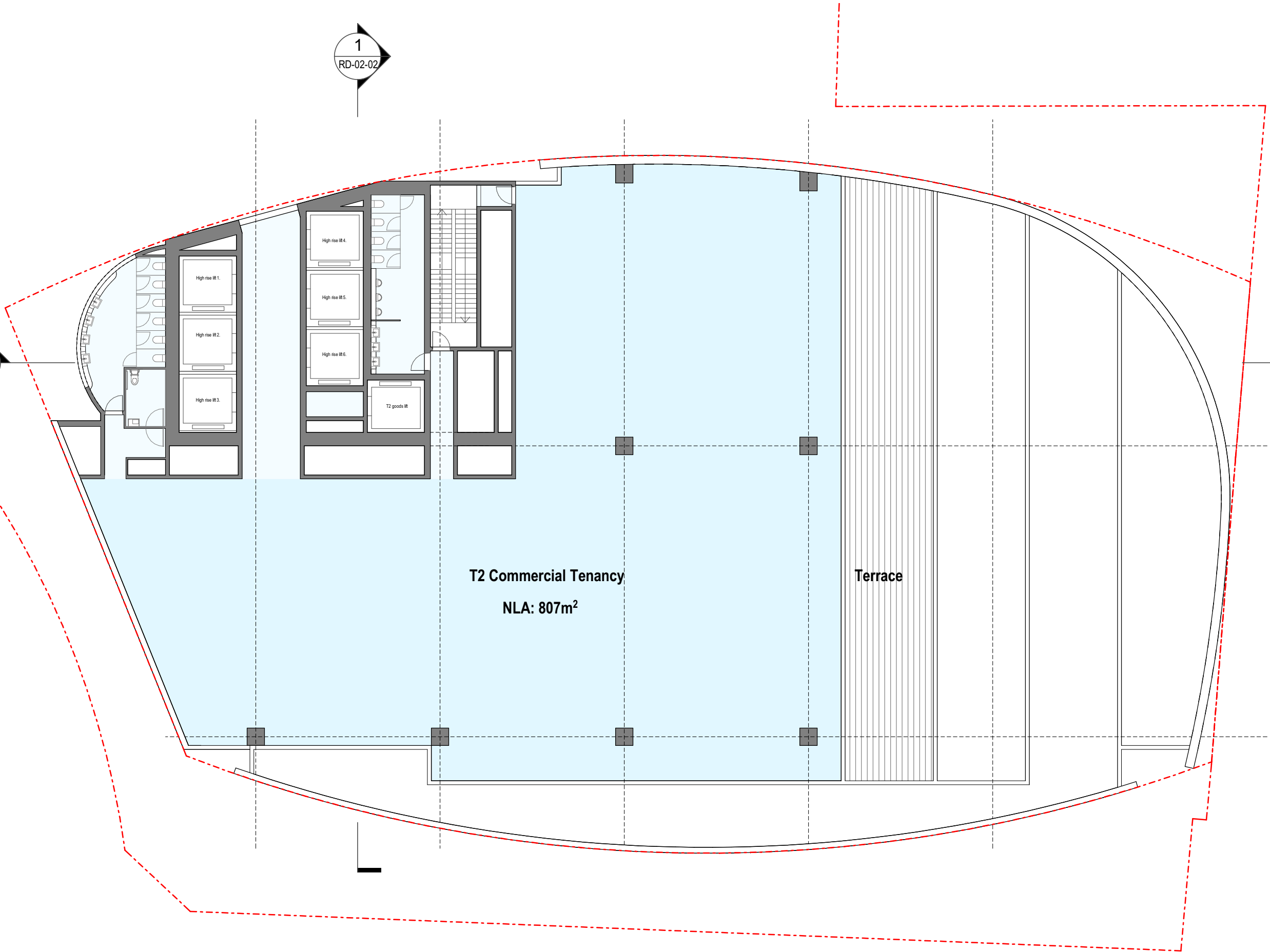
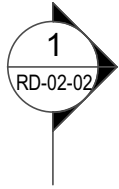
**High Rise Terrace - Level 34**  
**RD-01-19**  
**1 : 200**  
**23/07/21**



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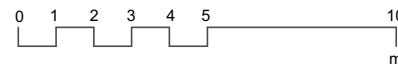
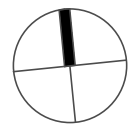
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2 Chifley Square

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Issue:  
Scale @ A3:  
Date:

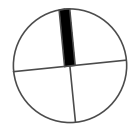
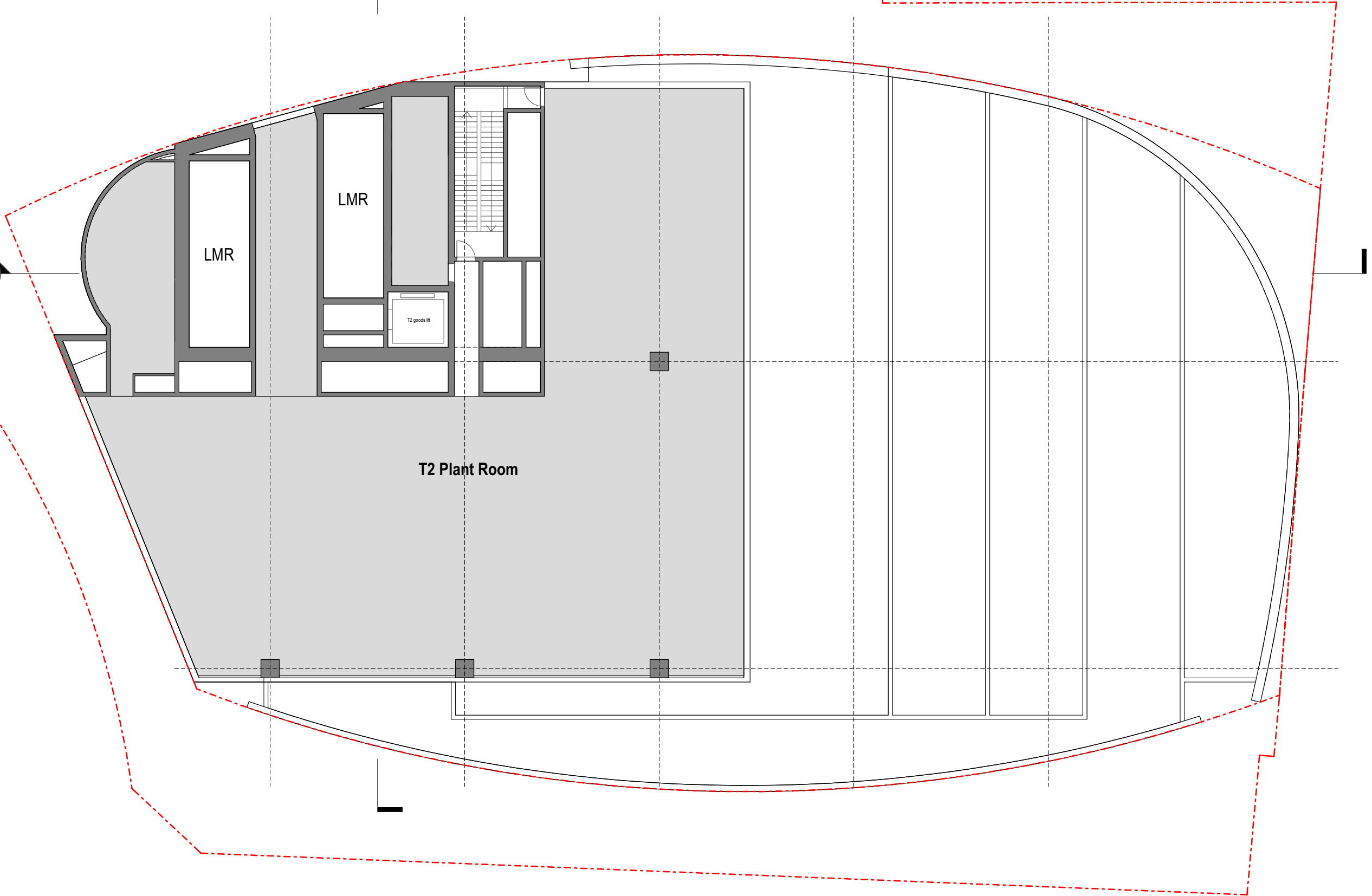
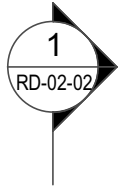
**High Rise Terrace - Level 35**  
**RD-01-20**  
**1 : 200**  
**23/07/21**



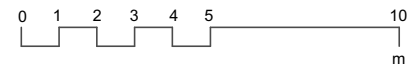
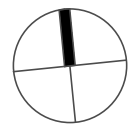
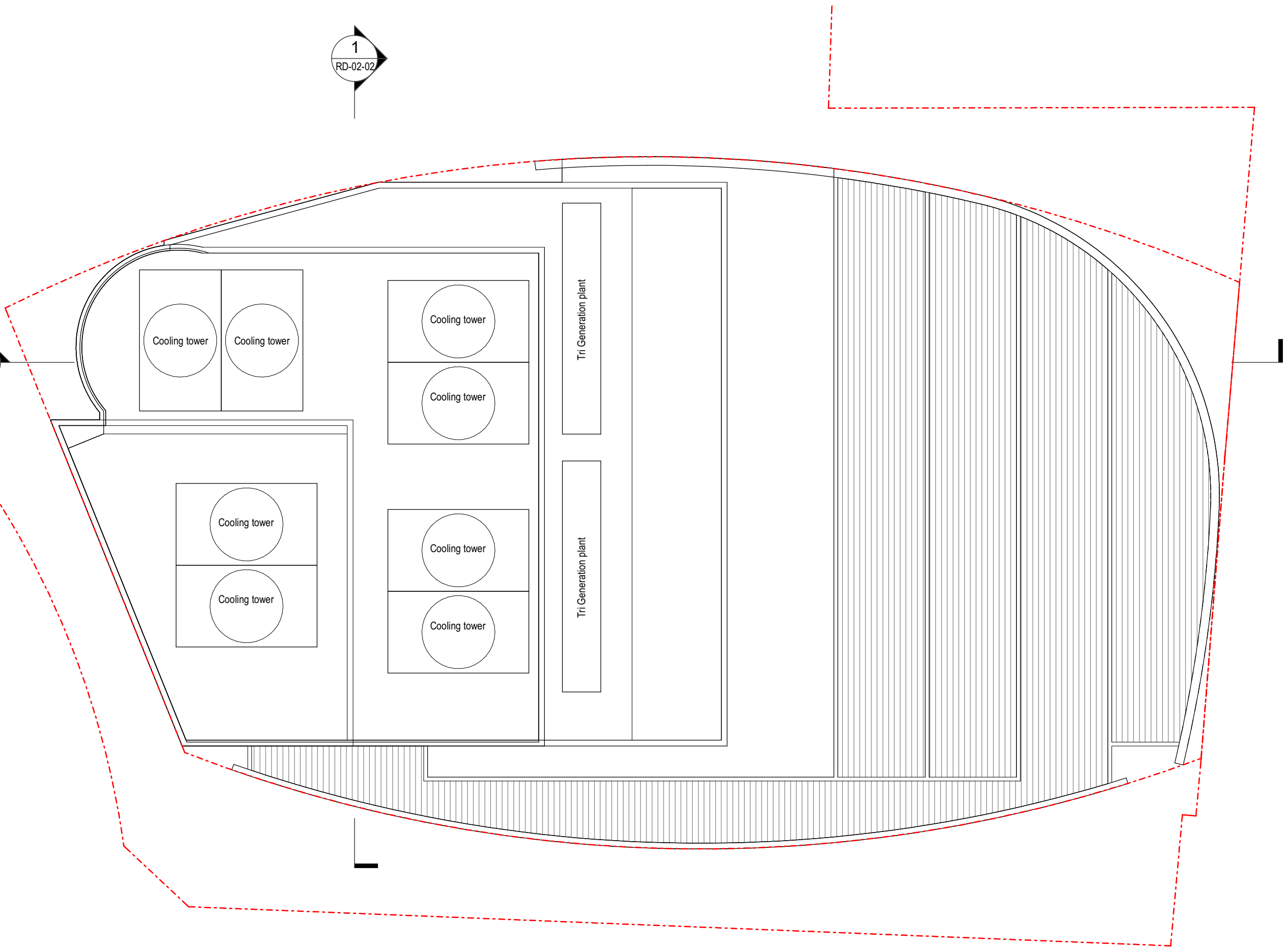
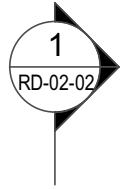
Architectus Sydney  
Level 18 MLC Centre  
19 Martin Place  
Sydney NSW 2000  
sydney@architectus.com.au

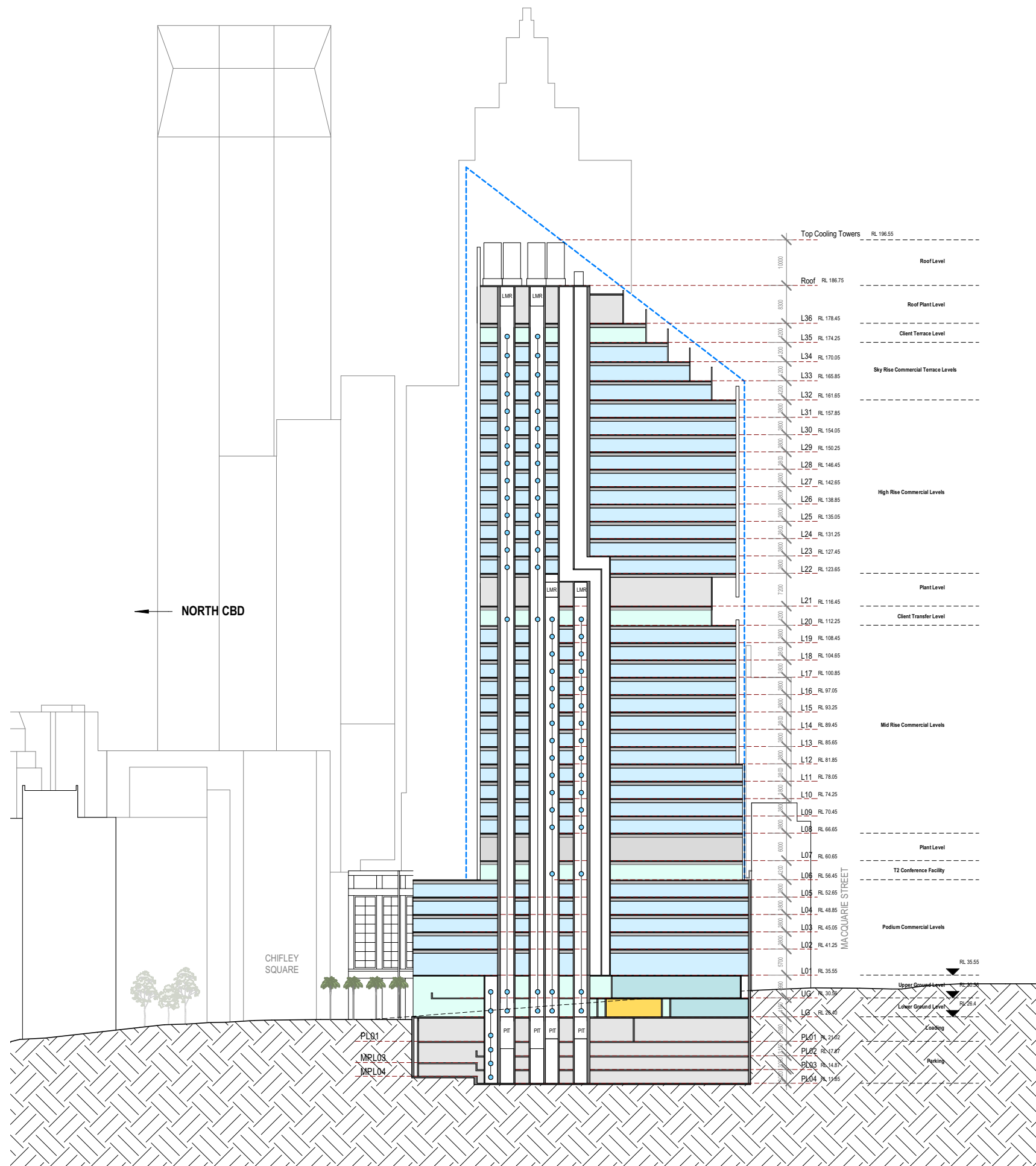
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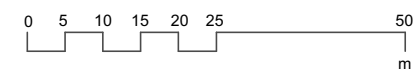




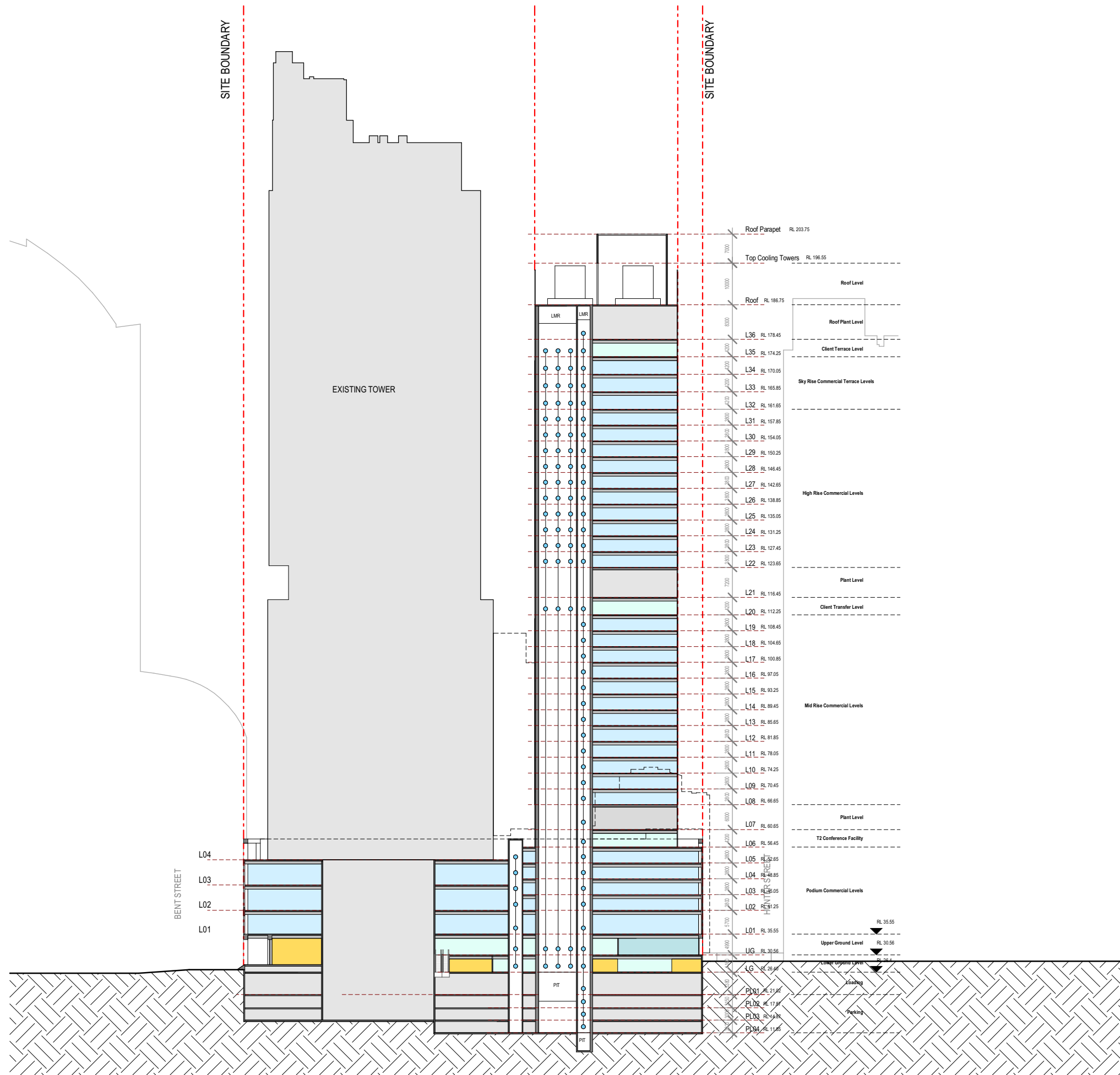


# 2 Chifley Square

Drawing: **Section East West**  
 Drawing no: **RD-02-01**  
 Issue:  
 Scale @ A3: **1 : 1000**  
 Date: **23/07/21**



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# 2 Chifley Square

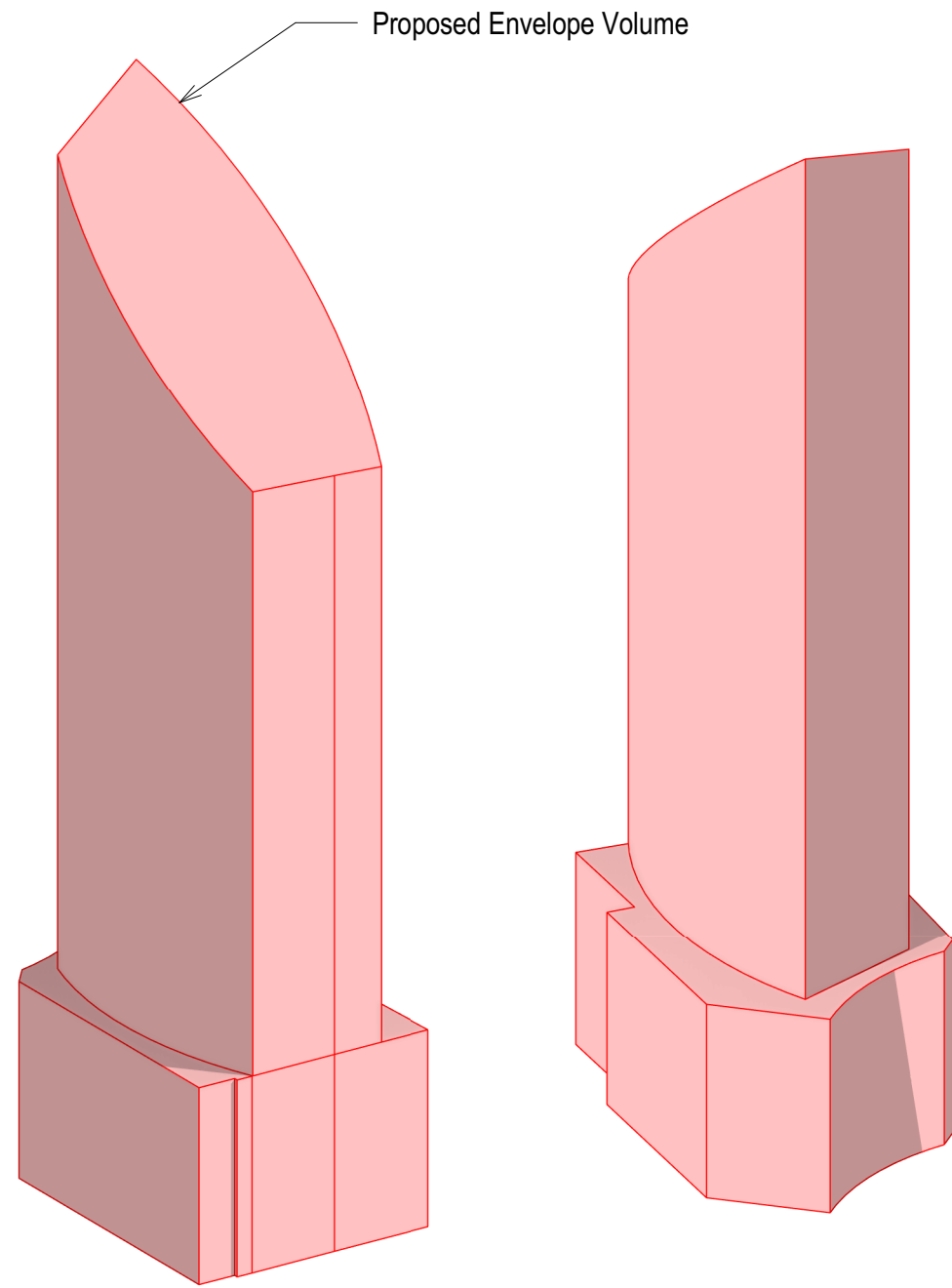
Drawing:  
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 Issue:  
 Scale @ A3:  
 Date:

**Section North South**  
**RD-02-02**

**1 : 1000**  
**23/07/21**

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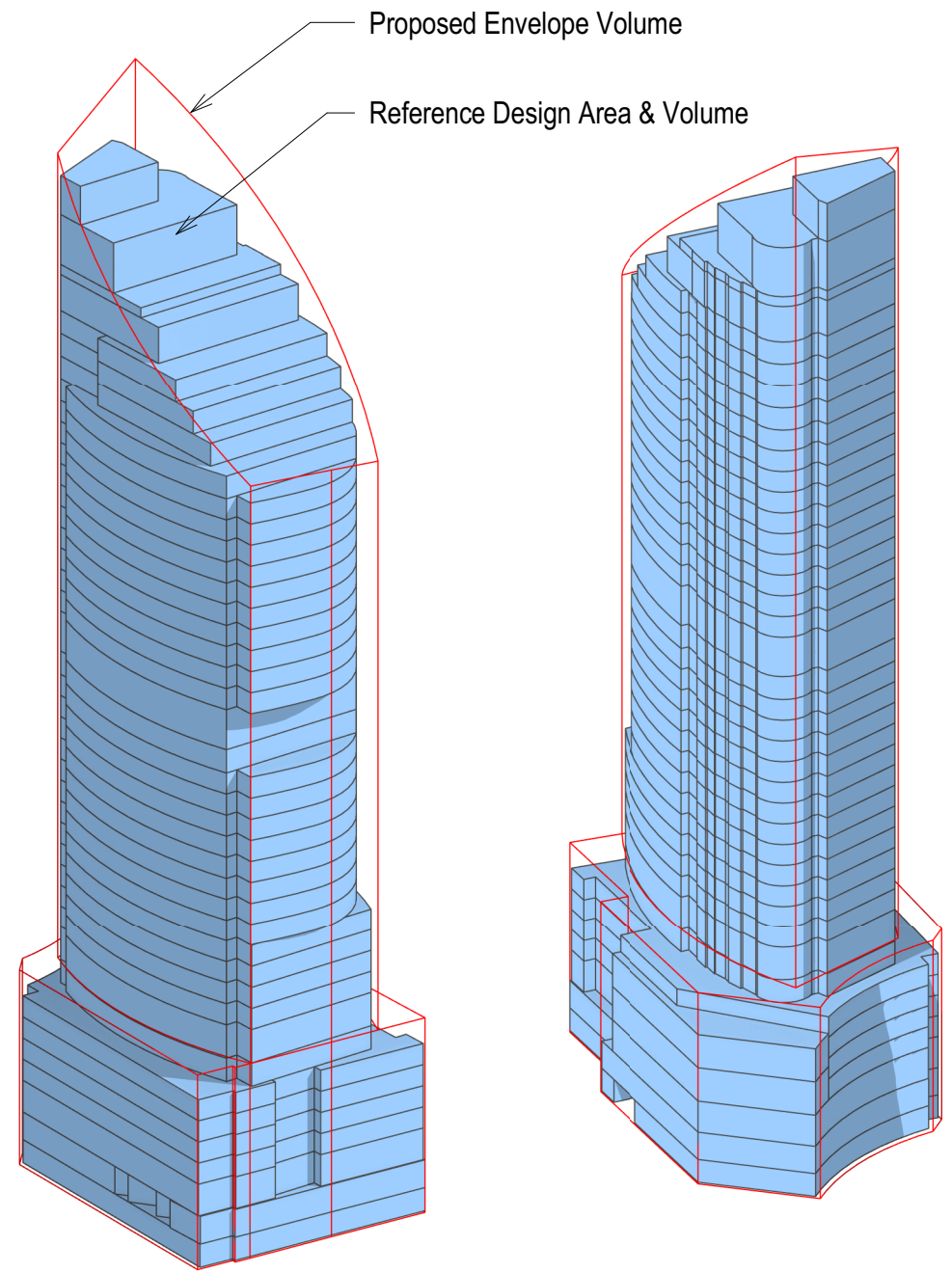


South East View

North West View

Proposed Envelope

Envelope Volume = **337,939m<sup>3</sup>**



South East View

North West View

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 = **297,311m<sup>3</sup>**

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

**Visualisation - View from The Domain**  
RD-04-02  
23/07/21

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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 Area **6438 m<sup>2</sup>**

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

Achieved Total (T1+T2) GFA =	<b>131,391 m<sup>2</sup></b>
Achieved (T1+T2) FSR =	<b>20.41 :1</b>

Basement Levels	Type	Height (m)	RL	GFA(m <sup>2</sup> )
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				<b>0</b>

Proposed Podium (T2)		Height (m)	RL	GFA(m <sup>2</sup> )
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		<b>30.05</b>		<b>22035</b>

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

Proposed Tower (T2)		Height (m)	RL	GFA(m <sup>2</sup> )
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		<b>147.30</b>	<b>203.75</b>	<b>42619</b>

Existing Tower (T1)		RL	GFA(m <sup>2</sup> )
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		209.720	1094
Level 43		214.200	
Parapet 1		225.918	
Parapet 2		231.497	
Total Subtotal			<b>60819</b>

**Total** **177.35** **203.75** **64654**

**Total** **66737**

## 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 <sup>2</sup> )	Volume (m <sup>3</sup> )	Total GBA within proposed envelope GBA(m <sup>2</sup> )	Achieved Volume Articulation (m <sup>3</sup> )	Achieved Volume Articulation %	11% Min Articulation GBA(m <sup>2</sup> )	Min Volume Articulation (m <sup>3</sup> )	Min Volume Articulation %
<b>Proposed Podium Levels (T2)</b>	19992	99945	18592			17793		
<b>Proposed Tower (T2)</b>	59230	237994	52141			52715		
<b>Grand Total</b>	<b>79222</b>	<b>337939</b>	<b>70733</b>	<b>297311</b>	<b>12.0%</b>	<b>70508</b>	<b>300766</b>	<b>11%</b>

Podium Levels (T2)				Total Proposed Envelope (m <sup>2</sup> )	Reference Design Total GBA within proposed envelope GBA(m <sup>2</sup> )
		Height (m)	RL		
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
<b>Subtotal</b>		<b>30.05</b>	<b>56.45</b>	<b>19992</b>	<b>18592</b>
Proposed Tower (T2)				Total Envelope (m <sup>2</sup> )	Total GBA within proposed envelope GBA(m <sup>2</sup> )
		Height (m)	RL		
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	
<b>Tower Subtotal</b>		<b>147.30</b>	<b>203.75</b>	<b>59230</b>	<b>52141</b>
<b>Total</b>		<b>177.35</b>		<b>79222</b>	<b>70733</b>