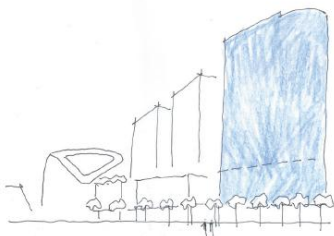
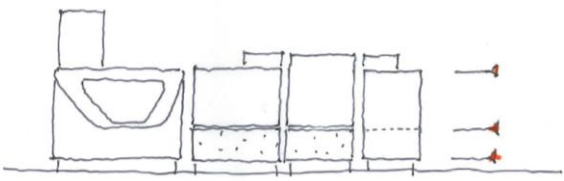


15 December 2025

Response to Design Review Panel Comments

At the conclusion of DRP2.3, the panel provided commentary that was to be addressed in the SSDA submission to inform DPHI's consideration of design excellence. The table below provides a response to the items raised by the DRP in meeting 2.3 and should be read in conjunction with the EIS and Rezoning Report, Design Reports (**Appendix H**) and Architectural Drawings (**Appendix B**).

Comment	Response
Elements of the Design Supported by the Panel	
<i>1. The proposed increase of podium height at Sites 7 and 17 (made in response to earlier DRP feedback) is supported in principle, establishing an improved sense of scale and definition to the northern side of the plaza, the Panel recommends that the height of the podium at Site 17 be increased to align exactly with that of Site 7, as described in the comments below.</i>	The increased podium height is retained in the SSDA submission. Site 7 podium has been designed with a higher floor-to-floor level in order to accommodate parking and potential future adaptation to non-residential use. The podium heights have been aligned as much as is practical given these differing floor-to-floor heights. Refer to the Design Report at Appendix H for further discussion (in particular Section 7-8 of the Precinct Design Report).
<i>2. The removal of tall mounding and the provision of a more level ground plane across the laneways.</i>	Tall mounding is not proposed in the public domain and trees are set in more level ground plane, with a minimum 1.5m depth to any structure below for adequate soil depths and services.
<i>3. The incremental reduction in overshadowing impacts upon the Drying Green, and the Panel would support further reductions that can be achieved to bring the proposal into conformity with the relevant control.</i>	Overshadowing to the Drying Green remains consistent with the DRP 2.3 scheme. Refer to Section 8.3 of the EIS and Rezoning Report for further discussion.
<i>4. The landscape design is developing well, and the deep soil outcomes across the Precinct should be retained.</i>	Noted. Refer to Section 8.5 of the EIS and Rezoning Report and the Landscape Report at Appendix G for further detail on deep soil.
<i>5. The aspiration for Sites 7 and 17 tower facades to embody a calm, gridded expression, however the execution of this concept should be revisited and strengthened, with further consideration of balancing both vertical and horizontal elements, introducing greater facade relief and depth, and improved solar control introducing a hierarchy of facade elements across both sites and with closer attention given to positive qualities evident in the reference imagery.</i>	The design of building 7 and building 17 has been amended to provide a tower facade that is visually more recessive than the podium, which has a stronger and more civic expression fronting the public Plaza. The building 17 materials, colour and expression have also been further developed to match building 7. Refer to Section 8 of the Precinct Design Report and Section 2 of the Site 7+17 Design Verification Statement (Appendix H).
<i>6. Connected lobbies – the finer grain of the connected Build to Rent lobbies is supported and it is recommended that site lines are further developed to enhance the opportunity for visual connection across each site. This will support the principles of CPTED across the precinct.</i>	Alternative designs for the lobbies were investigated, including provision of publicly accessible lobbies to connect throughout the precinct. The Mirvac LIV Operations Team require that these lobby connections are not public, but to be for the use of residents. The Housing SEPP also has recommendations for safety which stress the need for clearly defined access points between public and private entries, and we feel the design has a legible sense of private entry.

	Notwithstanding, the entries have been refined to strike a balance between vision glass and solid elements to allow for visibility whilst still balancing legibility of these elements visually.
Urban Design Principles and Retail Strategy	
7. It is important that the design be led by, and respond directly to, the Urban Design Principles established by Cox in the DRP 1.5 Urban Design Principles meeting. The final design proposals should provide further evidence of how each building conforms with these urban design principles. The principles should continue to be developed and strengthened to address matters of materials, facade depths, proportions, solid-to-void ratios, floor levels, parapet heights and ground level interfaces, and be referenced to inform design development.	The Urban Design Principles have informed the SSSDA design and have been carried through to the design of the Precinct and each building. Podium height and colonnade/awning datums are established, Building 18 is distinguished as a beacon through the use of different colouring and facade design from Building 7 and 17, and the facade proportions have been further developed to reflect the massing and urban design Principles. Refer to the Precinct Design Report at Appendix H for further information.
8. A robust process of design governance - led by Cox as author of the Urban Design Principles - should be implemented, to ensure that the design of each building defining the plaza occurs in concert, and to ensure the quality and amenity of the public domain achieves of design excellence. It should be noted that this strategy should also be adopted for Stage 4.	In response to the DRP process, the Urban Design Principles established by Cox have been adopted by the Stage 3 and Stage 4 design teams and have informed their design work to date. Refer to the Precinct Design Report at Appendix H which details the Urban Design Principles and their adoption into the architecture of the precinct.
9. The Panel acknowledges that the facade refinement, adopting the Panel's advice, may result in a departure from the Urban Design Principle 3.20. As elaborated further below, the Panel recommends that Sites 7 and 17 should be more consistent in terms of architectural expression, character, materials, colours and detailing, while Site 18 may be more individualistic as it sits 'in the round'.	Site 7 and 17 now present as a pair of buildings with a coherent and related facade and expression. Building 18 is established as a beacon architectural form as per Urban Design Principles 3.7:  3.7 Establish beacon architecture form
10. The Panel offers no definitive preference for the Primary or Alternative scheme, other than noting that Site 7 and 17 should read as a more consistent pair, and the Primary scheme may be pursued albeit it departs from the Urban Design Principle 3.1 and the Panel's earlier suggestions for tower height articulation	The amended DRP 2.3 massing has been pursued in the SSSDA package, which incorporates a fairly consistent height of buildings 7 and 17 (referencing Infinity), then stepping downwards for building 18 towards the Drying Green. Refer below for Urban Design Principle 3.1 and the proposed elevation.  3.1 Achieve key height consistencies across Stage 3 form • Key height datums • Solar access • Address Infinity

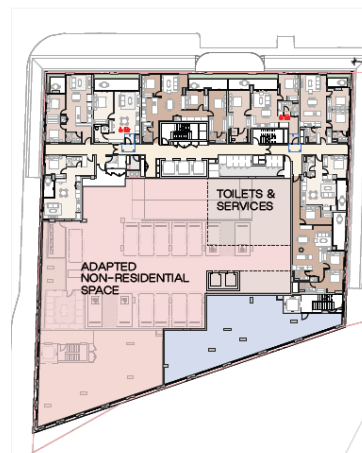
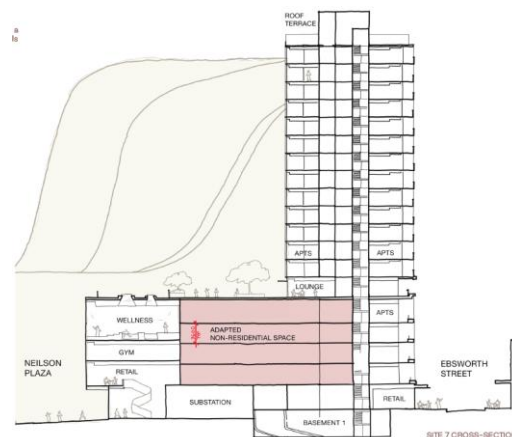


11. The Retail Uses Study has provided the Panel with a good understanding of the needs and context of the Green Square Town Centre. It is positive to see the translation of this study into the Precinct's thematically organised ground level retail layout. The Panel continues to encourage consideration of non-residential on levels above ground within the podiums to meet the objectives of the town centre aspirations.

Ground level activation is provided with non-residential uses proposed on all buildings, along with residential lobbies. Building 7 contains residential amenities within the podium level and has been designed such that a future adaptation to non-residential use could occur for the areas fronting the Plaza (refer s7.12 of the Precinct Design Report and images below).

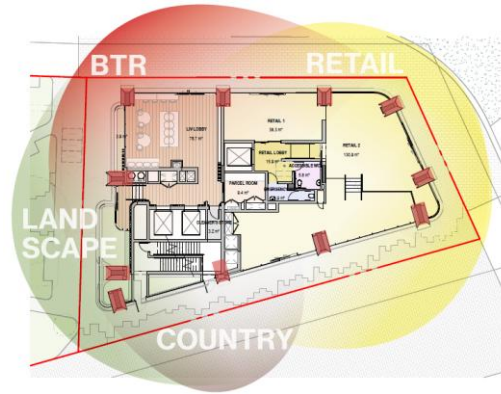
The quantum and type of non-residential uses proposed is supported by the Economic Impact Statement prepared by Colliers Urban Planning at **Appendix SS**.

Refer to **Section 8.1** of the EIS for further discussion and assessment.



'Making' of the Plaza

12. The Panel notes the unique and critically important opportunity for this project to define the 'urban room' of the plaza - the most important public space of the Green Square Town Centre. To this end, Stage 3 and Stage 4/5 together play a part in establishing the sense of definition and character of the plaza, and the Panel's earlier comments regarding a robust process of design governance, led by Cox, along with the consistent application of Urban Design Principles is important.	The status of the project in terms of the broader GSTC redevelopment is noted and acknowledged. Refer to the Precinct Design Report at Appendix H for further detail on the approach to the GSTC and incorporation of the Cox Urban Design Principles.
13. The scheme must establish a strong relationship to the plaza. It is important to deliver a high level of public amenity at the ground plane, and to further interrogate the relationship between the ground plane and built form, architecture and land uses, particularly across the podiums of Sites 7 and 17.	Vehicle loading and substation are located off Tweed Place, which already has a back of house character by providing loading to Infinity. This allows for maximum activation fronting the plaza. Less than 10% of the plaza's ground level frontage is occupied by non active uses, and this area (at the north-eastern corner of Building 18) is identified for a Country-oriented artwork and landscape response. The remaining 90%+ of the frontage is occupied by retail shopfronts, with a small area of residential entrance (approx. 5%) which is also an active use. The Ground Floor pedestrian experience has been refined through tweaks to the colonnades and awnings. Refer to the Design Report at Appendix H for further detail.
14. The visual consistency between Site 7 and 17 should be strengthened to better conform to the Urban Design Principles established for podium alignment. Currently, Site 7 provides the stronger response to the podium height datums. As noted previously, the Panel recommends that Sites 7 and 17 develop more consistently as a related pair in the next phase of design, while Infinity and Site 18 should serve as more distinctive, individualistic 'book-ends' to the northern plaza edge.	Site 7 and 17 now present as a pair of buildings with a coherent and related facade and expression. Building 18 is established as a beacon architectural form. Refer below for comparison of the DRP 2.3 design (top) and the SSDA design (bottom): 
15. The two adjacent podium parapets, which are intended to form one of three plaza-edge datums, appear to be misaligned across the facades of all three buildings, resulting in an inconsistent datum.	The podium datums have been aligned to be close but not exact, to reflect the change in floor to floor levels and ground level RL across

<i>The podium parapet height of Site 17 should be read consistently with Site 7.</i>	each of the three buildings. The height datum means that the podium height of building 7 is read consistently across the site.
<i>16. Similarly, the awning height datums at Sites 7 and 17, and their relationship to the adjacent Infinity building, should be refined to create a more consistent datum, and this should also relate positively to the awning height datum at Site 18 in order to provide stronger plaza definition and greater amenity along the frontages to the plaza. The extent and continuity of weather protection along the plaza edge and into side streets should be reviewed. The panel would like to understand more clearly how the architecture of the cantilevered podium to sites 7 and 17 provides a fitting edge to the plaza and how this resolves at the laneways where the weather protection is provided by expressed awnings. The intent of the weather protection should be clearly articulated and the design amended if the intent is not met.</i>	The Building 18 awning and colonnade design has been further refined to respond to this comment and provide adequate weather protection for pedestrians. Refer to the Building 18 Design Verification Statement at Appendix H for further detail. The top of the Building 7 and 17 colonnades meet the awning on Site 18, forming a consistent height datum, as shown below: 
<i>17. The proposed facade expression (particularly to the podiums and at street level), their sense of depth and relief, and colours and materials applied to each building requires more resolution in order to establish elements that tie the various facades together, particularly for Sites 7 and 17. Of particular note, the 'checkerboard' motif and dual colouring on the podium of Site 17 should be rethought to create a stronger and more consistent visual and tonal relationship with Site 7.</i>	As described above and in the Design Verification Statement for Building 7 and 17 at Appendix H, the façade expression of building 17 has been amended to more closely relate to building 7. The arrangement of vertical and horizontal elements has also been refined to make the towers more visually recessive compared to the more strongly expressed podium.
<i>18. The design response at the base of Site 18, particularly with regard to the height of the awnings, the expressive tapering columns, egress stair discharge point, and landscape planter beds should be revised to prioritise the plaza edge and public activation, also considering wind and rain protection.</i>	The area in question has been identified as an opportunity for Country-centric artwork/design installation. As described above, over 90% of the plaza frontage comprises active uses, and this area will be subject to a pleasant landscape design integrated with a cultural moment to promote visual interest. Refer to the Building 18 Design Verification Statement at Appendix H for further detail. 
<i>19. The Panel encourages further development in facade articulation, depth and relief. The Panel is</i>	The tower façade has been developed to be more visually recessive than the podium while still meeting the required thermal and passive

concerned at the general 'flatness' of tower facade elements.	sustainable design targets. Refer to Section 9.3 of the EIS for further detail.
20. There may be a need for increased self-shading on towers and the depth of facade elements should be increased significantly.	The design of the towers has been tuned to provide adequate levels of thermal protection and performance. Refer to Section 9.3 of the EIS for further detail.
21. Further interrogation of the design of roof forms should be provided for each building so these elements are properly composed and well-integrated. The Panel recommends the provision of landscape and amenity features such as BBQs, toilets and a kitchen to be provided on the rooftop communal space for residents. The amenity of the roof terrace of Site 7 is supported and the roof terrace of Site 18 should be further developed to align with Site 7's level of amenity.	The roofscapes of building 7 and 17 have been lowered and rationalised. The landscape design of building 7 and 18 rooftop has been further developed to integrated landscaping and useable areas. Refer to the Design Report and Verification Statements at Appendix H for further detail.

Town Centre Aspirations

22. Provision of non residential uses should be increased to achieve the objectives of the Green Square Town Centre LEP 2013 to encourage the establishment of Green Square Town Centre as the major commercial, retail, cultural and entertainment centre and to provide an appropriate mix of land use and generate employment in the Town Centre .Further interrogation of the uses at the ground plane, basements and Level 1 is encouraged, particularly in relation to the introduction of more non-retail supporting commercial uses where possible and prioritising active uses in key public areas areas over servicing infrastructure. The interface between Level 1 uses and the plaza should be further developed, with consideration given to future adaptation to alternative non-residential uses. The Panel supports minimisation of car parking in favour of more active uses.	Refer to response to Item 11 which discusses non-residential uses and future podium adaptability for building 7. Also refer to Section 3.10 of the EIS.
23. Similarly, the concentration of residential amenities within Site 7 is acknowledged and the associated benefits are understood. However, it is also noted that the facade of Site 17 does not provide any non-residential uses above ground level, and as such encourages any opportunities to increase the range of uses that bring activation to this facade.	The BTR residential amenities have been designed to function on a precinct-wide basis, with building 7 being the resident hub comprising a majority of the amenities. Residents of all three buildings, including affordable dwellings, will have access to all residential amenities in the precinct. Refer to Section 8.4 of the EIS for further discussion and detail.
24. The Connecting with Country response should be further developed to show how the principles for Connecting with Country will be tangibly and genuinely implemented through a range of elements in the design, and not only in Public Art. This is especially important to demonstrate the role of the Town Centre as an important destination for the community and alignment with First Nations principles.	A range of opportunities to recognise and connect with Country are outlined in the Connecting with Country report prepared by Balaranji, which draw on the precinct-wide principles established in previous years for the GSTC. Opportunities include: - Recall Gadigal landscape in the public domain and landscape design. - Installing cultural elements/art/seating/language within the public domain.

	• Optimising the use of Country inspired materials/colours/textures on key facades (building 18). • Potential use of water in the public domain design. • Relationship between buildings across the Plaza. • Art/storytelling opportunities at key junctures across the site (between building 7 and 17). • Implementing spaces for cultural gathering in the landscape design and building entries. • Installing multilingual wayfinding signage. These opportunities will be confirmed during the post-approval co-design and design development process.
Additional Matters	
25. <i>ADG Compliance: Compliance with key ADG targets should be interrogated and confirmed in the submission, in particular the approach to quantifying cross ventilation appears to include a number of single-aspect apartments relying on notches to achieve natural cross-ventilation. By further developing compliance with natural cross ventilation and solar access, opportunities may arise to meaningfully improve the expression and hierarchy of facades.</i>	Solar access to apartments has been maximised, with 63.4% of apartments achieving compliance with the 2hr requirement. While this is lower than the 70% ADG Criteria, it is maximised given the dense urban environment and is higher than the previously approved scheme at the site. Cross ventilation complies with the 60% requirement for the first 9 levels and has been verified by RWDI. Refer to Section 8.4 of the EIS for further discussion.
26. <i>Landscaping and Public Domain: The Panel recommends that further clarity be provided on the ongoing discussions with Council relating to the design and landscaping of public streets throughout the Precinct.</i>	Consultation with the City of Sydney has been ongoing and will continue as the project evolves, in accordance with the requirements of the Voluntary Planning Agreement.
27. <i>Affordable Housing: Further clarity should be provided on how affordable housing will be distributed and managed across the Precinct.</i>	A true tenure-blind approach to affordable housing is proposed, with affordable tenants occupying standard BTR apartments have having access to the same facilities that market tenants do. Refer to Section 6.5 of the EIS for further discussion.
28. <i>Privacy and cross viewing: Some apartments orient bedroom windows towards other habitable rooms across the narrow streets and laneways and to Infinity. Further mitigation of visual privacy impacts is required for these interfaces, particularly where ADG building separation targets are not met.</i>	Building separation is consistent with the DCP intended layout for the site. Where there are non-compliances with the ADG visual privacy separation Design Criteria, particularly across the laneways being dedicated to Council, strategically located fins are proposed to direct viewers away from other habitable rooms. Refer to the Architectural Drawings at Appendix B for further detail.
29. <i>Northern Elevations - as the internal layouts develop in response to the requirements of the ADG, it is recommended that the northern elevations of Sites 7.17 and 18 are further reviewed to provide a consistency of alignments across each site's facades. In many instances the glazing facing adjacent Private Open Spaces (balconies) is misaligned resulting in a complexity which detracts from the northern elevations.</i>	The design of the northern facades has been developed in accordance with the other commentary provided in this letter. The layout of apartments remains generally as per the DRP 2.3 pack to ensure that apartments have appropriate outdoor spaces, ventilation and solar access. Refer to the Design Report at Appendix H for further detail.