PLUS STUDIO®

SITE 18

MIRVAC GREEN SQUARE - SITES 7, 17 AND 18
960A BOURKE STREET, ZETLAND

DESIGN VERIFICATION STATEMENT

16.12.2025
REVISION A

mirvac

We acknowledge the Traditional Owners of Country, whose deep relationship with this land is etched into its landscapes and passed through generations. We pay our respects to Elders past and present.

We acknowledge and celebrate Gadigal and inner-Sydney Aboriginal and Torres Strait Islander peoples within the foundational narratives of place, and recognise that this land still holds Their stories and responsibilities and to honour that deep continuity.

With respect for the past and responsibility for the future, we design with awareness, shaping places that honour these enduring legacies.

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1 INTRODUCTION

DEVELOPMENT SUMMARY

LOCATION
GADIGAL COUNTRY, EORA NATION

SITE 18, STAGE 3
GREEN SQUARE TOWN CENTRE

960A BOURKE STREET, ZETLAND

CITY OF SYDNEY COUNCIL

CLIENT
MIRVAC

DISCIPLINES
ARCHITECTURE

SECTOR
BTR
RESIDENTIAL
RETAIL

HEIGHT
60.81M, 20 STOREYS

SCALE
GFA: 8,657.9 SQM,
SITE: 645 SQM,
126 APARTMENTS

Site 18 within Green Square Stage 3, located at 960A Bourke Street, is imagined as a lively heart within a growing neighbourhood. Our vision brings 126 Build to Rent (BTR) apartments and a generous layer of retail to the ground plane, forming one of a three-part ensemble that will ultimately deliver 511 homes across Sites 7, 17 and 18. The three towers are sited around two pedestrian friendly laneways and a shared basement, creating a connected precinct where daily life moves with ease. The ground plane is shaped to feel open, social and naturally active, with amenities shared between the buildings to nurture genuine community rather than simply proximity. A detailed proposal of the Site 7 and 17 buildings can be found in the Design Verification Statement for Site 7 and 17, prepared by FK Australia.

As we worked, we drew from the rhythms of Green Square itself — its tree canopies, generous parks, and the civic energy of the plaza. These elements guided the way the buildings meet the ground and how their forms rise. Our team explored the idea of a tree growing from Country: roots in the earth, strong vertical lines lifting skyward, and branching canopies that offer comfort and shelter. This idea lives through the sculpted vertical expression of the towers, the soft, earthy palette, and the sandstone base that anchors the lobby entry to the ground. The active rooftop offers moments to look outwards and upwards, connecting residents to surrounding skylines and shifting sky throughout the day.

We also embraced the opportunity to weave deeper stories of Country into the project. Through early conversations about gathering, movement and shared space, the laneways and public edges are shaped as places that encourage interaction. Landscape, lighting, and materiality support this idea to create an environment that feels welcoming and grounded. Thoughtful placement of public art and interpretive elements orient the precinct towards Neilson Plaza and its movement patterns, giving passers-by a chance to learn, pause and connect.

Bringing the project to life required close collaboration. Our engineers, landscape architects, sustainability consultants, cost planners and access specialists worked alongside us from the beginning, each adding their own craft to the whole. Their insights helped us deliver a design that is environmentally responsive, cost-efficient and built around long-term value for residents and the wider community. The result is a place shaped for people: a mix of homes, laneways and public spaces that supports everyday living, celebrates its context and offers something meaningful back to Green Square.

COLLABORATORS

DESIGN MANAGER:	MIRVAC
PLANNING CONSULTANT	COLLIERS
URBAN DESIGN	COX ARCHITECTURE
ARCHITECT - SITE 7 & 17	FK AUSTRALIA
LANDSCAPE ARCHITECT	OCULUS
CONNECTING TO COUNTRY CONSULTANT	BALARINJI
GEOTECHNICAL CONSULTANT	DOUGLAS PARTNERS
STRUCTURAL ENGINEERING	WEBBER DESIGN
FLOOD CONSULTANT	GRC HYDRO
CIVIL ENGINEERING	AT&L
WATER SERVICES CO-ORDINATION	RARI
ELECTRICAL ENGINEERING	JHA
ASP3 CONSULTANT	IGS
MECHANICAL ENGINEERING	JHA
HYDRAULIC & FIRE ENGINEERING	COLLECTIVE ENGINEERING
ACOUSTIC ENGINEERING	ACOUSTIC LOGIC
WIND CONSULTANT	RWDI
TRAFFIC AND TRANSPORT CONSULTANT	PDC CONSULTANTS
WASTE AND LOGISTIC MANAGEMENT	URBIS
BCA CONSULTANT	AED GROUP
SUSTAINABILITY CONSULTANT	LCI
FACADE CONSULTANT	INDESCO
ACCESSIBILITY CONSULTANT	ARCHITECTURE & ACCESS
PCA	MCKENZIE GROUP

THE CONTEXT

The Context

COUNTRY AND WATER

Green Square sits on Country shaped by water, sky and movement. Once a network of wetlands, creeks and sandhills that supported rich plant communities and sustained gathering by human and animal kin alike.

Species such as grass trees, banksias, bottlebrush and Gymea lilies emerged as natural markers within this open landscape, their bold forms and vivid blooms providing both ecological cues and visual wayfinding across the terrain. Sydney red gums and sandstone outcrops further framed this environment, grounding the land with layered textures and earthy tones.

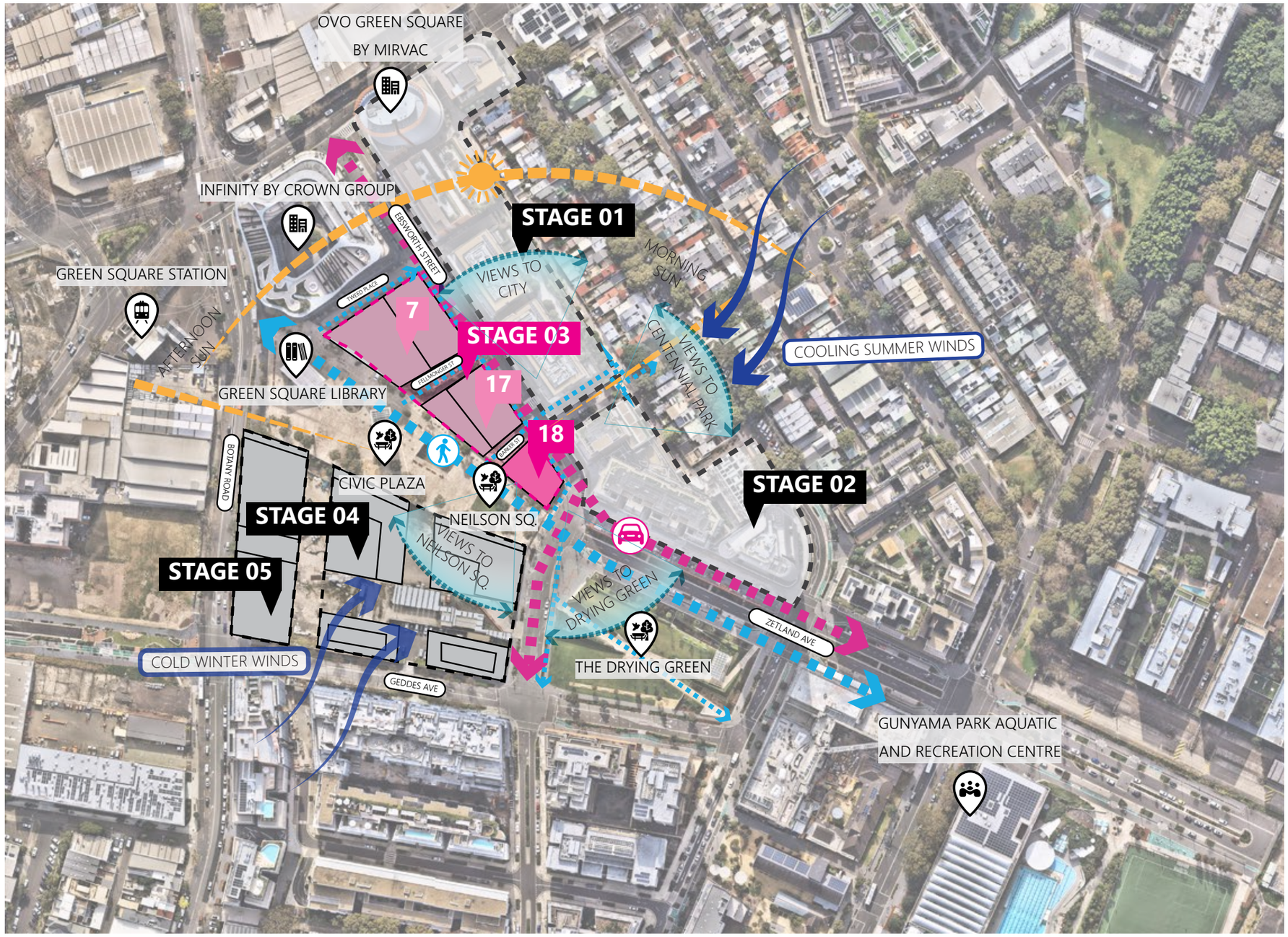
Seasonal pooling of water created places of meeting, ceremony and exchange - patterns of gathering that remain embedded in the memory of Country and resonate in today's civic spaces.

These natural systems inform our understanding of place, guiding a design approach that draws inspiration from the tonal richness, vertical gestures, and rhythm of flora and geology to respectfully translate Country into built form.






The Context
LOCALITY



Stage 3 is located between Ebsworth Street and Neilson Plaza, at intersections between civic, recreation, residential, and commercial precincts. Its walking proximity to surrounding amenity and public transport routes create a good basis for a new residential community. Views to the city skyline are aligned to the northern solar aspect, with views across to the Drying Green and Neilson Plaza below providing ample opportunity for residential amenity both above and below.

1 MIN WALK
Supermarkets

2 MIN WALK
The Drying Green

6 MIN WALK
Green Square
Train Station

3 MIN WALK
Primary School

5 MIN WALK
Aquatic Centre

2 MIN WALK
Future light rail


GREEN SQUARE STATION


GREEN SQUARE LIBRARY


THE DRYING GREEN


GUNYAMA PARK AQUATIC AND REC-REATION CENTRE

DESIGN RESPONSE

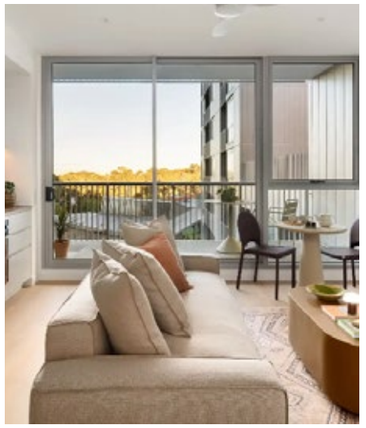
OUR VISION

DESIGN DRIVERS

Conversations with Traditional Owners shaped a deep understanding of Country that underpinned both design opportunities and meaningful responses for the site. These discussions, combined with careful consideration of planning controls, environmental conditions, and the evolving vision for Green Square, informed a holistic design approach that balances cultural respect, urban responsibility, and community needs. The project also responds to the emerging BTR model, aligning with aspirations to provide adaptable, high-quality homes that support long-term living in a growing, diverse precinct. From this integrated process, six core design drivers were established to guide the development: contextual integration, adaptable living, climate responsiveness, celebrating Country, engaging the public realm, and fostering a vibrant community. Together, these drivers form the foundation for the design thinking, approach, and outcomes realised across the project.

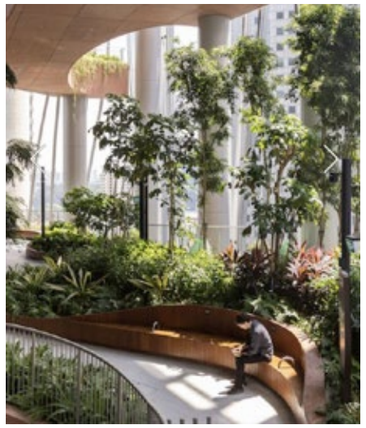
Contextual Integration

The design responds directly to Green Square's intersecting streets, boulevards, and civic spaces, ensuring the building sits harmoniously within its urban and social context while acting as a clear precinct marker.



Adaptable Living

Apartment layouts support a diversity of household types and future adaptability, including accessible apartments and flexible spaces, while maintaining efficiency and functional clarity.



Climate Responsive

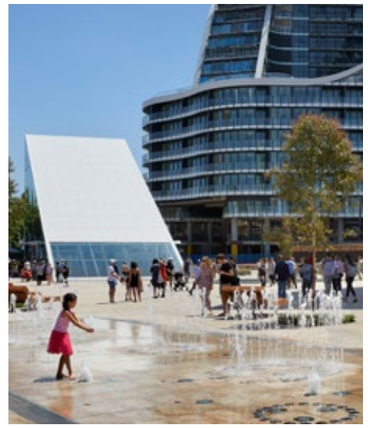
Floorplates, orientation, and façade design optimise solar access, natural ventilation, and daylight penetration, while landscaping and rooftop spaces contribute to passive cooling and environmental performance.

Celebrating Country

Design draws inspiration from Indigenous narratives and the local natural environment, responding to and integrating cultural storytelling and connections to Country throughout the precinct.

Engaging Public Realm

Building frontages, form and interfaces activate streets and pedestrian pathways, creating visually rich and accessible spaces that support movement, recreation, and everyday encounters.



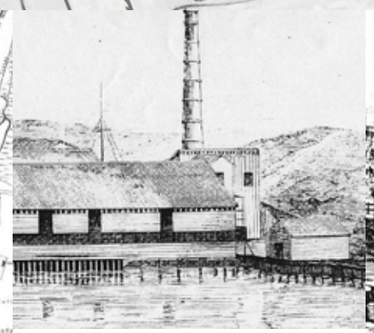
Vibrant Community

Shared spaces encourage social interaction among residents and visitors, fostering a connected, active, and engaged community within the precinct.

CONTEXTUAL INTERFACE

Site 18 occupies a key position at the intersection of significant movement and visual lines within Green Square. It sits within the rhythm of the east-west civic boulevard, connecting major public and recreational destinations, and aligns with north-south pedestrian links along tree lined residential streets, offering a contrast in scale and intimacy. The site interfaces with both civic and retail streetscapes, forming part of a broader network of activation and connectivity within the precinct. Its corner location establishes prominence within these intersecting pathways, creating a point of orientation for both pedestrians and residents.

Recognising the site in this way highlights opportunities to respond to movement, landscape character, and the interplay between civic, residential, and public realms while recognising the cultural and ecological narratives embedded in Country.



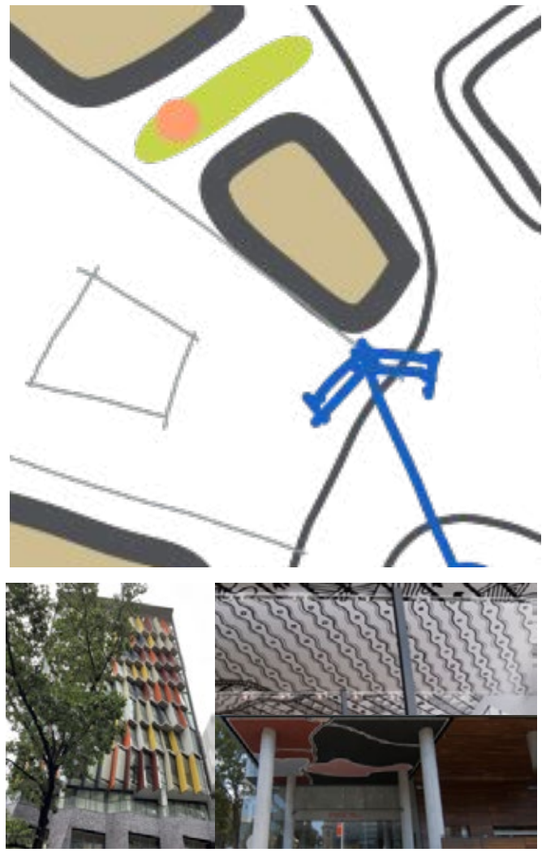
CONNECTION WITH COUNTRY

Intersecting paths cross through wetlands and sandhills as arterial routes used by Aboriginal people for thousands of years. Green Square occupies this historic crossing, now an industrial and residential precinct, attracting a multicultural population while retaining a strong connection to Country.

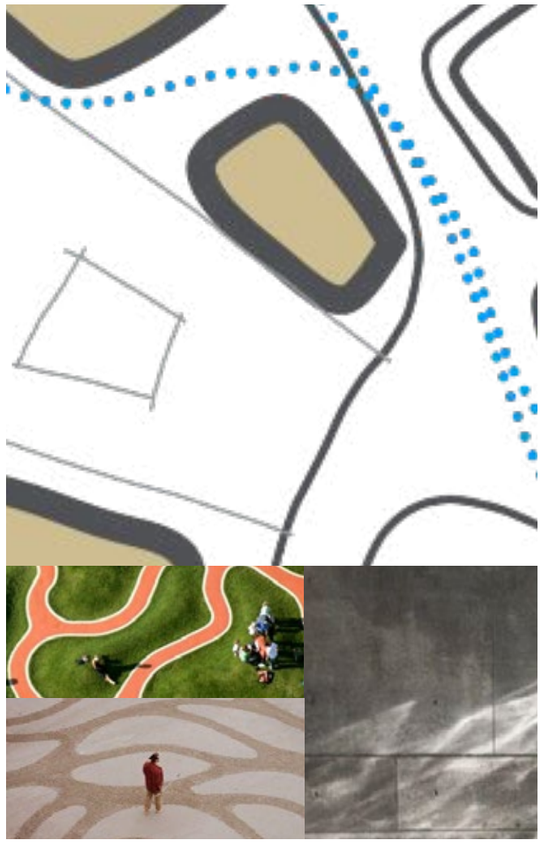
Original songlines and cultural narratives remain embedded in the landscape, providing a foundation for design decisions that respect history and context. Through consultation and a thoughtful design journey, the project integrates these stories into the built environment.

Site 18 is identified as a key corner site at multiple intersections of connecting pathways. Its tonal reds are reflective of the Sydney Red Gum (Angophora costata) as a marker for wayfinding. Its interface with connective entries between Ebsworth St and the Plaza via Barker Street make its western edge and in particular its south-western corner highly exposed opportunities to connect community with Country, culture and engagement with history through architecture and landscape design.

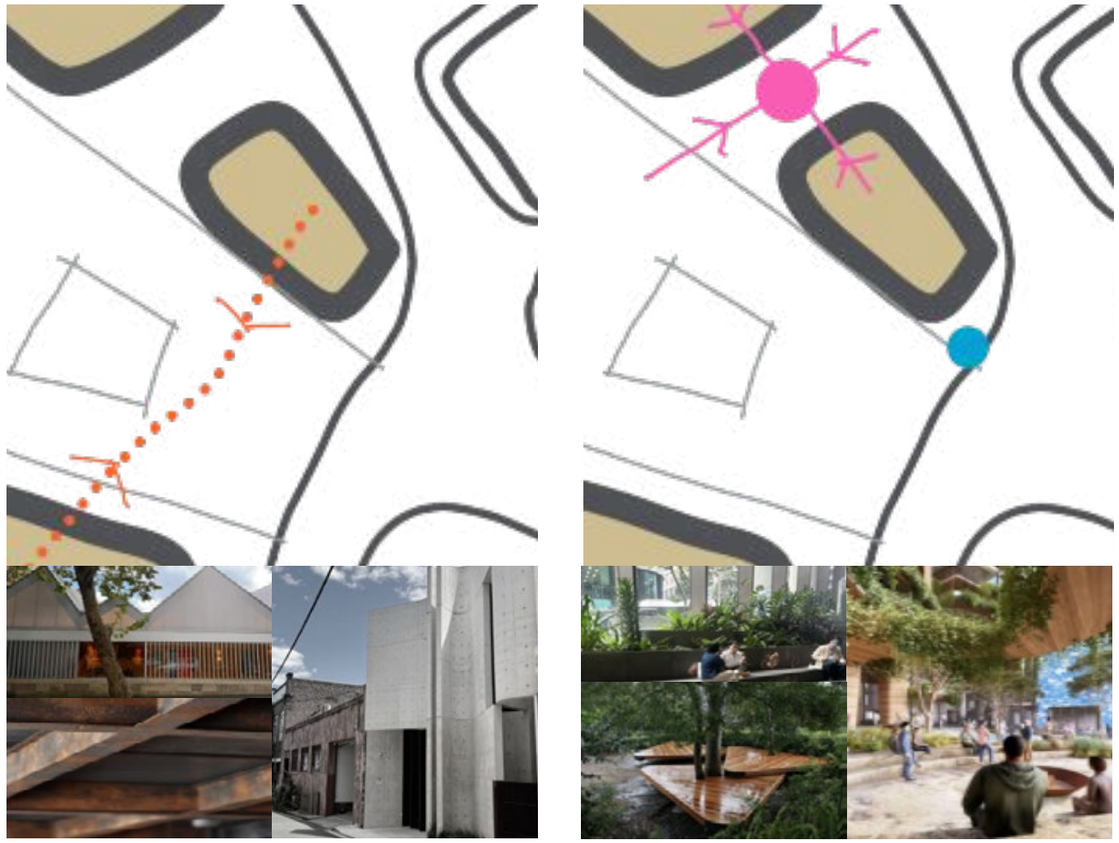
GADIGAL COUNTRY AND CULTURE



CONTEMPORARY HISTORY



COMMUNITY CONNECTION



DESIGN THINKING

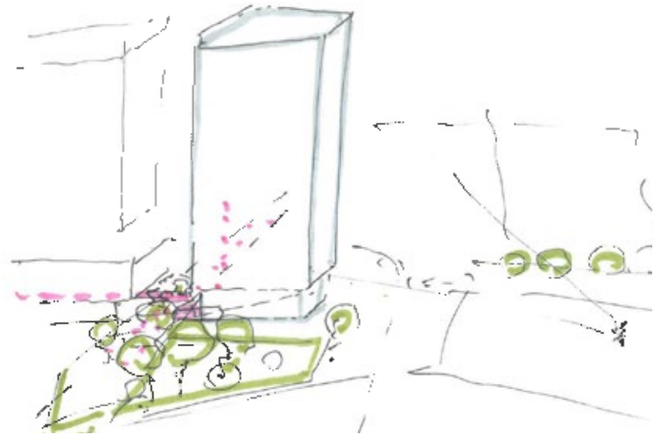
The methodology is composed in three interrelated layers.

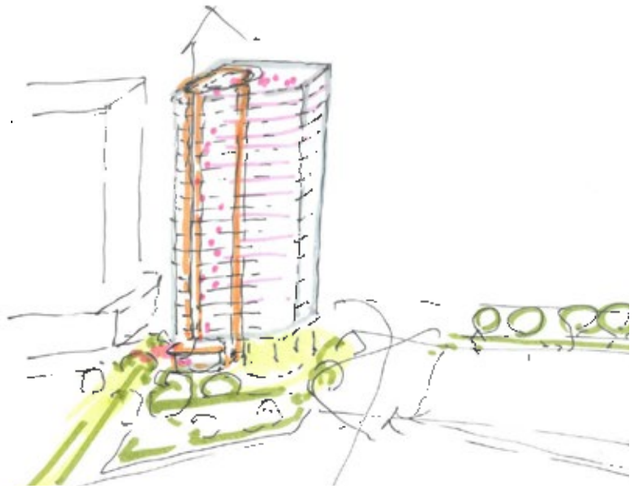
1. The base grows from the ground, shaped by directional relationships and the intersections of streets, laneways and public spaces, establishing a clear and active interface with the surrounding precinct.

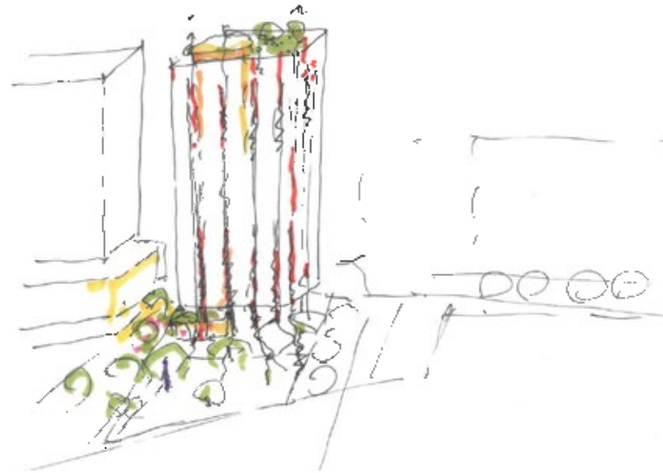
2. The spine forms the building's core, optimising the floorplate to take advantage of multiple interfaces; from civic boulevards to residential streets and retail frontages, enabling efficient circulation and functional connectivity across the building.

3. The tower skin translates the lines established at the ground plane vertically, accentuating these spatial relationships while expressing the tower's presence as a marker within the precinct.

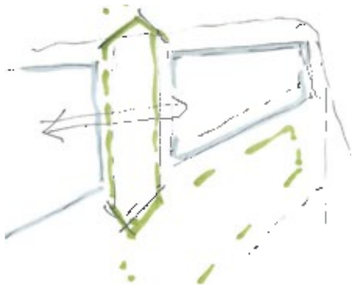
These elements align the building's form with its context, creating a coherent design that is both legible and responsive to Green Square's layered urban character.







1



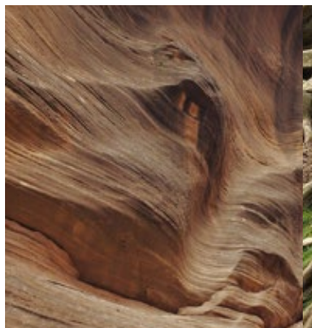
DRAWING FROM THE GROUND

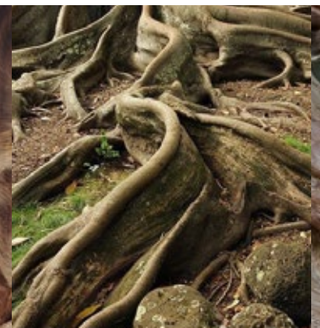
2

LOCATING THE SPINE/CORE

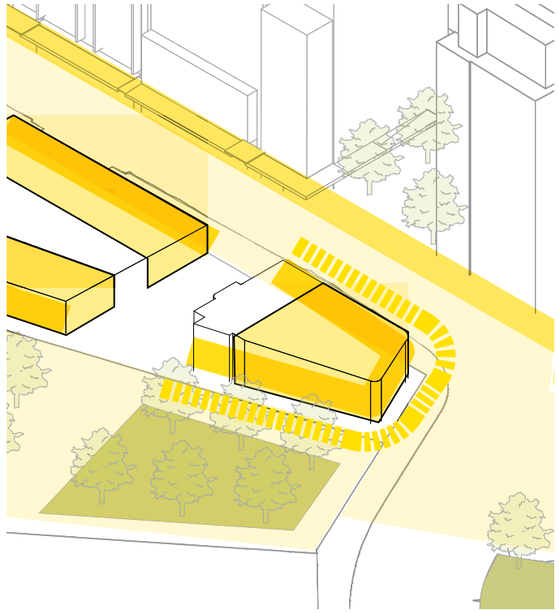
3

EXPRESSING ITS SKIN



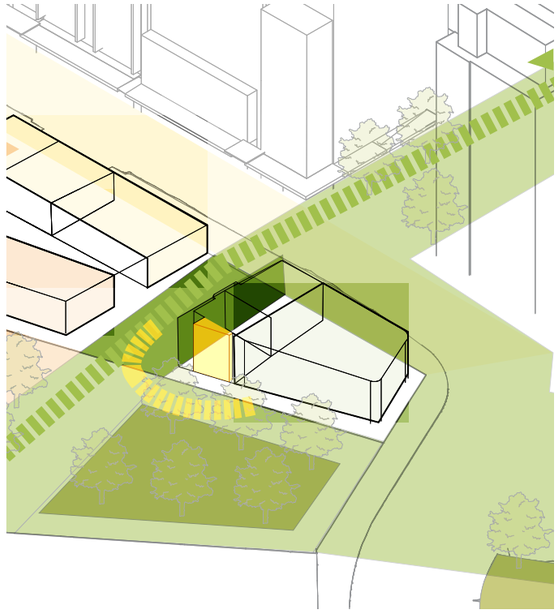


DESIGN PROCESS
BASE GROUND



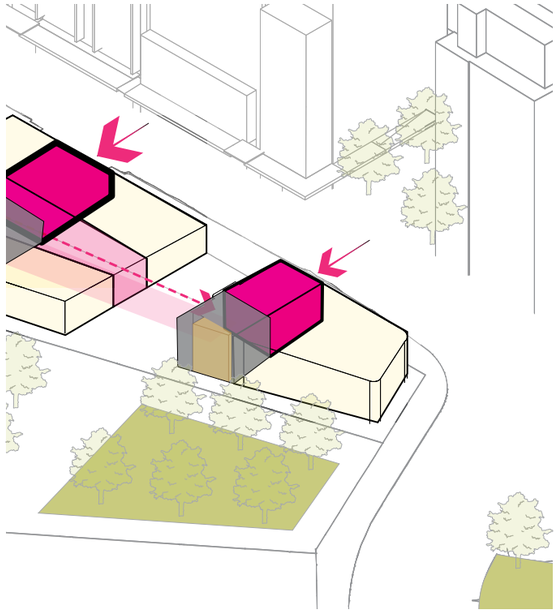
RETAIL INTERFACE

Site 18 retail frontages are strategically located along Ebsworth Street, Paul Street, and the civic plaza to maximise exposure, pedestrian engagement, and spill out spaces for street activation. Double height spaces and transparent glazing create visual connections between interior and exterior activity, while aligning awning datum with Sites 7 and 17 to reinforce streetscape continuity across the precinct.



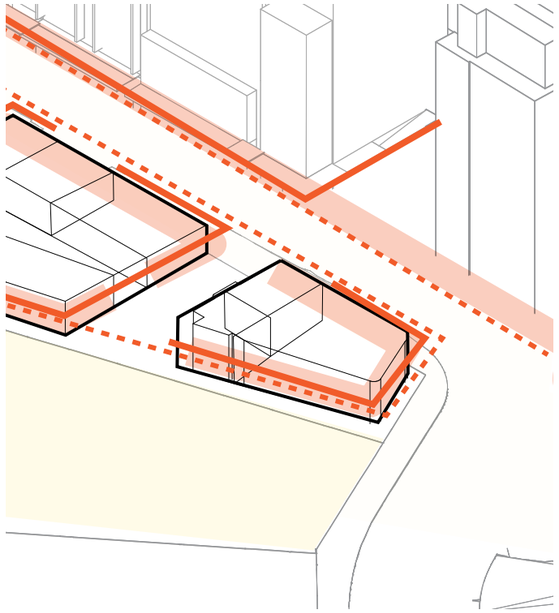
GREEN LINKS

Barker Street's intimate, tree-lined character is enhanced by adopting a landscaped character to the western edge. Ground planters as well as elevated planters are integrated with facade and interior design to blend architecture with open space. The SW corner integrates key sightlines, pedestrian movement, and exposure to the plaza, supporting social interaction, wayfinding, and potential cultural opportunities that respond to Country and is also integrated with a landscaped approach.



BTR ADDRESS & CONNECTIVITY

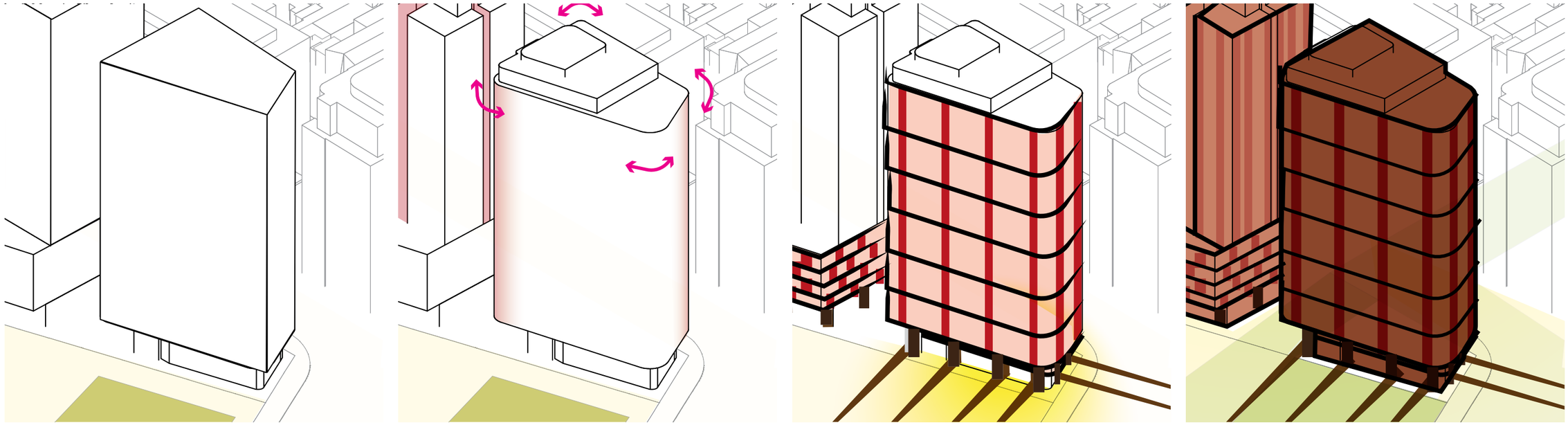
The BTR residential lobby is positioned at the north-east corner facing Ebsworth Street for clear legibility and street address alongside the residential lobbies for site 7 & 17. This location ensures direct access to the primary street address while connecting to the main site lobby in building 17 through landscaped pathways to secondary entries to Barker Street to the west, reinforcing continuity of the BTR community and supporting casual gathering and social interaction within the intimate spaces of the public realm.



STREET SCALE

Continuous awnings define the retail interface, providing shelter, human-scale reference, and visual continuity along streets and plazas. Whilst the treatment of the key corner is to open retail frontage to double height space, the proposed awnings continue a human-scale datum aligned with Sites 7 and 17 on its north, east and south elevations. This helps to reinforce the broader streetscape rhythm while integrating with the ground plane design to support pedestrian comfort, retail activation, and clear separation of public and private realms.

DESIGN PROCESS
TOWER MASSING



BUILDING ENVELOPE

The tower rises to 20 storeys, responding to its role as a precinct marker at intersecting viewlines and pedestrian corridors. The envelope maximises solar access, sightlines, and residential amenity, while carefully managing visual bulk and overshadowing impacts. Its massing relates to ground plane interfaces, maintaining proportion with surrounding context and creating a coherent precinct identity.

BUILDING ARTICULATION

Corners of the tower are rounded to soften visual, wind, and overshadowing impacts whilst creating a building that is legible and engaging in the round. This articulation allows the form to respond to multiple sightlines, pedestrian perspectives, and surrounding built edges, enhancing the tower's presence while contributing to a softer, more approachable urban form.

FINE GRAIN PROPORTION

Vertical elements accentuate the tower's height and provide scale, rhythm, and articulation to avoid monolithic appearance. Its verticality draws lines from the ground and grows skyward as a tree. Secondary horizontal bands are introduced every three storeys to establish proportion and relate visually to Sites 7 and 17 in its podium expression. The combination of horizontal and vertical layers create a measured, human-scaled facade while reinforcing the tower's role as a marker within the precinct.

BUILDING PALETTE

The material palette draws from colour, materials and textures of Country, with a bold earthy tone referencing the Sydney Red Gum for Site 18, contrasting with the more neutral sand-coloured tones of Sites 7 and 17. Site 18's red metallic finish reflects the tree bark's varied tones of light throughout the days and seasons. Vertical and perforated elements provide texture and rhythm, while base materials in sandstone and masonry anchoring the building to the streetscape, uniting colour, light, and context.

MATERIALITY INSPIRATION

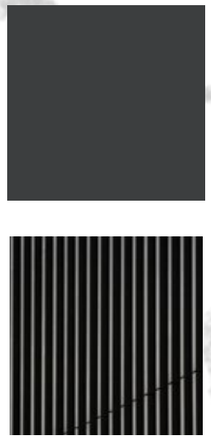
The design draws inspiration from the rich textures and colours of Country and the natural environment surrounding Green Square. The rust-pink bark of the Sydney red gum (angophora costata), with its layers of grey, burnt orange, and clay tones, provides a model for depth and warmth. Native bush florals, such as Gymea lilies, rise from the landscape as visual markers, while the verticality of grass plants and the play of light through tree canopies create rhythm and movement in the natural setting. This palette and textural richness define a sense of place, highlighting the connection between light, form, and the environment throughout the day.

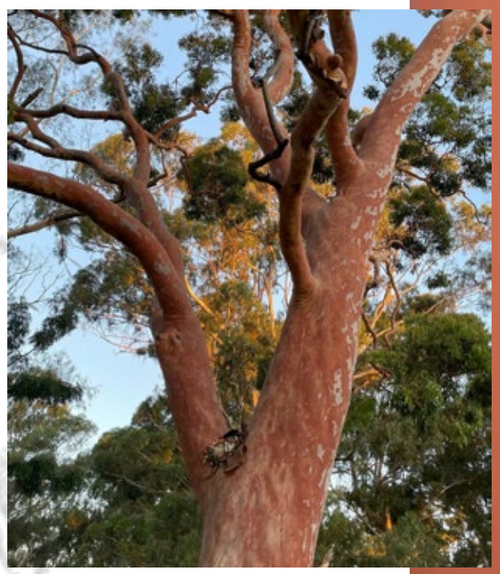
MATERIALITY PALETTE

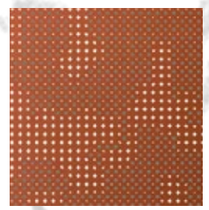
The tower façade reflects the earthy tones and textures of Country, translating the Sydney Red Gum colours into a layered and expressive architectural identity. The metallic finish captures light differently throughout the day, evoking the dynamic qualities of the landscape.

Wide vertical columns rising from ground to the tower channels reference the strength of tree roots to trunks reaching skyward, while battens and perforated panels evoke the fine grain of foliage and filtered light.

Neutral sandstone tones at the base anchor the building and recall natural masonry textures. Collectively, the palette and materiality honour Country, connecting the building to its cultural and ecological context.







DESIGN INSPIRATION

Design is inspired by precedent work which illustrate how earthy tones, vertical elements, and compositional strategies create proportion, rhythm, and hierarchy. They provide tangible examples of constructibility and spatial organisation, demonstrating how each architectural component interacts at human scale. The design draws lessons in materiality, façade articulation, and occupation patterns, ensuring that aesthetic intent aligns with practical, livable, and contextually responsive architecture.

OUR SOLUTION

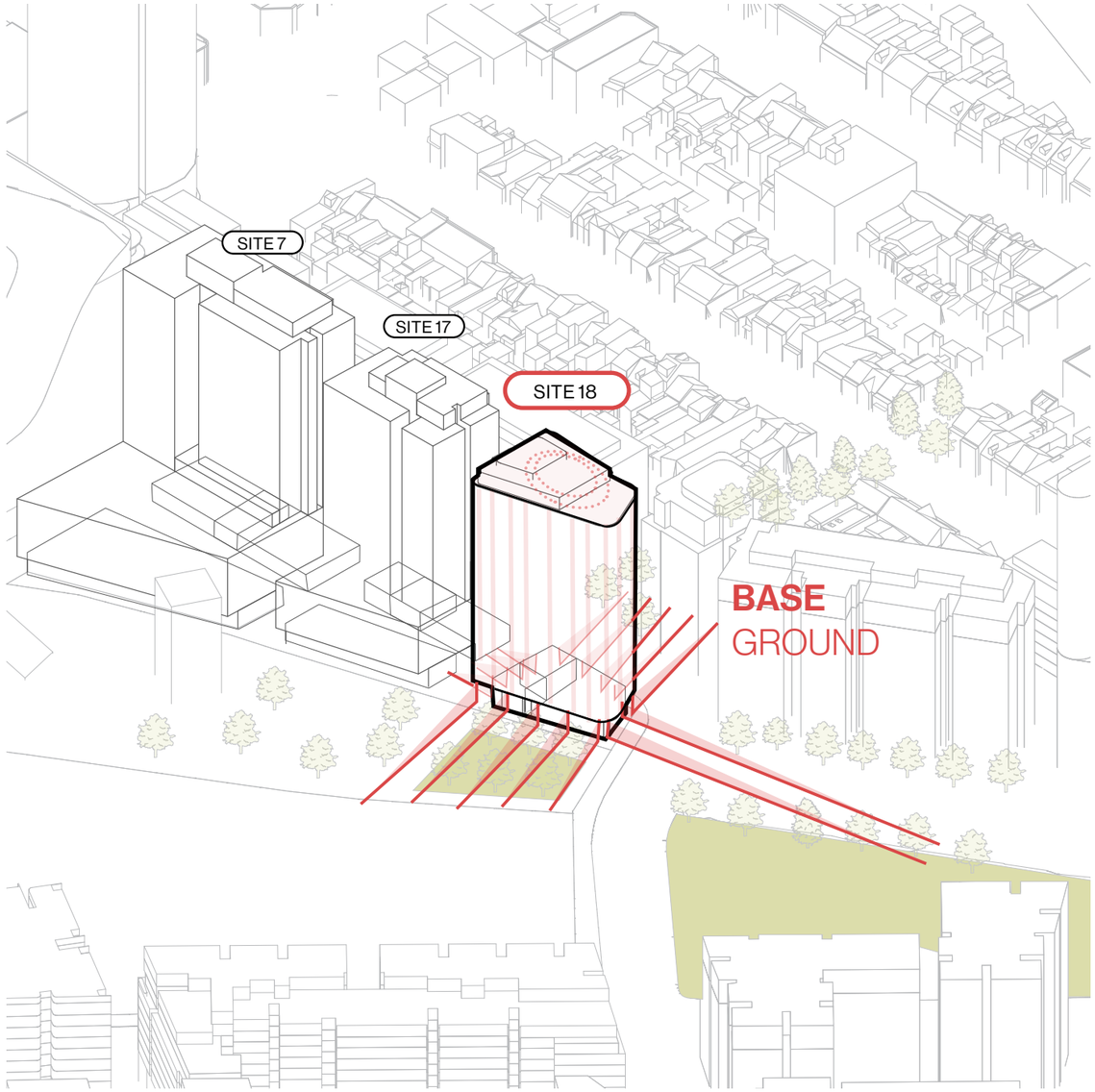
DESIGN COMPONENTS

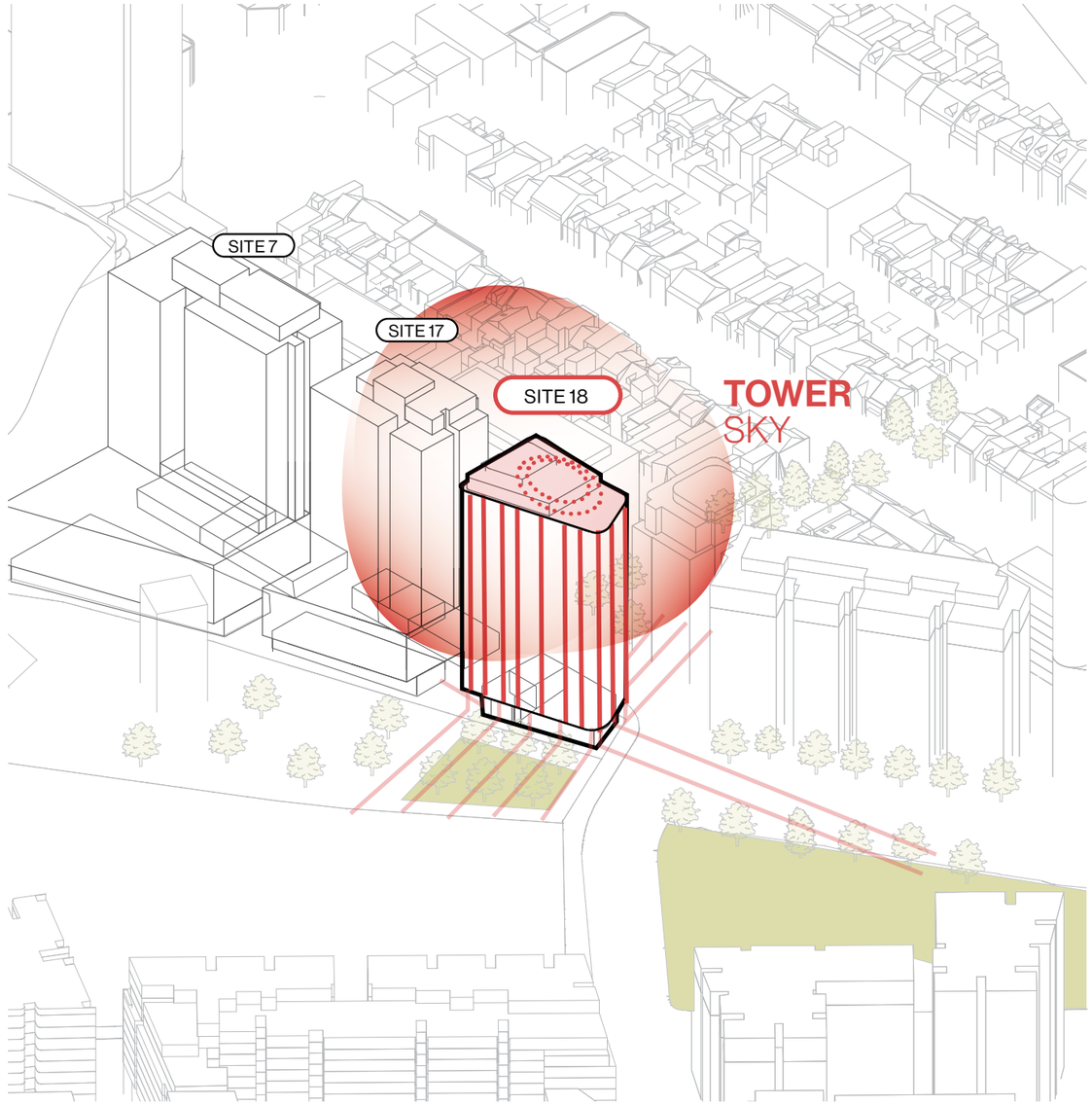
The design of Site 18 is largely composed of a distinct base and tower, each responding to context and function.

The base anchors the building, providing a human-scaled interface with the streetscape and accommodating double height retail along Ebsworth, Paul Street, and Neilson Plaza. The ground plane integrates BTR lobby access, retail activation, landscape, and cultural opportunities, fostering connectivity and pedestrian engagement.

The tower above rises with vertical extrusions, supplemented by horizontal bands, reflecting the structural grid and aligning with proportions of Sites 7 and 17.

This layered approach ensures clarity, proportion, and a cohesive identity while supporting functionality, amenity, and visual connection across the precinct.





BASE
GROUND

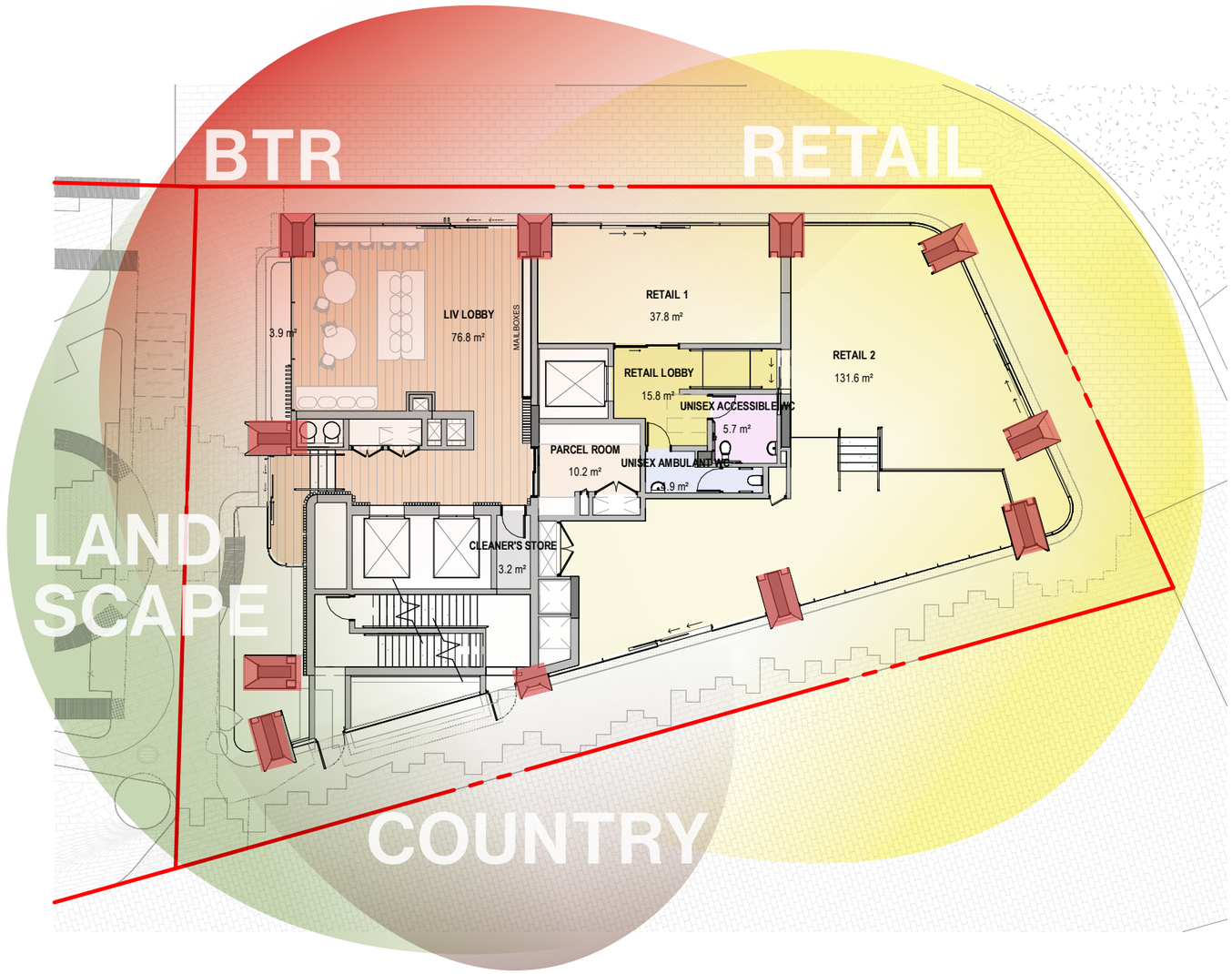
Site 18's ground plane is anchored by the southwest corner, a pivotal junction that integrates key sightlines, pedestrian movement, and visibility to the plaza. A small triangular space here provides a cultural opportunity, seamlessly integrated into the façade, with potential for public art or interactive experiences celebrating Indigenous heritage.

This corner also accommodates the building core, strategically located to negotiate multiple interfaces while supporting efficient floorplate layouts and optimising orientation to amenity on typical tower levels.

From this point, the ground plane responds to BTR resident access, retail activation, and landscape. The main lobby addresses Ebsworth Street, connecting through Barker Street to Sites 7 and 17.

The western edge softens the architectural interface and enhances the laneway landscape character, providing a distinct character to Fellmonger Place.

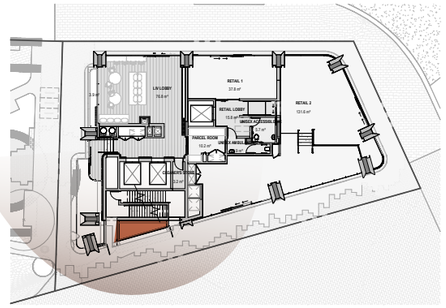
Retail frontages along Ebsworth Street, Paul Street, and Neilson Plaza encourage pedestrian activity and spillout.



BASE
COUNTRY

A dedicated triangular space at the southwest corner of Site 18 provides a unique opportunity to celebrate Indigenous heritage and stories. This area is designed to accommodate a diversity of opportunities to such as Indigenous artwork, or interactive education pieces, reflecting findings from archaeological excavations or broader storytelling from Country.

This space is designed to integrate seamlessly with the façade and offers tactile, sensory, and visual engagement for both pedestrians and residents. Its positioning at a key intersection of sightlines and pedestrian movement maximises exposure and interaction, while linking the precinct to meaningful cultural narratives. The design encourages contemplation, learning, and connection to Country, complementing the public realm and reinforcing Green Square's identity as a place of both everyday activity and cultural recognition.

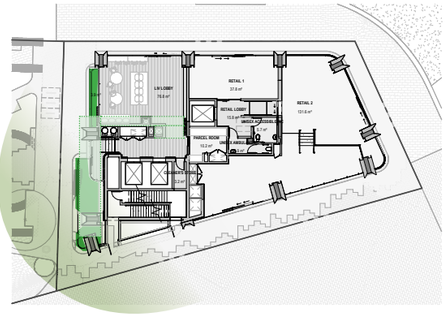


BASE
LANDSCAPE

Landscape is integrated across the ground and Level 2 planters on its western edge, extending the Barker Street character into the building's interface.

Elevated planters create layered visual experience, extending into the internal lobby edges, softening and blending the building interface with the public open space while enhancing biodiversity and microclimate.

The landscape strategy contributes to a cohesive streetscape, blending building edges with pedestrian pathways, and supporting a human-scaled, socially activated environment.

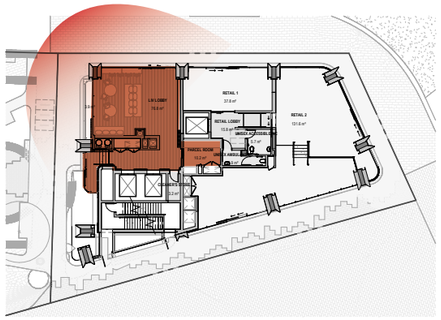


BASE
BTR LOBBY

The BTR lobby is located at the prominent corner of Ebsworth Street, designed for clear visibility and legibility as the main residential entry to Site 18. Internal spaces allow for informal lounge areas and casual meeting points , supporting social interaction within the building.

The lobby provides a secondary entry connecting to Sites 7 and 17 and their shared amenity via Barker Street. Consideration of paving, landscape treatments, and entry thresholds reinforce continuity and a sense of belonging across the BTR community.

Transparency and openness are prioritised to enhance wayfinding, and the interface between lobby, streetscape, and adjoining retail ensures a welcoming and activated edge. The design encourages natural surveillance, connecting residents visually to street life and communal activity, reinforcing the broader precinct's vibrancy and accessibility.

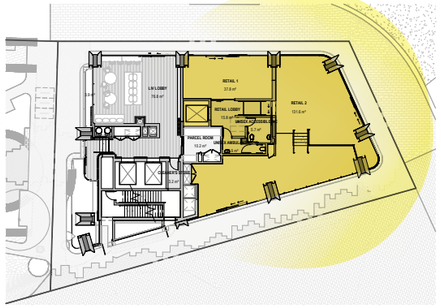


BASE
RETAIL

Retail at Site 18 is conceived as a double height, visually engaging space with extensive exposure to its surroundings. Two tenancies are provided, with the flexibility to combine into a single larger space, sharing a central lobby that allows frontages to be maximised along Ebsworth Street, Paul Street, and Neilson Plaza. The retail lobby includes accessible amenities and a lift connecting to the basement and shared services under Sites 7 and 17.

A continuous awning establishes a datum line around the retail edges, aligning with Sites 7 and 17 to reinforce streetscape cohesion and human-scale rhythm. Transparent glazing strengthens visual connections between interior and exterior, supporting a lively, flexible retail mix.

Floor levels and entry points optimise accessibility, interaction and engagement, while integration with surrounding landscape and pedestrian pathways contribute to a connected, active, and socially vibrant precinct within the Green Square community.



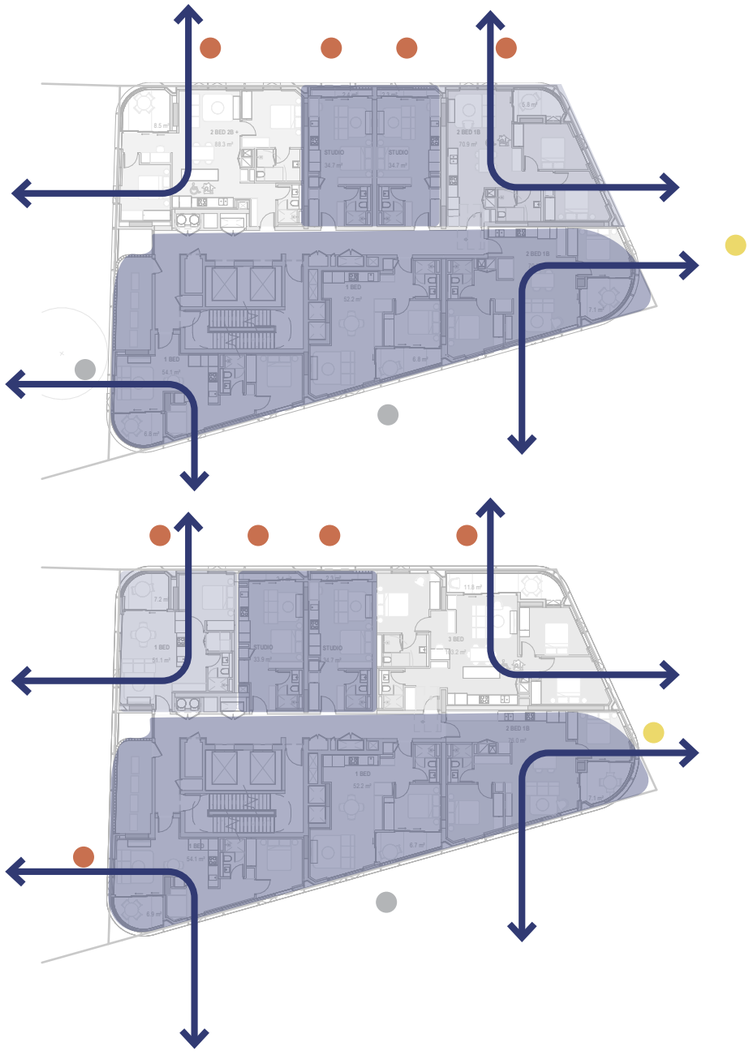
TOWER FLOORPLATES

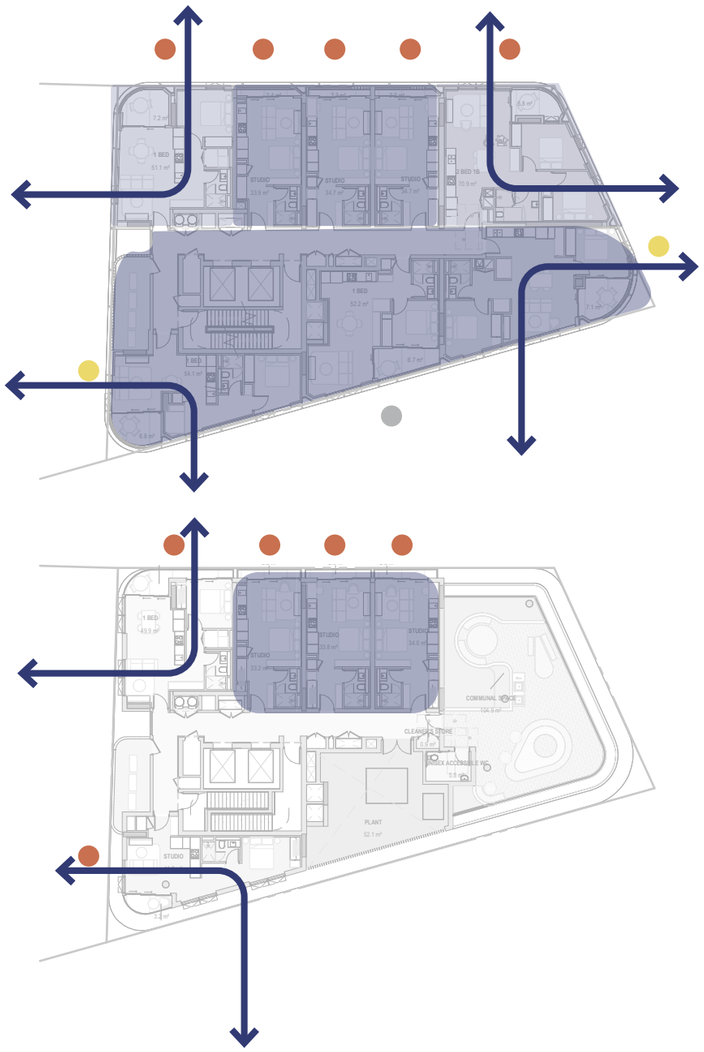
The core location was established at inception to optimise floorplate arrangements allowing apartments to take advantage of orientation to solar access, views, and natural ventilation. Embedding Mirvac's LIV Principles mean that apartments achieve a high standard of performance and livability.

More apartments are located on the northern side, maximising exposure to sunlight and city views, while each corner accommodates a unit to support cross-ventilation.

The layout is generally consistent across levels, with minimal variation in floorplates, providing efficiency and clarity in circulation, structure and servicing. Fixed apartments along the southern edge and the north-central studio maintain this regularity, while corner units at the NW and NE combine flexibly as 1-, 2-, or 3-bedroom apartments, allowing future adaptability, including conversion to accessible layouts.

This configuration aligns with the structural grid, ensuring efficiency and functional clarity.





OUR SOLUTION

PLUS STUDIO

LIV BTR DESIGN PRINCIPLES

DURABILITY

DURABILITY – PRODUCTS THAT ARE ROBUST AND TIMELESS, WHILST ENSURING THE QUALITY OF BUILD IS NOT COMPROMISED AND FIT FOR PURPOSE. CONSIDERATION TO HIGH TURNOVER OF TENANCIES AND SIMPLICITY IN MAKE GOOD OF FINISHES BEFORE RE-LEASING (E.G. NO INTEGRATED APPLIANCES);

FLEXIBILITY

FLEXIBILITY – ALLOWING FOR MULTIPLE USES OF BOTH COMMUNAL AND PRIVATE SPACES, AS WELL AS THE ABILITY FOR CUSTOMISATION OF APARTMENTS FOR TENANTS NEEDS;

ACCESSIBILITY OF SERVICES

ACCESSIBILITY OF SERVICES – ENSURING PLANT AND EQUIPMENT IS EASILY AND SAFELY ACCESSIBLE FROM COMMON AREAS FOR ONGOING MAINTENANCE;

EFFICIENCY

EFFICIENCY – FROM THE DESIGN OF THE BUILDING THROUGH TO SUSTAINABILITY AND TECHNOLOGY INITIATIVES, DECISIONS ARE TO BE MADE TO LOWER THE OPERATING COSTS OF THESE ASSETS, IMPROVE PERFORMANCE AND PROMOTE INTEGRATION OF ITS RESIDENTS, AND

AESTETIC QUALITY

AESTHETIC QUALITY – TO BE CONSIDERED WITH REFERENCE TO MIRVAC'S REPUTATION FOR PROVIDING A HIGH QUALITY RESIDENTIAL PRODUCT.

FIXED UNITS: 3-4 FLOORPLATES

FIXED UNITS: 2 FLOORPLATES

MAXIMUM SOLAR - NORTHERN ORIENTATION

MORNING & AFTERNOON SUN - EAST-WEST ORIENTATION

MINIMISED SOUTH FACING SINGLE ASPECT APTS

DUAL ASPECT - NATURALLY CROSS VENTILATION

TOWER
FACADE

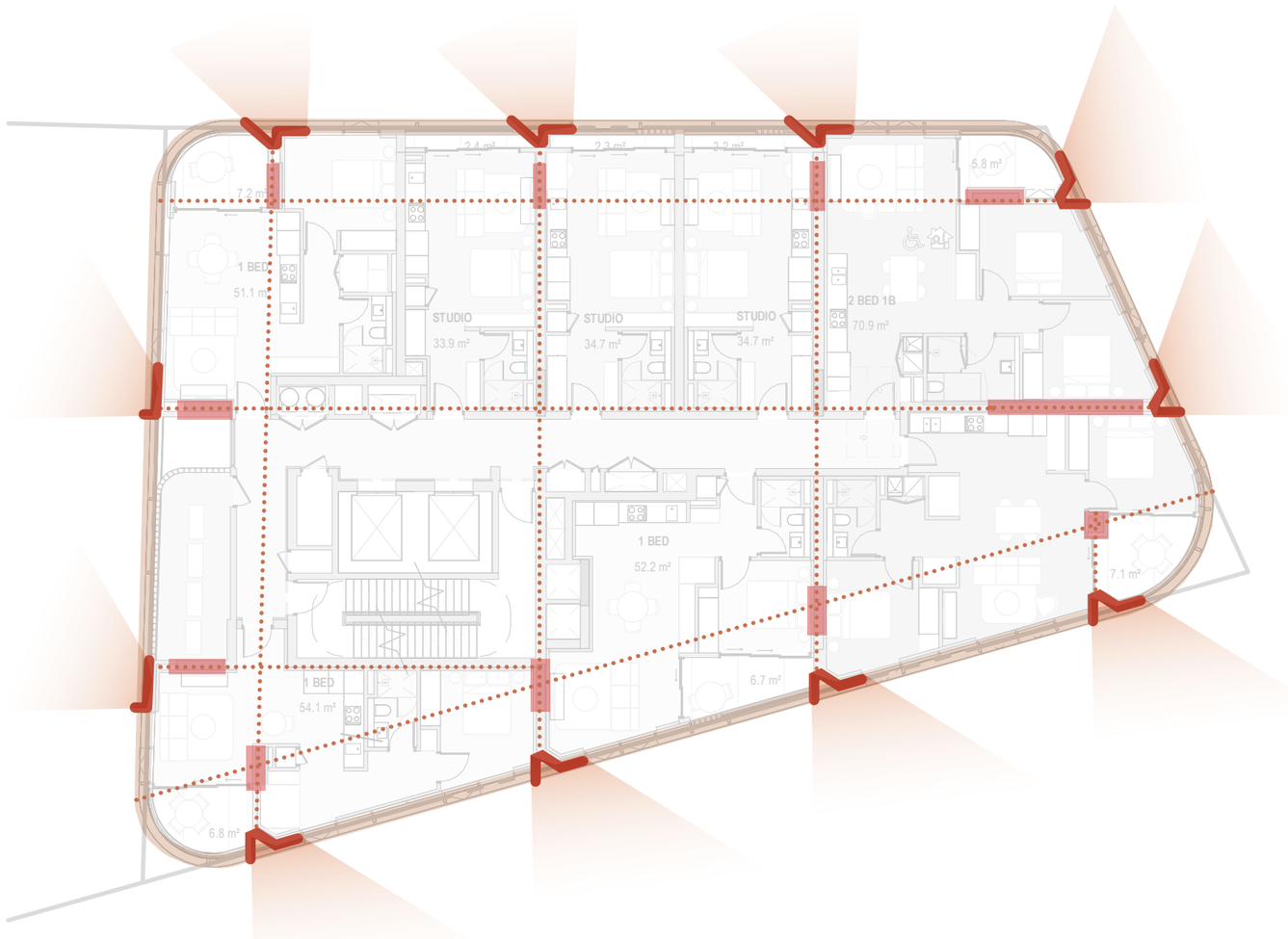
The tower façade at Site 18 is both expressive and highly functional, designed in alignment with the building's structural grid.

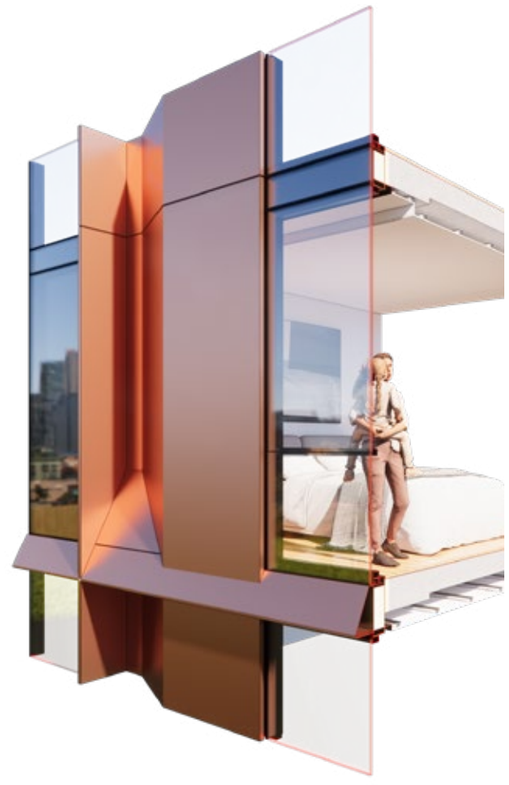
Vertical panels correspond directly to the underlying structural columns and floorplate dimensions, balancing a functional layout for the apartments. This integration allows the façade elements to be scaled and proportioned in harmony with the internal structure.

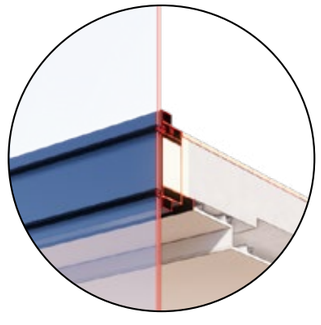
Extruded panels express the verticality of the tower form in aluminium panels in a earthy-red tone, supported by the recessiveness of dark grey elements and curtain wall glazing between them.

Curtain wall glazing creates light-filled spaces while maintaining structural efficiency.

Horizontal profile at the building edge are expressed in the red tone every 3 storeys to create a gridded form with hierarchy and relationship to the massing of Sites 7 & 17 podium in response to DRP feedback.





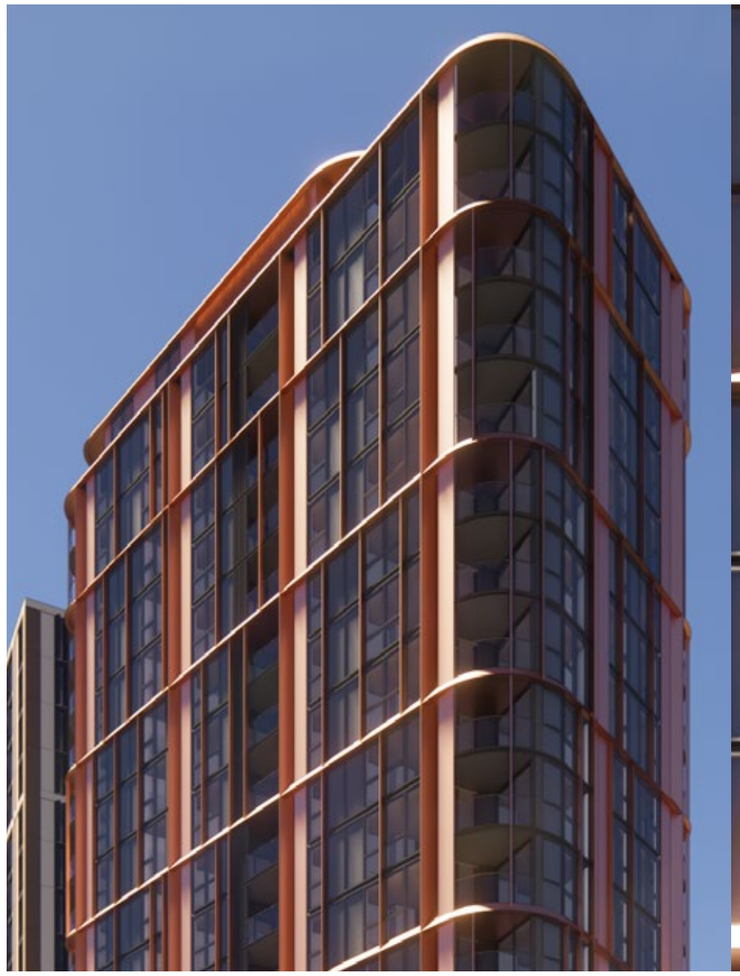


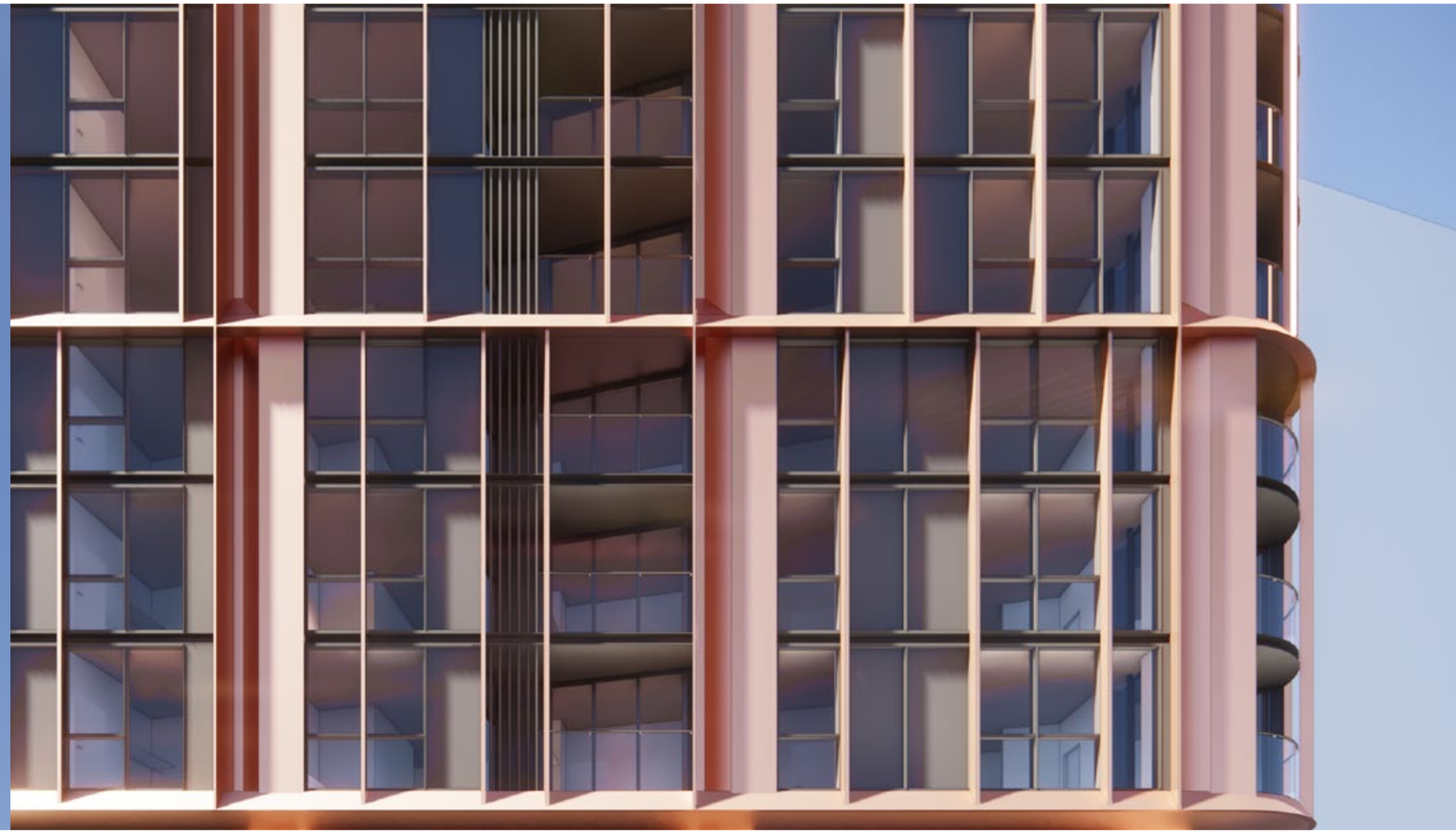
TOWER
FACADE

The tower façade at Site 18 is carefully composed to respond to its context and create a distinctive urban presence. Horizontal bands articulate the building's proportion, relating proportionally to Sites 7 and 17 while engaging with the surrounding urban environment.

Vertical solid panels in a warm reddish tone, selected in consultation with Connection with Country consultants Balarinji, reinforce this relationship and anchor the tower within its precinct. Between these vertical extrusions, curtain wall glazing provides a recessive, glassy infill, balancing transparency and solidity. The interplay of horizontal and vertical elements creates rhythm, depth, and a sense of elegance.

The vertical extrusions express the tower's verticality, marking it as a key building at the intersection of viewlines and pedestrian travel lines. The façade composition celebrates place, connection, and identity, while responding to solar orientation, visual amenity, and the broader evolving character of Green Square's growing neighbourhood.





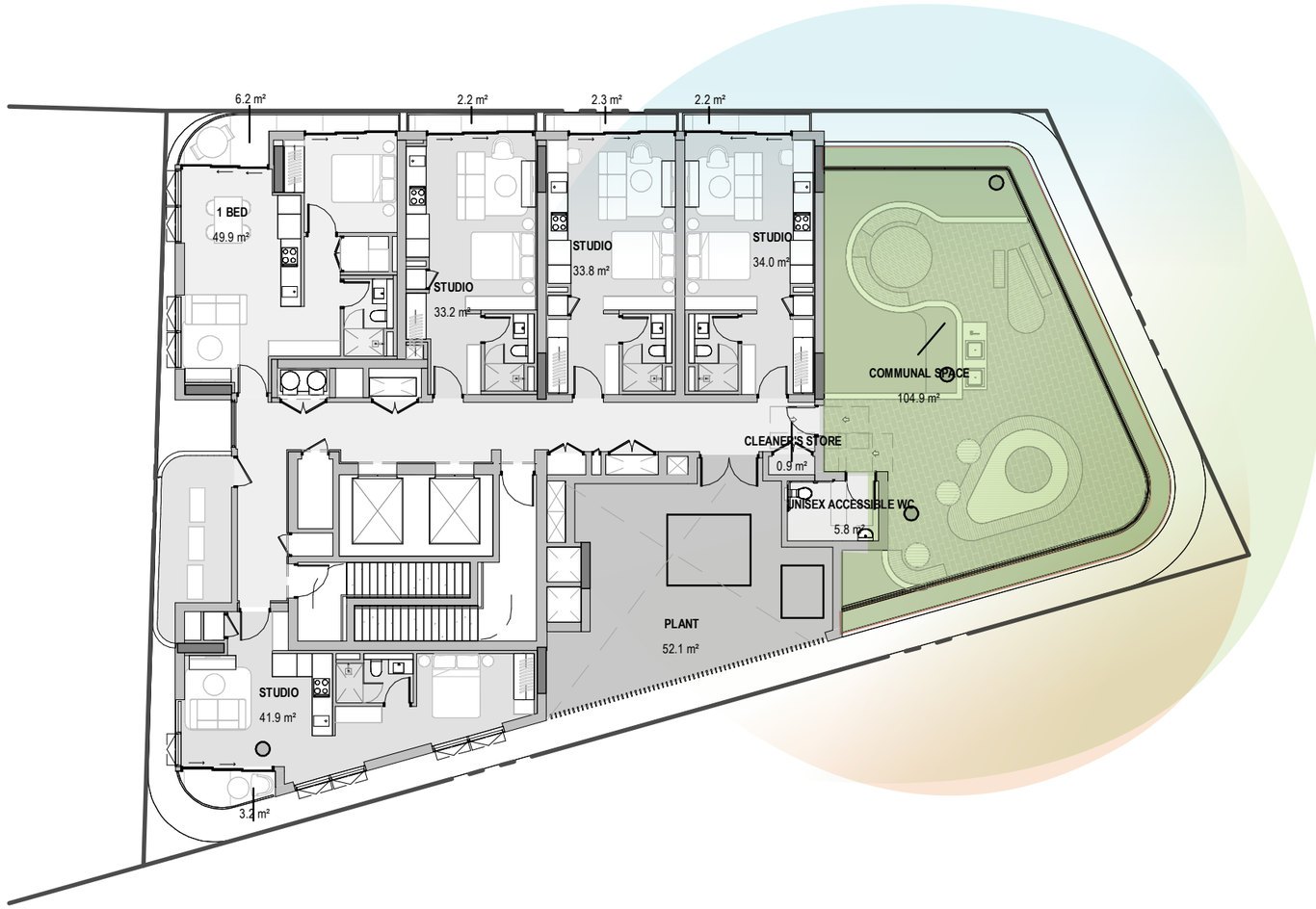
TOWER
COMMUNAL

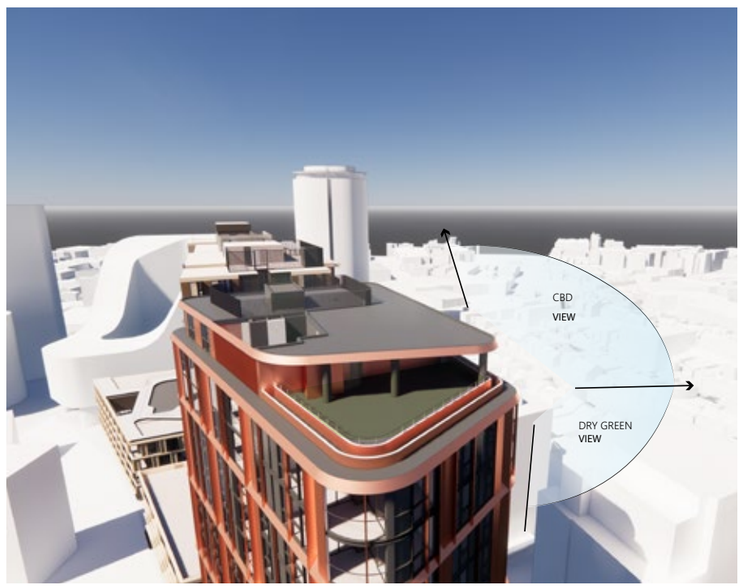
The communal rooftop at Site 18 is among the communal facilities accessed by all residents across the Subject Site. Site 18's communal rooftop is positioned to the east, opening the space to a remarkable trio of outlooks: the city skyline to the north, the green spine down Zetland Avenue to the east, and the energy of Neilson Plaza to the south. This orientation provides residents a continuous connection to light, air and shifting views throughout the day, reinforcing the building's relationship with its broader urban landscape.

Designed as a pocket of social and intimate spaces, the rooftop weaves together BBQ areas, quiet nooks and landscaped pockets that invite both gathering and retreat. Planting and material choices draw from Country, creating a calm, grounded atmosphere that encourages people to slow down, connect and share moments.

Shade is provided via an angled awning, prioritising cover to the northern sun, while the southern tree canopy is proposed as a natural counterpoint in its orientation towards more green views.

The facility complements the overall BTR communal amenities offered across the Subject Site, offering a unique vantage point and a more sheltered, garden-like experience to all residents.



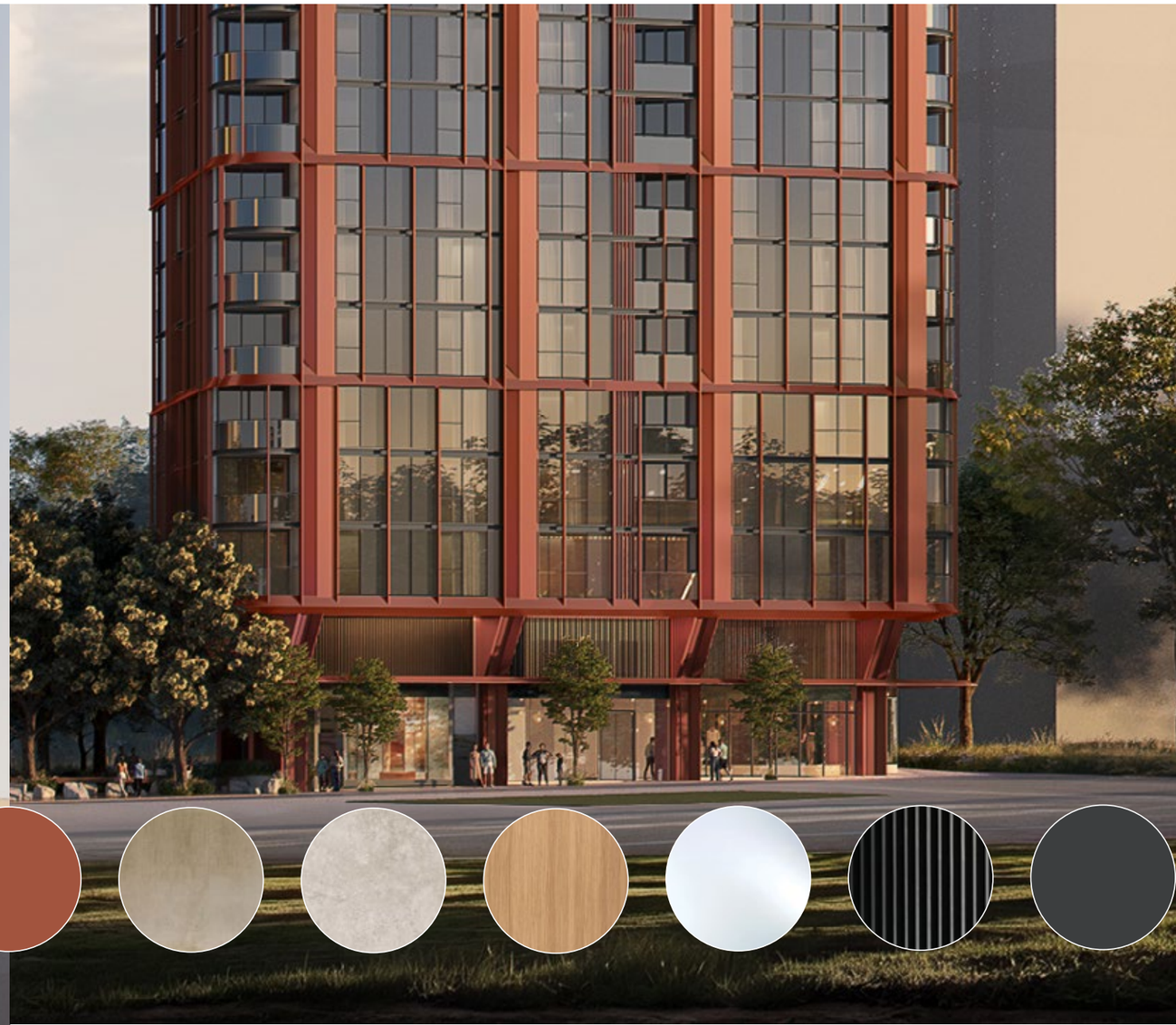


FACADE DESIGN

The façade design is shaped by a place-based approach that ties the architecture closely to its context and the natural rhythms of Green Square. Its expression draws from the idea of a tree growing from Country — a grounded sandstone base forming the “trunk,” with strong vertical lines rising skyward. This creates a sculpted rhythm that feels both contemporary and connected to place. The façade’s proportions follow the logic of the floorplate, to ensure that aesthetic emerges from structure, performance and functionality rather than applied decoration.

A warm, earthy material palette references the Sydney Red Gum and reinforces a sense of comfort and permanence. The metallic finish captures sunlight as it varies throughout the time of day and through the seasons.

Articulation of the vertical profile with angled form reduces bulk, minimises visual impacts and enhances the tower’s relationship with the surrounding public realm. Together, the façades contribute to an identity that is welcoming, resilient and distinctly Green Square.



“Grounded in place - a marker at intersecting pathways.”

BETTER PLACED PRINCIPLES

Better Placed

DESIGN PERFORMANCE ON SEVEN OBJECTIVES

BETTER FIT

CONTEXTUAL, LOCAL AND OF ITS PLACE

OBJECTIVE

Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting.

PROPOSAL

The proposed development adopts a place-based approach, shaped by its location, context and the evolving identity of Green Square. Positioned at the narrowest point of the Stage 3 site where Paul and Ebsworth Streets meet, the building's slender floorplate and 20-storey height create a well-proportioned form that contributes an elegant silhouette to Neilson Plaza and the Drying Green.
Its architectural expression is informed by Country, with the primary structure and façade grooves referencing the forms of the angophora costata. These vertical elements run continuously from ground to roof, establishing a coherent rhythm that reflects local natural systems.

Materiality reinforces contextual relevance: a sandstone base connects to Sydney's geological character, while warm, earthy tones reference endemic vegetation and nearby heritage buildings. Engagement with local Indigenous representatives has strengthened cultural connection and authenticity.

The proposed development enhances its civic, retail, and residential interfaces by improving ground-plane permeability, aligning with precinct datums, and integrating with pedestrian desire lines. Collectively, the design proposal strengthens Green Square's unique identity, responding to place while contributing to its future character.

BETTER PERFORMANCE

SUSTAINABLE, ADAPTABLE AND DURABLE

OBJECTIVE

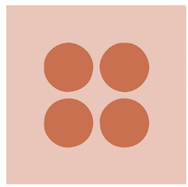
Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design.

PROPOSAL

The proposed development embeds sustainability as a core design driver, delivering a thermally efficient, durable, and adaptable built form. The NatHERS assessment undertaken for Site 18 demonstrates that the design is grounded in high-performance building fabric, robust insulation strategies and carefully considered glazing systems. All dwellings target an average 7.5-star NatHERS rating with no unit below 6 stars, supported by modelled heating and cooling load limits in line with NCC requirements.

Thermal performance is strengthened through insulated floor and roof systems, R2.5 external wall assemblies, sealed penetrations, and high-performing glazing, reducing unwanted heat transfer and improving whole-of-life comfort. Targeted enhancements, such as ceiling fans to reduce cooling demand, upgraded roof and soffit insulation, and optimised glazing extents further increase sustainability outcomes while maintaining design intent.

This approach reduces operational energy loads, improves thermal resilience, and extends the lifespan of the building fabric. By integrating passive design measures, durable materials and upgrade pathways identified through modelling, the proposal delivers a sustainable, adaptable, and future-ready development that meets contemporary expectations for environmental performance.



BETTER FOR COMMUNITY

INCLUSIVE, CONNECTED AND DIVERSE

OBJECTIVE

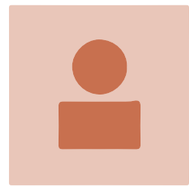
The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities.

PROPOSAL

The proposed development is designed to foster an inclusive, socially connected and diverse community rooted in the character of Green Square. The ground plane is conceived as an open and welcoming civic threshold, with retail edges, landscaped laneways and plaza-facing frontages that encourage everyday interaction, social mixing, and community life. The design embraces key pedestrian desire lines identified in the precinct analysis, promoting intuitive movement and connectivity between surrounding residential streets, the civic plaza and nearby recreational destinations

BTR living supports long-term housing affordability and social stability by providing secure tenure, adaptable apartment layouts and a mix of dwelling types suited to varied household structures. Shared amenities across Sites 7, 17 and 18, and a centralised main lobby in Site 17, promote collective use rather than isolated facilities, enhancing opportunities for neighbourly connection and shared activity.

Cultural inclusivity is embedded through the Connecting to Country framework, which shapes the precinct's landscape, art opportunities and spatial character. This strategy promotes public edges, gathering places and movement corridors that reflect deeper narratives of Country while welcoming the precinct's multicultural community. Collectively, the project delivers a welcoming, equitable and socially robust environment that will strengthen Green Square's communal fabric.



BETTER FOR PEOPLE

SAFE, COMFORTABLE AND LIVEABLE

OBJECTIVE

The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.

PROPOSAL

The proposal is shaped around a human-centred design ethos that prioritises safety, comfort, and everyday usability. Reflecting Jan Gehl's LIFE–SPACE–BUILDINGS principles, the ground plane is structured to support active public life through continuous pedestrian paving, fine-grain frontages and intuitive movement routes that reinforce safety and accessibility. Retail edges, transparent facades and clear sightlines enhance passive surveillance, while awnings provide weather protection and create a comfortable, walkable environment throughout the precinct.

Public spaces and laneways are designed at the human scale, with landscaping, tree canopies, lighting and materiality that promote comfort, reduce wind exposure, and mitigate microclimatic impacts—an approach emphasised in Gehl's recommendations for ensuring an attractive and safe public realm.

Apartment planning maximises natural light, ventilation, and acoustic separation, ensuring calm, healthy living environments. Communal rooftops and shared amenities offer restorative outdoor areas with sunlight, shade, and social opportunities, supporting wellbeing across diverse age groups and lifestyles. The Connecting to Country framework further strengthens the project's commitment to inclusivity, ensuring spaces are culturally grounded, welcoming, and supportive of community gathering. Together, these strategies offer a safe, comfortable, and liveable environment that places people at the centre of design.

Better Placed

DESIGN PERFORMANCE ON SEVEN OBJECTIVES

BETTER WORKING
FUNCTIONAL, FLEXIBLE AND EFFICIENT

OBJECTIVE

Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to change. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised

PROPOSAL

The proposal delivers a highly functional, flexible, and efficient built form by aligning its design directly with the programmatic needs of BTR living and the broader Green Square precinct. The floorplate has been optimised to ensure efficient circulation, clear apartment planning and logical service distribution, reflecting Mirvac's principles of simplicity, durability, and accessibility of services. Flexible layouts, particularly corner and dual-aspect apartments allow for multiple configurations over time, supporting changing household needs without compromising liveability or performance.

Ground floor spaces are designed as long-life, loose-fit environments adaptable to varied retail uses, consistent with the Town Centre's aspiration for a resilient and economically robust public realm. Retail frontages, active edges and shared amenity zones promote spaces that will remain well-utilised, inviting and commercially viable across changing market conditions.
Precinct-wide integration between Sites 7, 17 and 18 consolidates shared facilities, basement connections and maintenance efficiencies, reducing duplication and supporting long-term operational performance. In line with Gehl's principles the design ensures that movement networks, public interfaces and building uses function cohesively and will adapt to future needs, safeguarding long-term value and usability.

BETTER VALUE
A LONG-TERM CONTRIBUTION

OBJECTIVE

Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry.

PROPOSAL

The proposal delivers long-term value by creating a resilient, high-quality environment that enhances daily life for residents while supporting ongoing operational and economic performance. The BTR model prioritises durability, efficiency, and low-maintenance design, aligning with Mirvac's principles of robust materials, accessible services, and flexible planning to minimise lifecycle costs and ensure longevity across changing tenant needs. Shared amenity across Sites 7 and 18 reduces duplication, improving whole-of-precinct efficiency and strengthening the economic sustainability of the development.

At the urban scale, the proposal reinforces Green Square's role as a vibrant town centre. Active frontages, flexible retail spaces and a permeable ground plane contribute enduring value to the public realm, supporting the long-term vitality of local businesses and elevating the quality of the civic environment. The precinct emphasis on microclimate, human-scale interfaces and continuous pedestrian networks further informs a public domain that attracts people, strengthens community life, and retains value over time. Cultural and ecological references embedded through the Connecting with Country framework enrich the precinct's identity, ensuring it remains meaningful, distinctive, and future-focused. Collectively, these strategies generate shared value, enhancing social wellbeing, strengthening place identity, and delivering a lasting return for community and industry alike.

BETTER LOOK AND FEEL
ENGAGING, ROBUST AND DELIGHTFUL

OBJECTIVE

The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement

PROPOSAL

The proposal offers an engaging and visually uplifting environment that strengthens the character of Green Square and creates a welcoming experience for residents and visitors. The tower's slender proportions and rounded corners create a graceful silhouette that responds to key view lines and the civic plaza, while its vertical expression draws inspiration from trees growing from the ground, echoing the upward movement, and branching rhythm found in natural root and trunk systems. Horizontal modulation further aligns the building with its neighbours, reinforcing a cohesive precinct identity.

At ground level, active retail frontages, fine grain detailing and generous awnings establish a comfortable human scale and encourage everyday engagement. Landscaped laneways, layered planting and lighting contribute to a warm, inviting atmosphere throughout the day and evening, consistent with Jan Gehl's principles for creating lively, people-focused public spaces.

The material palette is designed for long-term quality and visual richness, with warm earthy tones and textured finishes that respond to changing light conditions and integrate with the surrounding urban fabric. Collectively, the building's thoughtful form, unique details and place-responsive palette generate a memorable and delightful environment that will contribute positively the precinct's overall identity.

HOUSING SEPP DESIGN STATEMENT

DESIGN VERIFICATION STATEMENT

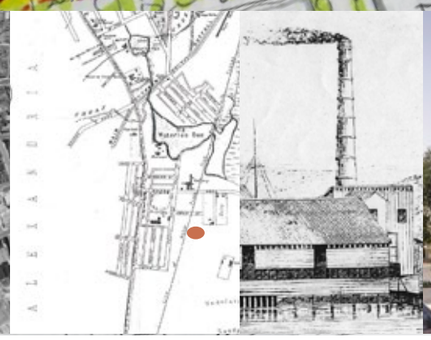
Mr Rido Pin, a Director of Plus Architecture Sydney Pty Ltd, is registered as an architect in New South Wales, in accordance with the Architects Act 2003, Part 3 Section 17. Registration number 11286.

I confirm that in my professional opinion the proposed design is capable of achieving the design principles set out in the 'State Environment Planning Policy (Housing) 2021 (Housing SEPP) - Chapter 4' and has been designed with regard to the publication 'Apartment Design Guide' (ADG).

Rido Pin

PRINCIPLE 1
CONTEXT AND NEIGHBOURHOOD CHARACTER

- *Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.*
- *Responding to context involves identifying the desirable elements of an area's existing or future character.*
- *Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.*



Site 18 is a compact wedged shape area of 645m2 and is located at the heart of Green Square which has been in the making for over 20 years. Situated at the eastern end of Ebsworth Street and along Paul Street it frames the northern edge of Neilson Square. The Green Square Metro Station is located 2 min walk to the west on Botany Road, making this site and precinct well connected to public transport. Future provisions are made for a light rail running along the southern perimeter of our site linking to the Green Square metro station providing further connectivity for this neighbourhood.

The site forms the termination of the Drying Green and provides a clear marking location on approach from the north from Zetland as Barker Street frames the western edge of this site.

Site 18 provides an offering of BTR dwellings as part of a collection of 3 sites within the Green Square Town Centre precinct. The overall project which includes Stage 3, 4 and 5 provides a mix of different dwelling typologies including build to sell, affordable housing, student accommodation and BTR.

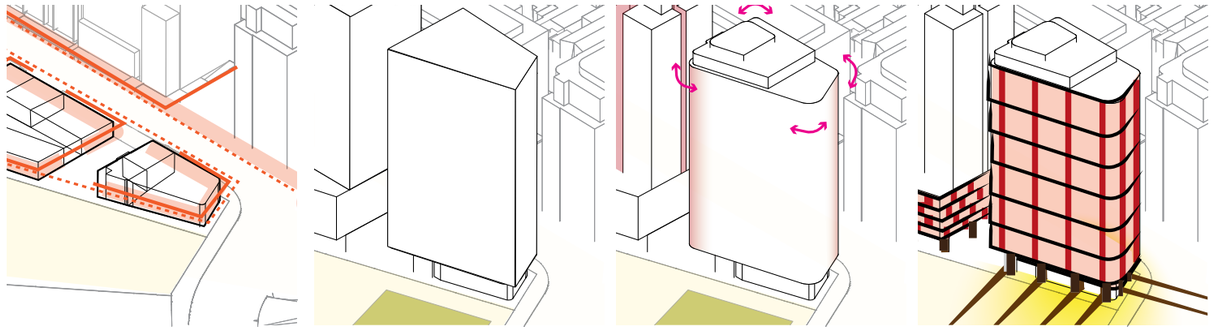
The overall proposal provides a strong contribution towards diversity of living types supported by a variety of retail offering to establish the Green Square town centre.

The site is surrounded by wide range of public space and public buildings. The Drying Green Park and Neilson Plaza provide a generous amount of public space. The proposed landscaped laneways provide a new layer of fine grain and will add to the community offering as part of the public domain of this site.

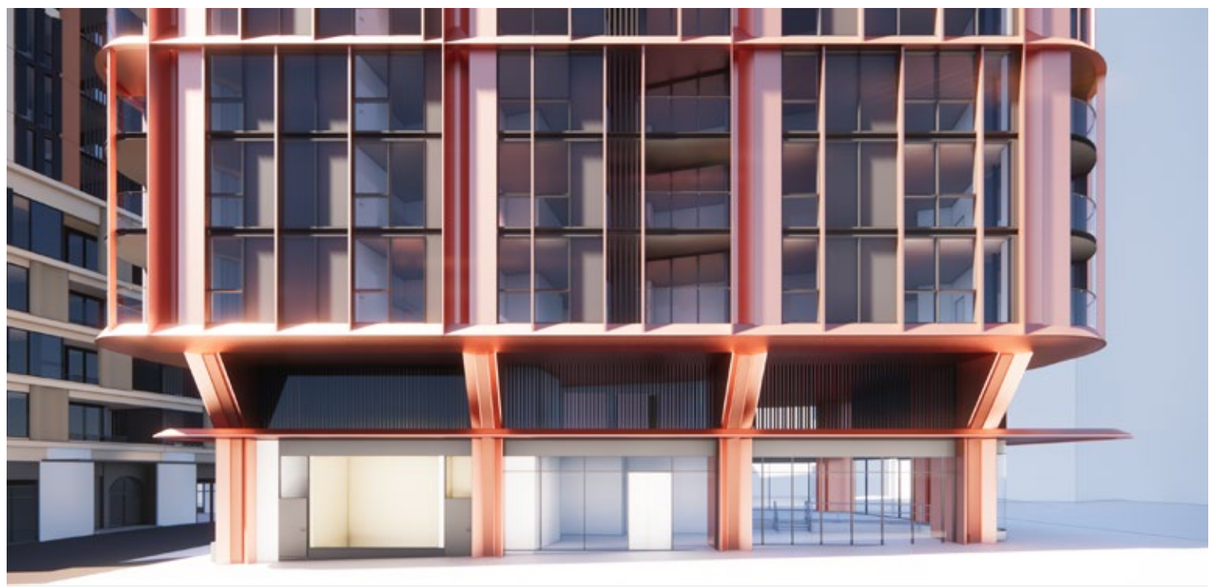
The precinct and town centre provide a wide array of public buildings, including the Green Square Library to the south on Neilson Plaza, the public school and Gunyama Aquatic and Sports Park further east to the Drying Green. Within this network of civic infrastructure, the building on Site 18 is strategically located, playing a key role in visually marking its place between these key destinations, the metro station, and the heart of the town centre.

PRINCIPLE 2
BUILT FORM AND SCALE

- *Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.*
- *Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.*
- *Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.*



STREET SCALE | BUILDING ENVELOPE | BUILDING ARTICULATION | FINE GRAIN PROPORTION



Built Form

The site allows for a 20-storey building, which occupies the wedge-shaped site area of 645m^2. The shape creates a distinct building form, providing a slender profile towards the eastern aspect. From approach of the Drying Green and Zetland Boulevard, the built form will create the leading edge for Stage 3.

The corners of the tower massing have been rounded, which will give the building a softer reading on approach from the north-east and south. As the tower arrives at the ground plane, it steps in to provide additional relief and assist in reducing overshadowing towards the plaza and the Drying Green. The top level of the built form has been set back from the east to reduce the overshadowing on the Drying Green in mid-winter.

The DCP requires specific setbacks to the interface with Barker Street and Neilson Plaza to provide relief to these public open spaces. The built form is set back 3m to the south to provide relief towards Neilson Square. A setback ranging from 2.6-3.5m is proposed along Barker Street to add to the Barker Street section.

Towards Ebsworth Street to the north and Paul Street towards the east, the built form frames this street interface without setback requirements. As the site comes close to the north-east street intersection, the eastern edge of the built form is set back 2m to provide additional relief for the public domain and sidewalk, which will provide additional space when crossing towards the plaza from Zetland Boulevard.

Scale

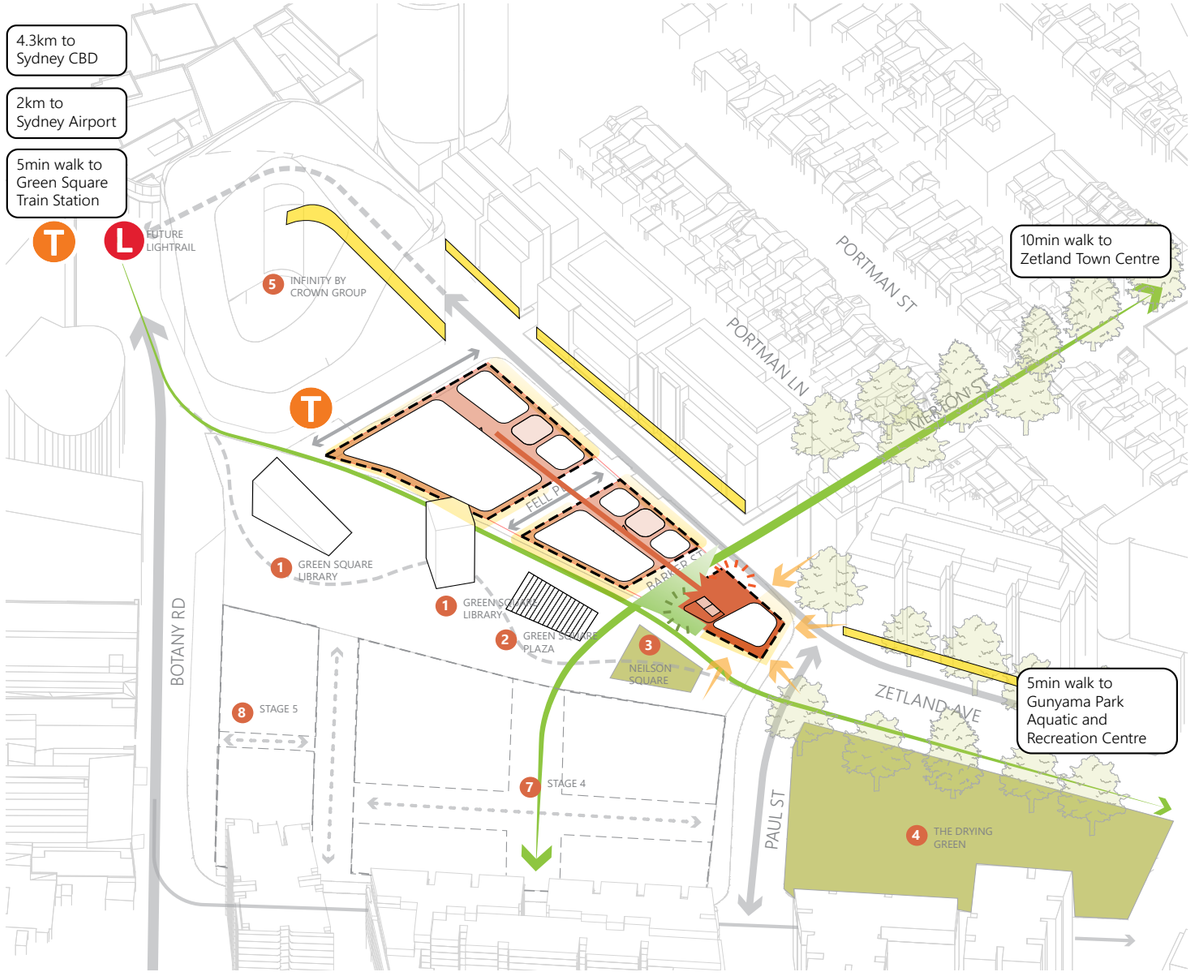
The building on Site 18 plays an important role in the overall composition of Stage 3, along with Stages 4 and 5 to the south of the plaza. Site 7 (19 storeys) and Site 17 (20 storeys), positioned to the west of Site 18, are of a similar scale but are set above a five-storey podium that defines the northern edge of the plaza. Compositionally, this podium scale aligns with the lower shoulder of the Infinity building, which anchors the western edge of Neilson Plaza. Site 18 bookends the eastern end of Neilson Plaza as it transitions into the Drying Green.

The building form of Site 18 creates an alignment with the plaza edge of the adjacent form and establishes more direct, human-scale relationship with the 3-metre setback along the northern edge of the plaza. It frames this plaza interface with an awning expression in its double-height undercroft. The proposed tower form is further defined by a strong vertical expression, visually connecting it to the ground plane through the expressed structure at the base. Horizontal expressed bands provide an additional relationship of scale with the adjacent buildings and podium heights.

The clear articulation in the building's skin plays a key role in expressing the architecture, both in the larger urban context and at a closer scale, where alignments with adjacent forms enhance the pedestrian experience and the public domain.

PRINCIPLE 3
DENSITY

- *Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.*
- *Appropriate densities are consistent with the area's existing or projected population.*
- *Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.*



Density refers to a building's floor space (or dwelling numbers) relative to the site. Appropriate densities respond to the context, environmental qualities, and the availability of infrastructure, including social and community facilities and public transport. The proposal is consistent with the Green Square vision in its height, density, and building form, playing its role in defining Green Square. The site's proximity to transport infrastructure and local services and retail offerings provides a compelling opportunity for high-density residential redevelopment. The proposed BTR offering in the Sydney market will make living in this location more accessible. This unique offering, supported by quality amenities within the buildings and the available public spaces in the precinct, will further support the proposed density.

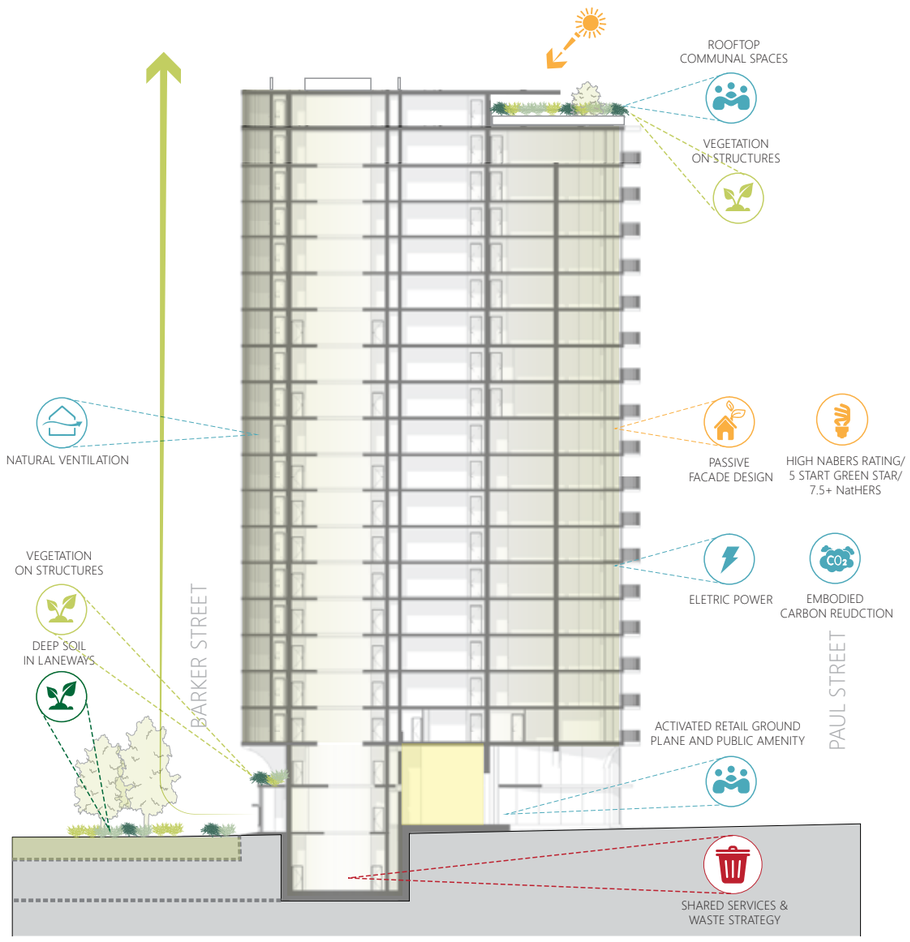
Transport Oriented Developments (TODs) are defined as highly walkable, higher-density precincts centered around a major transit hub. TOD precincts are the preferred model for both infill and new development strategies in Australia, due to their ability to achieve broader sustainability and economic benefits compared to their suburban counterparts.

The proposal forms part of the Green Square Town Centre, which allows for increased density supported by public transport and a high-quality public domain. Green Square offers a large range of apartment living, and this stage aims to provide further variety within the overall town centre. The proposal includes 126 BTR apartments, offering a mix of studios and one- to three-bedroom apartments, contributing to the diversity of housing options within the Green Square precinct.

The BTR offering (LIV by Mirvac) and its amenities are shared between the buildings across Site 7, 17, and 18. These three buildings are connected by a single basement that supports services and waste management. They also share a single substation and basement loading dock accessed from Tweed Place, which provides sufficient space and allows the remaining ground plane to be activated. The lobbies for the three buildings are interconnected via Barker Street and Fellmonger Place, linking back to Ebsworth Street and engaging with the public domain and proposed landscape to provide an inviting entry experience for the overall BTR community on this site.

PRINCIPLE 4
SUSTAINABILITY

- *Good design combines positive environmental, social and economic outcomes.*
- *Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs.*
- *Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.*



Building Certifications & Credentials

- 5 Star Green Star Buildings
- NatHERs avg. 7.5 stars with min. rating of 6 stars for all apartments
- Basix Energy reduction
- All electric building with 100% renewable energy
- Building design to enable minimum 4 star NABERs Water and Energy Ratings to common areas
- Minimum 20% embodied carbon reduction

Delivery Commitments

- Renewable energy procured through construction phase
- Target 90% diversion from landfill for all construction waste
- Targeting spend of at least 0.5% of construction costs with social and indigenous enterprises

Low Carbon Design

- Compliance with DCP ESD targets
- Energy efficient features such as LED lighting and induction cooktops
- Solar PV for clean energy production
- Responsible material selection with low-carbon, recycled, reused and durable products prioritised
- Passive design principles implemented to maximise solar access and natural ventilation
- Connection to recycled water system for toilet flushing and irrigation and Stormwater capture and filtration system
- Water efficient landscape design, soil mix and planting selections

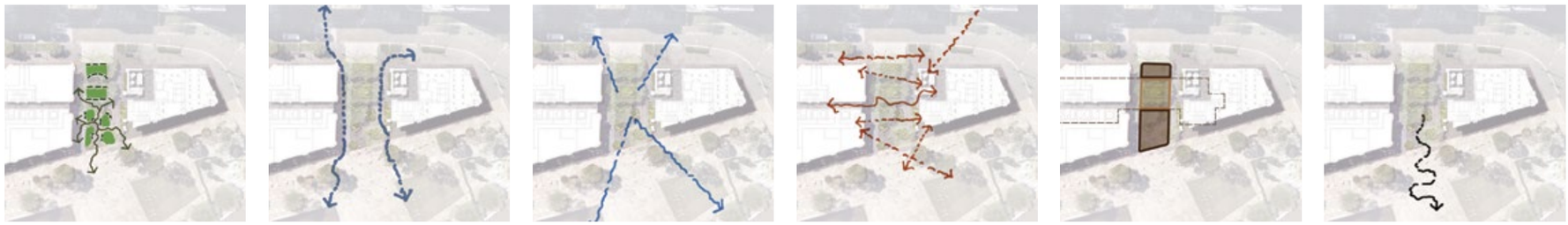
Environmental sustainability is embedded in the design of Site 18. The core is positioned to allow floorplates to be oriented for maximum daylight access while minimising overshadowing of streets and public spaces, supporting occupant comfort and precinct amenity. Vertical façade extrusions and glazing are optimised with façade, wind, and ESD engineers to determine solid-to-glass ratios and window placement, balancing thermal performance, solar control, and natural ventilation. Landscaped edges at ground level and Level 2, along with rooftop communal areas, contribute to micro-climate regulation, passive cooling, and storm-water management. Where feasible, photovoltaic cells are integrated on rooftops to harness solar energy and reduce operational emissions. Durable aluminium and sandstone materials are selected for longevity, low maintenance, and reduced embodied carbon.

Floor plate layouts prioritise efficiency and cross-ventilation, supporting thermal comfort and energy reduction. NatHERS modelling shows all dwellings achieve an average 7.5-star rating, with no unit below 6 stars. Thermal comfort is further enhanced through insulated floors and roofs, R2.5 wall assemblies, ceiling fans, and roof/soffit insulation.

The project commits to an all electric strategy, eliminating the use of gas to further reduce operational emissions. By integrating passive design, durable materials, PV energy, and engineering collaboration, Site 18 delivers a thermally resilient, all-electric, energy-efficient, and future-ready development that aligns with precinct-wide sustainability objectives and long-term occupant well-being.

PRINCIPLE 5
LANDSCAPE

- *Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity.*
- *A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.*
- *Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks.*
- *Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.*



Landscape is integrated to enhance public realm activation and resident amenity, responding to the site's position at key pedestrian and civic intersections. The southwest corner, adjacent to Neilson Square and Barker Street, serves as a pivotal gathering space with flexible areas for cultural expression, including public art or interactive installations that reflect Indigenous heritage.

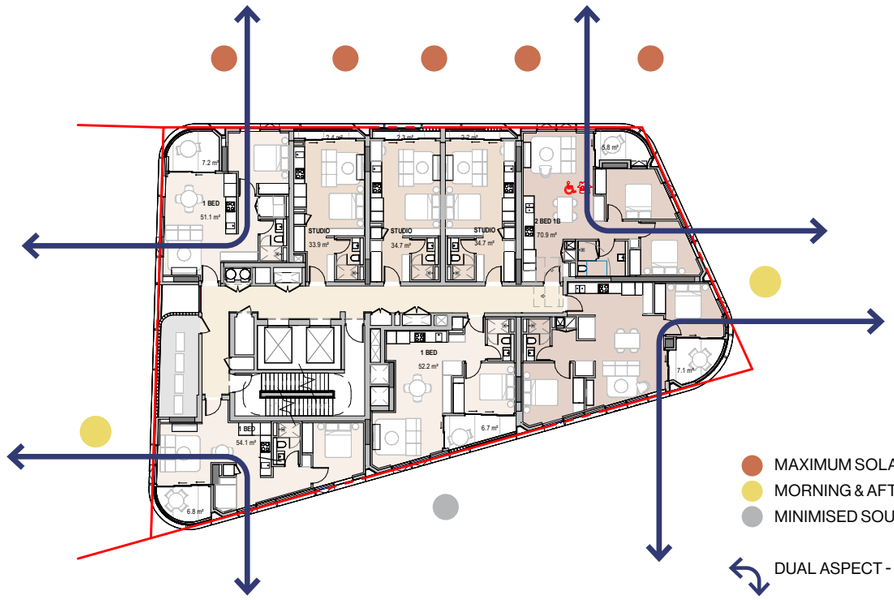
Laneways will provide adequate soil depth above basements to support large canopy trees, offering shade and creating a human-scaled, intimate environment that connects residents and visitors to the broader precinct. These laneways include integrated seating and bicycle parking for visitors.

Elevated planters on Level 2 along the western edge of Site 18 further soften the building's interface with the laneway, extending into the lobby interior and blending the landscape environment between inside and outside spaces.

These interventions extend Green Square's tree-lined boulevard character, activate pedestrian pathways, and provide layered ecological and social benefits, creating a connected, culturally responsive, and human-centered landscape for Site 18.

PRINCIPLE 6
AMENITY

- *Good design positively influences internal and external amenity for residents and neighbours.*
- *Achieving good amenity contributes to positive living environments and resident well being.*
- *Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility*



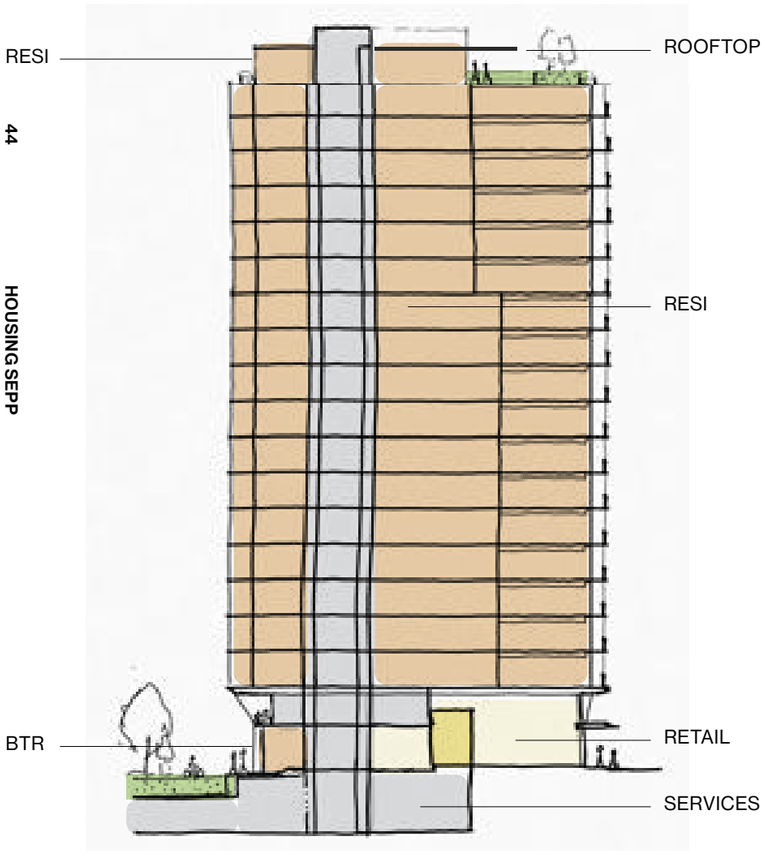
Amenity at Site 18 is shaped through a combination of landscape integration, clear circulation, and well-considered residential planning. Landscaped edges and elevated planters enhance the laneway environment and reinforce connections to nature and Country, supporting microclimate comfort and visual amenity. The Barker Street setback of 2.6–3.5 metres extends the landscaped character of the public realm while allowing structural spans that avoid columns along the street, improving openness, accessibility, and pedestrian comfort.

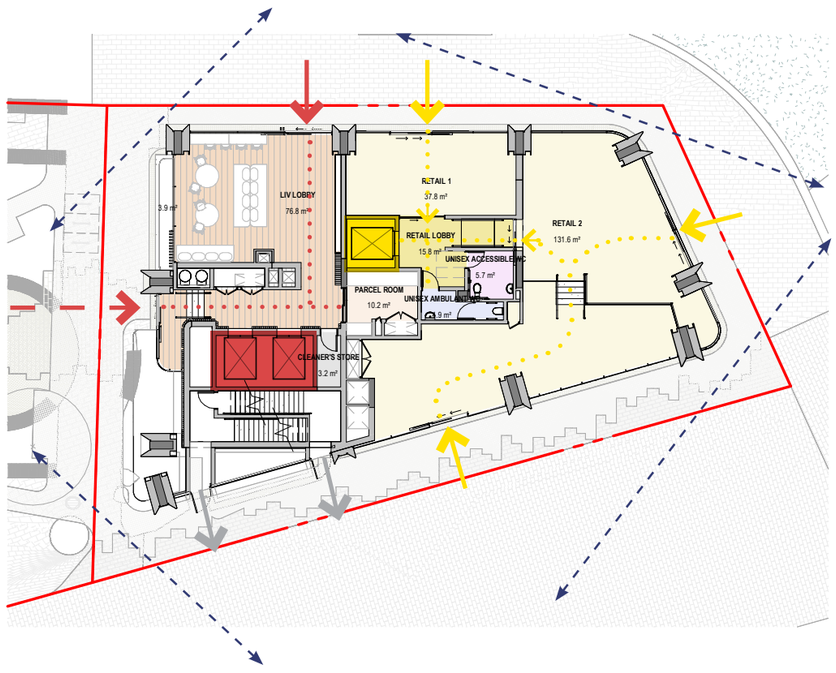
The BTR lobby is positioned at the northwest corner for high visibility and intuitive wayfinding, incorporating lounge and casual meeting spaces that encourage social interaction and provide direct connections to the laneways linking shared amenities across the site. Rooftop communal spaces are oriented toward the city skyline, Neilson Plaza, and the landscaped boulevard to the east, offering varied outlooks and environments for relaxation, barbecues, and social gatherings with direct sunlight, shade trees, and awning cover.

Typical floorplates are arranged to maximise northern exposure, cross-ventilation, and corner apartments, supported by an efficiently placed core toward the southwest. Apartments prioritise habitable rooms with views, solar access, and balconies. While balcony areas vary, they provide functional outdoor amenity, with Juliet balconies extending living spaces for studio apartments. Storage nooks enable flexible use, including workspace potential, and 20% of apartments are designed as adaptable dwellings to support changing resident needs over time.

PRINCIPLE 7
SAFETY

- *Good design optimises safety and security, within the development and the public domain.*
- *It provides for quality public and private spaces that are clearly defined and fit for the intended purpose.*
- *Opportunities to maximise passive surveillance of public and communal areas promote safety.*
- *A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose*





Safety is achieved through integrated design strategies that support passive surveillance, clear sightlines, and continuous activation of public and resident areas. Ground plane interfaces including retail frontages, laneways, and building entries are transparent and highly visible, ensuring strong visual connections between indoor and outdoor spaces. Well lit pedestrian pathways, landscaped laneways, and activated plaza edges contribute to welcoming and safe movement through the site at all hours.

Setbacks, rounded corners, and open sightlines at key intersections improve legibility and wayfinding, particularly at the southwest corner where pedestrian flows converge. Clear building identity and differentiated ground-floor uses provide intuitive entry points, carefully responding to site levels while maintaining accessibility and street engagement.

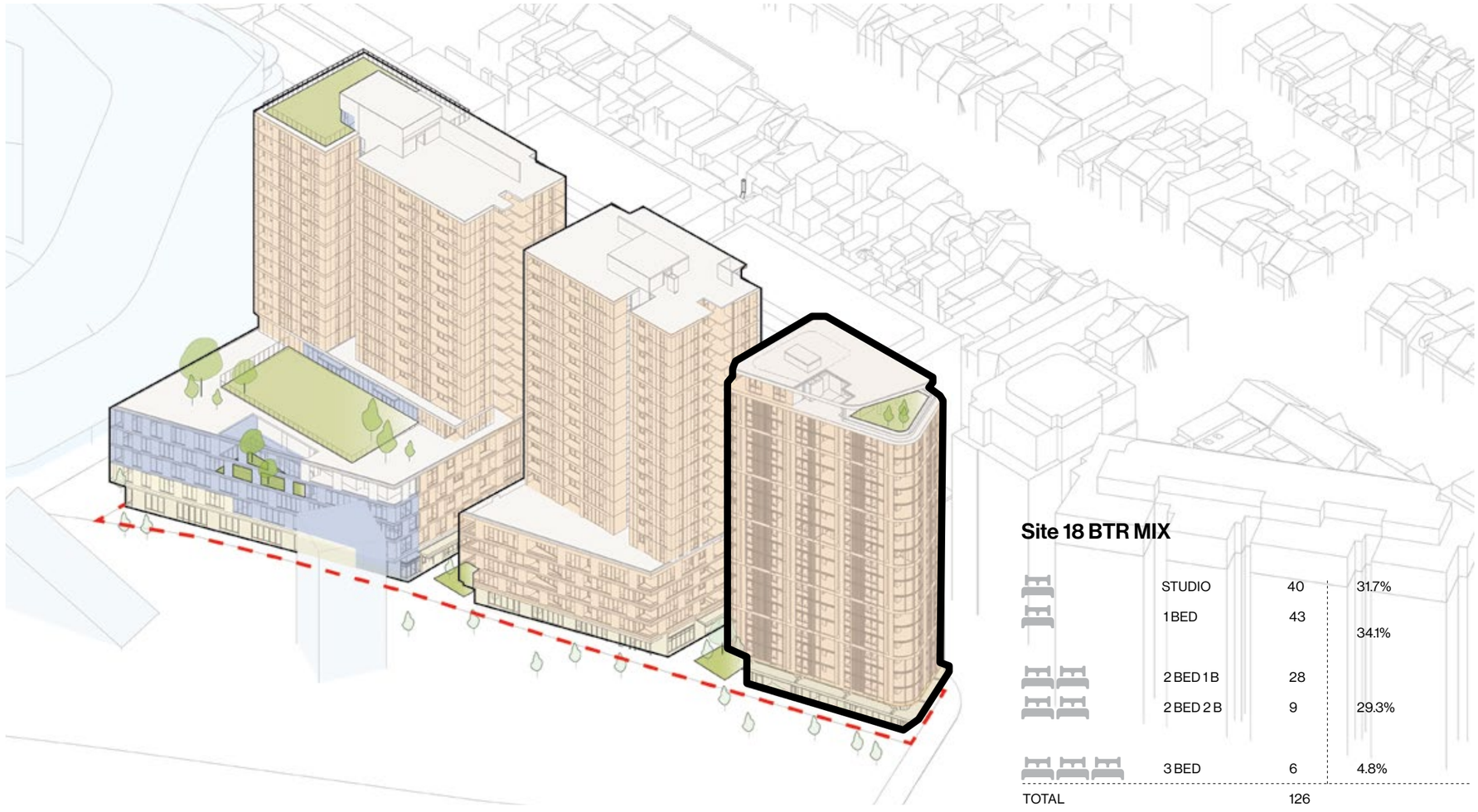
The primary BTR lobby is centrally located within Building 17, supported by a network of secondary entrances from Sites 7 and 18 via the laneways, allowing residents to move safely between buildings to access shared amenities. Substantial indoor and outdoor communal facilities in Building 7 provide further opportunities for casual surveillance and social presence.

Internally, naturally lit corridors, clear sightlines, legible signage, and secure vertical circulation enhance resident safety. Service access, maintenance routes, and rooftop plant areas are discreetly separated from public spaces. Together, these measures foster a precinct that feels safe, connected, and welcoming for residents, visitors, and pedestrians alike.

PRINCIPLE 8

HOUSING DIVERSITY AND SOCIAL INTERACTION

- *Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.*
- *Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.*



Site 18 BTR MIX

STUDIO	40	31.7%
1 BED	43	34.1%
2 BED 1 B	28	
2 BED 2 B	9	29.3%
3 BED	6	4.8%
TOTAL	126	

Site 18 delivers 126 BTR apartments that support a genuinely diverse residential community, offering a balanced mix of studio, 1 Bed, 2 Bed and 3 bedroom dwellings to suit a wide range of household types and life stages. Apartment layouts are designed to maximise daylight, cross-ventilation and outlook, promoting both comfort and wellbeing. A total of 20% of dwellings achieve Silver level Livable Housing Australia standards and have been designed to be adaptable layouts that can respond to changing resident needs over time and support inclusive living.

Communal amenity is a defining feature of the LIV model, extending beyond individual dwellings to promote social interaction and community connection. While Site 18 includes rooftop terraces, Level 2 podium landscaping and informal gathering areas, residents also have access to substantial shared indoor and outdoor amenities within Site 7, strengthening the sense of a connected precinct community. Laneway connections and clear pedestrian links between the three buildings support everyday encounters, encouraging social exchange between residents.

At ground level, retail frontages and the landscaped public realm foster interaction between residents, visitors, and the broader neighbourhood. Housing diversity, adaptable dwelling design, and layered communal spaces create an inclusive, socially connected environment supporting long-term community building at Green Square.

PRINCIPLE 9
AESTHETICS

- *Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.*
- *The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.*

The proposed design achieves a well-proportioned and balanced built form that enhances its context through careful attention to scale, materiality, and articulation. Positioned at the narrowest end of the Stage 3 site where Paul and Ebsworth Streets converge, the building's slender character reinforces its elegant proportions. With a modest floorplate of approximately 580 m² GBA across 20 levels, its verticality and refined form create a distinctive silhouette addressing both Neilson Plaza and the Drying Green.

The building envelope draws inspiration from organic natural systems. The expressed primary structure references the root formations of the angophora costata, with façade grooves and sculpted verticals that correspond to the internal planning and balcony delineations. These vertical elements extend continuously from the ground plane to the rooftop, expressing a coherent architectural rhythm and reinforcing the building's organic identity.

While Green Square is a precinct characterised by a diverse emerging built form, Site 18 stands out for its compact footprint and absence of a podium. Its design establishes visual connection with adjacent buildings through horizontal banding and low-level canopy alignments that create shared datums across the precinct.

Material selection and colour palette reinforce the building's connection to place. The use of sandstone at ground level establishes continuity with neighbouring lobbies, while the warm, reddish earthy tones of the primary façade reference the Sydney Red Gum (Angophora costata). This palette subtly connects to the site's pre-colonial landscape as well as its colonial heritage landmarks, including the Waranara Early Education Centre, the Joynton Avenue Creative Centre, and the Green Infrastructure Building.

Collectively, the building's proposed form, palette, and detailing produce a visually engaging and contextually responsive marker that celebrates Country, enhances the identity of Green Square, and contributes to a cohesive and vibrant precinct character.

ADG COMPLIANCE

Site 18 - ADG

SUMMARY

TOTAL RESI GFA
8,452.7 m²

TOTAL RETAIL GFA
205.2 m²

TOTAL GFA ACHIEVED
8,657.9 m²

TOTAL APARTMENT YIELD
126

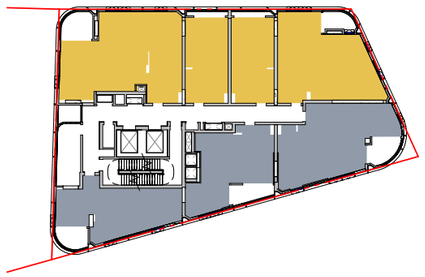
STUDIO	40,	31.7%
1BR	43,	34.1%
2BR 1B	28,	22.2%
2BR 2B	9	7.1%
3BED	6,	4.8%

COMMUNAL OPEN SPACE
104.9 m²

OVERALL ADG METRICS

CV	71.4%
SOLAR	61.1%
0 SOLAR	27.8%
UNIVERSAL	20.6%
ADAPTABLE	20.6%

Site 18 - ADG
SOLAR ACCESS



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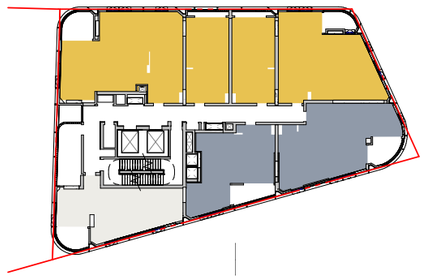

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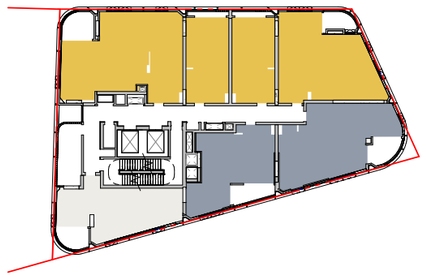

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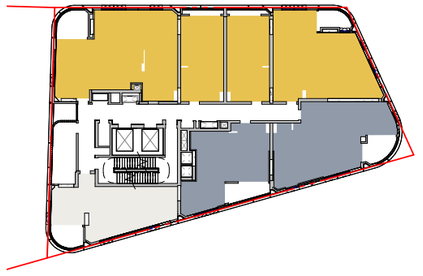

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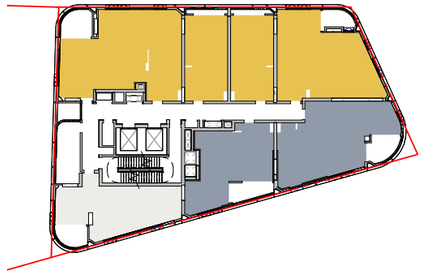

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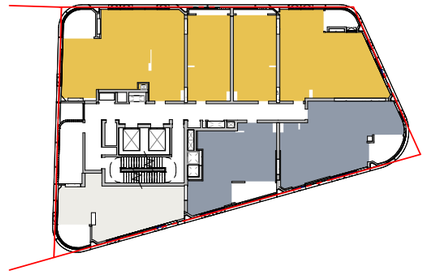

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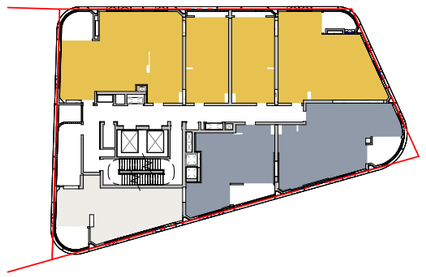

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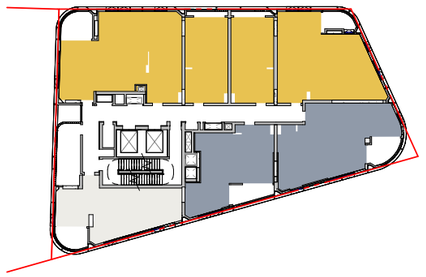

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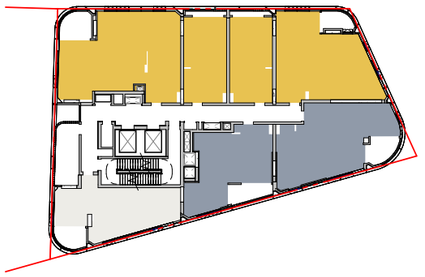
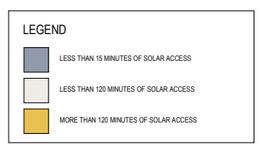


LEVEL 11

SITE 18

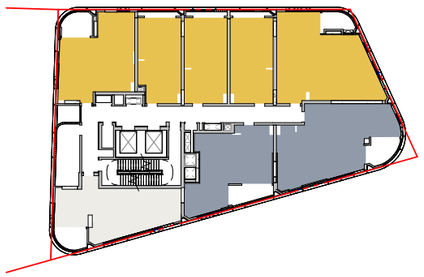
SOLAR	61.1%
0 SOLAR	27.8%



Solar access is optimised by providing more units towards the northern aspect. All other units face east or west, receiving direct solar access throughout the remainder of the year. Single-aspect south-facing apartments are limited to one per floorplate, however achieve adequate natural ventilation and access to civic views of the surrounding public open spaces.

Site 18 - ADG

SOLAR ACCESS



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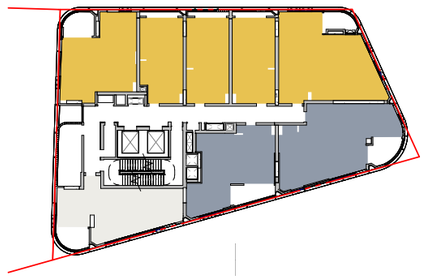

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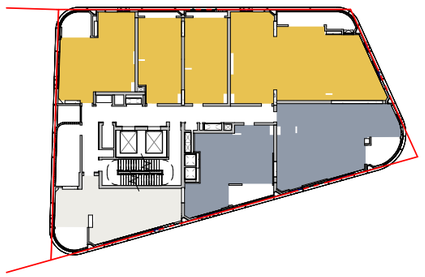
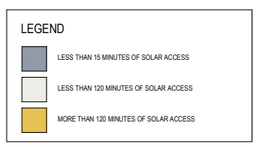
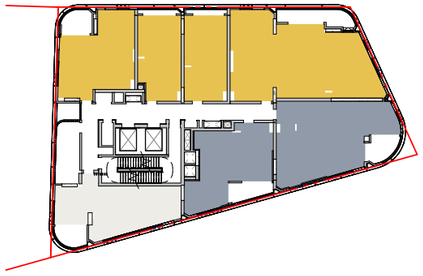


LEVEL 14

SITE 18

SOLAR	61.1%
0 SOLAR	27.8%





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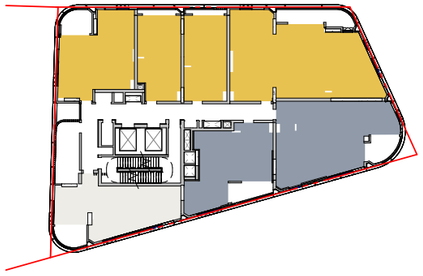

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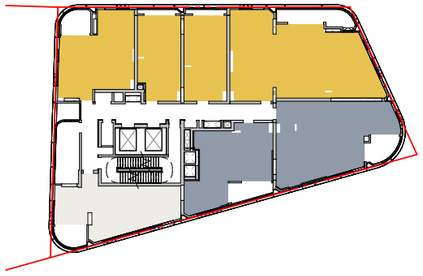

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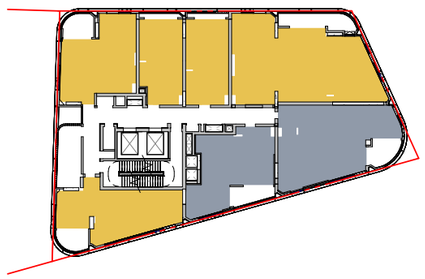

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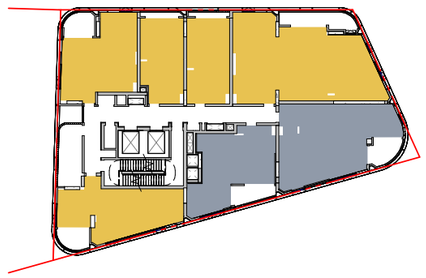

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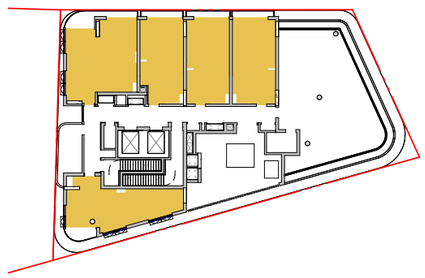
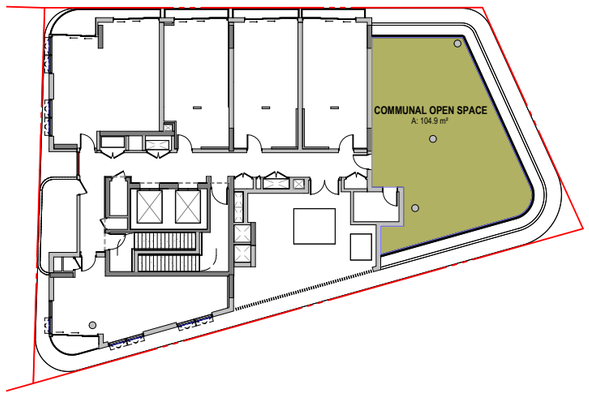


LEVEL 20

Site 18 - ADG

COMMUNAL OPEN SPACE

SITE 18 104.9 m²

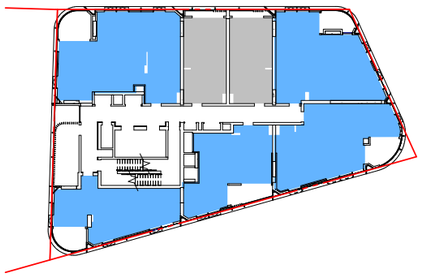


LEVEL 20

Communal open space is proposed at the roof-top level oriented east with an aspect towards north and south. Communal open space represents 16.3% of the Site 18 area. It is noted that the rooftop area is in addition to Communal Open Space proposed in Site 7 which can be accessed by residents living across Sites 7, 17 and 18. This is also supported by Public Open Spaces immediately surrounding the Subject Site and within 1km walking distance.

Site 18 - ADG

NATURAL VENTILATION



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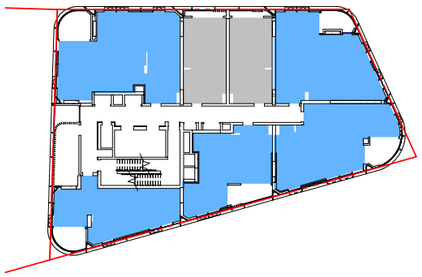

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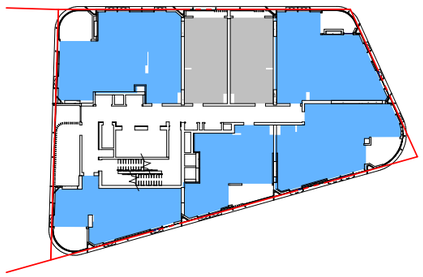

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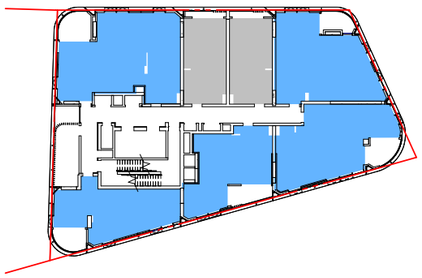

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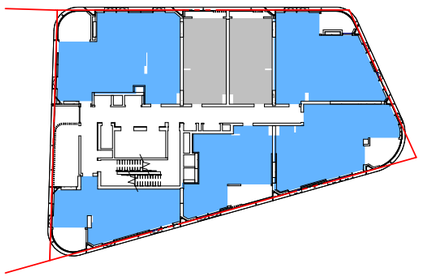
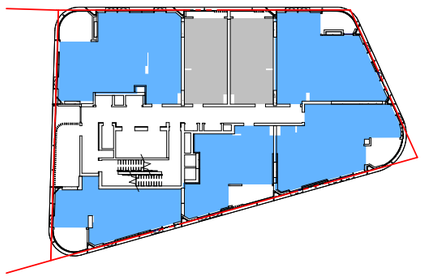


LEVEL 07



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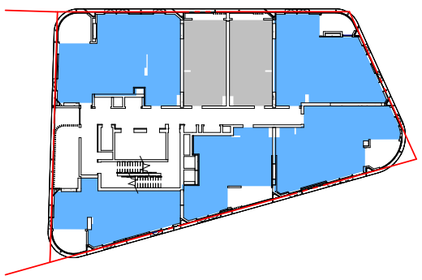
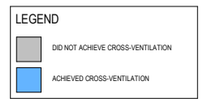


LEVEL 09

SITE 18 71.4%



Natural ventilation is achieved by optimising floorplates to achieve dual aspect apartments to all site corners.

Single aspect apartments noted as achieving natural ventilation is supported by wind studies which demonstrate merit in achieving natural ventilation on par with the ADG-compliant apartments under selected prevailing winds.

ADG VERIFICATION TABLES

ADG REF.	ITEM DESCRIPTION	COMPLIANCE	NOTES
ADG COMPLIANCE TABLE			
PART 2	**DEVELOPING THE CONTROLS**		
2F	**BUILDING SEPARATION**		
	Objective: • ensure that new development is scaled to support the desired future character with appropriate massing and spaces between buildings • assist in providing residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook • provide suitable areas for communal open spaces, deep soil zones and landscaping.		
	Design Guidance	CONSIDERED	
	Up to four storeys/12 metres	YES	
	12m between habitable rooms/balconies		
	9m between habitable and non-habitable rooms		
	6m between non-habitable rooms		
	Five to eight storeys/up to 25 metres	YES	
	18m between habitable room/balconies		
	12m between habitable and non-habitable rooms		
	9m between non-habitable rooms		
	Nine storeys & above	YES	
	24m between habitable room/balconies		
	18m between habitable and non-habitable rooms		
	12m between non-habitable rooms		
PART 3	**SITING THE DEVELOPMENT**		
3A	**SITE ANALYSIS**		
3A.1	**Objective**: Site analysis illustrated that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.		
	Design Guidance	CONSIDERED	
	Each element in the Site Analysis Checklist is addressed.		
3B	**ORIENTATION**		
3B.1	**Objective:** Building types and layouts respond to the streetscape and site while optimising solar access within the development		
	Design Guidance	CONSIDERED	
	Buildings along the street frontage define the street by facing it and incorporating direct access from the street	YES	
	Where the street frontage is to the east or west, rear buildings are orientated to the north	YES	
	Where the street frontage is to the north or south, overshadowing to the south is minimised & buildings behind the street frontage are orientated to the east and west.	YES	
3B.2	**Objective:** Overshadowing of neighbouring properties is minimised during mid-winter.		
	Design Guidance	CONSIDERED	
	Living areas, private open space & communal open space receive solar access in accordance with section 3D Communal & Public Open Space and section 4A Solar & Daylight Access.		
	Solar access to living rooms, balconies & private open spaces of neighbours are considered.		
	Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%. If the proposal will reduce the solar access of neighbours, building separation is increased beyond minimums contained in 3F Visual Privacy.		
	Overshadowing is minimised to the south or downhill by increased upper level setbacks.		
	Buildings are orientated at 90 deg to the boundary with neighbouring properties to minimise overshadowing & privacy impacts, particularly where minimum setbacks are used & where buildings are higher than the adjoining development. A minimum of 4 hours of solar access is retained to solar collectors on neighbouring buildings.		
3C	**PUBLIC DOMAIN INTERFACE**		
3C.1	**Objective:** Transition between private and public domain is achieved without compromising safety and security.		
	Design Guidance	CONSIDERED	
	Terraces, balconies and courtyard apartments have direct street entry, where appropriate.	N/A	
	Changes in level between private terraces, front gardens & dwelling entries above the street level provide surveillance & improve visual privacy for ground level dwellings.	N/A	
	Upper level balconies & windows overlook the public domain.	YES	
	Front fences & walls along street frontages use visually permeable materials & treatments. Height of solid fences or walls is limited to 1m.	N/A	

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	Length of solid walls is limited along street frontages.	YES	
	Opportunities for casual interaction between residents & the public domain is provided for. Design solutions may include seating at building entries, near letter boxes & in private courtyards adjacent to streets.	YES	
	In developments with multiple buildings and/or entries, pedestrian entries & spaces associated with individual buildings/entries are differentiated to improve legibility for residents, using the following design solutions: Architectural detailing; Changes in materials; Plant Species; Colours; Opportunities for people to be concealed are minimised.	YES	
3C.2	**Objective:** Amenity of the public domain is retained and enhanced.		
	Design Guidance	CONSIDERED	
	Planting is used to soften the edges of any raised terraces to the street, for example above sub-basement car parking.	YES	
	Mail boxes are located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided.	YES	
	The visual prominence of underground car park vents is minimised & located at a low level where possible.	YES	
	Substations, pump rooms, garbage storage areas & other service requirements are located in basement car parks or out of view.	YES	
	Ramping for accessibility is minimised by building entry location & setting ground floor levels in relation to footpath levels.	YES	
	Durable, graffiti resistant & easily cleanable materials are used.	YES	
	Where development adjoins public parks, open space or bushland, the design positively addresses this interface & uses the following design solutions: Street access, pedestrian paths & building entries are clearly defined; Paths, low fences & planting are clearly delineate between communal/private open space & the adjoining public open space; Minimal use of blank walls, fences & ground level parking.	YES	
	On sloping sites protrusion of car parking above ground level is minimised by using split levels to step underground car parking.	N/A	
3D	**COMMUNAL & PUBLIC OPEN SPACE**		
3D.1	**Objective:** An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.		
	Design Guidance	CONSIDERED	
	1. Communal open space has a minimum area equal to 25% of the site.	NO	Whilst Site 18's communal area accounts for 16% of its site area, it makes up a precinct-wide Communal Open Space offering across Site 7 and 18 and is shared across residents. The combined offering total 25% of the total site area which achieves compliance for Stage 3.
	2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).	YES	
	Design Guidance	CONSIDERED	
	Communal open space is consolidated into a well-designed, easily identified & usable area.	YES	
	Communal open space have a minimum dimension of 3m. Larger developments should consider greater dimensions.	YES	
	Communal open space are co-located with deep soil areas.	YES	
	Direct, equitable access are provided to communal open space areas from common circulation areas, entries & lobbies.	YES	
	Where communal open space cannot be provided at ground level, it is provided on a podium or roof.	YES	
	Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they need to: Provide communal spaces elsewhere such as a landscaped roof top terrace or a common room; Provide larger balconies or increased private open space for apartments; Demonstrate good proximity to public open space & facilities and/or provide contributions to public open space.	N/A	Communal areas are shared across sites 7 & 17, and is supplemented by public open spaces immediately accessible in the surrounds
3D.2	**Objective:** Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive.		
	Design Guidance	CONSIDERED	
	Facilities are provided within communal open spaces & common spaces for a range of age groups (see 4F Common Circulation & Spaces), incorporating the following: Seating for individuals or groups; Barbeque areas; Play equipment or play areas; Swimming pools, gyms, tennis courts or common rooms.	YES	
	Location of facilities responds to microclimate & site conditions with access to sun in winter, shade in summer & shelter from strong winds & down drafts.	YES	
	Visual impacts of services are minimised, including location of ventilation duct outlets from basement car parks, electrical.	YES	
3D.3	**Objective:** Communal open space is designed to maximise safety.		
	Design Guidance	CONSIDERED	
	Communal open space & public domain should be readily visible from habitable rooms & private open space areas while maintaining visual privacy. Design solutions include: Bay windows; Corner windows; Balconies	YES	
	Communal open space is well lit.	YES	
	Communal open space/facilities that are provided for children & young people are safe and contained.	YES	
3D.4	**Objective:** Public open space, where provided, responds to the existing pattern & uses of the neighbourhood.		
	Design Guidance	CONSIDERED	
	Public open space is well connected with public streets along at least one edge.	YES	
	POS is connected with nearby parks & other landscape elements.	YES	
	POS is linked through view lines, pedestrian desire paths, termination points & the wider street grid.	YES	
	Solar access is provided year round along with protection from strong winds.	YES	
	Opportunities for a range of recreational activities is provided for all ages.	YES	
	Positive street address & active street frontages are provided adjacent to POS.	YES	
	Boundaries are clearly defined between POS & private areas.	YES	

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3E	**DEEP ZOIL ZONES**		
3E.1	**Objective:** Deep soil zones are suitable for healthy plant and tree growth, improve residential amenity and promote management of water and air quality.		
	Design Guidance	CONSIDERED	The landscape works proposed within Fellmonger Place and Barker Street include consolidated planter areas to enable adequate contiguous soil volumes to support the landscape response. The proposed site includes 3.5% deep soil (103m2 deep soil <6m min. width and 77m2 constrained deep soil 1.5m soil depth over structure) to support planting within the public realm. Stratavault has been proposed within the public realm beneath pavement works to increase the soil volume to support healthy tree growth (690m2 - 13.5%). The deep soil and subsoil systems work together to ensure we have a viable landscape proposition, ensuring adequate soil volumes to support the proposed tree planting.
	1. Deep soil zones are to meet the following minimum requirements:	YES	
	Deep soil zones are to meet the following minimum requirements: Site Area (sqm) — Minimum Dim (m) — Deep Soil Zone (% of site area) less than 650 — - — 7 650-1500 — 3 greater than 1500 — 6	YES	
	Design Guidance		
	On some sites it may be possible to provide larger deep soil zones, depending on the site area & context: 10% of the site as deep soil on sites with an area of 650sqm - 1,500sqm; 15% of the site as deep soil on sites greater than 1,500sqm.	YES	
	Deep soil zones are located to retain existing significant trees & to allow for the development of healthy root systems, providing anchorage & stability for mature trees. Design solutions may include: Basement & sub-basement car park design that is consolidated beneath building footprints; Use of increased front & side setbacks; Adequate clearance around trees to ensure long term health; Co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil.	YES	
	Achieving the design criteria may not be possible on some sites including where: location & building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres); there is 100% site coverage or non-residential uses at ground floor level. Where a proposal does not achieve deep soil requirements, acceptable stormwater management is achieved & alternative forms of planting provided.	YeS	

3F	**VISUAL PRIVACY**		
3F.1	**Objective:** Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external & internal visual privacy.		
	Design Guidance	CONSIDERED	
	1. Separation between windows & balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side & rear boundaries are as follows: Building Height (m) — Habitable Rooms & Balconies (m) — Non-Habitable Rooms (m) up to 12 (4 storeys) — 6 — 3	YES	
	up to 25 (5-8 storeys) — 9 — 4.5	YES	
	12 — 6	YES	
	Design Guidance	CONSIDERED	
	Generally as the height increases, one step in the built from is desirable due to building separations. Any additional steps do not cause a 'ziggurat' appearance.	YES	
	For residential buildings next to commercial buildings, separation distances are measured as follows: Retail, office spaces & commercial balconies use the habitable room distances; Service & plant areas use the non-habitable room distances.	YES	
	New development are located & oriented to maximise visual privacy between buildings on site & for neighbouring buildings. Design solutions include: site layout & building are orientated to minimise privacy impacts (see 3B Orientation); on sloping sites, apartments on different levels have appropriate visual separation distances (see pg. 63 figure 3F.4).	YES	
	Apartment buildings have an increased separation distance of 3m (in addition to 3F-1 Design Criteria) when adjacent to a different zone that permits lower density residential development, to provide for a transition in scale & increased landscaping (pg. 63 figure 3F.5).	YES	
	Direct lines of sight are avoided for windows & balconies across corner.	YES	
	No separation is required between blank walls.	N/A	
3F.2	**Objective:** Site & Building design elements increase privacy without compromising access to light & air and balance outlook & views from habitable rooms & private open spaces.		
	Design Guidance	CONSIDERED	
	Communal open space, common areas & access paths are separated from private open space & windows to apartments, particularly habitable room windows. Design solutions include: setbacks; solid or partially solid balustrades on balconies at lower levels; fencing and/or trees and vegetation to separate spaces; screening devices; bay windows or pop out windows to provide privacy in one direction & outlook in another; raising apartments or private open space above the public domain or communal open space; planter boxes incorporated into walls & balustrades to increase visual separation; pergolas or shading devices to limit overlooking of lower apartments or private open space; on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels on windows and/or balconies.	YES	
	Bedrooms, living spaces & other habitable rooms are separated from gallery access & other open circulation space by the apartment's service areas.	YES	
	Balconies & private terraces are located in front of living rooms to increase internal privacy areas are at the façade line..	YES	
	Windows are offset from the windows of adjacent buildings.	YES	
	Recessed balconies and/or vertical fins are used between adjacent balconies.	YES	

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3G	**PEDESTRIAN ACCESS AND ENTRIES**		
3G.1	**Objective:** Building entries & pedestrian access connects to add addresses the public domain.		
	Design Guidance	CONSIDERED	
	Multiple entries (including communal building entries & individual ground floor entries) activate the street edge.	YES	
	Entry locations relate to the street & subdivision pattern, and the existing pedestrian network.	YES	
	Building entries are clearly identifiable. Communal entries are clearly distinguishable from private entries.	YES	
	Where street frontage is limited, a primary street address should be provided with clear sight lines and pathways to secondary building entries.	YES	
3G.2	**Objective:** Access, entries & pathways are accessible and easy6 to identity.		
	Design Guidance	CONSIDERED	
	Building access areas including lift lobbies, stairwells & hallways are clearly visible from the public domain & communal spaces.	YES	
	The design of ground floors & underground car parks minimise level changes along pathways & entries.	YES	
	Steps & ramps are integrated into the overall building & landscape design.	YES	
	For large developments 'way finding' maps are provided to assist visitors & residents.	YES	
	For large developments electronic access & audio/video intercom are provided to manage access.	YES	
3G.3	**Objective:** Large sites provide pedestrian link for access to streets & connection to destinations.		
	Design Guidance	CONSIDERED	
	Pedestrian links through sites facilitate direct connections to open space, main streets, centres & public transport.	YES	
	Pedestrian links are direct, have clear sight lines, are overlooked by habitable rooms or private open spaces of dwellings, are well lit & contain active uses, where appropriate.	YES	
3H	**VEHICLE ACCESS**		
3H.1	**Objective:** Vehicle access points are designed & located to achieve safety, minimise conflicts between pedestrians & vehicles and create high quality streetscapes.		
	Design Guidance	CONSIDERED	
	Car park access is integrated with the building's overall facade. Design solutions include: materials & colour palette minimise visibility from street; security doors/gates minimise voids in the facade; where doors are not provided, visible interiors reflect facade design, and building services, pipes & ducts are concealed.	YES	
	Car park entries are located behind the building line.	YES	
	Vehicle entries are located at the lowest point of the site, minimising ramp lengths, excavation & impacts on the building form and layout.	YES	
	Car park entry & access are located on secondary streets or lanes where available.	YES	
	Vehicle standing areas that increase driveway width & encroach into setbacks are avoided streetscape.	N/A	
	Access point is located to avoid headlight glare to habitable rooms.	YES	
	Adequate separation distances are provided between vehicle entries & street intersections.	YES	
	The width & number of vehicle access points are limited to the minimum.	YES	
	Visual impact of long driveways is minimised through changing alignments & screen planting.	YES	
	The need for large vehicles to enter or turn around within the site is avoided.	NO	A single turn table is proposed at the basement level which services resident move ins, loading, and waste for all 3 sites, minimising large vehicle movements on-street, and prioritises pedestrian experience on ground within laneways to contribute to a positive public domain.
	Garbage collection, loading & servicing areas are screened.	N/A	Within basement
	Clear sight lines are provided at pedestrian & vehicle crossings.	YES	
	Traffic calming devices, such as changes in paving material or textures, are used where appropriate.	YES	
	Pedestrian & vehicle access are separated & distinguishable. Design solutions include: Changes in surface materials; Level changes; Landscaping for separation.	YES	
3J	**BICYCLE AND CAR PARKING**		
3J.1	**Objective:** Carparking is provided based on proximity to public transport in metropolitan Sydney & centres in regional areas.		
	Design Guidance		
	1. For development in the following locations: on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents & visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.	YES	
	Design Guidance		
	Where a car share scheme operates locally, car share parking spaces are provided within the development.	YES	
	Where less car parking is provided in a development, council do not provide on street resident parking permit.	YES	

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3J.2	**Objective:** Parking & facilities are provided for other modes of transport.		
	Design Guidance		
	Conveniently located & sufficient numbers of parking spaces are provided for motorbikes & scooters.	YES	
	Secure undercover bicycle parking is provided & easily accessible from both public domain & common areas.	YES	
	Conveniently located charging stations are provided for electric vehicles, where desirable.	YES	
3J.3	**Objective:** Carpark design & access is safe and secure.		
	Design Guidance		
	Supporting facilities within car parks, including garbage, plant & switch rooms, storage areas & car wash bays can be accessed without crossing car parking spaces.	YES	
	Direct, clearly visible & well-lit access is provided into common circulation areas.	YES	
	Clearly defined & visible lobby or waiting area is provided to lifts & stairs.	YES	
	For larger car parks, safe pedestrian access is clearly defined & circulation areas have good lighting, colour, line marking and/or bollards.	YES	
3J.4	**Objective:** Visual & environmental impacts of underground carparking ae minimised.		
	Design Guidance		
	Excavation minimised through efficient car park layouts & ramp design.	N/A	
	Car parking layout is well organised, using a logical, efficient structural grid & double loaded aisles.	N/A	
	Protrusion of car parks do not exceed 1m above ground level. Solution include stepping car park levels or using split levels on sloping sites.	N/A	
	Natural ventilation is provided to basement & sub-basement car parking.	N/A	
	Ventilation grills or screening devices for car parking openings are integrated into the facade & landscape design.	N/A	
3J.5	**Objective:** Visual & environmental impacts of on-grade car parking are minimised.		
	Design Guidance		
	Parking is located on the side or rear of the lot away from the primary street frontage.	N/A	
	Cars are screened from view of streets, buildings, communal and private open space areas.	N/A	
	Safe and direct access to building entry points is provided.	N/A	
	Parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space.	N/A	
	Stormwater run-off is managed appropriately from car parking surfaces.	N/A	
	Bio-swales, rain gardens or on site detention tanks are provided, where appropriate.	N/A	
	Light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving.	N/A	
3J.6	**Objective:** Visual & environmental impacts of above ground enclosed car parking are minimised.		
	Design Guidance		
	Exposed parking should not be located along primary street frontages.	YES	
	Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: - Car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) - Car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9) - Positive street address and active frontages should be provided at ground level.	YES	
PART 4	**DESIGNING THE BUILDING**		
4A	**SOLAR AND DAYLIGHT ACCESS**		
4A.1	**Objective**: To optimise number of apartments receiving sunlight to habitable rooms, primary windows & private open.		
	Design Criteria	CONSIDERED	
	1. Living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 2 hrs direct sunlight between 9am - 3pm at mid-winter in Sydney Metropolitan Area and in Newcastle and Wollongong local government areas.	NO	At least 78 units (61.9%) achieve 2 hours of direct solar access between 9am and 3pm.
	2. In all other areas, living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 3 hrs direct sunlight between 9 am - 3 pm at mid-winter.	N/A	
	3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am - 3 pm at mid-winter.	YES	17 units (13.5%) of units receive no natural daylight due to their south facing orientation.
	Design Guidance	CONSIDERED	
	The design maximises north aspect. The number of single aspect south facing apartments is minimised.	YES	All south facing units have sufficient glazed façade frontage to ensure daylight access is optimised.
	Single aspect, single storey apartments have a northerly or easterly aspect.	YES	
	Living areas are located to the north and service areas to the south & west of apartments.	YES	
	There are less than 15% of total apartments proposed with south facing aspect receiving no solar access.	YES	
	To optimise direct sunlight to habitable rooms & balconies a number of the following design features are used: Dual aspect apartments, Shallow apartment layouts, Two storey &mezzanine level apartments, Bay window.	YES	

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	To maximise the benefit to residents of direct sunlight within living rooms & private open spaces, a minimum of 1sqm of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes.	YES	
	Achieving the design criteria may not be possible where: greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source; on south facing sloping sites; significant views are oriented away from the desired aspect for direct sunlight	N/A	
	Design drawings need to demonstrate how site constraints & orientation preclude meeting Design Criteria & how the development meets the objective.	YES	
4A.2	**Objective**: Daylight access is maximised where sunlight is limited.		
	Design Guidance	CONSIDERED	
	Courtyards, skylights & high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms.	N/A	
	Where courtyards are used: Use is restricted to kitchens, bathrooms & service areas; Services are concealed with appropriate detailing & materials to visible walls; Courtyards are fully open to the sky; Access is provided to the light well from communal area for cleaning & maintenance; Acoustic privacy, fire safety & minimum privacy separation distances (see 3F Visual Privacy) are achieved.	N/A	
	Opportunities for reflected light into apartments are optimised through: Reflective exterior surfaces on buildings opposite south facing windows; Positioning windows to face other buildings or surfaces (on neighbouring sites or within site) that will reflect light; Integrating light shelves into the design; Light coloured internal finishes.	YES	
4A.3	**Objective**: Design incorporates shading & glare control, particularly for warmer months.		
	Design Guidance		
	A number of the following design features are used: Balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas; Shading devices such as eaves, awnings, balconies, pergolas, external louvres & planting; Horizontal shading to north facing windows; Vertical shading to east & particularly west facing windows; Operable shading to allow adjustment & choice; High performance glass that minimises external glare off windows, with consideration given to reduce tint glass or glass with a reflectance level below 20% (reflective films are avoided).		
4B	**NATURAL VENTILATION**		
4B.1	**Objective**: All habitable rooms are naturally ventilated.		
	Design Guidance	CONSIDERED	
	The building's orientation maximises capture & use of prevailing breezes for natural ventilation in habitable rooms.	YES	
	Depths of habitable rooms support natural ventilation.	YES	
	The area of unobstructed window openings should be equal to at least 5% of the floor area served.	YES	
	Light wells are not the primary air source for habitable rooms.	N/A	
	Doors & openable windows maximise natural ventilation opportunities by using the following design solutions: Adjustable windows with large effective openable areas; Variety of window types that provide safety & flexibility such as awnings & louvres; Windows that occupants can reconfigure to funnel breezes into apartment, such as vertical louvres, casement windows & externally opening doors.	YES	
4B.2	**Objective**: The layout and design of single aspect apartments maximises natural ventilation.		
	Design Guidance	CONSIDERED	
	Apartment depths limited to maximise ventilation & airflow.	YES	
	Natural ventilation to single aspect apartments is achieved with the following design solutions: Primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation); Stack effect ventilation, solar chimneys or similar used to naturally ventilate internal building areas or rooms such as bathrooms & laundries; Courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation & avoid trapped smells.	N/A	
4B.3	**Objective**: Number of apartments with natural cross ventilation is maximised to create comfortable indoor environments for residents.		
	Design Criteria	CONSIDERED	
	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	YES	71.4% of apartments achieve natural cross ventilation
	2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	YES	
	The building includes dual aspect apartments, cross through apartments & corner apartments, and limited apartment	YES	
	In cross-through apartments, external window & door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window & door opening sizes/areas on the other side of the apartment (outlet side).	YES	
	Apartments are designed to minimise the number of corners, doors & rooms that might obstruct airflow.	YES	
	Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation & airflow.	YES	

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4C	**CELING HEIGHTS**		
4C.1	**Objective**: Ceiling heights achieves sufficient natural ventilation & daylight access.		
	Design Criteria	CONSIDERED	
	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum Ceiling Height for apt and mixed-used buildings (m) Habitable rooms Habitable rooms 2.7 Non-habitable rooms 2.4 For 2 storey apts 2.7 for the main living area floor where its area does not exceed 50% of the apt area Attic spaces If located in mixed-used area 3.3 for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired	YES	
4C.2	Objective: Ceiling height increases the sense of space in apartments & provides for well-proportioned rooms.		
	Design Guidance	CONSIDERED	
	A number of the following design solutions are used: Hierarchy of rooms in apartment is defined using changes in ceiling heights & alternatives such as raked or curved ceilings, or double height spaces; Well-proportioned rooms are provided, for example, smaller rooms feel larger & more spacious with higher ceilings; Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor & coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist.	YES	
4C.3	**Objective**: Ceiling heights contribute to the flexibility of building use over the life of the building.		
	Design Guidance	CONSIDERED	
	Ceiling heights of lower level apartments should be greater than the minimum required by Design Criteria allowing flexibility & conversion to non-residential uses.	N/A	
4D	**APARTMENT SIZE AND LAYOUT**		
4D.1	**Objective**: The layout of rooms within the apartment is functional, well organised & provides a high standard of amenity.		
	Design Criteria	CONSIDERED	
	1. Apartments have the following minimum internal areas: Apartment Type — Minimum Internal Area (sqm) Studio 35 1 Bedroom 50 2 Bedroom 70 3 Bedroom 90 The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each. A fourth bedroom & further additional bedrooms increase the minimum internal area by 12sqm each	NO	Minimum area for each apartment type: Studio: 33.2sqm (DO NOT FULLY COMPLY) 1 bedroom: 50 sqm (COMPLY) 2 bedroom: 70 sqm (COMPLY) 3 bedroom: 103.2 sqm (COMPLY) Most apartments comply with the minimum ADG area requirements except studio units. Window and door openings have been sized to allow for the ADG and NCC recommendations daylight to be achieved. The proposal is a Build-to-Rent Development. Refer to Environmental Impact Statement on flexible design. This document anticipates balancing a minor reduction for apartment size against the provision of extensive resident amenity.
	2. Every habitable room has a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight & air is not borrowed from other rooms	YES	
	Design Guidance	CONSIDERED	
	Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space).	YES	
	A window is visible from any point in a habitable room.	YES	
	Where minimum areas or room dimensions are not met, apartments demonstrate that they are well designed and demonstrate the usability & functionality of the space with realistically scaled furniture layouts & circulation areas.	YES	
4D.2	**Objective**: Environmental performance of the apartment is maximised.		
	Design Criteria	CONSIDERED	
	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	YES	
	2. In open plan layouts (living, dining & kitchen are combined) maximum habitable room depth is 8m from a window.	YES	
	Design Guidance	CONSIDERED	
	Greater than minimum ceiling heights allow for proportional increases in room depth up to the permitted max depths.	YES	
	All living areas & bedrooms are located on the external face of building.	YES	
	Where possible: bathrooms & laundries have external openable window; main living spaces are oriented toward the primary outlook & aspect and away from noise sources.	YES	

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4D.3	**Objective**: Apartment layouts are designed to accommodate a variety of household activities & needs.		
	Design Criteria	CONSIDERED	
	1. Master bedrooms have a minimum area of 10sqm & other bedrooms 9sqm (excluding wardrobe space).	YES	
	2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	NO	Bedrooms have at least 3m in one direction, and have irregular shapes due to the shape of the site however meet the minimum areas for bedrooms. Bedrooms can accommodate queen sized beds with adequate circulation.
	3. Living rooms or combined living/dining rooms have a minimum width of: - 3.6m for studio & 1 bedroom apartments - 4m for 2 & 3 bedroom apartments	NO	Living rooms meet the minimum dimension in at least 3m in one direction, and have irregular shapes due to the shape of the site or are minorly impacted by positions of columns. However Living rooms can accommodate typical lounge and dining furniture with adequate circulation.
	4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	N/A	
	Design Guidance	CONSIDERED	
	Access to bedrooms, bathrooms & laundries is separated from living areas minimising direct openings between living & service areas.	YES	
	All bedrooms allow a minimum length of 1.5m for robes.	YES	
	Main bedroom of apartment or studio apartment is provided with a wardrobe of minimum 1.8m L x 0.6m D x 2.1m H.	YES	
	Apartment layouts allow flexibility over time, design solutions include: - Dimensions that facilitate a variety of furniture arrangements & removal - Spaces for a range of activities & privacy levels between different spaces within the apartment - Dual master apartments - Dual key apartments (Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the BCA & for calculating mix of apartments) - Room sizes and proportions or open plans (rectangular spaces, are more easily furnished than square spaces) - Efficient planning of circulation by stairs, corridors & through rooms to maximise the amount of usable floor space in rooms	YES	
4E	**PRIVATE OPEN SPACE AND BALCONIES**		
4E.1	**Objective:** Apartments provide appropriately sized private open space and balconies to enhance residential amenity.		
	Design Criteria	CONSIDERED	
	1. All apartments are required to have primary balconies as follows: Apartment Type / Minimum Area (sqm) / Minimum Depth (m) Studio / 4 / - 1 Bedroom / 8 / 2 2 Bedroom / 10 / 2 The minimum balcony depth to be counted as contributing to the balcony area is 1m	NO	Studio balconies are provided with juliet balconies to extend living spaces to outdoor. All other balconies can accommodate table and seating appropriate to apartment occupancy. Whilst minimum balcony areas are not achieved in accordance with the ADG,the proposed is consistent with the flexible design approach outlined in the NSW Build-to-Rent Flexible Design Fact Sheet (NSW Department of Planning and Environment, 2023).
	2. For apartments at ground level or on podium or similar, a private open space is provided instead of a balcony. It must have minimum area of 15sqm & minimum depth of 3m.	N/A	
	Design Guidance	CONSIDERED	
	Increased communal open space are provided where the number or size of balconies are reduced.	YES	Residents have access to ample communal open spaces across building 18 and 7, as well as immediate public open spaces.
	Storage areas on balconies is additional to the minimum balcony size.	N/A	
	Balcony use may be limited in some proposals where: consistently high wind speeds at 10 storeys & above; close proximity to road, rail or other noise sources; exposure to significant levels of aircraft noise; heritage & adaptive reuse of existing buildings. In these situations Juliet balconies, operable walls, enclosed wintergardens, and bay windows are appropriate. Other amenity benefits for occupants are provided in the apartments or in the development or both. Natural ventilation is also demonstrated.	YES YES	
4E.2	**Objective:** Primary private open space & balconies area appropriately located to enhance liveability for residents.		
	Design Guidance	CONSIDERED	
	Primary open space & balconies are located adjacent to the living room, dining room or kitchen to extend the living space.	YES	
	POS & balconies predominantly face north, east or west.	YES	
	POS & balconies are orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms.	YES	
4E.3	**Objective**: Private open spaces & balcony design is integrated into & contributes to the overall architectural from & detail of the building.		
	Design Guidance	CONSIDERED	
	Solid, partially solid or transparent fences & balustrades are selected to respond to the location. They are designed to allow views & passive surveillance of the street while maintaining visual privacy & allowing for a range of uses on the balcony. Solid & partially solid balustrades are preferred.	YES	
	Full width full height glass balustrades alone are generally not desirable.	YES	
	Projecting balconies are integrated into the building design. The design of soffits are considered.	N/A	
	Operable screens, shutters, hoods & pergolas control sunlight & wind.	N/A	

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	Balustrades are set back from the building or balcony edge where overlooking or where safety is an issue.	YES	
	Downpipes & balcony drainage are integrated with the overall facade & building design.	YES	
	Air-conditioning units are located on roofs, in basements, or fully integrated into the building design.	YES	condenser decks are located on each typical floorplate
	Where clothes drying, storage or air conditioning units are located on balconies, they are screened & integrated in the building design.	N/A	
	Ceilings of apartments below terraces are insulated to avoid heat loss.	YES	
	Water & gas outlets are provided for primary balconies & private open space.	NO	All electric development
4E.4	**Objective**: Private open spaces & balcony design maximises safety.		
	Design Guidance	CONSIDERED	
	Changes in ground levels or landscaping are minimised.	YES	
	Balcony design & detailing avoids opportunities for climbing & falling.	YES	
4F	**COMMON CIRCULATION & SPACES**		
4F.1	Objective: Common circulation spaces achieve food amenity & properly service the number of apartments.		
	Design Criteria	CONSIDERED	
	1. The maximum number of apartments off a circulation core on a single level is eight.	YES	
	2. For buildings of 10 storeys & over, the maximum number of apartments sharing a single lift is 40.	NO	126 apartments share 2 lifts
	Design Guidance	CONSIDERED	
	Greater than minimum requirements for corridor widths and/or ceiling heights allow comfortable movement & access particularly in entry lobbies, outside lifts & at apartment entry doors.	YES	Additional width is provided in front of lift areas with direct access to natural daylight
	Daylight & natural ventilation are provided to all common circulation spaces that are above ground.	YES	
	Windows are provided in common circulation spaces & are adjacent to the stair or lift core or at the ends of corridors.	YES	
	Longer corridors greater than 12m in length from the lift core are articulated. Design solutions include: Series of foyer areas with windows & spaces for seating; Wider areas at apartment entry doors & varied ceiling heights.	YES	A full height window is proposed at the eastern end of the common corridor visible from either ends of the corridor on all floors.
	Common circulation spaces maximise opportunities for dual aspect apartments, including multiple core apartment buildings & cross over apartments.	N/A	
	Achieving Design Criteria for the number of apartments off a circulation core may not be possible. Where development is unable to achieve this, a high level of amenity for common lobbies, corridors & apartments is demonstrated, including: Sunlight & natural cross ventilation in apartments; Access to ample daylight & natural ventilation in common circulation spaces; Common areas for seating & gathering; Generous corridors with greater than minimum ceiling heights; Other innovative design solutions that provide high levels of amenity	YES	Typical floorplates are compact but are arranged to optimise apartment orientation to daylight, natural ventilation and views. All levels provide a full height window into common corridors and lobbies. This is supported by the provision of a generous common residential lobbyat the ground floor with a double height ceiling and is supported by landscaped edges, seating and tables. It is oriented to the north east to receive ample amounts of daylight and connectivity to Site 7 and 17 amenity.
	Where Design Criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level.	YES	The maximum number of apartments off a circulation core is 8, and this occurs for 2 levels only. All other levels propose a maximum of 7 apartments proposed off a single circulation core.
	Primary living room or bedroom windows do not open directly onto common circulation spaces, open or enclosed. Visual & acoustic privacy from common circulation spaces to any other rooms are carefully controlled	YES	
4F.2	Objective: Common circulation spaces promote safety and provide for social interaction between residents.		
	Design Guidance	CONSIDERED	
	Direct & legible access are provided between vertical circulation points & apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines.	YES	
	Tight corners & spaces are avoided.	YES	
	Circulation spaces are well lit at night.	YES	
	Legible signage are provided for apartment numbers, common areas & general wayfinding.	YES	
	Incidental spaces, e.g. space for seating in a corridor, at a stair landing, or near a window are provided.	YES	Provided at the ground floor lobby
	In larger developments, community rooms for activities such as owners corporation meetings or resident use, are provided & are co-located with communal open space.	YES	Shared amenities with Site 7 with a centralised lobby in Site 17
4G	**STORAGE**		
4G.1	**Objective:** Adequate, well designed storage is provided in each apartment.		
	Design Criteria	CONSIDERED	
	1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Apartment Type — Storage Size (cubic m) Studio — 4 1 Bedroom — 6 2 Bedroom — 8 3 Bedroom — 10 At least 50% of the required storage is to be located within the apartment.	NO	Whilst 100% of the storage requirements for all apartments are not achieved in accordance with the ADG, at least 50% of the required storage is provided within each apartment, consistent with the flexible design approach outlined in the NSW Build-to-Rent Flexible Design Fact Sheet (NSW Department of Planning and Environment, 2023).

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	Design Guidance	CONSIDERED	
	Storage is accessible from either circulation or living areas.	YES	
	Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proofed & screened from view from the street.	N/A	
	Left over space such as under stairs is used for storage.	N/A	
4G-2	**Objective:** Additional storage is conveniently located, accessible & nominated for individual apartments		
	Design Guidance	CONSIDERED	
	Storage not located in apartments is secure and clearly allocated to specific apartments	N/A	
	Storage is provided for larger & less frequently accessed items	N/A	
	Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages, such that allocated car parking remains accessible	N/A	
	If communal storage rooms are provided they are accessible from common circulation areas of the building	N/A	
	Storage not located in apartment is integrated into the overall building design & not visible from public domain	N/A	
4H	**ACOUSTIC PRIVACY**		
4H.1	**Objective:** Noise transfer is minimised through the siting of buildings & building layout.		
	Design Guidance	CONSIDERED	
	Adequate building separation is provided within the development & from neighbouring buildings/adjacent uses (see 2F Building Separation & 3F Visual Privacy).	YES	
	Window & door openings are orientated away from noise sources.	YES	
	Noisy areas within buildings including building entries & corridors are located next to or above each other while quieter areas are located next to or above quieter areas.	YES	
	Storage, circulation areas & non-habitable rooms are located to buffer noise from external sources.	YES	
	The number of party walls (shared with other apartments) are limited & are appropriately insulated.	YES	
	Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces & circulation areas should be located at least 3m away from bedrooms.	NO	Level 20 bedrooms are located within 3m of plant service areas and communal spaces. Walls and windows will be treated acoustically to mitigate noise impacts from these adjacencies.
4H.2	**Objective:** Noise impacts are mitigated within apartments through layout & acoustic treatments.		
	Design Guidance	CONSIDERED	
	Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: - Rooms with similar noise requirements are grouped together - Doors separate different use zones - Wardrobes in bedrooms are co-located to act as sound buffers.	YES	
	Where physical separation cannot be achieved, noise conflicts are resolved using the following design solutions: Double or acoustic glazing; Acoustic seals; Use of materials with low noise penetration properties; Continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements.	YES	
4J	**NOISE & POLLUTION**		
4J.1	**Objective:** In noisy or hostile environments impacts of external noise & pollution are minimised through careful siting & layout.		
	Design Guidance	CONSIDERED	
	To minimise impacts the following design solutions are used: - Physical separation between buildings & the noise or pollution source - Residential uses are located perpendicular to the noise source & where possible buffered by other uses - Non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses & communal open spaces - Non-residential uses are located at lower levels vertically separating residential component from noise or pollution source. Setbacks to the underside of residential floor levels are increased, relative to traffic volumes & other noise sources - Buildings respond to both solar access & noise - Where solar access is away from noise source, non-habitable rooms will provide a buffer; Where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferred - Landscape design reduces the perception of noise & acts as a filter for air pollution generated by traffic & industry.	YES	
	Where developments are unable to achieve Design Criteria, alternatives are considered in the following areas: Solar & daylight access, Private open space & balconies, Natural cross ventilation.	YES	

ADG VERIFICATION TABLES

4J.2	**Objective:** Appropriate noise shielding or attenuation techniques for building design, construction & choice of materials are used to mitigate noise transmission.	
	Design Guidance	CONSIDERED
	Design solutions to mitigate noise include: - Limiting the number & size of openings facing noise sources - Providing seals to prevent noise transfer through gaps - Using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) - Using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens & soffits.	YES
4K	**APARTMENT MIX**	
4K.1	Objective: A range of apartment types & sizes is provided to cater for different household types now & into the future.	
	Design Guidance	CONSIDERED
	A variety of apartment types is provided.	YES
	The apartment mix is appropriate, taking into consideration: - Distance to public transport, employment & education centres - Current market demands & projected future demographic trends - Demand for social & affordable housing - Different cultural & socioeconomic groups.	YES
	Flexible apartment configurations are provided to support diverse household types & stages of life including single person households, families, multi-generational families & group households.	YES
4K.2	Objective: The apartment mix is distributed to suitable locations within the building.	
	Design Guidance	CONSIDERED
	Different apartment types are located to achieve successful facade composition & to optimise solar access.	YES
	Larger apartment types are located on ground or roof level where there is potential for more open space, and on corners where more building frontage is available.	YES

4L	**GROUND FLOOR APARTMENTS**	
4L.1	Objective: Street frontage activity is maximised where ground floor apartments are located.	
	Design Guidance	N/A
	Direct street access are provided to ground floor apartments.	N/A
	Activity is achieved through front gardens, terraces & the facade of the building. Design solutions include: - Both street, foyer & other common internal circulation entrances to ground floor apartments - Private open space is next to the street - Doors & windows face the street.	N/A
	Retail or home office spaces are located along street frontages.	N/A
	Ground floor apartment layouts support SOHO use & provide opportunities for future conversion into commercial or retail areas. In these cases higher floor to ceiling heights & easy conversion to ground floor amenities are provided.	N/A
4L.2	Objective: Design of ground floor apartments delivers amenity & safety for residents.	
	Design Guidance	N/A
	Privacy & safety are provided without obstructing casual surveillance. Design solutions include: - Elevating private gardens & terraces above the street level by 1-1.5m (see pg. 109 Figure 4L.4) - Landscaping & private courtyards - Window sill heights minimise sight lines into apartments - Integrating balustrades, safety bars or screens with exterior design.	N/A
	Solar access is maximised through: - High ceilings & tall windows - Trees & shrubs allow solar access in winter & shade in summer.	N/A
4M	**FACADES**	
4M.1	**Objective**: Building facades provide visual interest along the street while respecting the character of the local area.	
	Design Guidance	CONSIDERED
	Design solutions for front building facades include: - Composition of varied building elements - Defined base, middle & top of buildings - Revealing & concealing certain elements. - Changes in texture, material, detail and colour to modify the prominence of elements.	YES
	Building services are integrated within the overall façade.	YES
	Building facades are well resolved with appropriate scale & proportion to streetscape & with consideration of human scale. Solutions include: - Well composed horizontal & vertical elements - Variation in floor heights to enhance the human scale - Elements that are proportional & arranged in patterns - Public artwork or treatments to exterior blank walls - Grouping of floors or elements such as balconies & windows on taller buildings.	YES
	Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.	YES
	Shadow is created on the facade throughout the day with building articulation, balconies & deeper window reveals.	YES

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4M.2	**Objective:** Building functions are expressed by the façade.		
	Design Guidance	CONSIDERED	
	Building entries are clearly defined.	YES	
	Important corners are given visual prominence through change in articulation, materials or colour, roof expression or changes in height.	YES	
	Apartment layout is expressed externally through facade features such as party walls & floor slabs.	YES	
4N	**ROOF DESIGN**		
4N.1	**Objective:** Roof treatments are integrated into the building design & positively respond to the street.		
	Design Guidance	CONSIDERED	
	Roof design relates to the street. Design solutions include: - Special roof features & strong corners - Use of skillion or very low pitch hipped roofs - Breaking down the massing of the roof by using smaller elements to avoid bulk - Using materials or pitched from complementary to adjacent buildings.	YES	
	Roof treatments are integrated with the building design. Design solutions include: - Roof design is in proportion to the overall building size, scale & from - Roof materials compliment the building, Service elements are integrated.	YES	
4N.2	**Objective:** Opportunities to use roof space for residential accommodation & open space are maximised.		
	Design Guidance	CONSIDERED	
	Habitable roof space are provided with good levels of amenity. Design solutions include: - Penthouse apartments - Dormer or clerestory windows - Openable skylights.	YES	
	Open space is provided on roof tops subject to acceptable visual & acoustic privacy, comfort levels, safety & security considerations.	YES	
4N.3	**Objective:** Roof design incorporates sustainability features.		
	Design Guidance	CONSIDERED	
	Roof design maximises solar access to apartments during winter & provides shade during summer. Design solutions include: - Roof lifts to the north - Eaves & overhangs shade walls & windows from summer sun	YES	
	Skylights & ventilation systems are integrated into the roof design.	NA	
4O	**LANDSCAPE DESIGN**		
4O.1	**Objective:** Landscape design is viable & sustainable.		
	Design Guidance	CONSIDERED	
	Landscape design is environmentally sustainable & can enhance environmental performance by incorporating: - Diverse & appropriate planting - Bio-filtration gardens - Appropriately planted shading trees - Areas for residents to plant vegetables & herbs - Composting - Green roofs or walls.	YES	The proposed landscape design response ensure appropriate planting species have been selected based on micro-climatic constraints including solar access and wind. The design ensures that the proposed trees has access to the required available soil volumes as per the relevant guidelines. Overall a soil volume of 630m3 is required to support the proposed trees within the landscape design, and this is achieved through the proposed deep soil areas and stratavault extents. Refer to LS-DA-2-8453 Deep Soil Zones for reference to consolidated soil volumes and number of trees.
	Ongoing maintenance plans are prepared.	YES	
	Microclimate is enhanced by: - Appropriately scaled trees near the eastern & western elevations for shade - Balance of evergreen & deciduous trees to provide shading in summer & sunlight access in winter - Shade structures such as pergolas for balconies & courtyards.	YES	
	Tree & shrub selection considers size at maturity & the potential for roots to compete (refer below):	YES	
4O.2	**Objective:** Landscape design contributes to streetscape & amenity.		
	Design Guidance	CONSIDERED	
	Landscape design responds to the existing site conditions including: - Changes of levels - Views - Significant landscape features including trees & rock outcrops.	YES	
	Significant landscape features are protected by: - Tree protection zones - Appropriate signage & fencing during construction.	YES	
	Plants selected are endemic to region & reflect local ecology.	YES	

Site Area (sqm)	Recommended Tree Planting
Up to 850	1 medium tree per 50sqm of deep soil zone
Between 850-1500	1 large tree or 2 medium trees per 90sqm of deep soil zone
Greater than 1500	1 large tree or 2 medium trees per 80sqm of deep soil zone

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4P	**PLANTING ON STRUCTURES**	
4P.1	**Objective:** Appropriate soil profiles are provided.	
	Design Guidance	CONSIDERED
	Structures are reinforced for additional saturated soil weight.	YES
	Soil volume is appropriate for plant growth, including: - Modifying depths & widths according to planting mix & irrigation frequency - Free draining & long soil life span - Tree anchorage.	YES
	Minimum soil standards for plant sizes should be provided in accordance with:	YES

Plant Type	Definition	Soil Volume (cubic m)	Soil Depth	Soil Area (m)
Large trees	12-18m high, up to 16m crown spread at maturity.	150	1200mm	10 x 10 or equivalent
Medium trees	8-12m high, up to 8m crown spread at maturity.	35	1000mm	6 x 6 or equivalent
Small trees	6-8m high, up to 4m crown spread at maturity.	9	800mm	3.5 x 3.5 or equivalent
Shrubs			500-600mm	
Ground cover				
Turf				

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4P.2	**Objective:** Plant growth is optimised with appropriate selection & maintenance.	
	Design Guidance	CONSIDERED
	Plants are suited to site conditions, considerations include: - Drought & wind tolerance - Seasonal changes in solar access - Modified substrate depths for a diverse range of plants - Plant longevity	YES
	A landscape maintenance plan is prepared.	YES
	Irrigation & drainage systems respond to: - Changing site conditions - Soil profile & planting regime - Whether rainwater - Stormwater or recycled grey water is used.	YES
4P.3	**Objective:** Planting on structures contributes to the quality & amenity of communal & public open spaces.	
	Design Guidance	CONSIDERED
	Building design incorporates opportunities for planting on structures. Design solutions include: - Green walls with specialised lighting for indoor green walls - Wall design that incorporates planting - Green roofs - particularly where roofs are visible from the public domain - Planter boxes. Note: structures designed to accommodate green walls should be integrated into the building facade & consider the ability of the facade to change over time	YES
4Q	**UNIVERSAL DESIGN**	
4Q.1	**Objective:** Universal design features are included in apartment design to promote flexible housing for all community members.	
	Design Guidance	CONSIDERED
	Developments achieve a benchmark of 15% of the total apartments incorporating the Liveable Housing Guideline's .	YES
4Q.2	**Objective:** A variety of apartments with adaptable designs are provide.	
	Design Guidance	CONSIDERED
	Adaptable housing should be provided in accordance with the relevant council policy.	YES
	Design solutions for adaptable apartments include: - Convenient access to communal and public areas - High level of solar access - Minimal structural change & residential amenity loss when adapted - Larger car parking spaces for accessibility -Parking titled separately from apartments or shared car parking arrangements	YES
4Q.3	**Objective:** Apartment layouts are flexible & accommodate a range of lifestyle needs.	
	Design Guidance	CONSIDERED
	Flexible design solutions include: - Rooms with multiple functions - Dual master bedroom apartments with separate bathrooms - Larger apartments with various living space options - Open plan 'loft' style apartments with only a fixed kitchen, laundry & bathroom	YES
4R	**ADAPTIVE REUSE**	
4R.1	**Objective:** New additions to existing buildings are contemporary, complementary & enhance area's identity & sense of place. members.	
4R.2	**Objective:** Adapted buildings provide residential amenity but does not precluding future adaptive reuse members.	
4S	**MIXED USE**	
4S.1	**Objective:** Mixed use developments are provided in appropriate locations & provide active street frontages that encourage pedestrian movement.	
	Design Guidance	CONSIDERED
	Mixed use development are concentrated around public transport & centres.	YES
	Mixed use developments positively contribute to the public domain. Design solutions include: - Development addresses the street, Active frontages provided - Diverse activities & uses - Avoiding blank walls at the ground level - Live/work apartments on the ground floor level, rather than commercial.	YES

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4S.2	**Objective:** Residential levels of the building are integrated within the development. Safety & amenity is maximised.		
	Design Guidance	CONSIDERED	
	Residential circulation areas are clearly defined. Solutions include: - Residential entries separated from commercial entries & directly accessible from the street - Commercial service areas separated from residential components - Residential car parking & communal facilities separated or secured - Security at entries & safe pedestrian routes are provided - Concealment opportunities are avoided.	YES	
	Landscaped communal open space are provided at podium or roof.	YES	
4T	**AWNING AND SIGNAGE**		
4T.1	**Objective:** Awnings are well located and complement & integrate with the building design.		
	Design Guidance	CONSIDERED	
	Awnings are located along streets with high pedestrian activity & active frontages.	YES	
	A number of the following design solutions are used: - Continuous awnings are maintained & provided in areas with an existing pattern - Height, depth, material & from complements existing street character - Protection from sun & rain is provided - Awnings are wrapped around secondary frontages of corner sites - Awnings are retractable in areas without an established pattern.	YES	
	Awnings are located over building entries for address & public domain amenity Capable of complying.	YES	
	Awnings relate to residential windows, balconies, street tree planting, power poles & street infrastructure.	YES	
	Gutters & down pipes are integrated and concealed.	YES	
	Lighting under awnings is provided for pedestrian safety.	YES	
4T.2	**Objective:** Signage responds to context & desired streetscape character.		
	Design Guidance	CONSIDERED	
	Signage is integrated into building design & respond to scale, proportion & detailing of the development.	YES	
	Legible and discrete wayfinding should be provided for larger developments.	YES	
	Signage is limited to being on & below awnings, and single facade sign on primary street frontages.	YES	
4U	**ENERGY EFFICIENCY**		
4U.1	**Objective:** Development incorporates passive environmental design.		
	Design Guidance	CONSIDERED	
	Adequate natural light is provided to habitable rooms.	YES	
	Well located, screened outdoor areas are provided for clothes drying.	NO	Outdoor clothes drying is not provided.
4U.2	Objective: Development incorporates passive environmental design.		
	Design Guidance	CONSIDERED	
	A number of the following design solutions are used: - Use of smart glass or other on north & west elevations -Thermal mass maximised in floors & walls of north facing rooms - Polished concrete floors, tiles or timber rather than carpet - Insulated roofs, walls & floors. Seals on window & door openings - Overhangs & shading devices such as awnings, blinds & screens.	YES	
	Provision of consolidated heating & cooling infrastructure is located in a centralised location (e.g. basement)	YES	
4U.3	**Objective:** Adequate natural ventilation to minimise the need for mechanical ventilation.		
	Design Guidance	CONSIDERED	
	A number of the following design solutions are used: - Rooms with similar usage are grouped together - Natural cross ventilation for apartments is optimised - Natural ventilation is provided to all habitable rooms & as many non-habitable rooms, common areas & circulation spaces as possible.	YES	
4V	**WATER MANAGEMENT AND CONSERVATION**		
4V.1	**Objective:** Potable water is minimised.		
	Design Guidance	CONSIDERED	Potable water demand will be minimised through Green Star-compliant water-efficient fixtures and fittings. Recycled water will be provided for toilet flushing, irrigation, and street cleaning to further reduce reliance on potable water.
	Water efficient fittings, appliances & wastewater reuse are incorporated.	YES	
	Apartments are individually metered.	YES	
	Rainwater is collected, stored & reused on site.	YES	
	Drought tolerant, low water use plants are used within landscaped areas.	YES	

ADG VERIFICATION TABLES

4V.2	**Objective:** Urban stormwater is treated on site before being discharged to receiving waters.		
	Design Guidance	CONSIDERED	Surface stormwater will be treated prior to discharge via gross pollutant traps, achieving Green Star-specified pollution reduction targets.
	Water sensitive urban design systems are designed by a suitably qualified professional.	YES	
	A number of the following design solutions are used: - Runoff is collected from roofs & balconies in water tanks and plumbed into toilets, laundry & irrigation - Porous & open paving materials is maximised - On site stormwater & infiltration, including bio-retention systems such as rain gardens or street tree pits.	YES	
4V.3	**Objective:** Flood management systems are integrated into site.		
	Design Guidance	CONSIDERED	Stormwater flows will be managed through the Green Square trunk drainage system, eliminating the need for on-site stormwater detention.
	Detention tanks are located under paved areas, driveways or in basements.	YES	
	On large sites, parks or open spaces are designed to provide temporary on site detention basins.	N/A	
4W	**WASTE MANAGEMENT**		
4W.1	**Objective:** Waste storage facilities are designed to minimise impacts on streetscape, building entry & amenity of residents.		
	Design Guidance	CONSIDERED	The waste management for the development has been designed in accordance the appointed Waste Consultants report. Residents will store waste to a storage areas, located within the basement.
	Adequately sized storage areas for rubbish bins are located discreetly away from the front of the development or in basement car park	YES	
	Waste & recycling storage areas are well ventilated.	YES	
	Circulation design allows bins to be easily manoeuvred between storage & collection points.	YES	
4W-2	**Objective:** Domestic waste is minimised by providing safe & convenient source separation & recycling.		
	Design Guidance	CONSIDERED	
	All dwellings have a waste & recycling cupboard or temporary storage area of sufficient size to hold two days' worth of waste & recycling	YES	
	Communal waste & recycling rooms are in convenient & accessible locations related to each vertical core	YES	
	For mixed use developments, residential waste & recycling storage areas & access is separate & secure from other uses	YES	
	Alternative waste disposal methods such as composting is provided	YES	Food waste (FOGO) is part of waste management plan and organics bins have been allowed for in the development
4X	**BUILDING MAINTENANCE**		
4X-1	**Objective:** Building design detail provides protection from weathering.		
	Design Guidance	CONSIDERED	The building in its articulation and detailing is intended to be robust and low maintenance. A curated material palette is proposed - material choices have been carefully considered in relation to durability during harsh periods of weather changes
	A number of the following design solutions are used:, Roof overhangs to protect walls, Hoods over windows & doors to protect openings, Detailing horizontal edges with drip lines to avoid staining surfaces, Methods to eliminate or reduce planter box leaching, Appropriate design & material selection for hostile locations	YES	
4X-2	**Objective:** Systems & access enable ease of maintenance.		
	Design Guidance	CONSIDERED	
	Window design enables cleaning from the inside of the building	YES	Supplemented by external cleaning
	Building maintenance systems are incorporated & integrated into the design of the building from, roof & facade	YES	
	Design does not require external scaffolding for maintenance access	YES	
	Manually operated systems such as blinds, sunshades & curtains are used in preference to mechanical systems	YES	
	Centralised maintenance, services & storage are provided for communal open space areas within the building	YES	
4X-3	**Objective:** Material selection reduces ongoing maintenance costs.		
	Design Guidance	CONSIDERED	
	A number of the following design solutions are used: Sensors to control artificial lighting in common circulation & spaces, Natural materials that weather well & improve with time, such as face brickwork, Easily cleaned surfaces that are graffiti resistant, Robust & durable materials & finishes in locations which receive heavy wear & tear such as common circulation areas & lift interiors	YES	

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