

PRECINCT DESIGN REPORT

MIRVAC GREEN SQUARE – SITES 7, 17 AND 18

960A BOURKE STREET, ZETLAND

16 DECEMBER 2025 REV A



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The project team acknowledges the Traditional Custodians of the land on which we operate, live and gather.

We recognise their continuing connection to land, water and community.

We pay respect to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

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1

INTRODUCTION

ARTIST IMPRESSION
EBSWORTH ST LOOKING TOWARDS BARKER ST



INTRODUCTION

Stage 3 of the Green Square Town Centre is envisioned as a three-building Build to Rent (BTR) community centred around shared amenity and connection.

Our vision is to create a cohesive village of buildings linked by landscaped laneways, interconnected lobbies, and through-site connections that encourage movement, interaction, and a shared sense of place.

The three buildings will share a centralised podium-level amenity hub, accessed directly from the laneway network. This vertical facility serves all residents equally, ensuring no single tower is favoured. At its heart, a concierge and resident services centre provides a welcoming point of contact and supports daily life across the precinct.

The Stage 3 BTR typology offers diversity of housing options in the Green Square Town Centre, with Stages 4 and 5 comprising primarily Built-to-Sell apartments and Student Accommodation.

The design team for Stage 3 is comprised of FK and Plus Studio, with FK undertaking design work for Sites 7 and 17, and Plus Studio for Site 18.

Mirvac’s operating platform, LIV, will provide ongoing and long-term management and maintenance of apartments and communal areas. LIV is the first BTR management platform of scale in Australia, taking a customer-first approach to deliver an exceptional rental experience with dedicated on-site service, management, maintenance and integrated technology. Guaranteed and flexible lease terms provide convenience and stability, empowering residents with a sense of ownership, whether renting long-term or as an interim step to homeownership. Importantly, Mirvac’s BTR projects can be delivered expeditiously and without the traditional pre-sale requirements of conventional residential apartment developments.



HOUSING DELIVERY AUTHORITY

BACKGROUND – HOUSING DELIVERY AUTHORITY (HDA)

On 19 December 2024, the Housing Development Authority (HDA) was established by DPHI to accelerate the delivery of housing across NSW, under the Environmental Planning and Assessment (Housing Delivery Authority) Order 2024. This has provided a new State Significant Development pathway in which the proposed redevelopment can be undertaken through.

The site was declared State Significant Development (SSD) pursuant to State Significant Declaration Order 2025 (No 2) issued on 26 February 2025. The order specifies development in EOI application 232525 dated 17 January 2025, including development for the purposes of mixed use development comprising commercial premises and residential accommodation with the provision for affordable housing and Build to Rent (BTR) at 960A Bourke Street, 6 Geddes Ave and 411 Botany Road, Zetland as identified in Schedule 18, is declared to be SSD.

The HDA SSD pathway has been established to accelerate delivery of housing and requires that the subject SSD is lodged within 9 months from receipt of the Secretary's Environmental Assessment Requirements (SEARs). Current SEARs for the project were issued for Early Works on 15 April 2025 (SSD-82328958) (SSDA 1), Sites 7, 17 and 18 on 15 May 2025 (SSD-83899206) (SSDA 2) and for Sites 8 and 19 on 15 May 2025 (SSD- 84322496) (SSDA 3).

The key features of the Mirvac Green Square HDA proposal are:

- Detailed development consent for the purposes of a mixed use development, with significant residential components comprising build to sell and build to rent dwelling stock and ground floor non-residential uses.
- Delivery of between 1,000 to 1,200 dwellings across 9 buildings in low rise and high rise tower formats.
- Delivery of Affordable Housing dwellings.
- Delivery of the components in two-stage detailed SSDA process.

In conjunction with the SSDA, a State-assessed rezoning process is intended to facilitate the proposed development.

This SSDA forms the second application as part of broader HDA declared development and forms the main works to develop sites 7, 17 and 18 of the GSTC.

BETTER PLACED

BETTER PLACED: AN INTEGRATED DESIGN POLICY FOR THE BUILT ENVIRONMENT OF NSW (GANSW 2017)

Better Methods:

a set of mechanisms developed by GANSW to support the practical delivery of a better built environment.

Better Methods has been developed in collaboration with NSW Government agencies, the private sector and academia. It includes:

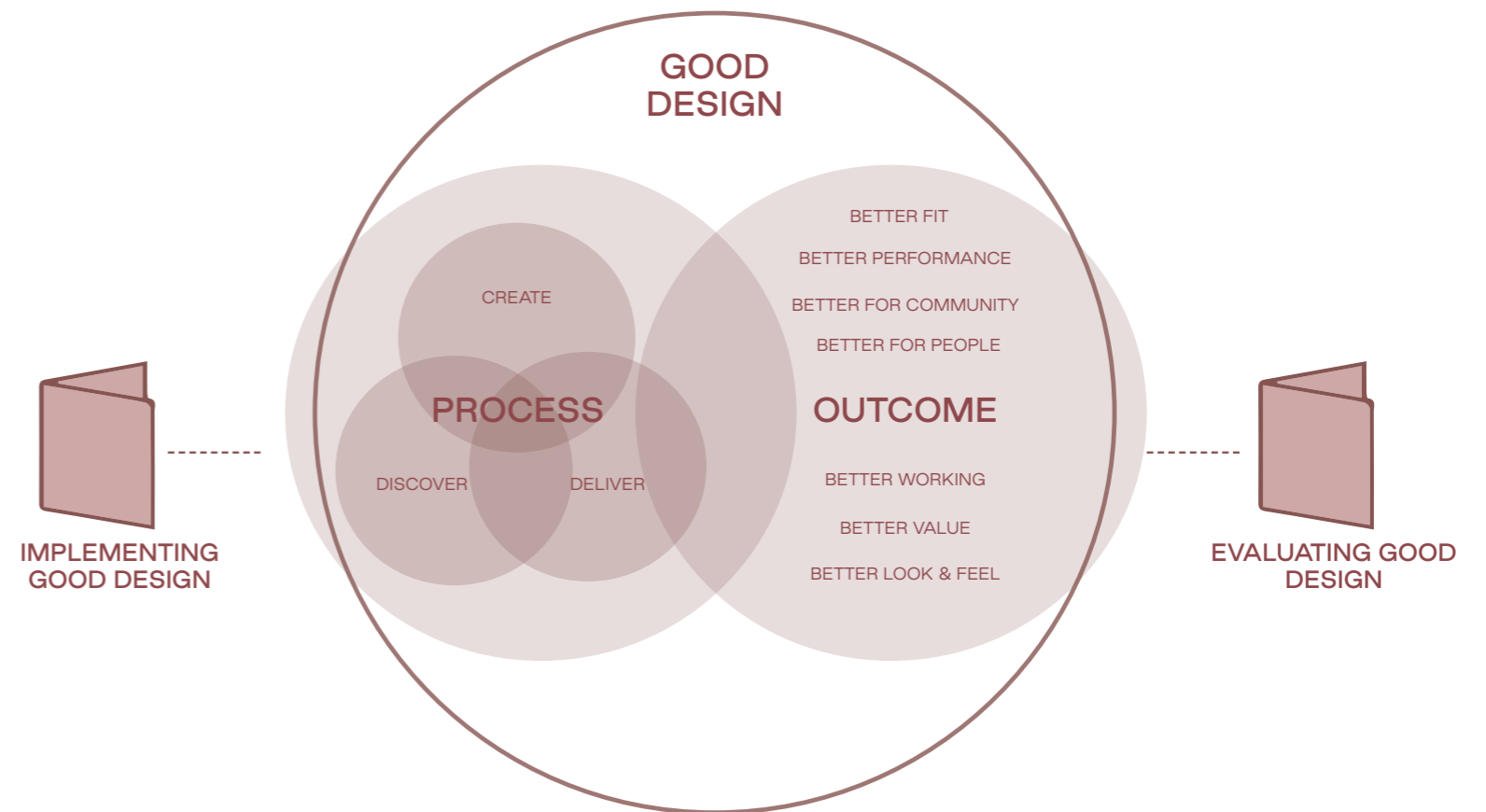
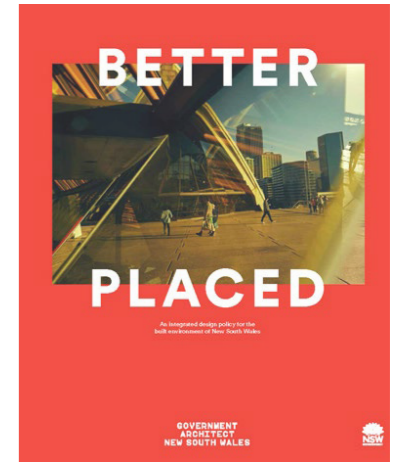
- documents, such as design guidelines and advisory notes to support good practice
- programs, such as the State Design Review Panel pilot
- schemes, such as the Government Architect’s Strategy and Design Excellence Prequalification Scheme
- examples, such as case studies, to profile best practice, lift expectations and inspire excellence
- methods, such as this one, developed to help implement good design process.

Better Methods will evolve over time with new and revised documents and processes and in response to feedback and new knowledge.

Better Placed presents seven design objectives for the NSW built environment, applicable at any scale, including cities and precincts, the public realm and individual buildings.

These **Better Placed** design objectives tackles a wide array of issues and challenges crucial to creating a well-designed built environment.

These considerations have been carefully examined in the design process of this proposal and will be addressed in the design verification statements related to this project.



BETTER PLACED

SEVEN OBJECTIVES DEFINE THE KEY CONSIDERATIONS IN THE DESIGN OF THE BUILT ENVIRONMENT



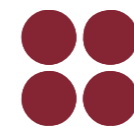
BETTER FIT

CONTEXTUAL, LOCAL AND OF ITS PLACE



BETTER PERFORMANCE

SUSTAINABLE, ADAPTABLE AND DURABLE



BETTER FOR COMMUNITY

INCLUSIVE, CONNECTED AND DIVERSE



BETTER FOR PEOPLE

SAFE, COMFORTABLE AND LIVEABLE



BETTER WORKING

FUNCTIONAL, EFFICIENT AND FIT FOR PURPOSE



BETTER VALUE

CREATE AND ADDING VALUE



BETTER LOOK AND FEEL

ENGAGING, INVITING AND ATTRACTIVE

RESPONSE TO DRP 2.3 COMMENTS

ITEM	COMMENT	RESPONSE
ITEM 1	The proposed increase of podium height at Sites 7 and 17 (made in response to earlier DRP feedback) is supported in principle, establishing an improved sense of scale and definition to the northern side of the plaza, the Panel recommends that the height of the podium at Site 17 be increased to align exactly with that of Site 7, as described in the comments below.	This has been implemented in the submission, refer Section 7 and 8 of the Precinct Design Report and the Architectural Drawings set
ITEM 5	The aspiration for Sites 7 and 17 tower facades to embody a calm, gridded expression, however the execution of this concept should be revisited and strengthened, with further consideration of balancing both vertical and horizontal elements, introducing greater facade relief and depth, and improved solar control introducing a hierarchy of façade elements across both sites and with closer attention given to positive qualities evident in the reference imagery.	This has been implemented in the submission, refer Section 8 of the Precinct Design Report, Section 2 of the Site 7+17 Design Verification Statement and the Architectural Drawings set. The two buildings now read as a pairing in the streetscape, with a more cohesive palette and design language. The emphasis and proportion of the gridded elements have been amended to be more in line with the reference imagery presented at DRP2.3, with a design language that is less vertically emphasised. This calmer gridded expression we believe now addresses the comments and discussions raised at DRP2.3.
ITEM 6	Connected lobbies – the finer grain of the connected Build to Rent lobbies is supported and it is recommended that site lines are further developed to enhance the opportunity for visual connection across each site. This will support the principles of CPTED across the precinct.	The connected Build to Rent lobbies are retained and support the resident community and CPTED principles. The entries retain a balance of vision glass and solid elements to allow for visibility whilst still balancing legibility of these elements visually, noting these are not public accessways. The Housing SEPP has recommendations for safety which stress the need for clearly defined access points between public and private entries, and we feel the design has a legible sense of private entry
ITEM 7	It is important that the design be led by, and respond directly to, the Urban Design Principles established by Cox in the DRP 1.5 Urban Design Principles meeting. The final design proposals should provide further evidence of how each building conforms with these urban design principles. The principles should continue to be developed and strengthened to address matters of materials, facade depths, proportions, solid-to-void ratios, floor levels, parapet heights and ground level interfaces, and be referenced to inform design development	The Urban Design Principles have informed the SSSDA design and have been carried through to the design of the Precinct and each building. Podium height and colonnade/awning datums are established, Building 18 is distinguished as a beacon through the use of different colouring and facade design from Building 7 and 17, and the facade proportions have been further developed to reflect the massing and urban design Principles.
ITEM 9	The Panel acknowledges that the facade refinement, adopting the Panel's advice, may result in a departure from the Urban Design Principle 3.20. As elaborated further below, the Panel recommends that Sites 7 and 17 should be more consistent in terms of architectural expression, character, materials, colours and detailing, while Site 18 may be more individualistic as it sits 'in the round'.	This has been implemented in the submission, refer Section 8 of the Precinct Design Report, Section 2 of the Site 7+17 Design Verification Statement and the Architectural Drawings set. Site 7 and 17 now present as a pair of buildings with a coherent and related facade and expression.

RESPONSE TO DRP 2.3 COMMENTS

ITEM	COMMENT	RESPONSE
ITEM 10	The Panel offers no definitive preference for the Primary or Alternative scheme, other than noting that Site 7 and 17 should read as a more consistent pair, and the Primary scheme may be pursued albeit it departs from the Urban Design Principle 3.1 and the Panel's earlier suggestions for tower height articulation.	DRP 2.3 Primary Scheme has been adopted with the changes described within this DRP response table.
ITEM 11	The Retail Uses Study has provided the Panel with a good understanding of the needs and context of the Green Square Town Centre. It is positive to see the translation of this study into the Precinct's thematically organised ground level retail layout. The Panel continues to encourage consideration of non-residential on levels above ground within the podiums to meet the objectives of the town centre aspirations.	Refer Colliers EIS report
ITEM 13	The scheme must establish a strong relationship to the plaza. It is important to deliver a high level of public amenity at the ground plane, and to further interrogate the relationship between the ground plane and built form, architecture and land uses, particularly across the podiums of Sites 7 and 17.	Refer Section 7 of the Precinct Design Report. We believe the provision of proposed retail NLA will deliver a high quality of public amenity at the ground plane. The public and civic qualities of Neilson Plaza have also been reflected in the facade approach to Sites 7 and 17 which play a key role in defining this built edge and character. For Site 7 the above ground podium uses are the coworking, gym and wellness spaces associated with the Build to Rent community. In addition there are two level retail spaces that add a further diversity of use to these above-ground spaces. Site 17 has residential uses above the ground floor retail, however the civic facade expression has been maintained as continuous expression to this level to ensure a consistent built form edge to the Plaza.
ITEM 14	The visual consistency between Site 7 and 17 should be strengthened to better conform to the Urban Design Principles established for podium alignment. Currently, Site 7 provides the stronger response to the podium height datums. As noted previously, the Panel recommends that Sites 7 and 17 develop more consistently as a related pair in the next phase of design, while Infinity and Site 18 should serve as more distinctive, individualistic 'book-ends' to the northern plaza edge.	This has been implemented in the submission, refer Section 8 of the Precinct Design Report, Section 2 of the Site 7+17 Design Verification Statement and the Architectural Drawings set. Site 7 and 17 now present as a pair of buildings with a coherent and related facade and expression.
ITEM 15	The two adjacent podium parapets, which are intended to form one of three plaza-edge datums, appear to be misaligned across the facades of all three buildings, resulting in an inconsistent datum. The podium parapet height of Site 17 should be read consistently with Site 7.	This has been implemented in the submission, where the podium heights now read as a consistent datum. Refer Section 8 of the Precinct Design Report, Section 2 of the Site 7+17 Design Verification Statement and the Architectural Drawings set.

RESPONSE TO DRP 2.3 COMMENTS

ITEM	COMMENT	RESPONSE
ITEM 16	Similarly, the awning height datums at Sites 7 and 17, and their relationship to the adjacent Infinity building, should be refined to create a more consistent datum, and this should also relate positively to the awning height datum at Site 18 in order to provide stronger plaza definition and greater amenity along the frontages to the plaza. The extent and continuity of weather protection along the plaza edge and into side streets should be reviewed. The panel would like to understand more clearly how the architecture of the cantilevered podium to sites 7 and 17 provides a fitting edge to the plaza and how this resolves at the laneways where the weather protection is provided by expressed awnings. The intent of the weather protection should be clearly articulated and the design amended if the intent is not met.	This has been implemented in the submission, refer Section 8 of the Precinct Design Report, Section 2 of the Site 7+17 Design Verification Statement and the Architectural Drawings set. With regards to canopy and weather protection strategy for Site 7+17 refer Section 2.8 of the Design Verification Statement. The awning is continued in Site 18, refer to Part 2 under the Design Verification statement from Plus.
ITEM 17	The proposed facade expression (particularly to the podiums and at street level), their sense of depth and relief, and colours and materials applied to each building requires more resolution in order to establish elements that tie the various facades together, particularly for Sites 7 and 17. Of particular note, the 'checkerboard' motif and dual colouring on the podium of Site 17 should be rethought to create a stronger and more consistent visual and tonal relationship with Site 7	This has been implemented in the submission. The tonality of the two buildings have been harmonised to create a paired reading, and podium concerns noted by the panel have been addressed. Refer Section 8 of the Precinct Design Report, Section 2 of the Site 7+17 Design Verification Statement and the Architectural Drawings set.
ITEM 18	The design response at the base of Site 18, particularly with regard to the height of the awnings, the expressive tapering columns, egress stair discharge point, and landscape planter beds should be revised to prioritise the plaza edge and public activation, also considering wind and rain protection.	The mid-level awning proposed to carry the retail datum line along Ebsworth St between all 3 buildings continues around to the east over the Paul St interface, and along the south along the Plaza edge. The awning depth proposed is between 2.4-3m, and approximately 3.6m high, providing adequate wind and rain protection to the surrounding domain. Between the two egress discharge points to the southwest, a room is dedicated as a unique opportunity to celebrate Indigenous heritage and stories as well as a more focal point for landscaping to soften the corner as detailed in the Design Verification Statement for Site 18 under Part 2 Design Response. This paired with a retail frontage and outdoor seating towards the east supports a strong activation of the plaza edge.
ITEM 19	The Panel encourages further development in facade articulation, depth and relief. The Panel is concerned at the general 'flatness' of tower facade elements.	Site 7 and 17 have taken an approach with a highly articulated and sculptural podium expression, with significant depth and texturing. The towers to these two buildings we see as calmer and more subtle elements with a gridded colour palette. We believe the depth of articulation achieved in the towers to Site 7 and 17 is in line with this strategy of a calmer and lighter reading to the tower forms. Site 18's exterior is designed with a series of vertical, angled channels which break up the surface of the tower facade preventing it from being read as continuous flat walls. The angled channels create depth, shadows and visual complexity, creating a dynamic and three-dimensional design treatment suitable for a strong landmark in its context. The facade depths and details are further provided within Section 2 of the Design Verification Statement for Site 7+17, and within Section 2 of the Design Verification Statement for Site 18.

RESPONSE TO DRP 2.3 COMMENTS

ITEM	COMMENT	RESPONSE
ITEM 20	There may be a need for increased self-shading on towers and the depth of facade elements should be increased significantly.	A minimum average of 7.5 Star NatHERS has been achieved for all dwellings exceeding to code requirements (minimum 7.0 Star average) mitigating any further self-shading elements. Please refer to LCI's report for further details of thermal performance.
ITEM 21	Further interrogation of the design of roof forms should be provided for each building so these elements are properly composed and well-integrated. The Panel recommends the provision of landscape and amenity features such as BBQs, toilets and a kitchen to be provided on the rooftop communal space for residents. The amenity of the roof terrace of Site 7 is supported and the roof terrace of Site 18 should be further developed to align with Site 7's level of amenity.	The roofscapes have been lowered and rationalised to Sites 7, 17 and 18, in accordance with the Primary Scheme height and mass as endorsed by the Panel at DRP. The roof terrace offers seating spaces and BBQ facility supported by perimeter plants and raised planter for a tree canopy to add a more intimate outdoor space to the overall diversity of amenity available to the Site 7, 17 & 18 BTR residents.
ITEM 22	Provision of non residential uses should be increased to achieve the objectives of the Green Square Town Centre LEP 2013 to encourage the establishment of Green Square Town Centre as the major commercial, retail, cultural and entertainment centre and to provide an appropriate mix of land use and generate employment in the Town Centre .Further interrogation of the uses at the ground plane, basements and Level 1 is encouraged, particularly in relation to the introduction of more non-retail supporting commercial uses where possible and prioritising active uses in key public areas areas over servicing infrastructure. The interface between Level 1 uses and the plaza should be further developed, with consideration given to future adaptation to alternative non-residential uses. The Panel supports minimisation of car parking in favour of more active uses.	We have noted our views on above ground uses in our response to Item 13 of this table. We also refer you to the Colliers EIS Report.
ITEM 23	Similarly, the concentration of residential amenities within Site 7 is acknowledged and the associated benefits are understood. However, it is also noted that the facade of Site 17 does not provide any non- residential uses above ground level, and as such encourages any opportunities to increase the range of uses that bring activation to this facade.	Refer Colliers EIS report.
ITEM 24	The Connecting with Country response should be further developed to show how the principles for Connecting with Country will be tangibly and genuinely implemented through a range of elements in the design, and not only in Public Art. This is especially important to demonstrate the role of the Town Centre as an important destination for the community and alignment with First Nations principles.	This is discussed in the Precinct Design Report in how each of the 4 undepinning Country-centred guiding principles are addressed to ensure that design solutions do not rely solely on Public Art. Solutions integrate landscape design, circulation and activated ground plane, architectural language, as well as public art and education opportunities.

RESPONSE TO DRP 2.3 COMMENTS

ITEM	COMMENT	RESPONSE
ITEM 25	ADG Compliance: Compliance with key ADG targets should be interrogated and confirmed in the submission, in particular the approach to quantifying cross ventilation appears to include a number of single-aspect apartments relying on notches to achieve natural cross-ventilation. By further developing compliance with natural cross ventilation and solar access, opportunities may arise to meaningfully improve the expression and hierarchy of facades.	We believe the scheme complies with ADG requirements for cross ventilation. Solar compliance in our view has been optimised as best as possible within the constraints of the site, and the proposal for Site 7+17 exceeds the solar access metrics achieved by the previous DA approval for these sites. Natural ventilation for single-aspect apartments are supported by wind studies demonstrating merit in achieving natural ventilation on par with the ADG-compliant apartments.
ITEM 27	Affordable Housing: Further clarity should be provided on how affordable housing will be distributed and managed across the Precinct.	Refer Colliers EIS report.
ITEM 28	Privacy and cross viewing: Some apartments orient bedroom windows towards other habitable rooms across the narrow streets and laneways and to Infinity. Further mitigation of visual privacy impacts is required for these interfaces, particularly where ADG building separation targets are not met.	The scheme now incorporates angled privacy fins to address these proximity issues. Refer architectural drawing set.
ITEM 29	Northern Elevations – as the internal layouts develop in response to the requirements of the ADG, it is recommended that the northern elevations of Sites 7, 17 and 18 are further reviewed to provide a consistency of alignments across each site's facades. In many instances the glazing facing adjacent Private Open Spaces (balconies) is misaligned resulting in a complexity which detracts from the northern elevations.	We believe the northern elevations do now have a consistent reading, including but not limited to achieving a hierarchy of façade elements and awnings. We have also now provided a number of additional rendered views from Ebsworth Street in Section 8 of this document which we believe provides a good illustration of the character of this future streetscape. These streetscapes maintain the gridded and tonal approach taken to the southern elevations, however with a more articulated and stepped facade derived from our solar access and cross ventilation strategy.

2

URBAN DESIGN PRINCIPLES

MACRO URBAN DESIGN PRINCIPLES
MICRO URBAN DESIGN PRINCIPLES
PLAZA RESPONSE

DESIGN RESPONSE & OVERVIEW

2.1 MACRO URBAN DESIGN PRINCIPLES



OVERVIEW

Cox Architecture has compiled Urban Design Guidelines for the entire Green Square Town Centre, with a series of key principles that cover the new development proposals for Stages 3,4 and 5. Key aspects of these principles are excerpted in the following pages.

The precinct design work for Stage 3 has been undertaken in alignment with the Urban Design Guidelines to ensure a cohesive approach to urban design and key architectural principals across all stages of the Green Square Town Centre.



1.1 Importance of Green Square and The Drying Green as an urban respite



1.2 Importance of Infinity as an urban place marker



1.3 Creation of spatial containers



1.4 Creation of edge forms



1.5 Consideration of solar qualities



1.6 Creating new green spaces



1.7 Creating new spaces of intimacy and vibrancy



1.8 Achieve built form diversity



1.9 Achieve urban continuity



1.10 Create urban linking devices

DESIGN RESPONSE & OVERVIEW

2.2 MICRO URBAN DESIGN PRINCIPLES

OVERVIEW

Understanding the character of key edges, linkages and street activation is described in detail in these guidelines, and the Stage 3 precinctual approach has aligned with these aspirations.



2.1 Create active urban edges



2.2 Create through site links



2.3 Allow retail activities to "trade out"



2.4 Provide season appropriate shade and shelter



2.5 Provide urban edges



2.6 Encourage intimacy, personality and event places



2.7 Create an everyday high street



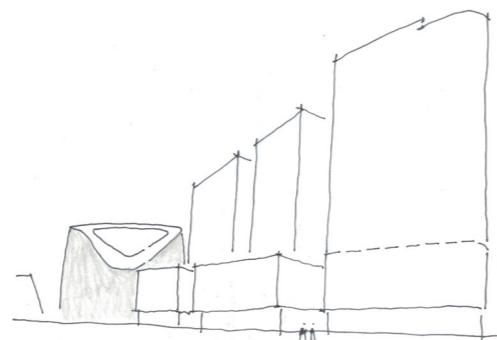
2.8 Create corners of interest

DESIGN RESPONSE & OVERVIEW

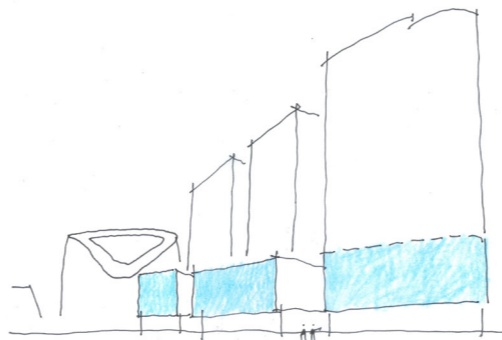
2.3 PLAZA RESPONSE

OVERVIEW

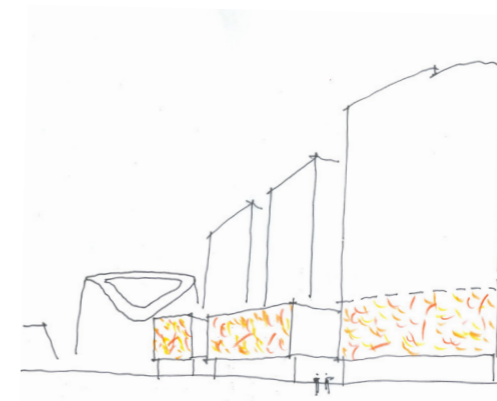
The role of the Infinity building as an urban design marker at the western edge of Stage 3 has been formative in the design team's response to the built form of these three buildings. The Urban Design Guidelines outline key strategies to align podium datums to respond to the Infinity built form, and also to inform how the three buildings of Stage 3 can respond to each other.



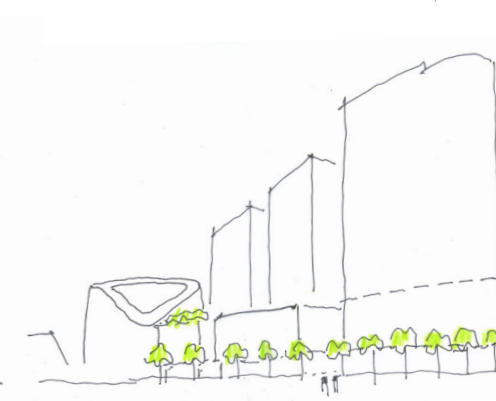
3.2 Maintain vision of Infinity as a place marker



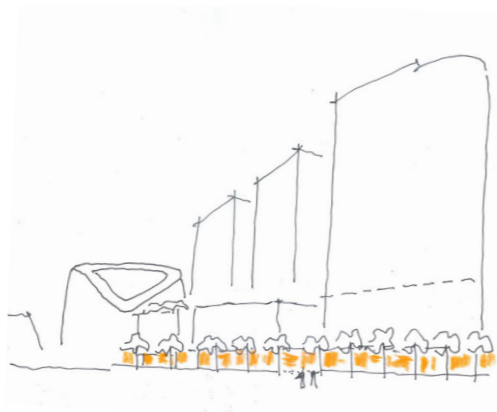
3.3 Define podium as an urban container



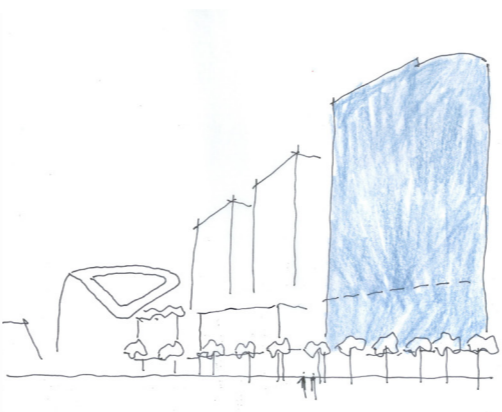
3.4 Establish visual engagement to the podium



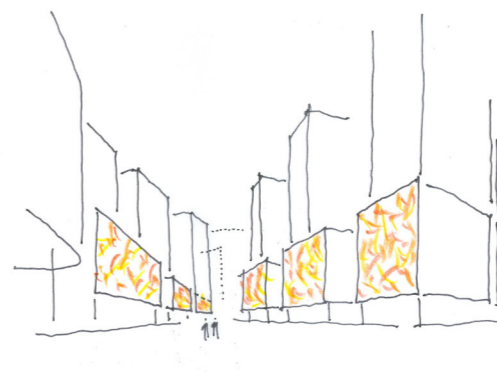
3.5 Establish green edge to Plaza and podium



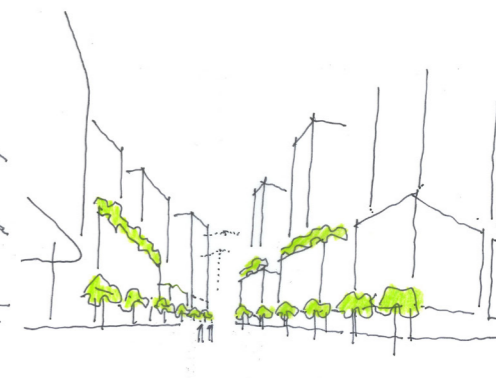
3.6 Establish vibrant public edges to the Plaza



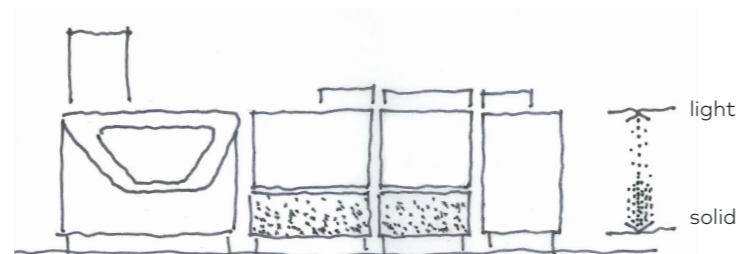
3.7 Establish beacon architecture form



3.9 Establish visual engagement to the podium



3.10 Establish green edges to Plaza and podium



3.19 Anchoring podiums

solid: low
light: high



3.1 Achieve key height consistencies across Stage 3 form
• Key height datums
• Solar access
• Address Infinity

3

SITE AND CONTEXT ANALYSIS

STRATEGIC CONTEXT
GREEN SQUARE URBAN CHARACTER
GREEN SQUARE CONTEXT
NEIGHBOURHOOD CHARACTER
DEMOGRAPHIC
PEDESTRIAN EXPERIENCE
CLIMATIC SITE CONDITIONS
SITE PHOTOS

SITE AND CONTEXT ANALYSIS

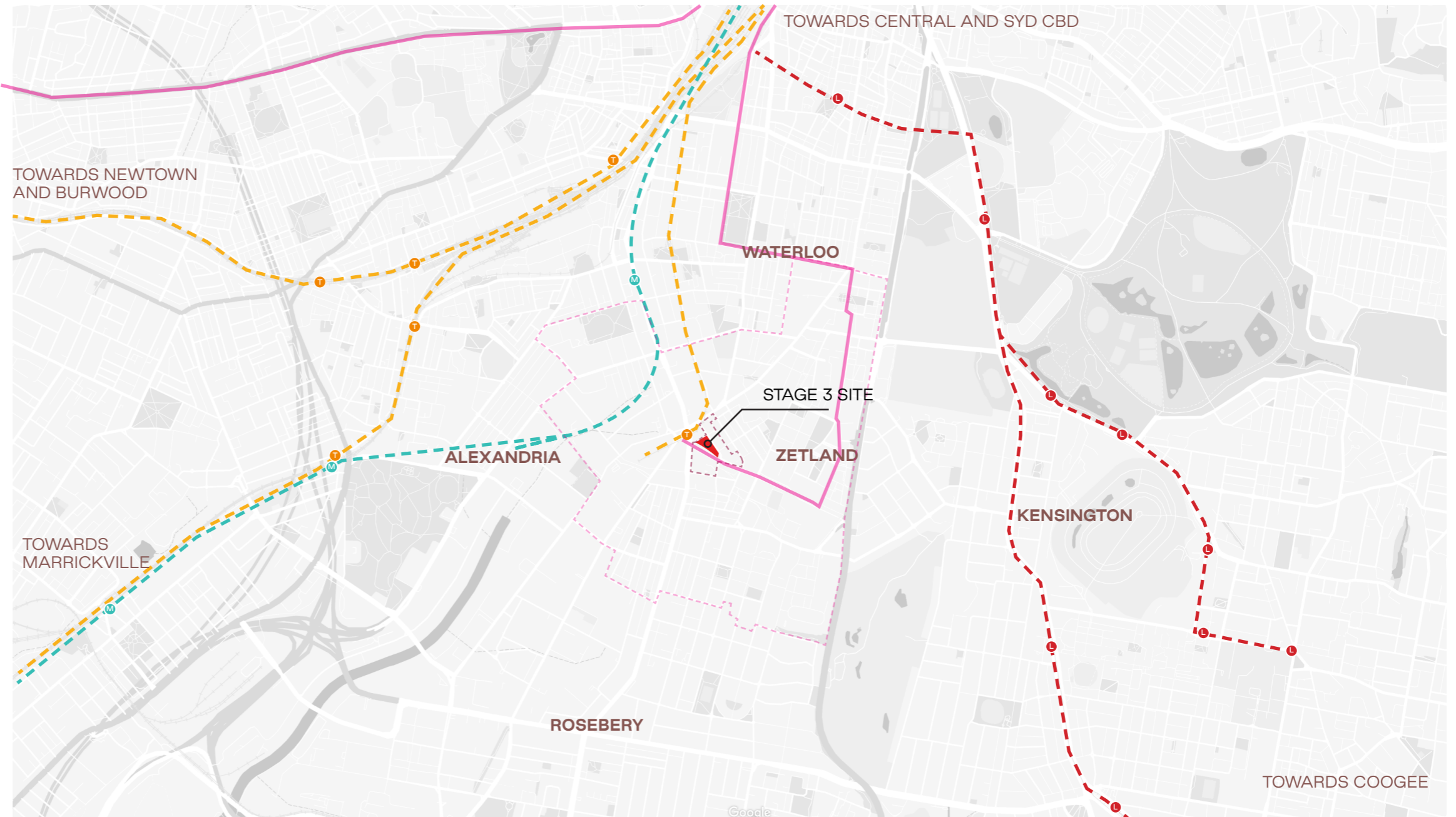
3.1 STRATEGIC CONTEXT



SITE

Green Square is a pivotal neighbourhood in inner-southern Sydney. Located at the intersection of Waterloo, Alexandria and Rosebery, Green Square is a major nodal point in the inner south of Sydney. Anchored by a major train station on the Airport Line, the Green Square Town Centre is emerging as a significant residential precinct within what was once the industrial heartland of Zetland and Alexandria.

Its direct rail connection to Central Station positions Green Square as a well-located hub for new inner-city housing. By 2036, the area is envisaged to accommodate more than 33,000 new homes, and Stage 3 at Green Square is a key part of this housing delivery outlook.



- Legend**
- Train Line
 - Metro Line
 - Light Rail Line
 - Future Light Rail Line
 - Green Square LEP Boundary
 - GSTC LEP zone
 - Stage 3 site

SITE AND CONTEXT ANALYSIS

3.2 GREEN SQUARE URBAN CHARACTER

SITE

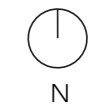
The neighbourhood surrounding the Green Square Town Centre benefits from some significant recently completed public buildings, including the Gunyama Sports and Aquatic Centre, the new Green Square Public School, and the Joynton Avenue Creative Centre.

Stage 3 comprises of Sites 7 and 17, located to the north of Green Square Plaza, and Site 18 to the north of Neilson Square. To the southern edge of these two public spaces (holistically referred to as Neilson Plaza) is Stages 4 and 5.

This strong foundation of public amenity is complemented by a growing mix of food, beverage, and retail offerings that have emerged alongside new development in the precinct. This emerging retail amenity is proposed to be further strengthened through retail provision within the Green Square Town Centre as part of Stages 3, 4, and 5.

Within the Stage 3 precinct, Ebsworth Street has already established itself as a successful emerging eat street, with opportunities to reinforce its character through new retail frontages along its southern edge as part of the Stage 3 groundplane.

- Legend**
- Stage 3 site
 - Stage 4,5 site
 - Education
 - Arts + Culture
 - Health + fitness
 - Food + Beverage
 - Green Space
 - Shopping Amenities



SITE AND CONTEXT ANALYSIS

3.3 GREEN SQUARE CONTEXT







GREEN LINKS

The residential streets to the northeast and east of Green Square are distinguished by their generous, long-established tree canopy. These tree-lined streets — characteristic of Alexandria, Mascot and Botany — create a shaded, comfortable public realm and form an important part of the area’s urban character.

In contrast, recent public spaces delivered within Green Square have not achieved the same level of canopy cover, resulting in reduced shade and a noticeable loss of green public amenity. The new streets and laneways proposed for Stages 3, 4 and 5 of the Green Square Town Centre offer a clear opportunity to rebalance this condition by integrating a more generous provision of tree planting and green space.



Legend

-  Existing Green Space
-  Potential Green Links
-  Key Pedestrian Pathways
-  Stage 3 Site

SITE AND CONTEXT ANALYSIS

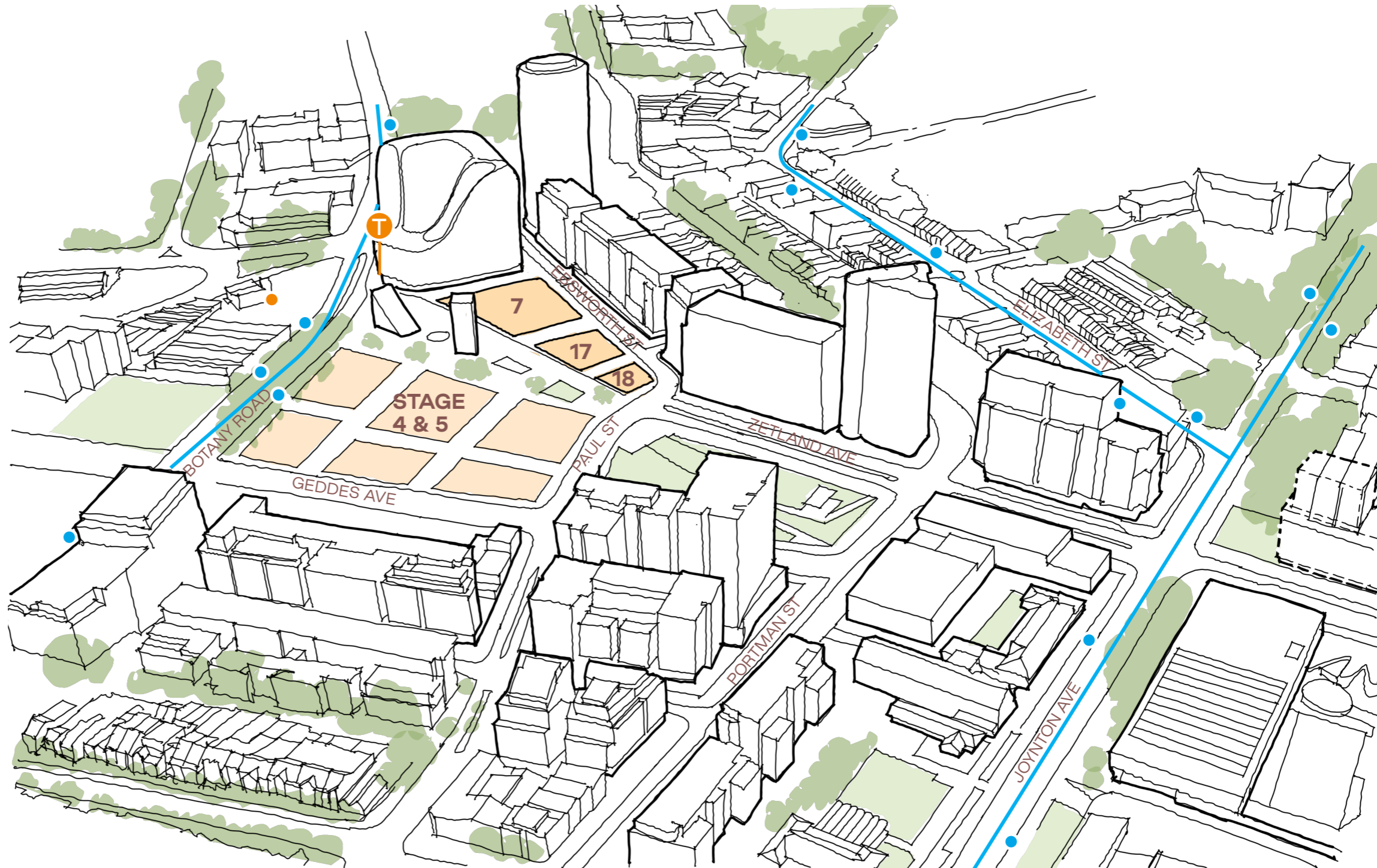
3.3 GREEN SQUARE CONTEXT

TRANSPORTATION LINKS

At the western edge of the precinct is the Green Square train station, and a number of bus routes are accommodated on Botany Road to the west, Elizabeth Street to east and Joynton Avenue to the south.

Train:
Stage 3 to Sydney CBD: 5-8 minutes
Stage 3 to Airport: 8-10 minutes

Bus:
Stage 3 to Sydney CBD: 15-25 minutes



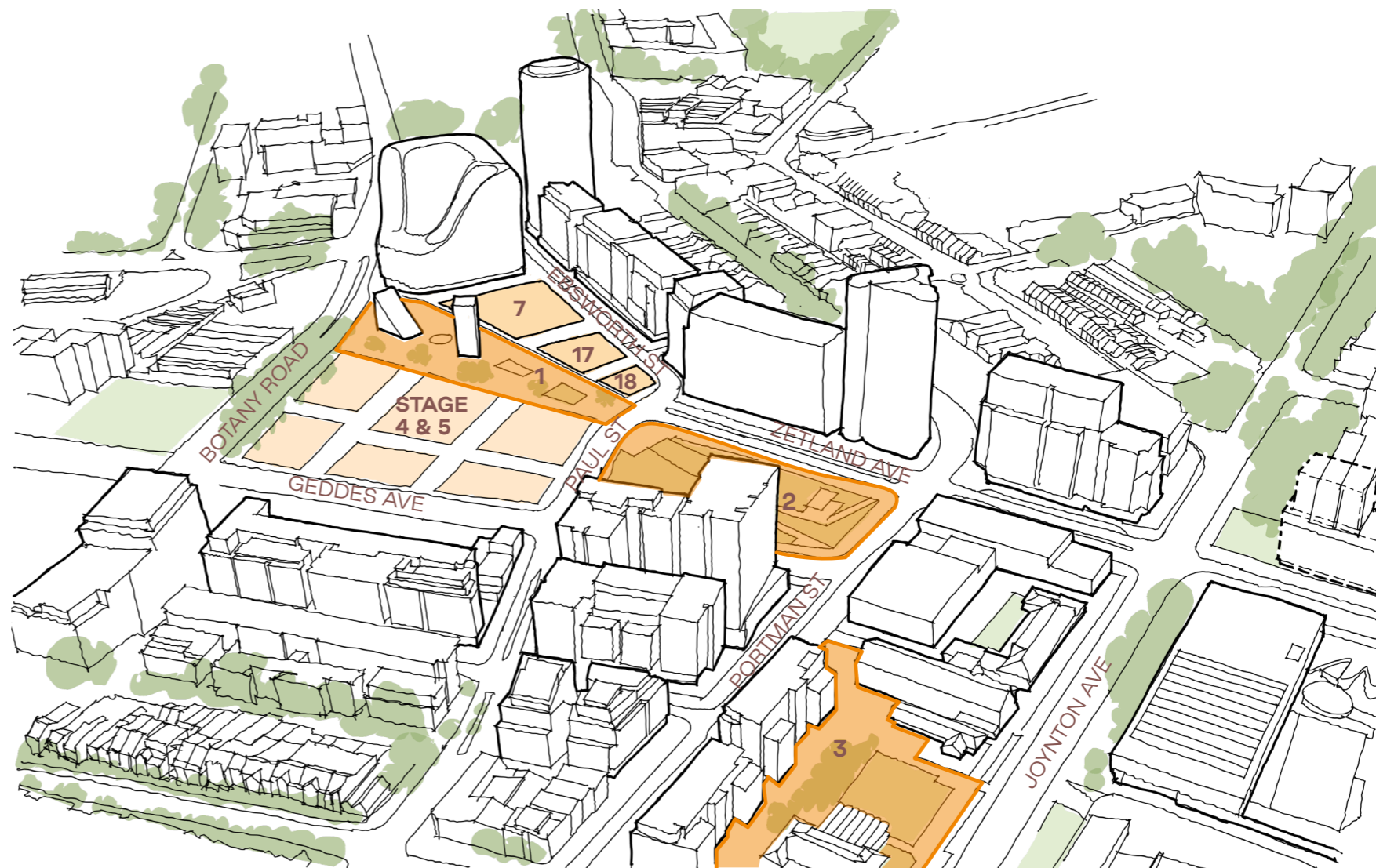
- Legend
- Stage 3 site
 - Stage 4 and 5 site
 - Transport Links

SITE AND CONTEXT ANALYSIS

3.3 GREEN SQUARE CONTEXT

KEY PUBLIC SPACES

Green Square has a significant public open space provision, with Neilson Plaza, the Drying Green and Matron Ruby Grant Park all in close walking distance.



Legend

 Key Public Spaces

- 1. Neilson Plaza
- 2. The Drying Green
- 3. Matron Ruby Grant Park

SITE AND CONTEXT ANALYSIS

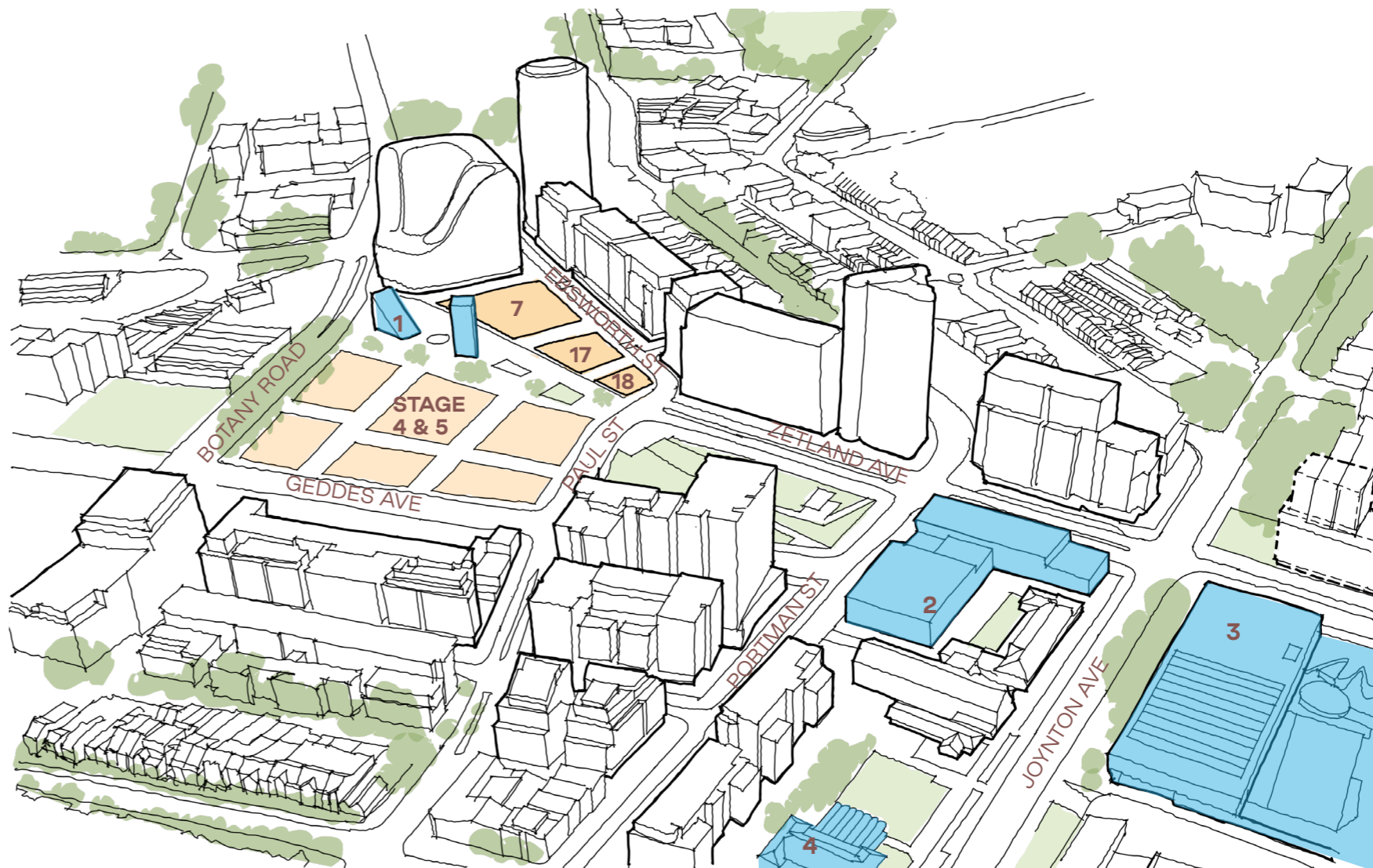
3.3 GREEN SQUARE CONTEXT

KEY PUBLIC AMENITIES

Green Square is well served by recently completed public buildings. The Green Square Public Library, located beneath Neilson Plaza, acts as a cultural anchor and community hub for local residents and students.

The Gunyama Sports and Aquatic Centre provides a major pool, fitness and sports complex, while the Joynton Avenue Creative Centre offers a dedicated space for arts, creativity and community programming.

The newly opened Green Square Public School will offer exceptional convenience for future residents, providing easy access for families and accommodating a substantial number of students with its modern facilities.



Legend

■ Key Public Amenities

- 1. Green Square Library
- 2. Green Square Public School
- 3. Gunyama Park Aquatic and Recreation
- 4. Joynton Avenue Creative Centre

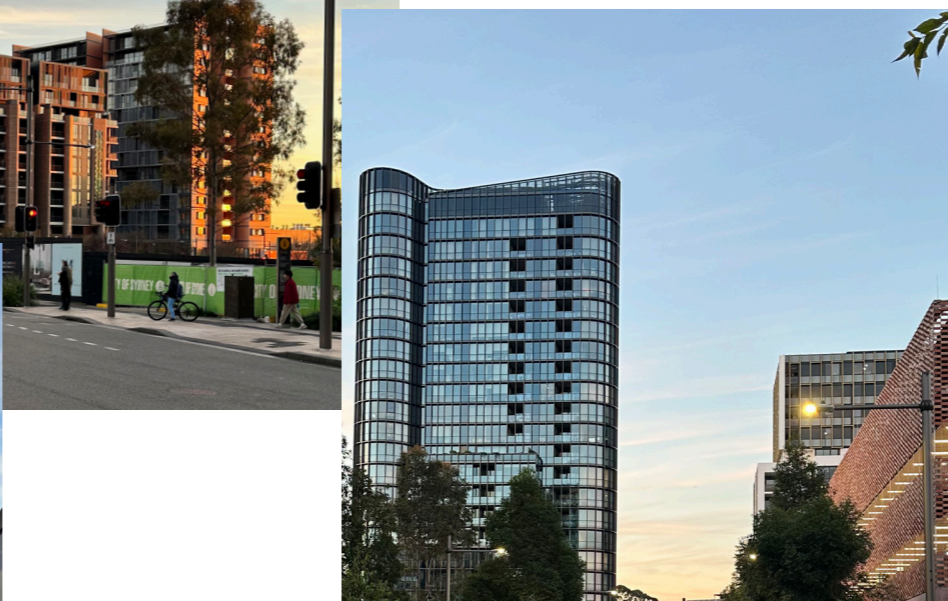
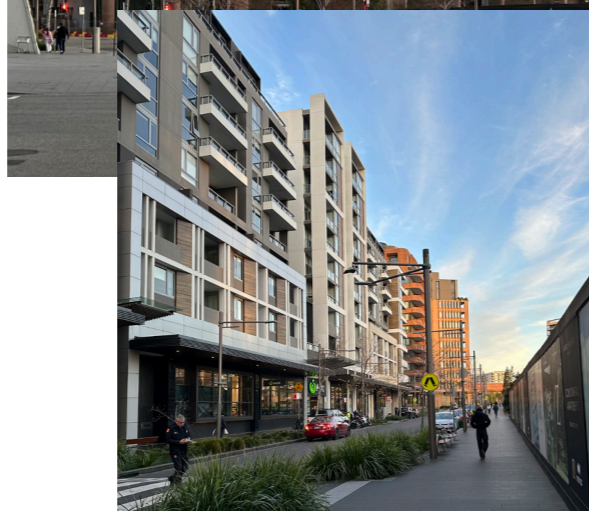
SITE AND CONTEXT ANALYSIS

3.4 GADIGAL/GREEN SQUARE NEIGHBOURHOOD CHARACTER

As a newly developed and emerging medium to high rise residential neighbourhood, carved out of what was historically an industrial part of southern Sydney, there is a diverse range of contemporary buildings and architectural design languages evident. Green Square has a character defined by individual developments, each of which vary significantly in materiality and approach.

Ebsworth Street has an emerging high street character which can be reinforced by defining the southern edge more clearly with supporting active edges.

Neilson Plaza has a civic and public character, and is in need of clearer definition to its north and south edges.



SITE AND CONTEXT ANALYSIS

3.5 GADIGAL/GREEN SQUARE DEMOGRAPHIC

The demographic character of this neighbourhood is an important part of understanding the future residents of the Stage 3 Build-to-Rent community. There is a diverse demographic, with 64.6% of the population being born overseas and 55% using a language other than English at home.

In addition to the significant demographic of recent migrants, there is also a large cohort of young people, students and older downsizers from other parts of Sydney.

YOUNG ADULTS



The median age is 30. A substantial portion of the population consists of people aged 25 to 34, attracted by the suburb's proximity to the city centre and modern amenities.

MINDSET/ WANTS

- Environmentally Conscious Design
- Bragging Rights
- Convenience
- Modern Amenities / Smart Home Features
- Lifestyle Connections
- (links to gardens, communal social spaces etc.)

CHINESE EXPATS



Around 25% of residents have a Chinese background. This substantial Chinese community contributes to the multicultural fabric of the area, influencing local culture.

MINDSET/ WANTS

- Convenience
- Choice and Value
- Flexible spaces
- Modern Amenities / Smart Home Features
- Adequate storage
- Cultural Sensitivity

PROFESSIONALS AND STUDENTS



With a high percentage of residents holding a Bachelor's degree or higher (52.6%), Green Square attracts many professionals and students.

MINDSET/ WANTS

- Trend seekers
- High Tech overlay
- Convenience / Ease-of-Use
- Modern amenities / Smart Home Features
- Modern Aesthetic
- Flexibility / Adaptability

MIDDLE-AGED SUBURBAN DOWNSIZERS



An increasing demographic in this location is middle-aged couples downsizing from larger suburban homes.

MINDSET / WANTS

- Choice and Value
- Quality, durability and aesthetic outcomes
- Accessibility
- Functionality
- Convenience

SITE AND CONTEXT ANALYSIS

3.6 PEDESTRIAN EXPERIENCE





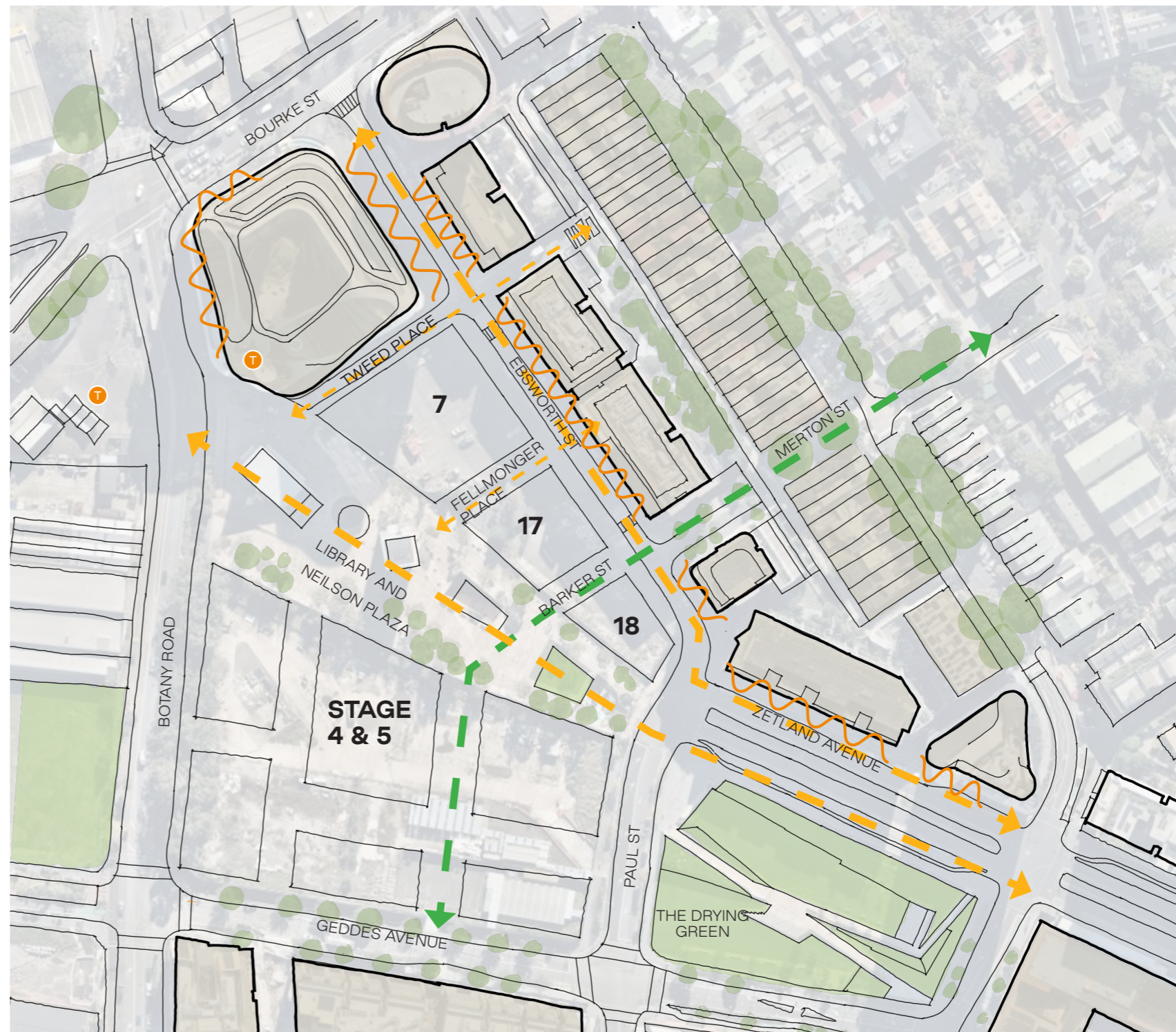
ACCESS AND FLOW

Stage 3 has a variety of pedestrian edge conditions, each with a slightly varied character. Ebsworth Street currently an emerging high street character, with the opportunity to reinforce this character through the design approach of Sites 7 and 17 in particular. Site 18 is a terminating building at the eastern edge of the precinct and is more experienced in the round, but this building also has a role to play in reinforcing this emerging street character and holding the southern edge of Ebsworth Street.

Neilson Plaza is a significant public space and pedestrian connection from the station and Botany Road to the eastern parts of Green Square. The Plaza is more civic and grand scaled in character, compared to the more intimate and fine grained retail character of Ebsworth Street.

Fellmonger Place and Barker Street are an opportunity to create new fine grained pedestrian streets between the three lots that form the Stage 3 precinct. These are a key part in creating a porous and active groundplane with ease of connection in a north south direction. Barker Street forms part of an important connection heading northwards to Merton Street.

- Legend**
-  Existing Active Frontage
 -  Potential Green Links
 -  Key Pedestrian Pathways



SITE AND CONTEXT ANALYSIS

3.7 CLIMATIC + SITE CONDITIONS



The street grid and block orientation is skewed at roughly 30 degrees from north which creates challenges for ADG solar access compliance. This is coupled with significant tall buildings to the north of Ebsworth street with further degrade the ability to achieve good solar access in midwinter. A key consideration to any design response on this site is how to optimise the solar access outcomes within these constraints. Solar access to communal open space is similarly challenged, with the opportunities for podium rooftop spaces all located to the south.

From higher levels there are good view opportunities as illustrated opposite. These higher levels also are less constrained from a solar access perspective, so there are opportunities to locate communal open space at rooftop levels to optimise outdoor space with both great views and good solar access.

1. VIEWS TOWARD SYD CBD



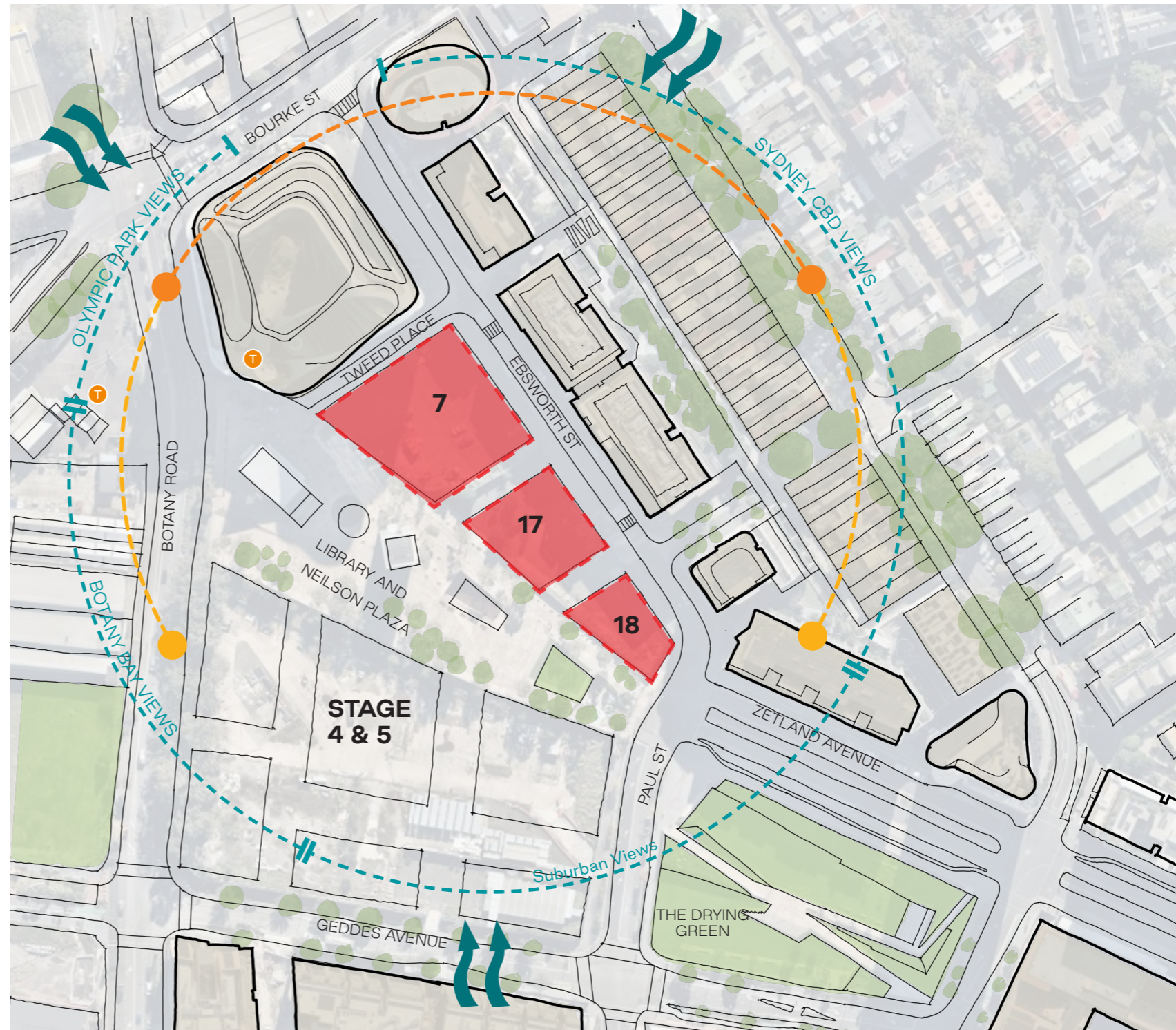
2. VIEWS TOWARD OLYMPIC PARK



3. VIEWS TOWARD BOTANY BAY



4. VIEWS TOWARDS RANDWICK



- Legend**
- Subject Site
 - Views
 - Summer Sun
 - Winter Sun

SITE AND CONTEXT ANALYSIS

3.8 SITE PHOTOS

SITE

- 1. View of Green Square Library
Looking Towards Infinity
- 2. View From Neilson Plaza
Looking down towards Tweed Place
- 3. View from Ebsworth St
Looking through Fellmonger Place
- 4. View From Ebsworth St
Looking South-East towards Paul St
Looking North-East towards Infinity

1.



2.



3.



4.



4

BTR VISION AND COMMUNITY

BTR OFFERING AND KEY METRICS
NEIGHBOURHOOD AMENITY
AMENITY OFFERING

BTR VISION AND COMMUNITY

4.1 BTR OFFERING AND KEY METRICS

The BTR model is driven by a singular focus: the resident. BTR communities offer their residents the versatility of renting with security of property tenure while elevating the offer through tailored lifestyle benefits and facilities.

From personalised concierge services and secure parcel handling to state of the art fitness and wellness facilities, BTR communities aim to create a holistic living experience while promoting social interaction and a sense of belonging among residents. Successful BTR developments create a genuine sense of community amongst their residents, which in turn drives loyalty from residents and creates a sense of home. This sense of community is created by encouraging residents out of their apartments and enabling contact and bump points through carefully considered amenity spaces.

The design and curation of communal facilities and the amenity offering is therefore driven by these goals, rather than providing amenity for amenity's sake. All components of the design of the facility need careful attention, including the back of house and support spaces for the concierge and support team that manage and maintain these facilities.

	PERCENTAGE	SQM
STUDIOS	28.8%	35 sqm
1 BED	34.6%	56 sqm
2 BEDS	30.1%	77 sqm
3 BEDS	6.5%	103 sqm



BTR VISION AND COMMUNITY

4.2 NEIGHBOURHOOD AMENITY MAPPING



Delivering a diverse and well-curated range of amenities is essential to fostering community and enhancing resident value. Our review of local offerings within Zetland and Green Square has informed a strategy that complements rather than duplicates existing facilities.

The analysis below collates all neighbourhood facilities within a 10–15 minute walk from the Stage 3 site, and has been used to focus our amenity offering.

● **STAGE 3 SITE**

● **PARKS AND OUTDOOR RECREATION**

2. The Drying Green
3. Gunyama Recreation Centre
4. Elizabeth St Reserve
5. Zetland Basketball Courts
6. Joynton Park
7. Wulaba Park
8. Mary O'Brien Reserve
9. Rope Walk Park
10. Waterloo Oval
11. Perry Park
12. Beaconsfield Park (Tennis Courts)
13. Sweetacres Park
14. North Rosebery Park
15. Waterloo Green
16. Alexandria Park

● **FOOD AND DRINKS**

17. Ebsworth Street Dining Precinct
18. Rosebery Hotel
19. Australian Meat Emporium
20. Haven Coffee – Rosebery
21. East Village
22. 2 Halfs Brewing & Distilling
23. The Grounds of Alexandria
24. The Cannery
25. Dank St Food Precinct – Waterloo

● **HEALTH AND FITNESS**

26. Combine Air Pilates – Green Square
27. Ground Up Pilates
28. Anytime Fitness – Zetland
29. Wellness Pilates
30. Virgin Active Zetland Gym
31. Snap Fitness 24/7 – Zetland
32. Overload Fitness
33. Totalfit
34. Functional Patterns Sydney
35. Anytime Fitness Alexandria
36. Rep O Fitness
37. Outdoor Pursuit Gym
38. Strength and Movement Lab
39. C3 Training Alexandria
40. Onyx Gym and Fitness
41. Soak Bathhouse – Alexandria
42. Plus Fitness 24/7 – Alexandria
43. Body Active Physio
44. Lagree Microformer Studio
45. Club Lime – Rosebery
45. Club Lime – Rosebery

● **EDUCATION**

46. Green Square Public School
47. Yudi Gunyi School
48. Little Bees Childcare – Rosebery
49. Little Sprouts Early Education – Zetland
50. Taylors College
51. Sydney Film School
52. Our Lady of Mt Carmel Catholic Primary
53. SDN Louis Barker, Waterloo
54. Alexandria Park Community School

● **SHOPPING AMENITIES**

55. Miracle Supermarket
56. Woolworths – Green Square
57. Zetciti Asian Supermarket – Zetland
58. Coles – East Village
59. IGA – Alexandria
60. Alexandria Grocery Store
61. Woolworths Metro – Alexandria
62. Terry White Chemmart – Rosebery
63. Woolworths Metro – Rosebery
64. Family Asian Supermart
65. Good Price Pharmacy
66. IGA Rosebery

● **ARTS AND CULTURE**

67. Green Square Library
68. Utopia Art Sydney
69. Joynton Avenue Creative Centre
70. The Space Gallery+Art Class
71. The Nest Creative Space
72. Ambush Gallery
73. Fox Jensen Gallery
74. Uno Studios Photography
75. Square One Studios



BTR VISION AND COMMUNITY

4.3 AMENITY OFFERING

The health and activity offering is focused on a wellness-oriented program including sauna, cold plunge, hot plunge, yoga room, gym and supporting spaces that promote wellbeing and convenience for residents.

In addition, a co-working facility accommodating around 25 users is also proposed, providing flexible and professional workspaces to all BTR residents. This supports contemporary living by separating home and work environments while enhancing overall convenience.

On the podium rooftop of Site 7, a communal residents' lounge opens onto a generously landscaped terrace, forming the primary social hub of the precinct.

For Site 7 and 18 we have designed communal rooftop terraces which provide additional opportunities for social gatherings and relaxation as well as offering sweeping views towards the city and beyond. The rooftop communal spaces are supported by BBQs, amenities and outdoor dining spaces to foster community and entertainment.

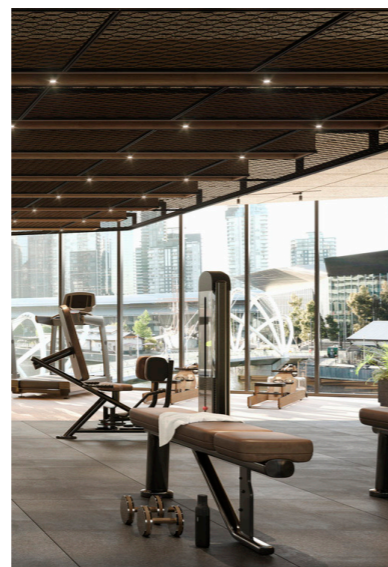
These amenities spread across different buildings can be equally accessed by all BTR residents in the Stage 3 community.



SPA/ SAUNA



YOGA/SESSIONAL FITNESS



GYM



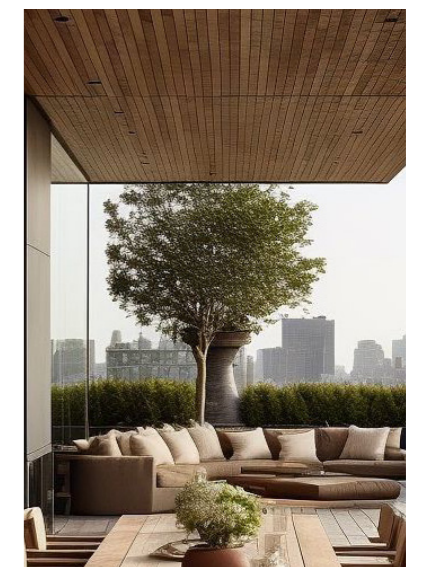
CO-WORKING



RESIDENT'S LOUNGE + PRIVATE DINING



ROOFTOP TERRACE



ROOFTOP LOUNGE

PODIUM AMENITIES

ROOFTOP AMENITIES

5

CONNECTION TO COUNTRY

BALARINJI OVERVIEW
CONNECTING WITH COUNTRY INTEGRATION STRATEGIES
DESIGN IMPLEMENTATION
GADIGAL COUNTRY AND CULTURE
CONTEMPORARY HISTORY

CONNECTION TO COUNTRY

5.1 BALARINJI OVERVIEW

The following pages are extracts from the Balarinji planning and designing with Country report , which forms part of this SSDA submission.

MIRVAC GREEN SQUARE – PLANNING AND DESIGNING WITH COUNTRY



Country Centered Approach

Balarinji recommends Mirvac maintain relationships with Traditional Knowledge Holders and Aboriginal designers for future iterative design collaboration, to achieve country centred outcomes at the precinct.

1:1 Consultations

JUN 2023

Balarinji x Aboriginal Community

Design Integration Sessions

EARLY SEP 2025

Balarinji x Architects

Design Narrative Development Workshop

SEPT 2025

Balarinji x Aboriginal Community x Architects

“Foundational Narrative Established”

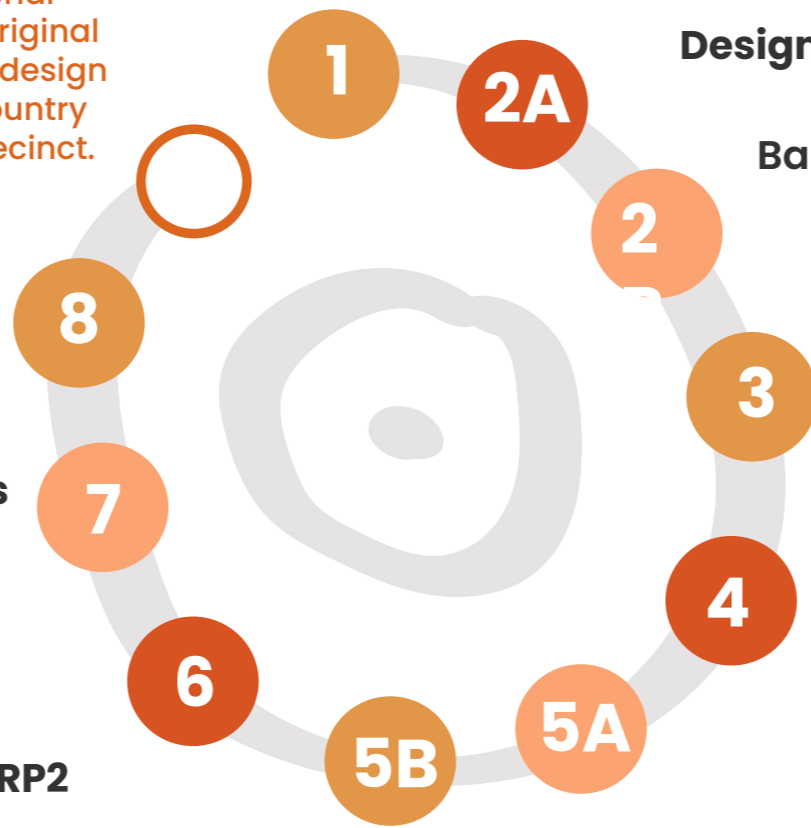
DRP 3
Design Integration Sessions
Balarinji x Architects

DRP1

DRP2

Design Integration Sessions

Balarinji x Architects



© Balarinji

5.1 BALARINJI OVERVIEW

MIRVAC GREEN SQUARE - PLANNING AND DESIGNING WITH COUNTRY



Overview of Designing with Country

FOUNDATIONAL NARRATIVES



COUNTRY-CENTRED GUIDING PRINCIPLES



STEP 3

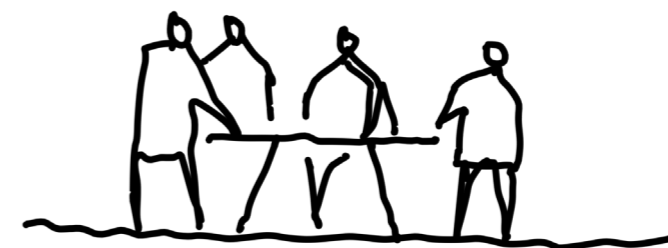
Planning & Designing with Country report

- 2025 Collective Narratives - Connecting with Country
- A design lens on Site and Precinct scales
- Underpinning Country-centred guiding principles.

STEP 5A & 5B

Design Integration Sessions

- Precinct to Site co-design
- Applying a country centered design approach to concepts



© Balarinji

CONNECTION TO COUNTRY

5.2 CONNECTING TO COUNTRY INTEGRATION STRATEGIES

Working with Balarinji, the design team has identified the following opportunities to integrate the foundational narratives into the Stage 3 Precinct design

LANGUAGE

We see the opportunity to integrate the languages of Gadigal into the naming of the three buildings and their identity under the Mirvac LIV brand.

As a three building development with a single brand, each building could have an identity within the precinct to assist with wayfinding. We also see the opportunity to weave first nations language into the wayfinding solutions of the precinct.

SIX SEASONS

Integration of a six season narrative and species planting solution in common area landscaping, and to enhance awareness amongst residents of the connection between local flora and fauna and the seasonality of Gadigal.

ART AND STORYTELLING

Indigenous art in communal spaces to be procured in high traffic and prime visibility areas (namely Site 7/17/18 BTR lobbies and Site 7 amenity lobby).

Story telling to be embedded in plaques through public spaces and integrated through BTR digital platforms for resident engagement.

COUNTRY AS CONNECTOR – COLOURS AND TEXTURES OF GADIGAL COUNTRY

We have worked with Balarinji to prepare a Palette of Country approach which grounds the architectural palette in the geology and flora of this place.

CONNECTION TO COUNTRY

5.3 DESIGN IMPLEMENTATION

The implementation of the Connection to Country design opportunities is noted against each item below. Where opportunities have been implemented, the details and narratives of that implementation have been included in subsequent sections of this document and other referenced consultant documents.

LANGUAGE

We see the opportunity to integrate the languages of Gadigal into the naming of the three buildings and their identity under the Mirvac LIV brand.

As a three building development with a single brand, each building could have an identity within the precinct to assist with wayfinding. We also see the opportunity to weave first nations language into the wayfinding solutions of the precinct.

This naming and branding work will be further developed in subsequent stages of detailed design.

SIX SEASONS

Integration of a six season narrative and species planting solution in common area landscaping, and to enhance awareness amongst residents of the connection between local flora and fauna and the seasonality of Gadigal.

This design opportunity has been integrated into the Stage 3 Precinct design and landscape drawings by Oculus

ART AND
STORYTELLING

Indigenous art in communal spaces to be procured in high traffic and prime visibility areas (namely Site 7/17/18 BTR lobbies and Site 7 amenity lobby).

Story telling to be embedded in plaques through public spaces and integrated through BTR digital platforms for resident engagement.

This storytelling and public art procurement process will be further developed in subsequent stages of detailed design in tandem with a public art consultancy. Refer Section 6.3 of this document for our thinking on a public art strategy.

COUNTRY AS CONNECTOR
–
COLOURS AND
TEXTURES OF
GADIGAL COUNTRY

We have worked with Balarinji to prepare a Palette of Country approach which grounds the architectural palette in the geology and flora of this place.

The Palette of Country design approach has been implemented in the design of all buildings in the Stage 3 precinct. Refer to the detailed narrative in this Precinct design document. The architectural drawings detail the integration of this strategy.

CONNECTION TO COUNTRY

5.4 GADIGAL COUNTRY & CULTURE

AUTHENTICALLY REFLECT GADIGAL COUNTRY HISTORY AND CULTURE

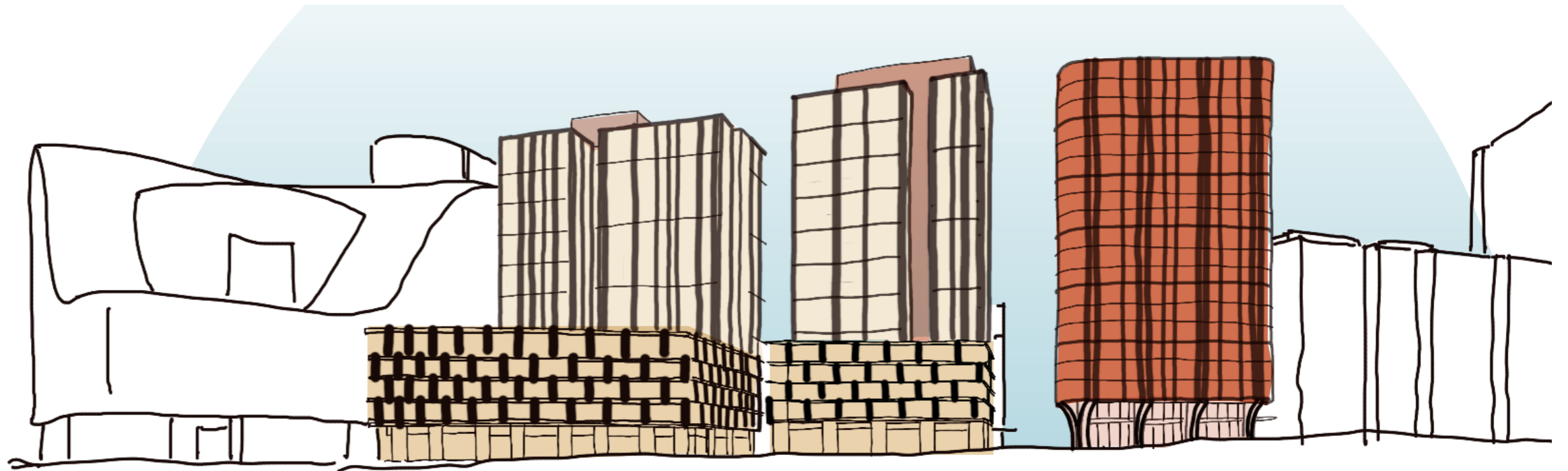
The design team have worked closely with Balarinji to integrate a palette that talks to Country, and that aligns with the key principles outlined in the Aboriginal Core Narrative report prepared by Balarinji for Green Square.

A key part of this narrative was the sandhill Country that covered the land between Moore Park and Botany in pre-colonial times.

The design team for Site 7 and 17 looked at an approach that was grounded in the idea of sand Country, and that palette range. Site 7 and 17 form edge buildings that anchor the precinct at the northern edge of Neilson Plaza, and the podiums of Site 7 and 17 were seen as anchoring elements with tactile and monumental materiality that talks to the materials of the earth, and of the sandhill Country.

Building 18 occupies a prominent, highly visible corner at the intersection of Ebsworth and Paul Streets. Its bolder tonal expression references the Sydney Red Gum. Like these species, the tower's verticality establishes a visual landmark within the precinct, reinforcing its role as a contemporary gathering point adjacent to the plaza.

The ensemble expresses a dialogue with Country through colour, form, and meaning, embedding cultural narrative within the everyday life of the community.



EARTH

TREES & SKY

TREES & SKY



SAND COUNTRY



ANGOPHORA COSTATA SYDNEY RED GUM



ANGOPHORA COSTATA SYDNEY RED GUM

CONNECTION TO COUNTRY

5.4 GADIGAL COUNTRY & CULTURE

EVOKE WATER COUNTRY

A focal point is established at Site 18's south western corner at the intersection of Neilson Square and Barker Street, forming a passage linking north to Merton Place and the Zetland community, while east-west pathways along the south connect through the plaza towards Zetland Avenue and important civic destinations including the Drying Green, Arts Centre, Gunyama Park Aquatic Centre and the new public school. These routes echo historic movement lines shaped by watercourses and seasonal gathering places.

Landscape responses reinforce this narrative through carefully selected wetland-inspired planting species, varied paving textures, ground-level planters and elevated green edges at the southwest corner of Site 18 to strengthen key intersections. Together, these elements create tactile, visual and atmospheric cues that allow Water Country to be experienced in a contemporary urban setting—inviting pause, reflection and connection to the layered cultural and ecological history of Gadigal land.



CONNECTION TO COUNTRY

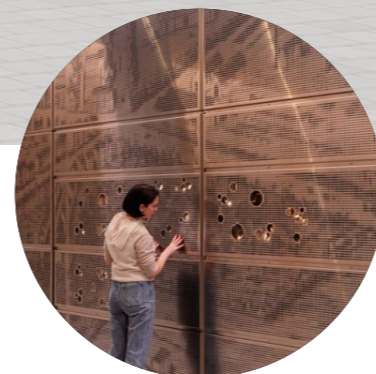
5.5 CONTEMPORARY HISTORY

CELEBRATE DIVERSE ROOTS AND A PROUD CONTEMPORARY STORY

The southern interface to the Green Square Plaza and Neilson Square where people gather beneath tree canopies, beside water features and adjacent to the public library becomes a primary public place for cultural reflection and shared experience. Facade expression draws on evolving root lines rising skyward, while the continuous canopy/awning datum across all three buildings establish a unifying horizontal rhythm that frames the public ground plane. Earth-toned materials strengthen the connection to Country and create a tactile backdrop for everyday occupation.

At the southwest corner of Site 18, where the landscaped character of Barker Street links to the Merton Street residential boulevard, and major pedestrian routes connect onward to Zetland Avenue, Gunyama Park, Drying Green, the Arts Centre and broader transport networks, a highly visible interpretive space is provided. This dedicated 3-dimensional zone can host cultural education and celebration: archaeological findings, aural storytelling, or commissioned Indigenous artworks,

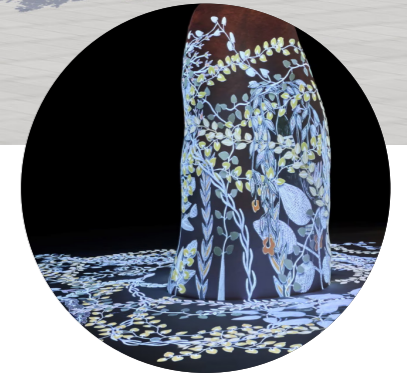
The Design Team will continue engagement with the Traditional Elders and the Community, ensuring that the offering meaningfully supports story telling within this prominent civil crossroads.



STORYTELLING



ARTWORKS



INSTALLATIONS

CONNECTION TO COUNTRY

5.6 COMMUNITY CONNECTION

CREATE A CONNECTED, WELCOMING PLACE OF INCLUSIVE BELONGING

Barker Street and Fellmonger Place sit between the active retail edge of Ebsworth Street and the civic heart of Green Square Plaza, forming connective public laneways that weave together Sites 7, 17 and 18. While each building maintains a clear street-facing lobby address on Ebsworth Street for wayfinding, visitors and servicing, the laneways operate as shared pedestrian spines linking residents to the collective LIV community centred on Site 17's main lobby. These landscaped corridors enable everyday encounters as residents move between homes and shared amenities, encouraging informal social interaction and neighbourly connection.

The laneways are conceived as calm, people-focused spaces, enriched with endemic planting, shaded seating zones, and small gathering pockets that support waiting, meeting and casual rest throughout the day. Seasonal canopy and tactile landscape elements create moments of comfort and pause, offering a softer counterpoint to the urban street edges. Opportunities for integrated signage and Indigenous public art invite reflection, learning and storytelling where people naturally linger. Together, these shared pathways establish an inclusive framework for community life—spaces that foster belonging, mutual care and respect, and a sustained public presence connecting residents with the wider neighbourhood.



6

LANDSCAPE AND GROUND PLANE

GROUND FLOOR AND PUBLIC DOMAIN
LANEWAYS AND STREETScape
PUBLIC ART STRATEGY

DESIGN RESPONSE & OVERVIEW

6.1 GROUND FLOOR AND PUBLIC DOMAIN



The public realm design response is driven by three main principles:

Permeability

Creating streets and laneways that facilitate the ease of pedestrians including clear movement along building shorelines and under weather protection, min. 3.0m footpaths to allow for inclusive design outcomes, and the use of materiality that connects into the existing streetscape network.

Place & Movement

The public realm design has been considered in response to the existing Plaza, adjacent open space and surrounding built form, to contribute to the moments within the Town Centre and complement the public realm network. The public realm is further enhanced through the consideration of the ground floor activation of the built form – responding to retail, commercial and residential lobbies to activate and deliver a dynamic public realm experience.

Everyday Life

It was an important design driver to ensure that residents and the local community have access to spaces that would be habitable as part of everyday life – creating spaces for neighbours to meet and opportunities for the community to come together.

The precinct public realm design response creates a consistent language within the landscape that respects the prominence of Green Square, and knits itself into the existing urban character of Green Square Town Centre.



DESIGN RESPONSE & OVERVIEW

6.2 LANEWAYS AND STREETScape



The pedestrian-only laneways draw people into the precinct from the plaza, offering safe, active connections that enhance movement and porosity throughout the site. The laneways include a variety of intimate spaces and gathering spaces of varying scales, along with spill-out areas for retail tenancies that provide outdoor seating and additional amenity. Building lobbies are positioned to engage with the landscape on the ground plane, strengthening the relationship between indoor and outdoor spaces.

A generous tree canopy provides comfort and shade, while the understory planting incorporates water sensitive urban design and bio-retention treatments, with low-level species selected to suit the site's microclimatic conditions, with an emphasis on native and locally endemic plants.

- Public realm materiality is in alignment with the City of Sydney Public Domain Strategy.
- All furniture, with the exception of the timber seating, is as per the City of Sydney furniture suite.
- Timber seating is proposed to reflect the existing character of the Green Square Plaza.
- Street tree species are in keeping with the existing street character.



DESIGN RESPONSE & OVERVIEW

6.2 LANEWAYS AND STREETScape

FELLMONGER PLACE

BARKER ST



6.3 PUBLIC ART STRATEGY



The public art strategy has identified opportunities that look to embed 'moments' within the precinct that explore a range of curated experiences for the public including:

Inclusive Belonging

Art Installation that celebrates history and promotes story telling.

Art curated as part of overall strategy

Tailored art respond to dedicated pieces that form part of the urban fabric within Green Square.

Architecture lead

Architectural form and expression to create character and atmosphere within the streets and laneways.

Landscape lead

Interventions within the public realm for respite and community gathering

Lead by craft and making process

Moments within the public realm that are expressions of details and care of craftsmanship.



Legend

- 1 Inclusive Belonging
- 2 Art curated as part of overall strategy
- 3 Architecture lead
- 4 Landscape lead
- 5 Lead by craft and making process

7

DESIGN RESPONSE AND OVERVIEW

PLANNING ENVELOPE VS PROPOSED BUILT FORM
GROUND PLANE DESIGN PRINCIPLES
MASSING ARTICULATION PRINCIPLES
PODIUM AND TOWER DESIGN PRINCIPLES
MASSING AND PROPOSED BUILT FORM
GROUND PLANE ACTIVATION
STREETScape + PODIUM
NEILSON PLAZA STREETScape
BTR COMMUNITY AND CONNECTIVITY
BTR AMENITY AND OPEN SPACE
COMMUNAL OPEN SPACE
PRECINCT SERVICING + LOADING
VEHICULAR TRANSPORT + PARKING
FUTURE PODIUM ADAPTABILITY

DESIGN RESPONSE & OVERVIEW

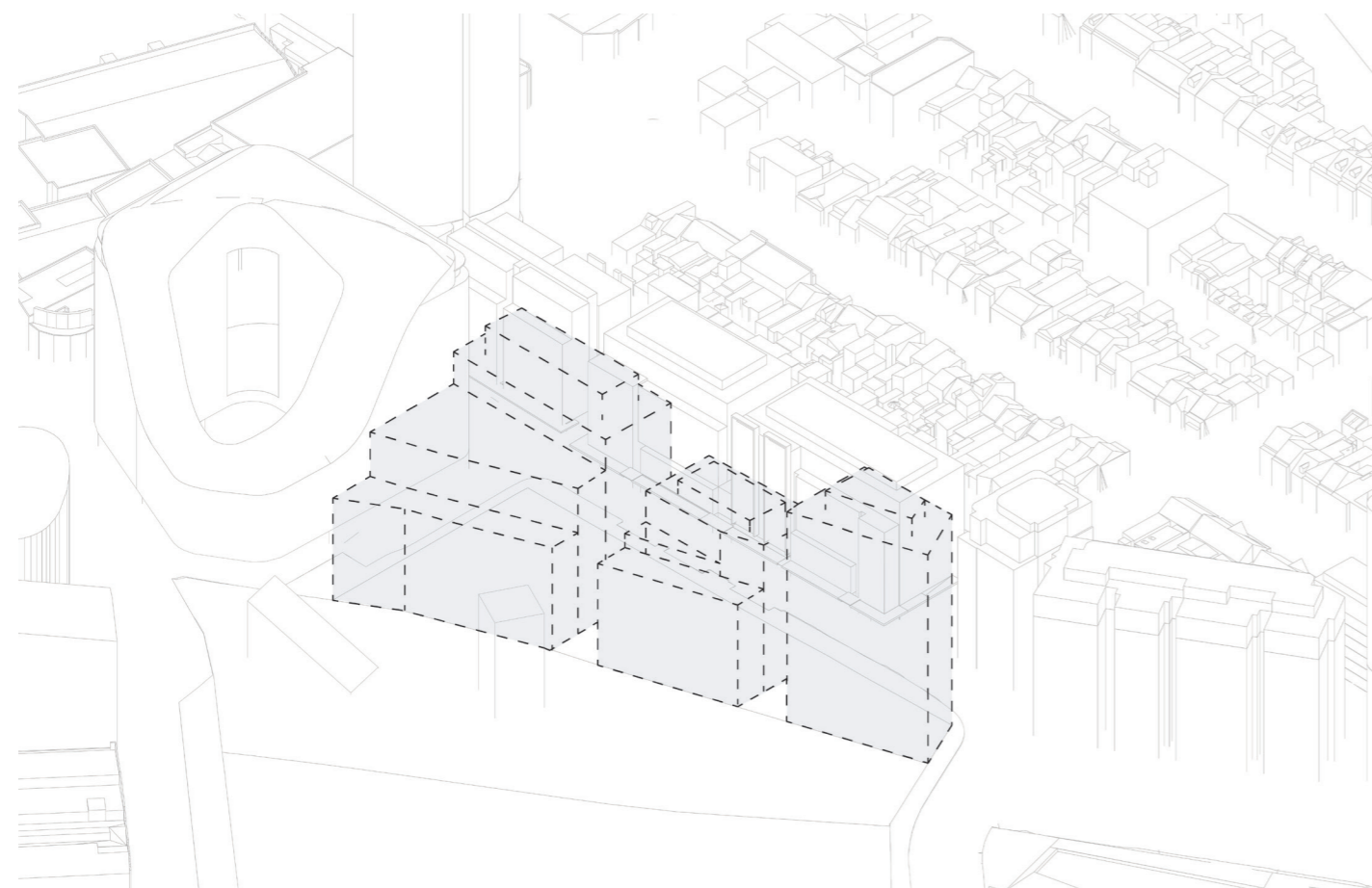
7.1 PLANNING ENVELOPE VS PROPOSED BUILT FORM

The design team has interrogated the DCP and LEP envelopes, and made a considered built form response based on the Cox Urban Design Guidelines and a number of other key considerations like shadowing of neighbouring public space.

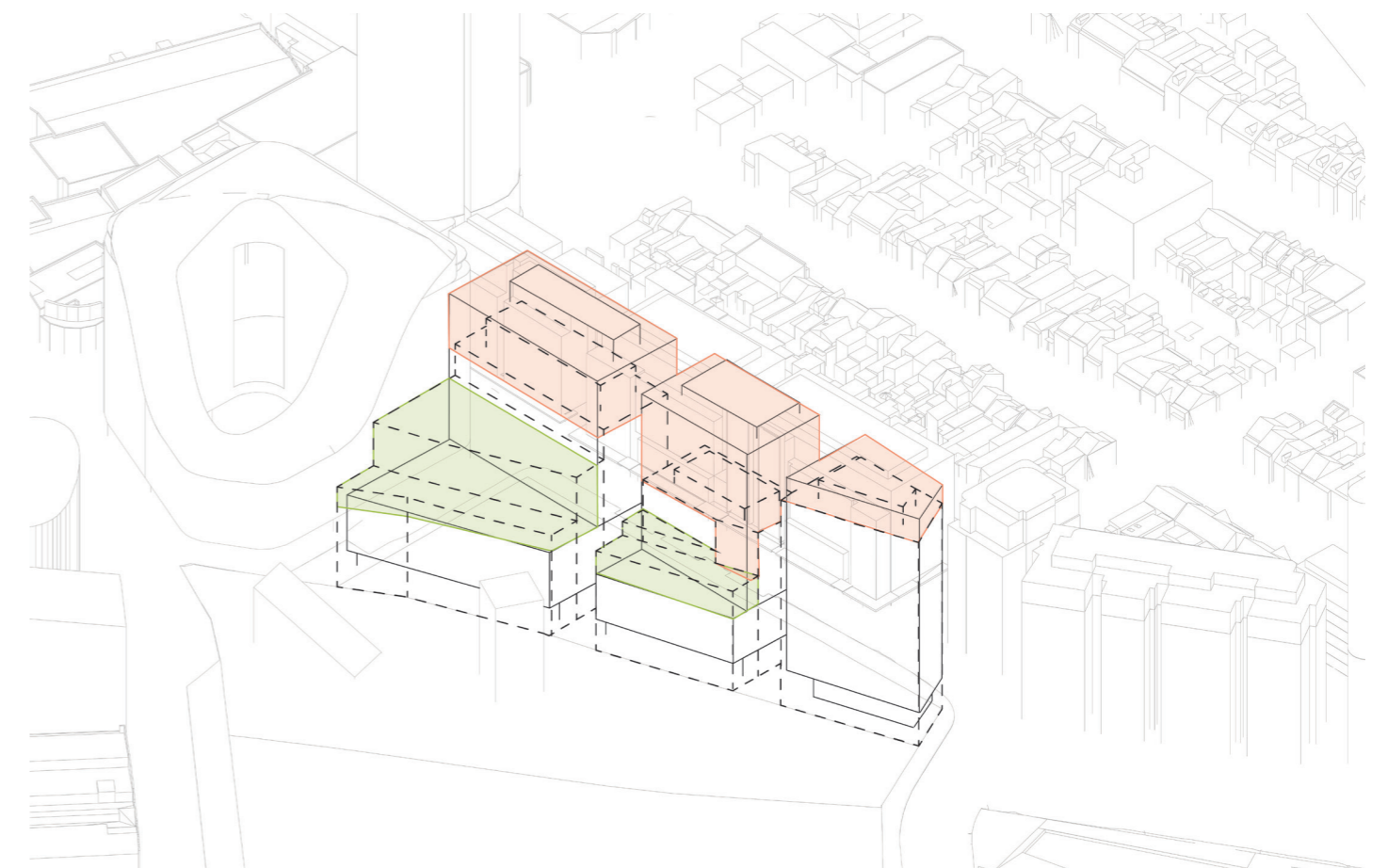
The DCP/LEP envelope is depicted on the left hand side of this page. The team felt this envelope had an awkward stepped envelope for Sites 7 and 17 in particular, and that there were poor shadowing outcomes for Neilson Plaza with such a tall podium form. From an urban design perspective these envelopes create an awkward proportional relationship between podium and tower, and this is reinforced by the Urban Design Principles which suggest a height relationship be established with the podium of the Infinity Building.

For Site 7 and 17 the approach has therefore been to remove mass and built form from the southern podium and redistribute the to the tower forms. This approach is noted on the diagram below.

We have illustrated in Section 9 of this document that this approach of locating additional floor space in the tower forms does not result in poorer overshadowing outcomes through taller built form, if anything this approach has improved public realm shadowing to Neilson Plaza in particular.



PLANNING ENVELOPE

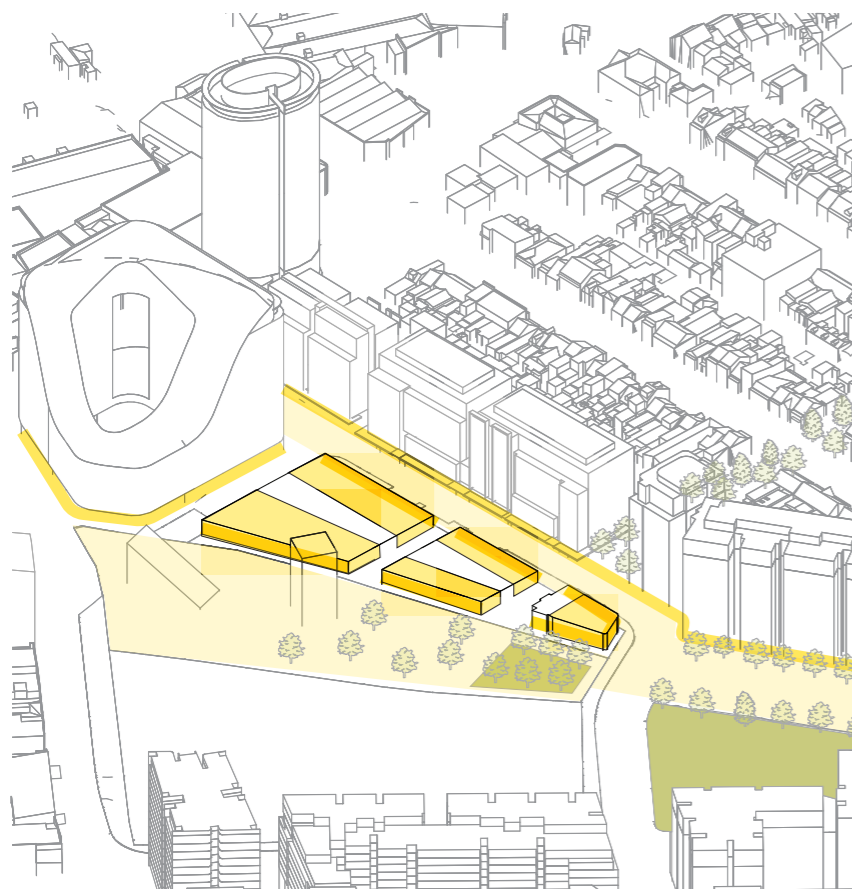


PROPOSED BUILT FORM VS PLANNING ENVELOPE

- Legend**
- Planning Envelope
 - Proposed Massing Exceeding Planning Envelope
 - Planning Envelope not utilised by Proposed Massing

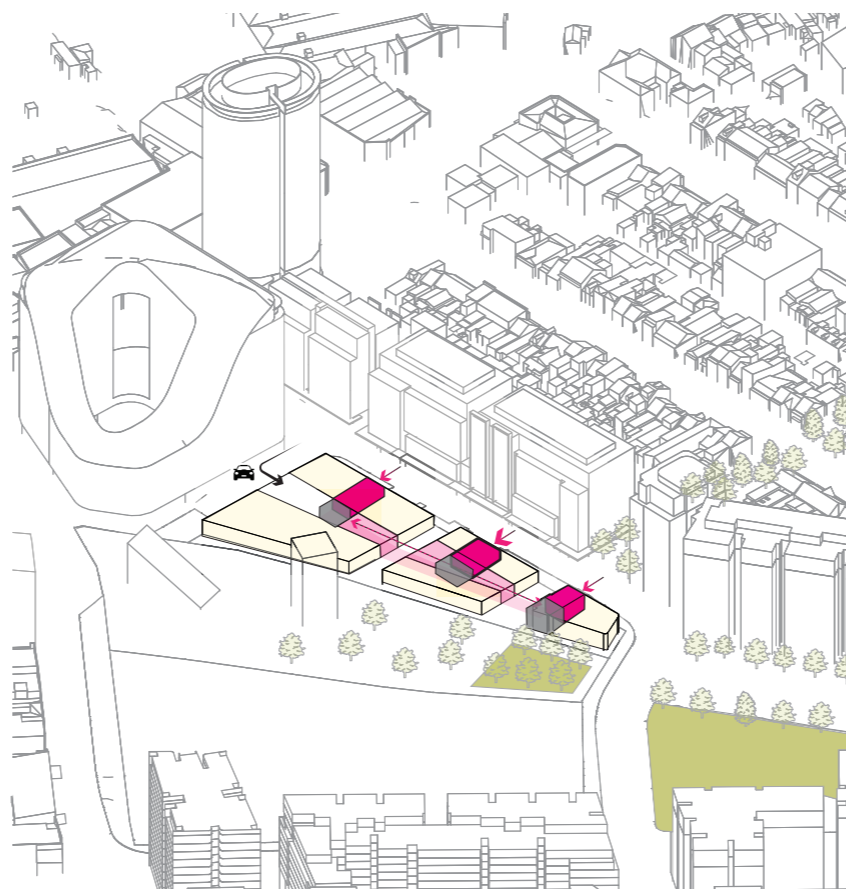
DESIGN RESPONSE & OVERVIEW

7.2 GROUND PLANE DESIGN PRINCIPLES



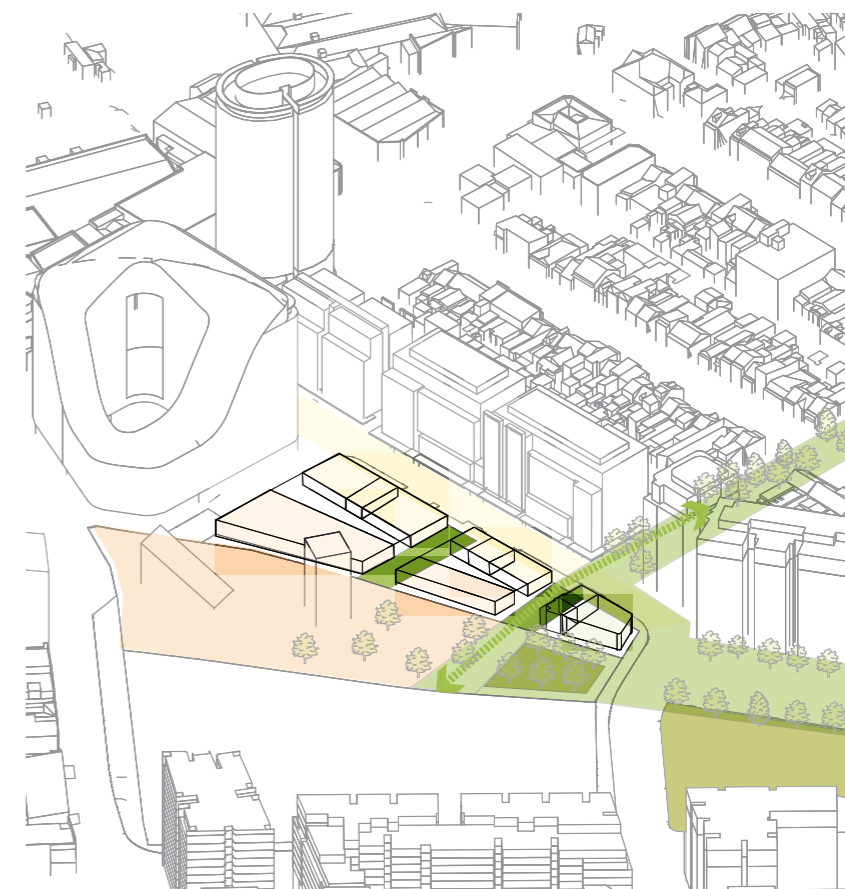
RETAIL INTERFACE

Reinforcing the Ebsworth Street edge with active retail to reinforce the eat street character was a key objective of the groundplane design, as well as the key frontage to Neilson Plaza. The design approach has optimised retail activation through the collation and minimisation of services, loading and other inactive frontages.



BTR ADDRESS & CONNECTIVITY

All vehicular and loading access was brought in via Tweed Place, which was seen as less of an opportunity for retail activation. Built-to-rent main lobby addresses were orientated to Ebsworth street as a local high street edge condition, with secondary connecting east west links to stitch the three buildings together into a single community.



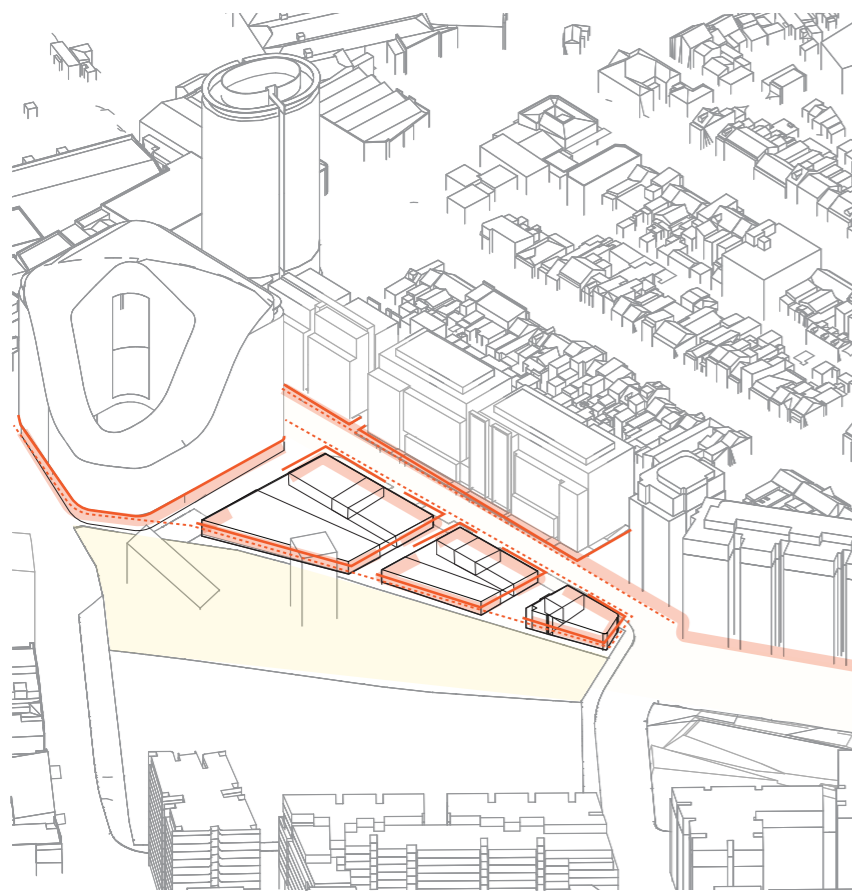
CIVIC VS GREEN LINKS

The public space surrounding Stage 3 has a diverse range of characters. Green Square Plaza is a civic space but one lacking in green and canopy cover, whilst the local street network, particular to the North via Barker Street has a distinctly tree lined nature as well as Neilson Square to the south of Site 18, which extends the green open spaces of the Drying green towards the Site.

The opportunity is to bring the green tree-lined character of Alexandria and Botany streets into the new pedestrian streets of Fellmonger Place and Barker Street.

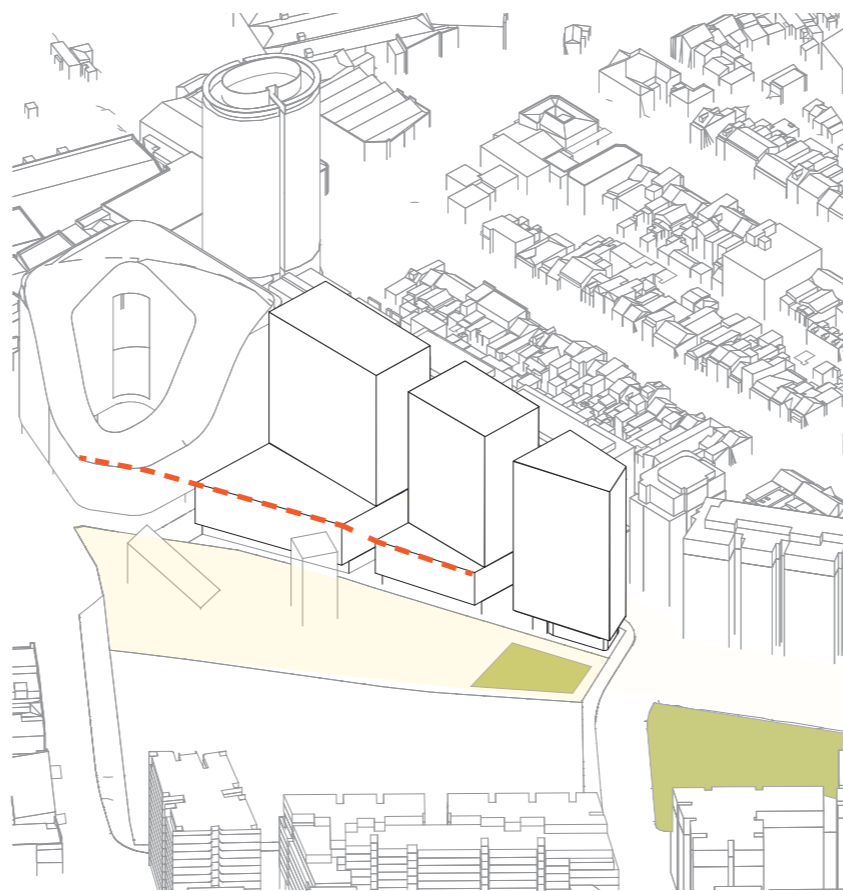
DESIGN RESPONSE & OVERVIEW

7.3 MASSING ARTICULATION DESIGN PRINCIPLES



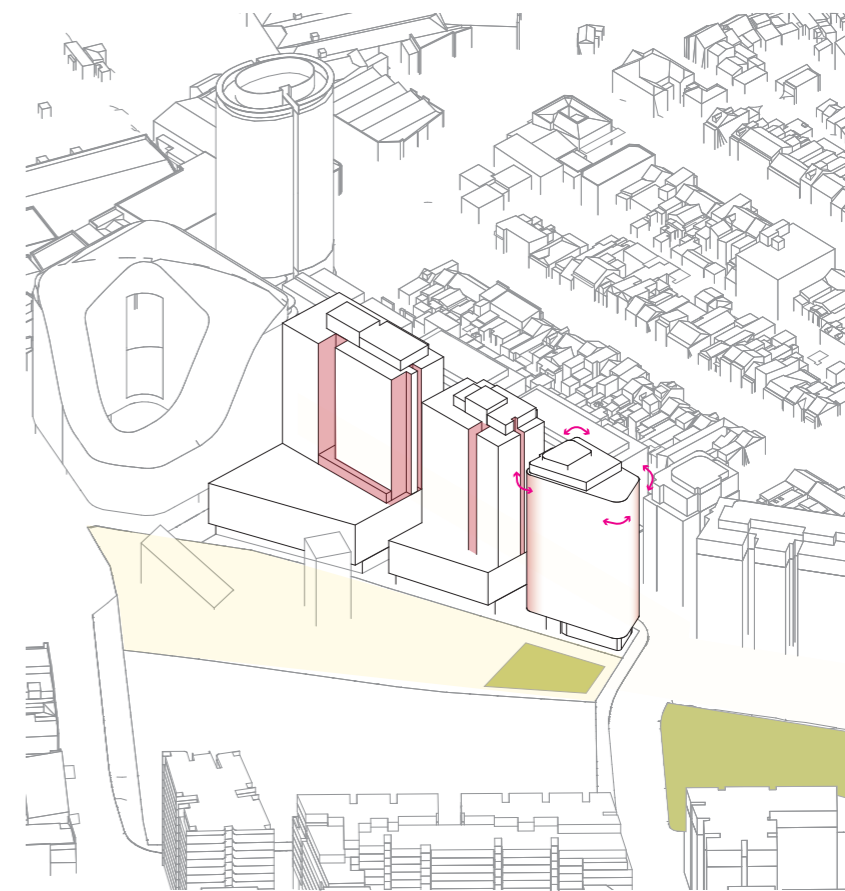
STREET SCALE

The streetscape scale has been defined through consistent datums. To Neilson Plaza this is defined in the DCP as a continuous recessed undercroft. To Ebsworth Street and the north-south laneways of Fellmonger Place and Barker Street, there is an awning datum that establishes this datum and which is consistent in scale with the established character of Ebsworth Street.



BUILDING ENVELOPE AND PODIUM DATUMS

The Urban Design Guidelines define some key relationships and datums for built form height. Notably a deferential tower relationship to the Infinity building, and defining a series of clear podium relationships to Infinity > Site 7 > Site 17 in particular. Site 18 as an end marker of the three buildings in the precinct is expressed as a singular tower in the round, with a recessed type podium.

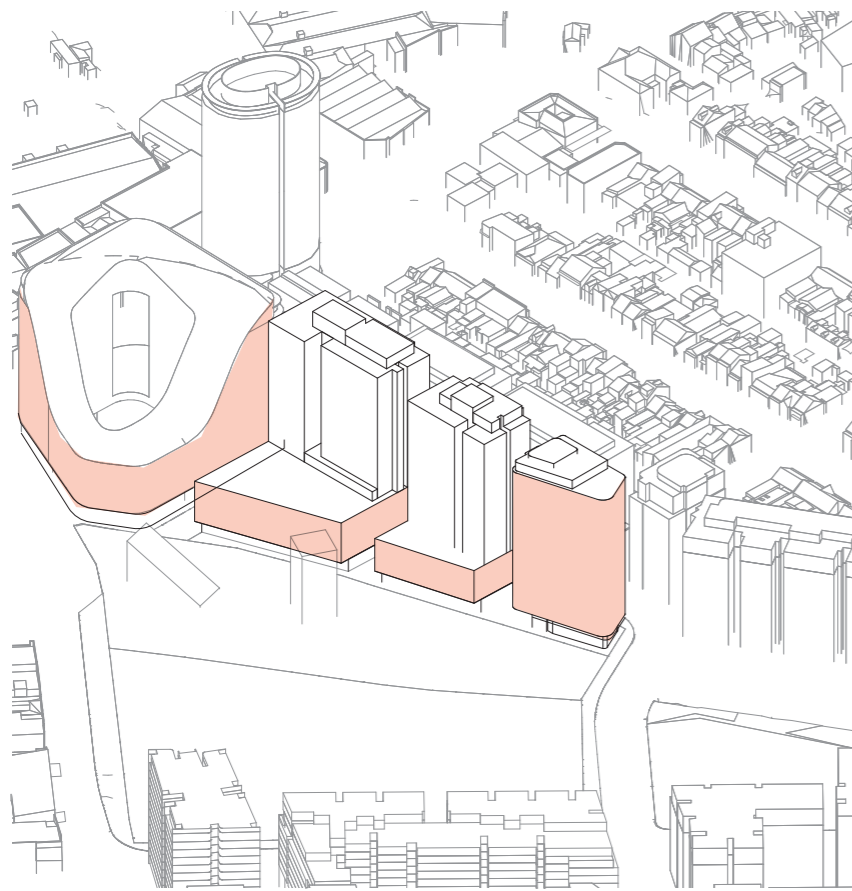


BUILDING ARTICULATION

The tower forms have been articulated within the design envelopes to achieve an elegant massing and proportion, and to ensure good solar access is retained to public open space in general, and the Drying Green in particular. Site 7 and 17 have a carved vertical recesses in their south facades which reduces the number of apartments facing south and receiving poor solar access, whilst also creating slots and recess for better cross ventilation outcomes. Site 18 as a corner marker building has rounded corners and a more singular tower form in the skyline.

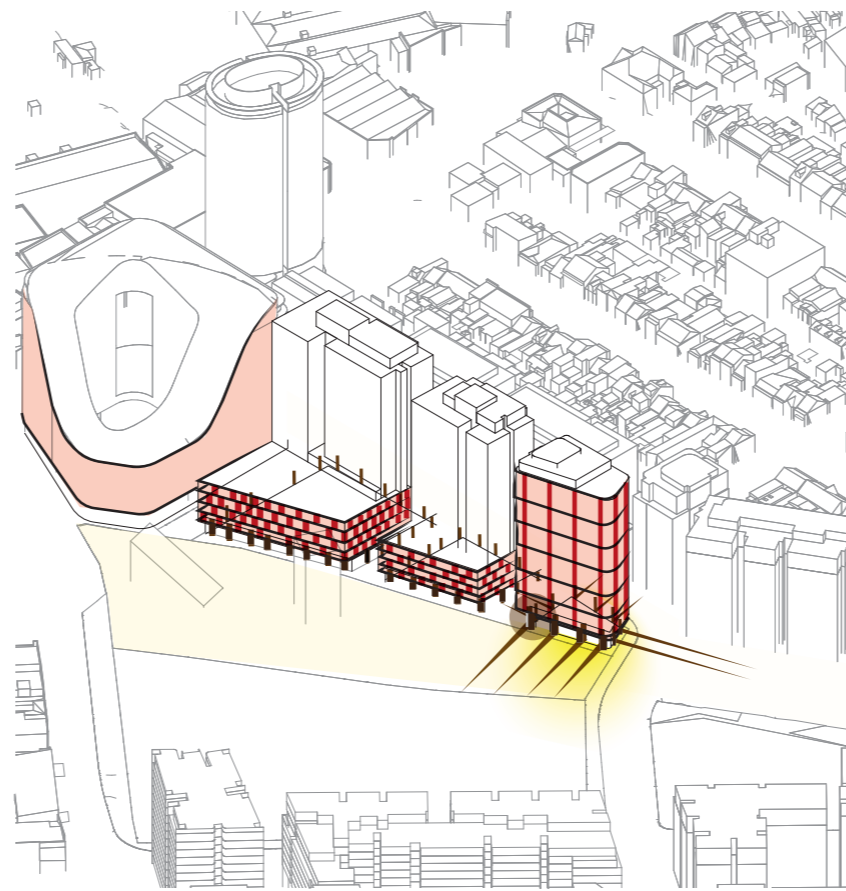
DESIGN RESPONSE & OVERVIEW

7.4 PODIUM AND TOWER DESIGN PRINCIPLES



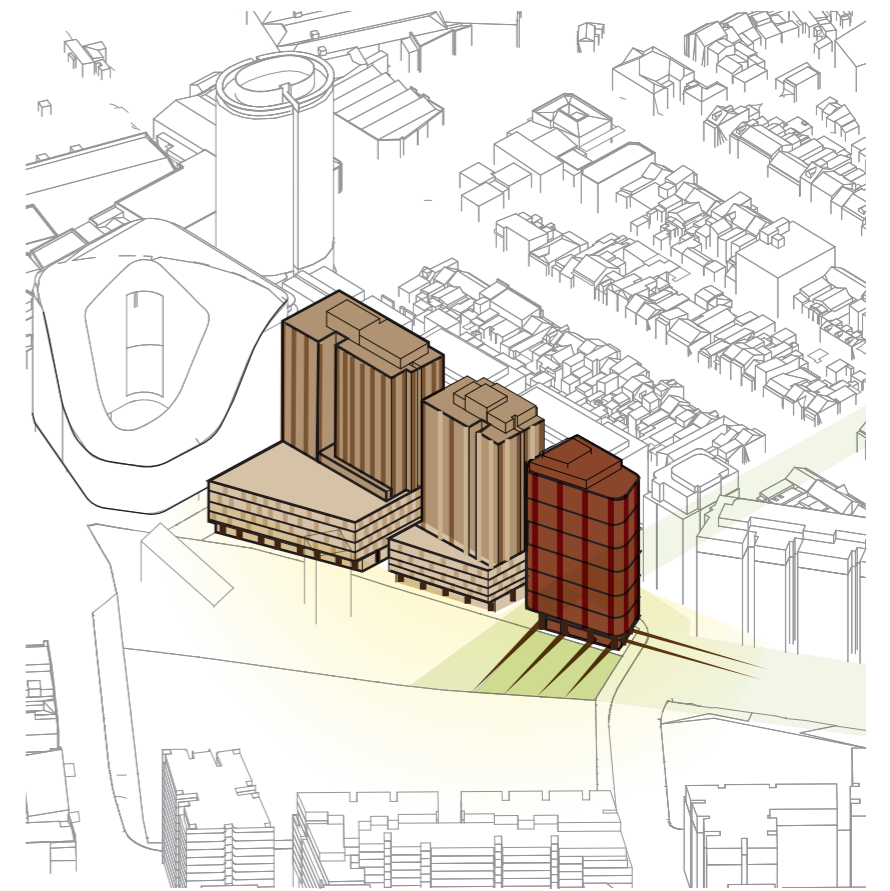
MASSING ARTICULATION

Infinity and the three proposed towers of Stage 3 define the northern edge of Neilson Plaza, with Infinity and Site 18 forming more expressive “bookends” to the 4 buildings, and Site 7 and 17 forming a paired built form that holds the northern edge of the Plaza.



FINE GRAIN PROPORTION

The approach to the podia of the three buildings is anchored in a fine grained strategy. The podiums have a materiality and palette that has a tactile and human scaled character, and ties into a Connection to Country narrative. For Site 7 and 17 this is expressed through masonry elements with a grounded and weighted character, and for Site 18 the podium expressed cantilever columns visually ground the tall fissures that are extended up the tower form through detailed and articulated column profiles.

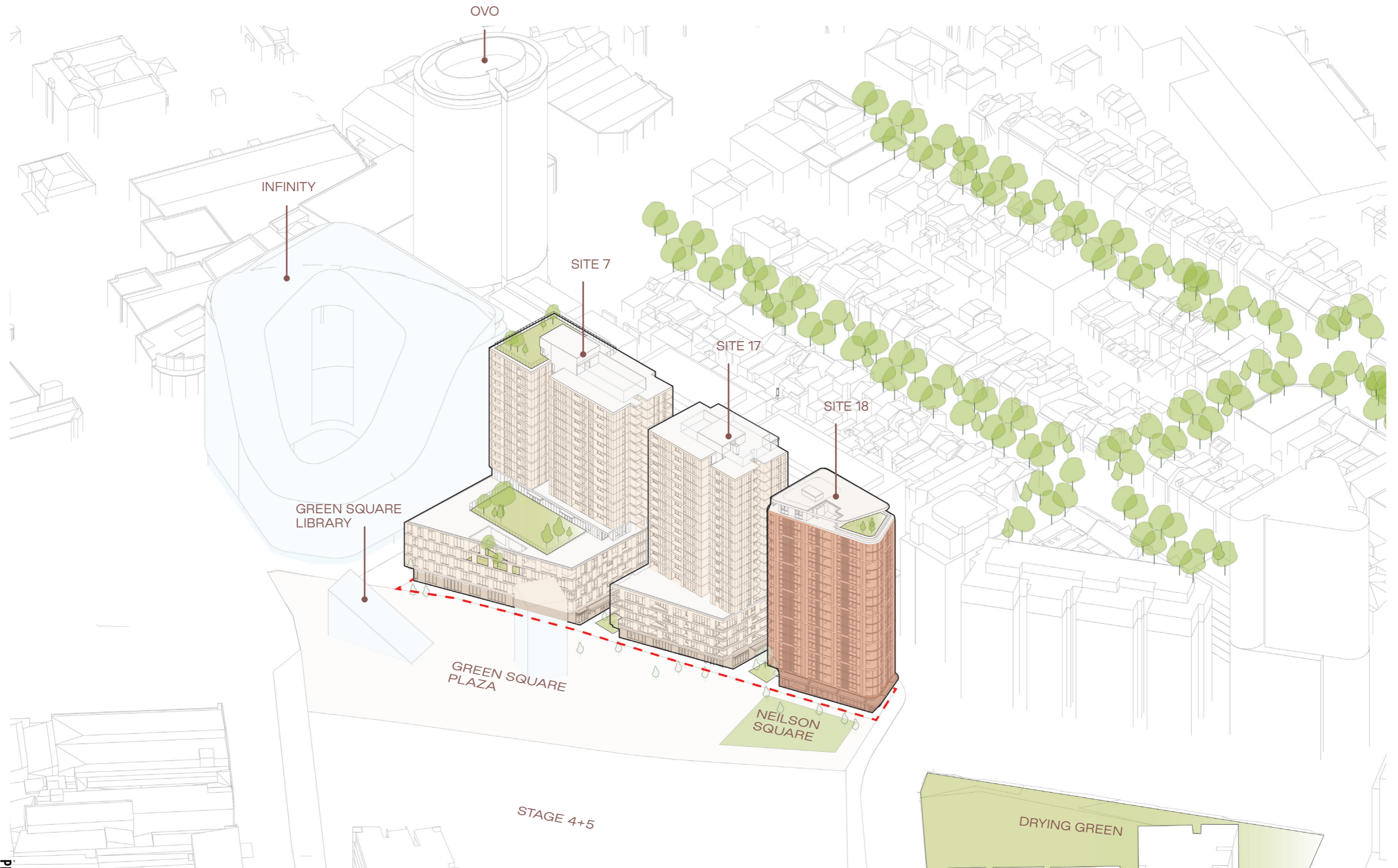


BUILDING PALETTE

A Palette of Country approach informs the material and colour strategy. Sites 7 and 17 are designed as a related pair, expressed through shared cues but differentiated by proportion and detail. Site 18 introduces a deeper and richer palette that also draws from the Connection to Country narrative. Collectively, the trio establishes a warm, harmonious and precinct-wide identity.

DESIGN RESPONSE & OVERVIEW

7.5 MASSING AND PROPOSED BUILT FORM

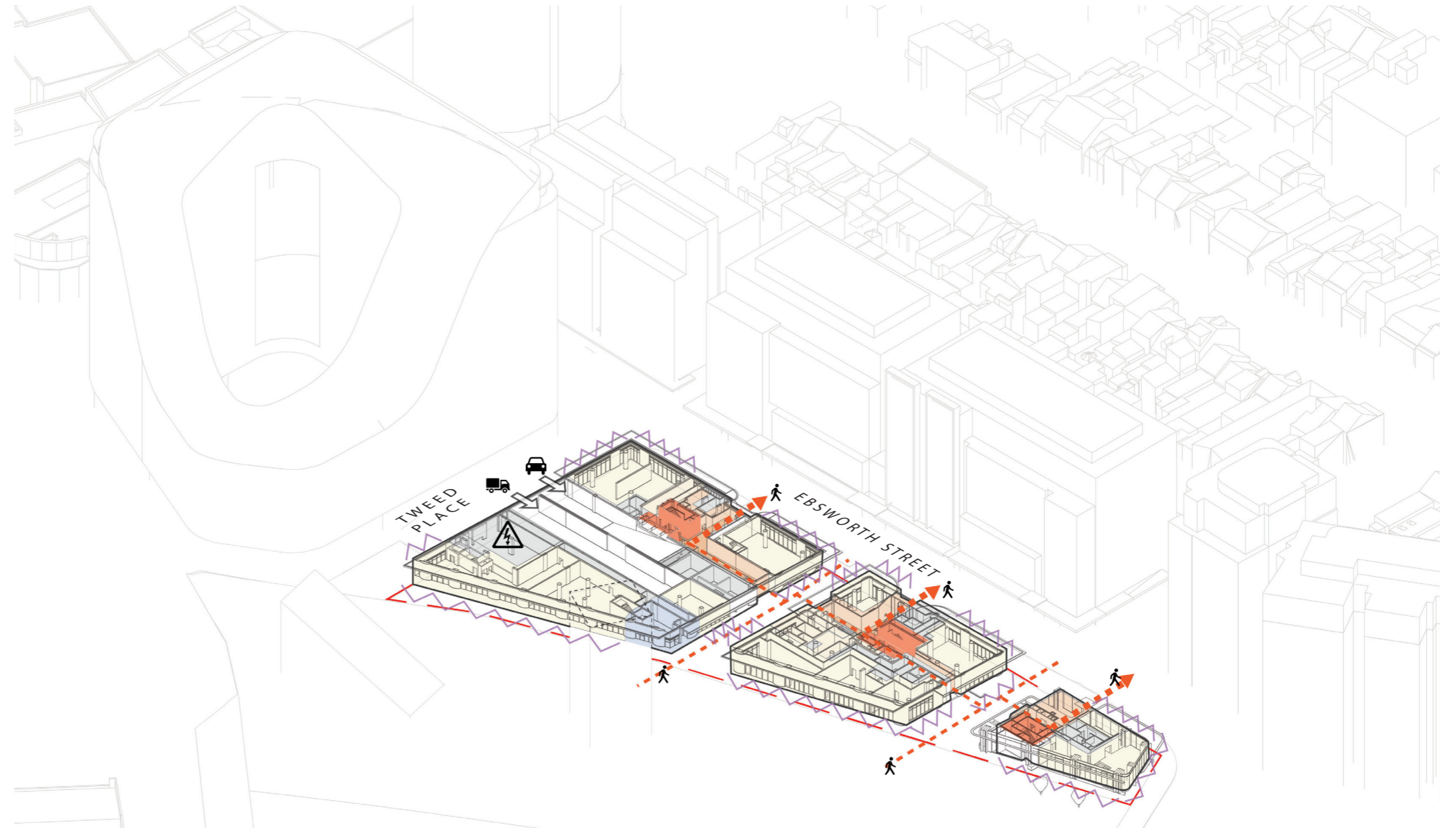


DESIGN RESPONSE & OVERVIEW

7.6 GROUND PLANE ACTIVATION

The design team have carefully considered how best to locate retail activation to support the existing and new street and laneway network. Tweed Place currently hosts the loading dock of the Infinity building, so we have located the precinct truck and vehicular entries opposite this, as well as a precinctual substation for all three buildings. Having a centralised substation in one building is the most efficient in terms of maximising active frontages. By adopting this Tweed Place servicing and logistics strategy, both Site 17 and 18 are largely unencumbered by these inactive edges. As a result the new laneways of Fellmonger Place and Barker Street, as well as Ebsworth Street, can benefit from a high degree of activation.

From a pedestrian network perspective we have located all residential lobbies from Ebsworth Street, with a secondary network of arcade connections in an east west direction. In our Façade Strategy section, we have outlined how the team has used a clear and distinctive visual language to signal these connections legibly from the side laneways.



Legend

- Retail
- Amenity
- Lobby
- Services

∩∩∩ **83%** Active Frontage

DESIGN RESPONSE & OVERVIEW

7.7 STREETScape + PODIUM

PROPOSED STREETScape. EBSWORTH ST

The Ebsworth Street streetscape is characterised by a groundplane shopfront datum which is strengthened through canopies to all three sites. Both Site 7 and 17 are broader buildings than Site 18 which is a point tower, and so the design team

have been conscious of articulating the massing of the towers of Site 7 and 17 through a “waistline” datum at Level 6 which forms a datum from the top of podium facing Neilson Plaza.



DESIGN RESPONSE & OVERVIEW

7.7 STREETScape + PODIUM

PROPOSED STREETScape. FACING NEILSON PLAZA

To Neilson Plaza there is a consistent series of datums that align with established podium datums to the Infinity building, as well as establishing a clear groundplane shopfront datum line.



DESIGN RESPONSE & OVERVIEW

7.8 NEILSON PLAZA STREETScape

The northern edge of Neilson Plaza will be defined by the podia of Sites 7 and 17 primarily, with Site 18 forming a point tower expression at the eastern end of the plaza. The podia of Site 7 and 17 form a coherent relationship with Infinity's top of podium height, and base of the podia have a consistent 3m recessed undercroft condition as prescribed by the Green Square DCP. This recess to the base of the Site 7 and 17 podia is then reflected in a recessed podium type expression to Site 18, with an awning picking up a datum line to Site 7 and 17.

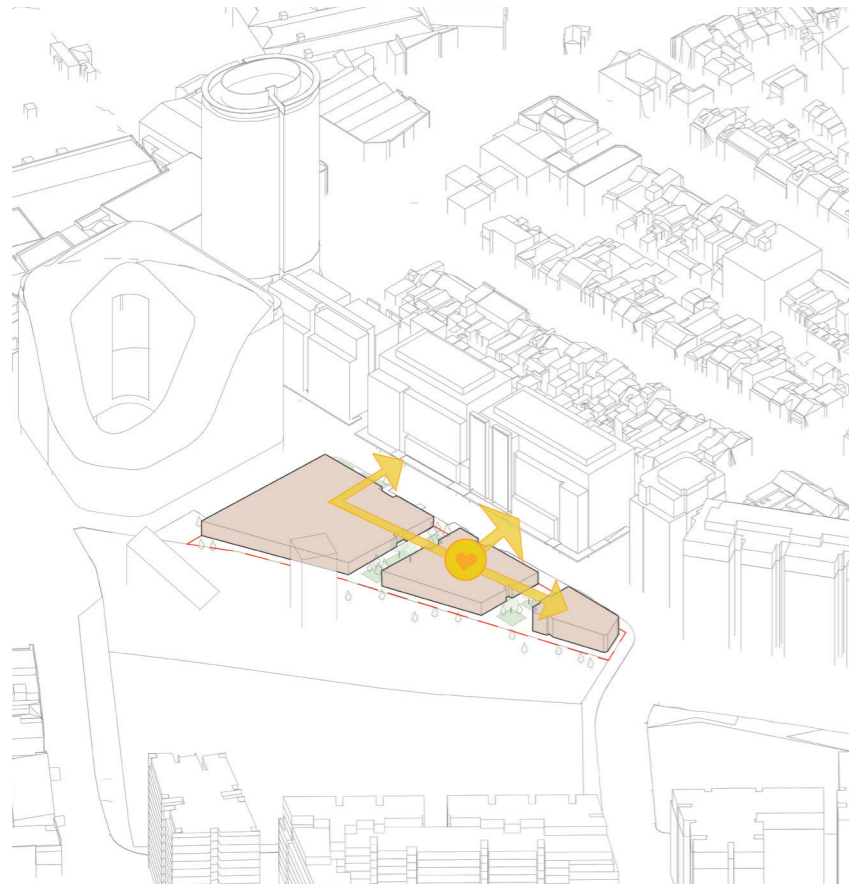
This recess to the base of the Site 7 and 17 podia not only provides weather protection and shelter, but also creates a more human scaled edge to the northern edge of Neilson Plaza. This de-scaling of the edge is coupled with a consistent design language of half round brick pilasters and metal framed shopfront glazing, which provide a sense of detail and textural interest to these retail edges. The pilasters allow the more monumental scale of the 4 level podium above to be visually grounded in an expressive way with masonry materiality that has a sense of weight and texture.



PERSPECTIVE VIEW FROM NEILSON SQUARE
LOOKING TOWARDS INFINITY

BTR VISION AND COMMUNITY

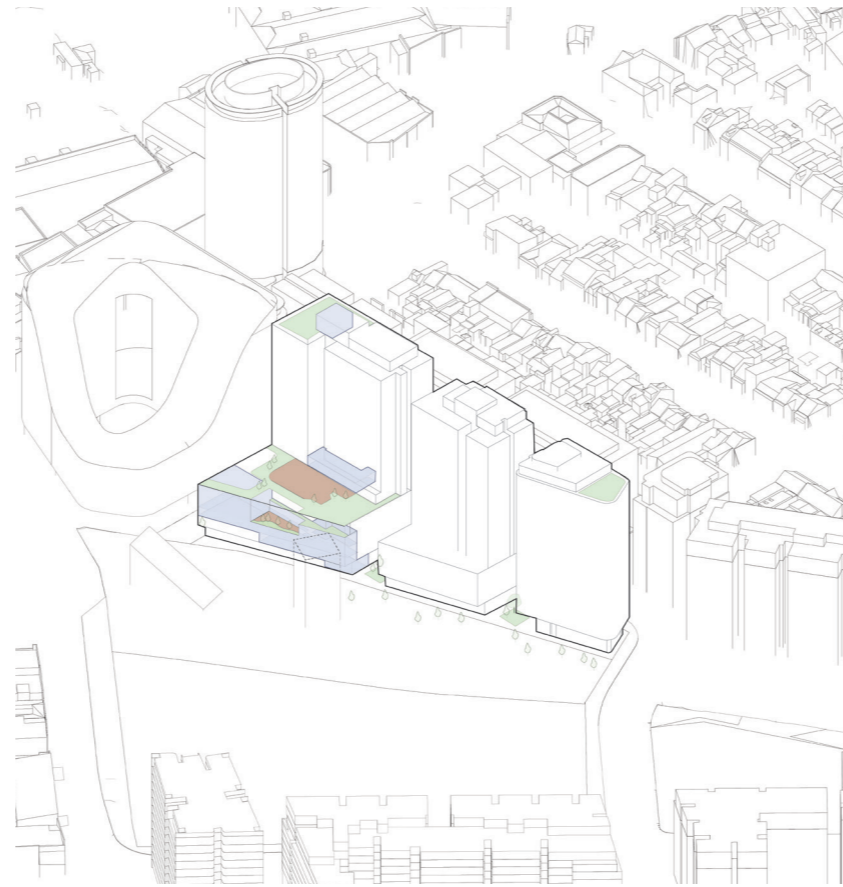
7.9 BTR COMMUNITY AND CONNECTIVITY



BTR HEART

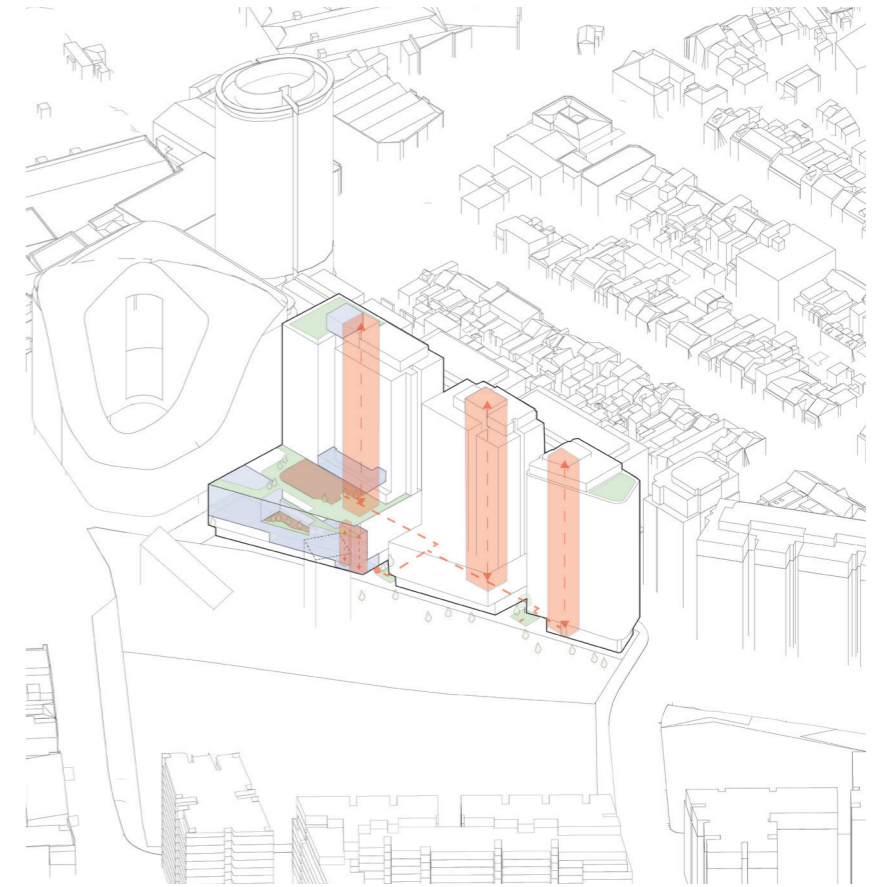
Site 17 will form the heart of the new BTR community, housing the centralised concierge point which is the key touch point for day to interactions with residents.

This BTR concierge and lobby space in Site 17 is connected to Site 7 and 18 with through site links and arcade connections.



AMENITY LOCATION

The communal amenity hub is located in the podium levels of Site 7, as a sleeved multi-storey edge facing Fellmonger Street and Neilson Plaza. These spaces form a vertically layered facility, and by co-locating them in one central location we create bump opportunities and the potential for resident interactions which build community. At the rooftop of the Site 7 podium is a residents lounge facility which opens up onto a large outdoor communal garden space.



CIRCULATION AND CONNECTION

This BTR development is distributed between three co-located buildings, and a key focus has been how to stitch them together into one cohesive community. The use of interconnected lobbies and arcade spaces connect the three buildings in an east west direction, with vertical connecting public stairs and lifts at key points.

DESIGN RESPONSE & OVERVIEW

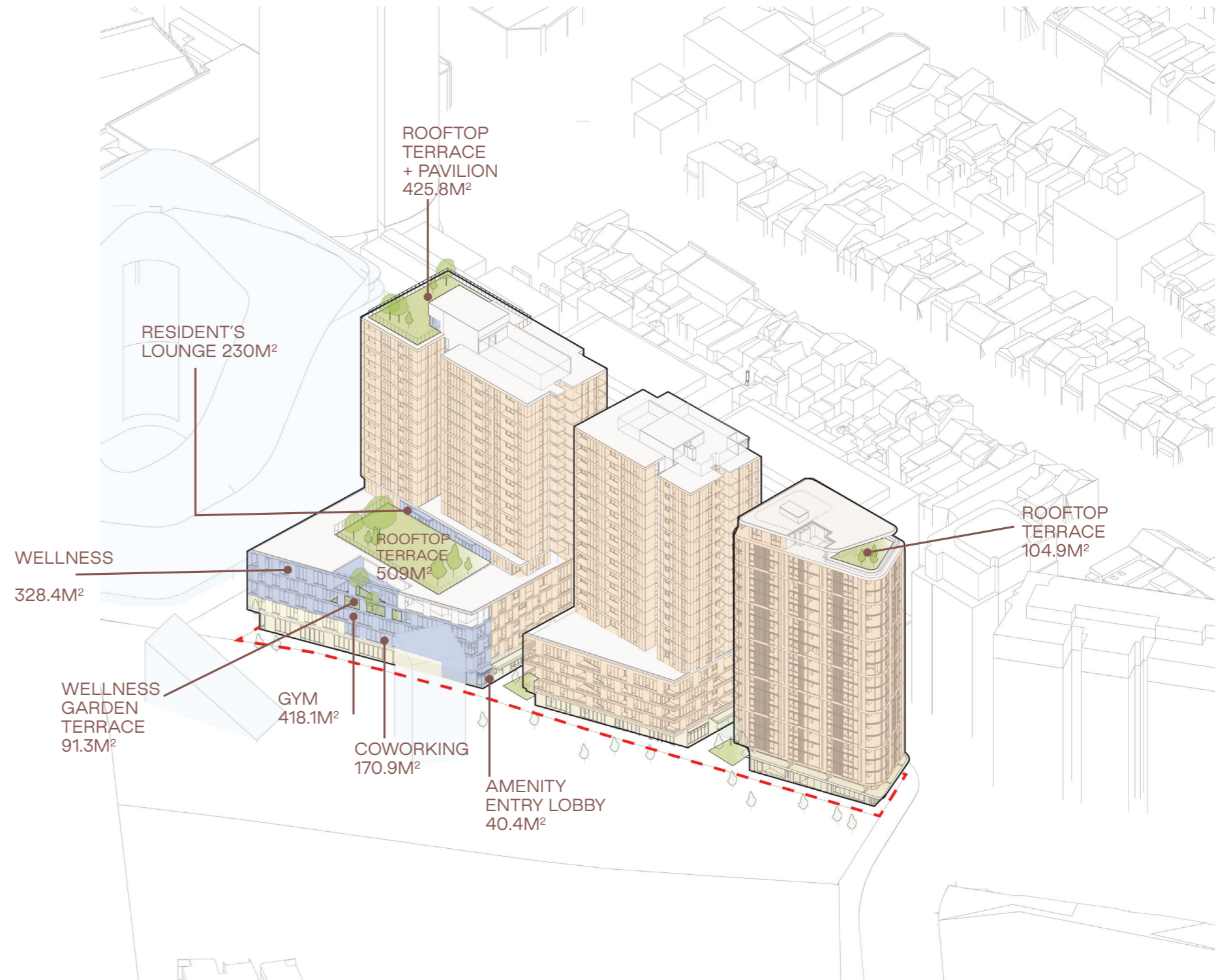
7.10 BTR AMENITY AND OPEN SPACE

PRECINCT OVERVIEW

The amenity offering for Stage 3 is a combination of internal amenity spaces combined with communal open space.

All internal amenity is located in the podium of Site 7, with a dedicated entry point from the Fellmonger Place laneway, connected via through site links.

Rooftop communal open spaces are offered at the top of Site 7 & 18, strategically oriented to take advantage of vistas to the city skyline, plaza, and precinct views to the east.



- Legend
- Retail
 - Amenity
 - Residential Apartments
 - Communal Open Space

DESIGN RESPONSE & OVERVIEW

7.10 BTR AMENITY AND OPEN SPACE

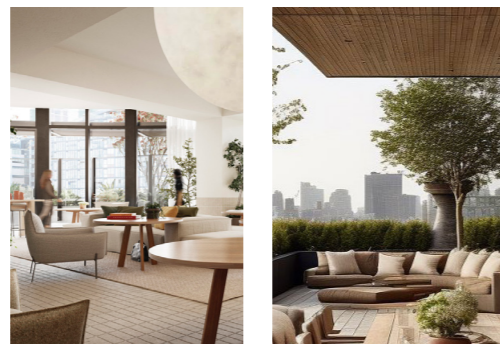
AMENITY COMPOSITION

The central amenity hub for Stage 3 is located to the southern edge of the Site 7 podium over levels, from Level 2 to Level 4. Entering from a lobby off Fellmonger Place, these levels are connected vertically by a lift and communication stair.

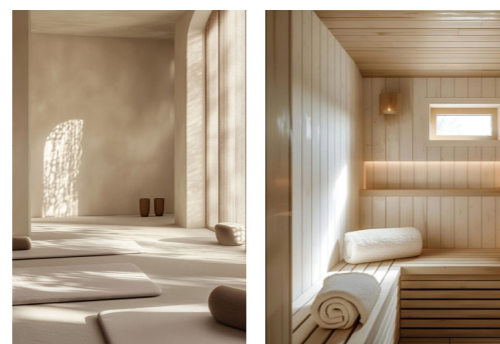
Level 2 accommodates coworking and meeting rooms for residents. Moving up to Level 3 there is a gym facility, and above that, a Wellness space. The wellness space is double height with skylights bringing daylight in from the podium roof above. The Wellness level is arranged around a Wellness terrace, which enables yoga and other sessional fitness classes to spill out into a green garden terrace with views over Neilson Plaza.

Finally at Level 6 there is a residents lounge which connects to a large communal garden space, with outdoor dining, entertainment, and kids play.

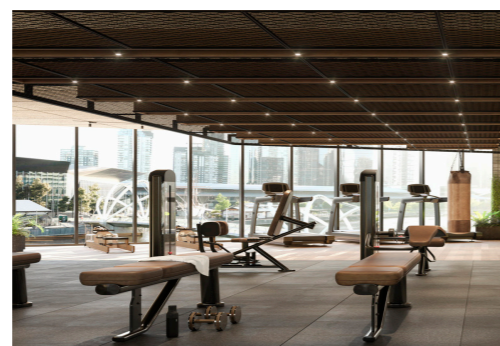
LEVEL 6 - TERRACE AND DINING*



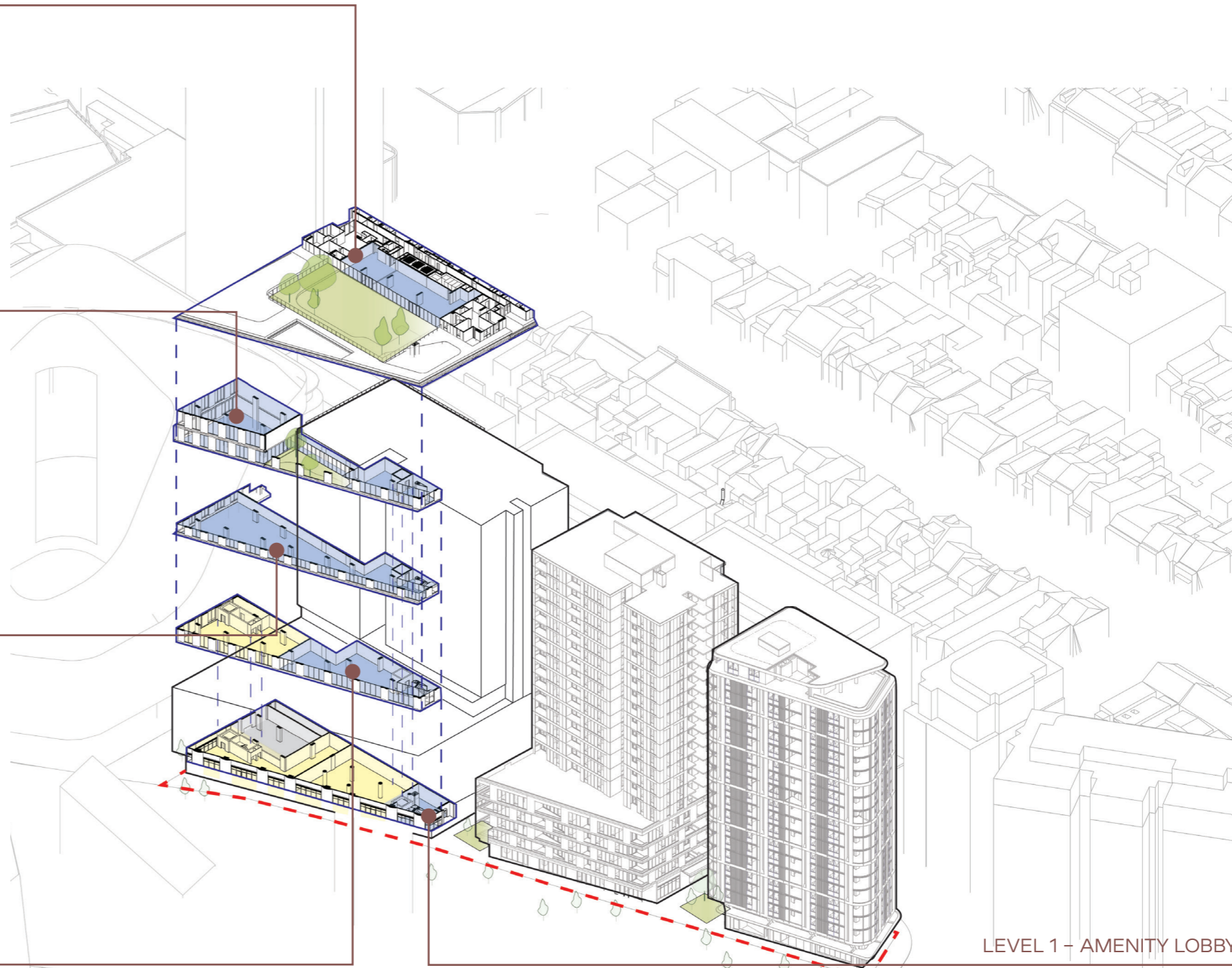
LEVEL 4 - WELLNESS*



LEVEL 3 - GYM*



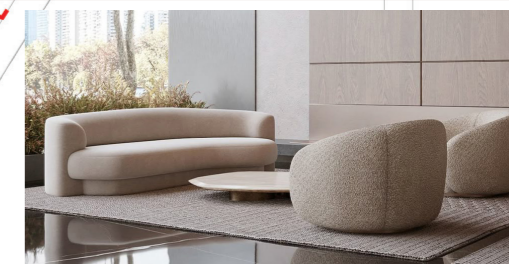
LEVEL 2 - COWORKING*



LEVEL 1 - AMENITY LOBBY

- Legend
- Retail
 - Amenity

*FINAL AMENITY IS SUBJECT TO MARKET RESEARCH AND ANALYSIS



DESIGN RESPONSE & OVERVIEW

7.11 COMMUNAL OPEN SPACE



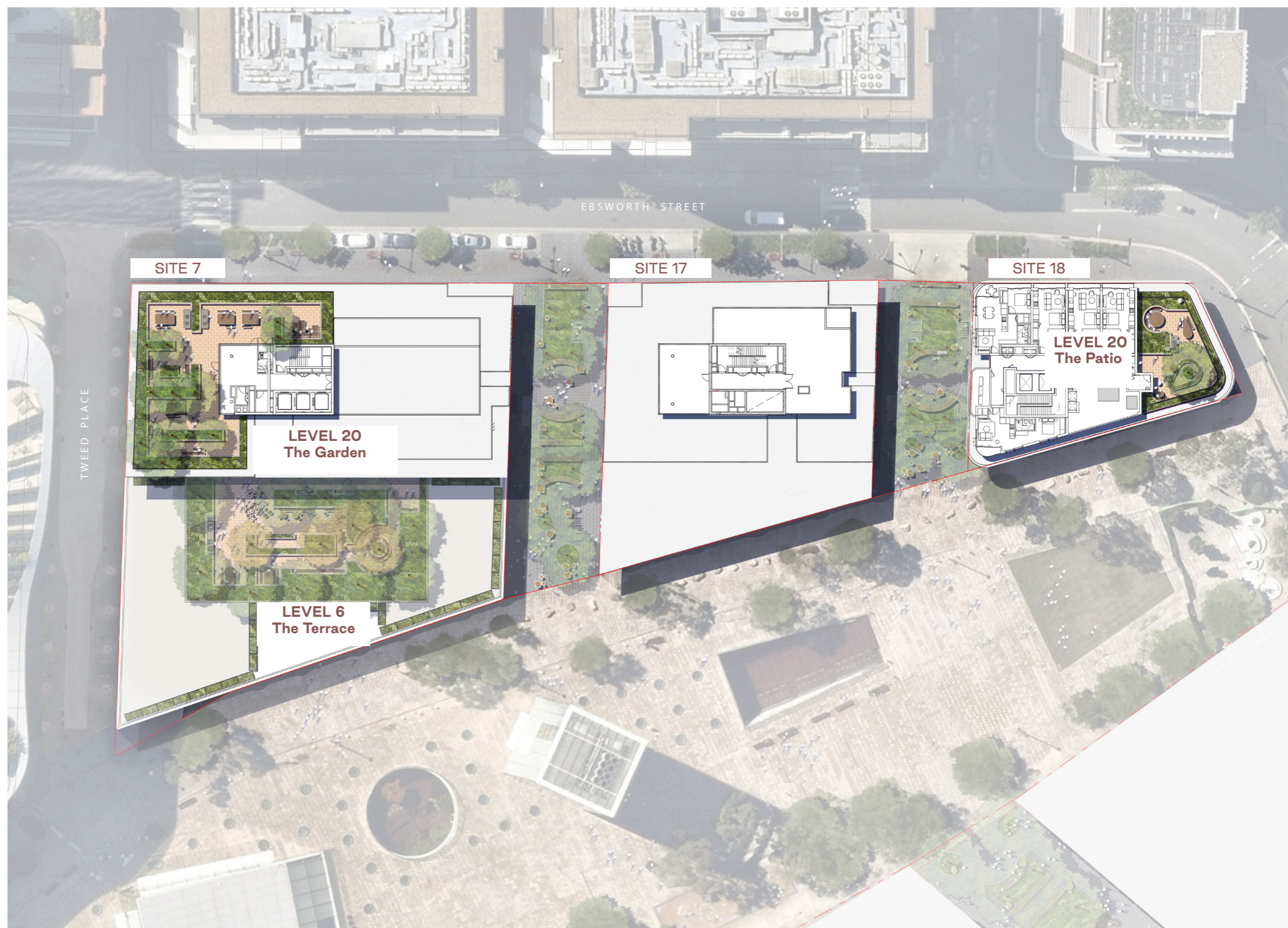
Communal open space has been provided across the three buildings and achieves compliance with the requirements of the ADG. To provide an diverse range of outdoor space with varying aspect, outlook and landscape character, we have allocated a number of locations for this outdoor space.

At Site 7 there is a wellness focussed outdoor terrace on Level 4 which connects to sessional fitness and yoga type spaces. On the Level 6 podium rooftop of Site 7 there is a socially focused landscape rooftop space which is directly connected to a resident's lounge space.

The rooftop of Site 7 provides optimal solar access with sweeping views to the Sydney CBD and surrounding districts. This rooftop space on Site 7 is an alternative socially oriented space with more intimate spaces, as well as BBQs and tables and seating.

The rooftop open space at Site 18 takes advantage of its unique condition to the east with access to city skyline views, sightlines to the Drying Green and down the boulevard of trees to the east, as well as the Plaza below to the south. Its offering includes BBQ amenity, tables and seating, oriented to receive good solar access and integrated with a robust landscape design.

Providing a diversity of rooftop spaces with varying sizes and outlooks gives a more equitable spread of open space between the three buildings, resulting in a range of experiences and uses.



DESIGN RESPONSE & OVERVIEW

7.12 PRECINCT SERVICING + LOADING

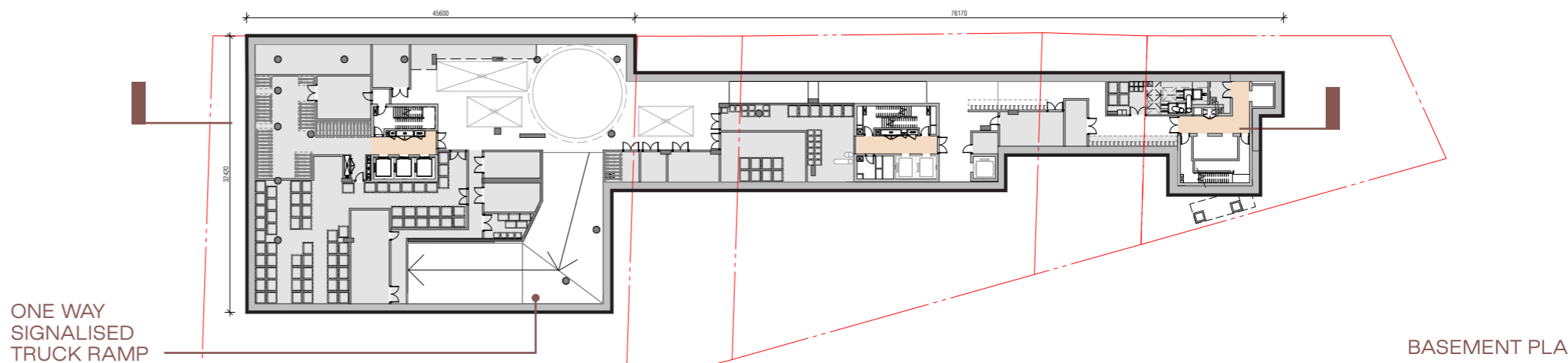
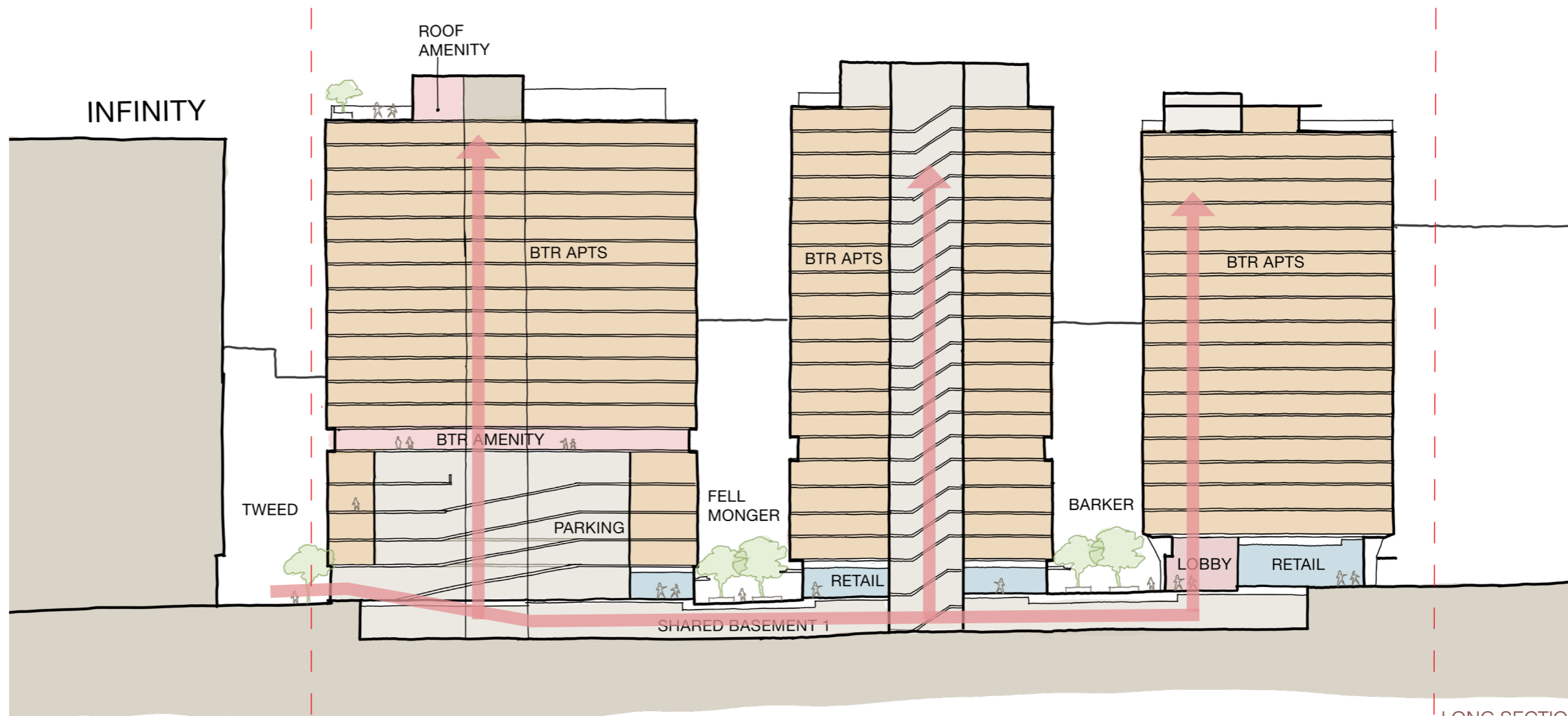


To enable the three buildings of Stage 3 to act as a single Build-To-Rent facility, as well as to enable a cohesive solution to manage retail loading, the design incorporates a single shared basement linking all the vertical circulation cores of the towers to the centralised loading dock accessed from Tweed Place.

The Basement is accessed via a signalised one-way truck ramp to facilitate resident move-in and move-out, all waste collection and retail logistics and loading. This allows the groundplane to be less encumbered by services and logistics, to create an activated street front. Localised goods lifts provide services at key nodal points to allow goods to be brought back up into retail back of house zones on the groundplane.

At the base of the truck ramp is a shared managed loading dock with a turntable.

The Basement also accommodates residential bicycle parking with direct access to a dedicated goods and bike lift lobby and lift access from Ebsworth Street. Bicycles will not be permitted to access the basement from the ramp.

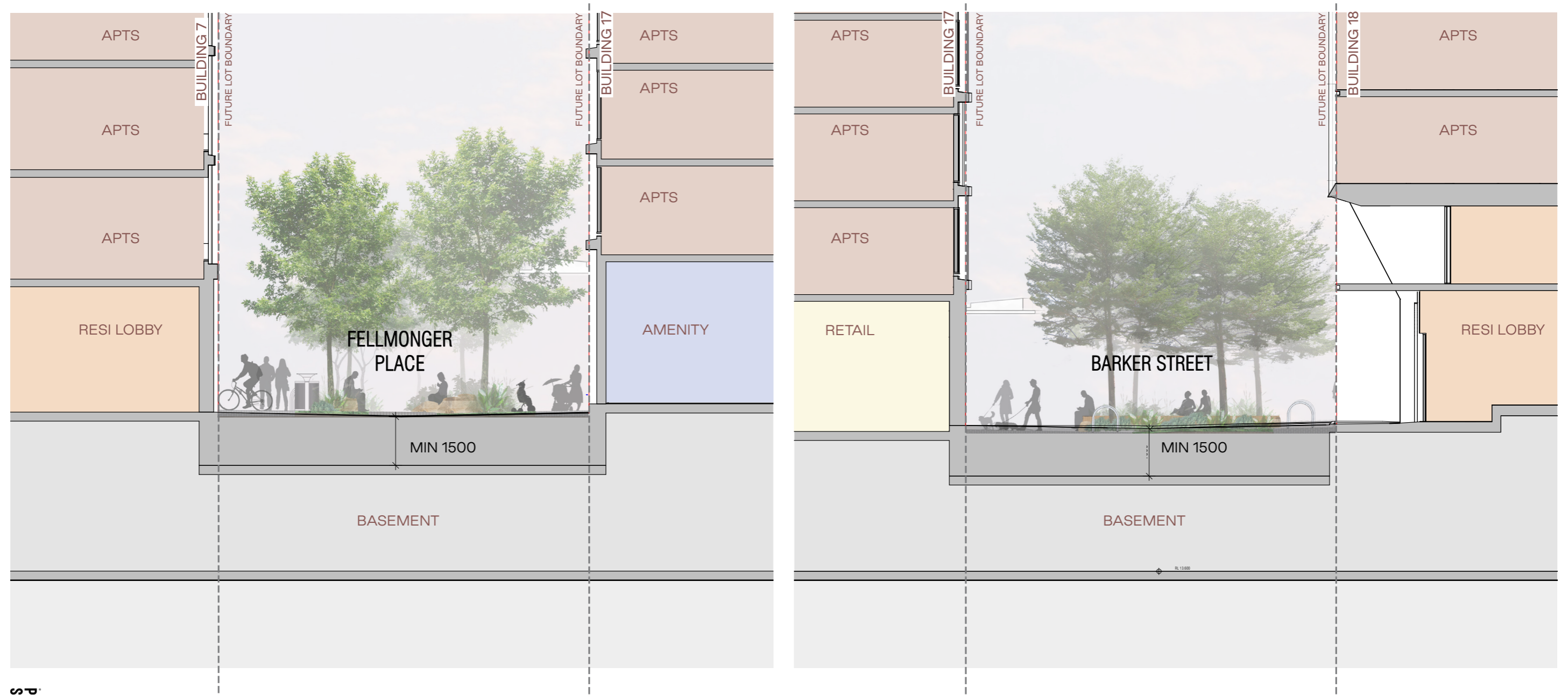


DESIGN RESPONSE & OVERVIEW

7.12 PRECINCT SERVICING + LOADING

LANEWAY CONDITIONS

The single basement has been designed and carefully coordinated to ensure a clear 1500mm minimum clearance is provided at all points to the laneway zones at Fellmonger Place and Barker Street, in line with City of Sydney requirements.



DESIGN RESPONSE & OVERVIEW

7.13 VEHICULAR ACCESS AND PARKING



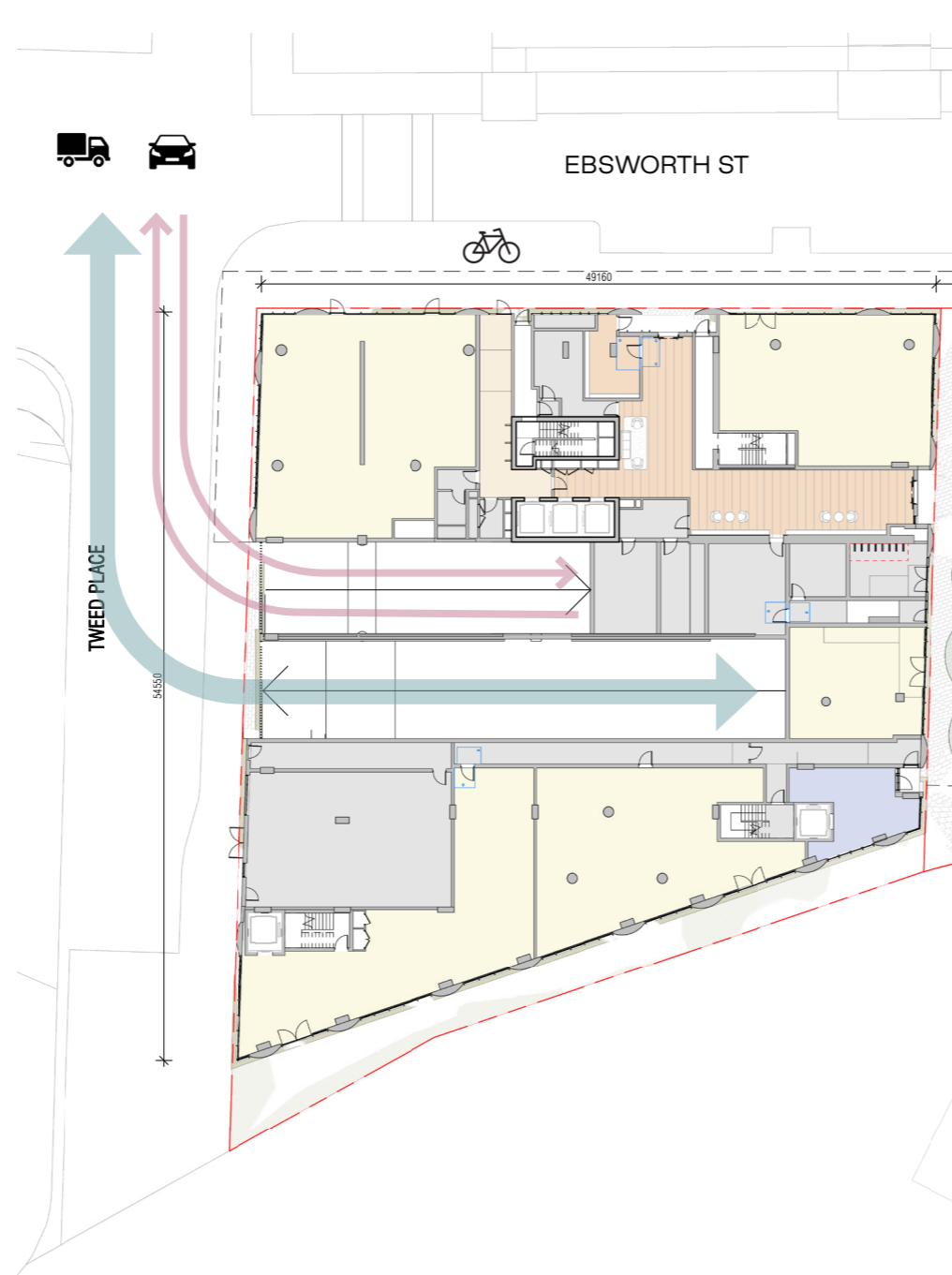
LOADING AND VEHICULAR ACCESS

Vehicle car access is from Tweed Place via a two way ramp up to Level 2 and above. The above ground carparking is located in Site 7 and is almost fully sleeved by active uses. This carparking can be adapted to other uses in future, refer to the next section for more detail.

CAR PARKING SCHEDULE			
LEVEL	RESIDENTIAL		TOTAL
	STANDARD	ACCESSIBLE	
LEVEL 2	13	4	17
LEVEL 3	19	0	19
LEVEL 4	19	0	19
LEVEL 5	25	0	25
TOTALS	76	4	80

MOTORCYCLE PARKING SCHEDULE	
LEVEL	TOTAL
LEVEL 2	1
LEVEL 3	1
LEVEL 4	1
LEVEL 5	1
TOTAL	4

- Legend**
- Waste and Service Vehicle Access
 - Residential Vehicle Access



LEVEL 1 PLAN(GROUND)



LEVEL 2 PLAN

DESIGN RESPONSE & OVERVIEW

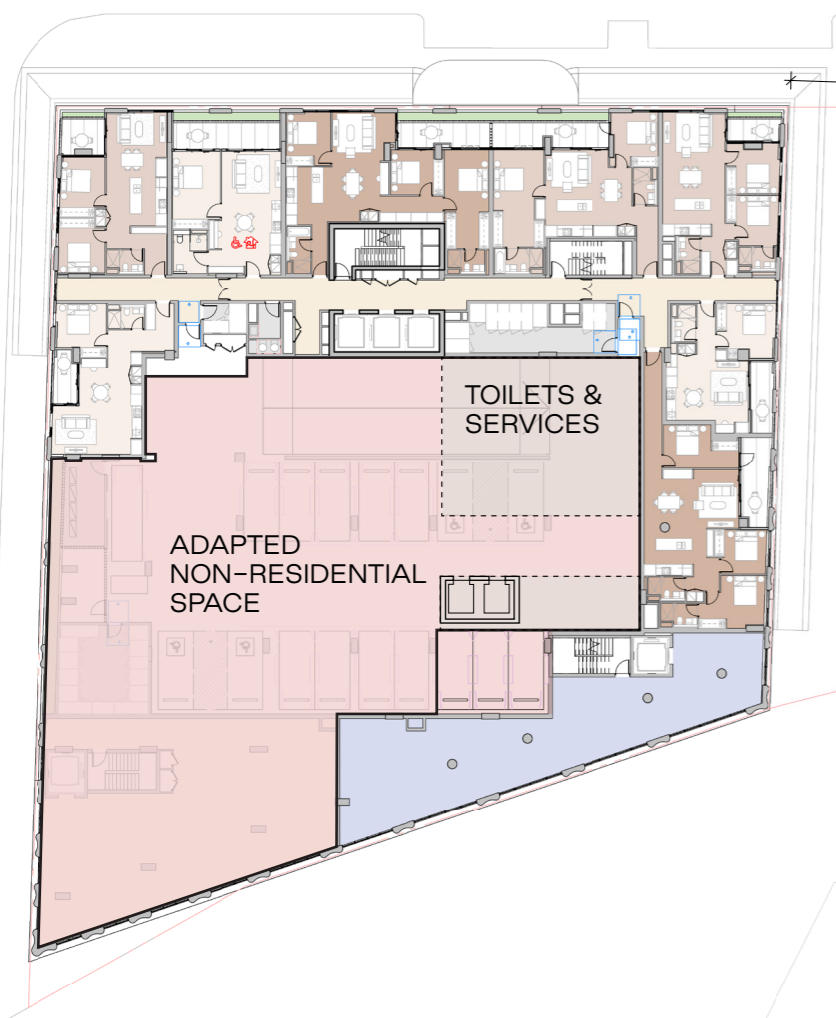
7.14 FUTURE PODIUM ADAPTABILITY



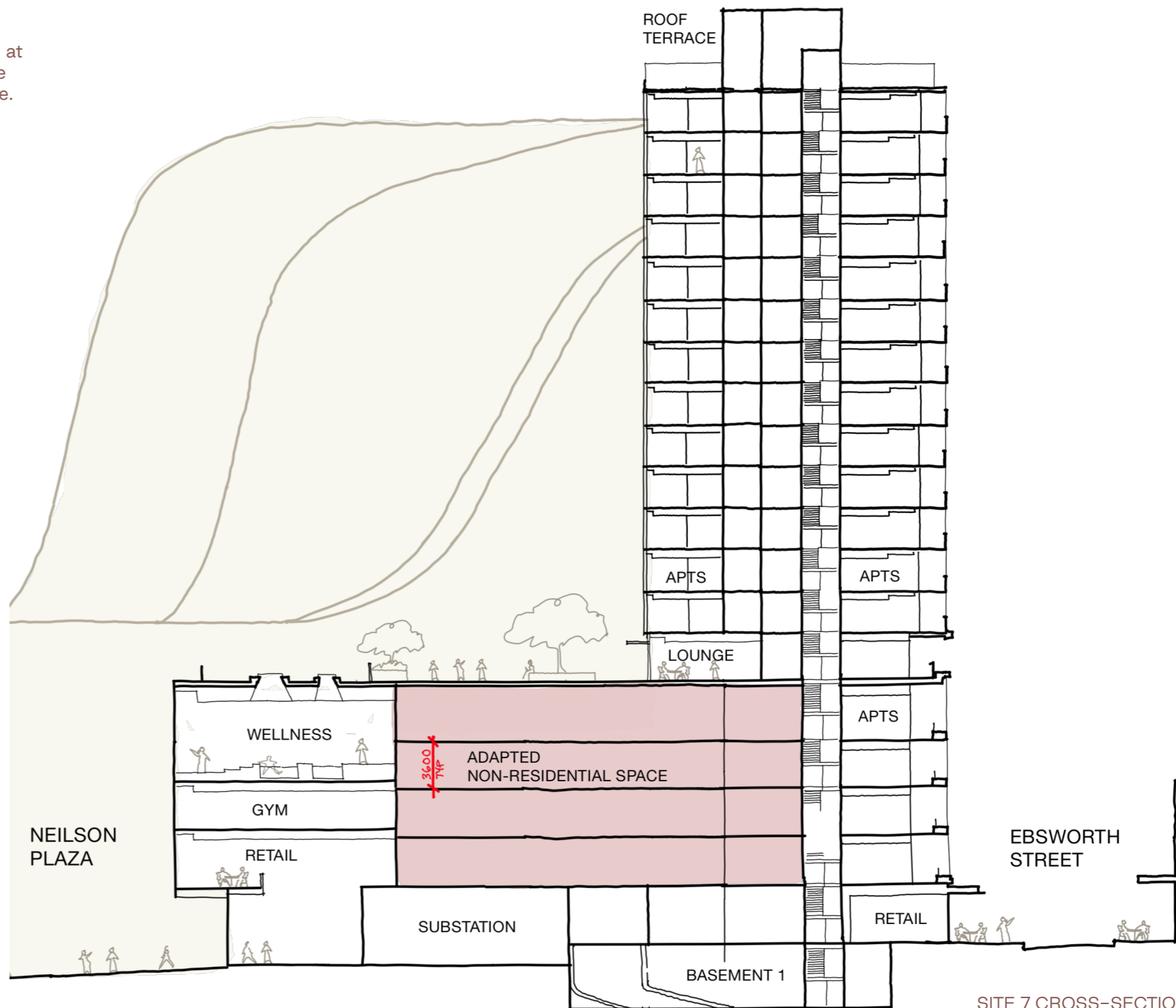
LOADING AND VEHICULAR ACCESS

The design for the podium of Site 7 incorporates four levels of sleeved carparking at a floor-to-floor height of 3.6m. This floor-to-floor allows for the retrofit of these levels to other non-residential uses should the carparking be not required in future.

The plan diagram below illustrates the potential to convert this space.



LEVEL 2 PLAN



SITE 7 CROSS-SECTION

8

STAGE 3 FACADE PRINCIPLES

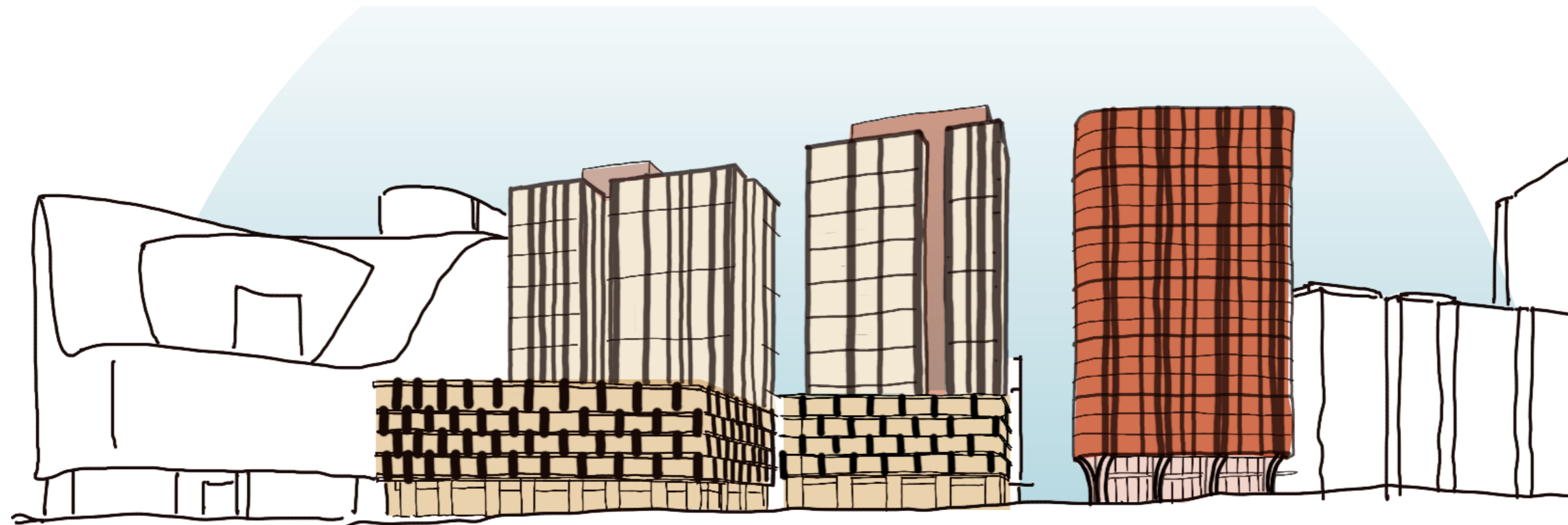
PALETTE OF COUNTRY
PRECINCT PALETTE
FACADE STRATEGIES
PRECINCT DESIGN LANGUAGE
STREET LEVEL FACADES
FACADE ENTRIES

CONNECTION TO COUNTRY

8.1 PALETTE OF COUNTRY

As previously noted in the Connection with Country sections of this report the façade has a grounding in a Palette of Country approach.

The Sand Country of the Moore Park to Botany region has been expressed through tonality and an earthy masonry led approach to the podiums of Sites 7 and 17, with Site 18 expressing a design language and tonality that has linkages to the Sydney Redgum.



EARTH

TREES & SKY

TREES & SKY



SAND COUNTRY



ANGOPHORA COSTATA
SYDNEY RED GUM



ANGOPHORA COSTATA
SYDNEY RED GUM

STAGE 3 FACADE PRINCIPLES

8.2 PRECINCT PALETTE

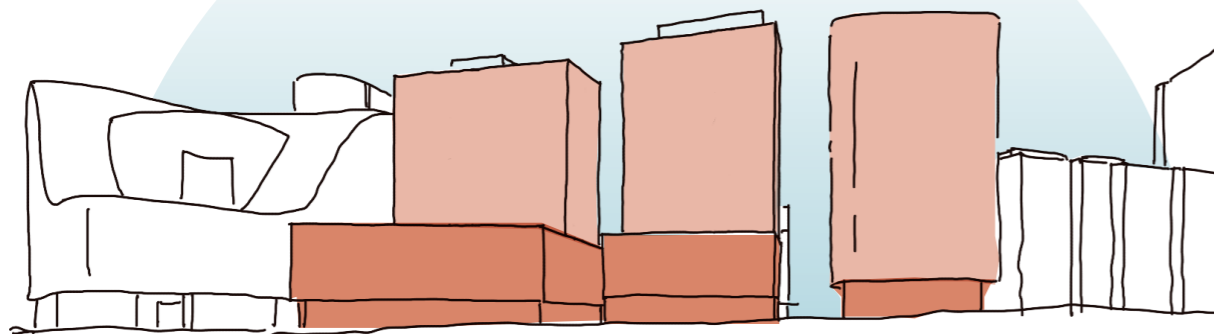
PALETTE STRATEGY



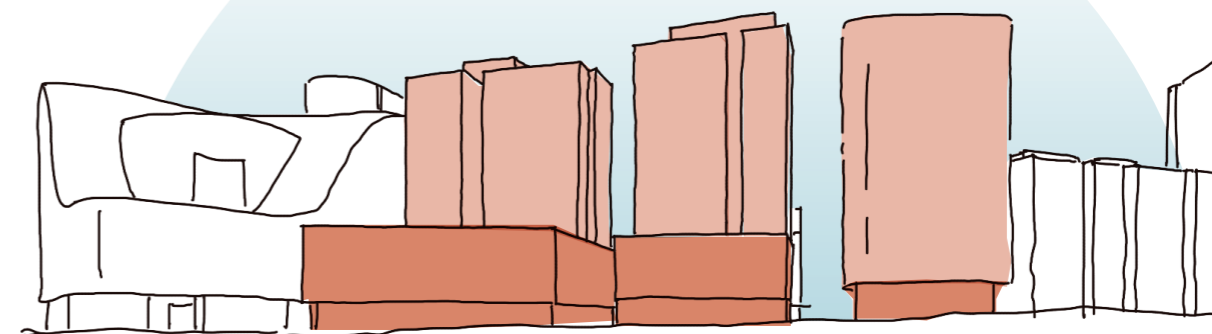
This Palette of Country has been interpreted into materials that express this range of tonality from the sandy tones of Site 7 and 17 to the richer red and copper tones of Site 18. Site 7 and 17 grounds the podium expression with more massive pier elements of sandy toned brickwork, with complementary tones of masonry in the podium above.

STAGE 3 FACADE PRINCIPLES

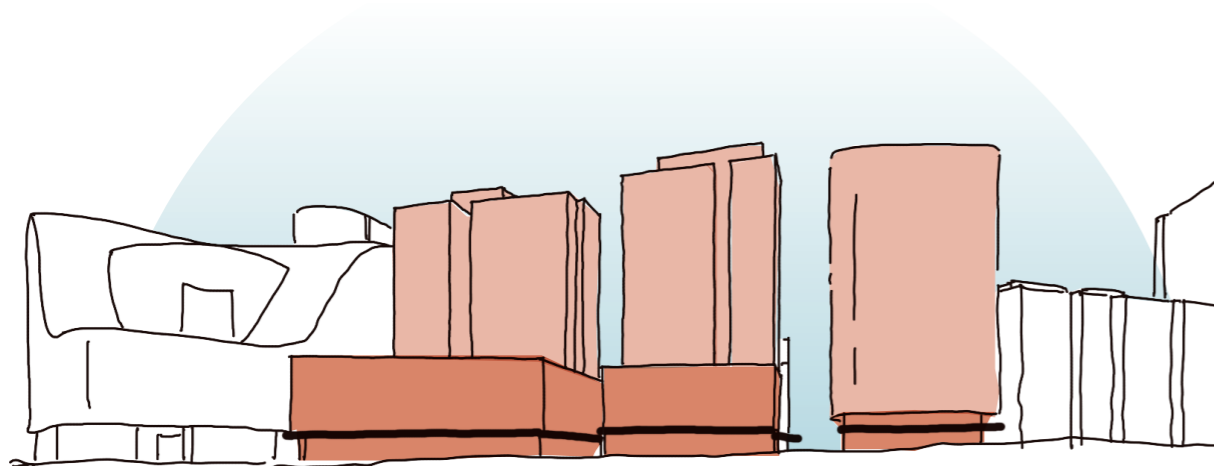
8.3 FACADE STRATEGY & MATERIALITY



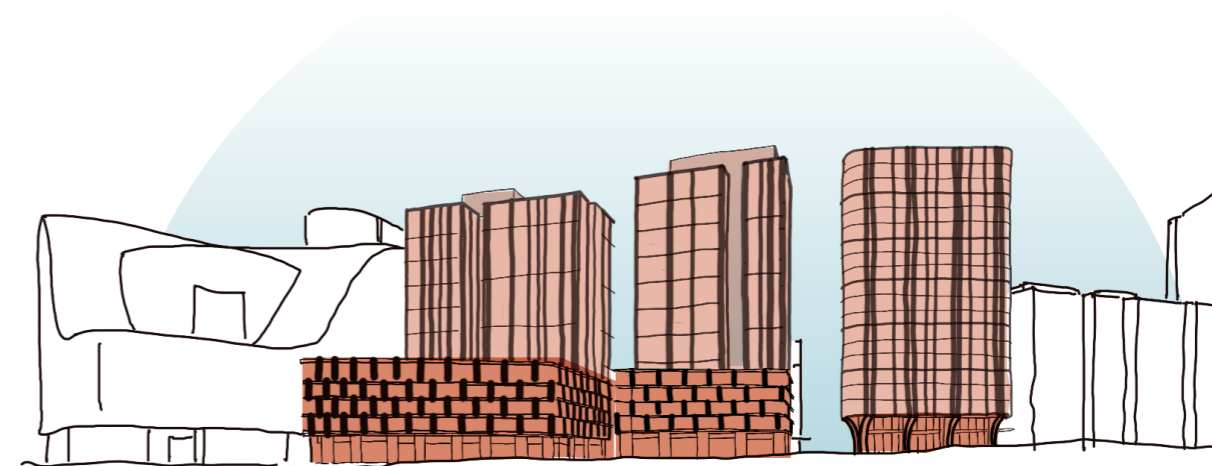
PODIUM RELATIONSHIP AND DATUM



TOWER MASSING BREAKUP



PEDESTRIAN CANOPY



FACADE EXPRESSION

The design language and articulation for Stage 3 reflects the role these three buildings play as built form holding the northern edge of Neilson Plaza.

Site 7 and 17 have podiums with a weighty materiality and scaling, and a sense of depth and articulation that reinforces this weight. These podium define quasi-civic responses to the character of Neilson Plaza. The tower forms for these buildings are significantly setback, utilising orthogonal design elements with a more lightweight design language for a calmer expression. The tower language is a gridded language with a two tone materiality in the sand Country palette range.

Site 18 is a singular tower at the end of the plaza that is experienced as a built form in the round, with a recessed podium approach. The design language is more vertical in expression, and reinforces the slender point tower massing at the eastern end of Stage 3.

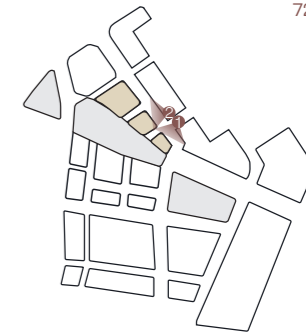
Site 18 is highly exposed on three sides to the public domain with a compact floorplate, lending itself to a unique slender tower form. The retail awning over the ground plane and horizontal elements align with Site 7 & 17 proportions, while its vertical expression continues through to the ground to anchor the tower at the eastern end of Stage 3.

STAGE 3 FACADE PRINCIPLES

8.4 PRECINCT DESIGN LANGUAGE

ARTIST IMPRESSION
SECTIONAL PERSPECTIVE OF NELSON PLAZA FACING NORTH





STAGE 3 FACADE PRINCIPLES

8.5 STREET LEVEL FACADES

GROUNDPLANE ARTICULATION

The groundplane facades are a key part of creating an engaging groundplane experience and enlivening the laneway and pedestrian experience. Our approach has been to avoid generic full height glazing, and to balance glazing with solid to create an interplay of glass and masonry elements which ground the podium mass above and lend a tactile quality to the groundplane.

Use of more fully framed glazed elements with stall-riser base panels lends a more textural and layered approach to shopfront glazing.

Site 18 provides double-height retail and residential lobby spaces with setbacks responding to each street interface. A horizontal awning aligns with the established street datum to reinforce human scale, while articulated upper façade elements break down building mass and enhance the pedestrian experience.

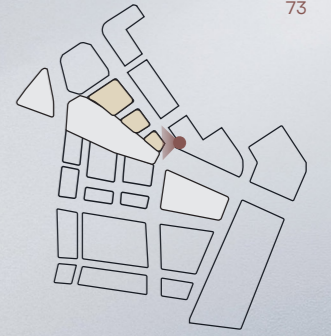


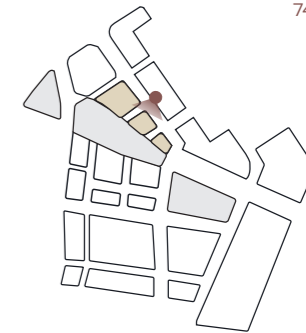
1. VIEW OF SITE 18 FROM EBSWORTH ST



2. VIEW OF SITE 17 FROM EBSWORTH ST

ARTIST IMPRESSION
NORTH EAST CORNER OF SITE 18
FROM EBSWORTH ST





STAGE 3 FACADE PRINCIPLES

8.6 FACADE ENTRIES

MAIN CONCIERGE ENTRANCE

The main entry lobby from Ebsworth street will connect to the concierge for the three buildings, and will be announced clearly through layered awnings and façade articulation. A faced language motif of arched fanlights over entries will create a legible identity for the BTR community.



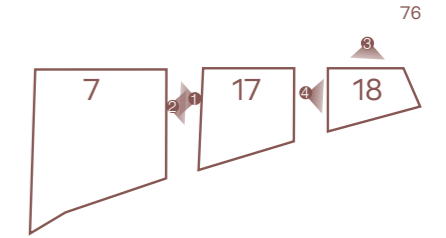
SITE 17 EBSWORTH ST ENTRY

ARTIST IMPRESSION
VIEW FROM EBSWORTH ST TOWARDS BARKER ST



STAGE 3 FACADE PRINCIPLES

8.7 FACADE ENTRIES



BUILDING ENTRIES

The laneway entries from secondary points of connection that connect the Stage 3 buildings laterally from east to west. The entries take the arched language identity from the main concierge entry and extend it through the laneway network as a legible marker of secondary entry. For Site 18, this arched doorway language has been interpreted in a sympathetic way that extends this sense of cohesive connection.

Sandstone enhances this relationship to its neighbouring entry points and building palette, extending through to the lobby interior.

1. SITE 7 LANEWAY



2. SITE 17 LANEWAY



3. SITE 18 MAIN



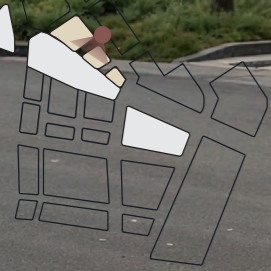
4. SITE 18 LANEWAY





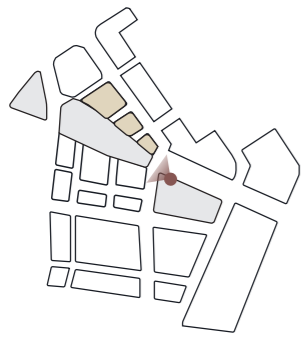
ARTIST IMPRESSION
VIEW OF SITE 17 LANEWAY ENTRANCE FROM FELLMONGER PLACE





ARTIST IMPRESSION
EBSWORTH ST LOOKING TOWARDS FELLMONGER PLACE

ARTIST IMPRESSION
PERSPECTIVE VIEW FROM
PAUL ST LOOKING TOWARDS NEILSON PLAZA
AND EBSWORTH ST



9

PRECINCTUAL SHADOW ANALYSIS

NEILSON PLAZA SHADOWING IMPACT
DRYING GREEN SHADOWING IMPACT
SHADOW ANALYSIS - WINTER SOLSTICE
SHADOW ANALYSIS - SPRING EQUINOX
SHADOW ANALYSIS - SUMMER SOLSTICE
SHADOW ANALYSIS - FALL EQUINOX

PRECINCT SHADOW ANALYSIS

9.1 NEILSON PLAZA SHADOWING IMPACT



The built form and massing of the proposal for Stage 3 has been carefully designed to ensure that the shadowing outcome on public open space is a net improvement on both the DCP and the LEP.

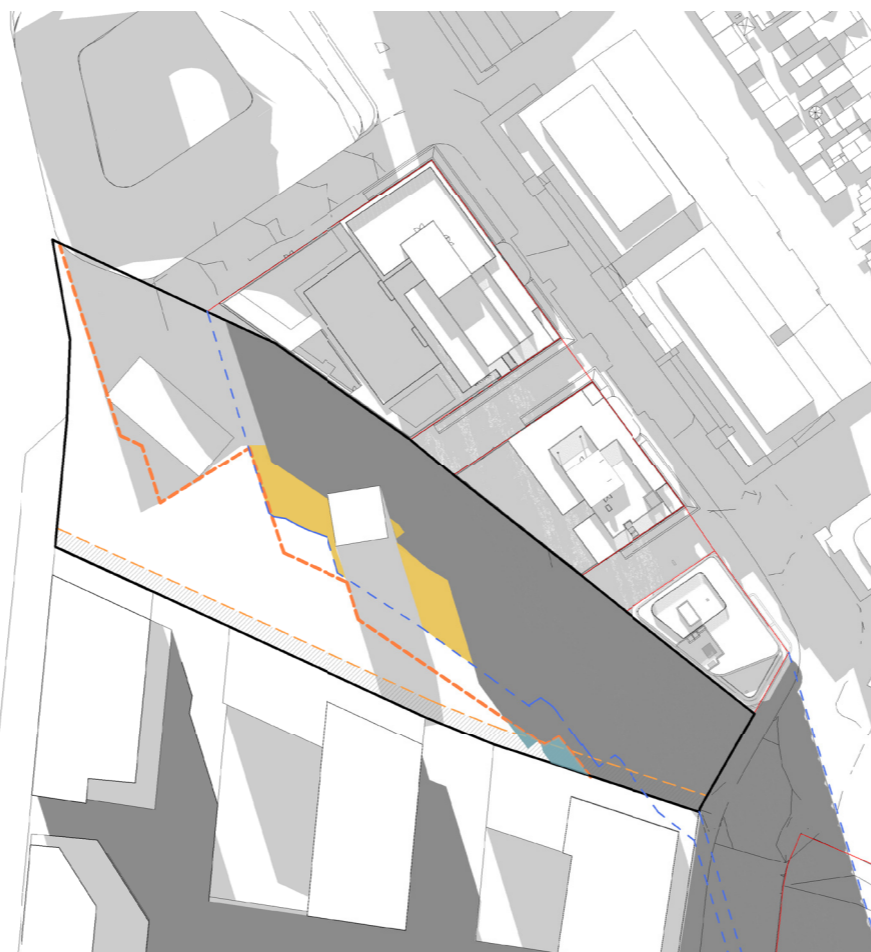
For Neilson Plaza, the reduced proposed podium heights for both Buildings 7 and 17 have resulted in a reduced overshadowing impact at the key morning hours in midwinter when compared to the DCP/LEP envelope.

21 JUNE 12PM



At 12pm on June 21st an additional 430 m² of the plaza receives direct sunlight compared to the Planning Envelope and DCP controls.

21 JUNE 1PM

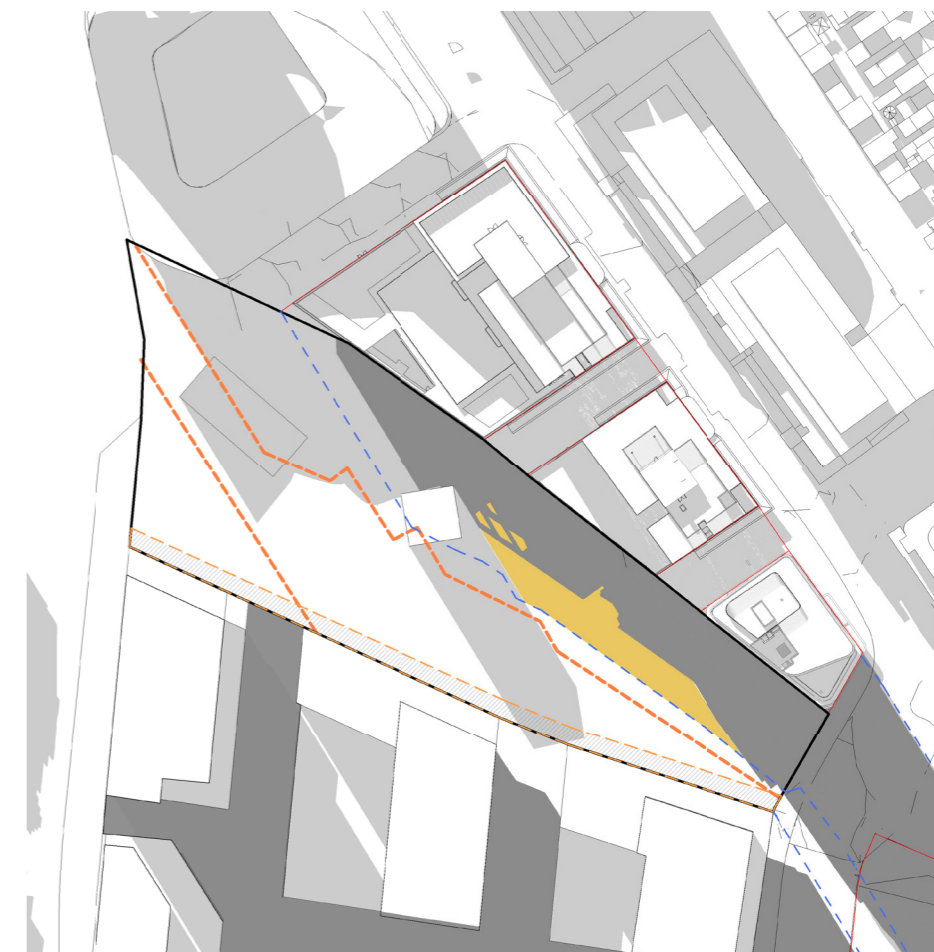


At 1pm on June 21st part of the proposed overshadowing exceeds the DCP control, impacting 52 m² of the plaza.

Additionally, compared to the Planning Envelope and DCP controls a further 464 m² of the plaza receives solar access.

This results in a net solar gain of 375 m² to the plaza.

21 JUNE 2PM



At 2pm on June 21st an additional 476 m² of the plaza receives direct sunlight compared to the Planning Envelope and DCP controls.

Legend

- Shadow cast by proposed massing
- Additional solar access from Proposed Massing compared to Planning Envelope
- Additional Shadow from proposed massing compared to DCP outline
- DCP Figure 3.2 Outline
- Planning Envelope Outline
- '4m Wide Strip' as per DCP requirement

PRECINCT SHADOW ANALYSIS

9.2 DRYING GREEN SHADOWING IMPACT



OVERSHADOWING AGGREGATE

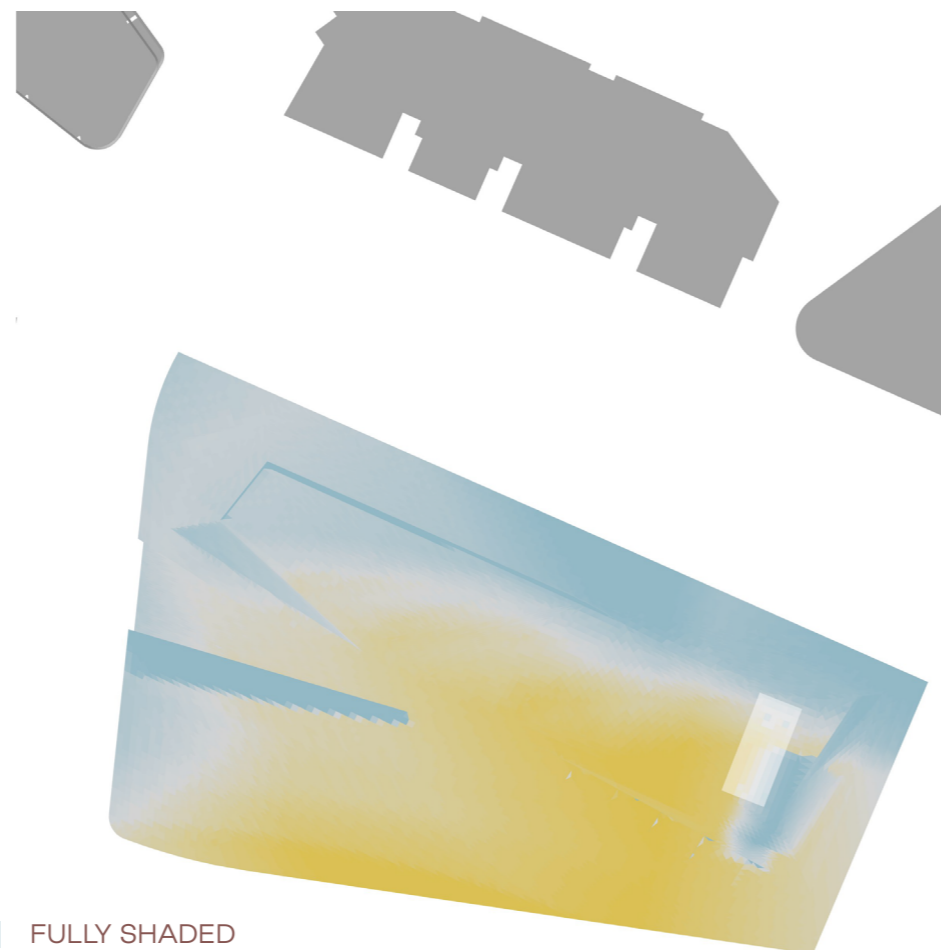
The Drying Green is affected in terms of overshadowing primarily by Sites 17 and 18, and we have analysed the built form of these two buildings in particular to achieve a net overshadowing improvement over the DCP/LEP envelope, as well as previously approved Development Applications for Stage 3. Whilst we have achieved that improvement, the team is conscious of achieving the criteria for overshadowing of the Drying Green set out in the Green Square Town Centre DCP.

As noted opposite, the proposal for Stage 3 exceeds the 50% criteria for the first two hours of the timeframe. For the final hour the proposal achieves 46.7%.

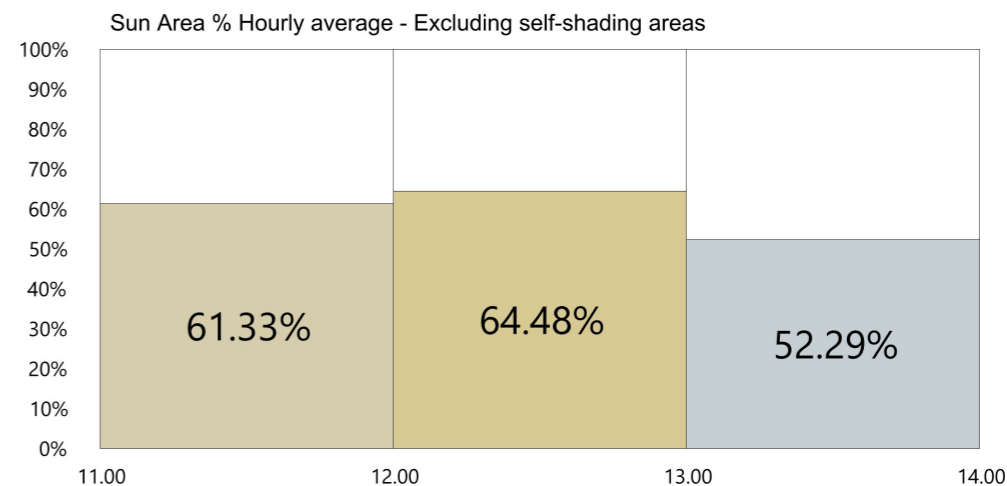
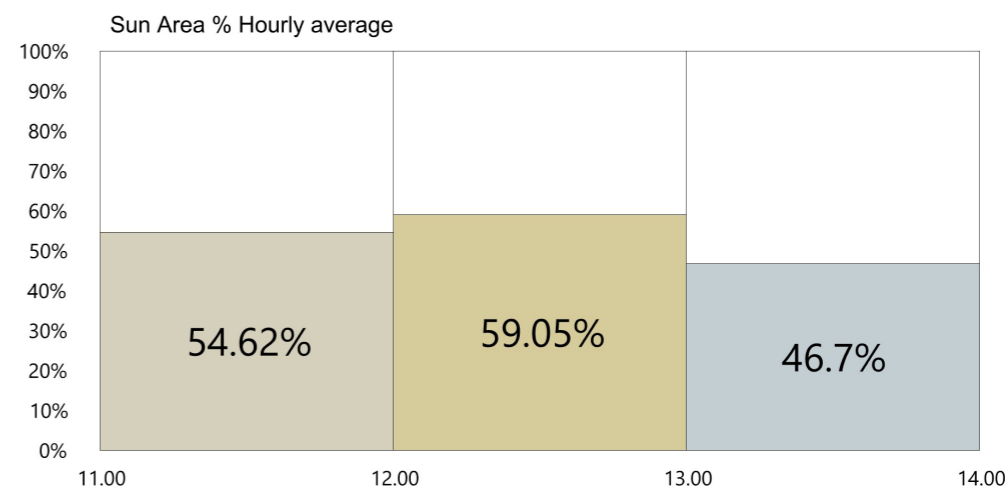
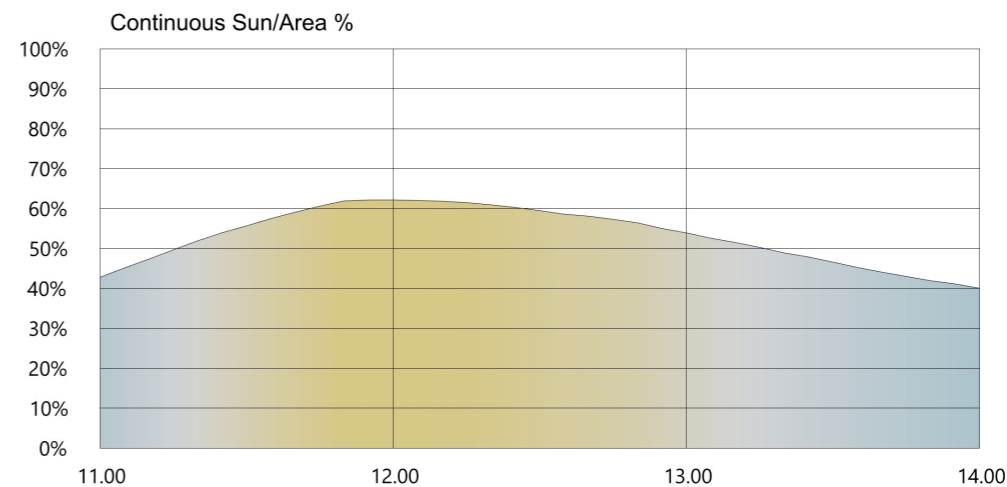
However, when we exclude the shadowing cast by the built form elements of the Drying Green itself, the scheme provides an solar access outcome that exceeds 50% for all three hours. These self shadowing elements are explained in more detail in the following page.

The Green Square Town Centre DCP identifies a requirement under 3.1.1.(1)(k) to ensure that the Drying Green public open space can "achieve direct sunlight each hour between 11am and 2pm for at least 50% of the park"

We have undertaken a detailed analysis of solar access to the Drying at 5 minute intervals to determine an aggregate solar access result for the hours between 11am and 2pm. Relying on hourly shadow footprints can be a misleading measurement device as this does not tell the full storey of solar access for the timeframe. The diagrams on this page show the aggregate solar result as a toned diagram, and the resultant percentage hourly sun access for the footprint of the drying green for the hours of 11-12am, 12 noon -1pm and 1pm-2pm.



- FULLY SHADED
- PARTLY SHADED
- FULL SUN



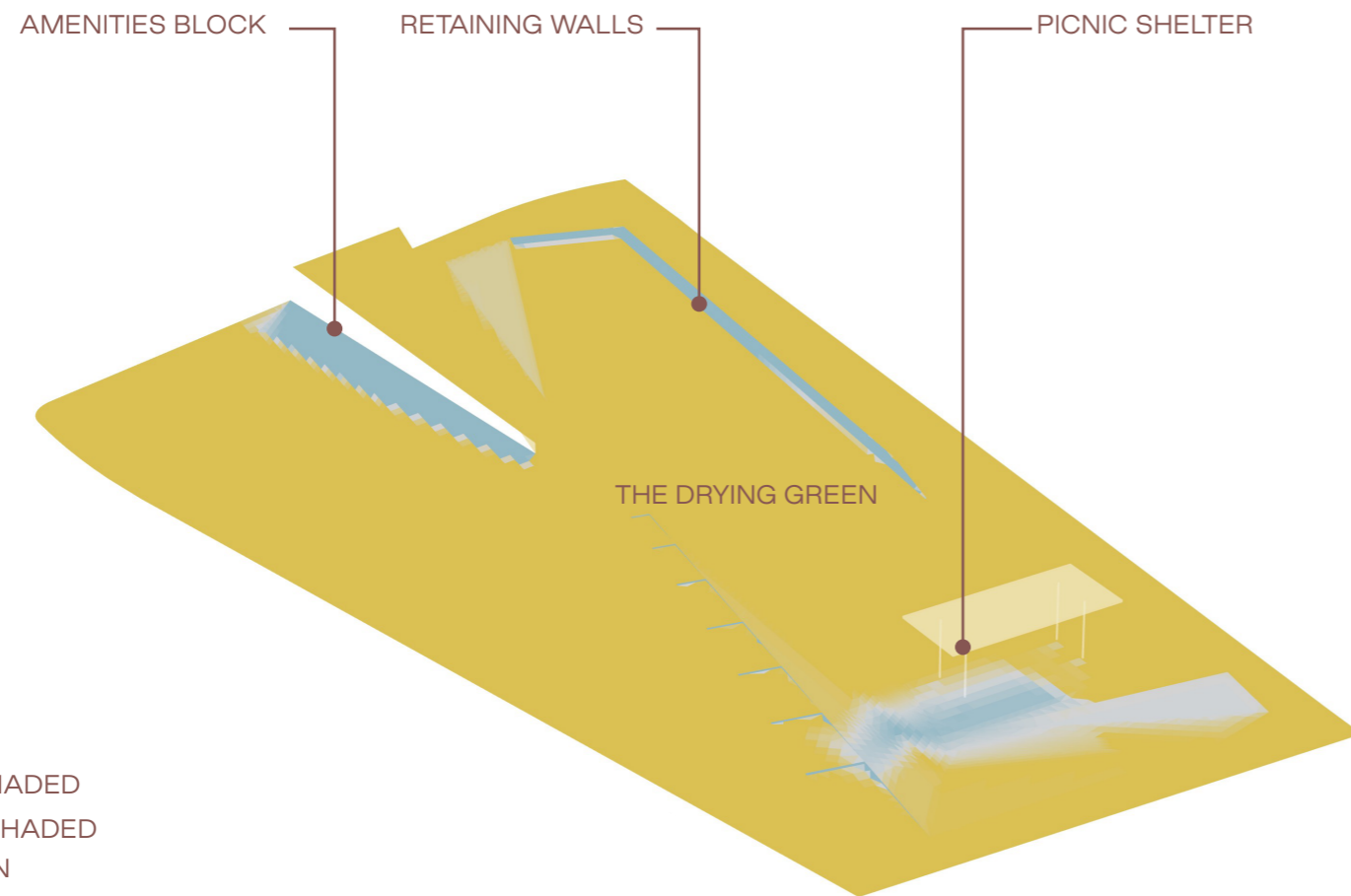
PRECINCT SHADOW ANALYSIS

9.2 DRYING GREEN SHADOWING IMPACT

SELF-SHADOWING CLARIFICATION

When the Green Square Town Centre DCP was drafted the Drying Square was not yet designed. The final design and built form of the Drying Green includes a number of bermed elements and other raised built form, including a significant pergola, which degrade the shadowing outcome of the Drying Green.

As such in our analysis for aggregate overshadowing illustrated in the previous page we believe it is a reasonable position to assess the impact of our proposal on the Drying Green as a simple open space with no self shadowing elements.



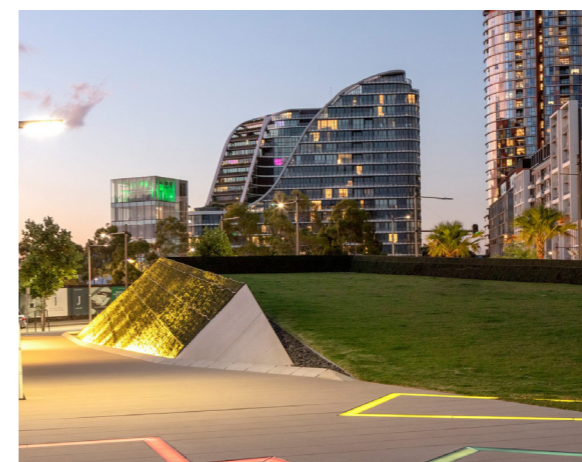
AMENITY BLOCK



PICNIC SHELTER



RETAINING WALLS



RETAINING WALLS



PHOTOGRAPHY BY SIMON WOOD

PRECINCT SHADOW ANALYSIS

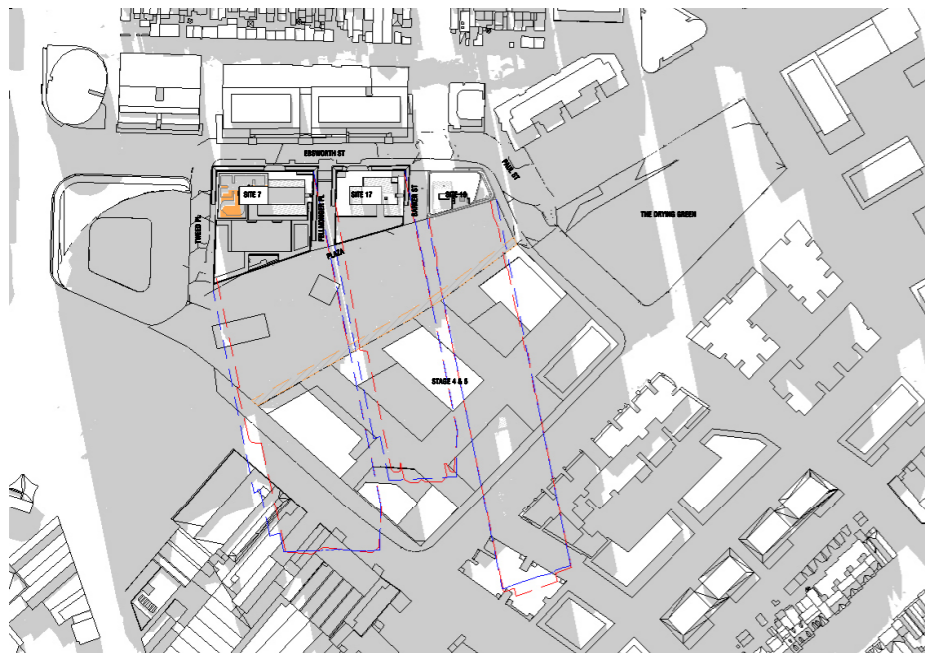
9.3 SHADOW ANALYSIS - WINTER SOLSTICE

The shadowing diagrams on this page illustrate the shadowing impact of the Stage 3 detailed design proposal combined with the planning envelopes for Stages 4 and 5 to ensure a comprehensive depiction of the impact of shadowing on public open space.

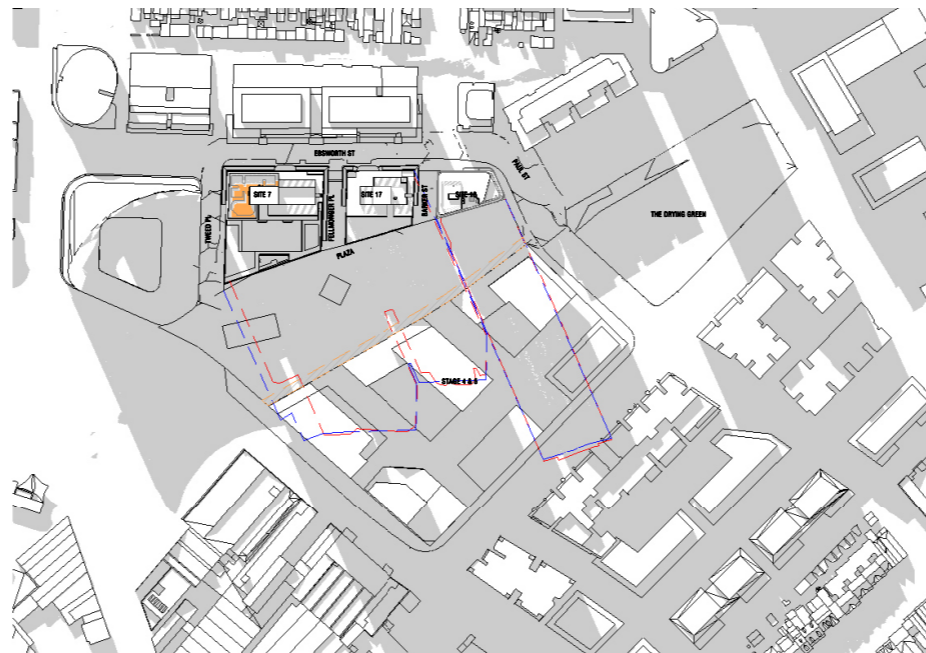
The dashed red lines indicate the shadowing impact of the previously approved Stage 3 DA, and the blue dashed line is the shadowing cast by the combined LEP/DCP envelope for Stage 3.

Legend

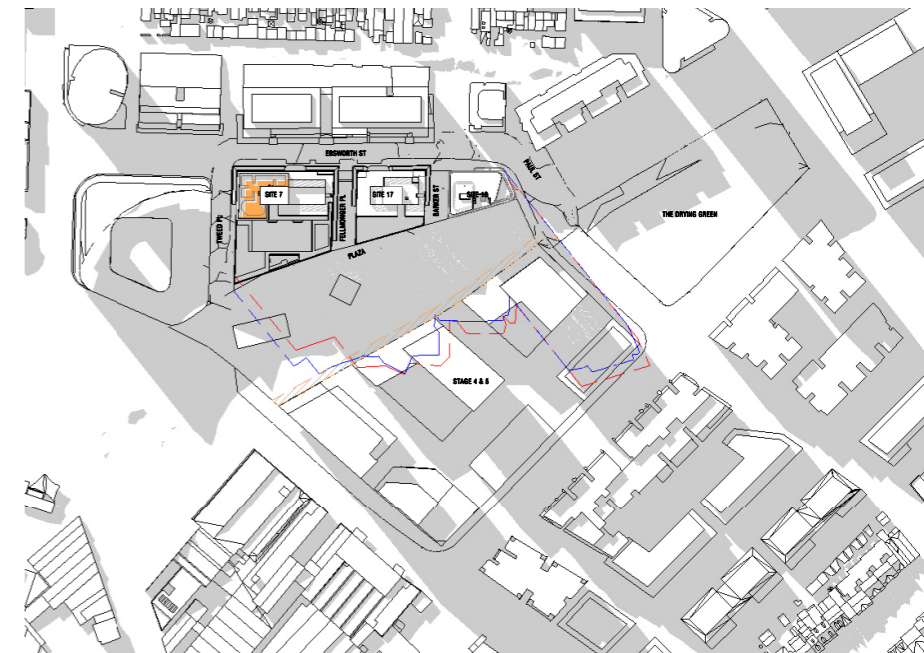
- APPROVED DA ENVELOPE
- PLANNING ENVELOPE
- DCP 4M SOLAR CLEARANCE STRIP
- SOLAR ACCESS ON PRIMARY COMMUNAL OPEN SPACE



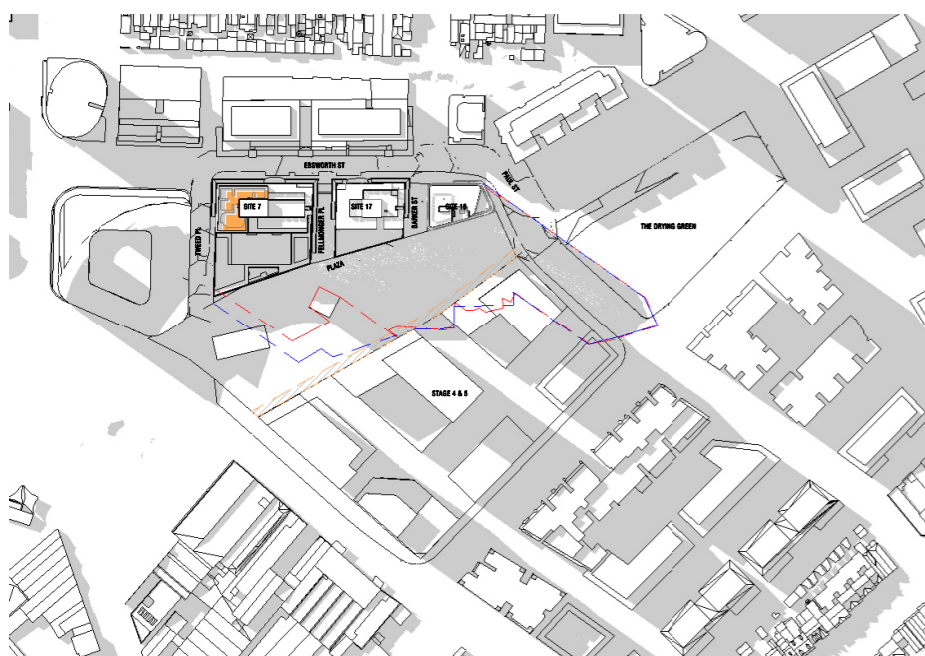
21 JUNE 9AM



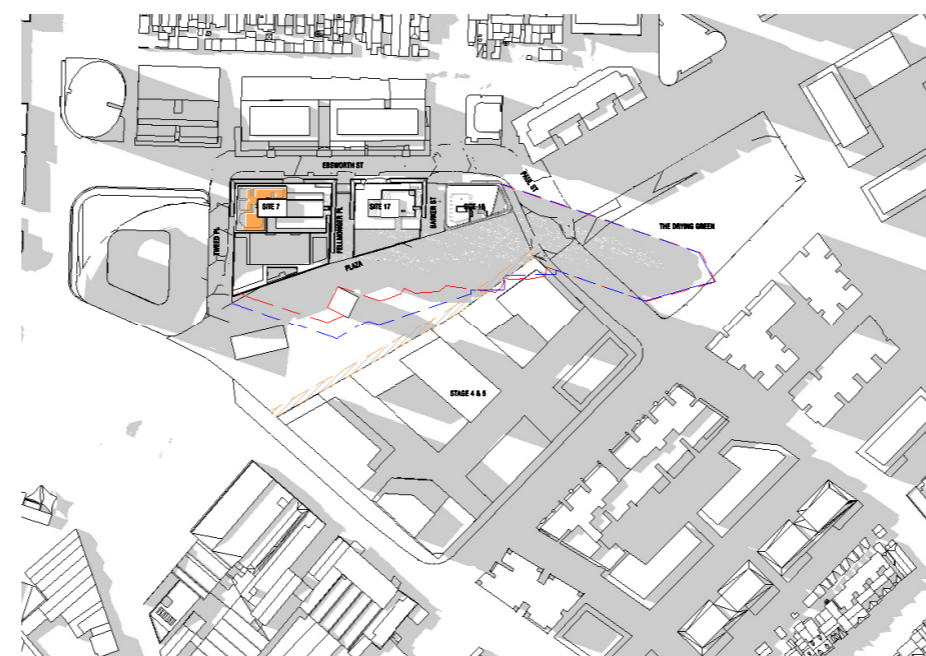
21 JUNE 10AM



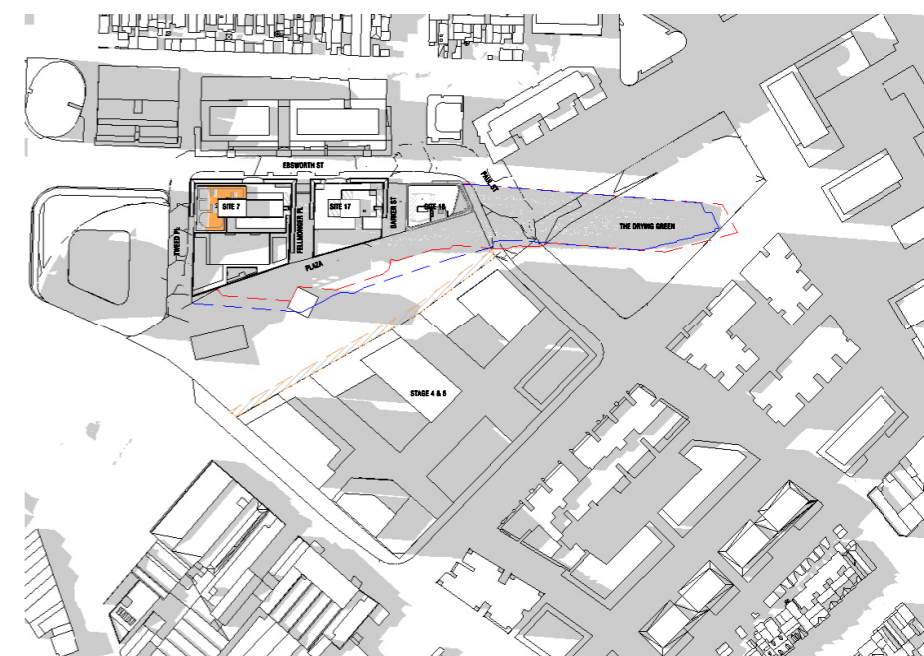
21 JUNE 11AM



21 JUNE 12PM



21 JUNE 1PM



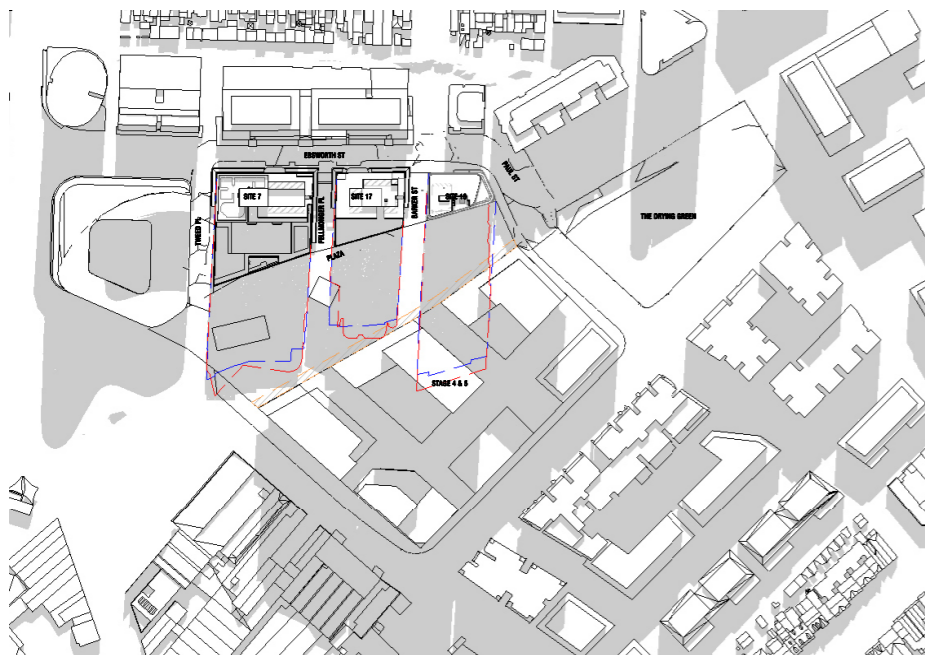
21 JUNE 2PM

PRECINCT SHADOW ANALYSIS

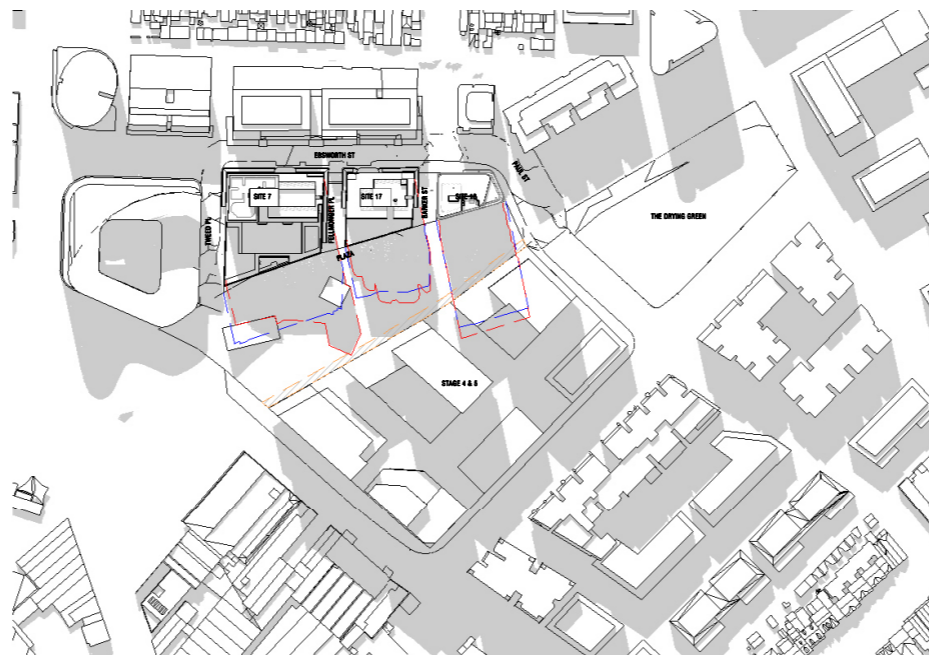
9.4 SHADOW ANALYSIS - SPRING EQUINOX

Legend

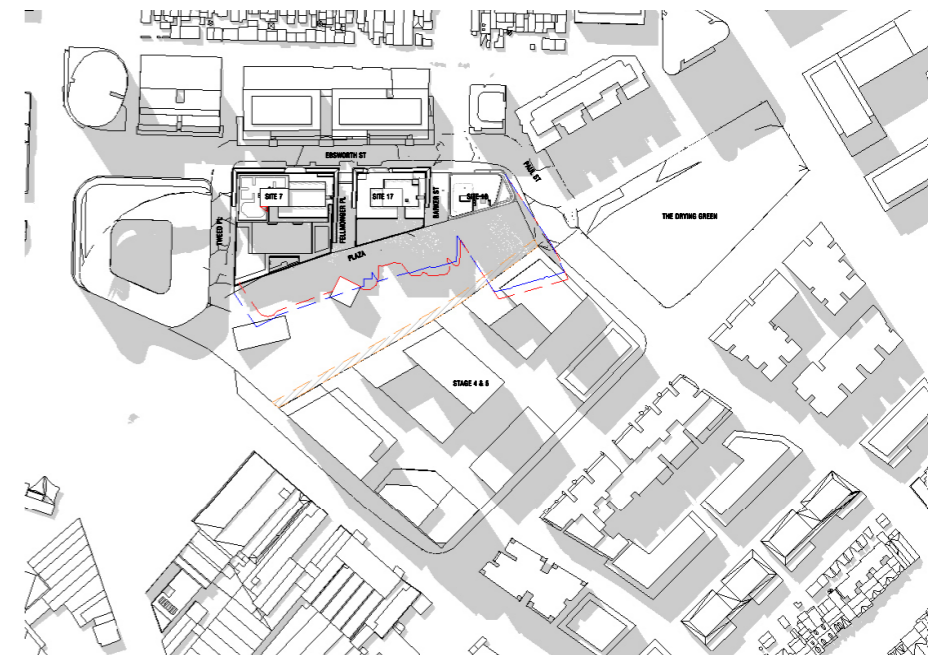
- APPROVED DA ENVELOPE
- PLANNING ENVELOPE
- DCP 4M SOLAR CLEARANCE STRIP



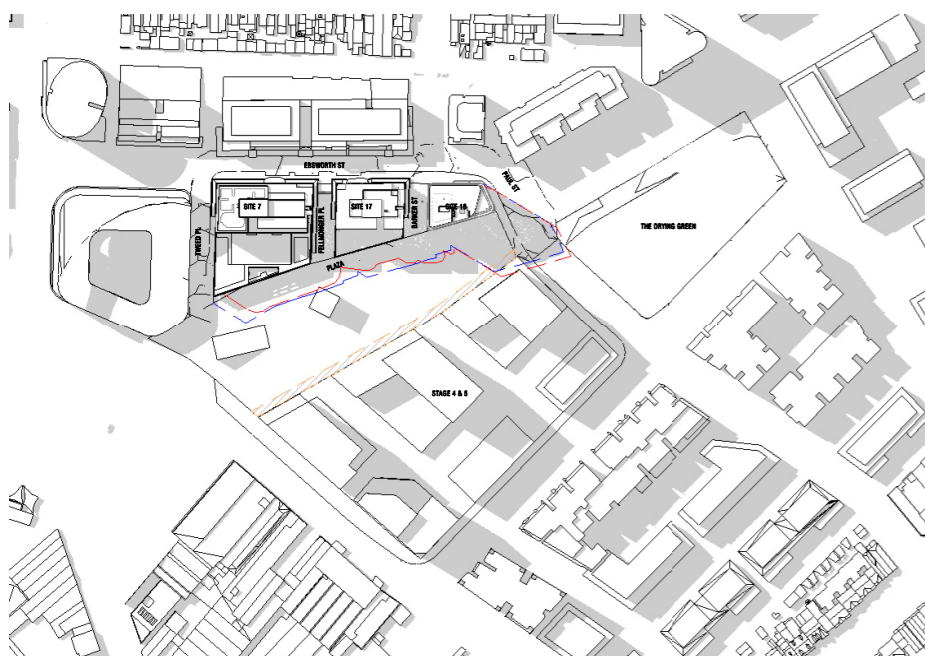
21 SEPT 9AM



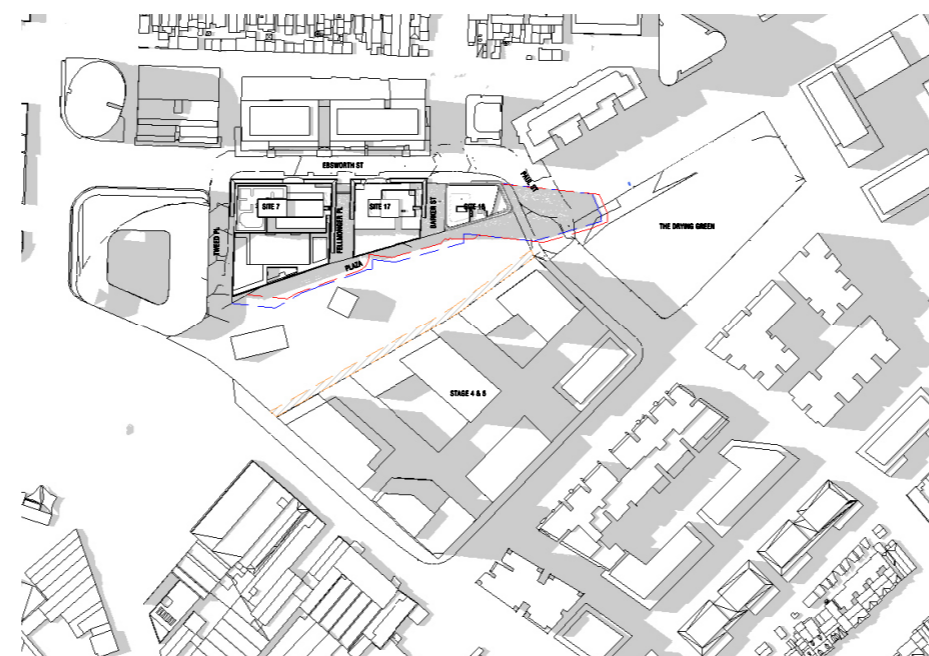
21 SEPT 10AM



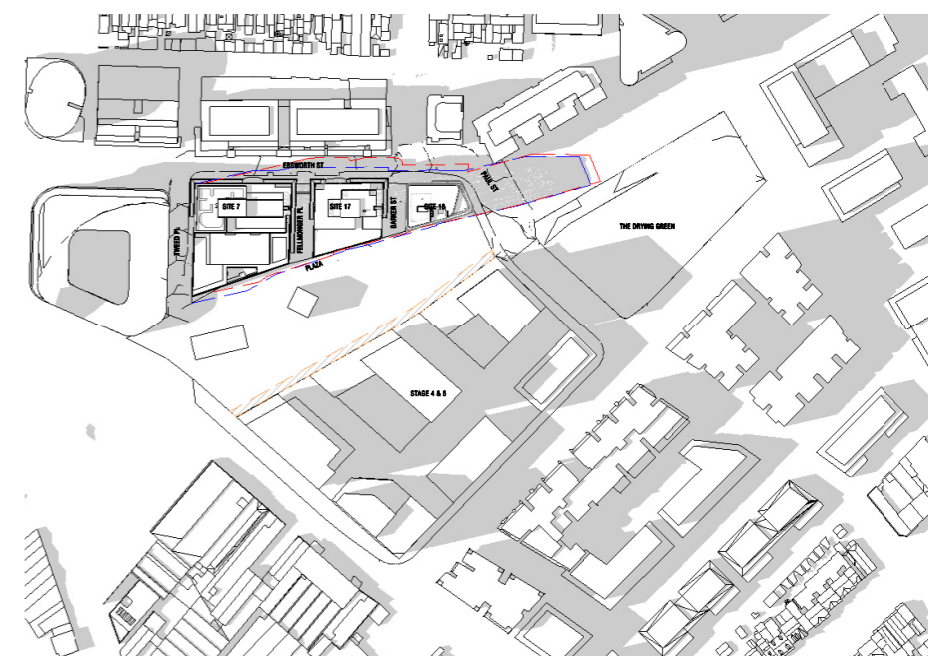
21 SEPT 11AM



21 SEPT 12PM



21 SEPT 1PM



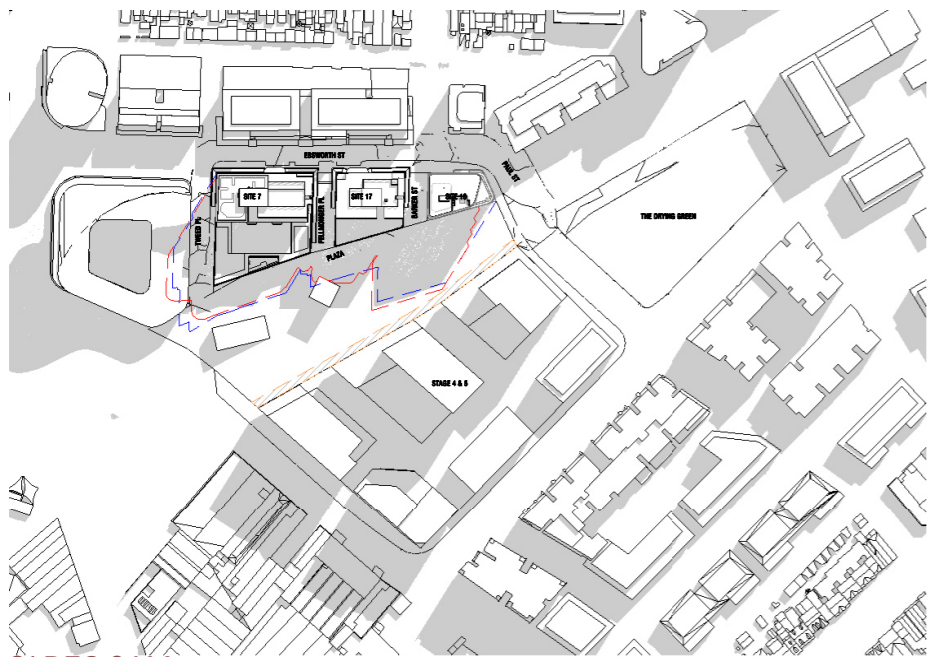
21 SEPT 2PM

PRECINCT SHADOW ANALYSIS

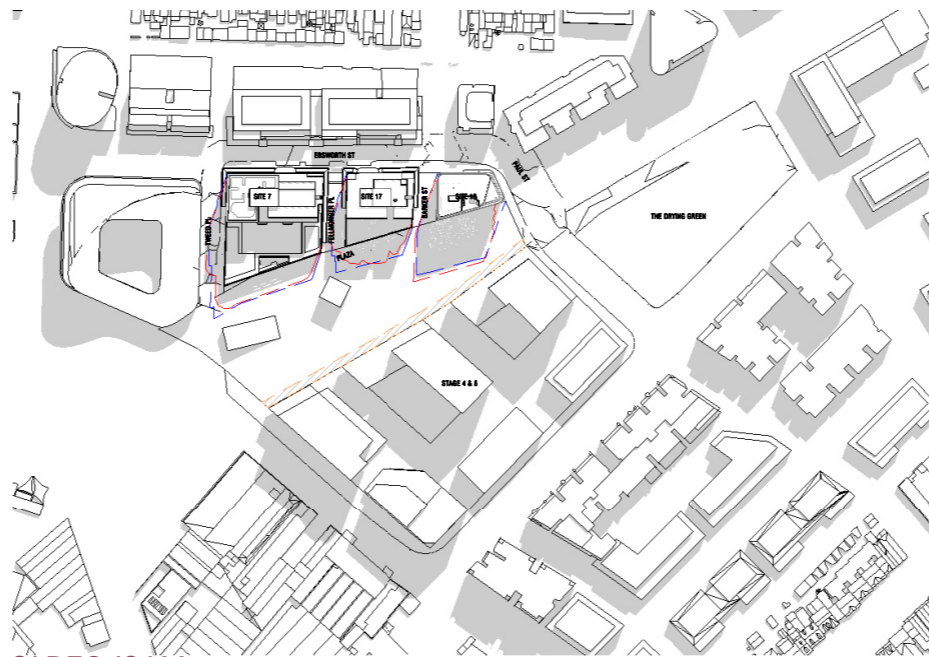
9.5 SHADOW ANALYSIS - SUMMER SOLSTICE

Legend

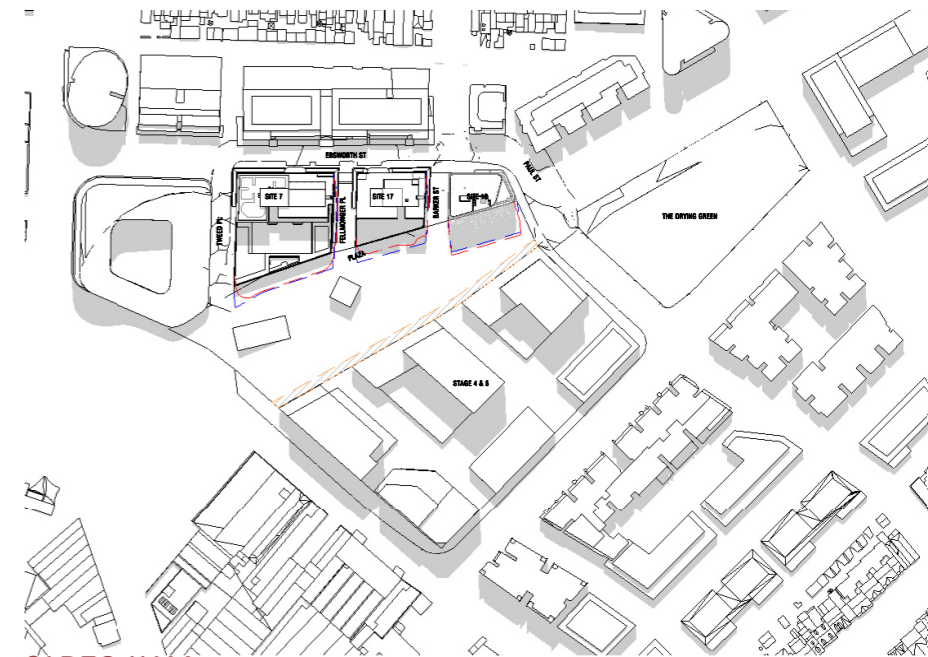
- APPROVED DA ENVELOPE
- PLANNING ENVELOPE
- DCP 4M SOLAR CLEARANCE STRIP



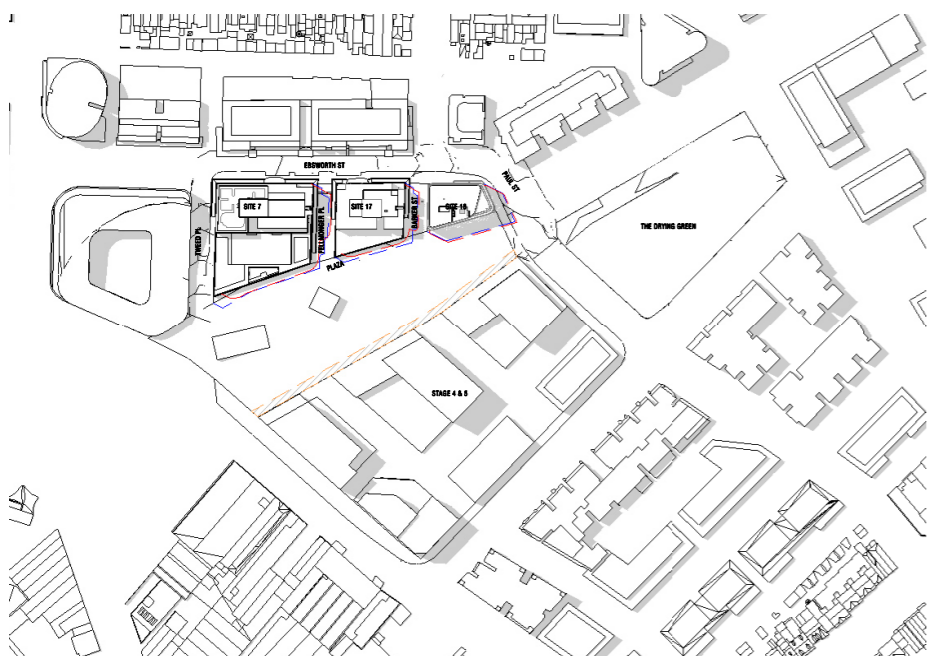
21 DEC 9AM



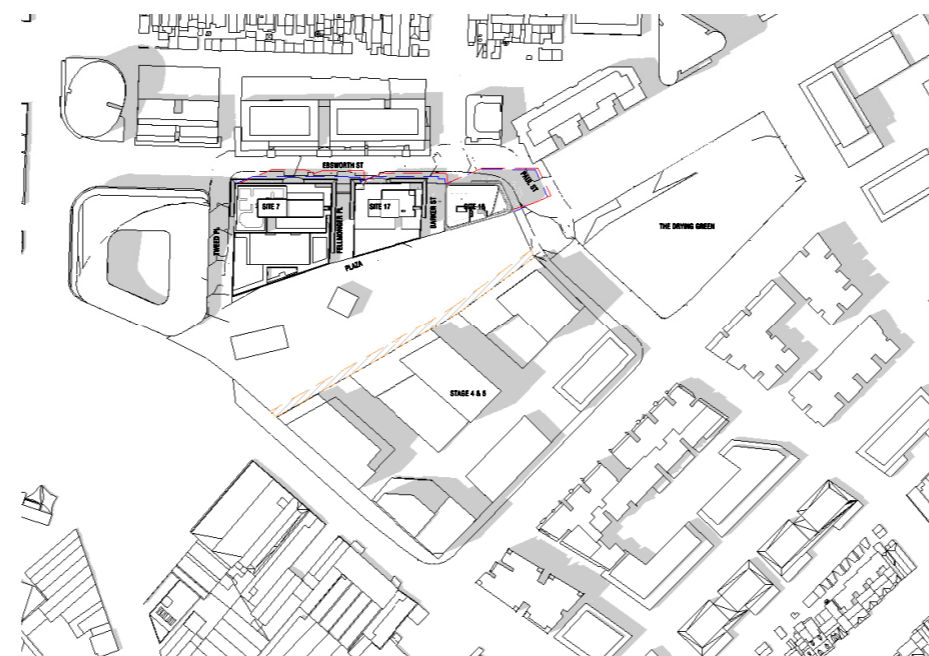
21 DEC 10AM



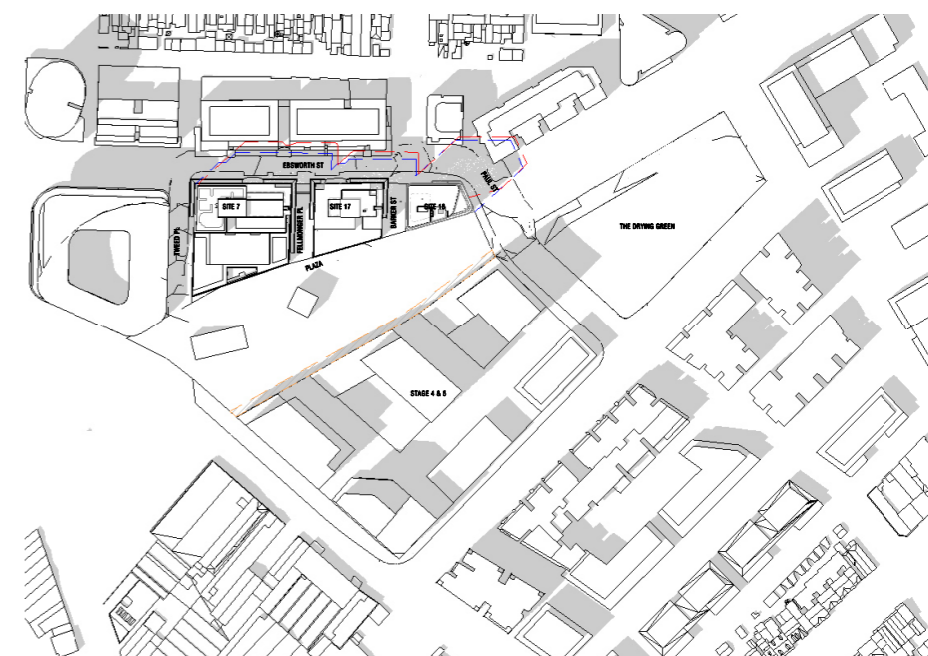
21 DEC 11AM



21 DEC 12PM



21 DEC 1PM



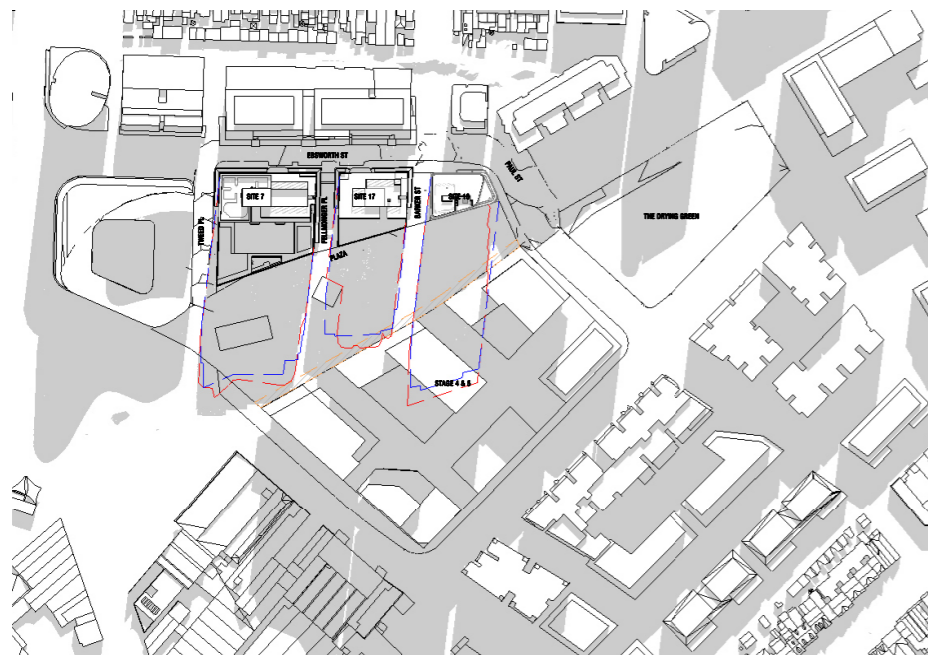
21 DEC 2PM

PRECINCT SHADOW ANALYSIS

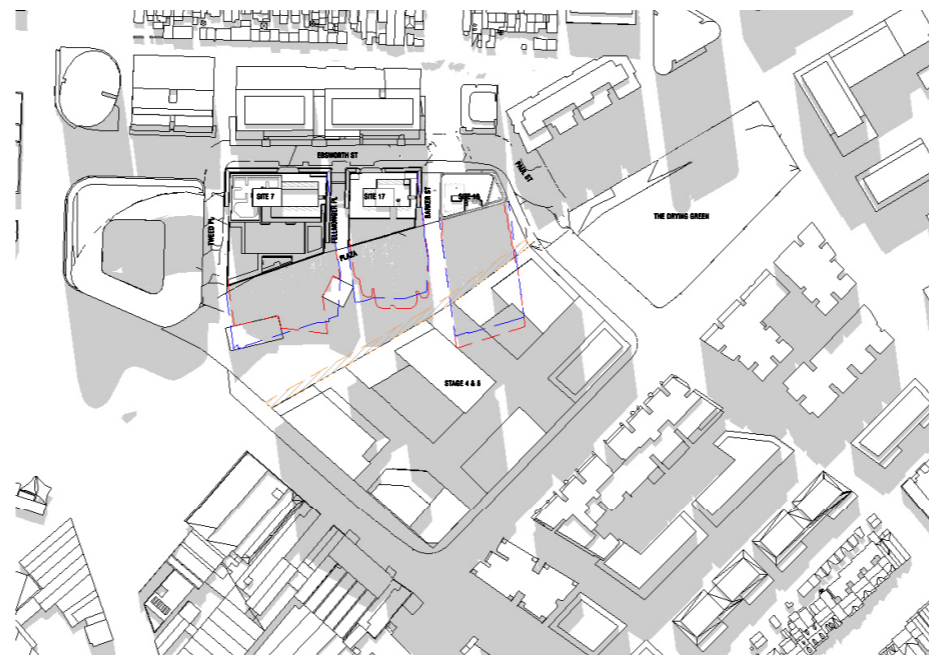
9.6 SHADOW ANALYSIS - AUTUMN EQUINOX

Legend

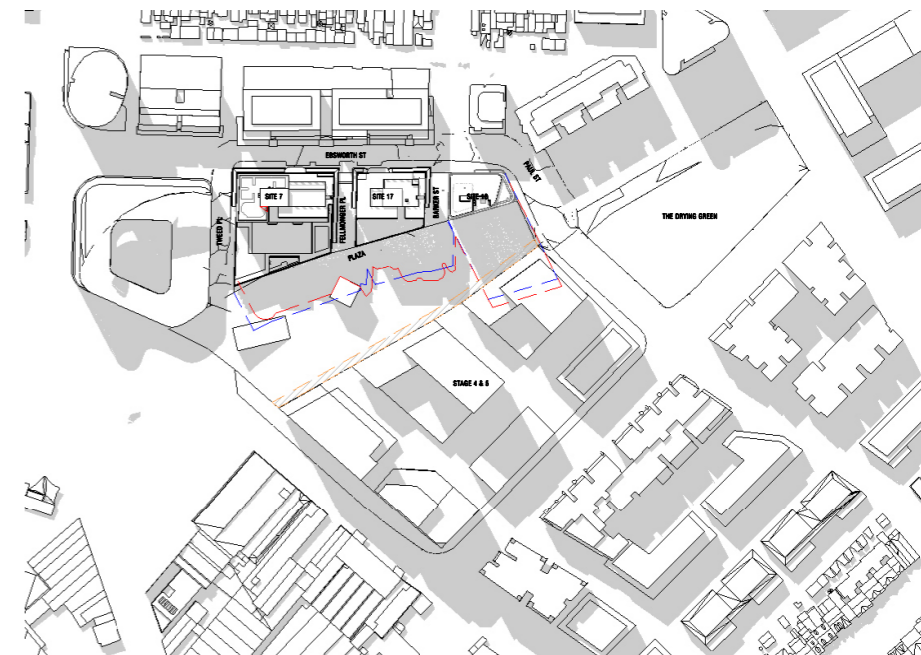
- APPROVED DA ENVELOPE
- PLANNING ENVELOPE
- DCP 4M SOLAR CLEARANCE STRIP



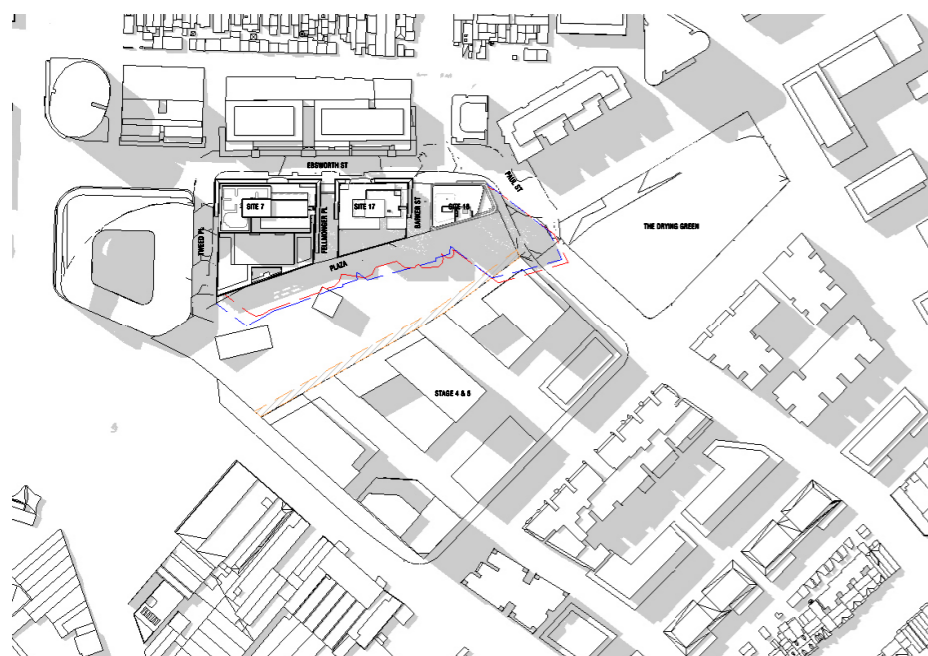
21 MARCH 9AM



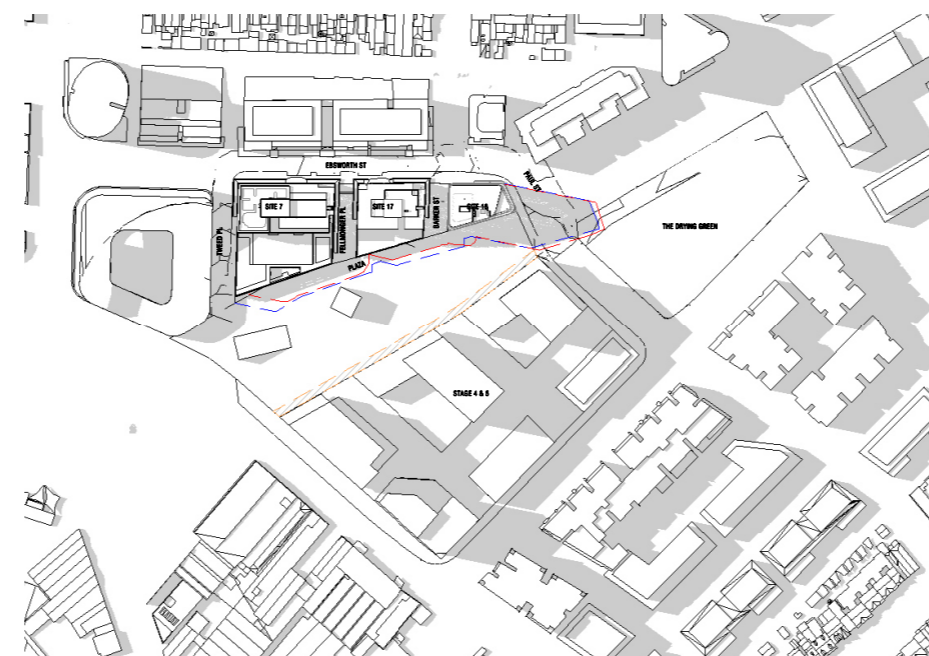
21 MARCH 10AM



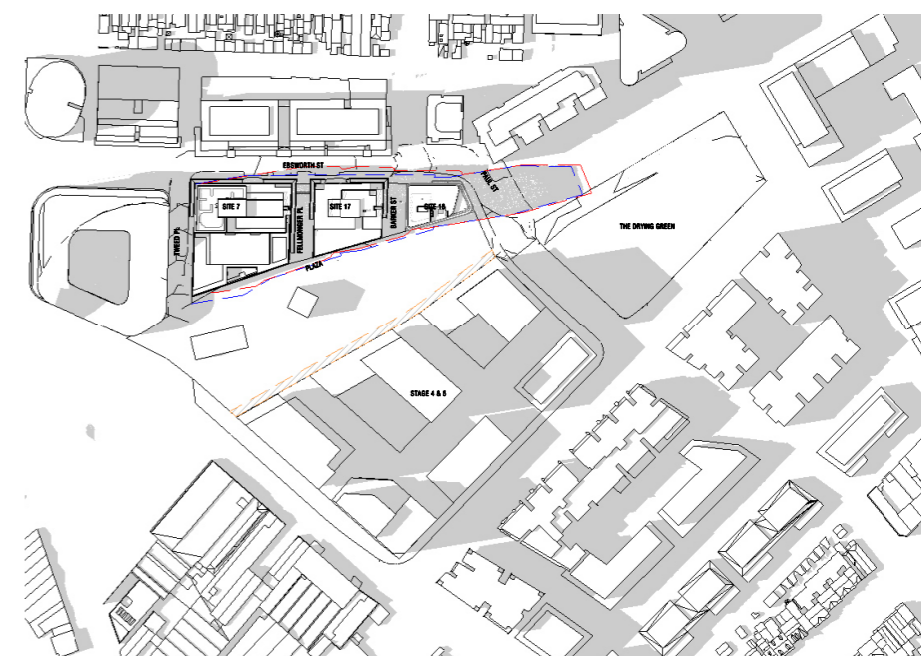
21 MARCH 11AM



21 MARCH 12PM



21 MARCH 1PM



21 MARCH 2PM

10

PRECINCTUAL MATRICES

DEVELOPMENT SUMMARY
SOLAR ACCESS
CROSS VENTILATION
COMMUNAL OPEN SPACE, TERRACE AND LANDSCAPE

ADG COMPLIANCE ANALYSIS

10.1 DEVELOPMENT SUMMARY



TOTAL RESI GFA
37287 m²

TOTAL RETAIL GFA
1846.4 m²

TOTAL GFA ACHIEVED
39133.4 m²

TOTAL APARTMENT YIELD
511

APARTMENT MIX

STUDIO	147	28.8%
1BR	177	34.6%
2BR 1B	49	9.6%
2BR 2B	105	20.5%
3BR	33	6.5%

PRECINCT ADAPTABLE UNITS
82 out of 511 units
16%

PRECINCT LIVABLE UNITS
108 out of 511 units
21.1%

COMMUNAL OPEN SPACE
1079.4 m²
25% of Site area

OVERALL ADG METRICS

CV	60.5%
SOLAR	61.1%
OHR SOLAR	16.0%

PARKING
80 CAR SPACES
4 MOTORCYCLE SPACES
210 BICYCLE SPACES

ADG COMPLIANCE ANALYSIS

10.2 SOLAR ACCESS



SOLAR ACCESS

The precinctual solar access results for the three buildings do not quite achieve ADG Solar access requirements, however it is worth noting that previously approved DA submission have not been able to achieve full solar compliance on these 3 sites due to the challenging orientation of the street grid and the significant taller buildings to the north which results in poor solar access to the lower levels of these sites.



APTS THAT RECEIVE 2+ HRS OF SOLAR ACCESS

SITE 7	63%
SITE 17	58.8%
SITE 18	61.1%

In total, **61.1%** of apartments achieve at least 2 Hours of direct Solar Access.

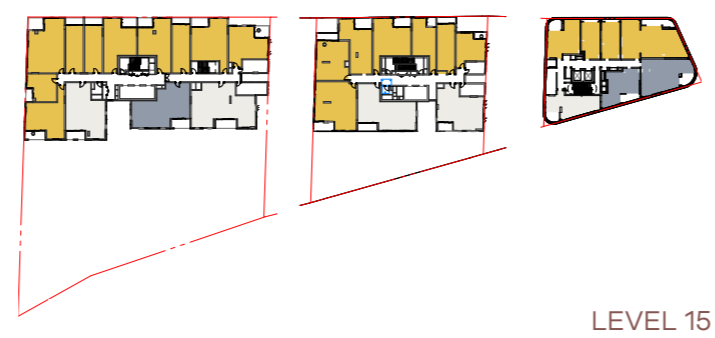
The tower is oriented in the optimum direction to receive a maximise solar access between 9am and 3pm in mid winter.

APTS THAT RECEIVE <15 MIN OF SOLAR ACCESS

SITE 7	14.4%
SITE 17	9.6%
SITE 18	27.8%

In total, **16%** of units receive no sunlight between 9am and 3pm in mid winter.

ADG COMPLIANCE ANALYSIS 10.2 SOLAR ACCESS



10.3 CROSS VENTILATION



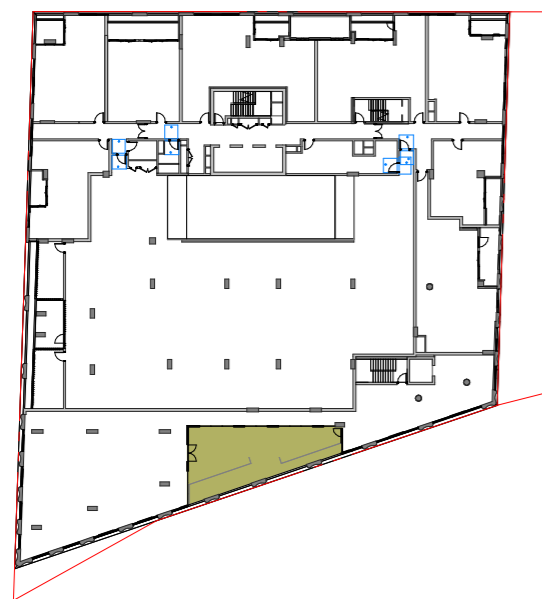
The cross-ventilation compliance results outlined on this page are supported by the RWDI SSSA natural ventilation design review dated 16/12/2025 Rev B.



10.4 COMMUNAL OPEN SPACE, TERRACE AND LANDSCAPE

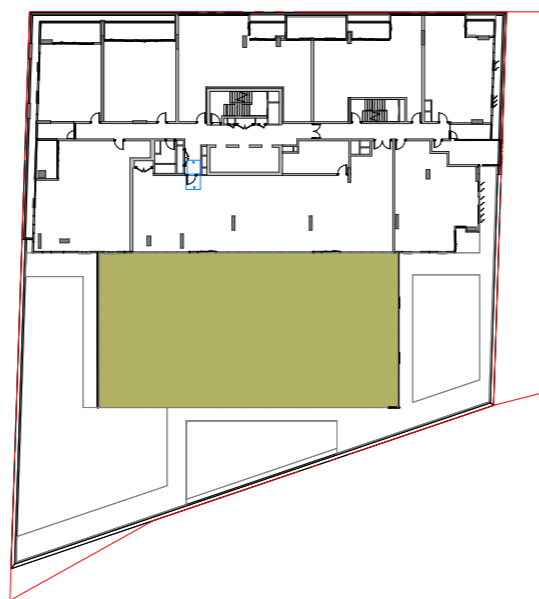


Primary open space achieves a minimum of 50% direct sunlight between 11am to 2pm on June 21st.



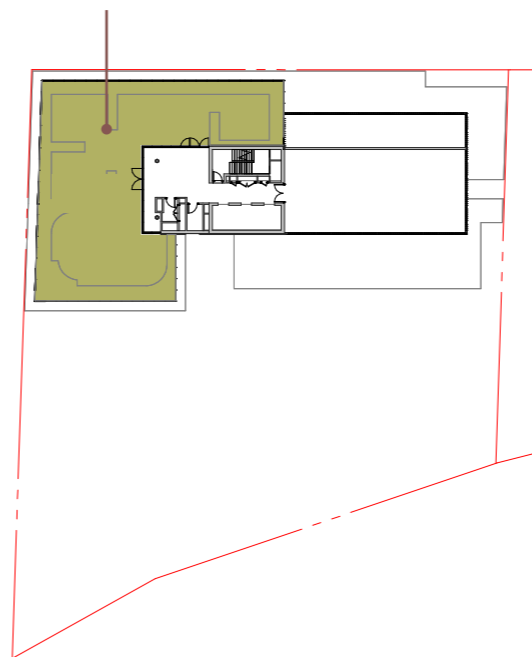
SITE 7 - LEVEL 4

91.3 m²



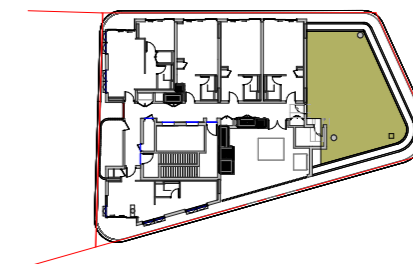
SITE 7 - LEVEL 6

509 m²



SITE 7 - LEVEL 20

374.2 m²



SITE 18 - LEVEL 20

104.9 m²

SITE 7	974.5 m ²
SITE 18	104.9 m ²

The Communal Open Space strategy is to distributed across Sites 7 and 18, allowing for a diverse range of uses and activities. These spaces are accessible by all residents across the 3 buildings. Due to the challenging southerly orientation of the podium open spaces on Site 7, we have also design rooftop open spaces to Site 7 and 18 with good solar access and sweeping outlooks and views.

A total of **1079.4 m²** of communal open space area has been provided, representing **25%** of the site area

