

Alternative Design Excellence Strategy

960A Bourke Street, 6 Geddes Avenue and 411 Botany Road, Zetland

Submitted to Government Architect NSW
on behalf of Mirvac Green Square Pty Ltd



Prepared by Ethos Urban, a Colliers Company.

22 September 2025 | 2240198



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.



Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

In March 2025, Ethos Urban took a major step toward future growth by partnering with leading professional services firm, Colliers. While our name evolves, our commitment to delivering high-quality solutions remains unchanged—now strengthened by broader access to property and advisory services and expertise.

Contact:	Daniel Howard Director	dhoward@ethosurban.com
-----------------	---------------------------	------------------------

This document has been prepared by:	This document has been reviewed by:
	

Charlotte Warnant/Mercedes Janecek	22 September 2025	Daniel Howard	22 September 2025
------------------------------------	-------------------	---------------	-------------------

Version No.	Date of issue	Prepared by	Approved by
2.0FINAL	22/09/2025	CW / MJ	DH

Reproduction of this document or any part thereof is not permitted without written permission of Ethos Urban Pty Ltd. Ethos Urban operates under a Quality Management System. This report has been prepared and reviewed in accordance with that system. If the report is not signed, it is a preliminary draft.

Contents

Introduction	5
1.0 Alternate Design Excellence Strategy.....	6
1.1 The Site.....	6
1.2 Project Overview.....	6
1.3 Design Excellence Framework	7
1.4 Clause 6.9 of Green Square LEP 2013	7
1.5 Project Team Experience and Recognition.....	9
1.6 The Design Team, their Expertise and Application to the Project.....	18
1.7 Confirmation of Registration of Architects.....	25
1.8 Confirmation of Design Diversity and Contextual Response.....	27
1.9 Continuity of Responsible Architect.....	28
1.10 Commitment to Design Review Process.....	28
1.11 City of Sydney Council Consultation Outcomes	29

Figures

Figure 1 Site Aerial Map.....	6
Figure 2 Proposed Architect for Each Parcel.....	27

Tables

Table 1 Address of Clause 6.9(4) of Green Square LEP 2013.....	7
Table 2 Mirvac Design Multi-Dwelling Residential Experience	9
Table 3 Tonkin Zulaikha Greer Multi-Dwelling Residential Experience	10
Table 4 Fender Katsalidis Multi-Dwelling Residential Experience	11
Table 5 Plus Studio Multi-Dwelling Residential Experience	12
Table 6 Oculus Multi-Dwelling Residential Experience	13
Table 7 Mirvac Design Team.....	18
Table 8 Tonkin Zulaikha Greer Design Team.....	19
Table 9 Fender Katsalidis Design Team	22
Table 10 Plus Design Team	23
Table 11 Registration – Mirvac Design.....	25
Table 12 Registration – Tonkin Zulaikha Greer	25
Table 13 Registration - Fender Katsalidis	25
Table 14 Registration – Plus Studio.....	25

Table 15	Registration – Oculus.....	26
Table 16	Schedule of Proponent Led Panel.....	29
Table 17	Outcomes of Engagement with City of Sydney Council.....	29

Appendices

Appendix	Author
A. Mirvac Design Capability Profile	Mirvac Design
B. Tonkin Zulaikha Greer Capability Profile	Tonkin Zulaikha Greer
C. DKO Architecture Capability Profile	DKO Architecture
D. Fender Katsalidis Capability Profile	Fender Katsalidis
E. Plus Studio Capability Profile	Plus Studio Architecture
F. Oculus Capability Profile	Oculus Studios
G. GANSW Alternatives Letter	GANSW
H. Matthew Pullinger CV	Matthew Pullinger
I. Tai Rophiha CV	Tai Rophiha

Disclaimers

Endorsement of this Alternative Design Excellence Strategy does not approve any deviations from the relevant planning controls, including State Environmental Planning Policies (SEPPs) and the Sydney Local Environmental Plan (Green Square Town Centre) 2013 (SLEP 2013).

The outcome of an endorsed alternative design excellence process does not limit the consent authority's discretion in assessing any future State Significant Development Applications (SSDA) or State-assessed rezoning applications for the proposed development.

When determining any future SSDA or State-assessed rezoning applications, the consent authority will consider the advice of the Project-specific Design Review Panel (DRP) to ensure the proposed development exhibits design excellence in accordance with clause 6.9(3) of the SLEP 2013.

As part of the planning assessment process, the consent authority will also determine whether a competitive design process would be unreasonable or unnecessary in the circumstances, pursuant to clause 6.9(6) of the SLEP 2013.

Introduction

This Alternative Design Excellence Strategy (Strategy) has been prepared by Ethos Urban on behalf of Mirvac Green Square Pty Ltd (the Proponent, Mirvac) as the applicant for the Mirvac Green Square Town Centre Precinct, located at 906A Bourke Street, 6 Geddes Avenue and 411 Botany Road, Zetland (the site).

The strategy has been prepared following guidance received by the Government Architect NSW (GANSW), acknowledging that the project has been declared State Significant Development (SSD) by Ministerial Order dated 26 February 2025 (pursuant to section 4.36(3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) following nomination by the Housing Delivery Authority (HDA). 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 Secretary's Environmental Assessment Requirements (SEARs).

The relevant applications for the site are SSD-83899206 (Sites 7, 17 and 18, 906A Bourke Street) and SSD-84322496 (Site 8A and 8B, 411 Botany Road and Sites 8C, 8D, 19A and 19B, 6 Geddes Avenue).

The purpose of this Strategy is to define an alternative to a competitive design process for the proposed development on the subject Site, in order for the consent authority to determine that such a process is unreasonable and unnecessary as enabled by clause 6.9(6) of the Sydney Local Environmental Plan (Green Square Town Centre) 2013 (Green Square LEP 2013).

The Strategy has been prepared in accordance with the requirements set by GANSW in a letter dated 7 April 2025 (refer **Appendix G**). This document outlines the strategic design framework to ensure high-quality architectural and urban design outcomes in line with best practice planning and design principles. This approach is sought to be endorsed by GANSW.

By way of context, the Strategy identifies:

- The location of the subject site;
- Project overview; and
- Design Excellence Framework.

As required by GANSW, this Strategy:

- Outlines how the development will address the design excellence considerations of clause 6.9(4) of the Green Square LEP 2013.
- Provides evidence to establish that the proposed design team has demonstrated experience in multi-residential housing, and has received peer and industry recognition in delivering quality housing design outcomes.
- Provides details of the full design team, and note how specific areas of design expertise will be applied across the development.
- Provides confirmation that each nominated Architect is a person, corporation or firm registered as an architect in accordance with the Architects Act 2003 (NSW) or, in the case of interstate Architects, eligible for registration with their equivalent association.
- Demonstrates how the proposed design team will deliver diversity and variety of design to suit the character of the location. To ensure architectural diversity across development sites that include multiple buildings, provide confirmation that no more than 2 buildings are to be designed by each nominated architectural firm.
- Confirms that the full design team are appointed for all stages of the project, through to completion
- Commits to undertaking design review through a Design Review Panel, administered by a consultant to the applicant that meets the attached Terms of Reference 'Design Review Panel for a State Significant Development Design Competition exemption' and addressing the recommendations and design advice provided.
- Lists the outcomes of consultation with City of Sydney Council in regard to the alternative design excellence process, in accordance with Undertaking Engagement Guidelines for State Significant Projects as identified in the SEARs

1.0 Alternate Design Excellence Strategy

The following sections address the requirements set by the GANSW in the letter dated 7 April 2025.

1.1 The Site

The site is located at 960A Bourke Street, 6 Geddes Avenue and 411 Botany Road, Zetland and is located within the Green Square Town Centre. The site consists of three lots which are legally described as Lot 6 DP 1199427, Lot 11 DP 1225135 and Lot 12 DP 1225135 (respectively). The site is located approximately 4km south of the Sydney CBD and 2km southwest of Moore Park. An aerial map of the site is shown at **Figure 1** below.



Figure 1 Site Aerial Map

Source: Neamaps, Ethos Urban

1.2 Project Overview

The proposed development seeks to transform a 1.7-hectare site, straddling the Green Square Plaza, into a vibrant mixed-use precinct that integrates significant new residential buildings with an activated retail ground plane. The development will deliver new local roads and pedestrian linkages to complete the final components of the long-planned Green Square Town Centre. Elsewhere within the town centre, Mirvac has completed 8 buildings to date.

The key features of the proposed SSDA are to include:

- 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, co-living 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.
- Provides the delivery of circa 50 Affordable Housing units within a dedicated building.
- Delivery of the components in two-stage detailed SSDA process.

In conjunction with the SSDA, a State-assessed rezoning process is intended to include the following:

- Revisions to mapped building heights with selected increases (subject to design testing).
- Increase the mapped floorspace ratio (FSR) across the site (subject to design testing).
- Removal of Clause 4.4A relating to the residential land use GFA limitation mapped areas.

1.3 Design Excellence Framework

By way of background, Clause 6.9(5) of the Green Square LEP 2013 requires the undertaking of a competitive design process in accordance with the *City of Sydney Competitive Design Policy 2020* (the Policy). The Green Square LEP 2013 and the Policy enables the Consent Authority to grant consent to a development, however it is noted that unlike most other competitive processes elsewhere in the City of Sydney an additional bonus for building height or floor space ratio is not available for these sites.

Ordinarily, this requirement is satisfied prior to the preparation and lodgement of a detailed development application. However, as the proposal is subject to a Ministerial Order as per recommendation by the HDA for the progression of a concurrent rezoning and SSDA, a pathway established to accelerate delivery of housing, the proponent is seeking endorsement of an Alternative Design Excellence Strategy.

Importantly, the HDA mandate sets out the following timeframes to achieving accelerated housing supply during the Housing Accord Period:

- Proponents must lodge an application within 9 months of approval.
- HDA targeting 275 days for issuing SSD and concurrent rezoning approvals.
- Proponents must commence construction within 12 months of approval.

The undertaking of a design competition, particularly at this scale, would eliminate any ability to meet these timeframes. Notwithstanding this, the proponent remains committed to achieving design excellence on the site, and accordingly this Strategy seeks to fulfil the intention of the design excellence provisions within the Sydney LEP 2013 by setting out the processes for achieving a high-quality design outcome at the site.

1.4 Clause 6.9 of Green Square LEP 2013

This Strategy confirms that the development will address the design excellence considerations of clause 6.9 of the Green Square LEP 2013, as discussed in **Table 1** below.

Design principles prepared by the architecture team to achieve a high-calibre design response are illustrated in **Figure 2**.

Table 1 Address of Clause 6.9(4) of Green Square LEP 2013

Clause	Development Strategy
(1) The objective of this clause is to deliver the highest standard of architectural and urban landscape design.	The architectural team engaged for the development of this precinct are committed to deliver a precinct of a high architectural and urban design standard. Each team contains personnel with a high level of expertise in high density residential development who are equipped to deliver development which exhibits design excellence.
(2) This clause applies to development involving the erection of a new building or external alterations to an existing building.	This clause applies to the development on the subject site has it involves the erection of multiple new buildings. This Strategy is prepared to outline a process by which the development can exhibit design excellence in the opinion of the consent authority.
(3) Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence.	This Division applies to development on the subject site. This Strategy is prepared to outline a process by which the development can exhibit design excellence, in the opinion of the consent authority.
(4) In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following—	
(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,	The applicant has engaged seven industry-leading architectural, urban design landscape design firms, with a significant breadth of experience awarded residential and mixed-use developments including Mirvac Design, Tonkin Zulaikha Greer, Fender Katsalidis, Plus Studio (architecture), and Oculus (landscape). Each firm has committed to demonstrating a high standard of architectural design and have articulated their commitment and approach as detailed throughout this Strategy.
(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,	The built form and external appearance of the development proposed will enhance the quality and amenity of the public domain. The tallest buildings on the site will consist of a podium component which will be articulated to provide active frontage for the surrounding public domain. The detailed evolution of the design will be guided by this key design excellence requirement.

Clause	Development Strategy
(c) whether the proposed development detrimentally impacts on view corridors,	The application will be supported by a Visual Impact Assessment prepared by an expert Visual Impact consultant. Significant view corridors and visual impact analysis will be assessed to ensure that there is no detrimental impact. The architectural team will respond to view corridors through well located breaks in the built form that encourages visual permeability.
(d) how the proposed development addresses the following matters—	
(i) the suitability of the land for development,	The site is part of the broader Green Square Urban Renewal Area, where the surrounding area has recently been redeveloped to support high density housing and public domain upgrades. The site is serviced and available for redevelopment as noted by the HDA declaration.
(ii) the existing and proposed uses and use mix,	The precinct will comprise of four build-to-sell buildings, three co-living residential buildings, one affordable housing development and one building dedicated to purpose built student accommodation. All buildings will contain a ground floor retail component.
(iii) any heritage issues and streetscape constraints,	The site is not identified as a heritage item or within a heritage conservation area on the Green Square LEP 2013 Heritage Map. There are no heritage items adjacent to the site. The site is west of a conservation area identified as Zetland Estate, the site is separated from the conservation area by existing multi-dwelling residential development on the eastern side of Ebsworth Street and is not expected to undermine the heritage values of the conservation area and associated heritage items.
(iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers, existing or proposed, on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	The towers throughout the site have been modulated to align with surrounding development. Particularly, at the southernmost portion of the site, the built form tapers to align with the existing height of residential flat buildings adjacent to the site. The siting of each mixed-use tower on the site has been placed to achieve sufficient building separations, setbacks and amenity for the site and surrounding areas.
(v) the bulk, massing and modulation of buildings,	The development has been split across 9 separate buildings of varying heights and massing. The built form of the site has been designed to respond to the surrounding character of the site including locating the taller buildings to the southern side of Green Square library and public domain. Buildings taper to the north of the public domain of Green Square library to reduce overshadowing to the Drying Green and the bulk of the development.
(vi) street frontage heights,	The height of each respective street frontage carefully considers the appropriate contextual relationship of the site to enhance the amenity of the surrounding public domain.
(vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,	<p>The architectural team will be supported by an expert technical consultant team that will advise on sustainable design, acoustic amenity, wind impact mitigation and minimisation of adverse reflectivity. Further, the architectural teams have demonstrated experience in designing industry awarded projects. Example projects are identified in Section 1.5.1.</p> <p>The nominated architects demonstrate extensive experience with navigating complex sites to achieve a high standard of solar and visual amenity. This expertise will be applied to the design of each development parcel to reduce the impact of development's massing on overshadowing, solar access, reflectivity on surrounding properties and public spaces.</p>
(viii) the achievement of the principles of ecologically sustainable development,	The design team will be supported by an expert consultant team including an Environmentally Sustainable Development (ESD) and BASIX specialist which will advise on sustainable design. The architectural team will work with sustainability specialists to ensure that the design of the building complies BASIX requirements under the SEPP (Sustainable Buildings) 2022. The extensive experience provided in Section 1.5.1 for each architect on the design team demonstrates their capability to design residential developments which achieve a high standard of environmental sustainability and successfully integrate the principles of ESD.
(ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,	The Applicant is committed to prioritising pedestrian cycle connectivity through minimising conflict with vehicular movement. The proposed design increases accessibility and pedestrian permeability throughout the site which will provide connections to Green Square Train Station and Library to the west of the site, which will be achieved under delivery of agreed VPA works.
(x) the impact on, and any proposed improvements to, the public domain,	Civil and public domain plans will be prepared which will detail works to the public domain. The design of buildings and through site links within the precinct will integrate with the surrounding public domain including Green Square Plaza and Green Square library.
(xi) the impact on any special character area,	The site is not part of a special character area.
(xii) achieving appropriate interfaces at ground level between the building and the public domain,	The proposed design of the precinct will provide an appropriate interface for the ground level providing a mix of commercial and retail uses which activate the ground plan.
(xiii) excellence and integration of landscape design.	The applicant has committed to engaging the landscape architecture firm Oculus Studios, with recognised excellence achieved in residential projects. Oculus will integrate planting into the proposed development, with a key focus on communal spaces.

1.5 Project Team Experience and Recognition

Following engagement with multiple architecture firms with a depth of experience in high density residential development, the applicant identified Mirvac Design, Tonkin Zulaikha Greer, Fender Katsalidis, Plus Studio and Oculus as being the practices best suited to meet the high calibre of design excellence required. This is demonstrated by their respective experience and industry recognition discussed below.

The following sections demonstrate the project experience and industry recognition of each architecture firm. Further detail is provided at the attached appendices.

1.5.1 Demonstrated Experience in Multi-Dwelling Residential Housing

Mirvac Design Project Experience

The following examples are extracted from **Appendix A**.

Table 2 Mirvac Design Multi-Dwelling Residential Experience

Project	Description
<p>High Forest</p> 	<p>Location: West Pennant Hills, NSW Scale: 165 houses and 248 Apartments Completion: 2024 – 2027</p> <p>Highforest, located in West Pennant Hills, is a 26-hectare site situated just 800 meters from Cherrybrook Metro Station and 21 kilometers from the Sydney CBD.</p> <p>With design excellence at the forefront, Mirvac Design is proud to present a bespoke residential development that stands apart due to its unwavering commitment to preserving the site's unique ecological and environmental values for generations to come and creating a special place for a family friendly connected community that sensitively blends amenity with the site's natural character.</p> <p>The design response thoughtfully addresses the site's complexities, focusing on repairing, repurposing, and integrating new land uses in a harmonious manner. In contrast to the former business park and existing zoning controls, the proposal reduces occupancy intensity, creating a distinctive place that seamlessly blends landscape amenities with a celebration of the site's natural bushland character.</p>
<p>Green Square Site 15</p> 	<p>Location: Green Square, NSW Scale: 5,903 sqm site, 323 Apartments Completion: 2024</p> <p>Comprising four distinct buildings delivering a total of 323 homes, Green Square Site 15 embodies architectural diversity within a unified development. Each building responds to its immediate context, while contributing to a coherent urban composition – and all prioritise space, sustainability and the wellbeing of residents.</p> <p>At the southern gateway to Green Square is The Frederick, a 23-level glass apartment tower with a striking sculpted façade. The tower acts as a counterpoint to two mid-rise buildings: the art deco inspired Portman House, and Portman on the Park, which takes design cues from historic European medium-density neighbourhoods.</p> <p>All four buildings achieve an equivalent of a 4-star Green Star rating and feature durable materials, high levels of solar access, vertical and horizontal sun control, cross-ventilation and low water use fixtures.</p>

Project

Description

NINE, NSW



Location: Willoughby, NSW

Scale: 10 buildings, 442 apartments, 6,385 sqm

Completion: 2024

Following the removal of the old 233-metre transmission tower, an imaginative masterplan transformed unused space into a vibrant residential and community hub. Reimagining medium density living, the design offers a total of 442 spacious apartments across ten buildings – capitalising on the natural environment and panoramic views, while respecting the surrounding low-scale suburban streetscape.

Opening the site back up to the community was a key objective – and with this in mind, the design integrates 6,500 sqm of public space, including a diverse range of parks, gardens and meeting places. Serving as the development’s ‘front door’ is the Gateway Hub: a versatile open-air pavilion with a green roof. Two retail tenancies cater to the needs of residents and locals alike. As with all Mirvac projects, sustainability underpinned both design and delivery. Interiors feature innovative prefabricated bathrooms, while the landscaping strategy includes repurposing materials from the site, implementing innovative water management techniques, and integrating 70% endemic plant species.

Table 3 Tonkin Zulaikha Greer Multi-Dwelling Residential Experience

Project

Description

Newcastle East End



Washington House is a new 10 storey building that incorporates three existing heritage facades. Located at the northern end of the site and fronting the main high street, the design looks to take advantage of the sunny aspect and spectacular views. A rippling wall is introduced along the eastern facade to allow the apartments at the side and rear of the building access to this outlook. This element of the design also aims to interpret the playful skylines so typical of heritage buildings in Newcastle.

Queensgate, Potts Point



The winning scheme for the Queensgate architectural competition harnesses the rich urban diversity and density of Sydney’s first 24 hour economy, whilst simultaneously providing vibrant and pleasant residential and commercial accommodation that meet contemporary standards.

Our approach was rooted in the notation of the architectural continuum with historic and contemporary buildings sitting side by side.

The proposal seeks to maintain the scale and eclecticism of Sydney’s adhoc dormitory citadel that for almost a century has been populated by diverse people from all corners of the world and walks of life searching for a future or an enthralling experience. Proposed buildings are articulated with a series of incisions that align with historic property boundaries and allow natural light and ventilation into the apartments.

Ballamac Coogee

Situated on Coogee’s spectacular northern headland overlooking Wedding Cake Island, Ballamac combines a rich

Project

Description



history with contemporary coastal Architecture. Ballamac House, first built in 1860 for Sir Charles Moore, will be restored to its original form, repairing stonework, installing a new slate roof and re-instating the original wrap around verandah. The original home, built to face South West toward Coogee Bay, is complimented by a respectful low rise apartment building to its east.

Ballamac comprises six new luxury apartments, with spectacular views of the Tasman Sea and the iconic Wedding Cake Island, and two grand heritage apartments in the restored Ballamac House. The iconic 1860's building predates the Coogee land subdivision, and has been restored to its original configuration with substantial gardens to the west and south that once addressed Coogee beach.

Table 4 Fender Katsalidis Multi-Dwelling Residential Experience

Project

Description

130 Joynton Avenue, Zetland



FK, in collaboration with Besley & Spresser, won the Design Excellence Competition for 130 Joynton Avenue. This prominent site, located 4.5 km south of Sydney's CBD along Zetland Avenue, sits amidst the emerging Green Square redevelopment. The winning design envisions a vibrant new neighbourhood—three distinct residential buildings offering 230 apartments seamlessly connected by landscaped gardens and walkways.

The design of 130 Joynton Avenue focuses on creating a strong sense of community. Plans include one- to three-bedroom apartments across the three buildings with rooftop terraces, fostering a village-like atmosphere. Lush gardens and lawns are strategically placed throughout to offer communal areas for residents to relax and connect as extensions of their homes. Retail and hospitality tenancies are strategically positioned at the corners of all three buildings at ground level to activate the ground plane and Zetland Avenue.

Marquet & Mary, Rhodes



With a design excellence competition-winning scheme, FK has been engaged by Deicorp to design Marquet & Mary, a residential project in the emerging Rhodes Station town centre. The design focuses on creating an elegant addition to the Rhodes skyline while providing an active mixed-use precinct. The proposed 32-storey development includes 213 one-, two-, and three-bedroom apartments and 3,782sqm of commercial space.

FK assisted the client to submit plans that supported the 30% uplift through the SSDA pathway, successfully achieving approvals in early 2024.

The materiality proposed on the podium references the masonry and brickwork heritage of inter-war period bungalow typologies historically known in the suburb. Adding an atrium to the north of the podium was a key design element to provide new apartment offerings, natural light and ventilation to the site.

The tower's eastern edges are angled and feature a profiled facade. The sleek, glassy form minimises shadowing on an existing plaza adjacent to the site, creating a dynamic and articulated tower expression.

Novus on Victoria, Chatswood

Following its winning entry in a design excellence competition, FK was engaged by Novus Australia to design 'Novus on

Project

Description



Victoria', a build-to-rent tower development in the vibrant Chatswood town centre.

The project will comprise of 232 apartments across 43-storeys, and designed with a paramount focus on building a vertical community.

Beginning on the ground floor, a dedicated lobby concierge will provide residents with a first point of contact, personalised services and parcel hold stations. Above, the envisaged 'Wellness Level' features a pool, spa, gym and flexible fitness spaces, including an outdoor yoga terrace.

Level 23 will feature a sheltered and semi-enclosed dog park with views out over Chatswood. The space will offer a mixture of grassed lawns and sand pits, providing an important place where residents can exercise their dogs in a green, outdoor space as well as an informal social space for residents. A Sky Lounge and Work Club will occupy the 43rd level.

Table 5 Plus Studio Multi-Dwelling Residential Experience

Project

Description

201 Elizabeth Street, Sydney



Plus Studio saw opportunity where harbour views kiss Hyde Park's green edge. Our collaboration with Zaha Hadid Architects shaped a 54-storey response that flows from street-level retail through five- star hospitality to residential living above. The tower moves like the city itself: fluid, confident, purposeful. Undulating slab edges invite the park's landscape upward whilst capturing those harbour glimpses that define this address.

Every curve serves multiple purposes. Wave-like extensions house integrated planting zones, creating private green sanctuaries whilst softening the tower's urban profile. Our local expertise (climate knowledge, planning insight, construction understanding) met Zaha Hadid's architectural vision. The podium-to-tower transition embraces both park visitors and city dwellers, maximising harbour views whilst respecting Hyde Park's heritage significance.

48 O'Dea Avenue, Waterloo



Plus Studio returned to 48 O'Dea Avenue five years after our executive architecture role, building on the architecture and leading interiors. Our bigger picture weaves community into Waterloo's evolving heart through thoughtful spaces that connect neighbours. Mid-rise buildings support vibrant street life, new laneways, and direct Metro access. We took an established idea and expanded it, ensuring it meets the evolving needs of this dynamic part of Sydney.

Deep understanding became decisive action. We crafted interiors as warm, liveable homes with tactile materials that invite touch. Ground-floor spaces will activate community through thoughtful retail and dining placement. Every detail improved buildability and serves current needs whilst supporting Waterloo's growth. Public laneways will stitch the development seamlessly.

Project

Description

West Village, Newcastle



Plus Studio's design for West Village centres on a 'meeting place' – public domain that draws people together between National Park Street and the Army Drill Hall. We envisioned two towers not as isolated monuments, but as community magnets. Warm tonal palettes and horizontal layers create rhythm, softening their presence while celebrating prominence.

West Village is a competition-winning design will transform the West End site into mixed-use towers combining residential and commercial spaces. The meeting place materialises through choreographed public realm and pathways. Visual links thread between National Park Street and Army Drill Hall. Horizontal layering breaks down mass into human-scaled moments creating a landmark for Newcastle.

Table 6 Oculus Multi-Dwelling Residential Experience

Project

Description

**Arkadia Apartments
Alexandria, NSW**

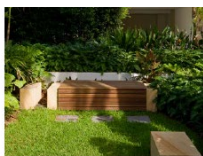


Located opposite Sydney Park in the growing inner city suburb of Alexandria, Arkadia Apartments reflects the industrial character of the area while offering a compelling model for urban living.

Designed by DKO Architects, Breathe Architects and OCULUS for Defence Housing Australia, the project consists of 128 apartment. OCULUS provided design and documentation services for the public and private domain, including an integrated ground plane, a new pocket park, two through-site links, a series of courtyard gardens and atriums, a communal edible garden and expansive rooftop terrace.

A series of communal terraces on levels 2, 3 and 5 contain productive garden allotments designed to encourage interaction between residents. An upper-level roof terrace provides uninterrupted views of Sydney Park and Sydney's skyline complete with BBQ facilities, seating pods, a chook pen and sheltered areas to provide dynamic and flexible spaces throughout the day and evening for residents. The dominant material of recycled bricks references the site's history as a brickworks while championing the use of recycled materials in large construction projects.

**Trio Apartments
Camperdown, NSW**

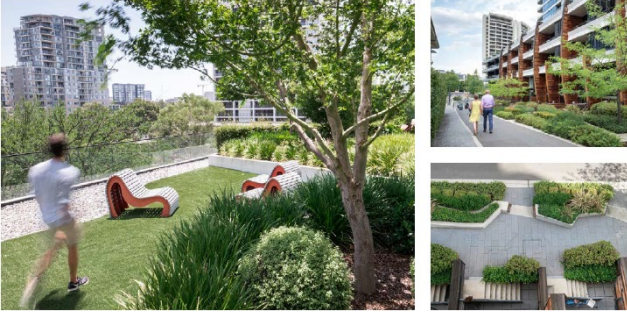


A residential development located on the site of the former Royal Alexandria Hospital for Children, the landscape design of Trio Apartments comprises communal residential gardens, street frontages, a pool deck, and roof terraces on three buildings. Responding to a brief that called for lush soft landscaping, our design also focused on creating eloquent distinctions between public and private areas. There is a total landscape area of approximately 3,800m2 of which 2,600m2 is soft landscape.

Sandstone walls and reflecting pools travel through the lobby between the gardens making the building and landscaping thoroughly integrated. Throughout the site, transitions from public to private space are articulated by the planting design which carefully contrasts foliage form, colour and texture. Sydney sandstone featured strongly on the hospital site and is referenced through sandstone paving and blade walls.

Roof terraces are located on all three buildings and have timber decked entertaining areas which are surrounded by linear water features. These provide valuable private open space and offer extensive city and district views. Rainwater harvesting means into capacious underground water tanks means that a mix of drought-resistant and more delicate plant species could be used to achieve dense, verdant foliage.

New Acton South Apartments Canberra, ACT



NewActon South is the centrepiece building of the NewActon Precinct, a mixed use development centrally located between the Australian National University, Civic and the National Museum of Australia.

The building, designed by Fender Katsalidis Architects, is an 18 storey residential curvilinear tower. OCULUS worked in close collaboration with the architects to create distinctive, engaging and well crafted spaces.

The landscape spaces include a podium garden at Level 4 on both north and south sides; Kendall Lane residential frontages: a western garden space; and roof garden. The roof garden has been designed to maximise views over Lake Burley Griffin and provide a gardenesque landscape setting for several pieces of commissioned sculpture. Custom designed steel and timber seating invite residents to lounge in the garden.

The design for Kendall Lane features a series of raised steel and concrete planters which blur the edge between private space and the publicly accessible laneway.

Industry Recognition in Delivering Quality Housing Design

Mirvac Design Awards and Recognition

2025

- UDIA Awards - Award For Excellence - Best Masterplanned Community - Tullamore, VIC, National

2024

- Urban Taskforce - Best Adaptive Reuse Development Award - Excellence Awards - The Locomotive Workshop at South Eveleigh, NSW
- Australian Institute of Building - Residential Construction \$60 million plus - National Professional Excellence Award - The Langlee, NSW, National

2023

- Good Design Awards – Built Environment – Architectural Design – Locomotive Workshop at South Eveleigh NSW
- NSW Architecture Awards - Heritage Architecture – Architectural Design – Locomotive Workshop at South Eveleigh, NSW

- NSW Architecture Awards - Commercial Architecture - Architectural Design – Locomotive Workshop at South Eveleigh, NSW

- Logan Urban Design Awards - Master Planning Award - Everleigh, QLD

2022

- Architecture and Design's Sustainability Awards – Landscape and Urban – Pavilions SOPA, NSW
- WA Apartment advocacy Awards – precinct Rejuvenation – The Peninsula, Burswood, WA
- WA Apartment Advocacy Awards – Pioneering Award – The Peninsular, Burswood, WA
- WA Apartment Advocacy Awards – Enduring Award – The Peninsular, Burswood, WA

2021

- Driven X Design Awards – Mult Residential (Constructed) – Architecture – Pavilions SOPA, NSW
- ACSE Annual Awards – Large Building Projects – Engineering Award – Locomotive Workshop at South Eveleigh, NSW
- Circle Awards – Architecture and Construction Category – Judges Choice – Pavilions SOPA, NSW
- Urban Developer Award – New Communities – Development of the Year – Tullamore, Vic, National
- WA Apartment Advocacy Awards – Precinct Rejuvenation – Leighton Beach, WA
- WA property Council Awards – Best Master Planned Community – Iluma, WA

Tonkin Zulaikha Greer Awards and Industry Recognition

2022

- AIA NSW Architecture Awards; Residential Architecture - Multiple Housing, Newcastle East End Stage 1.
- AIA NSW Newcastle Chapter Awards; The Premier's Prize, Newcastle East End - Stage 1.
- National Trust of Australia (NSW)Heritage Award Winner; Adaptive Re-use, Ngungungula Southern

Highlands Regional Gallery at Retford Park.

- National Trust of Australia (NSW)Heritage Award Winner; Adaptive Re-use, Walsh Bay Arts Precinct.
- National Infrastructure Awards Winner, Walsh Bay Arts Precinct.
- AIA NSW Newcastle Chapter Awards; Newcastle Architecture Medal, Newcastle East End - Stage 1.

- AIA NSW Newcastle Chapter Awards; Award For Residential Architecture — Multiple Housing, Newcastle East End - Stage 1.

2021

- AIA NSW Architecture Awards; Residential Architecture - House Alteration and Additions Award; Birchgrove House.

Fender Katsalidis Awards and Industry Recognition

2025

SOFITEL WENTWORTH, SYDNEY:

- Winner, Hotel of the Year (refurbishment), Design Inn

Australasia-Pacific Hotel Design Awards

REUNION PLACE, HAMPTON

- Finalist, Development of the Year

- Medium Density Residential (Under 40), The Urban Developer Awards

2024

REUNION PLACE, HAMPTON:

- Finalist, Most Creative Design, Bayside Built Environment Awards
- Finalist, Best New Building, Bayside Built Environment Awards
- Finalist, Best Medium Density Housing, Bayside Built Environment Awards
- Finalist, Best Heritage Renovation/ Restoration, Bayside Built Environment Awards

THE ALBA, SOUTH MELBOURNE

- Winner, Apartment Award for Excellence in Ageing in Place (National), Australian Apartment Advocacy Awards
- Winner, Apartment Award for Excellence in Ageing in Place (VIC), Australian Apartment Advocacy Awards
- Finalist, Procore Award for Development Innovation, Property Council of Australia Innovation & Excellence Awards
- Commendation, Social Impact, ArchitectureAU Awards
- Finalist, Development of the Year - Retirement, Aged Care and Seniors Living, The Urban Developer Awards for Industry Excellence
- Finalist, Excellence in Industry Leadership, The Urban Developer Awards for Industry Excellence

THE DARLING, SYDNEY:

- Finalist, Best Health Spa and Wellness Experience,
- NSW Accommodation Australia Awards for Excellence
- Finalist, Hospitality, Interior Design Excellence Awards (IDEA)

2023

AUSTRALIA 108, SOUTHBANK

- Finalist, Residential Architecture
- - Multiple Housing, Australian Institute of Architects VIC Awards
- Award of Excellence, Best Tall Building by Height, Council on Tall Buildings and Urban Habitat

2022

AUSTRALIA 108, MELBOURNE:

- Finalist, Residential Architecture – Multiple Housing, Australian Institute of Architects VIC Awards
- Finalist, Completed Buildings - Housing, World Architecture Festival

PARAGON, MELBOURNE:

- Finalist, Development of the Year
- High-Density Residential, The Urban Developer Awards
- Finalist, Completed Buildings
- Housing, World Architecture Festival

QUEENS PLACE, MELBOURNE:

- Finalist, Residential Architecture – Multiple Housing, Australian Institute of Architects VIC Awards
- Finalist, Development of the Year
- High-Density Residential, The Urban Developer Awards
- Finalist, Residential Development, Urban Development Institute of Australia VIC Awards

SAPPHIRE BY THE GARDENS:

- Silver Award, NOW Design Spotlight, Better Future

YARRA ONE, SOUTH YARRA:

- Finalist, The Multi-Residential Building, INDE Awards

2021

FENDER KATSALIDIS:

- Most Innovative Architecture Practice, Australia, BUILD Design & Build Awards
- Finalist, Designer of the Year, Interior Design Excellence Awards

MIDNIGHT, BRADDON

- Best New or Redeveloped Venue, Australian Hotels Association ACT Hospitality & Tourism Awards
- Finalist, The Multi-Residential Building, INDE Awards
- Finalist, Best Mixed Use Development, Property Council of Australia Innovation & Excellence Awards

Oculus Awards and Industry Recognition

2024

- World Architecture Festival WAFX Award – Cultural Identity Winner – UTS National First Nations College (with Warren and Mahoney, Greenaway Architects, and Finding Infinity)
- AILA National Landscape Architecture Award for

Research, Policy and Communications – Gender Sensitive Urban Design Guidelines (with PLACE Laboratory, Communication Link, and Inhabit Place)

- AILA National Landscape Architecture Award (International Category) – TRX City Park (with Pentago)

- Institute of Landscape Architects Malaysia (ILAM) Honour Award – TRX City Park (with Pentago)
- Parks and Leisure Australia (WA) Park of the Year Award Winner – The Oval, Subi East (with UDLA)
- The National Trust Heritage Awards NSW Landscape

Winner – West Head
Lookout (with Bruce
Mackenzie)

- AIA National Award for Small Project Architecture – LESS Pavilion (with Pezo von Ellrichshausen and Molonglo Group)

2023

- Good Design Award Winner – Architectural Design Category for Place Design, Wesley Place (with Lovell Chen and COX)
- Excellence Award for Community Wellbeing and Diversity – Gender Sensitive Urban Design Guidelines (with PLACE Laboratory, Communication Link, and Inhabit Place)
- AILA NSW Award of Excellence for Tourism – Cape Solander MIPIM Asia Summit (Marché International des Professionnels de l'Immobilier) Best Urban Regeneration Project Bronze Award – The Exchange TRX

2022

- Council on Tall Buildings Awards Urban Habitat – District/Master Plan Scale Winner – Wesley Place (with COX)
- Council on Tall Buildings Awards Best Tall Mixed-Use Building Winner – Collins Arch (with Woods Bagot and SHoP Architects)
- AILA National Awards – Climate Positive Design Award – Green Our City Strategic Action Plan (with Arup, HillPDA and Junglefy)
- AILA National Awards – Landscape Architecture Award for Civic Landscape – Wesley Place AIA VIC Awards – The John George Knight
- Award for Heritage – Wesley Place (with Lovell Chen and COX)
- AILA NSW Awards – ShadeSmart Award – Bankstown and Campsie CBD Urban Tree Canopy Master Plan (with TreeIQ and Homewood Consulting)

- Urban Development Institute of Australia (UDIA) National Award for Excellence Winner: Residential Development – Catherine Park (with Harrington Estates and The Fairfax Group)

2021

- Design and Build Awards, Leading Cross-Disciplinary Architecture Firm Specialising in Sustainable Designs
- NAIOP Awards Best Multi-Family – Washington DC category, Award of Merit – Maren (with MRP Realty and SK+I Architecture)
- Montgomery Planning Design Excellence Award for Public Projects – Wheaton Town Center (with Stonebridge and The Bozzuto Group)
- AIA NSW Award for Multiple Housing – Arkadia (with DKO and Breathe Architecture)

Plus Studio Awards and Recognition

2025

- Five On Florence INDE. Awards - The Multi-Residential Building Shortlisted
- SOL By Walker The Urban Developer Awards - Excellence in Design Innovation Shortlisted
- Ascot Row The Urban Developer Awards - Development of the Year – Small-Scale Residential (11-20+) Shortlisted
- Esplanade INDE. Awards - The Multi-Residential Building Shortlisted
- Esplanade The Urban Developer Awards - Development of the Year – Small-Scale Residential (11-20+) Shortlisted
- PAMA The Urban Developer Awards - Development of

the Year – Medium-Density Residential (40+) Shortlisted

- Marella The Urban Developer Awards - Development of the Year – High-Density Residential (under 200) Shortlisted
- One Cannes The Urban Developer Awards - Development of the Year – High-Density Residential (under 200) Shortlisted
- Scape Victoria Street Property Council of Australia Innovation and Excellence Awards - Best Purpose-Built Student Accommodation Development Finalist
- Scape Victoria Street The Urban Developer Awards - Development of the Year – Build-to-Rent and PBSA Shortlisted

- Dawn PropertyGuru Asia Property Awards (Australia) - Best Student Accommodation Development Finalist

2024

- One Cannes UDIA QLD Awards for Excellence - Apartments High-Rise Finalist
- Cooyou Close Property Council of Australia WA Property Awards - Best Regional Development Winner
- Cooyou Close UDIA WA Awards for Excellence - Design Excellence Commendation
- Scape Victoria Street PropertyGuru Asia Property Awards (Australia) - Best Student Accommodation Development Winner





1.6 The Design Team, their Expertise and Application to the Project


The following details the team members, their role and expertise, and the application of that expertise to the project, for each architecture practice. Further detail is provided at **Appendix A** to **Appendix F**.

1.6.1 Mirvac Design Team

Additional information on the experience, education and awards received by individual team members is provided at **Appendix A**.

Table 7 Mirvac Design Team


Team Member / Role	Expertise
<p>Michael Weiner Design Director – Architecture</p> 	<p>To Michael, the most exciting thing someone can ask for is something new. Making architecture is fundamental to his daily life. The ability to see the work built, experience it and see people using it is his inspiration. His focus is spaces for people and promoting human interactions whether it be at the scale of a room or a city. Michael's major projects include the masterplan for the Green Square Town Centre in Sydney as well as The Apartments at Newington the Olympic Village.</p>
<p>Anita Verma Design Director – Design Delivery</p> 	<p>Anita has extensive experience of working as an Architect in Australia and India. She is a strategic thinker with a design and technical focus and has delivered some of the most iconic and complex residential developments, including in Walsh Bay, Green Square, Docklands Vic and Brisbane Racing Club. Anita brings a unique ability to achieve design excellence through a technical lens to enhance the quality and experience of the built environment.</p>
<p>Andrew La Design Director – Retail and Ground Plan/ Urban Design, Architecture</p> 	<p>To Andrew, every project provokes a new set of investigations and challenges: whether designing a house or an apartment, he advocates that each product is designed to transform the quality of people's lives. He is strongly committed to the importance of design excellence in contributing positively to our built environment.</p>
<p>David Hirst Design Director – Master Planning</p> 	<p>Specialising in up-front concept design and feasibility David leads the New Business design team focussing on project initiation and site acquisition. David and his team work closely with the other Mirvac divisions looking at potential development opportunities and creating design responses to unique sets of challenges on often complex sites.</p>
<p>Matthew Sheargold</p>	<p>Walsh Bay is one of the most significant urban renewal projects of a heritage precinct</p>

Team Member / Role	Expertise
<p>Design Director – Interiors and Planning</p> 	<p>in Australia. Designed by Mirvac Design, in association with PTW, Tropman and Tropman Architects and Bates Smart, the redevelopment of Walsh Bay put Mirvac in the spotlight.</p>
<p>Katrina Torresan Senior Associate – Urban Design Lead</p>	<p>Katrina is a passionate urban designer and architect who has helped shaped award-winning master plan visions, city strategies and integrated developments. Her experience in conceptualising and delivering complex urban, mixed-use and residential projects involves collaborative processes to create imaginative solutions for the benefit of communities.</p>
<p>Peggy Chesterman Associate – Project Lead</p>	<p>During her time at Mirvac Design, Peggy has developed a diverse range of experience in multi storey residential projects. Her recent involvement in the Locomotive Workshops at ATP has also expanded her expertise to include commercial and heritage architecture. Peggy enjoys the challenges of large, complex projects and is motivated by the opportunity to create buildings that have an enduring and positive impact on our urban environment.</p>
<p>Keiko Mino Associate – Project Lead</p>	<p>Keiko joined Mirvac Design in 2018 with over 10 years of experience in a number of award-winning residential projects including multi-unit, seniors living, and student accommodation in Australia and Japan. Through careful analysis of the site, brief and purpose, Keiko strives to draw out the unique potential of each project, encapsulating its individuality through the architectural response. This approach is evident in exemplary projects such as Folia and Forme at Tullamore, Victoria, where she has led design and delivery. Keiko's work exemplifies her passion for design, and belief that every detail is crucial to a holistic composition that creates beautiful streetscapes and living environments.</p>
<p>Trish McCaul-Kidd Planning Manager</p>	<p>To Trish, the most rewarding aspect of working in Mirvac Design is being part of the integrated team working across a diverse range of large, iconic projects. Her passion is to create spaces in innovative ways, whether it is a studio or a penthouse apartment. In addition, the evolution of a large project staged over many years with changing market expectations see her planning skills challenged to create design layouts that respond to these changes.</p>

1.6.2 Tonkin Zulaikha Greer Team

Additional information on the experience, education and awards received by individual team members is provided at **Appendix B**.

Table 8 Tonkin Zulaikha Greer Design Team

Team Member / Role	Expertise
<p>Tim Greer Director</p> 	<p>Tim is a founding director of TZG. He treats each project as an opportunity to create contemporary forms using innovative construction techniques. Multi-award winning projects directed by Tim include Carriageworks Arts Centre, Paddington Reservoir Gardens, Bennelong Restaurant and the Kensington Street Precinct including The Old Clare. Tim's proven success in revitalising urban fabric has earned him the design commissions of the Central Station Renewal Precinct Masterplan and Future Framework for the Darlinghurst Goal. Tim is currently an Adjunct Professor of Architecture at the University of Sydney and holds a Doctorate in Architecture and Design from RMIT, Melbourne.</p> <p>Tim's experience with multi-dwelling residential developments consists of Pacific Highway Co-Living Housing, Wylde St Apartment Building.</p>

Team Member / Role

Expertise

Kesenia Totoeva
Director Projects



Since joining TZG in 2015, Kesenia has worked on several large scale urban development projects spanning mixed use projects, masterplans, urban design studies and commercial bids. Kesenia has led award winning projects including Helensvale Library and Community, Cultural and Youth Centre for Gold Coast City Council and Bowen Place Crossing for National Capital Authority. Kesenia devotes part of her time to the Australian Institute of Architects. She was President of The Emerging Architects and Graduates Network (EmAGN) of the Institute in 2016/17, and is a member of the NSW Awards Working Group and the NSW Large Practice Forum. In 2020, she was awarded the prestigious Institute of Architects Dulux Study Tour.

Kesenia's experience with multi-dwelling residential developments consists of 18-32 Darlinghurst Rd (Bourbon and Beefsteak) Design Excellence Competition Winning Scheme, Wattle Street Precinct, and Newcastle East End.

Jarrod Hughes
Director Projects



Jarrod is a distinguished architect and an expert in design, documentation and coordination and construction phase services. His in-depth technical skills and construction knowledge enable him to oversee large complex and challenging projects. Prior to joining TZG in 2011, Jarrod worked on the highly awarded Saffire Resort in Freycinet, Tasmania where he developed his skills in hotel design. Jarrod has been Project Architect for award-winning projects with TZG including The Old Clare Hotel and Byanami Public School. He is currently Project Architect for the 25 Hours Hotel, Sydney.

Todd Soloman
Associate



Todd joined TZG after completing his Master of Architecture (Hons 1) at the University of Newcastle in 2015. Todd has evolved his experience in residential, multi-residential and commercial architecture into complex projects across education, civic, cultural, heritage and interiors. He is engaged in all project phases and values stakeholder relationships, prioritising listening and responding to needs, goals and objectives. Todd was Project Architect for The Athenaeum Wenona School project, which required extensive construction and detailing knowledge, together with the ability to manage client and contractor expectations. He is Currently Project Architect on the Minerva Theatre in Potts Point, and Ballamac Apartments.

His experience in residential multi-dwelling developments span the Denison Street Apartments, Newcastle, Waterfront Apartments, Elizabeth Bay, and Ballamac Luxury Apartments, Central Element.

Calum York
Graduate of Architecture



Calum completed his Masters with the AIA NSW Graduate Medal and Graduate of the Year Award at UTS. Before joining TZG in 2022, Calum worked for Junya Ishigami + Associates in Japan, Rainer Spehl in Berlin, and Neeson Murcutt + Neille in Sydney. He is fascinated by the discipline's role as mediator, and has taught Communications and Architectural Theory at UTS. Calum was fully involved in all stages of the NSW Parliament House Rum Hospital project, the recent remediation of the oldest public building in Sydney, having demonstrated his capacity to work on complex projects that require detailed problem solving. He is currently working on construction documentation and site coordination of the Oxford Street Hotel.

1.6.3 DKO Architecture Design Team

Additional information on the experience, education and awards received by individual team members is provided at **Appendix C**.

Nick Byrne
Project Director



A Registered Architect with over 15+years experience within the industry, Nick Byrne has worked on a wide variety of Australian and International Architectural projects, gaining experience in the retail, residential, hospitality and commercial sectors. Nick brings strong conceptual and design skills to all types of residential projects from luxury homes to high-rise apartment buildings.

Nick's opinions, knowledge and expertise is recognised amongst his peers as he participates as a jury member for Design Excellence Competitions.

His passion for design, alongside his legendary work ethic, has made Nick a dedicated mentor for our team members. Nick's strategic approach has contributed to a more successful, sustainable, and efficient DKO.

Relevant Project Experience

- Waterloo Rd, Macquarie Park (2x SSDA, 510 dwellings)
- Bidura Redevelopment, Glebe (70 apartments)
- HOME Charles Street, Parramatta (428 BTR units)
- HOME Pacific Highway, St Leonards (262 BTR units)
- Talavera Maquarie Park (221 apartments)
- Foyer Central, Chippendale (162 affordable housing)
- Edgeworth Place, Cartwright (31 affordable housing)
- Arkadia, Alexandria (152 apartments)

Jennifer So
Design Lead




Jennifer So has extensive experience in architectural and regeneration projects in Sydney, developing a keen understanding of architecture's role in improving the urban fabric. She is passionate about delivering flexible, inclusive places and champions the importance of working with all aspects of scale to deliver an outstanding public realm.

Joining DKO in 2021, Jennifer leads teams through various mixed-use projects where she implements her design knowledge to create places with vibrancy and accessibility for all.

Jennifer is a registered architect in NSW and appears as a guest critic at the University of Technology Sydney, School of Architecture and Design.

Relevant Project Experience


- HOME Charles Street, Parramatta (428 BTR units)
- HOME Pacific Highway, St Leonards (262 BTR units)
- Main Road, Boolaroo (mixed-use)
- Villawood Stage 2 & 3 (seniors living)
- Millervale, Cammeray (8 boutique apartments)

Team Member / Role	Expertise
<p>David Felicio Design Lead</p> 	<p>David Felicio strives to achieve meaningful outcomes in all his projects through collaboration and commitment to design excellence. David's strength is his ability to follow projects through from initial concept through to their built form. With an interest in the integration of ESD initiatives into architectural design, David ensures each project strives to meet the growing market trend to regenerative sustainable design.</p> <p>David is skilled in liaising with clients, project managers, consultants and authorities to complete projects on time and within budget. David believes a community centric people-first and collaborative design process is the key to successful outcomes. He is determined to deliver exceptional places for people to live, work and play by striving to continually learn, challenge and innovat</p> <p>Relevant Project Experience</p> <ul style="list-style-type: none"> • HOME Charles Street, Parramatta (428 BTR units) • HOME Pacific Highway, St Leonards (262 BTR units) • Carter Street Phase 3, Lidcombe (456 apartments, 818 sqm retail) • Cecil and Roger Avenue, Castle Hill (460 apartments, 8,025 sqm retail/commercial) • Vivien Place, Castle Hill (176 apartments) • Hinkler Avenue, Caringbah (241 apartments, 4,889 sqm health services facility)

1.6.4 Fender Katsalidis Team

Additional information on the experience, education and awards received by individual team members is provided at **Appendix D**.

Table 9 Fender Katsalidis Design Team

Team Member / Role	Expertise
<p>Craig Baudin Partner</p> 	<p>Craig is a highly credentialed and experienced contemporary architect and partner at FK. With an inception-to-completion approach, he thrives on the challenge of delivering big, ambitious and complex projects.</p> <p>Renowned for his prolific productivity, insatiable curiosity and commitment to mentoring, he has a legendary capacity to keep every project detail top of mind. Craig is highly respected by clients and builders alike and regarded as an 'architect's architect' by his colleagues.</p> <p>Craig's belief that mixed-use precinct developments are the future of our cities has resulted in an impressive track record in the master planning and delivery of significant projects like NewActon Nishi, Flinders West and Melbourne's tallest residential tower, Australia 108.</p> <p>Craig brings a design-led, detail-focused approach to residential projects, ensuring bold ideas are delivered with precision and care</p>
<p>Helen Kuo Principal</p>	<p>Helen is a highly regarded architect and principal with extensive experience both locally and internationally across a range of sectors. She is recognised as an industry leader in the build-to-rent and co-living sectors, where she has led successful developments that deliver unique identities and contribute meaningfully to community placemaking.</p> <p>Known for her strong client relationships and collaborative approach, Helen excels in aligning project objectives with client vision, navigating complex planning frameworks, and securing planning approvals through effective stakeholder engagement.</p>

Team Member / Role

Expertise



She is a trusted partner throughout all project stages, ensuring design and construction phases are integrated with efficient, enduring outcomes. Helen plays a pivotal role in thought leadership, identifies opportunities for innovation, and is recognised for her clear communication and ability to translate project programs into actionable outcomes. Her commitment to design excellence and collaboration is central to the success of her projects.

**Nicole Zeng
Associate**



The impact of space and the spatial quality of the built form intrigues Nicole most as an architect. For her, giving spaces a lasting imprint is about more than four walls and a roof. Her approach to design begins by observing the way light falls, how shadows move across surfaces, and the spatial rhythm they create—all of which influence how a space is perceived, inhabited, and understood. As an Associate at FK, Nicole is valued for her ability to clearly interpret and deliver on the intent of each project. Her designs display thoughtful consideration of urban context and a high degree of detail, delivering both architectural clarity and strong commercial outcomes. Nicole approaches every stage of the process with focus and precision, delivering work that is thoughtful, well-resolved, and built to last.

1.6.5 Plus Studio Team

Additional information on the experience, education and awards received by individual team members is provided at **Appendix E**.

Table 10 Plus Design Team

Team Member / Role

Expertise

**Rido Pin
Director**



With a global design perspective and a knack for blending creativity with technical smarts, Rido leads with clarity—and makes it all look easy. From the Netherlands to New York, and now Sydney, Rido brings 20+ years of experience to his projects. From mixed use to commercial and residential, he leads with clarity—transforming bold ideas into buildable realities. A highly creative designer and strong visual communicator, Rido brings ideas to life with confidence and craft. Known for his collaborative nature and knack for simplifying complexity, Rido is as passionate about the process as he is the outcome.

- 711 Hunter Street, Newcastle NSW, Client: St Hilliers
- Lidcombe Rise, Lidcombe NSW Client: Billbergia
- Holsworthy Town Centre, Holsworthy NSW Client: Salute Group
- Fitzwilliam Street Competition, Parramatta NSW Client: Urban Property Group
- Edmondson Park Town Centre West NSW Client: Frasers Property
- Edmondson Park Sites 4 and 5, Edmondson Park NSW, Client: Urban Property

**John Walsh
Principal**






John designs for what's next. He shapes urban models that adapt and evolve. With experience spanning five continents, John brings a global lens to local challenges. His work spans education, commercial and mixed-use, with deep expertise in high-rise, joint-use, and adaptive urban models. He's helped shape national school design guidelines and led some of Australia's most ambitious vertical learning projects. A systems thinker at heart, John brings rigour and curiosity to how cities grow and how architecture can keep up. His applicable mixed use and residential experience includes:

- Carter Street Homebush Stage 2 - Sydney Olympic Park, NSW
- Ashmore Precinct Blocks G&H – Erskineville, NSW Client: Coronation Property
- 146-166 Leppington Road. Client: Bathla Group, Value: Confidential; Firm: BVN
- Crown Street Precinct, Wollongong, NSW Client: WIN Value: \$250m; Firm: BVN

1.6.6 Oculus Studios Landscape Team

Additional information on the experience, education and awards received by individual team members is provided at **Appendix F**.

Team Member / Role	Expertise
<p>Bob Earl Director</p> 	<p>Bob Earl co-founded OCULUS and has more than 35 years of experience in landscape architecture and urban design across Australia, the United States, New Zealand, Singapore, and Malaysia.</p> <p>Bob's work is focused on the impact of public space on the life of cities. He believes public space is a canvas to be acted upon in unexpected ways and is a force that shapes the culture of our urban environment.</p> <p>He is committed to open collaboration and exploring ideas that arise through listening, doing, and making with others. Bob pushes the practice to constantly evolve, with people, ideas, and making at its heart.</p> <p>Keith has a range of experience across mixed-use projects including One Central Park, Chippendale and The New Rouse Hill Regional and Town Centre.</p>
<p>Keith Stead Associate Director</p> 	<p>Keith Stead is a Landscape Architect and Urban Designer with over 30 years international experience. He has extensive experience in a wide range of projects from urban and suburban to rural contexts, across a variety of scales. Keith has successfully delivered a large number of award-winning projects that adopt a landscape-led approach and respond uniquely to people and place.</p> <p>An Associate Director of OCULUS, Keith is responsible for leading the direction of major urban design and public domain projects. His expertise lies in urban design and strategic thinking, as well as leading complex landscape design projects. Keith is known for driving strong design, community and sustainability outcomes in projects and creative, big picture thinking.</p> <p>Keith has a range of experience across mixed-use projects including One Central Park, Chippendale and The New Rouse Hill Regional and Town Centre.</p>
<p>Peta Miskovich Associate Director</p> 	<p>Peta is passionate about inclusive urban design, delivering innovative projects, and creating socially and environmentally responsible outcomes for communities.</p> <p>She brings a wealth of conceptual design and built experience to the project process, with over a decade of experience working on a broad range of projects across Australia, including strategic documents, large-scale master plans, public realm, and mixed-use precincts.</p> <p>Working between Canberra and Sydney, Peta takes an active role in studio culture, practice management, and currently leads our Diversity in Design Working Group.</p>
<p>Liz Andersen Associate</p>	<p>Liz has over seven years' landscape architecture experience working on public, mixed-use, residential, and education projects.</p> <p>Throughout her studies she was intrigued and inspired by post-industrial and urban renewal landscape projects, specifically interested in the interplay between natural processes and human intervention. Liz chose this as the focus of her research and design work in her final year, and was a finalist for the Robin Edmond Award, recognising landscape architecture students across Australia who show outstanding potential for future contribution to the profession.</p> <p>Liz has a range of experience in urban living projects including 171B Botany Road, Waterloo and Winston Gardens, Double Bay.</p>



1.7 Confirmation of Registration of Architects

The following confirms the registration of team members. Further detail is provided at **appendices A to F**.

Table 11 Registration – Mirvac Design

Name	Registration
Michael Weiner	NSW Registered Architect 5747
Anita Verma	NSW Registered Architect 7905
Andrew La	NSW Registered Architect 11416
David Hirst	NSW Registered Architect 8298
Katrina Torresan	NSW Registered Architect 9261
Peggy Chesterman	NSW Registered Architect 9281
Keiko Mino	NSW Registered Architect 8843

Table 12 Registration – Tonkin Zulaikha Greer

Name	Registration
Tim Greer	Registered Architect NSW and Victoria #5603

Table 13 Registration - Fender Katsalidis

Craig Baudin	BOAQ #5261 ARBV #15878
Helen Juo	NSWARB #11882
Nicole Zeng	NSWARB #10356

Table 14 Registration – Plus Studio

Name	Registration
Rido Pin	Registered Architect in NSW: #11286

Table 15 Registration – Oculus

Name	Registration
Bob Earl	Registered Landscape Architect #9759
Keith Stead	Registered Landscape Architect #001564
Peta Miskovich	Registered Landscape Architect #004447
Liz Andersen	Registered Landscape Architect #003369

1.8 Confirmation of Design Diversity and Contextual Response

The site comprises of four clearly delineated development parcels, separated by the Green Square Library site and internal pedestrian through site links. The proposed approach for five project architects, each focused on a separate parcel is commensurate to the City's design excellence approach.

The following allocations are proposed below, with these allocations also shown graphically at **Figure 2**:

- Sites 7 and 17 - Fender Katsalidis
- Site 18 – Plus Architects
- Sites 8A and 8C – Mirvac Design
- Sites 8B and 8D – DKO Architecture
- Sites 19A and 19 – Tonkin Zulaikha Greer.

In addition to the above, Mirvac Design retains their long-standing role on Mirvac's Green Square site as the coordinating Executive Architect.

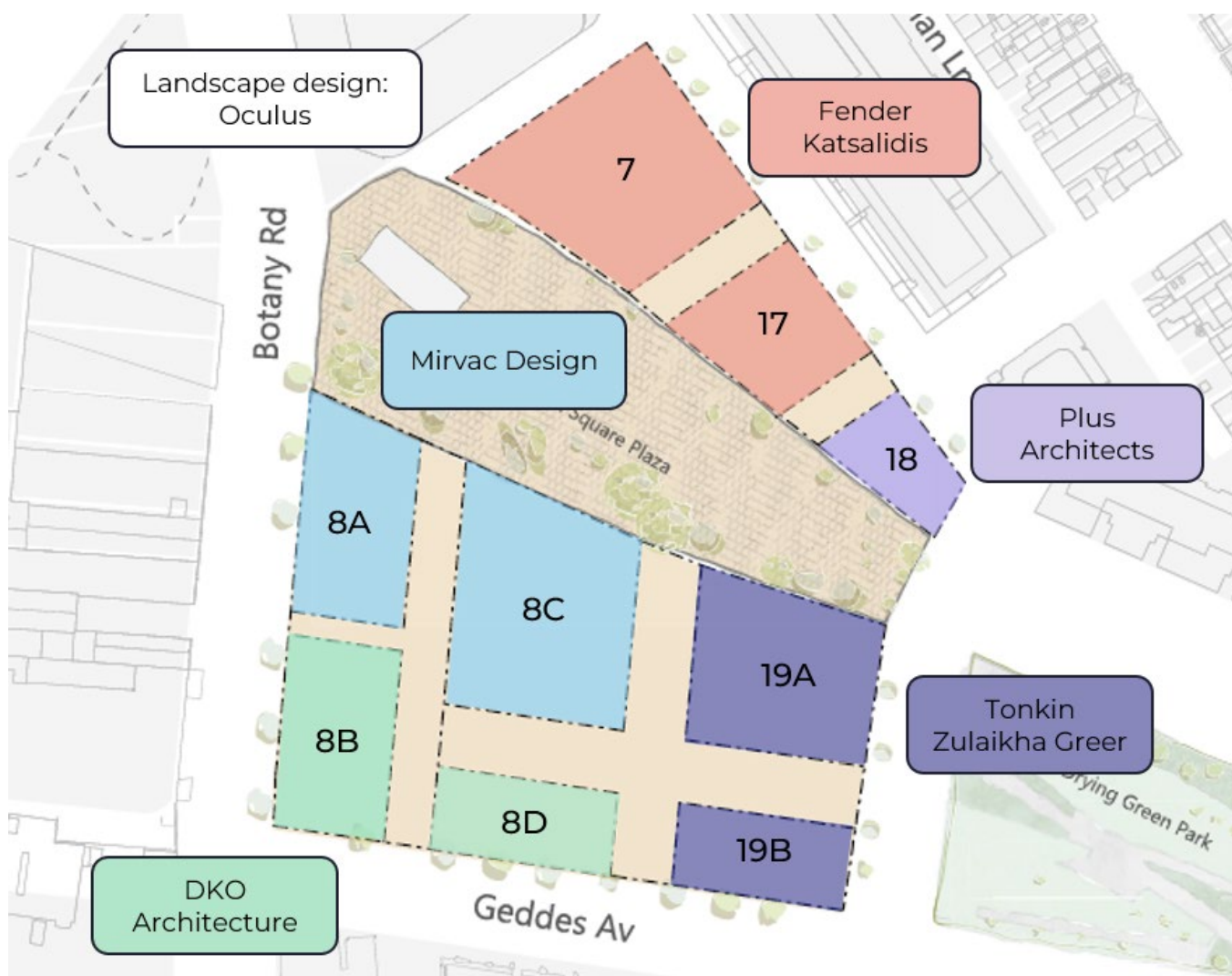


Figure 2 Proposed Architect for Each Parcel

Source: Mirvac

Each Architect confirm that they will deliver diversity and variety of design to suit the character of the Green Square Precinct, providing the below stated commitments, which are extracted from the Capability Statement at the attached appendices.

Mirvac Design Commitment to Design Diversity and Contextual Response

As the Executive Architect for Stages 3, 4 and 5 of the Green Square precinct, we are committed to fostering a diverse architectural landscape that aligns with the vision of the Government Architect of New South Wales and the City of Sydney. With over 52 years of design excellence, Mirvac Design has a proven track record in managing and creating complex, multi-stage, multi-building projects that respond to their context and celebrate diversity

while ensuring cohesive and harmonious outcomes for residents and the community. Our extensive experience as design, executive and collaborating architects on landmark projects across New South Wales, including the latest addition to the Green Square Precinct, Site 15 in collaboration with Smart Design Studio and Co-Ap Architects, Sydney Olympic Park in collaboration with BVN, Harold Park in collaboration with Eeles Trelease, SJB, Smart Design Studio and PTW, NINE Willoughby in collaboration with Chrofi, and Marrick & Co. in Marrickville, in collaboration with TZG and BVN, equips us with the expertise to successfully coordinate and deliver quality design outcomes. These projects, along with our work as Design Architect at Docklands in Victoria, Newstead in Qld and Burswood Peninsula in W.A, as well as being the Lead Architect on iconic legacy projects such as Newington and Walsh Bay, have honed our ability to integrate varied architectural expressions within cohesive urban environments.

The proposed programmatic uses across the site, including build-to-sell residential, build-to-rent residential, co-living, student accommodation, and affordable housing, inherently drive diverse design outcomes. Each use presents unique requirements and opportunities, allowing for varied architectural expressions that cater to different user groups and community needs. Additionally, the existing masterplan's intention to deliver a range of typologies and scales further supports distinct design outcomes. We will ensure that each building responds to its specific context within the masterplan, contributing to a rich tapestry of architectural forms and experiences across the precinct.

Our approach will include assembling a multi-disciplinary team of design professionals, ensuring a wide range of perspectives and ideas are brought to the table. We will conduct regular design reviews with both key internal and external stakeholders, where design diversity will be a central consideration. This structured feedback process will ensure that diversity is maintained throughout the project lifecycle, allowing for adjustments and refinements as necessary. Our demonstrated ability to deliver diverse architectural outcomes across precincts and projects is evident in our attached portfolio.

We will establish a collaborative framework that encourages open dialogue and creative exchange among all participating architectural firms. Regular design workshops will facilitate the sharing of ideas, ensuring that each firm's unique design philosophy is respected and integrated into the overall vision of the precinct. Our commitment to design excellence will underpin every aspect of our coordination efforts. We will leverage our extensive experience and proven track record to guide the project towards a successful and diverse architectural outcome that enhances the urban fabric of the Green Square precinct and the City of Sydney.

1.9 Continuity of Responsible Architect

The Applicant confirms that the nominated architects will be appointed for all stages of the project through to completion. This will ensure that the design quality excellence of the development is retained through to completion. This includes:

- All architects to contribute to the preparation of drawings for a development application.
- All architects to contribute to the preparation of material for a construction certificate and contract documentation.
- All architects to provide key design development details, participate in workshop and Value Engineering exercise, carry out milestone documentation review and attend site visits to ensure the documentation and construction consistent with the design intent/quality for the parcel(s) which they work on.
- All architects will have continuity of design leadership through construction to occupation certificate.
- Mirvac Design in their role as executive architects will carry out documentation for all parcels and provide Design Compliance Declaration consistent with the requirements of the *Design and Building Practitioners Act 2020*.

The design architects will have full access to the site and will be authorised by the applicant to respond directly to the Department of Planning, Housing and Infrastructure (DPHI) where information or clarification is required in resolving design issues throughout the life of the project.

1.10 Commitment to Design Review Process

In recognition of the iterative and complex nature of such a large site, Mirvac seeks to commit to design review through a Project-specific Design Review Panel (DRP) process led by the proponent. The operational details of this panel are confirmed below in **Table 16** and will be in accordance with the terms of reference. This is intended to satisfy the terms of the GANSW letter dated 7 April 2025.

The project-specific DRP process will broadly comprise of a review of the proposed design for the allocated buildings from Mirvac Design (Executive Architect), Tonkin Zulaikha, Fender Katsalidis, Plus Studio and Oculus.

Schedule

Table 16 Schedule of Proponent Led Panel

Meeting	Description
Prior to commencement	<ul style="list-style-type: none"> GANSW endorsement of alternative design excellence strategy Briefing by the Executive Architect (Mirvac Design) of the design team including Tonkin Zulaikha, Fender Katsalidis, Plus Studio and Oculus on their approach to the site. Briefing panel members on the design criteria and brief for the review of proposed designs.
DRP Meeting 1 – Setting the design direction	<ul style="list-style-type: none"> Presentation of masterplan by executive architect Mirvac Design Presentation of preliminary designs from each architect. Provide initial feedback on the preliminary designs from each architect Provide initial feedback on the preliminary schemes for each building, including setting direction for key items to develop further prior to finalisation
Working period	<ul style="list-style-type: none"> Compiled feedback from the DRP session will be shared amongst the design team Confirmation of masterplan Coordination, updates and interactions to designs based on DRP feedback undertaken
DRP Meeting 2 – Refining the details	<ul style="list-style-type: none"> Final presentation of iterated and developed designs and review of the proposed schemes for each development parcel Providing final comments and feedback on the proposed schemes from each architect

Membership

The project-specific DRP is proposed to comprise of the full selection panel of five (5) members. Membership of the panel will consist of relevant built environment and design professionals registered with the SDRP in accordance with GANSW Guidelines for a Design Review Panel for a State Significant Development Design Competition exemption. The DRP will be responsible for undertaking design reviews and providing feedback on the broader site development.

In accordance with the guidelines, the Panel members are as follows:

- GANSW
 - Elizabeth Carpenter, Managing Principal, FJC Studio (Panel Chair)
 - Liz Westgart, Managing Director, Hassell Studio
- City of Sydney
 - Richard Johnson, Founding Director, JPW
- Proponent Representative
 - Matthew Pullinger, Director, Matthew Pullinger Architect
 - Tai Ropiha, Co-Founder and Director, CHROFI

As the Proponent Representative, Matthew is an inaugural member of the NSW State Design Review Panel, his CV is provided at **Appendix H**. As the Proponent Representative, Tai is a Founding Partner of creative studio CHROFI and has extensive experience in the architecture industry as an award-winning designer and jury panel member, his CV is provided at **Appendix I**.

1.11 City of Sydney Council Consultation Outcomes

Mirvac and Ethos Urban met with the City of Sydney Council on 3 June 2025 to provide an overview of the proposed strategy of the development. At this meeting, Council raised the following key matters, with response to each stated below in **Table 17**.

Table 17 Outcomes of Engagement with City of Sydney Council

City of Sydney Comment	Applicant Response
Council noted on the scale of the proposal in particular the increase to overall maximum heights being sought through the HDA proposal and outlined the necessary detailed study requirements expected	Mirvac is committed to detailed urban design and architectural analysis to test and resolve the appropriate design for the precinct. This will be completed to the City's

City of Sydney Comment	Applicant Response
	standards ensure that amenity considerations are appropriately optimised
Affordable housing provision within the precinct, considering both the City's requirements and EOI commitment is critical for the success of the proposal	The affordable housing strategy for provision within the precinct is presently being refined by Mirvac, noting the commitment for delivery of circa 50 apartments for affordable use.
Flooding impacts across the site need to be considered on a precinct-wide basis.	Details precinct studies would be refined and incorporated into the planning for the site's finished levels and architectural solutions to ensure an acceptable resolution.
There is a strong preference for the site to maintain function in its role as the heart of the strategic centre – with retailing/groceries, active food/beverage, medical and health/wellbeing uses considered highly desirable.	Mircac is currently studying and refining the appropriate location and composition of the non-residential, retail / commercial ground plane activations, with curation to ensure maximum amenity to the expanded residential focus of the precinct.
External sunshading to Site 8A and 8B for residential uses is considered important.	Mircac ensure that all residential apartments are designed with high levels of occupancy amenity. This will be proposed within the precinct to ensure a high standard of environmental performance.
Urban greening on the building is considered important given the limited opportunities for deep soil planting within this dese town centre site.	The architects will consider and develop ways to introduce greening into the building podiums to maximise future resident's interactions with biodiversity and nature.
Various detailed matters regarding public domain treatments and interfaces are established in the executed VPA would need to be further discussed and resolved.	Mircac notes the sensitives of technical nature in the applicable VPA. Mircac is committed to resolving these matters with the City through the development application process.
Acoustic and wind treatments would be important given plaza activation, building entries and main roads nearby.	Architecture for the site will take into consideration technical inputs for refinement including wind studies and acoustic treatments.
Council queried the interface between Mirvac Design and the additional external architects.	It was confirmed that no single architect would be designing more than two buildings and that the Mirvac Design executive architect role will be similar to the approach with William Smart and CO-AP Studio arrangements for the design excellence design of Site 15 (Stage 2) of the GSTC..
Council noted the importance of continued consultation.	Mircac is committed to continue to consult with the City and their technical teams through the HDA process. Details would also be provided in advance of any community consultation.

Appendix A Mirvac Design Capability Profile

Appendix B Tonkin Zulaikha Greer Capability Profile

Appendix C DKO Architecture Capability Profile

Appendix D Fender Katsalidis Capability Profile

Appendix E Plus Studio Capability Profile

Appendix F Oculus Capability Profile

Appendix G GANSW Alternatives Letter

Appendix H Matthew Pullinger CV

Appendix I Tai Rophiha CV