

June 25 2026

2240198

Corey Diffin
Principal Design Advisor
Government Architect NSW
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Corey,

RE: Design Review Panel (DRP) – Wednesday 17 June: Meeting 6 (Stage 3 Post Lodgment)

Green Square Town Centre HDA Scheme - SSD-83899206

Thank you for the opportunity to review the proposal for Stage 3 of the Green Square HDA Scheme (Sites 7, 17 and 18). This advice is offered in response to material presented during our recent meeting, which comprised the sixth (6th) design review session for the broader Green Square Town Centre, and the second (2nd) design review session primarily focused on the detailed design of Stage 3. The meeting and presentation material addressed the Panel's earlier comments raised in the second DRP (DRP 2.3).

This project was declared State Significant Development (SSD) by the Minister for Planning and Public Spaces on the advice of the Housing Delivery Authority (HDA) on 26 February 2025. A request for Secretary's Environmental Assessment Requirements (SEARs) was submitted for the proposed development and concurrent rezoning, and SEARs were issued on 23 May 2025. The HDA SSD pathway forms part of the NSW Government's response to the housing crisis and has been established to accelerate high-yielding residential projects capable of quick assessment and delivery, and requires that the subject SSD is lodged within 9 months of receipt of the SEARs. The subject Stage 3 SSDA was lodged on 9 February 2026.

As part of this accelerated process, an Alternative Design Excellence Strategy was endorsed by GANSW on 23 September 2025. The Strategy defines an alternative to a competitive design process and commits the project to undertaking design review through a Project-Specific Design Review Panel (DRP), attending two Panel meetings prior to lodgement.

The development is required to exhibit design excellence in accordance with Clause 6.9 of the Sydney Local Environmental Plan (Green Square) 2013 (LEP) and the DRP is responsible for providing a recommendation to the consent authority, the Department of Planning, Housing and Industry (DPHI) in this instance, that design excellence is capable of being achieved.

The Stage 3 Precinct has been lodged as a discrete SSD Application, separate to the Stage 4/5 Precinct. The detailed design of Stage 4/5 was not presented in this meeting and will be subject to future review by the DRP.

SSD-83899206 was publicly exhibited from 26 February 2026 to Wednesday 11 March 2026, with the subsequent request for Response to Submissions (RTS) issued on 17 March 2026. A Request for Further Information was issued by DPHI on 1 May 2026, which requested that the proposal be presented back to the DRP prior to submission of an RTS Report to demonstrate how the application has suitably responded to the DRP advice, with a view to the DRP making a recommendation that the development exhibits design excellence.

The Panel recognises the design work that has been undertaken since the previous DRP review (DRP 2.3) and the lodgement of the SSDA. In particular the:

- further addition of non-residential floorspace within the podiums of Sites 7 and 17, in lieu of residential uses;
- amendment of the proposed public domain design to align with the City of Sydney's designs set out in the VPA;
- compliance with the DCP as it relates to overshadowing of the Drying Green;
- closer alignment of podium parapets across Sites 7 and 17 of the development;
- amendment of the colonnade alignment on Site 18 to match Council's planning agreement requirements; and
- provision of additional communal open space with the development, primarily situated on podium roofs at Site 7.

It is the Panel's view that once the items raised in this advice are adequately addressed, Stage 3 of the project will have the potential to achieve design excellence in accordance with the requirements of Clause 6.9 of the LEP.

This letter has been compiled with the assistance of Colliers Urban Planning as the applicant's independent consultant and reflects the views of the Panel as per the terms of reference.

Advice and Recommendations

The Panel recommends that further design changes (listed below) be made to the Stage 3 SSDA. On review of these suggested amendments, the Government Architect and Department of Planning, Housing and Infrastructure, should be satisfied that the final amended proposal achieves design excellence prior to approval of the SSD application.

Specifically, the Panel:

1. Encourages further interrogation and refinement of the podium facade design at Sites 7 and 17, to achieve a stronger, more uniform and consistent expression to the Green Square Plaza, with a continued focus on the notion of these buildings making a town centre, and demonstrating civic presence.
2. Remains concerned about the quantum of non-residential floor space and the poor amenity of south-facing residential uses within the Site 7 and 17 podium. This includes the apartments poor performance in terms of solar access and natural cross ventilation compliance, internal planning challenges resulting in overly long corridors, single lift access and egress through the adjacent carpark. These residential uses further diminish the quantum of non-residential or commercial uses, which would be better suited to this location within the town centre. The residential uses also work counter to the anticipated civic presence of the building to the public plaza and compliance with the non-residential floor space requirements within the Sydney (Green Square Town Centre) 2013 LEP.
3. Recommends the applicant investigate the potential transfer of residential apartments to other locations in the precinct with better residential amenity (for example the rooftop of Site 7 or the Ebsworth Street-facing podium levels of Site 17) in order to support the conversion of residential uses in the podium of Site 7 to non-residential uses.
4. Notes that if the Site 7 and 17 podium residential uses cannot be feasibly relocated, then the podium façade design should be modified to have a more civic presence and to suppress the appearance of different uses as they address the Plaza. In particular the spacing or 'pitch' of vertical elements should be rationalised and made more consistent across residential and non-residential uses. Similarly, landscape/planting and balcony elements should also be applied consistently across residential and non-residential uses.
5. Recommends that the location of the commercial lift in the Site 7 and 17 podium should be able to accommodate flexibility for future reconfiguration of tenancy layouts and provide a clear commercial address at ground level.

6. Encourages maximising the extent of communal open space available for residents on the Site 7 podium rooftop, with care given to the design and reading of the resultant parapet edge (on both Sites 7 and 17)
7. Recommends the Plaza-facing podium façades at Sites 7 and 17 should adopt exact alignments between all floor levels, colonnade soffits and podium parapets. This is important because the Site 7 and 17 pair are an urban ensemble that together define a key edge of the public Plaza. This demands a more uniform, consistent expression. The current proposal is uneven in its composition of multiple building elements (building uses, floor to floor heights, the application of landscape/planters and balconies, level of colonnade soffits, and parapet level and extent. The Panel notes that although effort has been made to strike greater consistency between these two facades, the residual misalignments are a significant shortcoming to the making of the Plaza
8. Acknowledges that detailed natural cross ventilation studies are on-going, and that this is required to be resolved in consultation with DPHI.
9. Strongly recommends the continued development and resolution of each primary facade type prior to approval. Each facade should be refined, while maintaining an overall hierarchy of architectural language. Additional depth to projecting elements should be investigated to create more shadow and visual interest. The Panel recommends the preparation of detailed façade studies, including 1:50 façade sections (resolving material selection, panelisation and junctions, window operation, door thresholds, balustrades, drainage and planter beds), to be endorsed prior to approval. This point refers to both the Podium and Tower facades of Site 7 and 17, and to Site 18.
10. Notes the soffits of the colonnades at ground level present an opportunity to further unify Site 7 and 17 and elevate the public domain interface, and their treatment should be carefully resolved by the design team.
11. Recommends that the pilasters across the ground floor of Sites 7 and 17 require further refinement. The Panel suggests greater consistency in their spacing and corner treatments particularly.
12. Recommends the proposed podium rooftop balustrades and planter boxes have an inconsistent appearance across Sites 7 and 17 and should be resolved to be more unified and to positively terminate the podium facades.
13. Notes the significant extent of glazing across the Site 18 façade and recommends that environmental performance, particularly the capacity for self-shading, be considered.
14. Recommends further details of the proposed glazing be provided for all towers with information relating to the selection of glazing and colour of the spandrel panels and full height opaque glazed panels.

As noted, the above recommendations should be adequately addressed by the applicant and form part of the assessment of design excellence prior to approval of the application.

Representatives from Government Architect NSW, DPHI and the Panel have agreed that this DRP meeting would be the last meeting for Stage 3, and that the satisfaction of the above recommendations prior to approval is to be considered by the Government Architect NSW and DPHI.

Sincerely,



Elizabeth Carpenter
GANSW Nominee (Chair)

On behalf of the Design Review Panel:

Liz Westgarth – GANSW Nominee

Richard Johnson – City of Sydney Nominee

Matthew Pullinger – Applicant Nominee

Tai Ropiha – Applicant Nominee