Attachment A3

Urban Design Report

Prepared for: Mirvac
Date: June 28th, 2021
(Issue b)

Urban Design Report

Green Square Site 8A & 8B

architectus™

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1 Site Description

Location Plan
Master Plan
LEP
DCP

Site Description

1.1 Location Plan

Green Square snapshot:

- 3.5km from the city and 4km from the airport
- 278 hectare urban renewal area
- $13 billion urban renewal construction
- 30,500 new residential dwellings
- $540 million contribution from the City over next 10 years
- 61,000 people are expected to live in Green Square by 2030

The site comprises of sites 8A and 8B within the Green Square Town Centre (GSTC), outlined in red. This land forms part of Stage 5 of the development of the GSTC. It is bound by Botany Road to the west, Geddes Avenue to the south, future residential development to the east, and the future Green Square Plaza to the north.



Site Description

1.1 Location Plan

The land is zoned B4 Mixed Use, with a maximum building height of RL 115m (site 8A) and RL 90m (Site 8B), and maximum floor space ratio (FSR) of 0.3:1 under the Sydney Local Environmental Plan (LEP) (Green Square Town Centre) 2013. Clause 4.4A(2) of the LEP permits up to 44,400sqm of additional floor space for 'office premises' or 'business premises'.

To the west of the site, the area is predominantly low rise, light industrial uses operating under a B7 Business Park zone. To the north of the site is the future Green Square Plaza, other mixed uses and the Green Square train station. Proposed future uses to the east of the site are mixed uses and a proposed public park. Proposed future uses immediately to the south of the site will be similarly mixed-use, transitioning to low rise, medium density development within the Hansard St heritage conservation area.



Legend

- Subject Site
- Train Stations
- Bus Stops
- Potential Future Light Rail

1.2 Master Plan

The site and its context are currently undergoing considerable change, including through the following:

- The urban renewal of 278ha of a former industrial precinct. The Green Square urban regeneration project is identified as one of the most significant mixed-use urban transformation programs under construction in Australia, predicted to accommodate 30,500 new residential dwellings, 61,000 residents, and 22,000 new workers by 2030, and over $13 billion worth of urban renewal construction.
- The Town Centre (GSTC) is a 14ha site at the centre of Green Square. It is envisaged as a vibrant, sustainable and connected community:
  - *"We're revitalising the heritage and charm of this inner-city area using innovative design to create a great place to live, work and visit. Close to the airport and city centre, Green Square is connected by rail, bus and cycleway. Green Square has a rich past and an exciting future." (City of Sydney)*
- The GSTC is adjacent to the Green Square train station and will be the civic, commercial and retail hub of the broader Green Square urban regeneration area. It will include a public plaza, library, commercial space and a retail centre. Other notable developments include a new aquatic centre on Joynton Avenue, and a number of smaller community and creative space throughout the town centre.
- It is anticipated the GSTC will deliver 410,000sqm of mixed use floor area, comprising 44,000sqm of office space and 14,000sqm of retail space with 4,000 new residential dwellings, accommodating 6,000 jobs and 6,800 new residents.

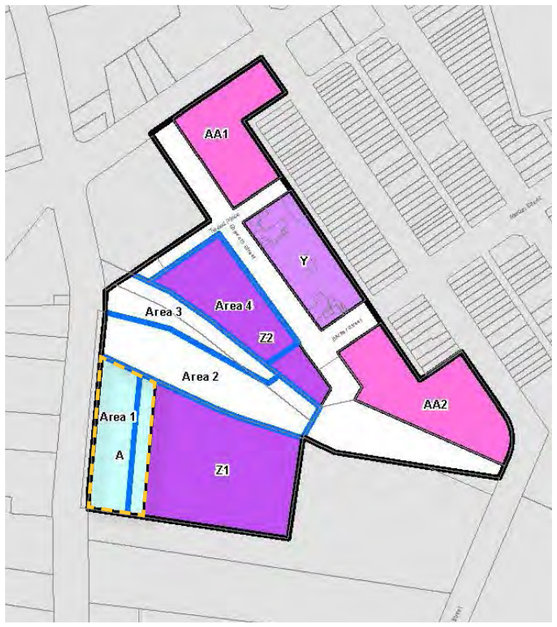


1.3 Sydney LEP (Green Square Town Centre) 2013



Height of Buildings

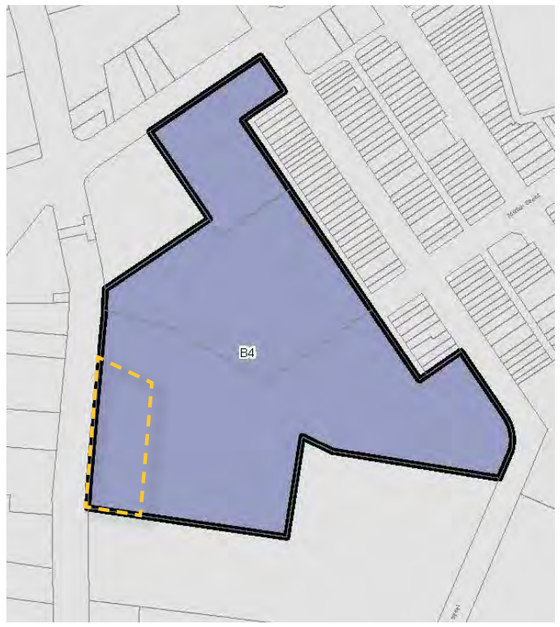
- Northern edge: 52 RL (8 storeys/33m DCP)
- Northern half: 115 RL (24 storeys/97.5m DCP)
- Southern half: 90 RL (17 storeys/72.5m DCP)
- Through Site Link: 22 RL
- Public Domain: 22 RL



Floor Space Ratio

- Site area = 4,322 sqm
- FSR 0.3:1 = 1,296.6 sqm
- Bonus FSR = 44,400 sqm (for office or business use)
- TOTAL = 45,696 sqm

A	0.3 : 1
Y	4.57 : 1
Z1	5.36 : 1
Z2	5.47 : 1
AA1	6.23 : 1
AA2	6.45 : 1
	Areas - refer to clause 4.4A



Land Zoning

- B4 - Mixed Use



Active Frontages

- DCP also identifies active frontages along Botany Road
- Uses along active frontages average width 5-8m (DCP)
- Minimum of 15 tenancy entrances per 100m (DCP)

1.4 Green Square Town Centre DCP 2012



Street Network & Hierarchy

– 12m wide local street is proposed along the eastern boundary of the site



Access & Circulation

– Northern boundary interface with Green Square Plaza (no private vehicle access)

– Pedestrian priority (potential shared zone) along eastern boundary of site 8A

– No vehicle entry off Botany Rd

Pedestrian priority - potential shared or pedestrian zones

Area closed to private vehicles (vehicular entry to adjacent sites not permitted on perimeter)

Area potentially closed to private vehicles

Future public transport corridor - light rail (dashed line - long term light rail, possible short term bus connection or general vehicular access)

Vehicular entry not permitted

No vehicular access to or from lanes

Temporary vehicular access



Through-Site Links & Arcades

– 6m open to the sky east-west through-site link

– 3m wide fully clear glazed sky bridges may connect sites 8A to 8B at levels greater than 10m above ground level

– In retail and commercial developments, through site links may be internalised (i.e. an arcade) if then - meet the specific provisions outlined in DCP GSTC 3.3.5(7)



Integrated Basement Car Parking

– Integrated basement potential between blocks 8A and 8B

– Basement below internal access roads permitted

– Vehicle access point at 8B from eastern road

Integrated basement car parking with shared access

Basement below public domain permissible

Vehicular access points

1.4 Green Square Town Centre DCP 2012

Maximum Floorplate

- Site 8A: 1,340 sqm
- Site 8B: 1,410 sqm
- Dictates the location of the laneway

Design & Architectural Diversity

- Buildings to be separated min. 6m between 8A and 8B
- Buildings in excess of 45m long to be designed as at least two distinct ‘building components’

Floor-to-Floor Heights

Floor to floor height in metres

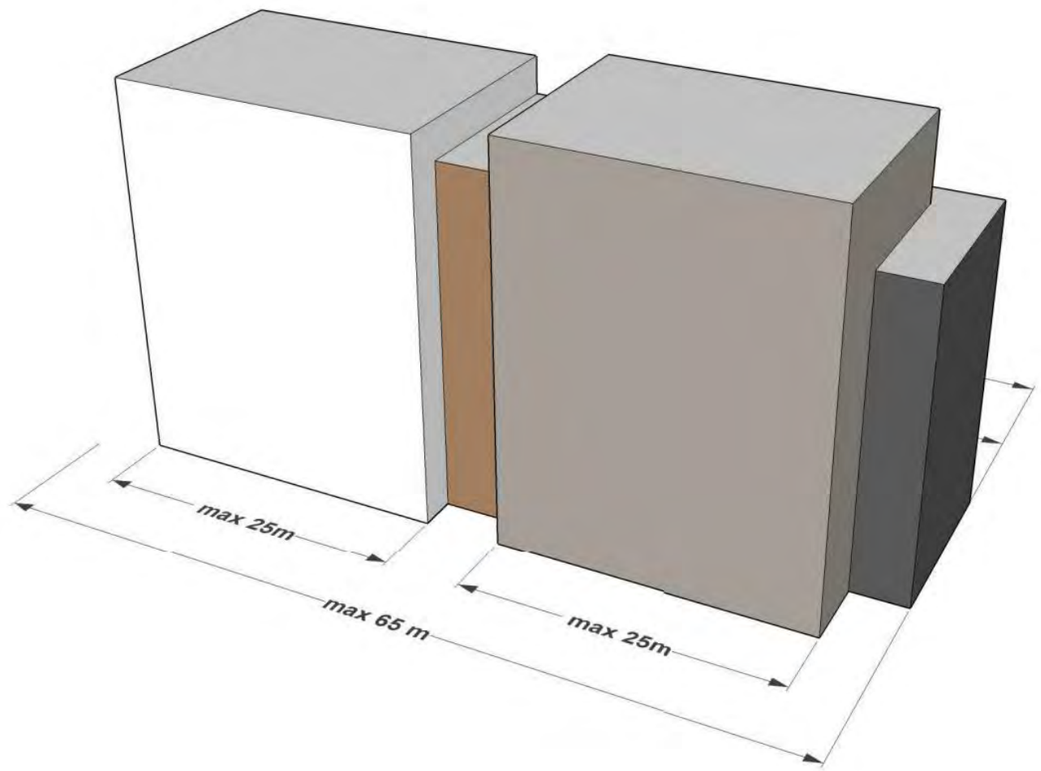
Use	Minimum	Maximum
Retail	4.5	5.5
Commercial	3.6	-
Adaptable	3.6	-
Residential	3.0	3.3
Community	3.6	-

DCP Controls

The maximum frontage length of a building is 65m. Where a development site frontage is in excess of 65m in length, two or more buildings with different architectural expressions should be developed to front the street or public domain with a building separation of not less than 6m for the full height of the building. This provision may be varied where the development provides significant architectural diversity consistent with provisions (3) to (6).

Buildings in excess of 45m long must be designed as at least two distinct ‘building components’ which are to:

- have their own architectural character as illustrated in Figure 6.3: Distinct ‘building components’;
- not exceed 25m in length with a preferred length of 20m; and
- reflect the building’s internal organisation.



1.4 Green Square Town Centre DCP 2012



Land Use - Ground Floor

– Retail



Land Use - First Floor

– Commercial



Land Use - Second Floor and Above

– Commercial

KEY

- Retail
- Commercial
- Retail or commercial (orange hatch - residential permissible
- Community (including green infrastructure) or open spac
- Residential, retail or commercial
- Car parking, retail or commercial

1.4 Green Square Town Centre DCP 2012



Street Frontage Alignments & Primary Setbacks

- Colonnade setback along northern boundary (6m clear at ground and first floor)
- Footpath widening setback along Botany Road (1.4m at ground and first floor)

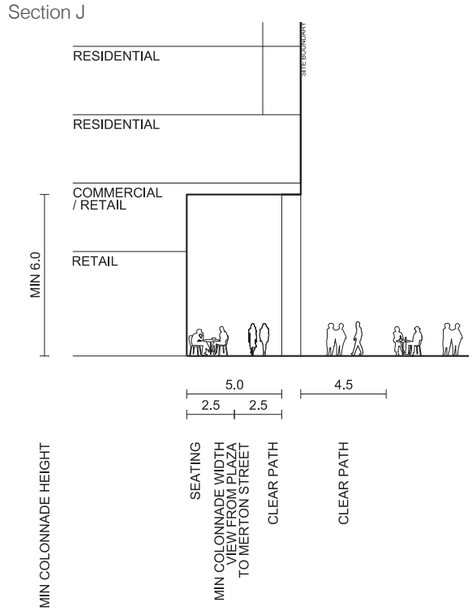


Street Frontage Heights & Secondary Setbacks

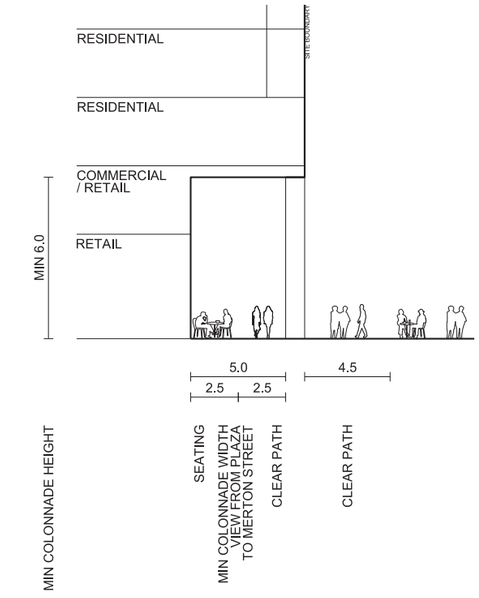
- 9 storey street frontage height along northern boundary, with 6m secondary setback above street frontage height

Street Sections

Section J



Type 3: Indicative Street Section 12m (Section h)



Legend: Street frontage alignments and primary setbacks

- 6m Colonnade setback
- 1.4m Footpath widening setback

Legend: Street frontage heights and secondary setbacks

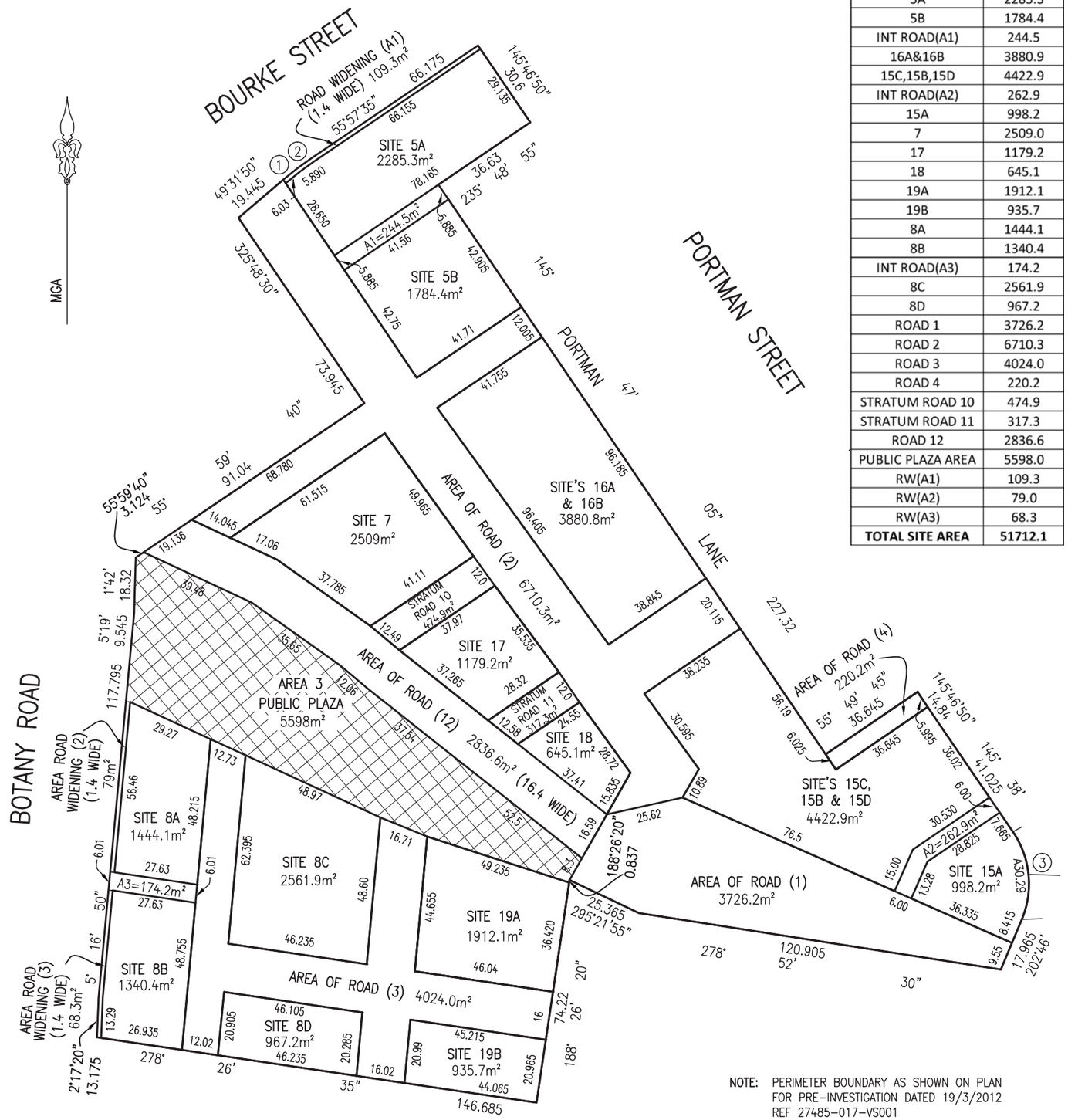
- 9 storey street frontage height, 6m secondary setback



2 Urban Context

Site Overview
Site Context
Constraints
Opportunities
Active Frontage
Wind Mitigation

2.1 Site Overview



SCHEDULE OF AREAS	AREA(m²)
5A	2285.3
5B	1784.4
INT ROAD(A1)	244.5
16A&16B	3880.9
15C,15B,15D	4422.9
INT ROAD(A2)	262.9
15A	998.2
7	2509.0
17	1179.2
18	645.1
19A	1912.1
19B	935.7
8A	1444.1
8B	1340.4
INT ROAD(A3)	174.2
8C	2561.9
8D	967.2
ROAD 1	3726.2
ROAD 2	6710.3
ROAD 3	4024.0
ROAD 4	220.2
STRATUM ROAD 10	474.9
STRATUM ROAD 11	317.3
ROAD 12	2836.6
PUBLIC PLAZA AREA	5598.0
RW(A1)	109.3
RW(A2)	79.0
RW(A3)	68.3
TOTAL SITE AREA	**51712.1**

DATE	BY	REVISION	ISSUE
11/12/12	TM	ADDITIONAL ROAD LOTS ADDED	B
23/10/12	TM	ADDITIONAL AREAS AND DISTANCES	A

X:\12JOBS\120913 Green Square\Concept Subdivision\120913_Concept Subdivision Plan.dwg

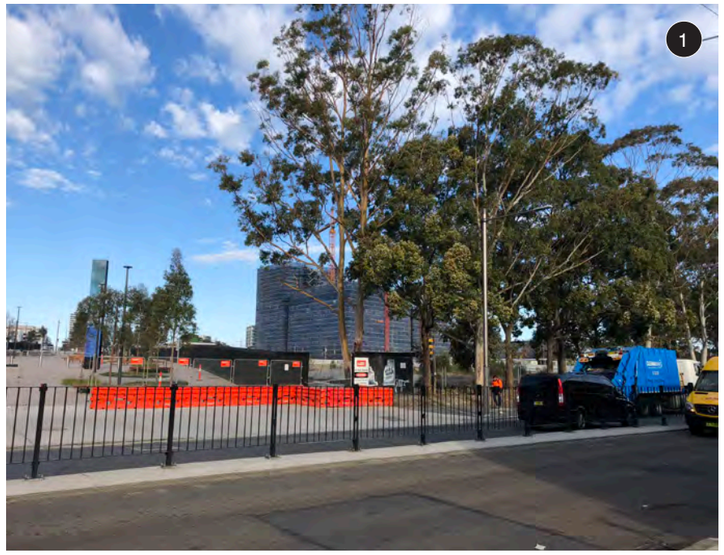
PLAN OF PROPOSED DEVELOPMENT SITES–GREEN SQUARE CONSORTIUM AND CITY OF SYDNEY PLANNING AGREEMENT
LOT 10 D.P.874704,
LOT Y D.P.413956,
LOT 1 D.P.628547

CONSULTING SURVEYORS
DENNY LINKER & CO.
SYDNEY
5th Floor 17 RANDLE STREET
SURRY HILLS N.S.W. 2010
PH. (02) 9212 4655 FAX (02) 9212 5254

RATIO: 1:1250
DATUM: A.H.D.
DRAWN: TM/WP
REF. No.: 120913
DATE 19.09.2012
ISSUE B
SHEET SIZE A3
DWG. I.D.:

SHED OF SHORT DISTANCES & ARC				
No.	BEARING	DIST	ARC	RADIUS
1	51°08'	5.95		
2	54°21'	5.95		
3	174°09'	29.03	30.265	30.43

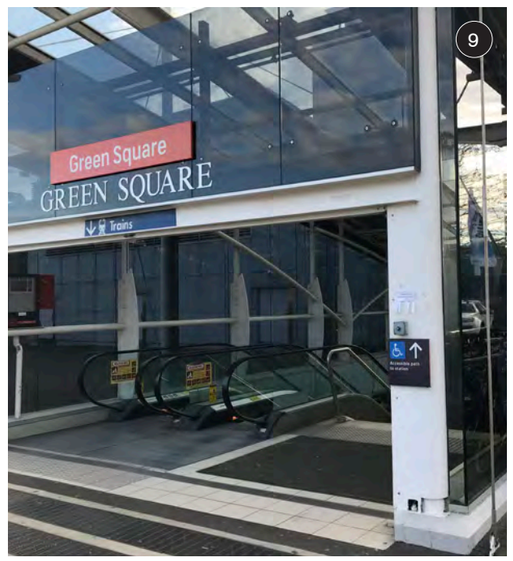
2.2 Site Context



Botany Road is a barrier to pedestrian movement and source of noise pollution



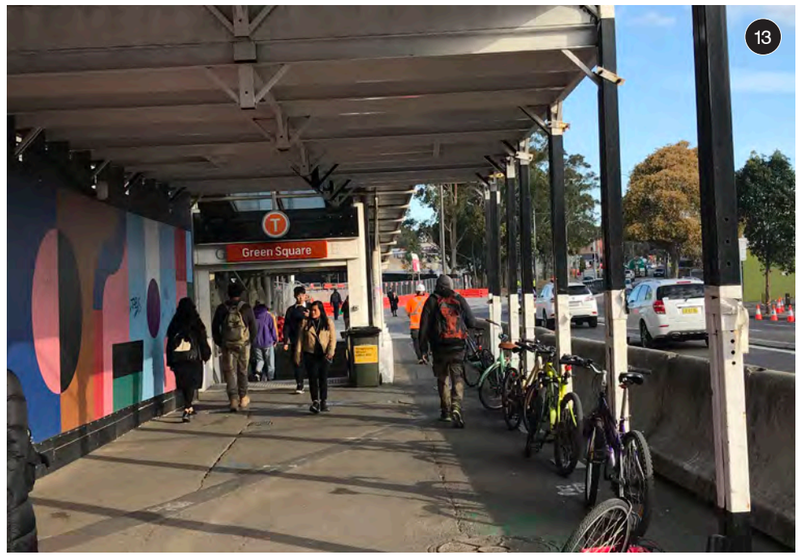
Relationship to neighbouring existing and future residential developments to be considered



Close walking proximity to Green Square Train Station



Close walking proximity to bus stops along Botany Road



Pedestrian underpass improves access across Botany Road to public transport



Existing vegetation provides buffer to Botany Road and softens urban edge. Potential opportunity to retain or reinstate vegetation buffer.

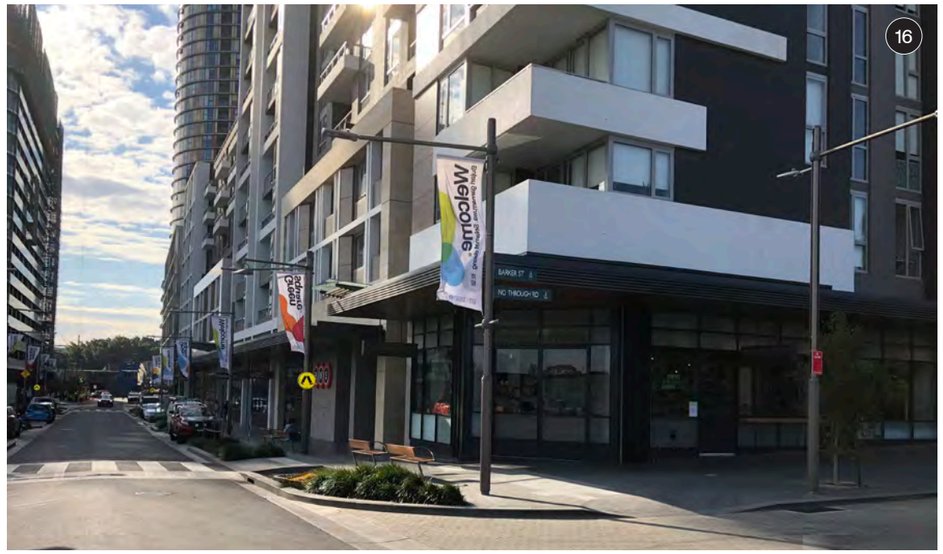
2.2 Site Context



15

Close walking proximity to important community infrastructure including Green Square Library and Town Square





16

Close walking proximity to day to day retail needs, cafe and dining use



17

Future signalised intersection at corner of Botany Road and Geddes Avenue reduces distance between crossing points improving pedestrian accessibility and safety



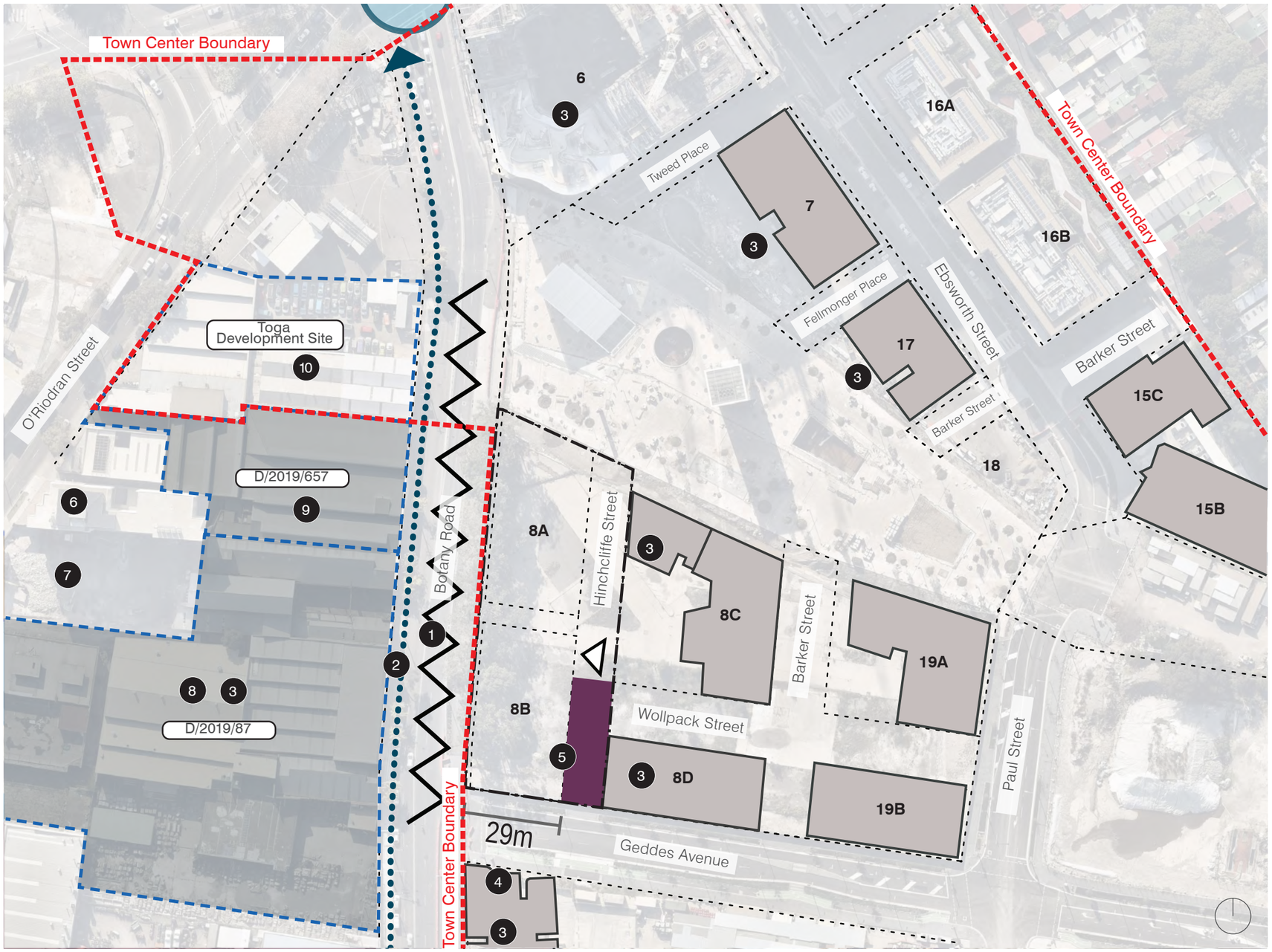
21

Proposed new road to connect Geddes Avenue with Bowden Street in Alexandria. It will include a separated cycleway, and provide better access for people walking and using public transport

<https://www.cityofsydney.nsw.gov.au/council/your-say/green-square-ashmore-connector-review-environmental-factors>

2.3 Constraints

1. Botany Road is a barrier to pedestrian movement and source of noise pollution
2. 500 metres (6 minute walk) between crossing points
3. Relationship to neighbouring future residential developments to be considered. Future development on the western side of Botany Road is zoned B7 Business Park with a maximum height limit of 40m.
4. Narrow block depth impacts development potential
5. Limited choice for vehicle access
6. 16 O'Riordan Street: Demolition of the existing factory and workshop and construction of an 8 storey building for use as hotel accommodation
7. 18 O'Riordan Street: Demolition of existing car service centre, site remediation and construction and use of an 8 storey hotel
8. 338 Botany Road (D/2019/87): St George Community Housing - Stage 1 consent in 2019 for 10 storey community housing building
9. 326-328 Botany (D/2019/657): Stage 1 consent in 2020 for 10 storey / 40m commercial building. Design comp won by Cox in Dec 2020, Stage 2 DA not yet lodged
10. Toga Development Site: Sites 2,3,4. Design comp won by Bates Smart in Mar 2021, Stage 2 DA not yet lodged.



Constraints Mapping

2.4 Opportunities

11 Close walking proximity to Green Square Train Station

12 Close walking proximity to bus stops along Botany Road

13 Pedestrian underpass improves access across Botany Road to public transport

14 Existing vegetation provides buffer to Botany Road and softens urban edge. Potential opportunity to retain or reinstate vegetation buffer.

15 Close walking proximity to important community infrastructure including Green Square Library and Town Square

16 Close walking proximity to day to day retail needs, cafe and dining use

17 Future signalised intersection at corner of Botany Road and Geddes Avenue reduces distance between crossing points improving pedestrian accessibility and safety

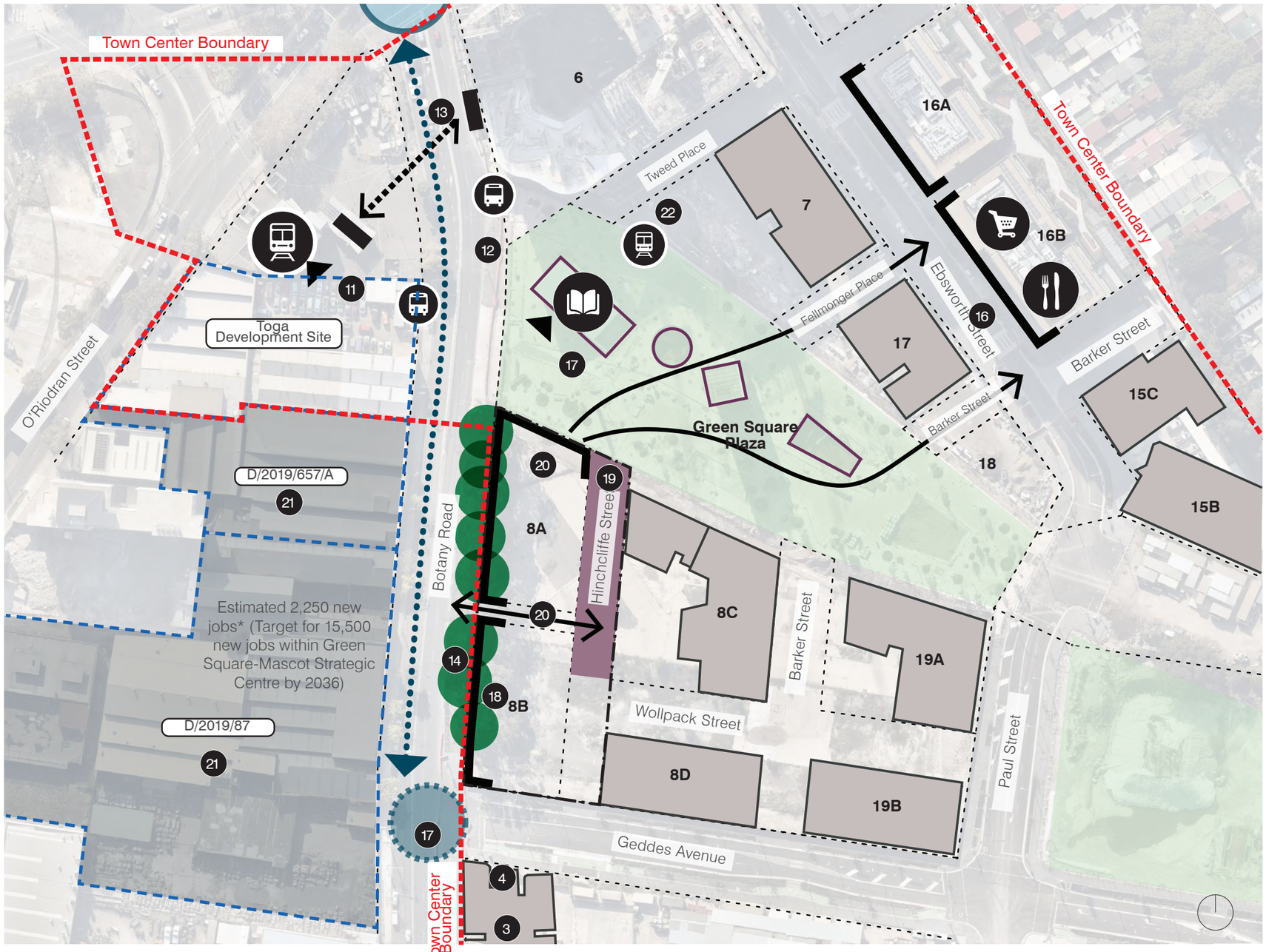
18 Opportunity to introduce active retail tenancies fronting public square and Botany Road

19 Pedestrian prioritised lane enhances pedestrian amenity and safety surrounding development

20 Future through-site link ensures pedestrian permeability along length of block

21 Land to the west of Botany Road form part of the Southern Employment Lands. Opportunity to provide land uses that complement this future role

22 Future potential Light Rail Stop located in Green Square Plaza.



Opportunities Mapping

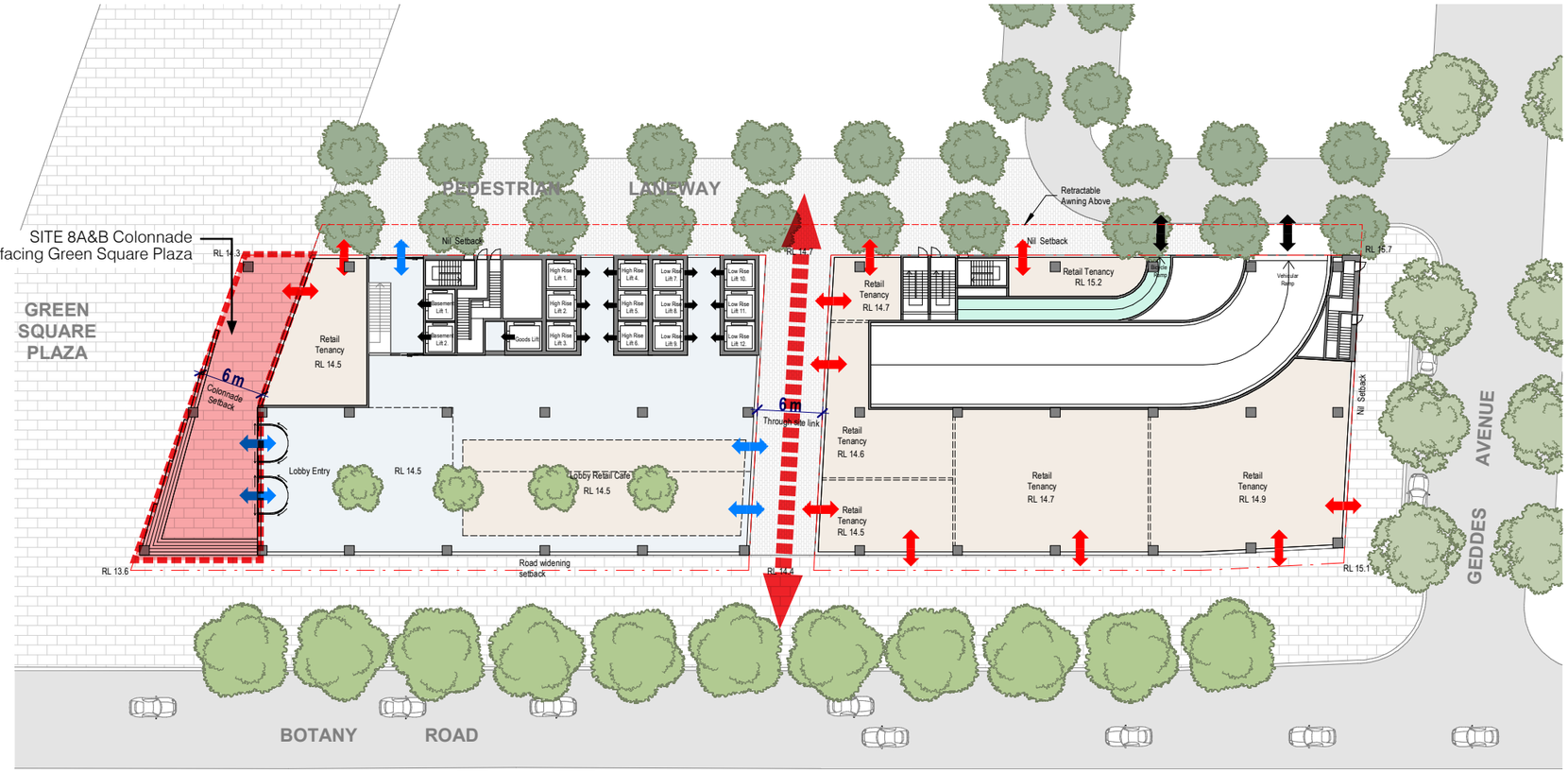
2.5 Active Frontage

Green Square Town Centre consists of a high quality public domain to be used by the general community for active and passive recreation, living and working purposes.

Aligning to council's future urban vision, active frontages for site 8A & 8B will contribute to the liveliness and vitality of streets by maximising entries or display windows to shops and/or food and drink premises or other uses, customer service areas and activities which provide pedestrian interest and interaction.

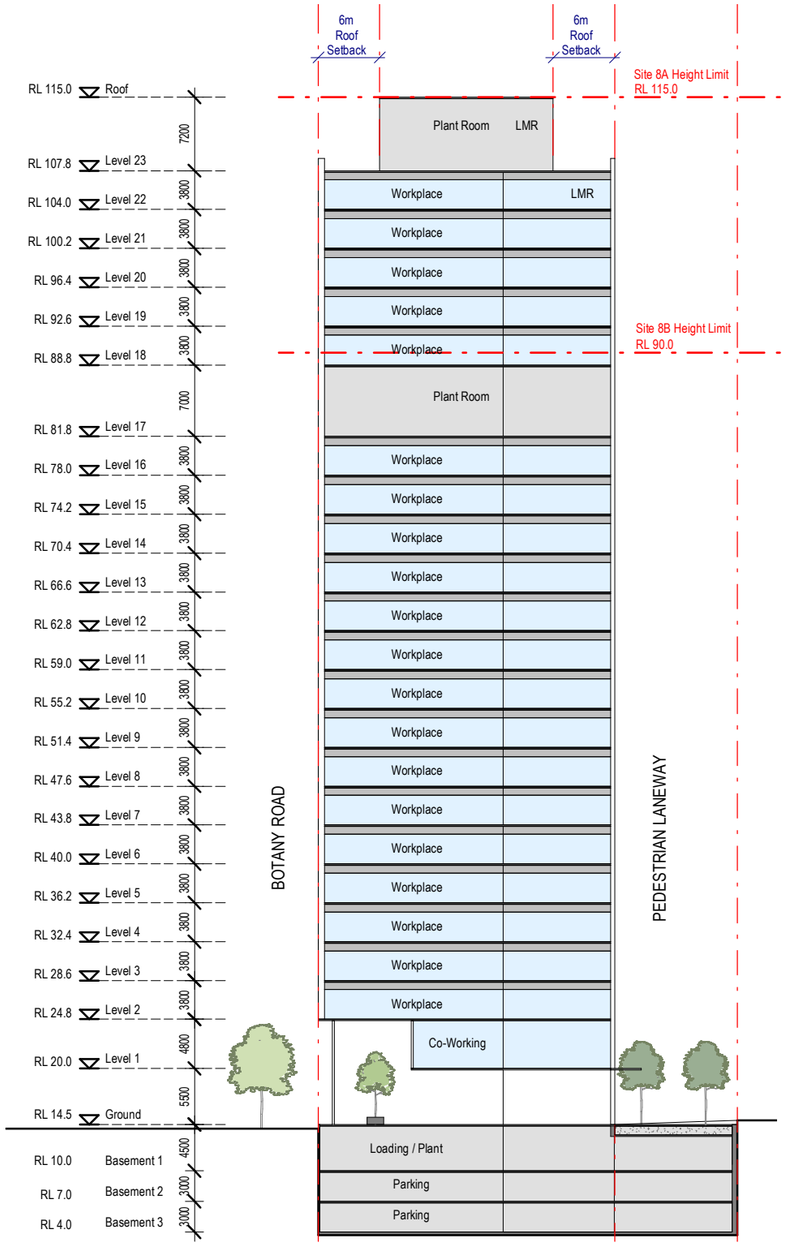


Green Square Town Centre DCP 2012 (Page 50)

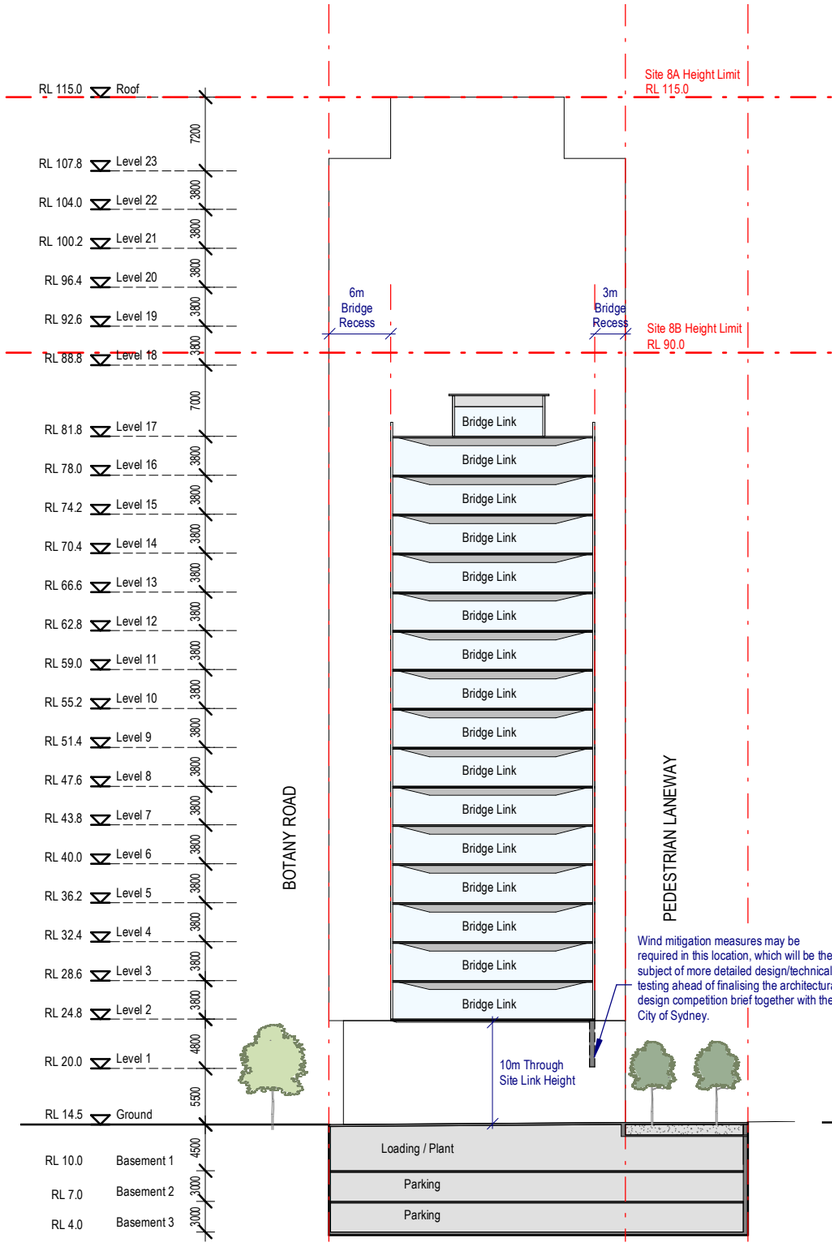


Site 8A & 8B Public Domain Plan showing Active Frontages and Colonnade facing Green Square Plaza.

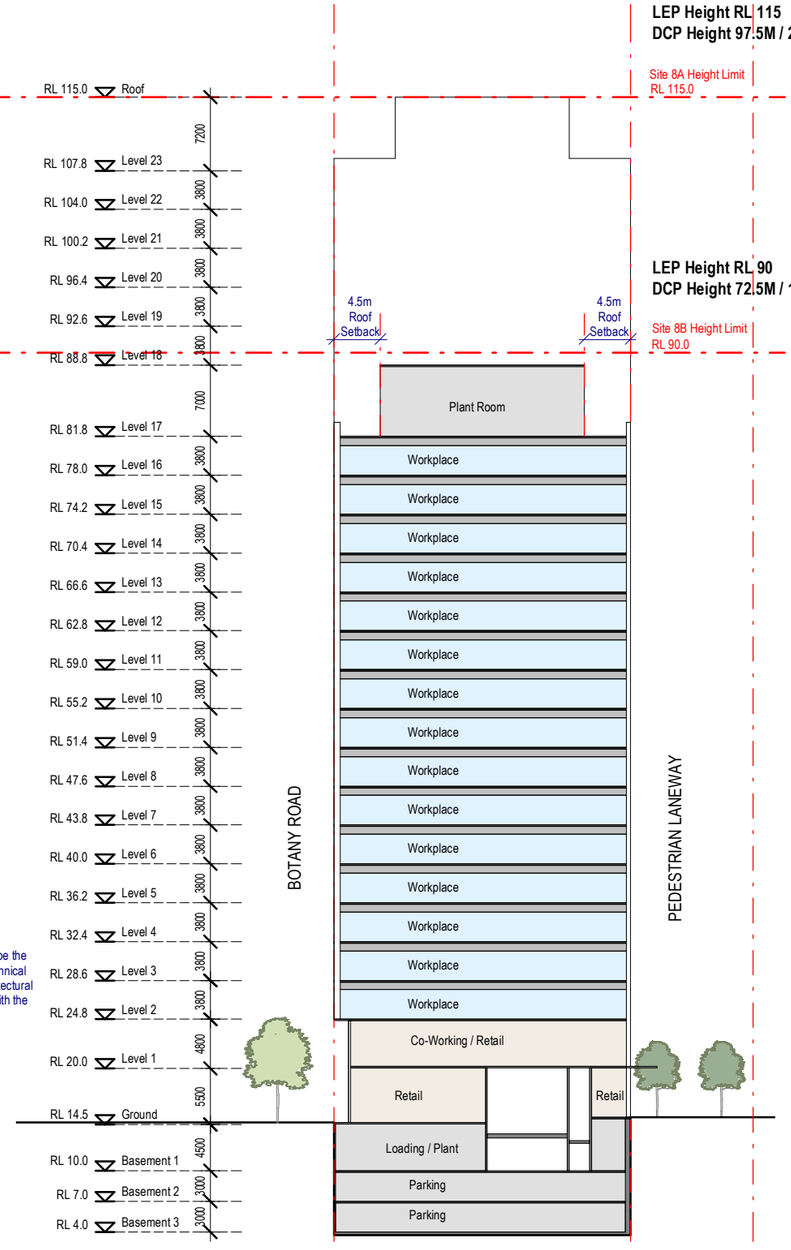
2.6 Wind Mitigation



2 Complying DCP - Section 2
SCALE: 1 : 600



3 Complying DCP - Section 3
SCALE: 1 : 600



4 Complying DCP - Section 4
SCALE: 1 : 600

3 Bridge Spatial Study

Bridge Study
Visual Impact Analysis
Precedent Images

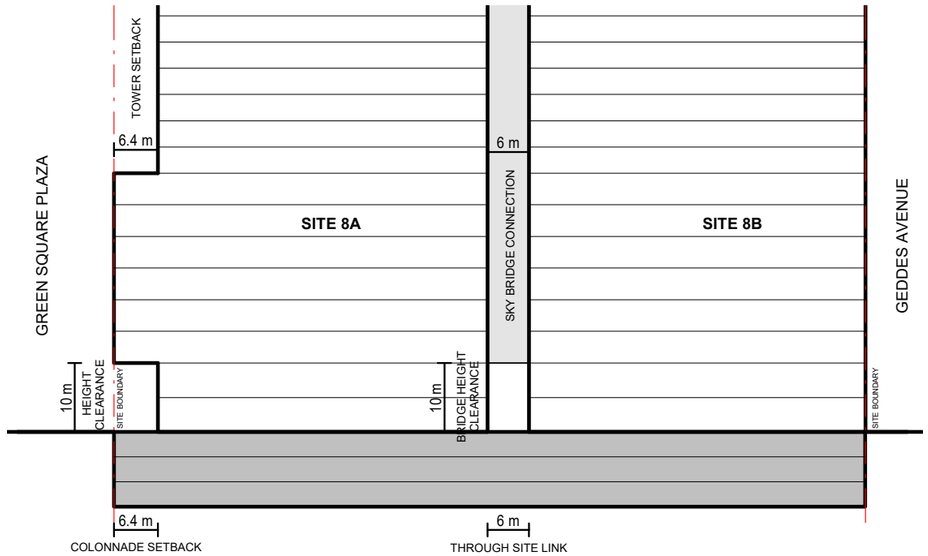
3.1 Bridge Study

The pursuit of a wider bridge connection –from 3m to 20m, allows the two buildings to function as a large contiguous floor plate with improved internal amenity.

• There is strong tenant demand for larger plates in this location, with appropriate economic justification to be provided.

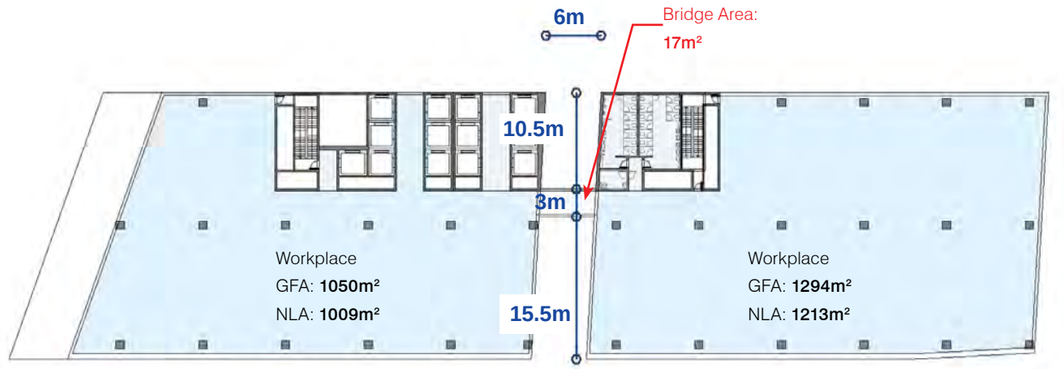
• This arrangement would provide Mirvac with greater flexibility in the marketplace, which would directly contribute to viability for this development to proceed.

• Any additional GFA would result in either a reduced height, increased public circulation at ground level, or façade articulation to the north or south elevations – subject to further discussion with Council.

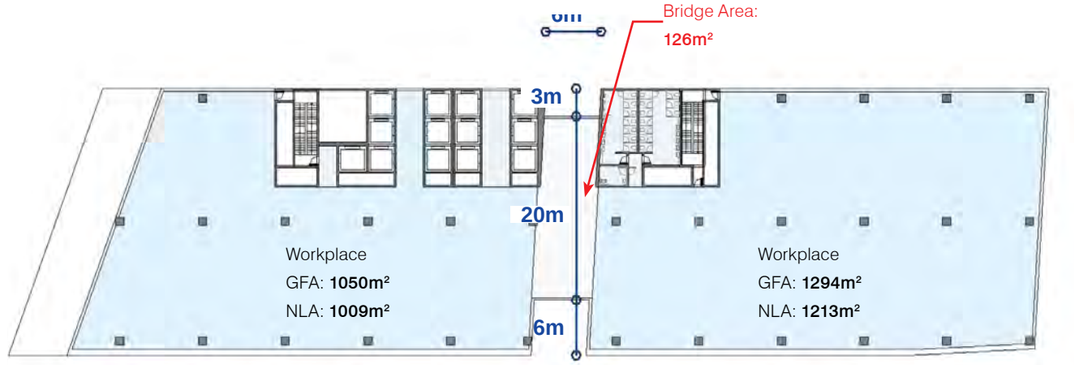


Site 8A & 8B Long Section

There is no impact to the appearance of the envelope's longitudinal section between the 3 meter and 20 meter width.



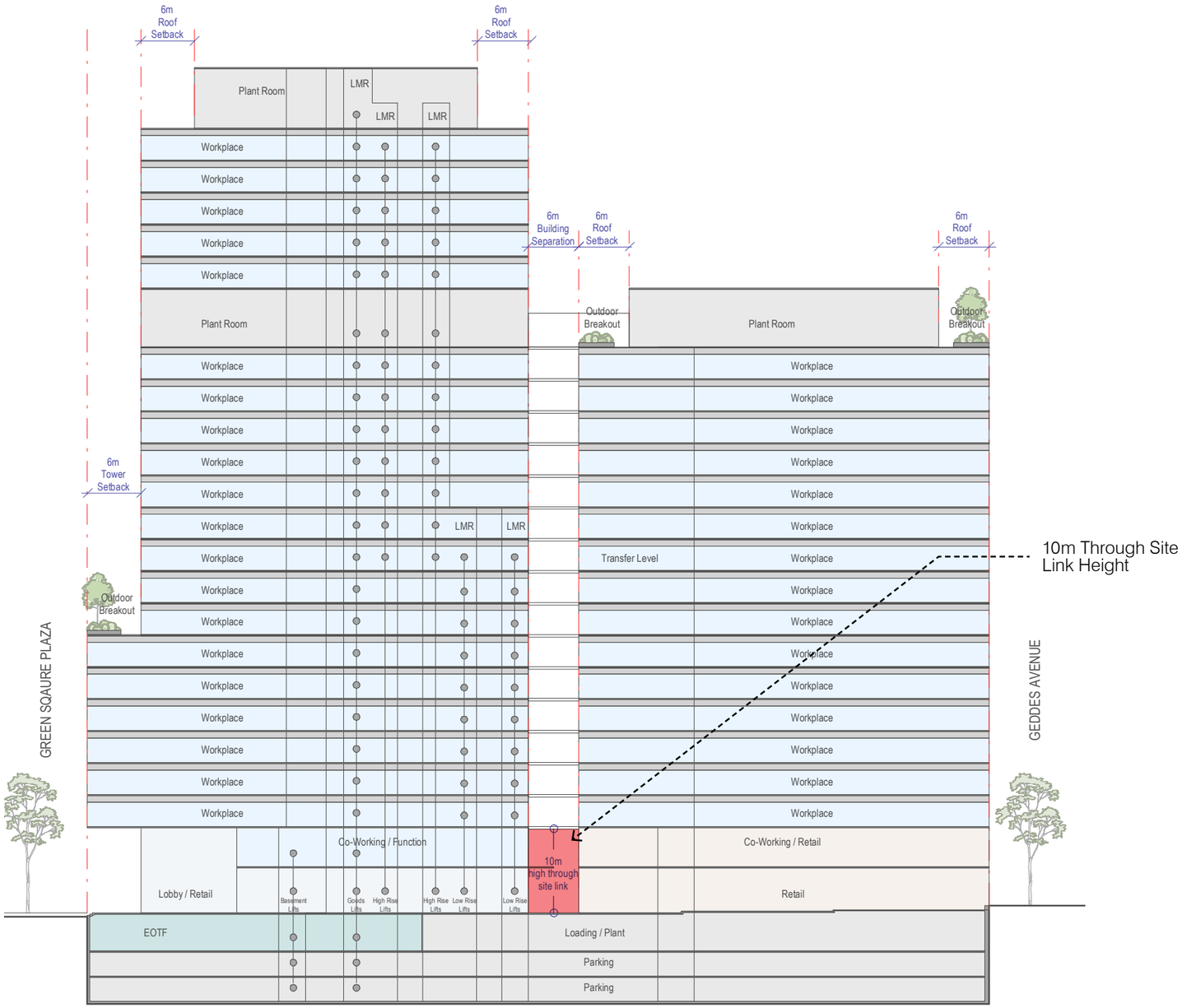
DCP Compliant - 3m Wide Bridge



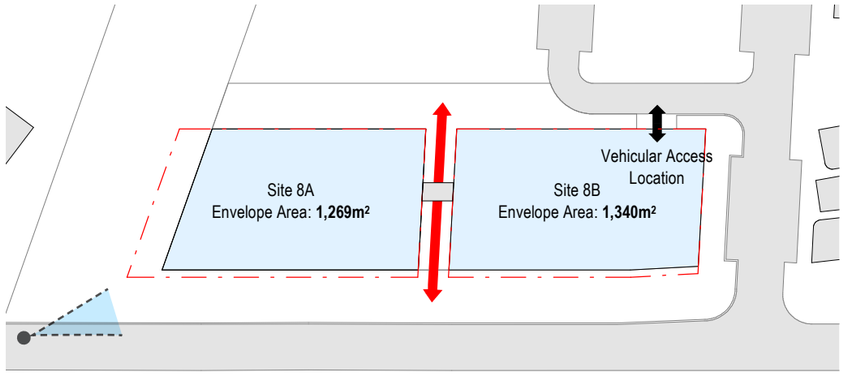
Proposed - 20m Wide Bridge

DCP	3m Bridge	Combined GFA: 46,226m² Combined NLA: 41,743m²
Proposed	20m Bridge	Combined GFA: 47,816m² Combined NLA: 43,378m²

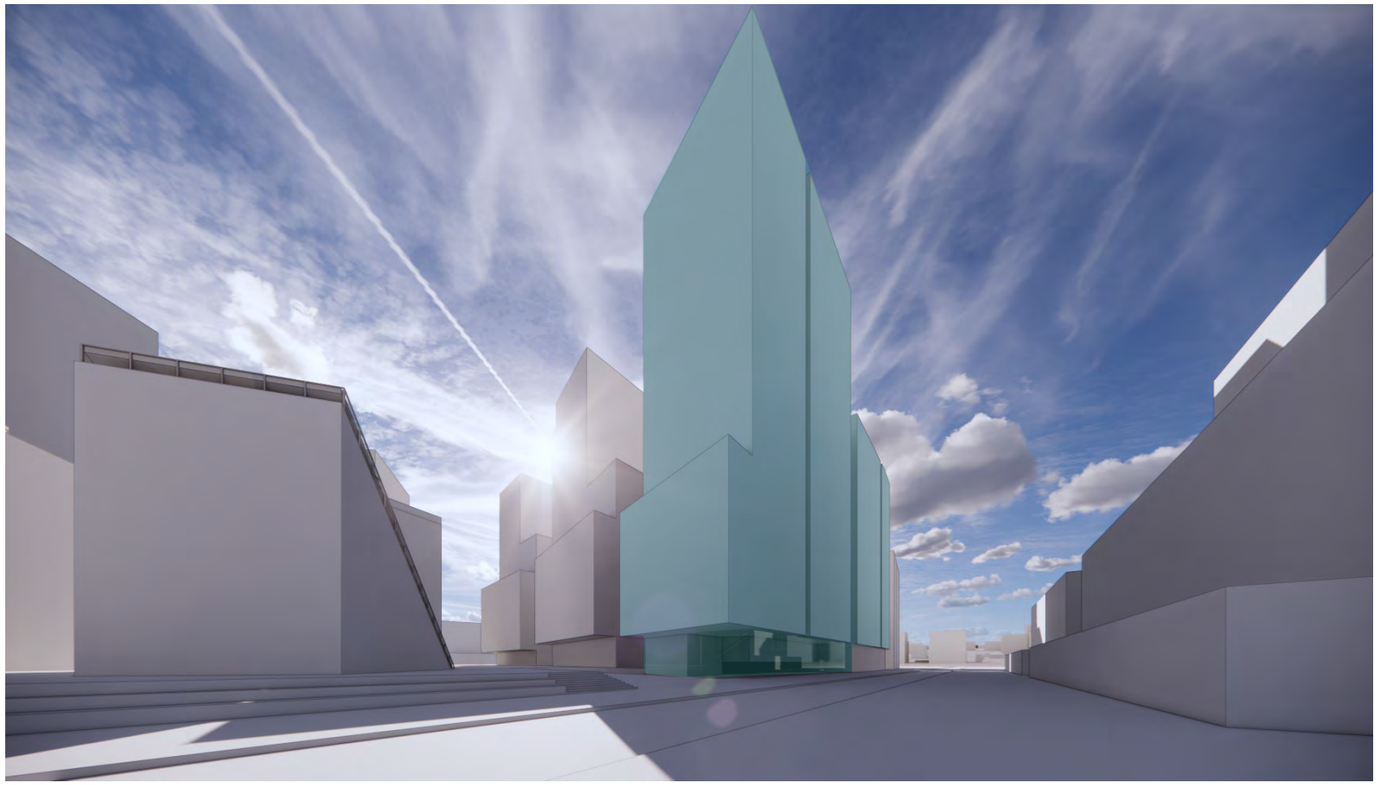
3.1 Bridge Study


6m Roof Setback
6m Roof Setback
Plant Room
LMR
LMR
LMR
Workplace
Workplace
Workplace
Workplace
Workplace
Plant Room
6m Building Separation
6m Roof Setback
6m Roof Setback
Outdoor Breakout
Plant Room
Outdoor Breakout
Workplace
Workplace
Workplace
Workplace
Workplace

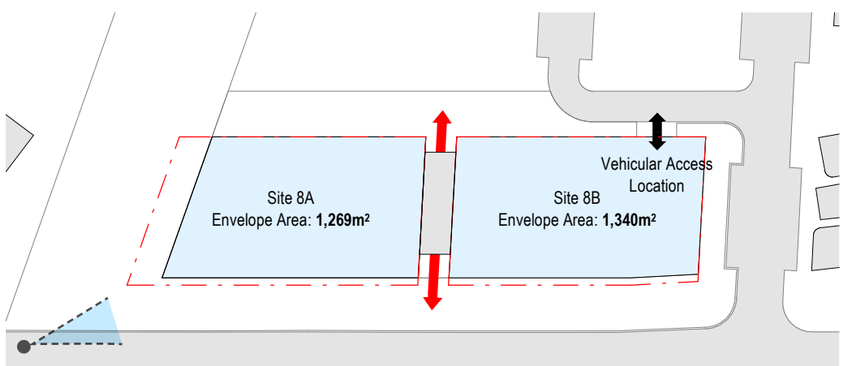
3.2 Visual Impact Analysis - Botany Road (Looking South)



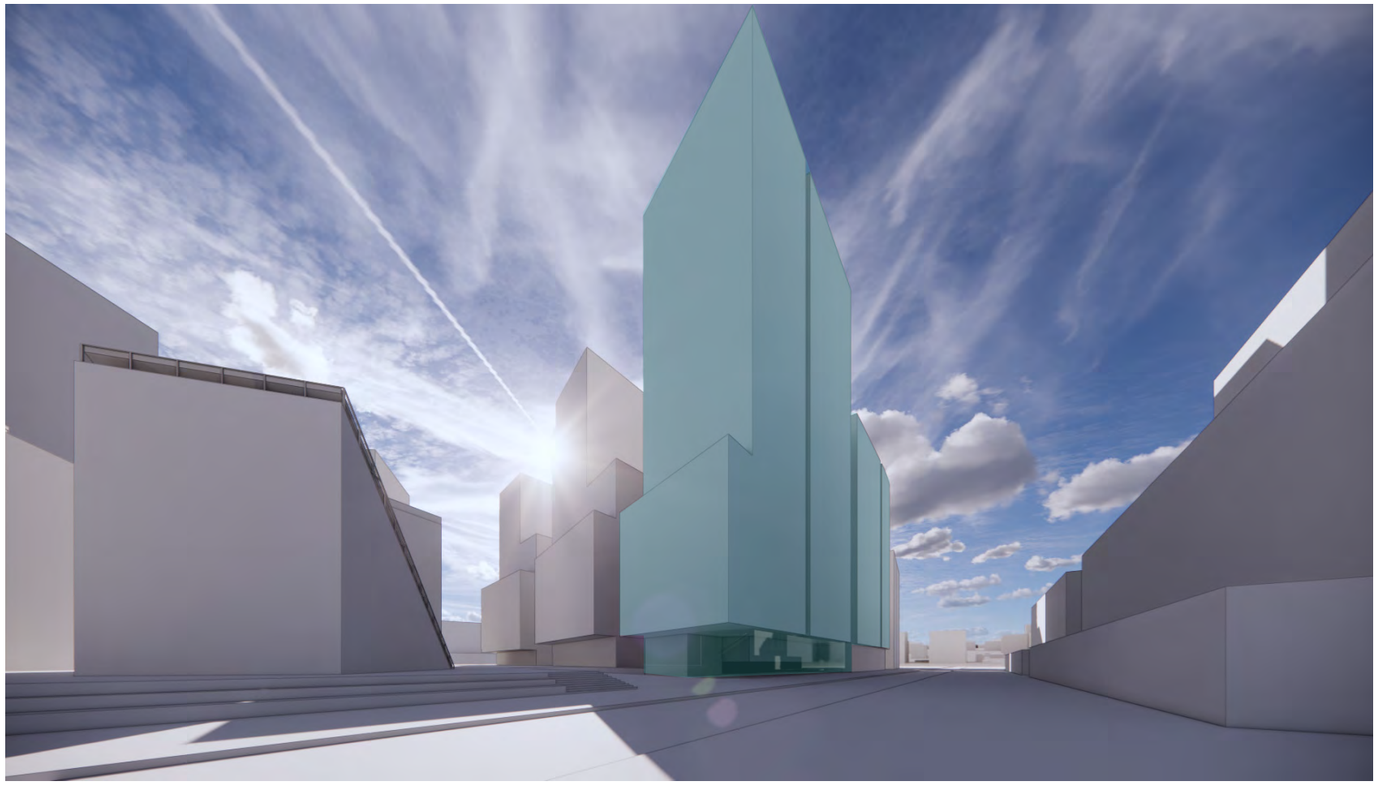
3m Long Bridge Key Plan



1. 3m Bridge: Botany Road - Looking South

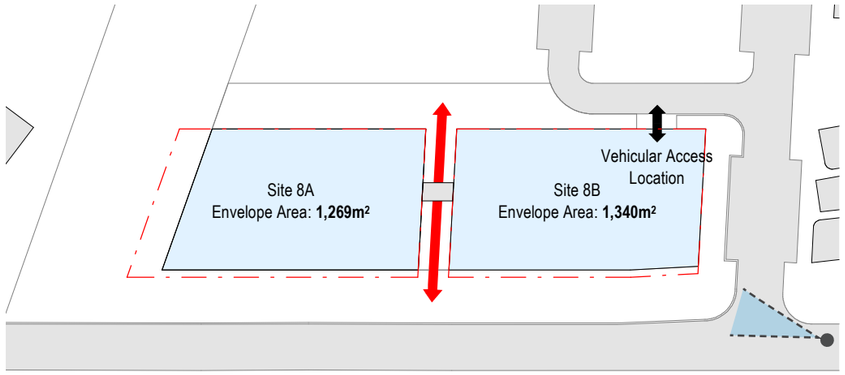


20m Long Bridge Key Plan

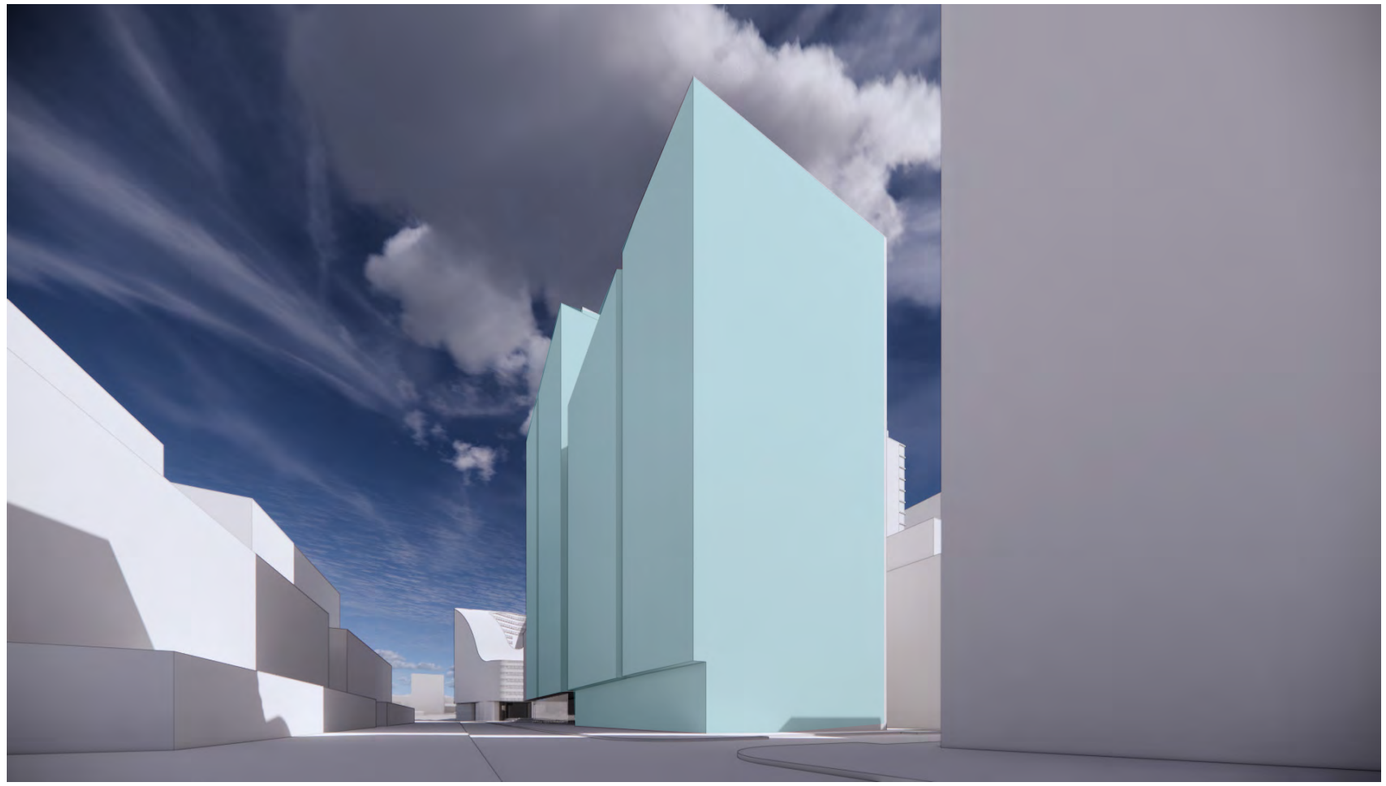


2. 20m Bridge: Botany Road - Looking South

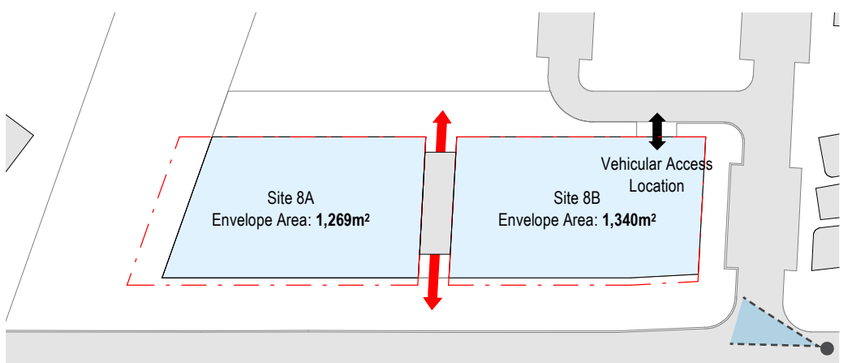
3.2 Visual Impact Analysis - Botany Road (Looking North)



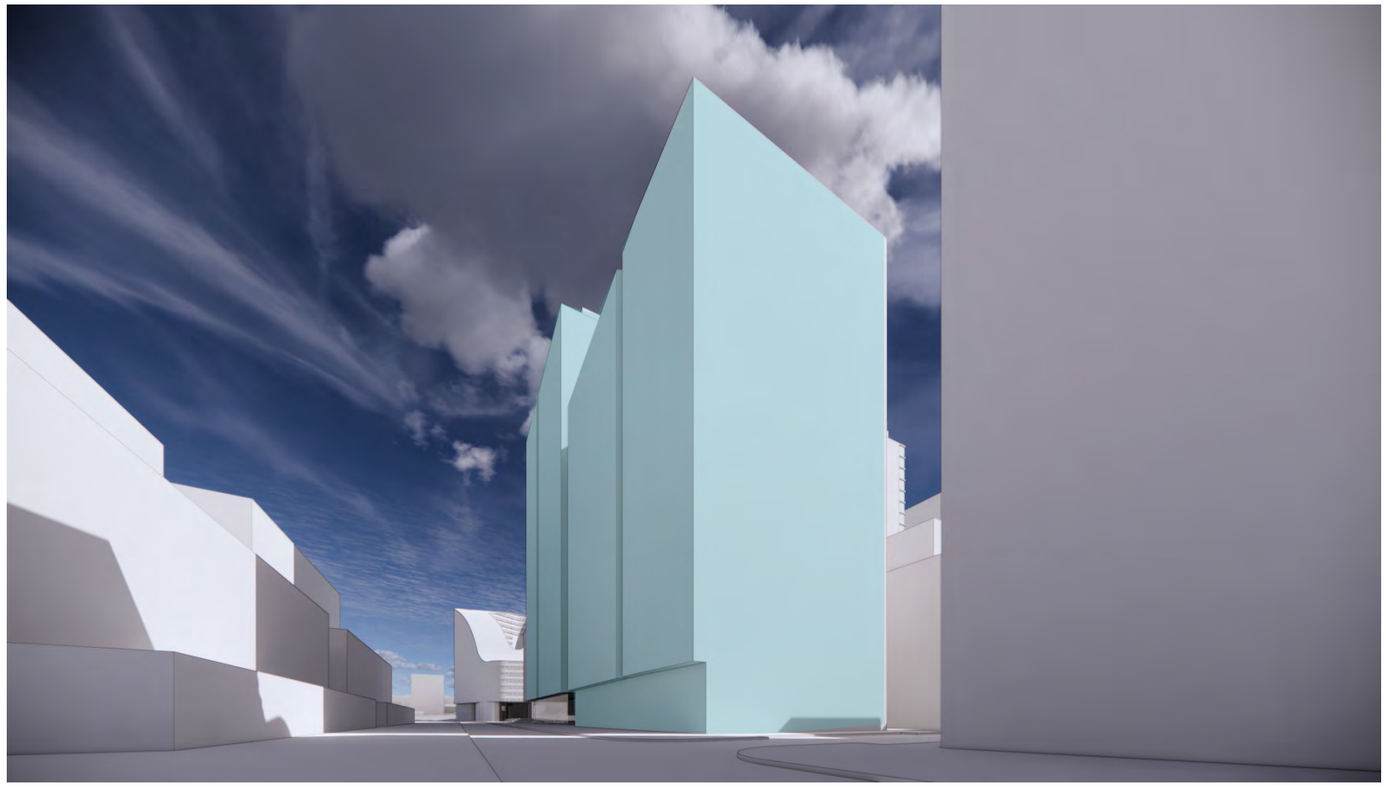
3m Long Bridge Key Plan



1. 3m Bridge: Botany Road - Looking North

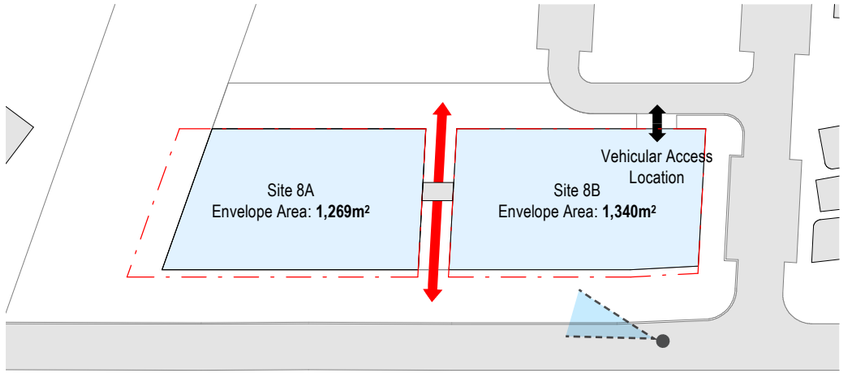


20m Long Bridge Key Plan

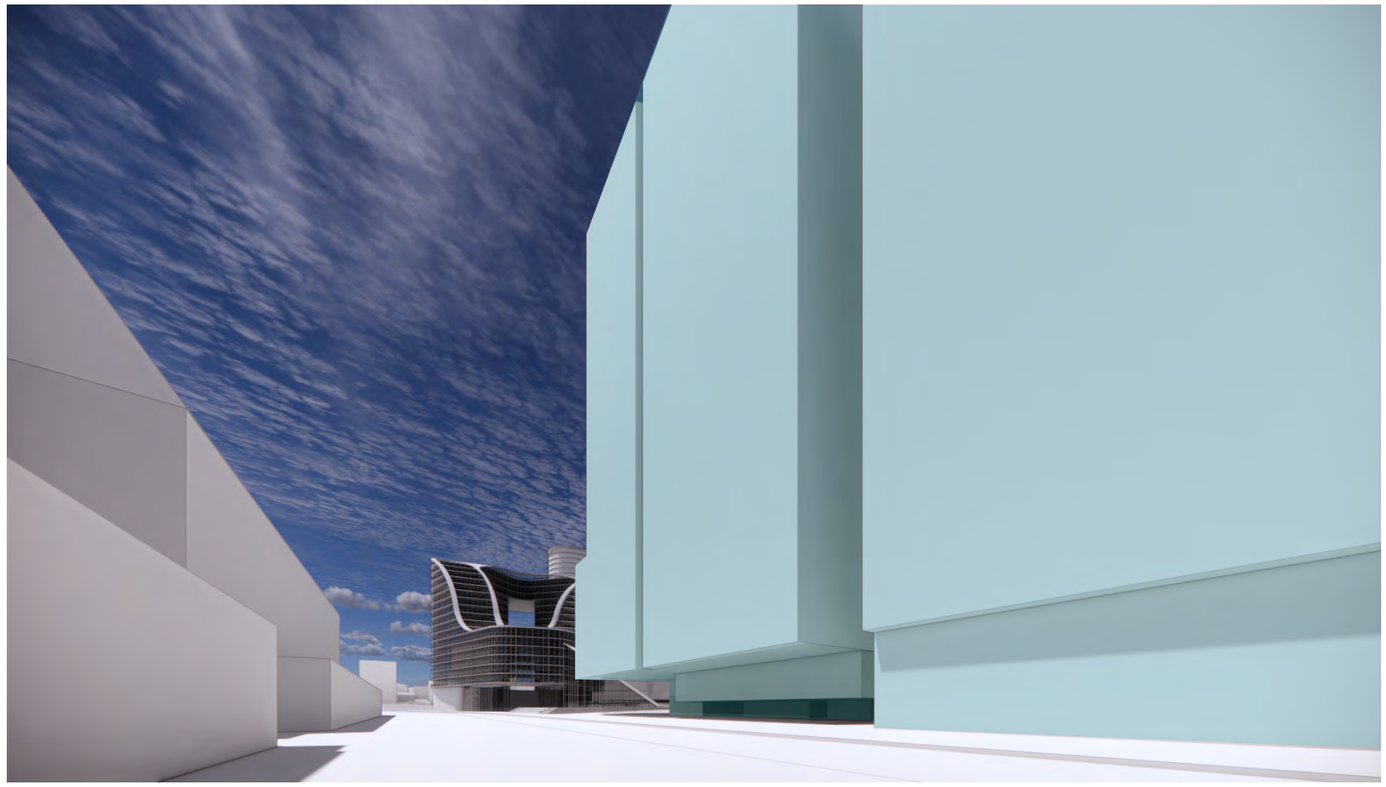


2. 20m Bridge: Botany Road - Looking North

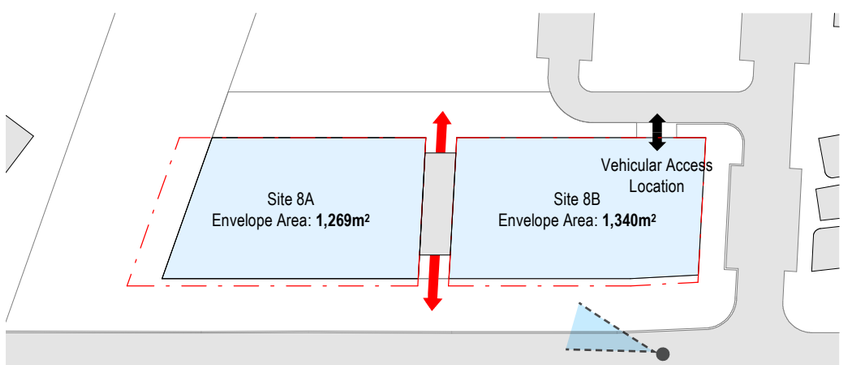
3.2 Visual Impact Analysis - Botany Road (Looking North)



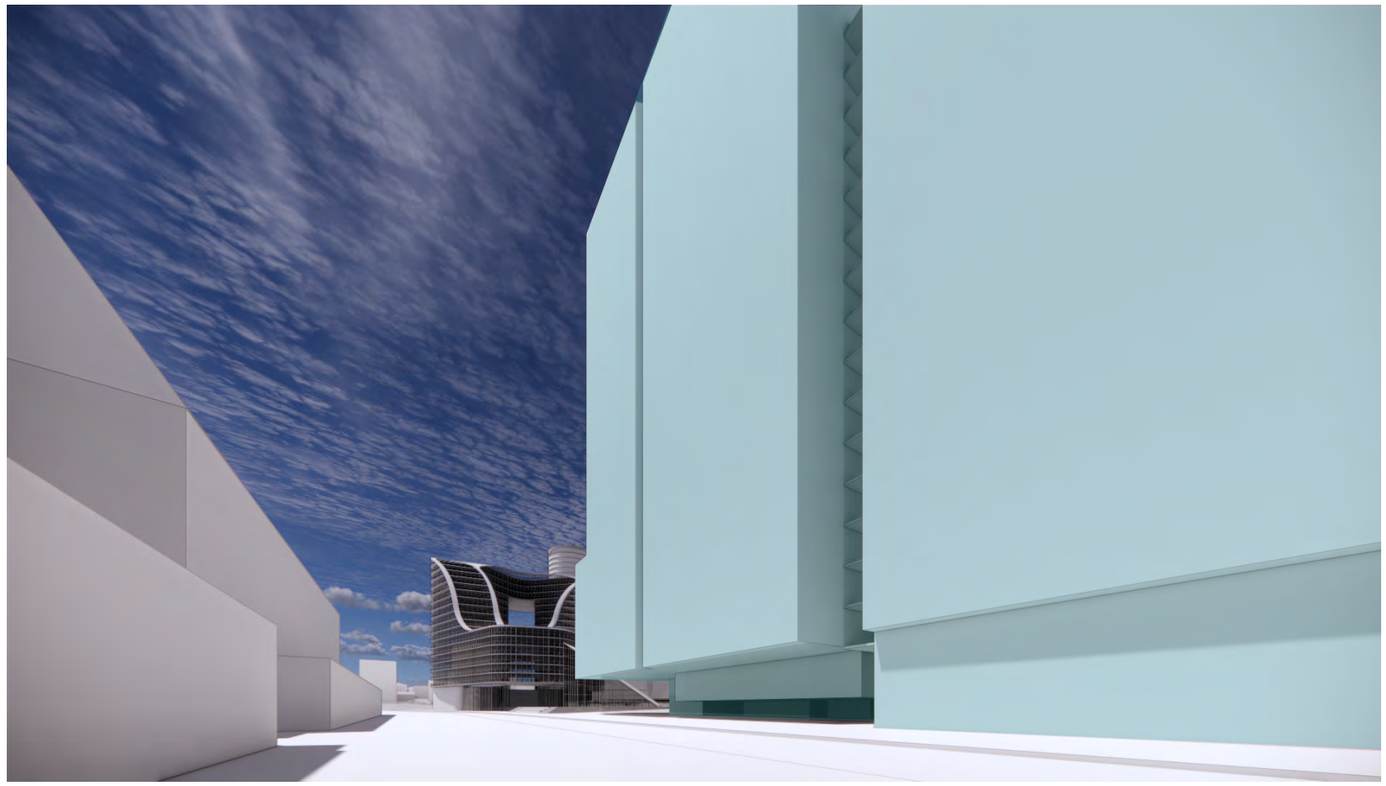
3m Long Bridge Key Plan



1. 3m Bridge: Botany Road - Looking North

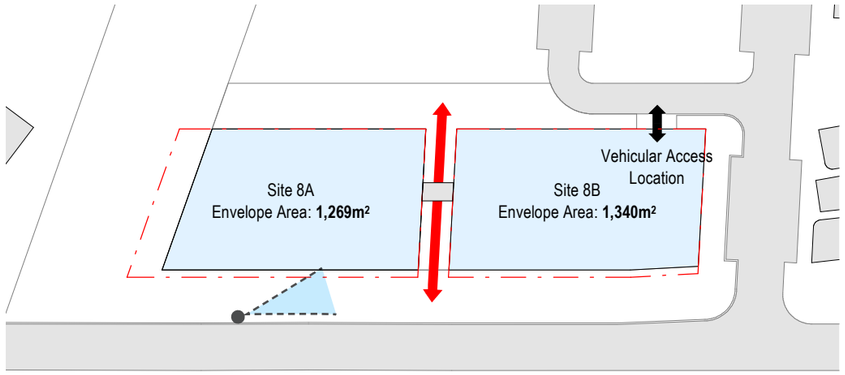


20m Long Bridge Key Plan

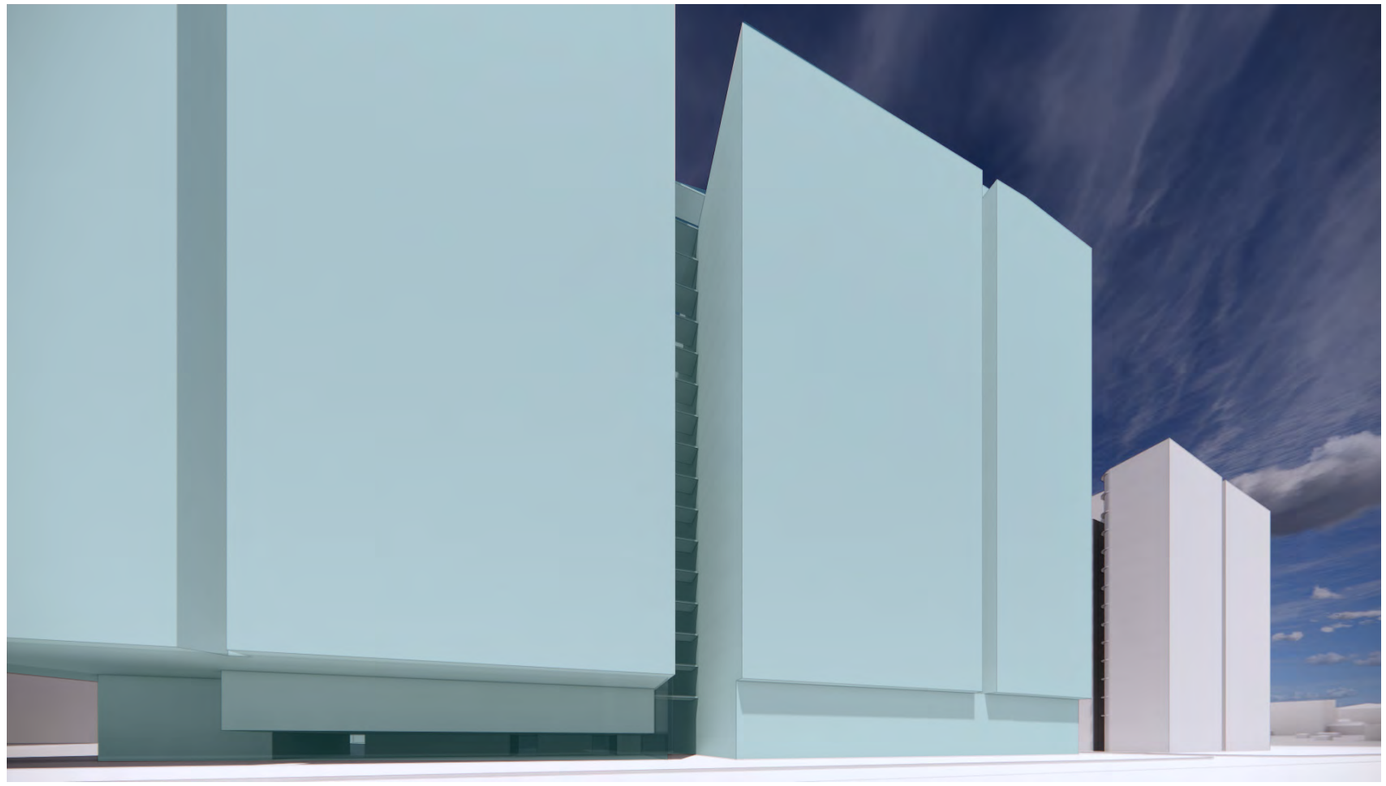


2. 20m Bridge: Botany Road - Looking North

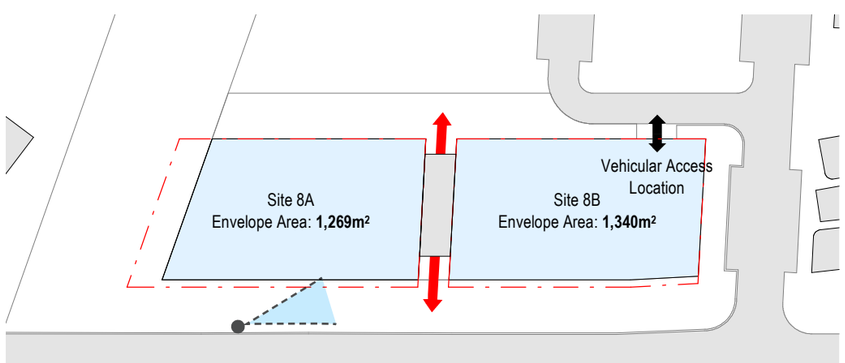
3.2 Visual Impact Analysis - Botany Road (Looking South)



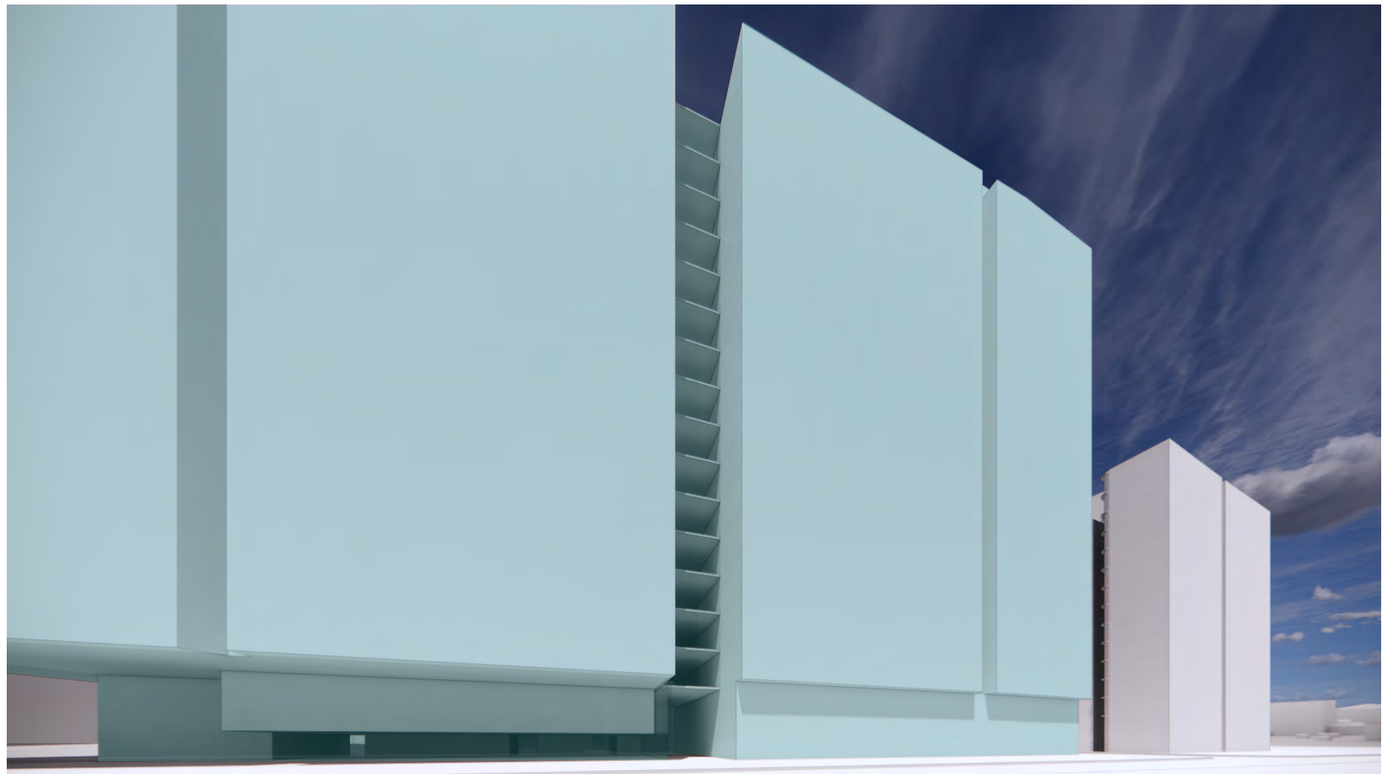
3m Long Bridge Key Plan



1. 3m Bridge: Botany Road - Looking South

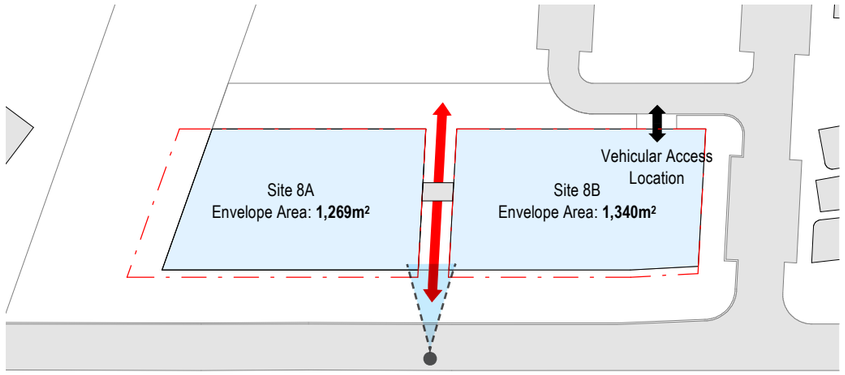


20m Long Bridge Key Plan

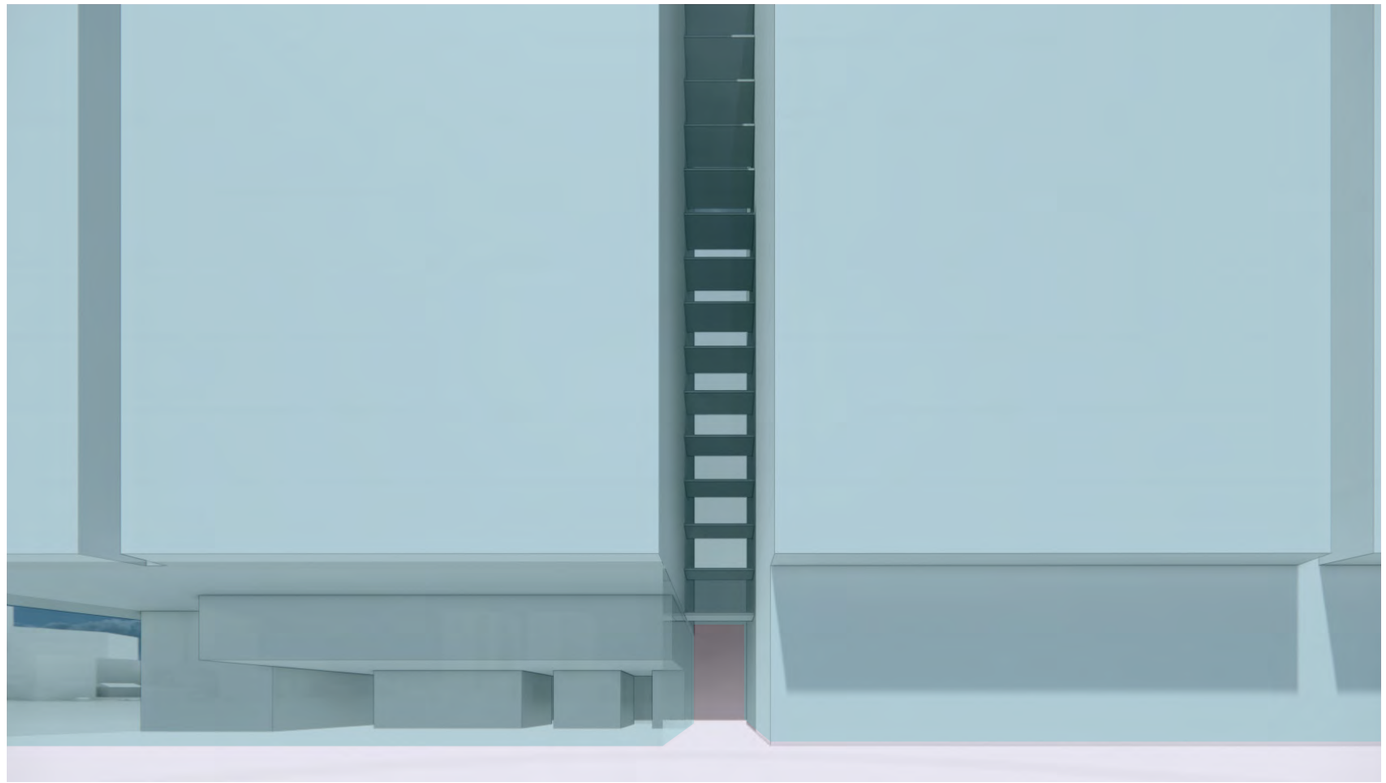


2. 20m Bridge: Botany Road - Looking South

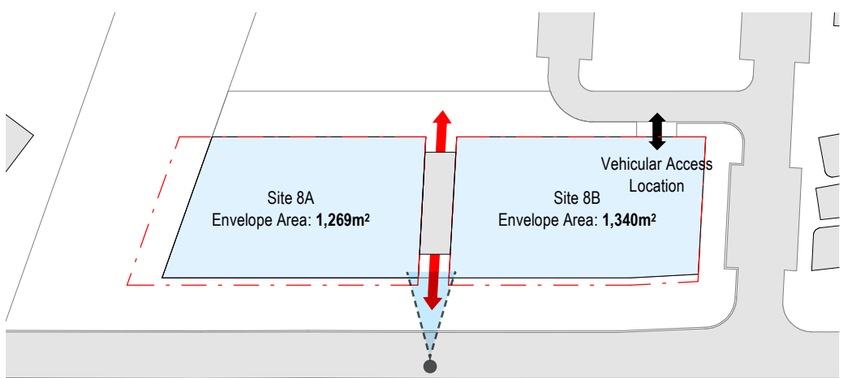
3.2 Visual Impact Analysis - Botany Road (Through-Site Link)



3m Long Bridge Key Plan



1. 3m Bridge: Botany Road - Through Site Link



20m Long Bridge Key Plan

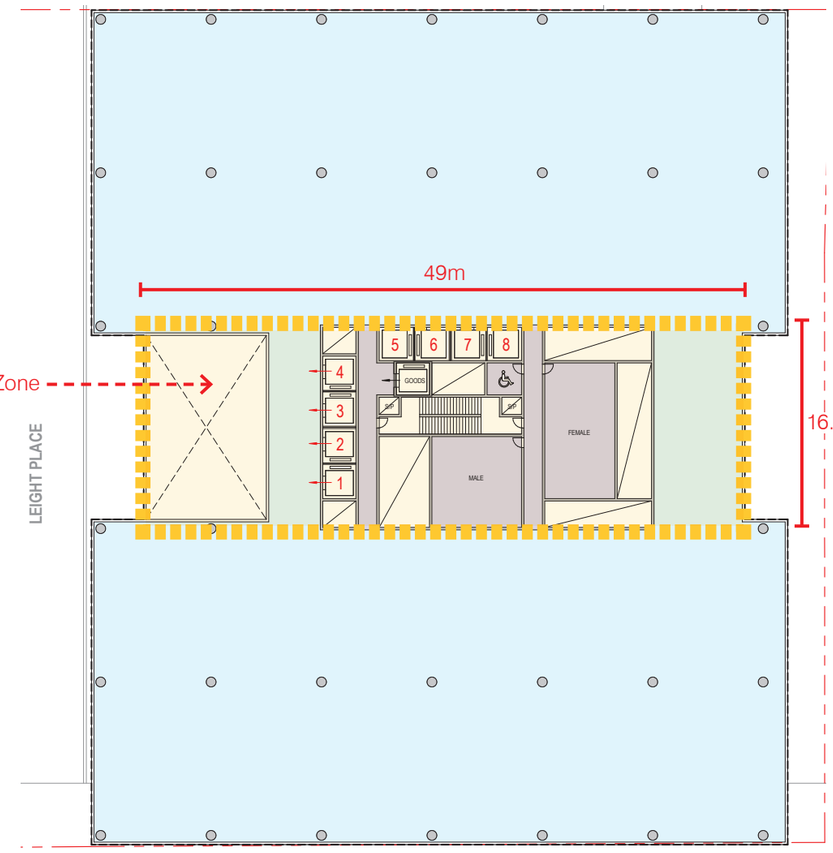


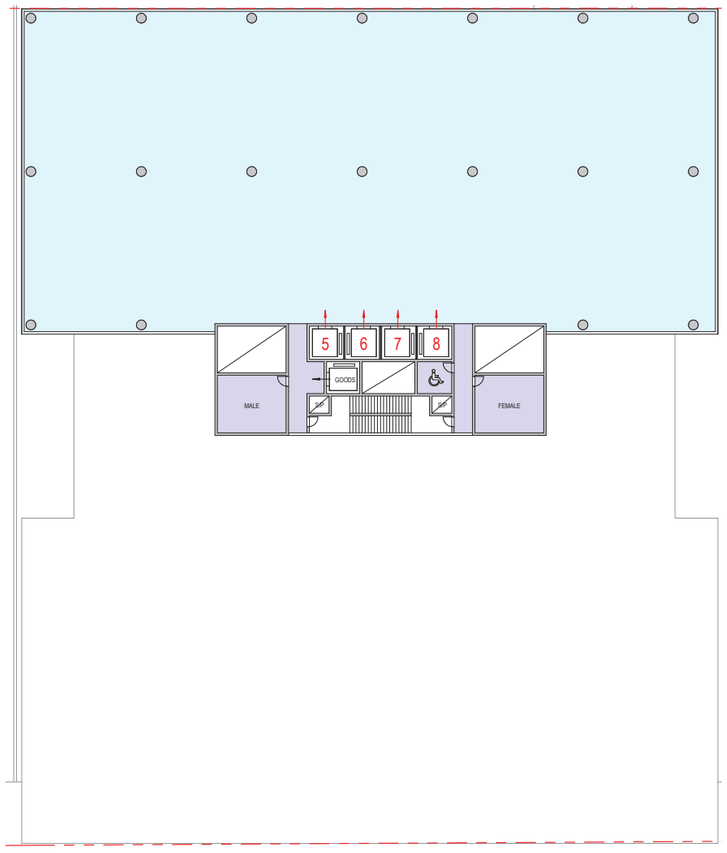
2. 20m Bridge: Botany Road - Through Site Link

3.3 Precedent Images - Floor Plate Study / 3 PSQ Parramatta



Project Details
Client: Charter Hall
Location: Parramatta, NSW
Completed: 2015 (design competition)





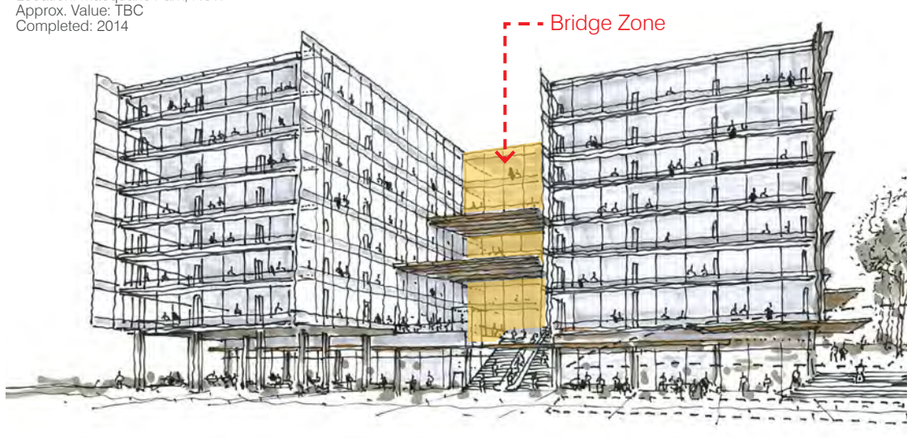
(Left)
Typical Podium Floor Plan

(Right)
Typical Tower Floor Plan

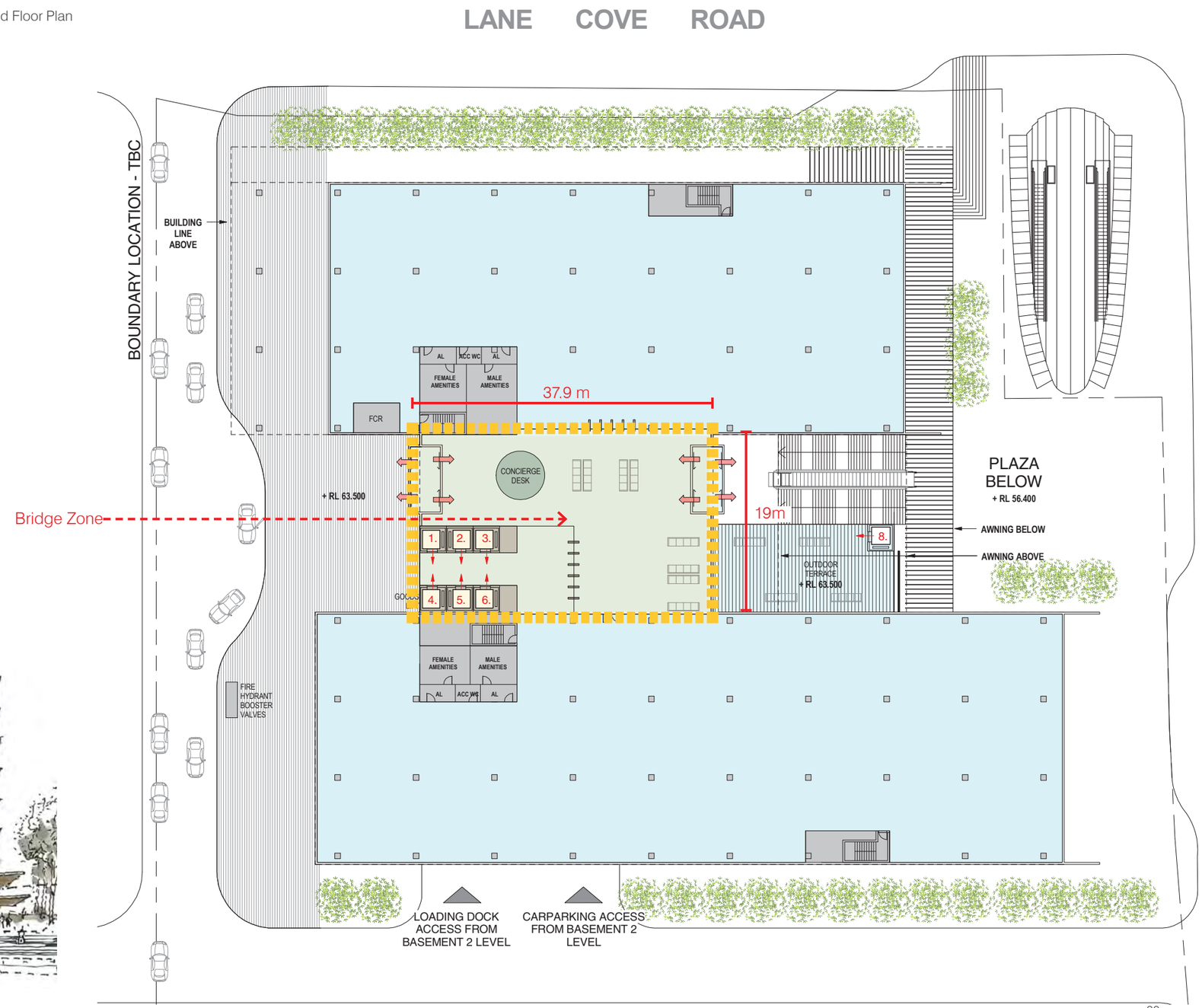
3.3 Precedent Images - Floor Plate Study / 271 Lane Cove Road Macquarie Park



Project Details
Client: Mirvac
Location: Macquarie Park, NSW
Approx. Value: TBC
Completed: 2014

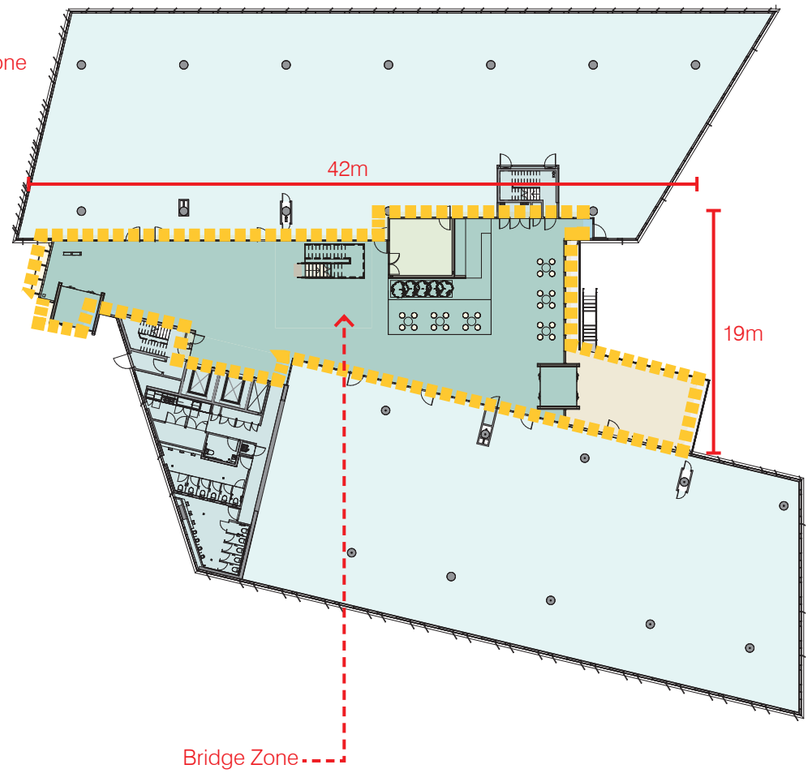


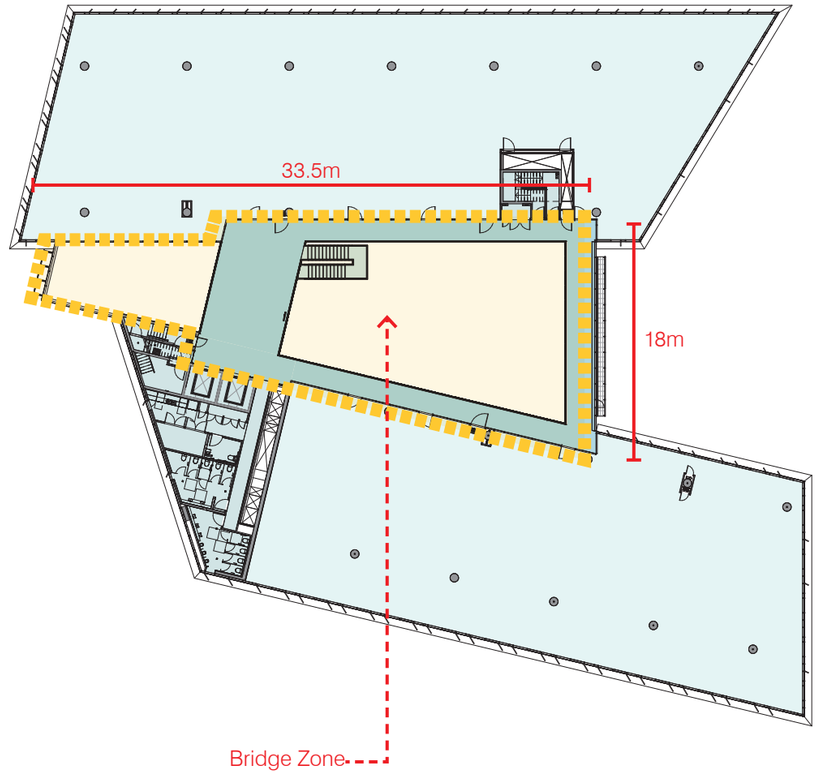
Ground Floor Plan



3.3 Precedent Images - Floor Plate Study / Werrington Park Corporate Centre Penrith







Project Details
Client: Western Sydney University
Location: Penrith, NSW
Approx. Value: $23m
Completed: 2016

(Left)
Ground Floor Plan

(Right)
Level 2 Plan



4 Building Form & Articulation

GFA Surplus
GFA Distribution Opportunities

4.1 GFA Surplus - Reference Design (20m wide bridge)

Site Area 8A + 8B:	4,322	m^2
Permissible FSR 0.3:1	1,297	m^2
Permissible Bonus GFA	44,400	m^2
Total Permissible GFA	**45,697**	**m^2**

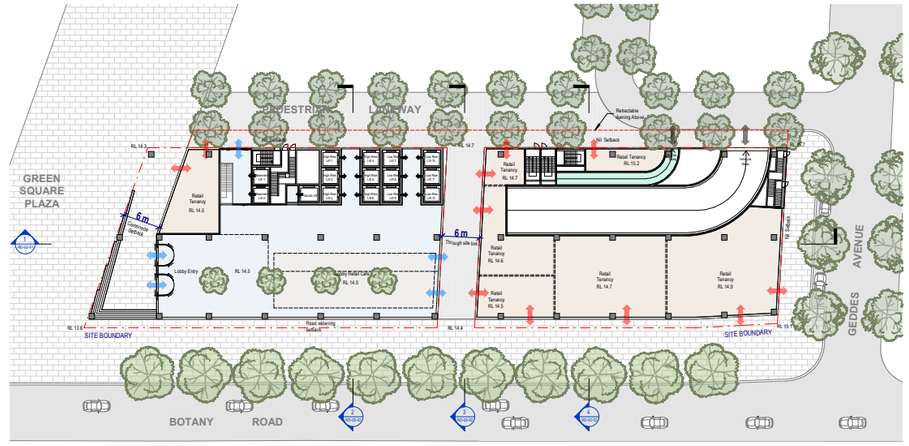
Development Summary	
Achieved GBA	**69,782 m^2**
Achieved GFA	**47,816 m^2**
Achieved FSR	**11.06 :1**
Achieved Parking	**211 spaces**

Surplus GFA will be subtracted from developed scheme to allow for building from articulation and architectural expression. Total permissible GFA = 45,697m2

Surplus GFA **2,119 m^2**

Type	Height (m)	RL	GBA (m^2)	EOTF (m^2)	No. Carspaces
Basement 3 - Parking	3	4	3877		87
Basement 2 - Parking	3	7	3877		88
Basement 1 - Parking/EOTF	4.5	10	3877	322	23
Total	**10.5**		**11630**	**322**	**211**

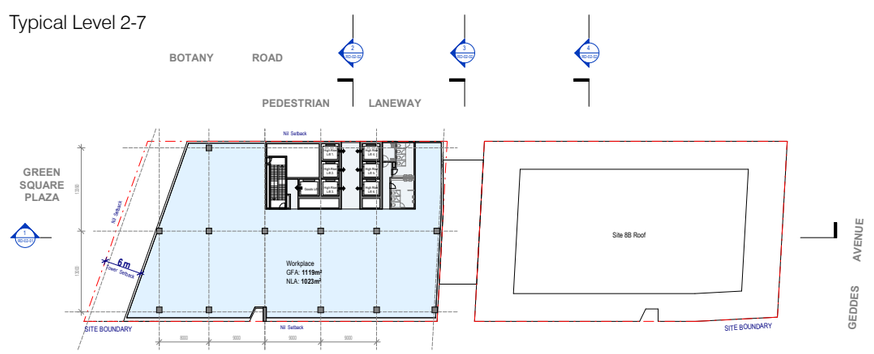
	Site 8A					**Site 8B**						**Sky Bridge**	
Podium	Type	Height (m)	RL	GBA (m^2)	GFA (m^2)		Type	Height (m)	RL	GBA (m^2)	GFA (m^2)	20m GFA (m^2)	20m GBA (m^2)
Ground Floor	Retail / Lobby	5.5	14.50	1235	960	Ground Floor	Retail / Lobby	5.5	17.50	1340	775		
Level 1	Office Tenancy	4.8	20.00	820	582	Level 1	Co-Working / Retail	4.8	23.00	1340	1245		
Level 2	Office Tenancy	3.8	24.80	1520	1229	Level 2	Office Tenancy	3.8	27.80	1405	1294	122	126
Level 3	Office Tenancy	3.8	28.60	1520	1229	Level 3	Office Tenancy	3.8	31.60	1405	1294	122	126
Level 4	Office Tenancy	3.8	32.40	1520	1229	Level 4	Office Tenancy	3.8	35.40	1405	1294	122	126
Level 5	Office Tenancy	3.8	36.20	1520	1229	Level 5	Office Tenancy	3.8	39.20	1405	1294	122	126
Level 6	Office Tenancy	3.8	40.00	1520	1229	Level 6	Office Tenancy	3.8	43.00	1405	1294	122	126
Level 7	Office Tenancy	3.8	43.80	1520	1229	Level 7	Office Tenancy	3.8	46.80	1405	1294	122	126
Tower													
Level 8	Office Tenancy	3.8	47.60	1335	1050	Level 8	Office Tenancy	3.8	50.60	1405	1294	122	126
Level 9	Office Tenancy	3.8	51.40	1335	1050	Level 9	Office Tenancy	3.8	54.40	1405	1294	122	126
Level 10	Office Tenancy	3.8	55.20	1335	1050	Level 10	Office Tenancy	3.8	58.20	1405	1294	122	126
Level 11	Office Tenancy	3.8	59.00	1335	1050	Level 11	Office Tenancy	3.8	62.00	1405	1294	122	126
Level 12	Office Tenancy	3.8	62.80	1335	1117	Level 12	Office Tenancy	3.8	65.80	1405	1294	122	126
Level 13	Office Tenancy	3.8	66.60	1335	1117	Level 13	Office Tenancy	3.8	69.60	1405	1294	122	126
Level 14	Office Tenancy	3.8	70.40	1335	1117	Level 14	Office Tenancy	3.8	73.40	1405	1294	122	126
Level 15	Office Tenancy	3.8	74.20	1335	1117	Level 15	Office Tenancy	3.8	77.20	1405	1294	122	126
Level 16	Office Tenancy	3.8	78.00	1335	1117	Level 16	Office Tenancy	3.8	81.00	1405	1294	122	126
Level 17	Plant	7	81.80	1335	260	Level 17	Plant	5.2	84.80	732			
Level 18	Office Tenancy	3.8	88.80	1335	1119								
Level 19	Office Tenancy	3.8	92.60	1335	1119								
Level 20	Office Tenancy	3.8	96.40	1335	1119								
Level 21	Office Tenancy	3.8	100.20	1335	1119								
Level 22	Office Tenancy	3.8	104.00	1335	1119								
Level 23	Plant	7.2	107.80	575									
Total		**100.5**	**115.0**	**31775**	**24556**			**72.5**	**90.0**	**24487**	**21430**	**1830**	**1890**



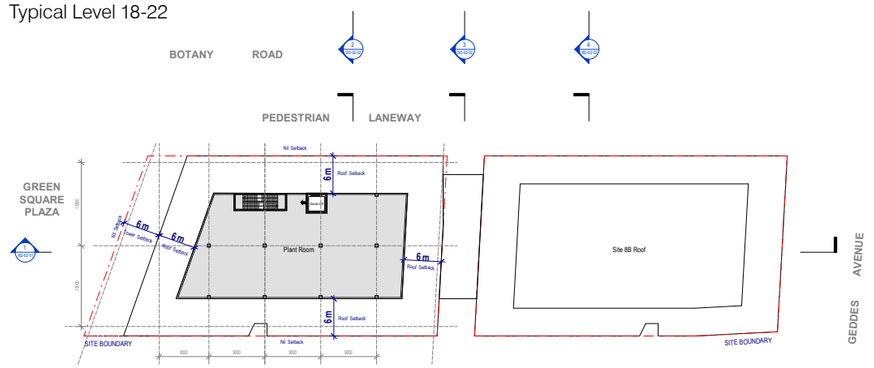
Ground Floor Plan



Typical Level 2-7



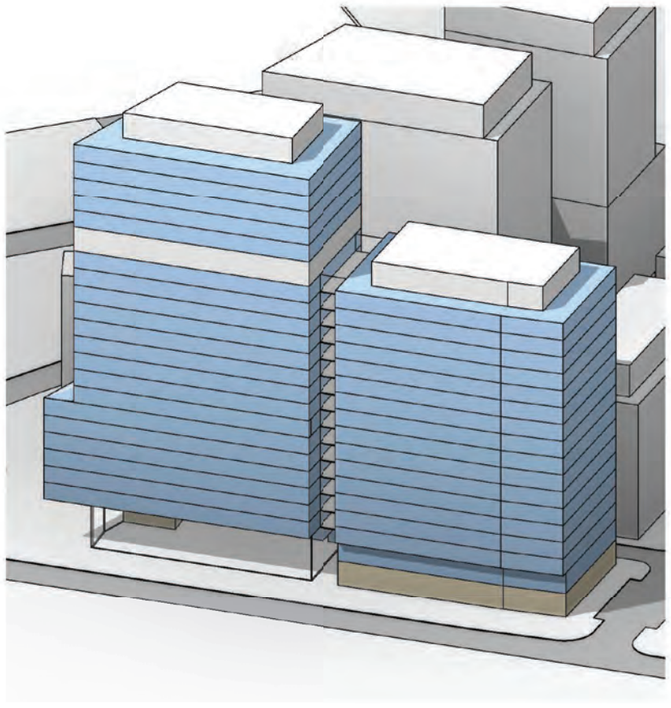
Typical Level 18-22



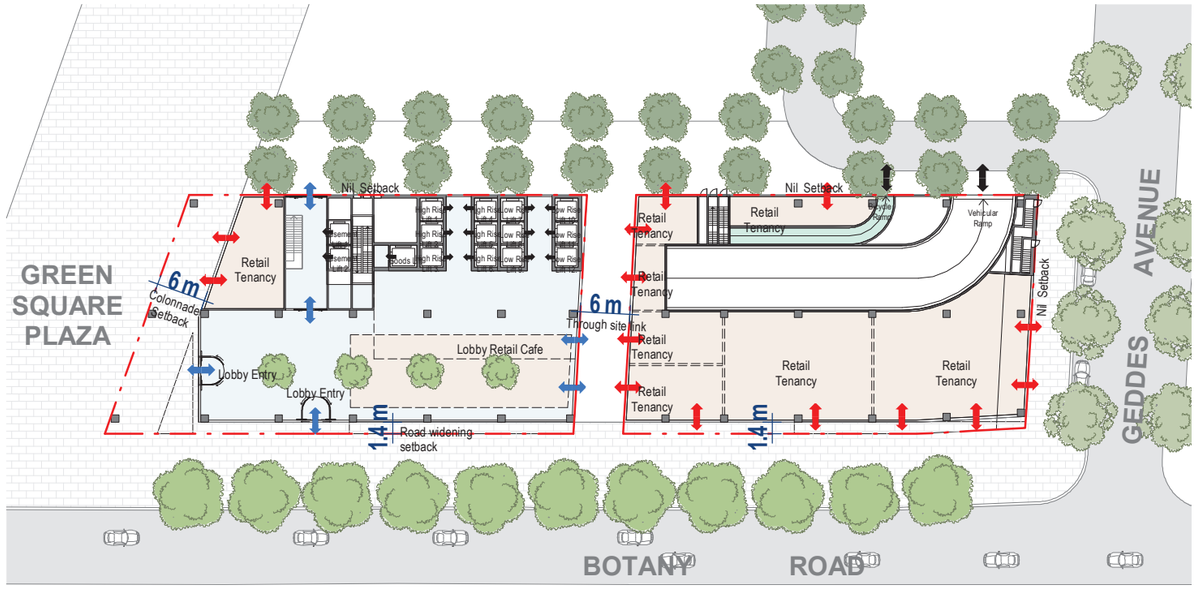
Level 23 (Roof)

4.2 GFA Distribution Opportunities - Base Case (Mirvac Proposed)

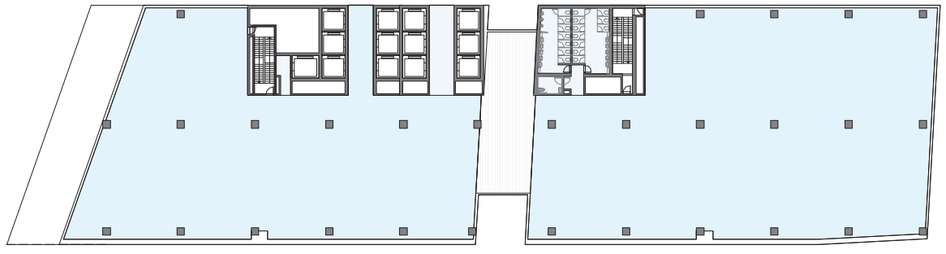
The preferred reference scheme with 20m wide skybridges, results in an overall GFA which exceeds the maximum provisions. The proponent is committed to offset any surplus GFA to stay within the maximum allowable provisions.Accordingly, there are 4 surplus GFA relocation options which aim to provided additional building mass articulation zones to offset the wider skybridges, which have a surplus GFA of some 2,119sqm. It is noted that these options are theoretical and indicative only, with a specific option or combination of options to be identified through the design excellence competition, which will follow the Planning Proposal process.



Stacking Mass



Ground Level

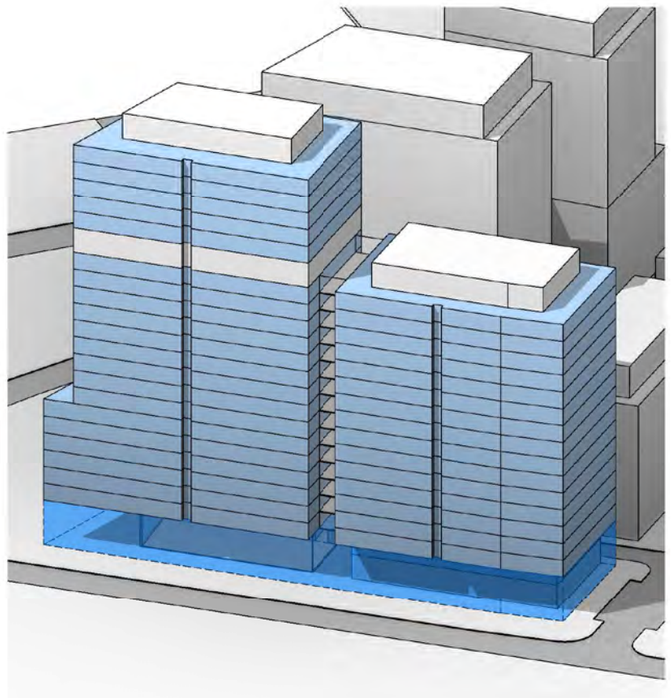


Typical Commercial Level

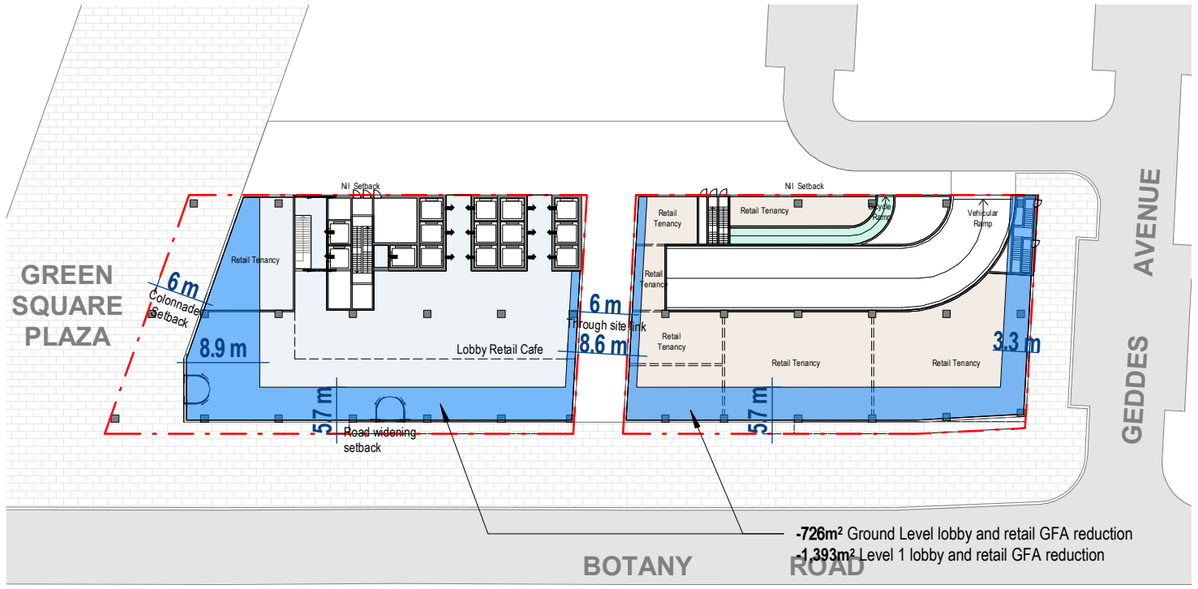
4.2 GFA Distribution Opportunities - Option 1

-726m² Ground Level lobby and retail GFA reduction
-1,393m² Level 1 lobby and retail GFA reduction

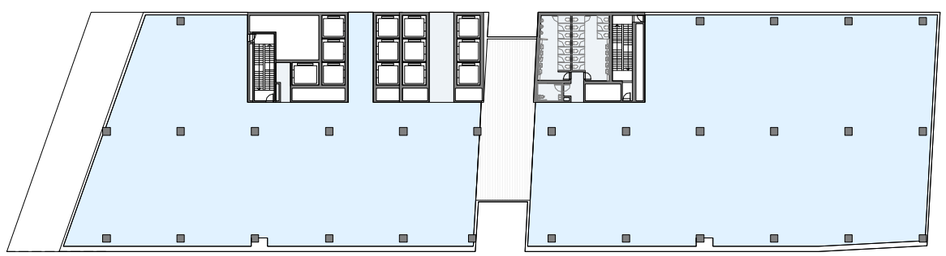
Surplus GFA = 2119m²



Stacking Mass



Ground Level

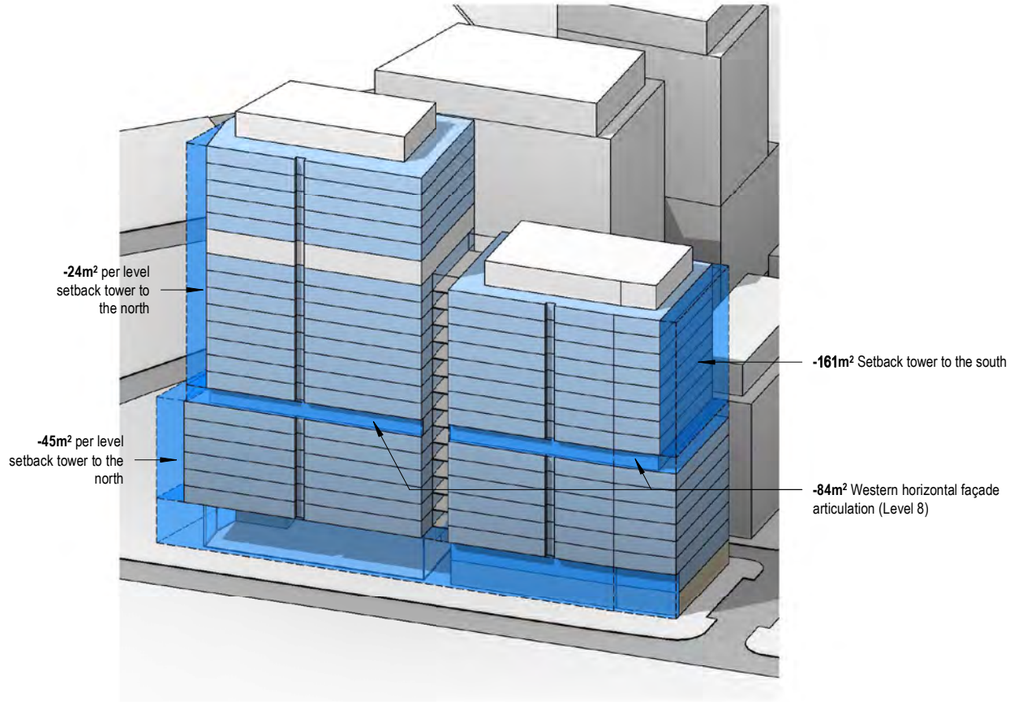


Typical Commercial Level

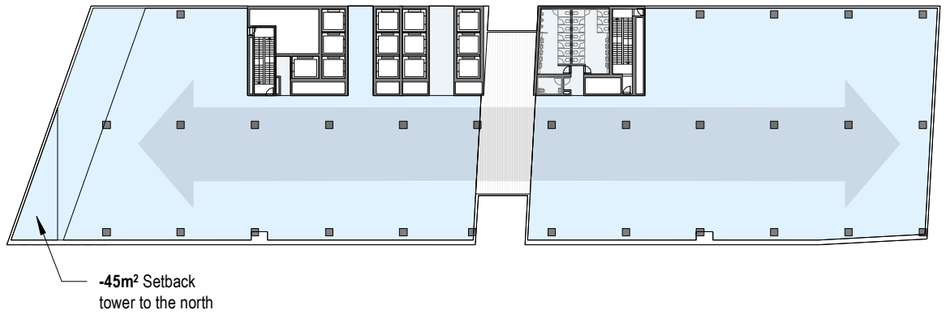
4.2 GFA Distribution Opportunities - Option 2

-84m² Western horizontal façade articulation
-612m² Setback tower corner to the north
-1,423m² Setback tower to the south

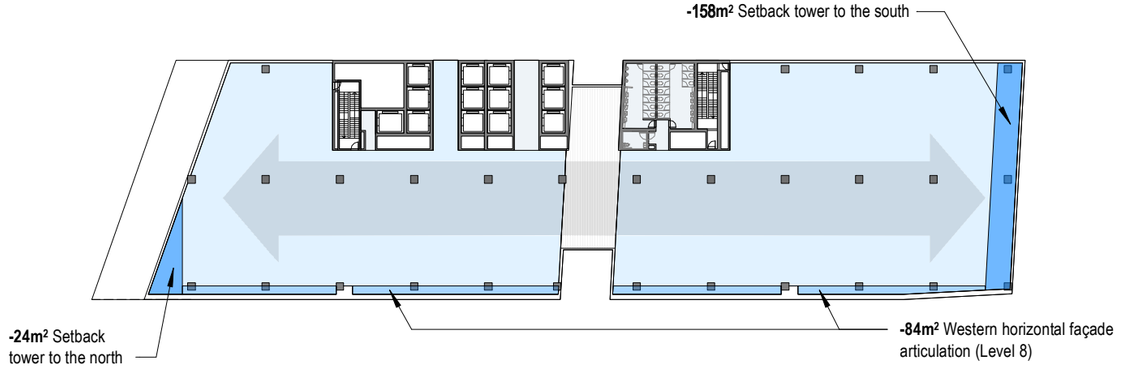
Surplus GFA = 2119m²



Stacking Mass



Typical Commercial Podium Level

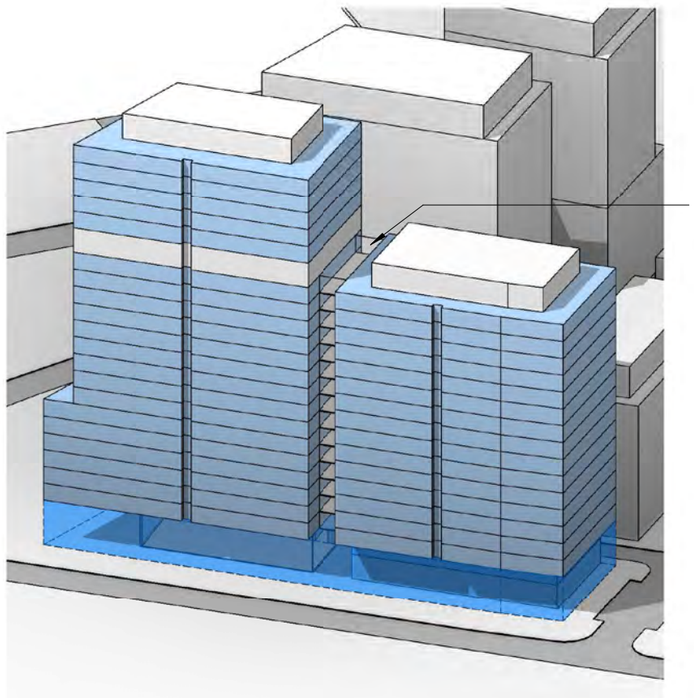


Typical Commercial Tower Level

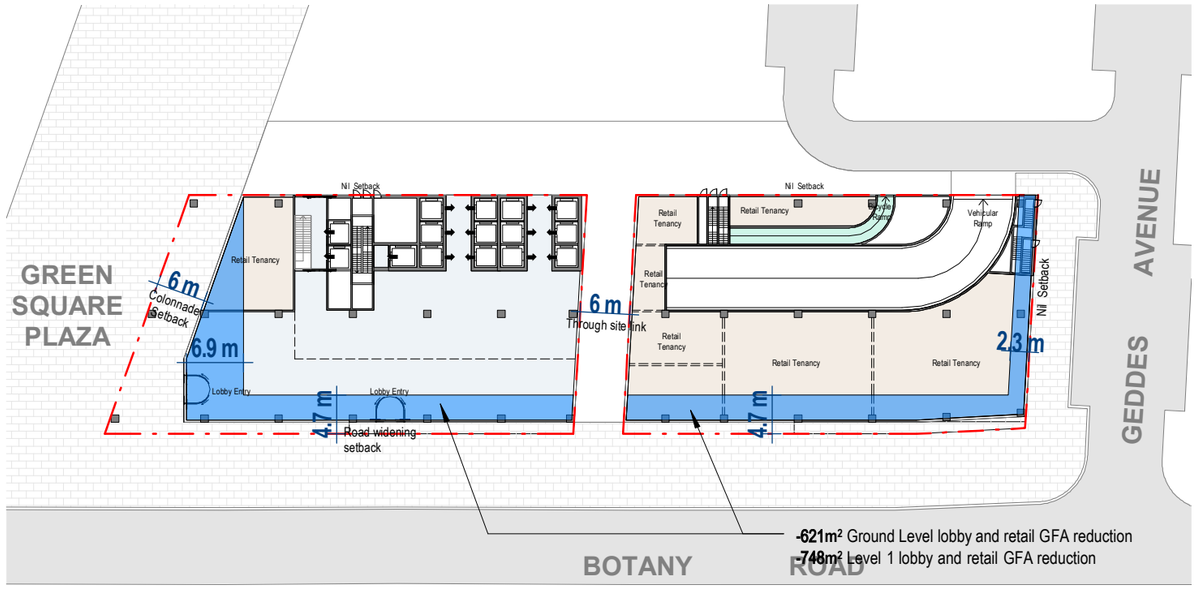
4.2 GFA Distribution Opportunities - Option 3

-750m² Atrium bridge location
-621m² Ground Level lobby and retail GFA reduction
-748m² Level 1 lobby and retail GFA reduction

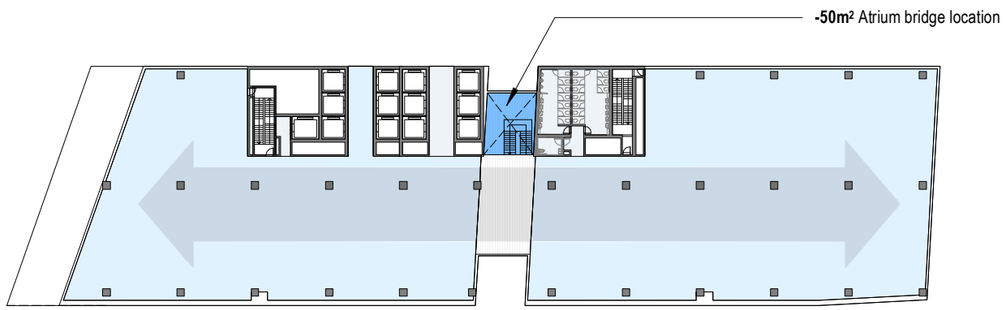
Surplus GFA = 2119m²



Stacking Mass



Ground Level

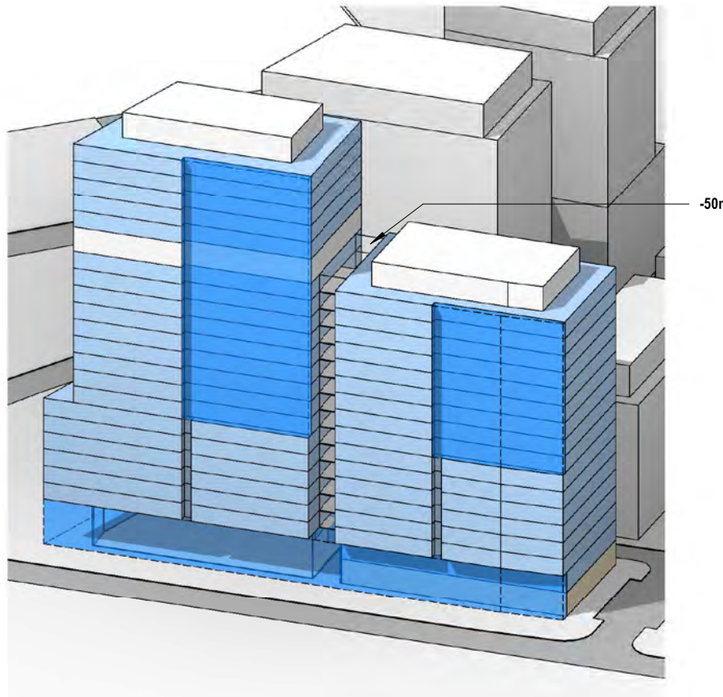


Typical Commercial Level

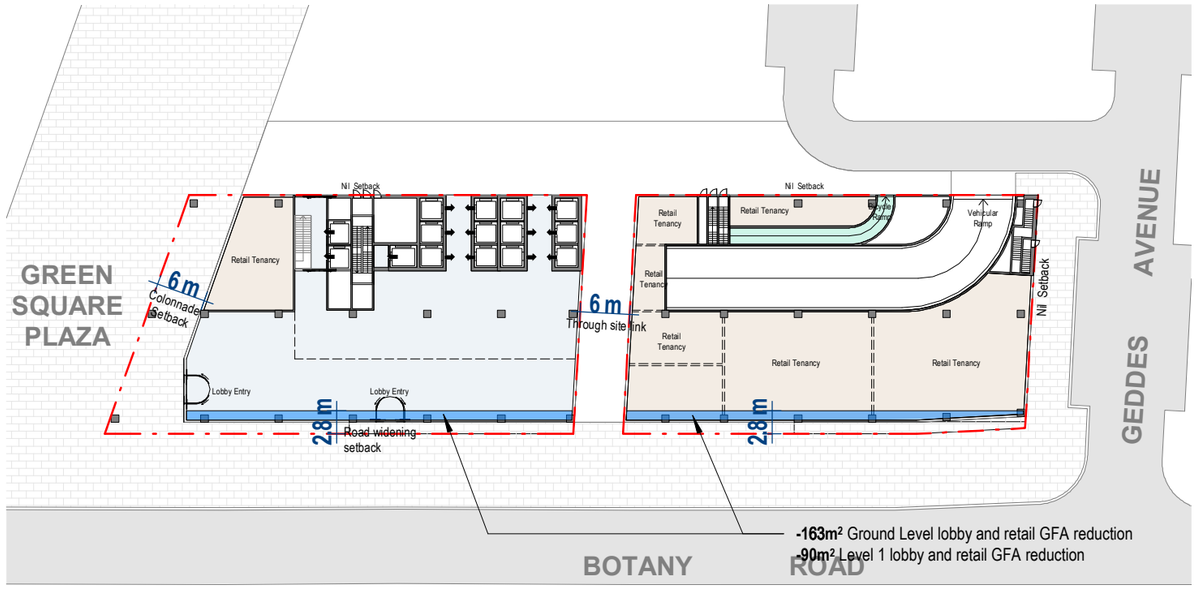
4.2 GFA Distribution Opportunities - Option 4

-1116m² Western vertical façade articulation
-750m² Atrium bridge location
-163m² Ground Level lobby and retail GFA reduction
-90m² Level 1 lobby and retail GFA reduction

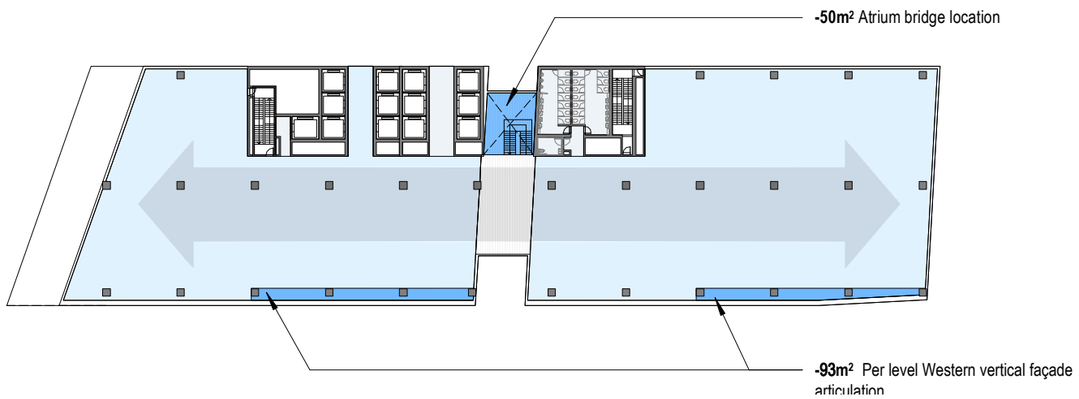
Surplus GFA = 2119m²



Stacking Mass



Ground Level



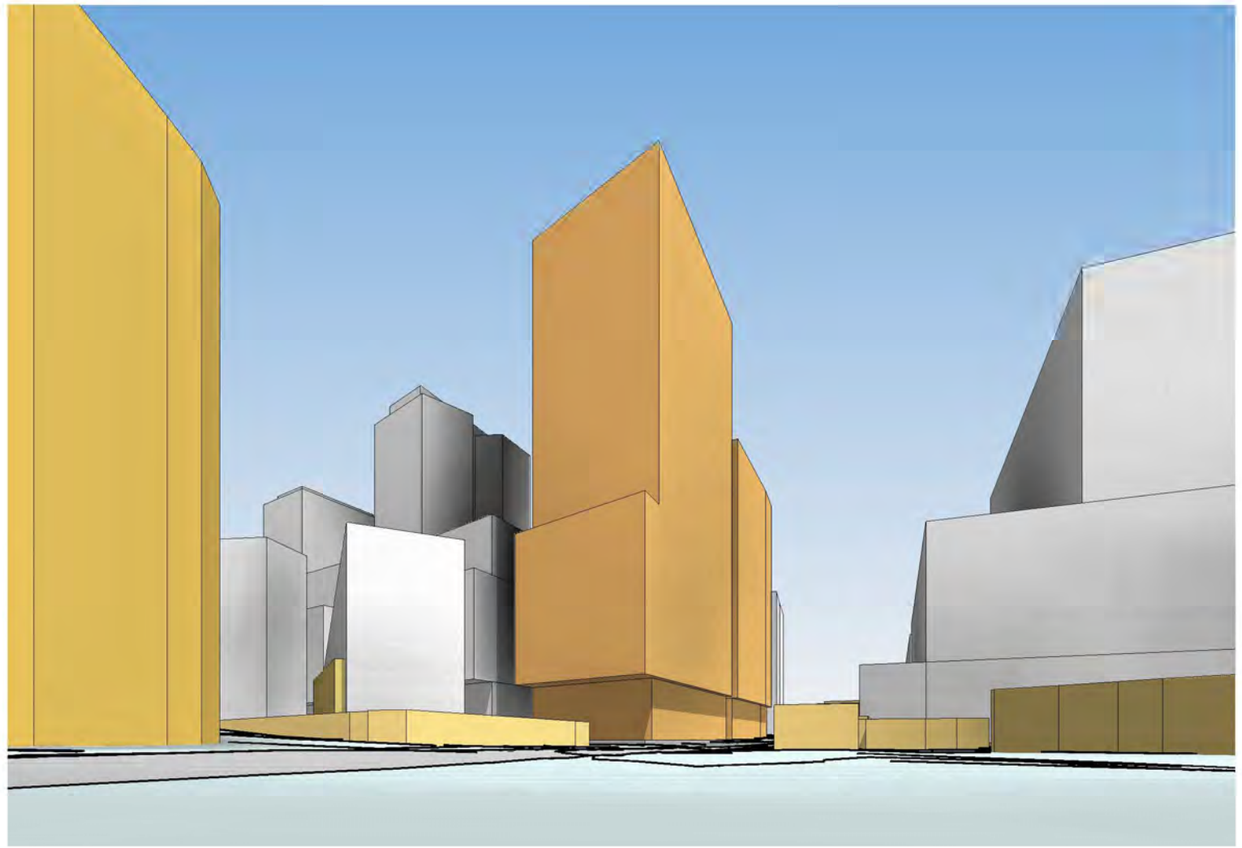
Typical Commercial Level



APPENDIX A
Building Envelope

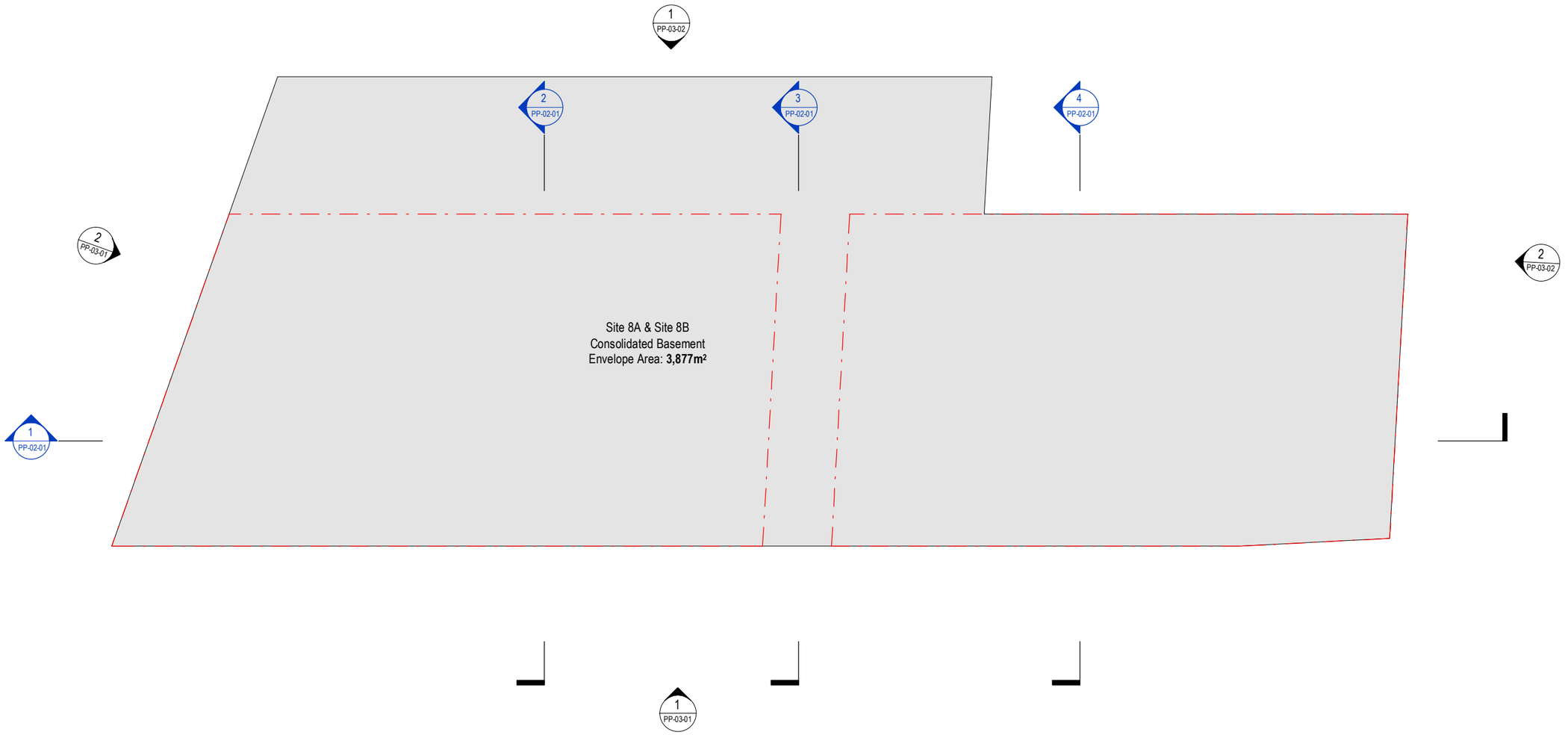
Green Square Sydney
Site 8A & 8B
Building Envelope

Sheet Number	Sheet Name
PP-01-00	Site Plan
PP-01-01	Building Envelope - Level 1
PP-01-02	Building Envelope - Ground
PP-01-03	Building Envelope - Level 1
PP-01-04	Building Envelope - Podium Levels
PP-01-05	Building Envelope - Lower Tower Levels
PP-01-06	Building Envelope – Site 8B Roof Setback Level
PP-01-07	Building Envelope – Upper Tower Levels
PP-01-08	Building Envelope – Site 8A Roof Setback Level
PP-01-09	Building Envelope – Roof Levels
PP-02-01	Building Envelope - Sections
PP-03-01	Building Envelope - North & West Elevation
PP-03-02	Building Envelope - South & East Elevation
PP-04-01	Building Envelope – Massing
PP-05-01	VIA – Botany Road (looking south)
PP-05-02	VIA – Botany Road (looking north)
PP-05-03	VIA - Green Square Plaza (looking south east)
PP-05-04	VIA – Botany Road (through site link)



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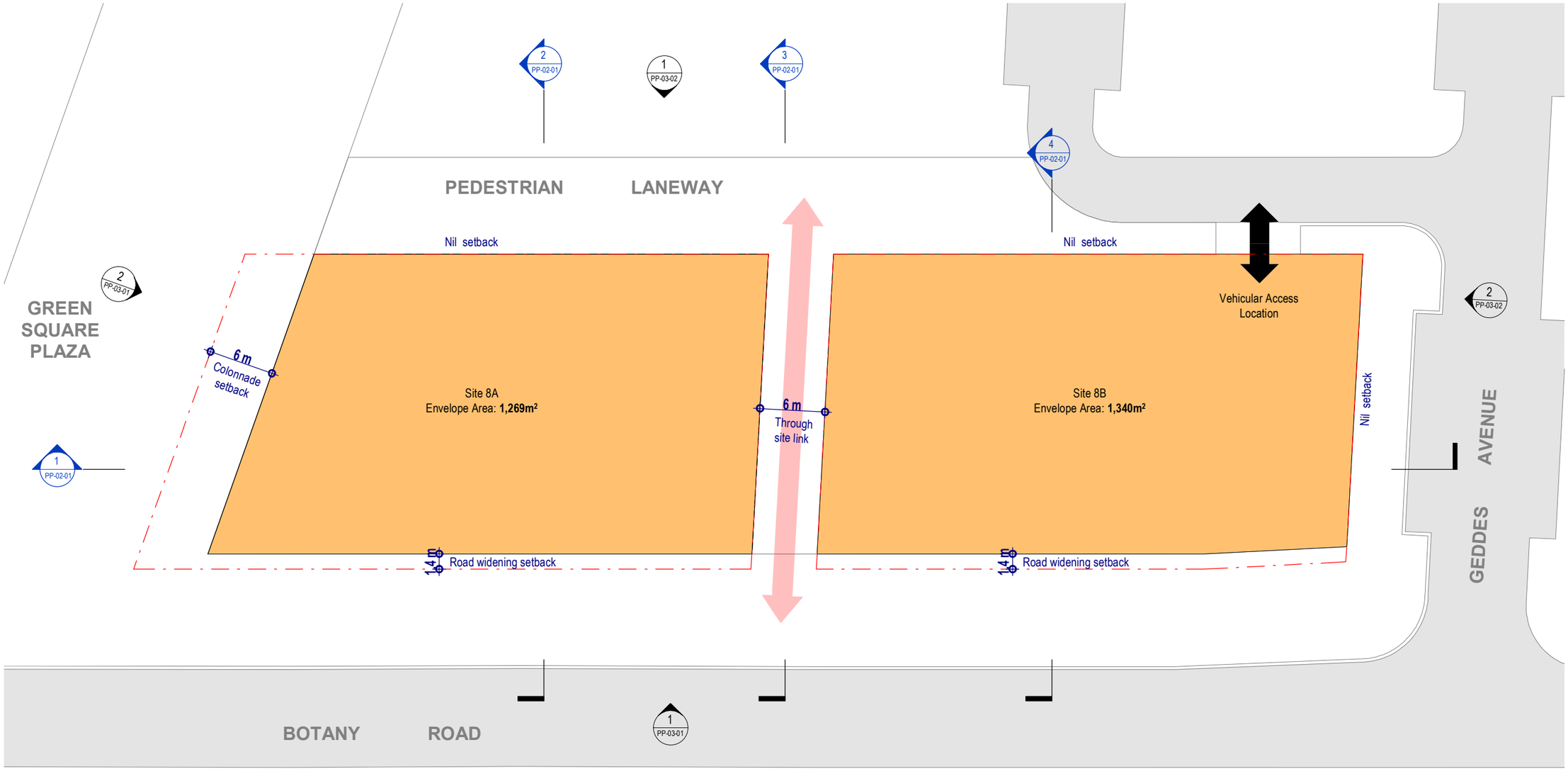
Green Square Site 8A & 8B

Drawing: **Building Envelope - Level 1**
Drawing no: PP-01-01
Issue:
Scale @ A3: 1 : 400
Date: 23/06/21

0 2 4 6 8 10 20
m

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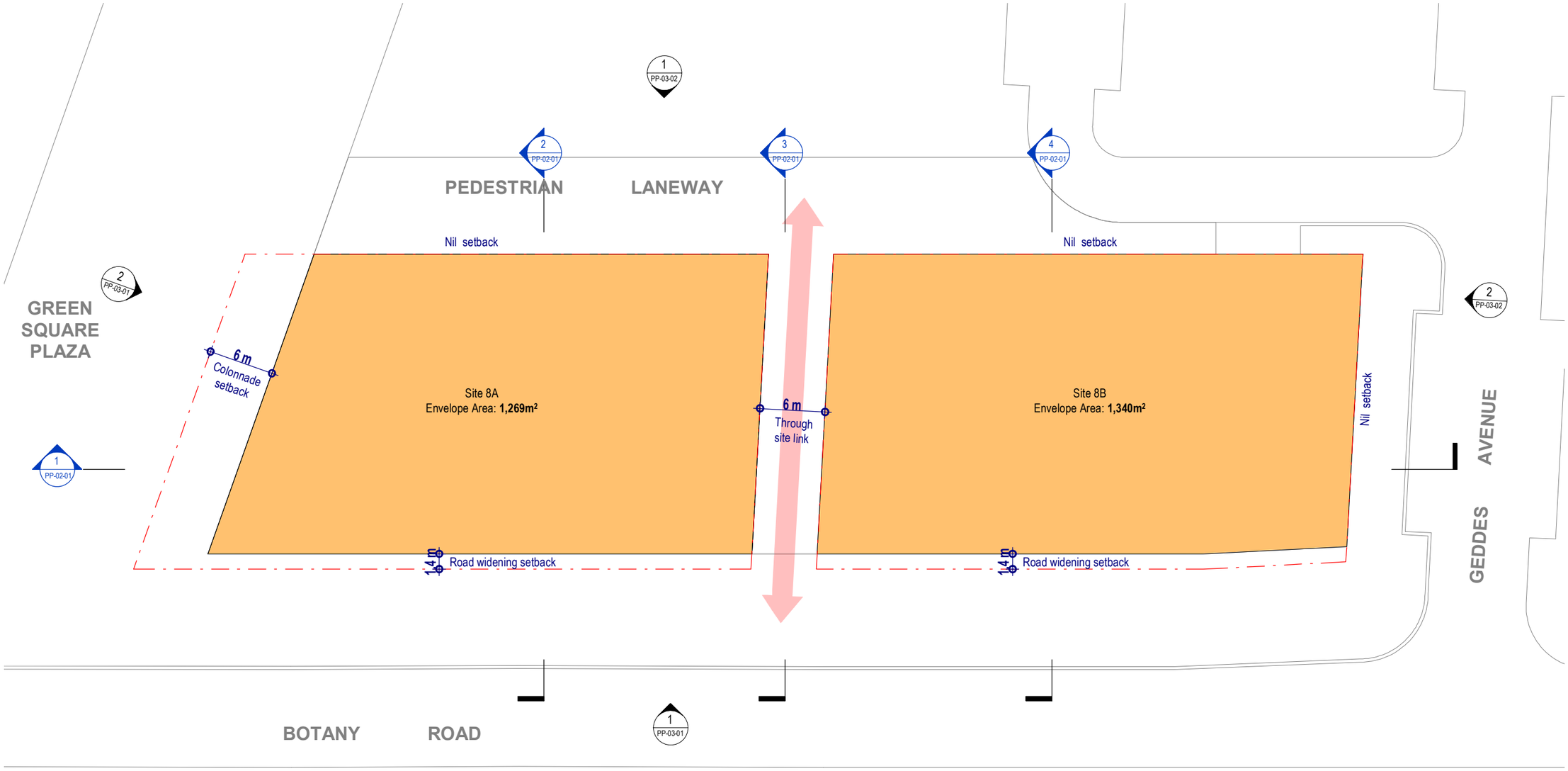
Green Square Site 8A & 8B

Drawing: **Building Envelope - Ground**
Drawing no: PP-01-02
Issue:
Scale @ A3: 1 : 400
Date: 23/06/21

0 2 4 6 8 10 20
m

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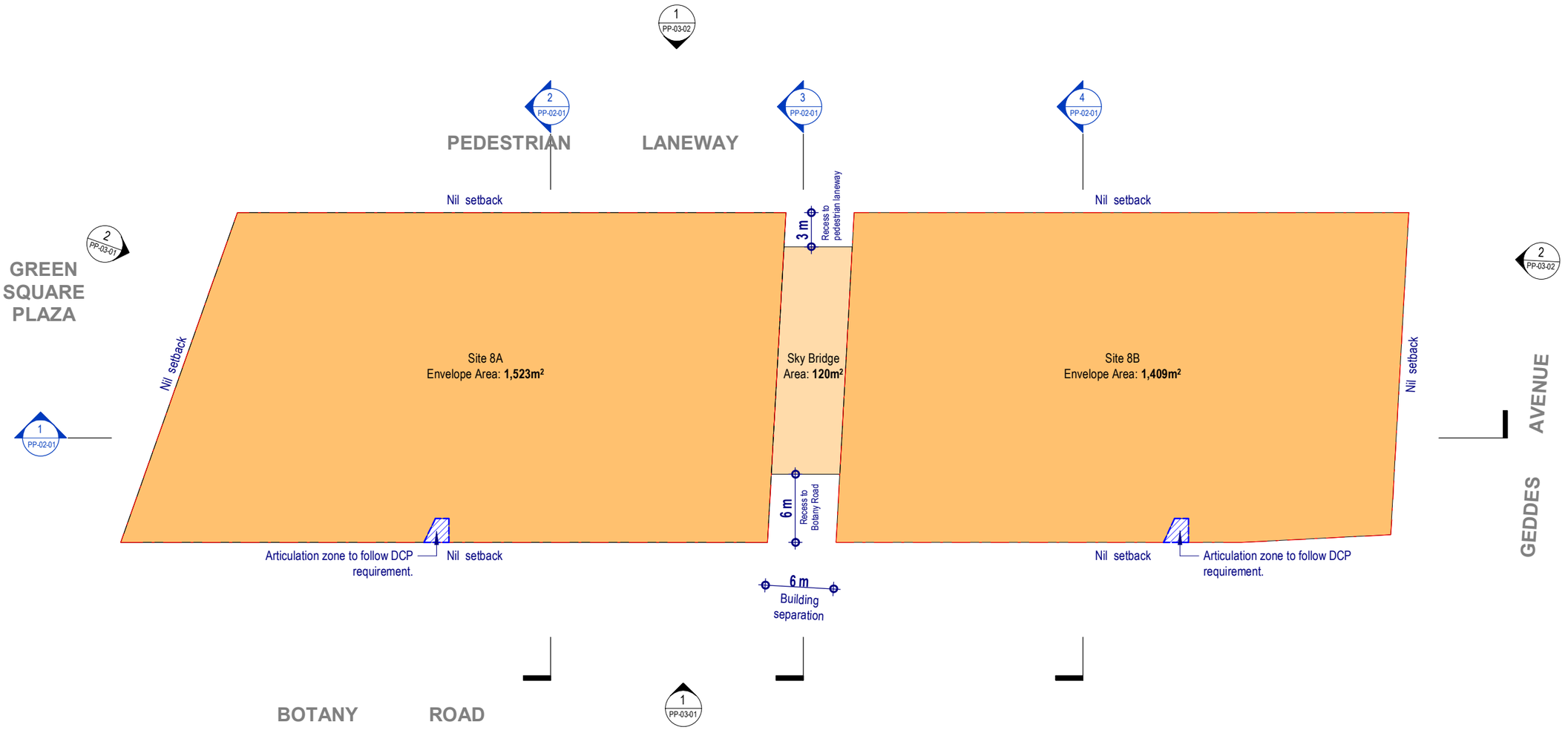
Green Square Site 8A & 8B

Drawing: **Building Envelope - Level 1**
Drawing no: PP-01-03
Issue:
Scale @ A3: 1 : 400
Date: 23/06/21

0 2 4 6 8 10 20
m

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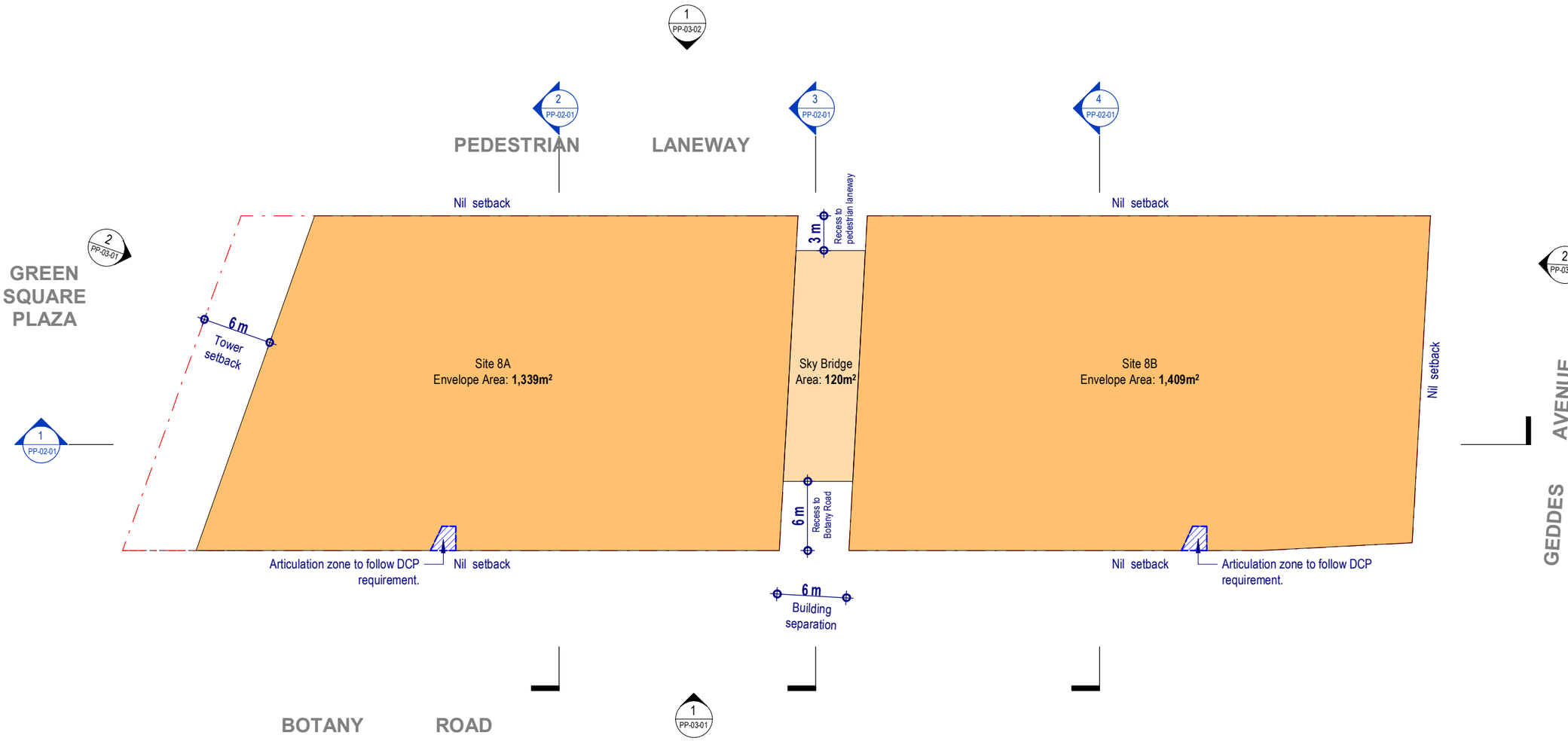
Green Square Site 8A & 8B

Drawing: **Building Envelope - Podium Levels**
Drawing no: PP-01-04
Issue:
Scale @ A3: 1 : 400
Date: 23/06/21

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m

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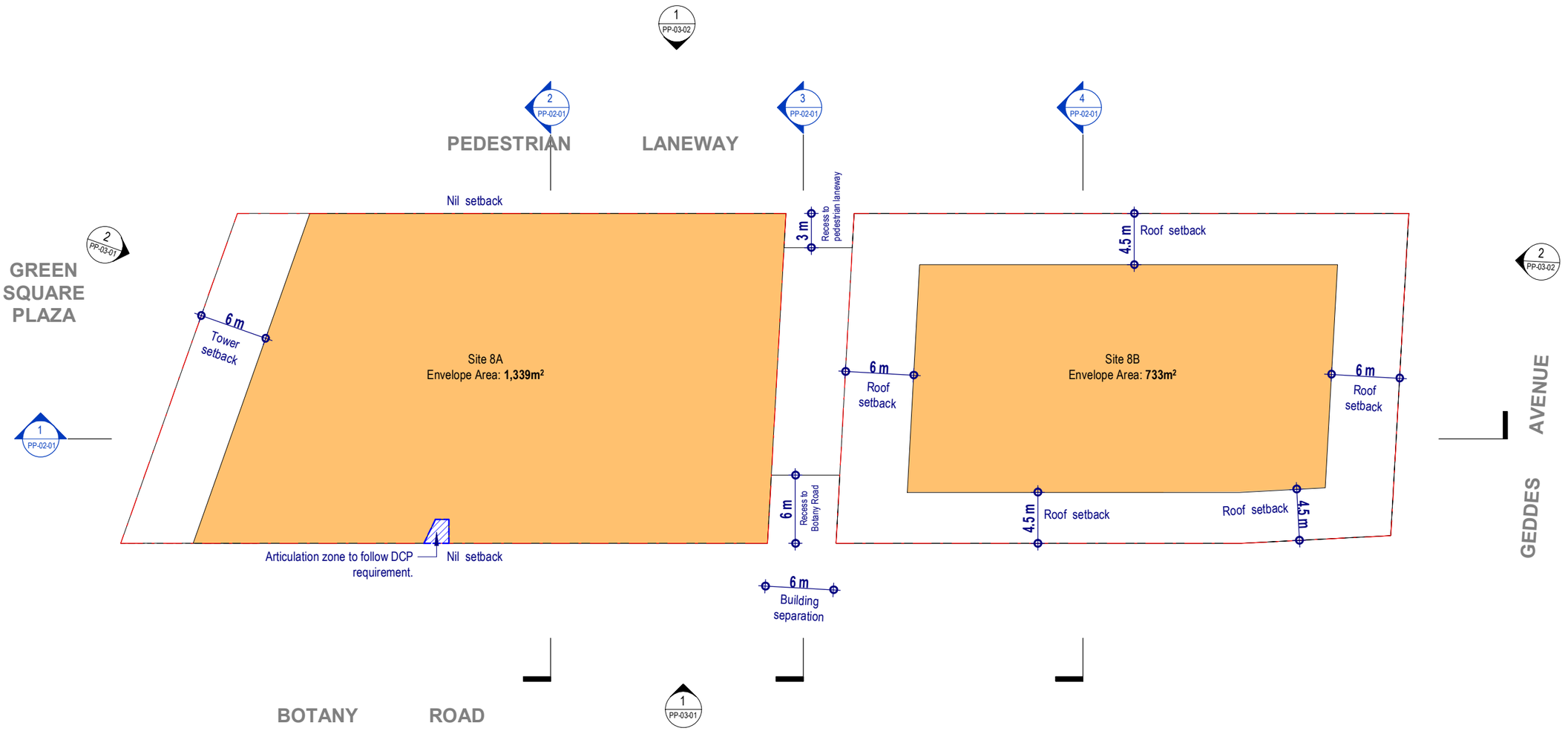
Green Square Site 8A & 8B

Drawing: **Building Envelope - Lower Tower Levels**
Drawing no: PP-01-05
Issue:
Scale @ A3: 1 : 400
Date: 23/06/21

0 2 4 6 8 10 20
m

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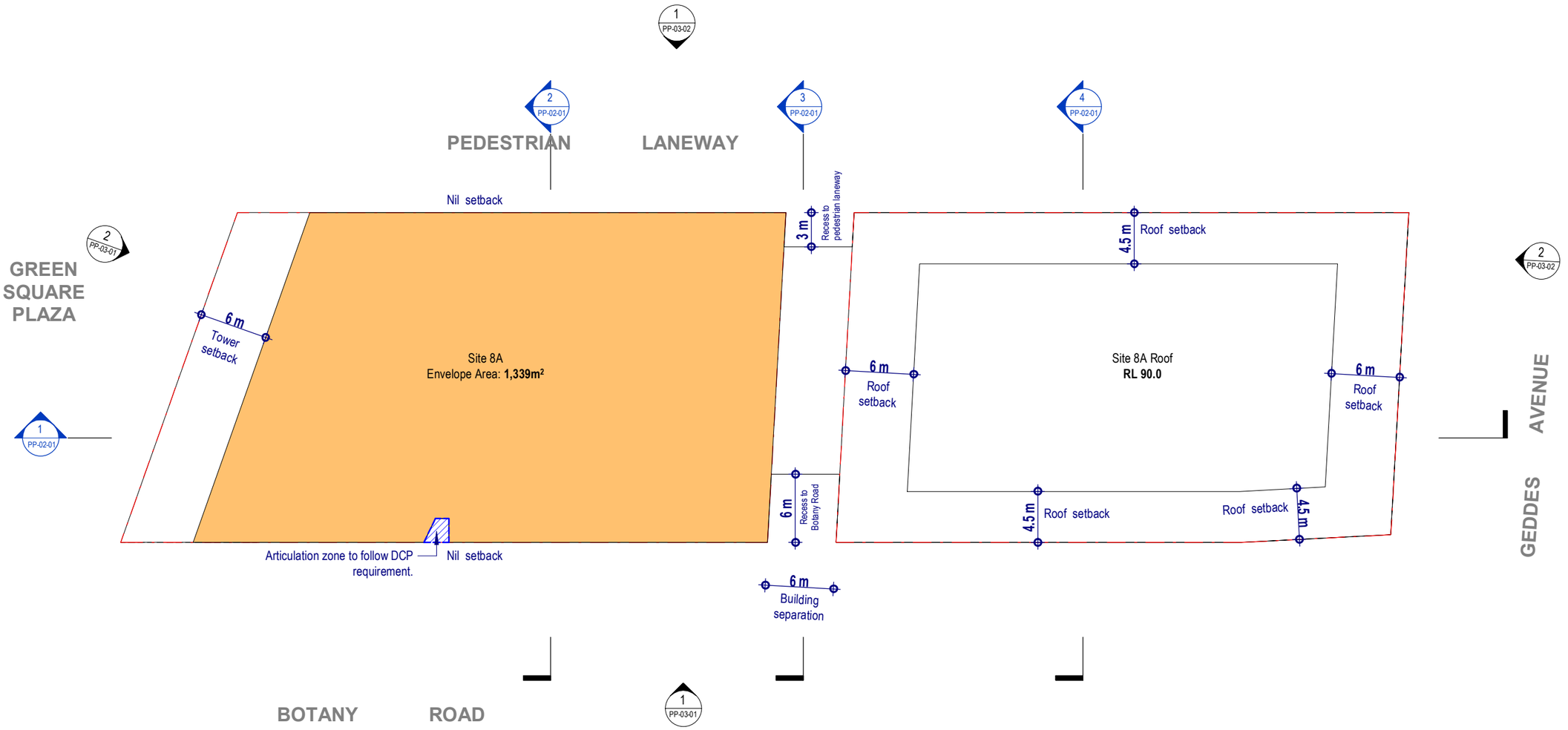
Green Square Site 8A & 8B

Drawing: **Building Envelope – Site 8B Roof Setback Level**
Drawing no: PP-01-06
Issue:
Scale @ A3: 1 : 400
Date: 23/06/21

0 2 4 6 8 10 20 m

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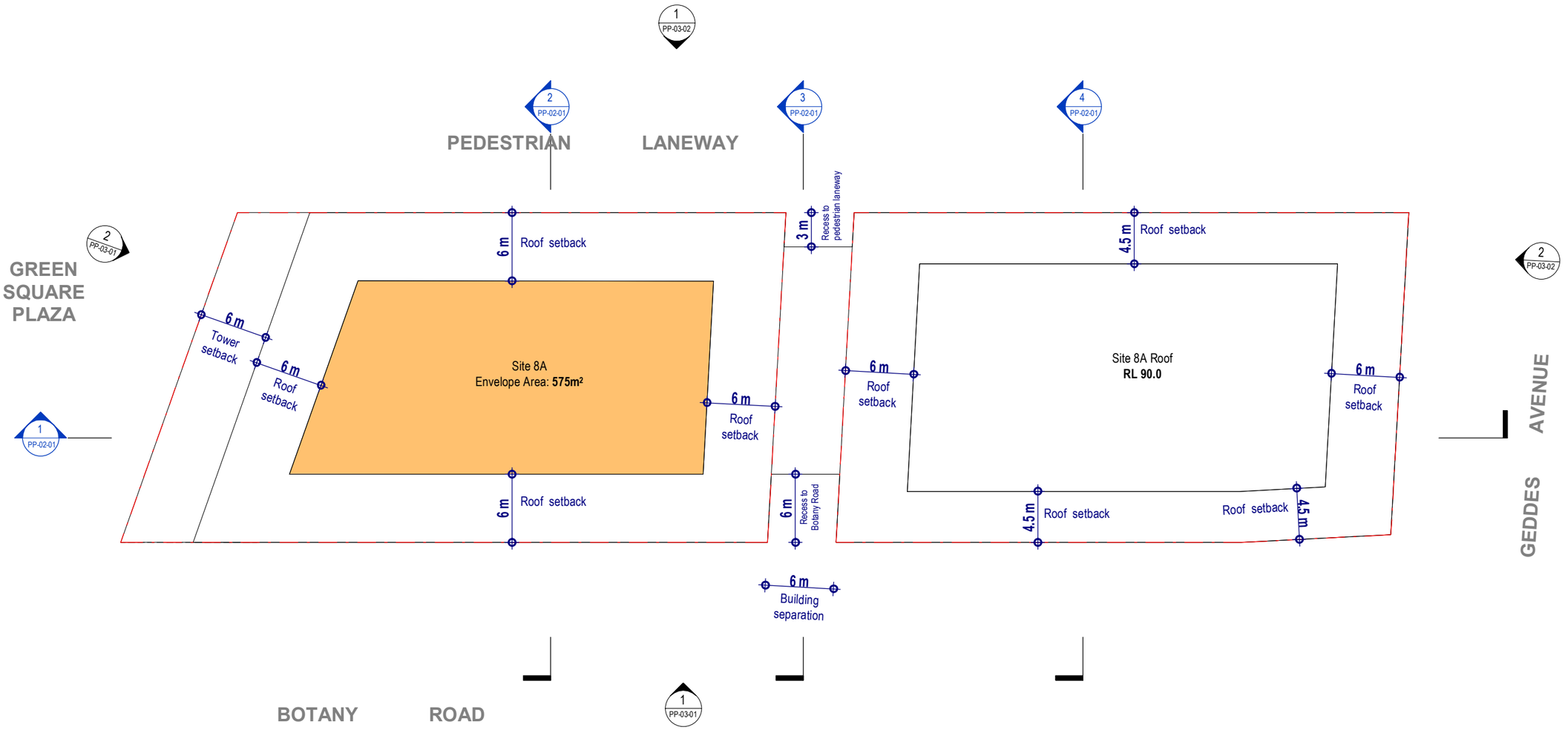
Green Square Site 8A & 8B

Drawing: **Building Envelope – Upper Tower Levels**
Drawing no: PP-01-07
Issue:
Scale @ A3: 1 : 400
Date: 23/06/21

0 2 4 6 8 10 20
m

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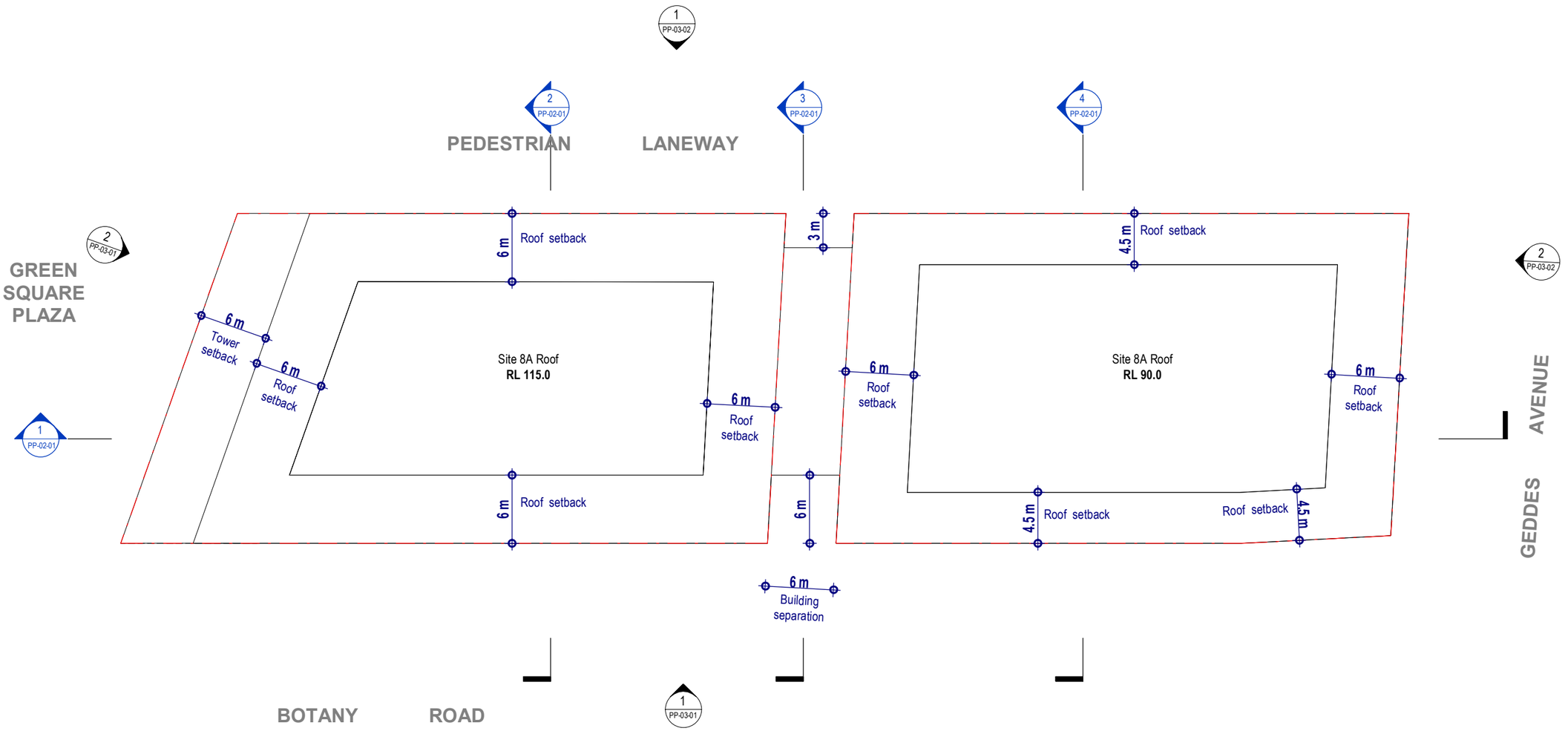
Green Square Site 8A & 8B

Drawing:	**Building Envelope – Site 8A Roof Setback Level**
Drawing no:	PP-01-08
Issue:	
Scale @ A3:	1 : 400
Date:	23/06/21

0 2 4 6 8 10 20
m

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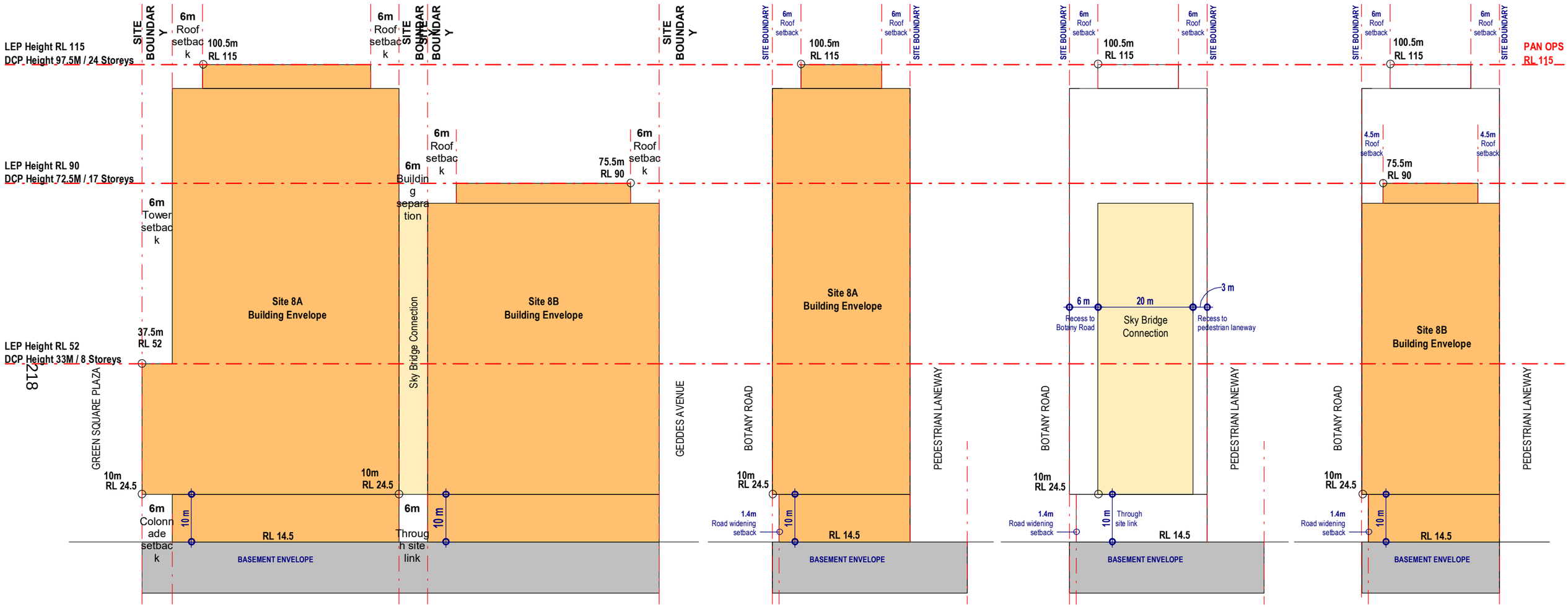
Green Square Site 8A & 8B

Drawing: **Building Envelope – Roof Levels**
Drawing no: PP-01-09
Issue:
Scale @ A3: 1 : 400
Date: 23/06/21

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m

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1 Section 1 - North South
SCALE: 1 : 800

2 Section 2 - East West - Site 8A
SCALE: 1 : 800

3 Section 3 - East West - Bridge Connection
SCALE: 1 : 800

4 Section 4 - East West - Site 8B
SCALE: 1 : 800

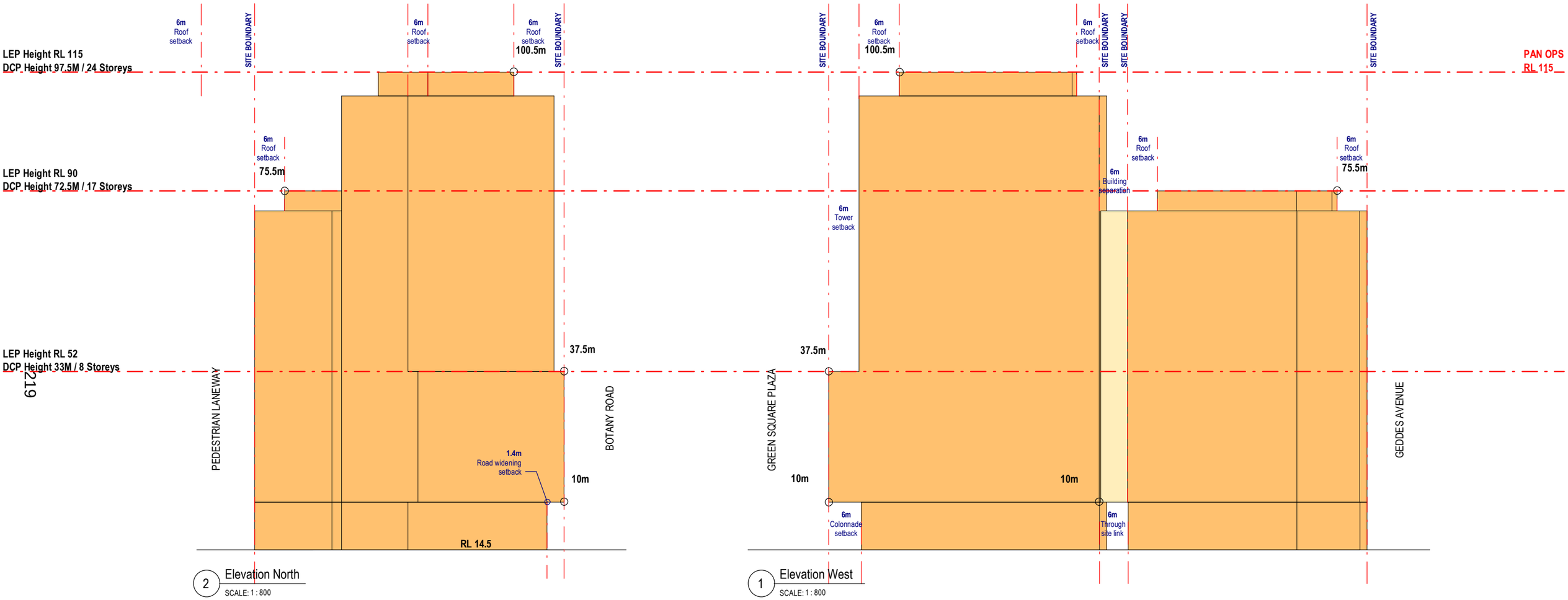
Green Square Site 8A & 8B

Drawing: **Building Envelope - Sections**
Drawing no: PP-02-01
Issue:
Scale @ A3: 1 : 800
Date: 23/06/21

0 4 8 12 16 20 40
m

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2 Elevation North
SCALE: 1 : 800

1 Elevation West
SCALE: 1 : 800

219

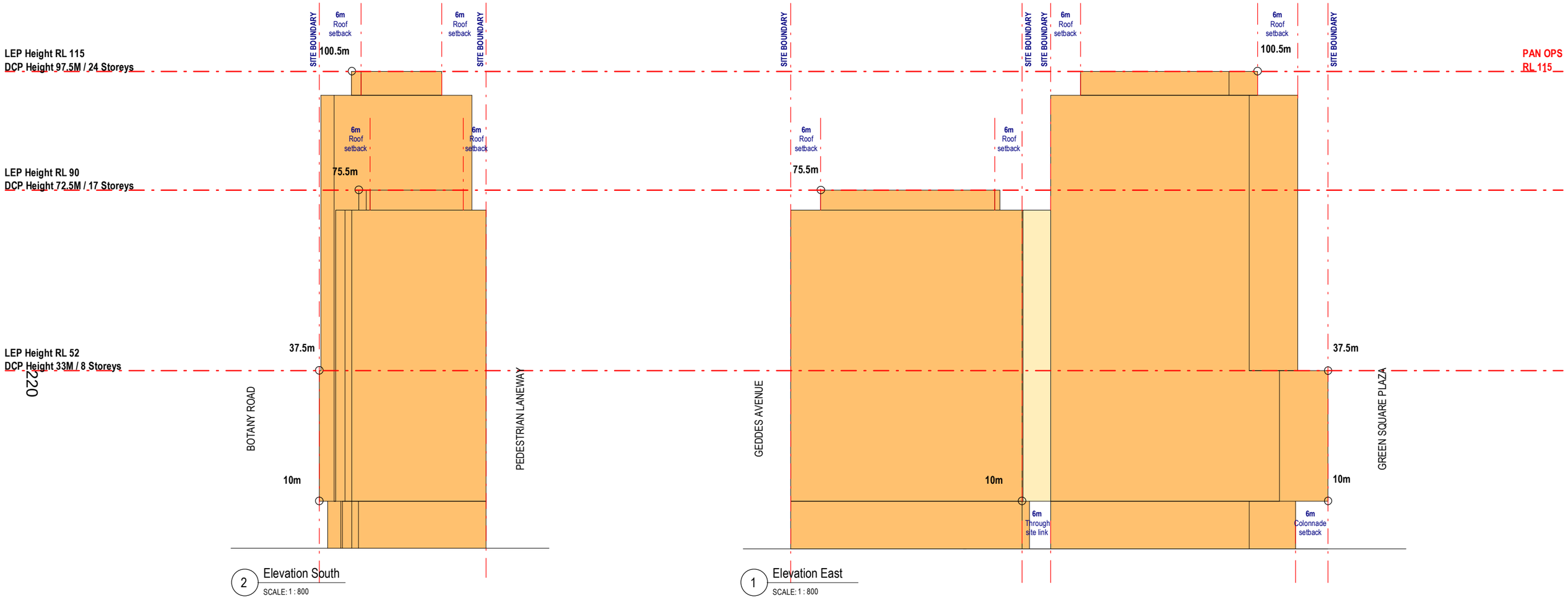
Green Square Site 8A & 8B

Drawing: **Building Envelope - North & West Elevation**
Drawing no: PP-03-01
Issue:
Scale @ A3: 1 : 800
Date: 23/06/21

0 4 8 12 16 20 40
m

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2 Elevation South
SCALE: 1 : 800

1 Elevation East
SCALE: 1 : 800

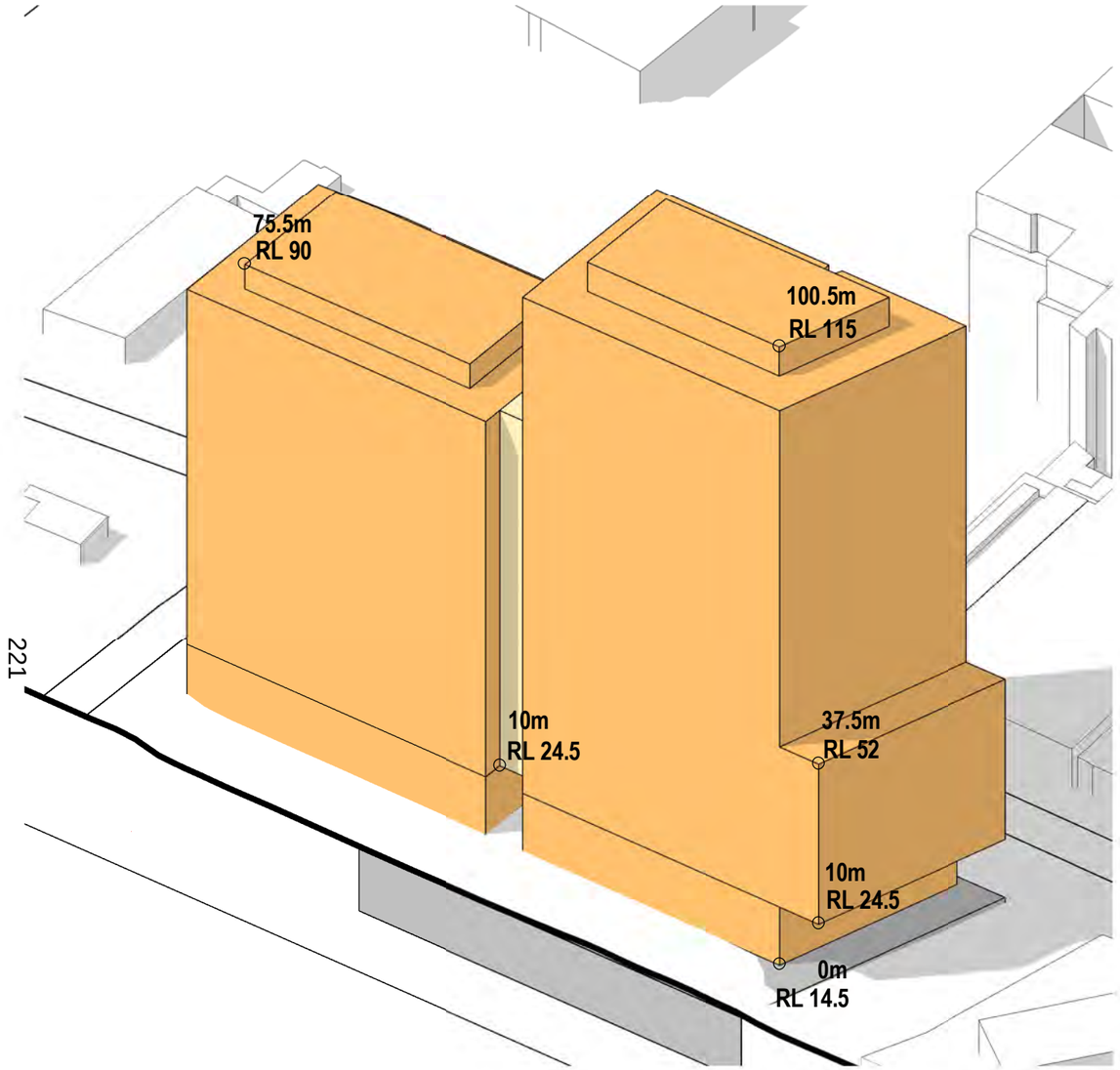
Green Square Site 8A & 8B

Drawing: **Building Envelope - South & East Elevation**
Drawing no: PP-03-02
Issue:
Scale @ A3: 1 : 800
Date: 23/06/21

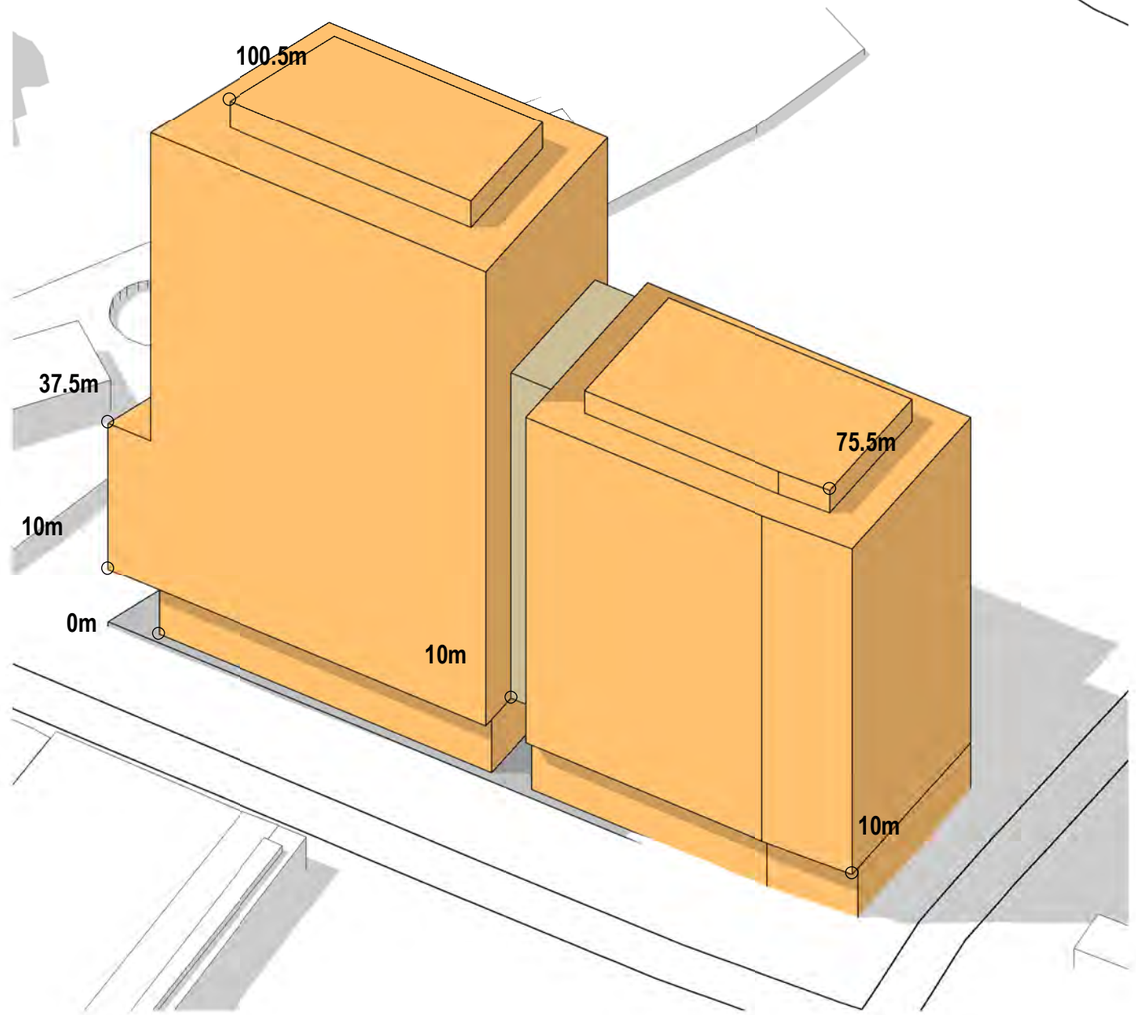
0 4 8 12 16 20 40
m

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Building Envelope - North East



Building Envelope - South West

221

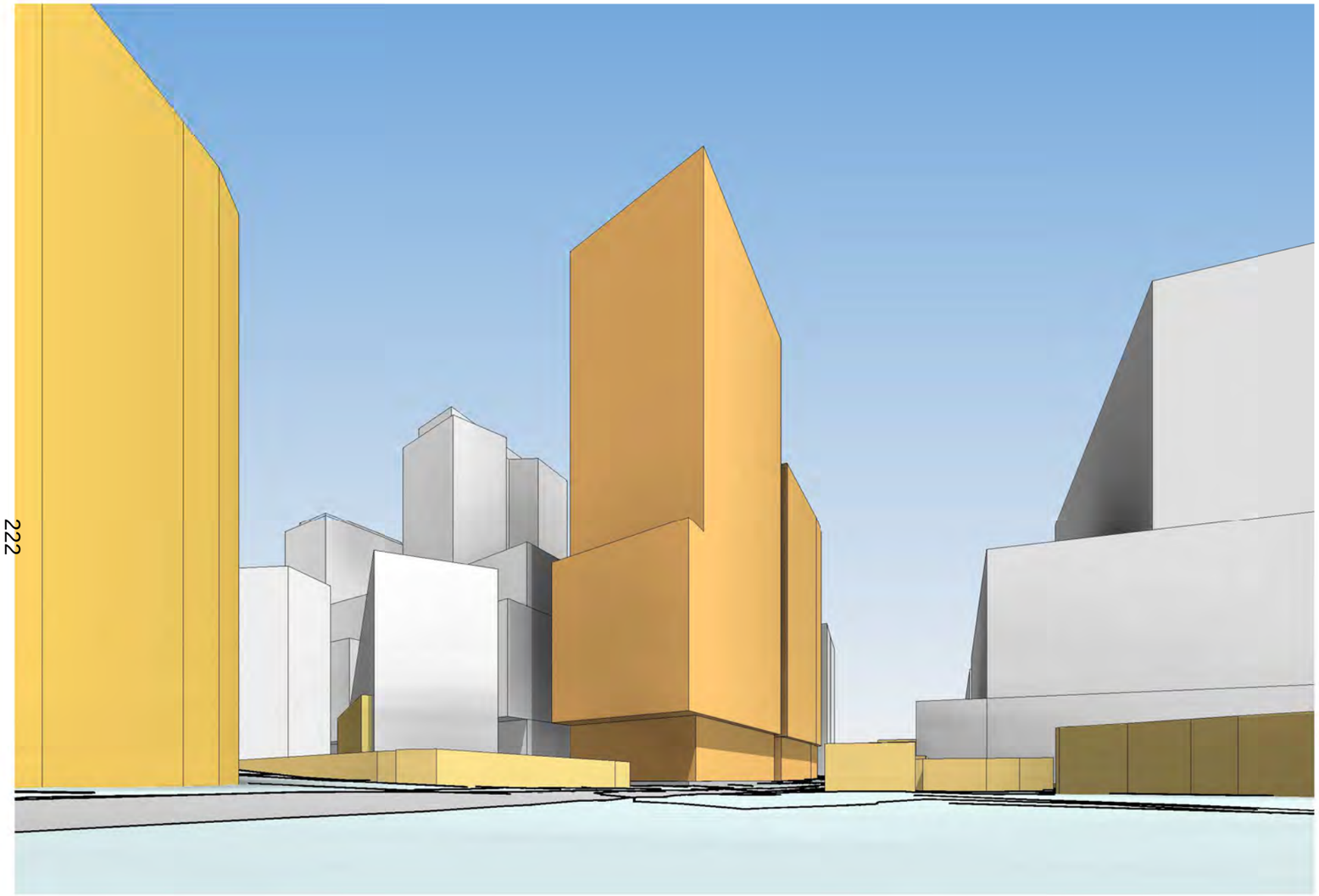
Green Square Site 8A & 8B

Drawing: **Building Envelope – Massing**
Drawing no: PP-04-01
Issue:
Scale @ A3:
Date: 23/06/21

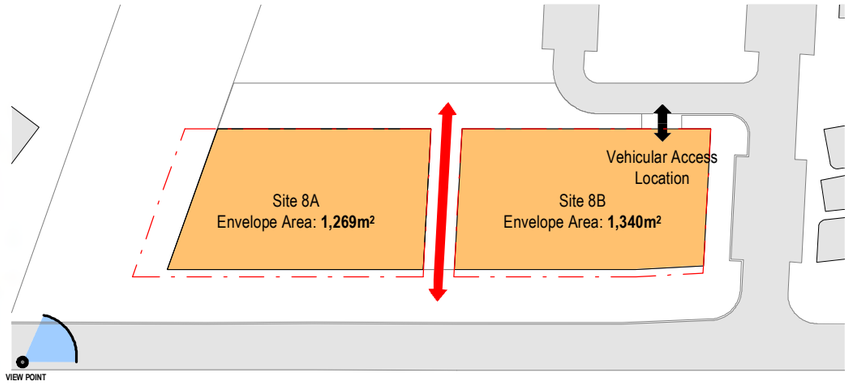
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Visual Impact Assessment - Botany Road (looking south)



222



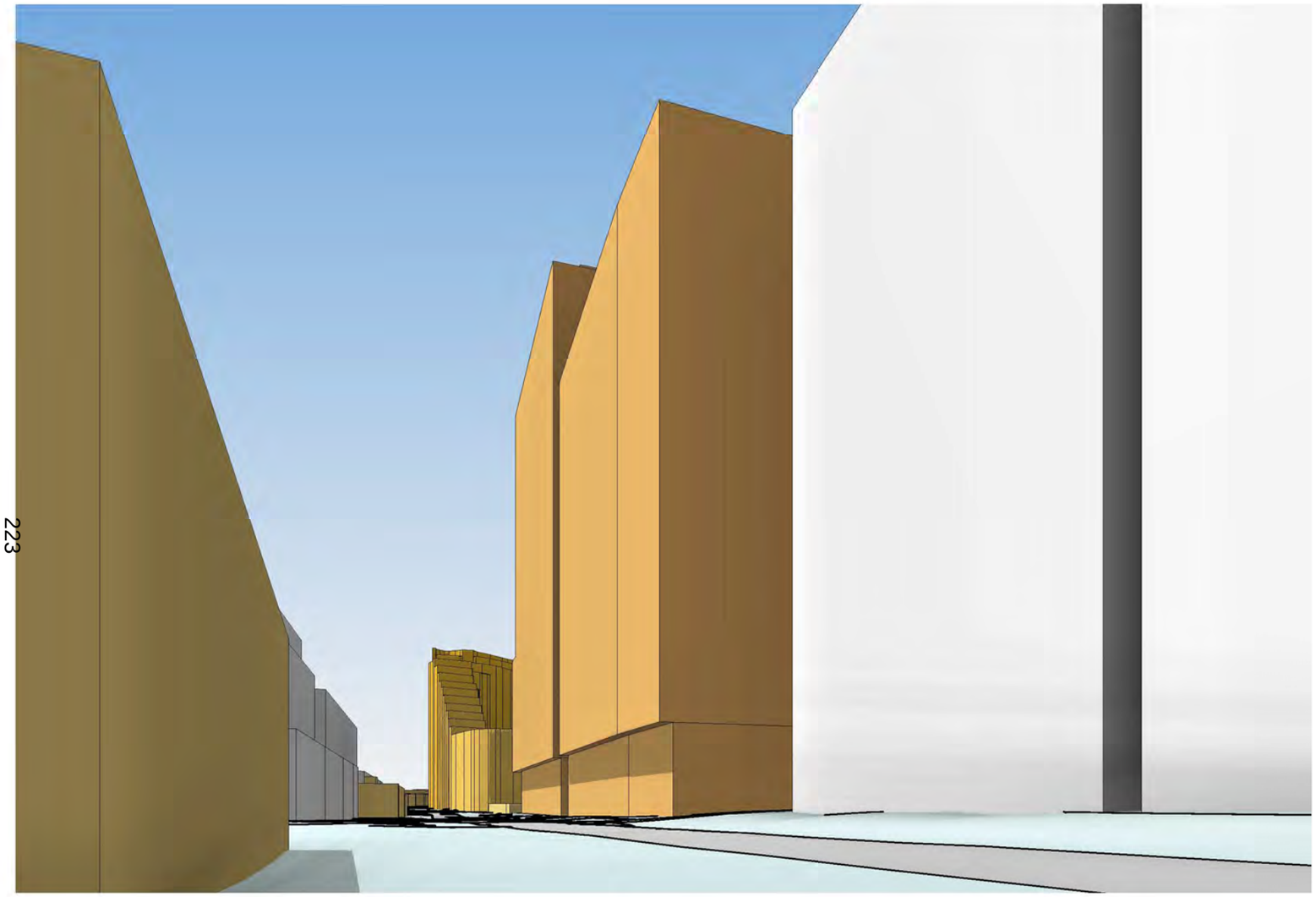
Green Square Site 8A & 8B

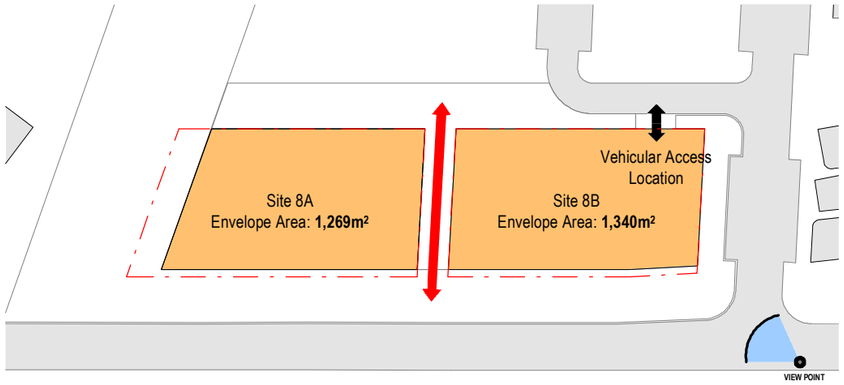
Drawing: **VIA – Botany Road (looking south)**
Drawing no: PP-05-01
Issue:
Scale @ A3: 1 : 1200
Date: 23/06/21

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Visual Impact Assessment - Botany Road (looking north)





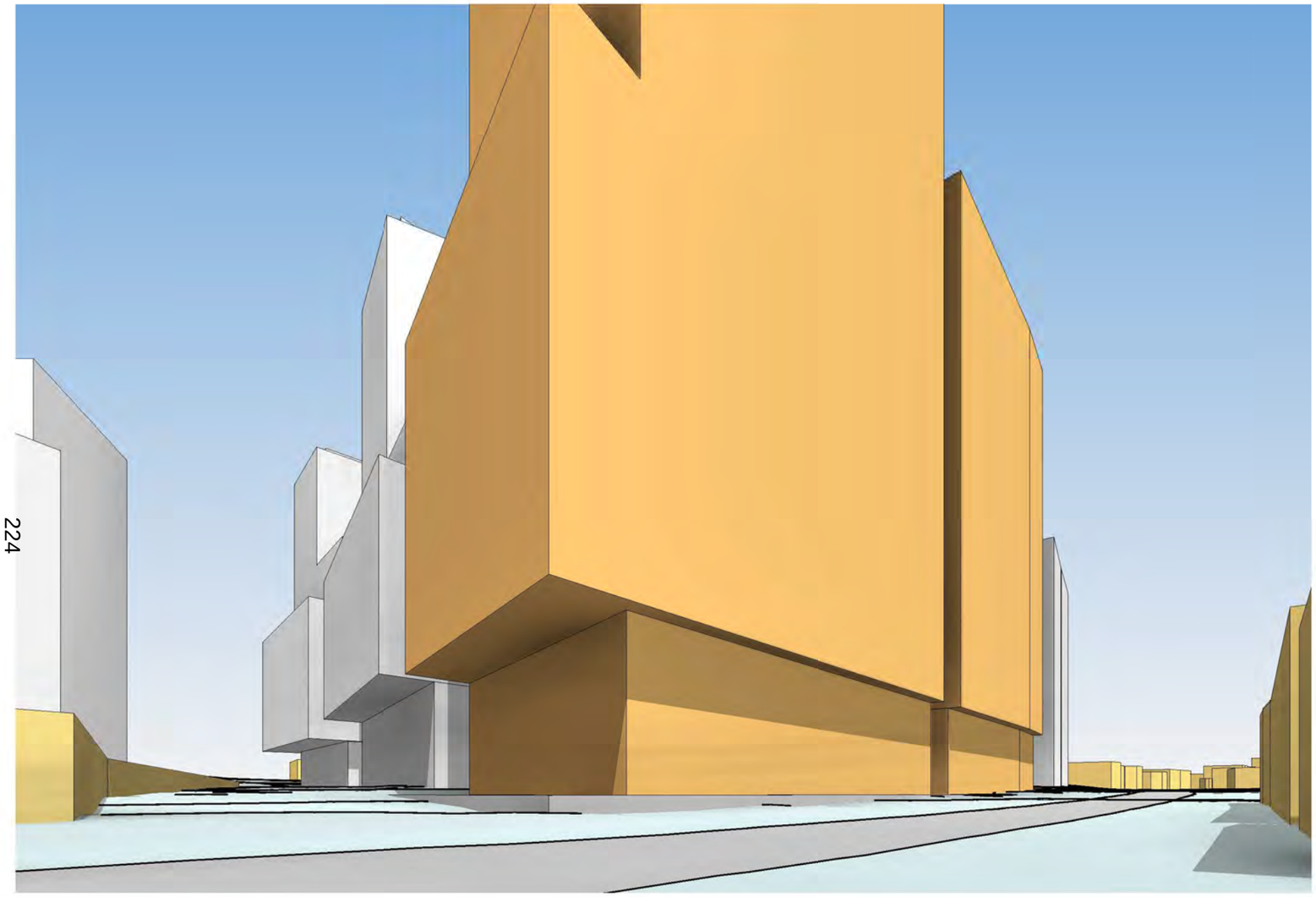
Green Square Site 8A & 8B

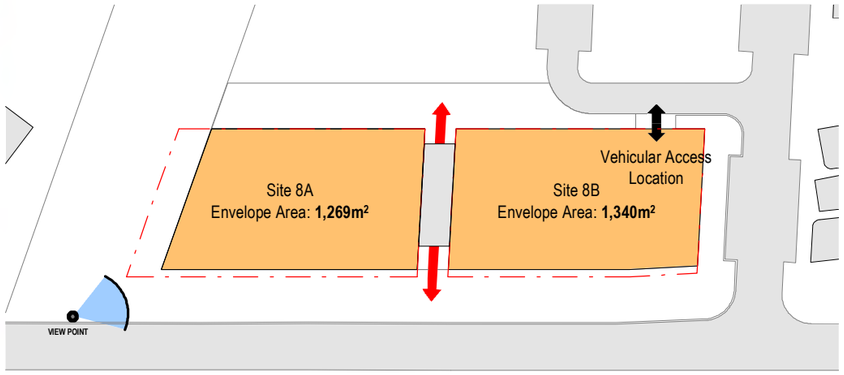
Drawing: **VIA – Botany Road (looking north)**
Drawing no: PP-05-02
Issue:
Scale @ A3: 1 : 1200
Date: 23/06/21

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Visual Impact Assessment - Green Square Plaza (looking south east)





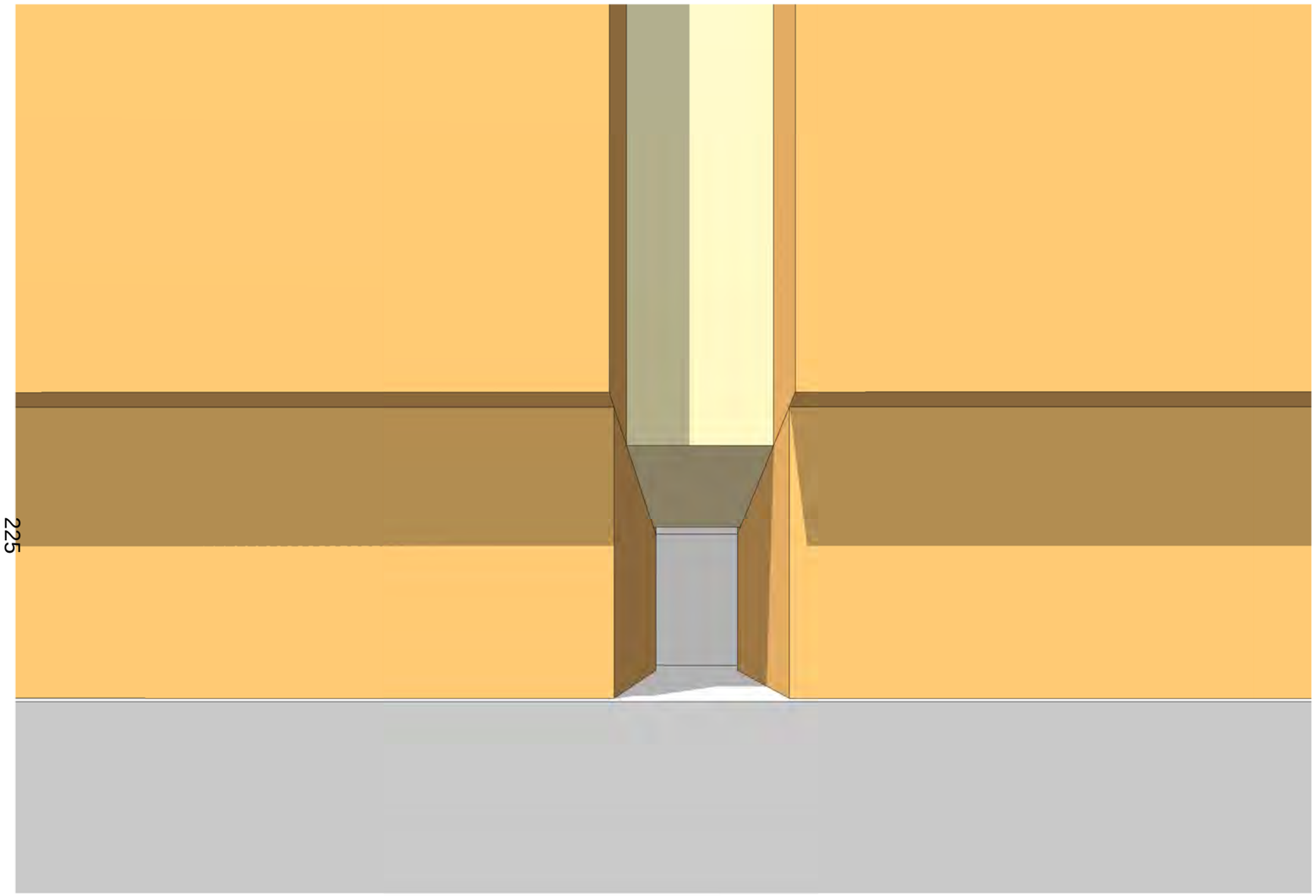
Green Square Site 8A & 8B

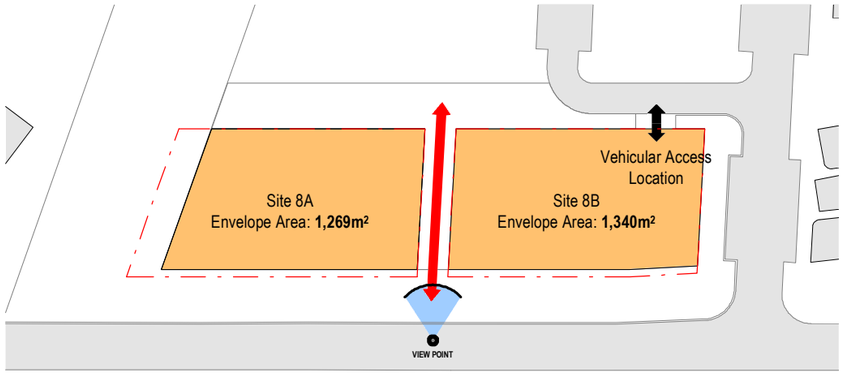
Drawing: **VIA - Green Square Plaza (looking south east)**
Drawing no: PP-05-03
Issue:
Scale @ A3: 1 : 1200
Date: 23/06/21

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Visual Impact Assessment - VIA – Botany Road (through site link)





Green Square Site 8A & 8B

Drawing: **VIA – Botany Road (through site link)**
Drawing no: PP-05-04
Issue:
Scale @ A3: 1 : 1200
Date: 23/06/21

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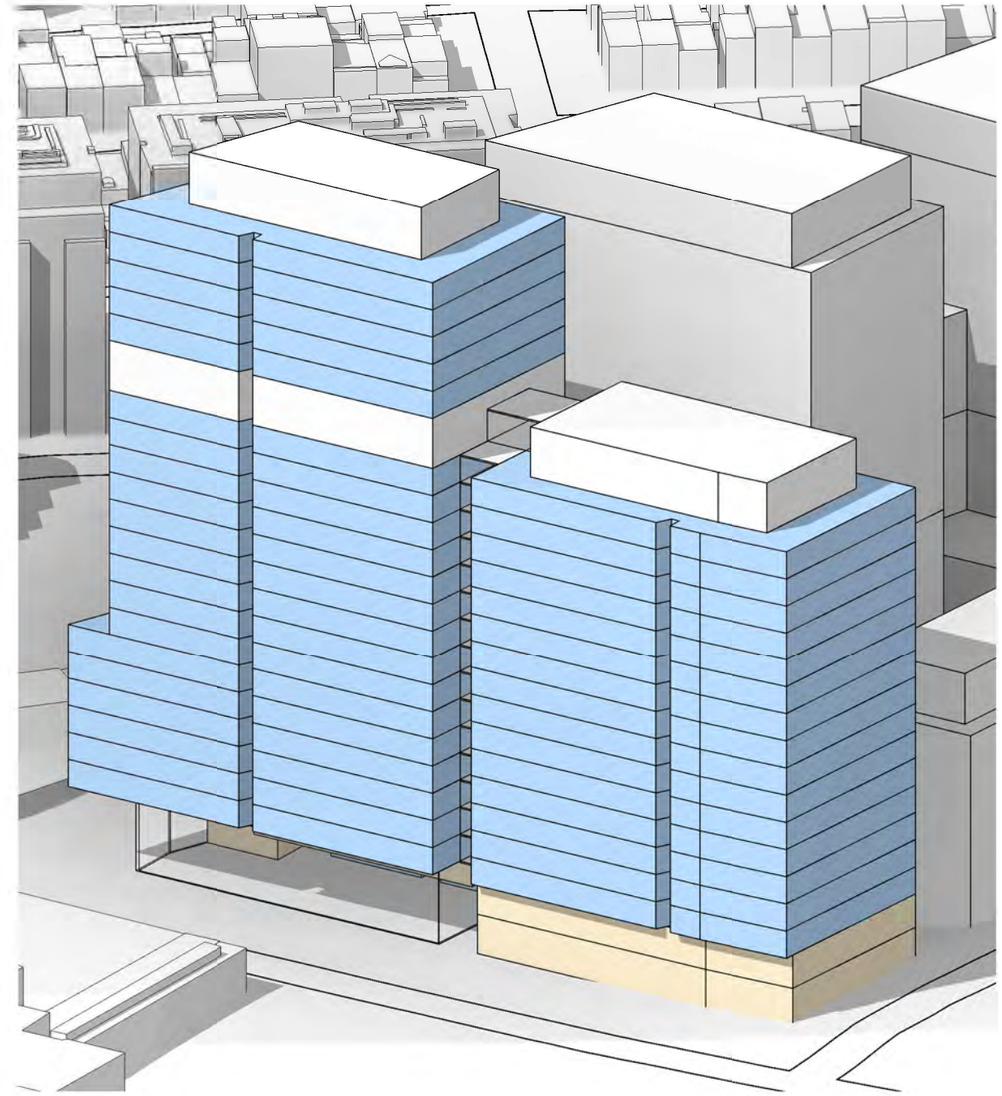
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APPENDIX B
Reference Design

Green Square Sydney
Site 8A & 8B
Reference Design

Sheet Number	Sheet Name
RD-00-01	Site Plan
RD-01-01	Basement 3
RD-01-02	Basement 2
RD-01-03	Basement 1
RD-01-04	Ground Level
RD-01-05	Level 1
RD-01-06	Levels 2 - 7 (Typical Podium Levels)
RD-01-07	Level 8
RD-01-08	Levels 9 - 11 (Typical Low Rise Levels)
RD-01-09	Levels 12 - 16 (Typical High Rise Levels)
RD-01-10	Level 17 (Plant Level)
RD-01-11	Levels 18 - 22 (Typical High Rise Levels)
RD-01-12	Level 23 (Roof Plant)
RD-02-01	Section 1 (North South)
RD-02-02	Section 2,3,4 (East West)
RD-03-01	Stacking Plan & Area Schedule



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Green Square Site 8A & 8B

Drawing: **Site Plan**
Drawing no: RD-00-01
Issue:
Scale @ A3: 1 : 1000
Date: 29/06/21

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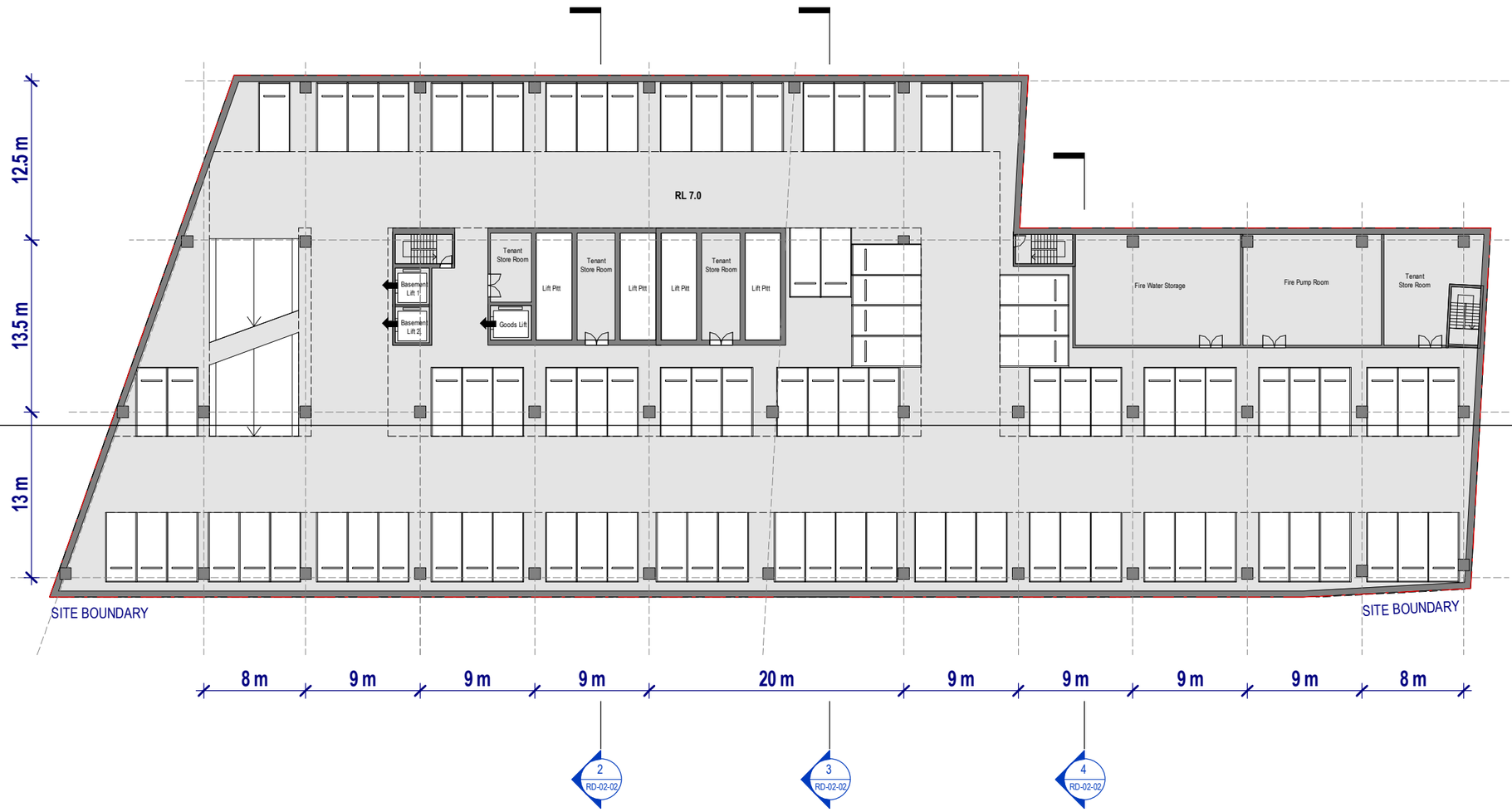
Green Square Site 8A & 8B

Drawing: **Basement 3**
Drawing no: RD-01-01
Issue:
Scale @ A3: 1 : 400
Date: 29/06/21

0 2 4 6 8 10 20 m

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230

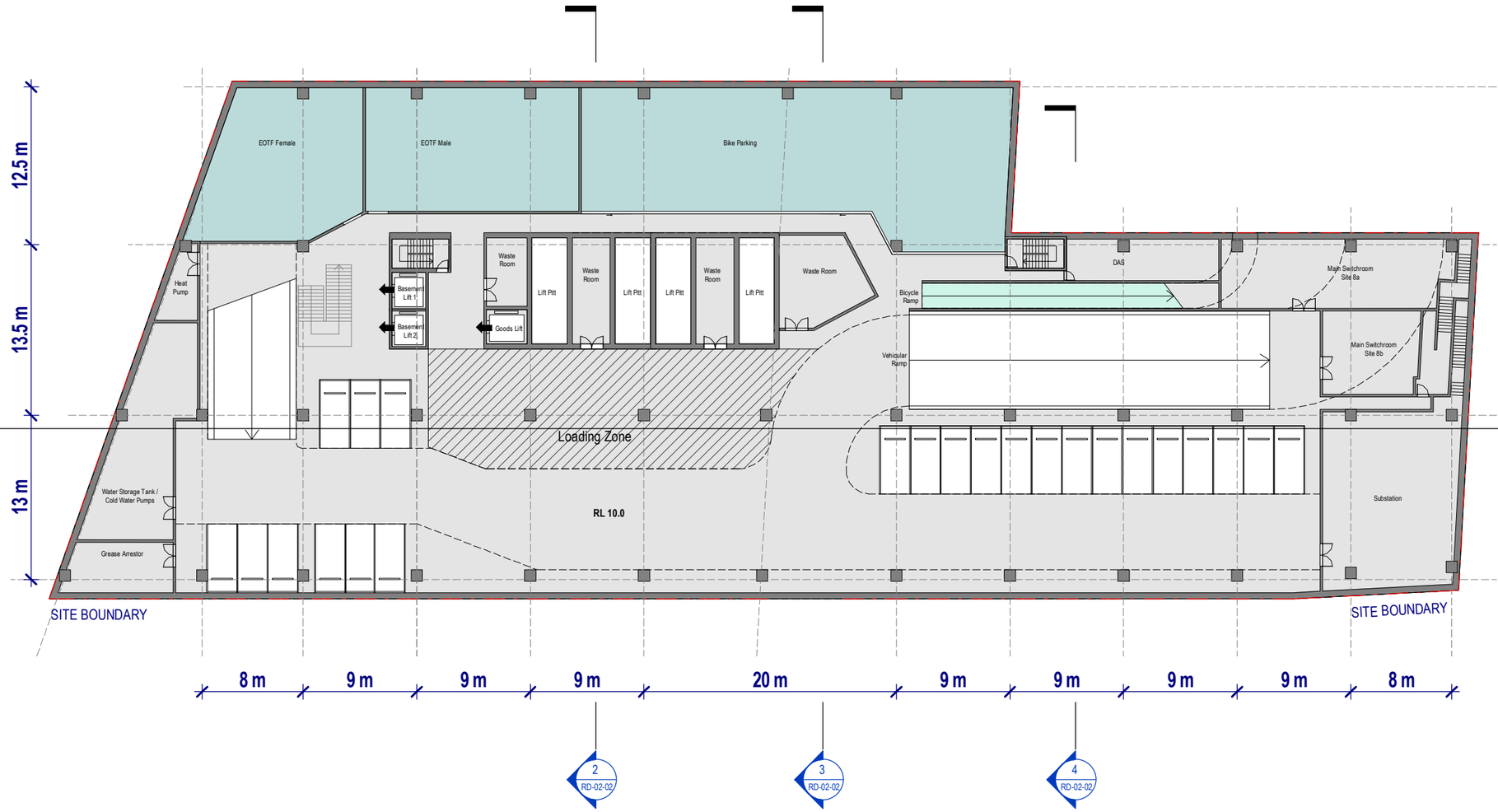
Green Square Site 8A & 8B

Drawing: **Basement 2**
Drawing no: RD-01-02
Issue:
Scale @ A3: 1 : 400
Date: 29/06/21

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m

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231

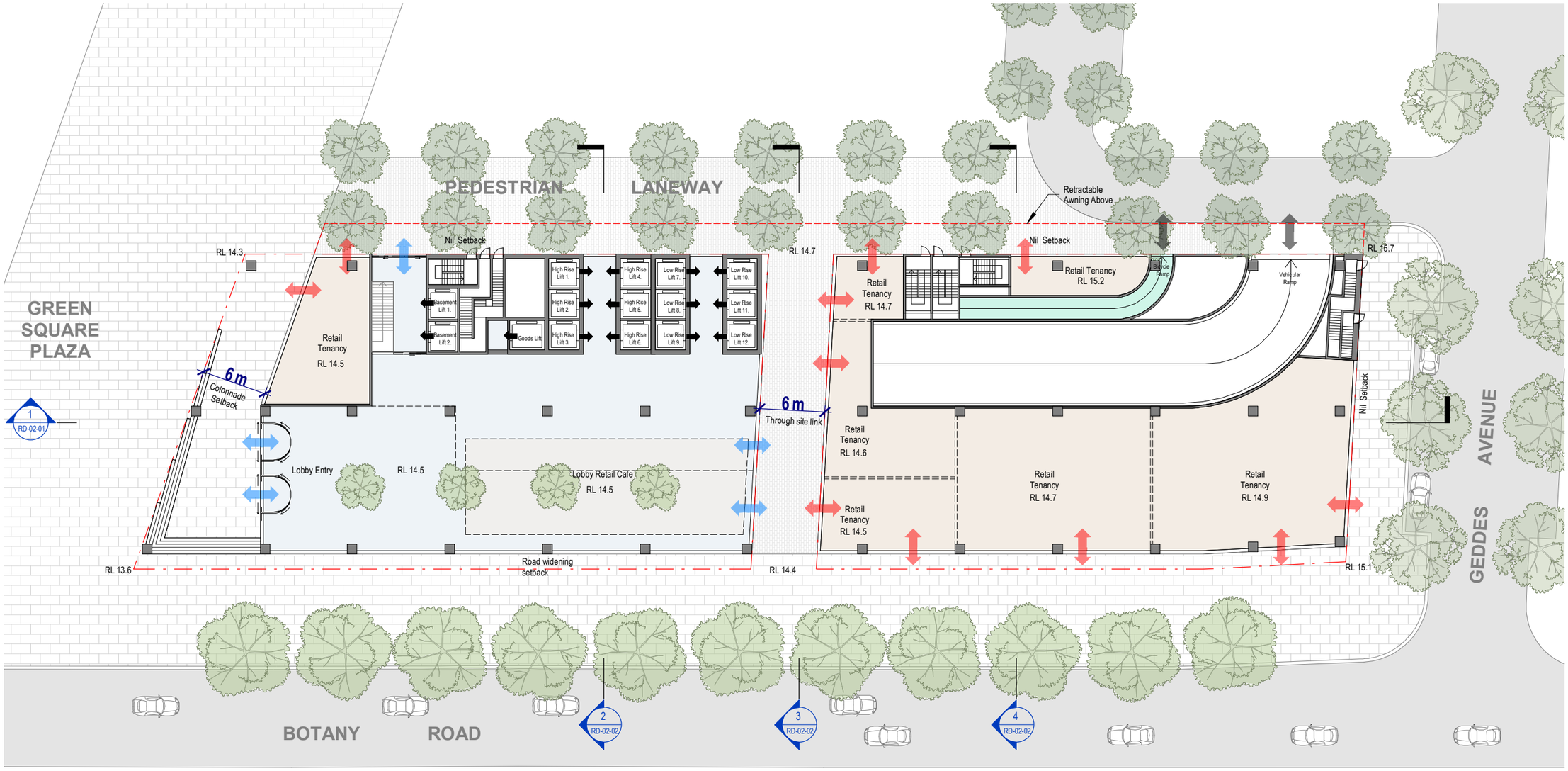
Green Square Site 8A & 8B

Drawing: **Basement 1**
Drawing no: RD-01-03
Issue:
Scale @ A3: 1 : 400
Date: 29/06/21

0 2 4 6 8 10 20 m

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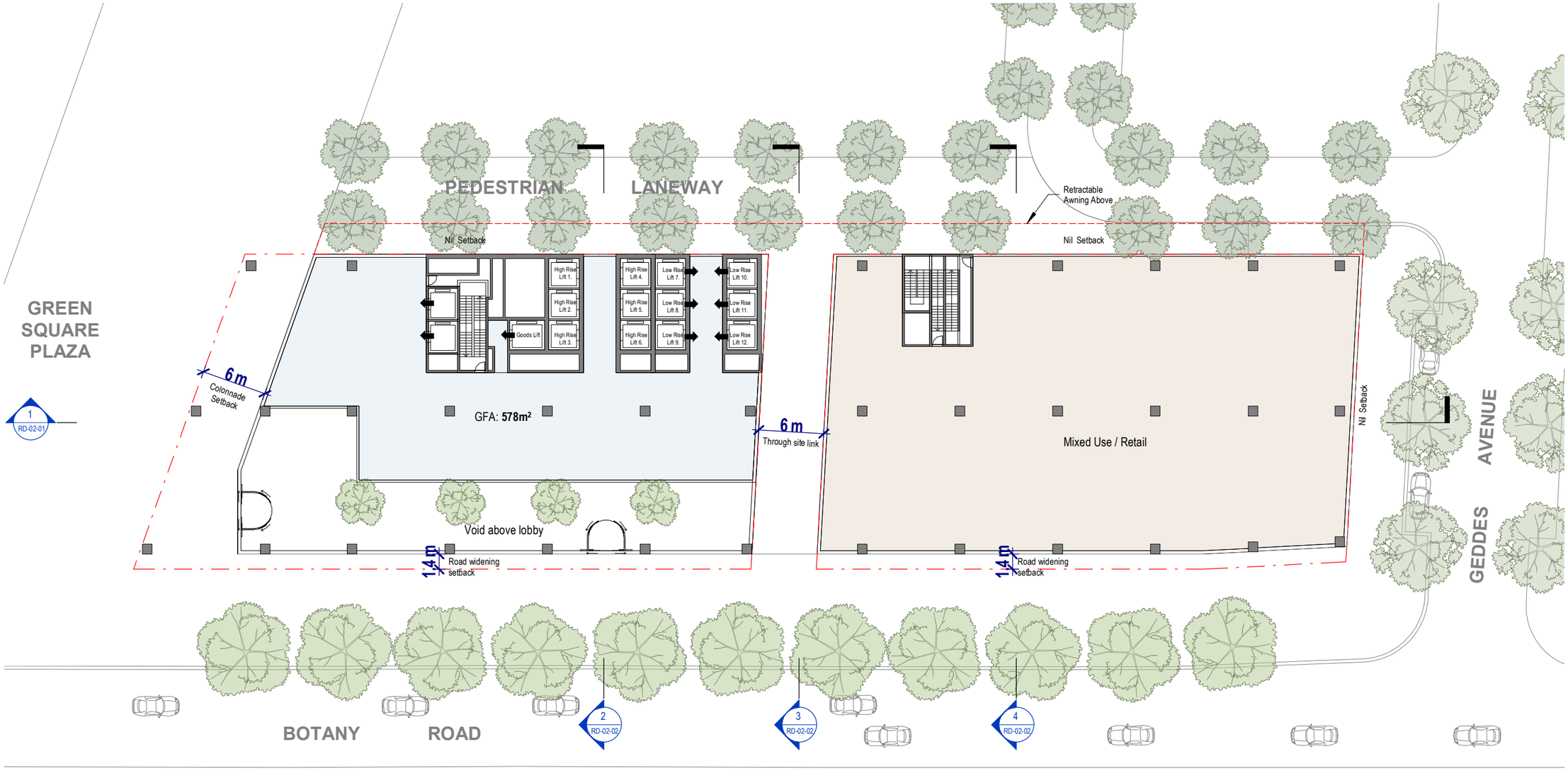
Green Square Site 8A & 8B

Drawing: **Ground Level**
Drawing no: RD-01-04
Issue:
Scale @ A3: 1 : 400
Date: 29/06/21

0 2 4 6 8 10 20 m

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Green Square Site 8A & 8B

Drawing: **Level 1**
Drawing no: RD-01-05
Issue:
Scale @ A3: 1 : 400
Date: 29/06/21

0 2 4 6 8 10 20
m

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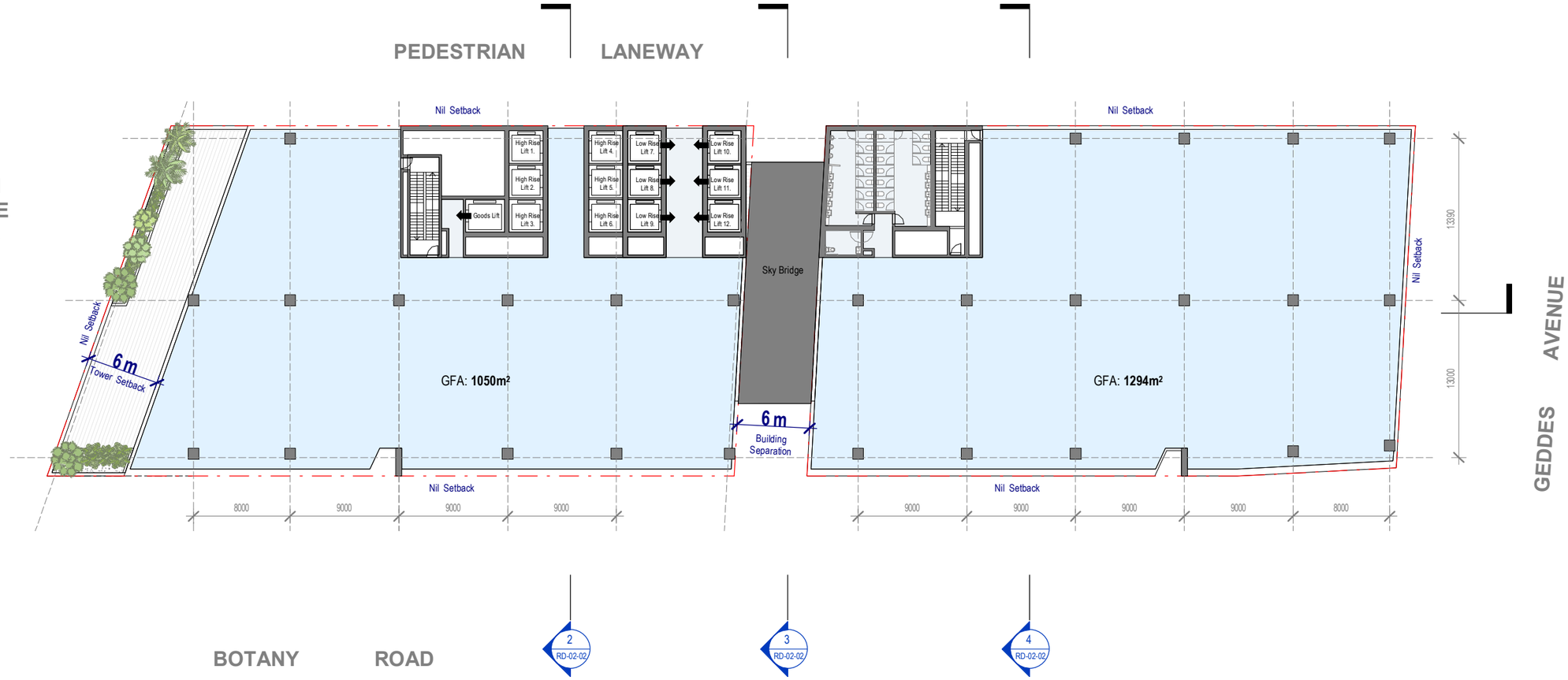
Green Square Site 8A & 8B

Drawing: **Levels 2 - 7 (Typical Podium Levels)**
Drawing no: RD-01-06
Issue:
Scale @ A3: 1 : 400
Date: 29/06/21

0 2 4 6 8 10 20
m

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Green Square Site 8A & 8B

Drawing: **Level 8**
Drawing no: RD-01-07
Issue:
Scale @ A3: 1 : 400
Date: 29/06/21

0 2 4 6 8 10 20
m

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Green Square Site 8A & 8B

Drawing: **Levels 9 - 11 (Typical Low Rise Levels)**
Drawing no: RD-01-08
Issue:
Scale @ A3: 1 : 400
Date: 29/06/21

0 2 4 6 8 10 20
m

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Green Square Site 8A & 8B

Drawing: **Levels 12 - 16 (Typical High Rise Levels)**
Drawing no: RD-01-09
Issue:
Scale @ A3: 1 : 400
Date: 29/06/21

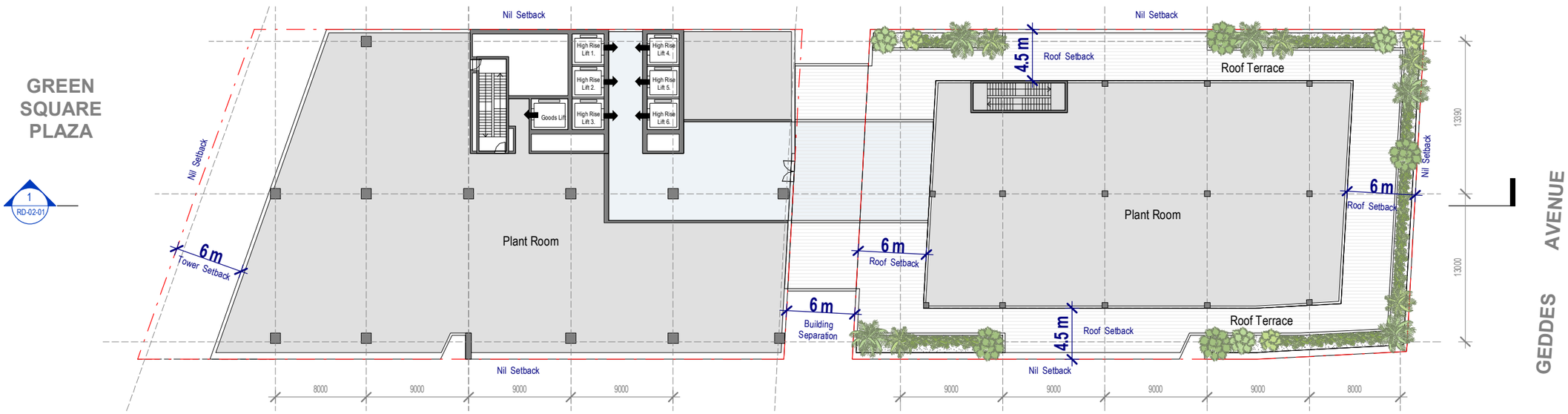
0 2 4 6 8 10 20
m

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PEDESTRIAN LANEWAY

GREEN SQUARE PLAZA



1 RD-02-01

2 RD-02-02

3 RD-02-02

4 RD-02-02

BOTANY ROAD

GEDDES AVENUE

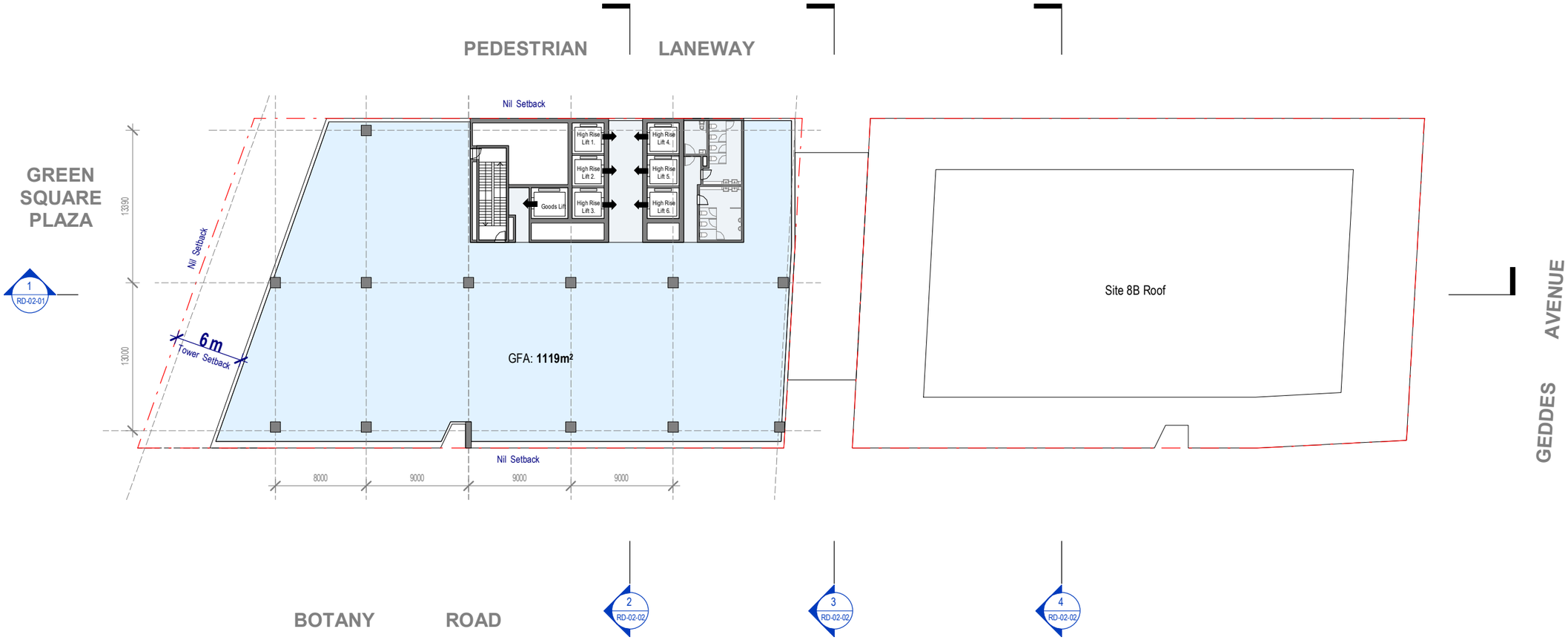
Green Square Site 8A & 8B

Drawing: **Level 17 (Plant Level)**
Drawing no: RD-01-10
Issue:
Scale @ A3: 1 : 400
Date: 29/06/21

0 2 4 6 8 10 20
m

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Green Square Site 8A & 8B

Drawing: **Levels 18 - 22 (Typical High Rise Levels)**
Drawing no: RD-01-11
Issue:
Scale @ A3: 1 : 400
Date: 29/06/21

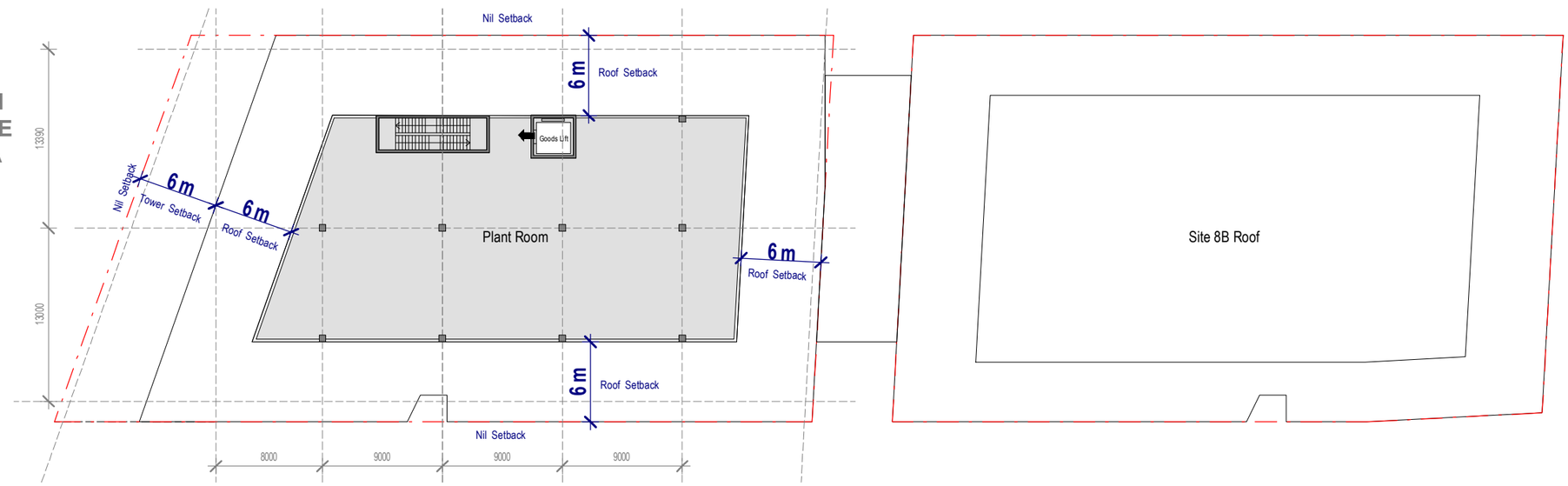
0 2 4 6 8 10 20
m

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PEDESTRIAN LANEWAY

GREEN SQUARE PLAZA



1 RD-02-01

GEDDES AVENUE

BOTANY ROAD

2 RD-02-02

3 RD-02-02

4 RD-02-02

Green Square Site 8A & 8B

Drawing: **Level 23 (Roof Plant)**
Drawing no: RD-01-12
Issue:
Scale @ A3: 1 : 400
Date: 29/06/21

0 2 4 6 8 10 20 m

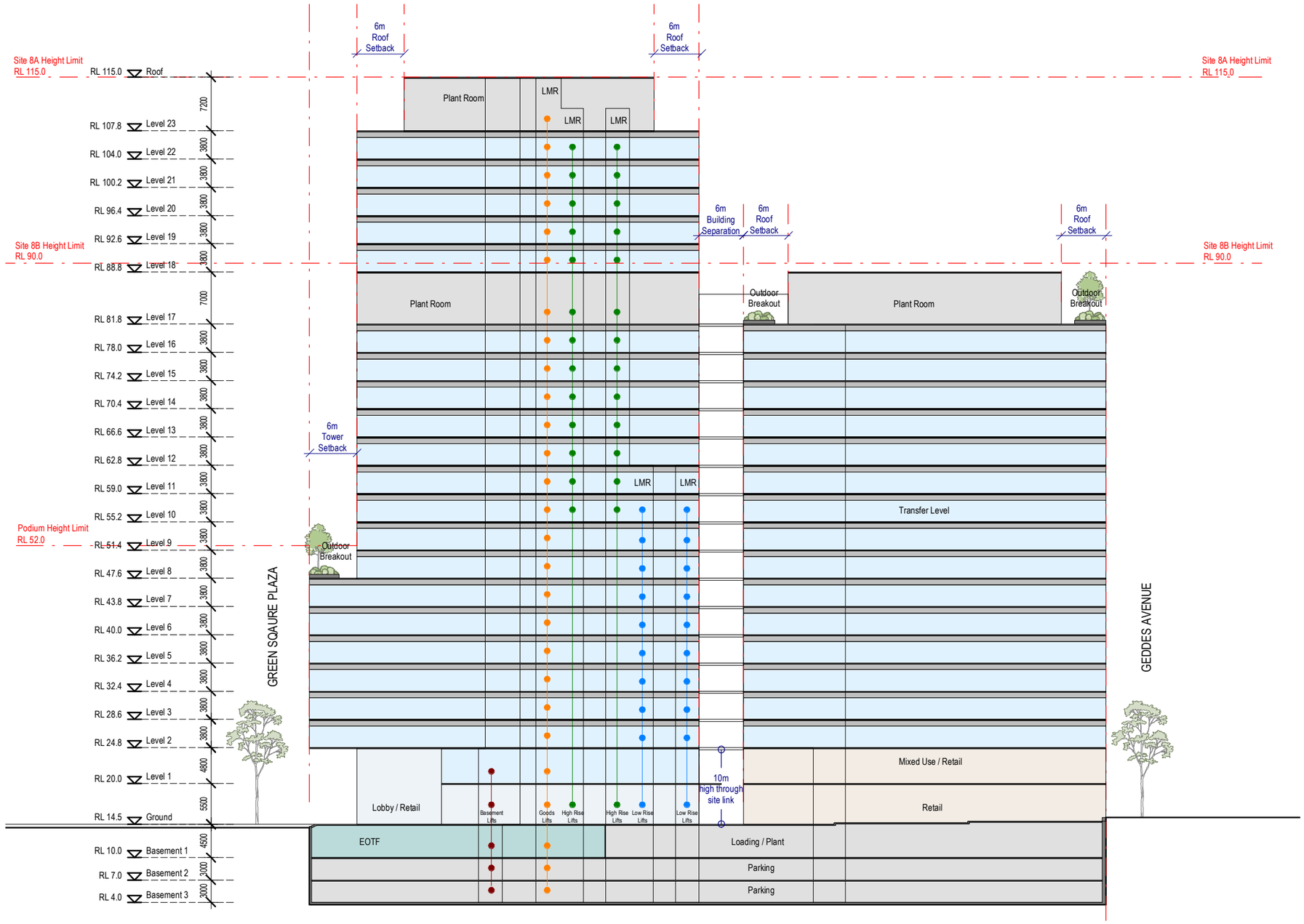
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PAN OPS RL 115
LEP Height RL 115
DCP Height 97.5M / 24 Storeys

LEP Height RL 90
DCP Height 72.5M / 17 Storeys

LEP Height RL 52
DCP Height 33M / 8 Storeys



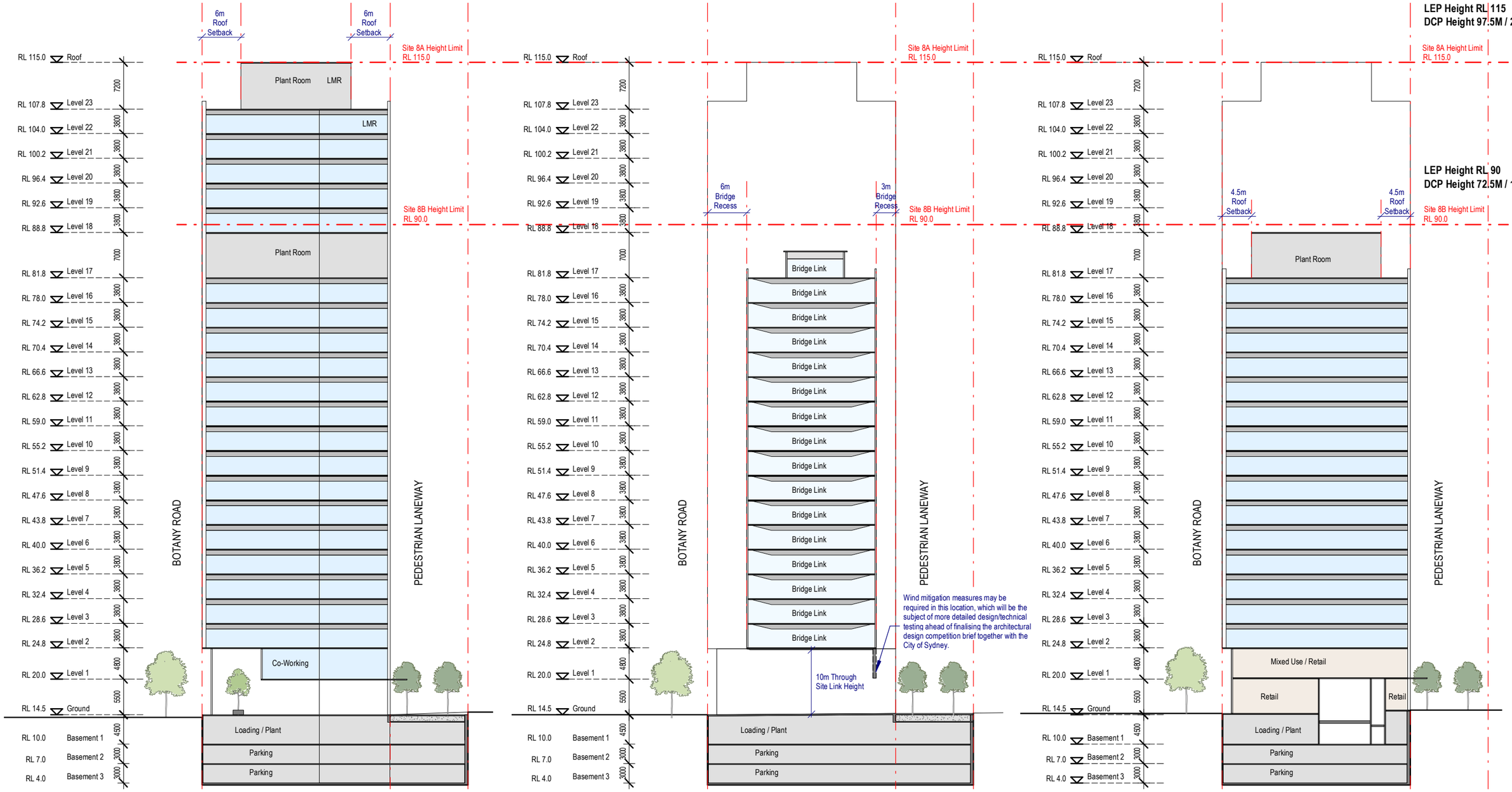
Green Square Site 8A & 8B

Drawing: **Section 1 (North South)**
Drawing no: RD-02-01
Issue:
Scale @ A3: 1 : 600
Date: 29/06/21

0 2.5 5 7.5 10 12.5 25 m

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2 Complying DCP - Section 2
SCALE: 1 : 600

3 Complying DCP - Section 3
SCALE: 1 : 600

4 Complying DCP - Section 4
SCALE: 1 : 600

Green Square Site 8A & 8B

Drawing: **Section 2,3,4 (East West)**
Drawing no: RD-02-02
Issue:
Scale @ A3: 1 : 600
Date: 29/06/21

0 2.5 5 7.5 10 12.5 25 m

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Stacking Plan & Area Schedule

Greensquare Site 8A & 8B

Site Area 8A + 8B:	4,322	m^2
Permissible FSR 0.3:1	1,297	m^2
Permissible Bonus GFA	44,400	m^2
Total Permissible GFA	**45,697**	**m^2**

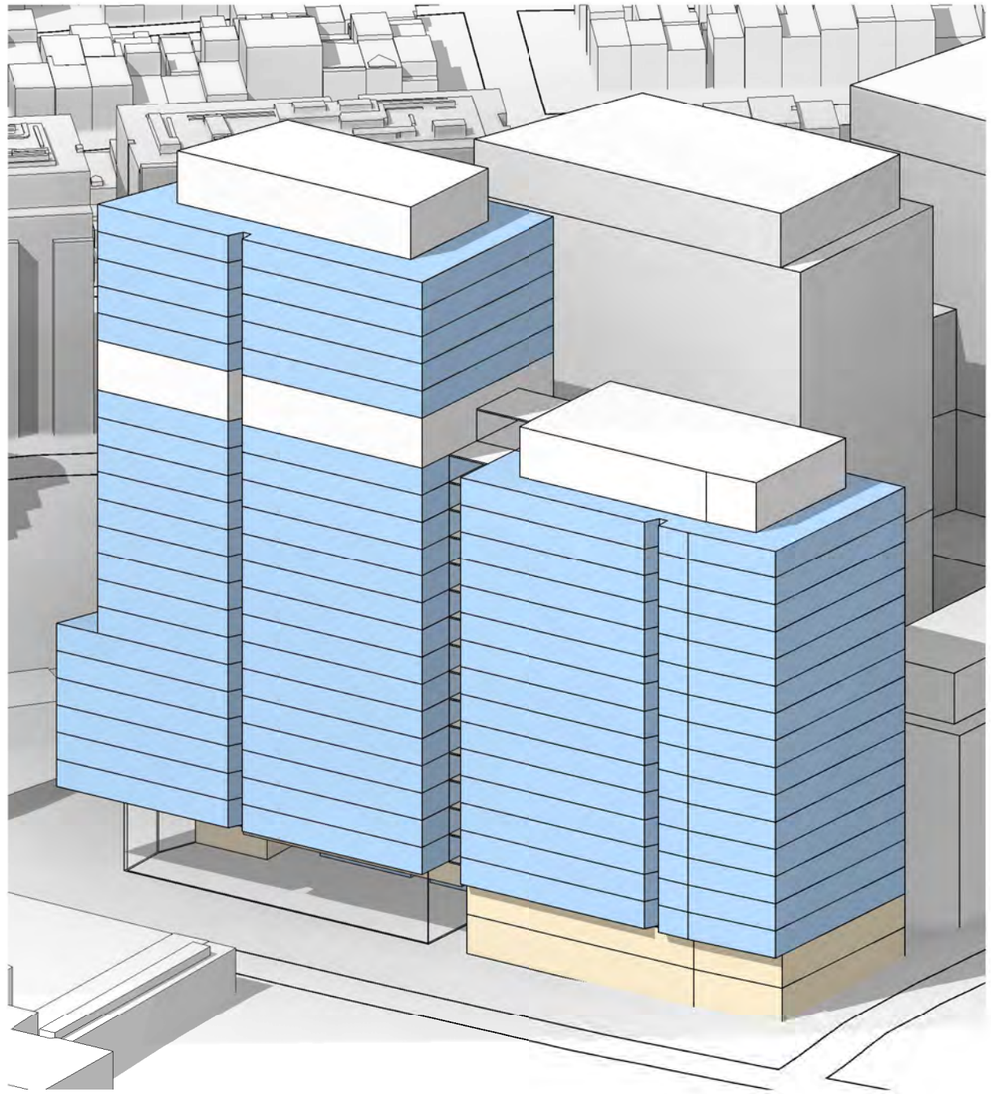
Development Summary	
Achieved GBA	**69,782 m^2**
Achieved GFA	**47,816 m^2**
Achieved FSR	**11.06 :1**
Achieved Parking	**211 spaces**

Surplus GFA will be subtracted from developed scheme to allow for building from articulation and architectural expression. Total permissible GFA = 45,697m2

Surplus GFA **2,119 m^2**

Type	Height (m)	RL	GBA (m^2)	EOTF (m^2)	No. Carspaces
Basement 3 - Parking	3	4	3877		87
Basement 2 - Parking	3	7	3877		88
Basement 1 - Parking/EOTF	4.5	10	3877	322	23
Total	**10.5**		**11630**	**322**	**211**

Site 8A						**Site 8B**						**Sky Bridge**	
	Type	Height (m)	RL	GBA (m^2)	GFA (m^2)	Type	Height (m)	RL	GBA (m^2)	GFA (m^2)	20m GFA (m^2)	20m GBA (m^2)
Podium												
Ground Floor	Retail / Lobby	5.5	14.50	1235	960	Ground Floor Retail / Lobby	5.5	17.50	1340	775		
Level 1	Office Tenancy	4.8	20.00	820	582	Level 1 Co-Working / Retail	4.8	23.00	1340	1245		
Level 2	Office Tenancy	3.8	24.80	1520	1229	Level 2 Office Tenancy	3.8	27.80	1405	1294	122	126
Level 3	Office Tenancy	3.8	28.60	1520	1229	Level 3 Office Tenancy	3.8	31.60	1405	1294	122	126
Level 4	Office Tenancy	3.8	32.40	1520	1229	Level 4 Office Tenancy	3.8	35.40	1405	1294	122	126
Level 5	Office Tenancy	3.8	36.20	1520	1229	Level 5 Office Tenancy	3.8	39.20	1405	1294	122	126
Level 6	Office Tenancy	3.8	40.00	1520	1229	Level 6 Office Tenancy	3.8	43.00	1405	1294	122	126
Level 7	Office Tenancy	3.8	43.80	1520	1229	Level 7 Office Tenancy	3.8	46.80	1405	1294	122	126
Tower												
Level 8	Office Tenancy	3.8	47.60	1335	1050	Level 8 Office Tenancy	3.8	50.60	1405	1294	122	126
Level 9	Office Tenancy	3.8	51.40	1335	1050	Level 9 Office Tenancy	3.8	54.40	1405	1294	122	126
Level 10	Office Tenancy	3.8	55.20	1335	1050	Level 10 Office Tenancy	3.8	58.20	1405	1294	122	126
Level 11	Office Tenancy	3.8	59.00	1335	1050	Level 11 Office Tenancy	3.8	62.00	1405	1294	122	126
Level 12	Office Tenancy	3.8	62.80	1335	1117	Level 12 Office Tenancy	3.8	65.80	1405	1294	122	126
Level 13	Office Tenancy	3.8	66.60	1335	1117	Level 13 Office Tenancy	3.8	69.60	1405	1294	122	126
Level 14	Office Tenancy	3.8	70.40	1335	1117	Level 14 Office Tenancy	3.8	73.40	1405	1294	122	126
Level 15	Office Tenancy	3.8	74.20	1335	1117	Level 15 Office Tenancy	3.8	77.20	1405	1294	122	126
Level 16	Office Tenancy	3.8	78.00	1335	1117	Level 16 Office Tenancy	3.8	81.00	1405	1294	122	126
Level 17	Plant	7	81.80	1335	260	Level 17 Plant	5.2	84.80	732			
Level 18	Office Tenancy	3.8	88.80	1335	1119							
Level 19	Office Tenancy	3.8	92.60	1335	1119							
Level 20	Office Tenancy	3.8	96.40	1335	1119							
Level 21	Office Tenancy	3.8	100.20	1335	1119							
Level 22	Office Tenancy	3.8	104.00	1335	1119							
Level 23	Plant	7.2	107.80	575								
Total		**100.5**	**115.0**	**31775**	**24556**		**72.5**	**90.0**	**24487**	**21430**	**1830**	**1890**



Stacking Plan

Green Square Site 8A & 8B

Drawing: **Stacking Plan & Area Schedule**
Drawing no: RD-03-01
Issue:
Scale @ A3:
Date: 29/06/21

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