

To Whom It May Concern:

Statement on the current project for Green Square

The changes made in the current proposal are still following the basic concept of LIFE-SPACE-BUILDINGS; building the city from below with attractive public space lined with active frontages of retail and dwellings.

The additional GFA added to the total project which results in higher buildings in the current scheme, to my view does not compromise the qualities of the original scheme and concept behind. The basic urban qualities for the public domain are intact. But I will once again stress that additional height makes the need for thorough analysis of the microclimatic conditions on the ground when the specific design proposals are developed even more necessary. The microclimate of the public spaces which are of crucial importance to achieving an attractive public life can be adjusted in the design phase by adjusting the design of the facades, the width of the setbacks, and the trees and other elements in the public space. The present setbacks are likely too small for the purpose of breaking the wind. Setbacks and building design need to take into consideration and respond to the human scale, solar access, microclimate and the effects of wind at the ground plane.

The new more compactly developed plots at some places have parking structures as low as 2nd floor. This placement of the parked cars will need to be addressed in the design as it may influence the visual experience of the public realm negatively. More compact parking solutions are a possibility and should be studied in the design, just as greening or other types of screening to the parts of the buildings which have parking structures should be addressed in the design process.

The principle of breaking down the lots to create a more permeable urban structure which has been one of the important urban design principles behind the proposal is supported by change to the street layout and plot structure on sites 8 and 19. The new layout and the proposed retail loop will help the integration between the public life on these streets and the life on the civic places and Dunning Avenue to form one continuous whole.

To support this it will be of outmost importance to prioritize the undisturbed movement of pedestrians in the street-network of Green Square Town Centre by securing continuous paving for pedestrians throughout the scheme.

With these comments I fully support the changes in the current version of the current scheme, and look very much forward to helping the Mirvac, Leighton, Landcom design team to fulfill the high ambitions for the Green Square-development.

Kind regards

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A handwritten signature in black ink, appearing to read 'Jan Gehl', written in a cursive style.

Jan Gehl

Town Core Sites within Green Square Town Centre Architects Statement

Please find below the Architects Statement for the Town Core Sites within Green Square Town Centre prepared by Mirvac Design on behalf of the Green Square Consortium (GSC) / Landcom.

ARCHITECTS STATEMENT

Green Square Town Centre (GSTC) is a unique opportunity to create a 21st century Town Centre. To us this means to relate the design to the new demands for strong identity, for community, for diversity, flexibility and a variety of activities. To provide for connectivity, enjoyable spaces, safe environments and sustainable living.

Using the concept of LIFE – SPACE – BUILDINGS we have strived to make human activity the primary generating force of the design. To create an urban environment with a fine grain, one that is permeable to encourage use and the interaction of people. One that nurtures families and community. One that is connected to the rest of the city from Botany Bay to Circular Quay so as to make GSTC a natural hub and destination. A key link in the liveable green network.

We have done this using the City of Sydney's 2030 Vision and Landcom's aspirations as a framework for a city of the future now. We have taken the principles from the Master Plan, LEP and DCP and applied them in such a way so as to build upon and enhance the envisioned outcomes.

The strategies we have used to achieve this are:

- Further development of 9 key principals of the McGregor plan and refinement of the Public Domain spaces to enhance the human scale;
- A pragmatic retail and staging strategy that ensures ground floor activation with vibrancy and life along the street and public domain network;
- Improved street network to increase connectivity across and through the Town Centre as well as to surrounding neighbourhoods;

- Creating a finer grain by breaking down the super lots into smaller development sites promoting consideration of the human scale and the pedestrian experience;
- Creating a coherent network of interconnected streets with a clear hierarchy fronted by multiuse buildings;
- The ground floor and level 1 designed for long life loose fit spaces that can adapt to a variety of uses;
- The use of articulated sections to create legibility and break down the scale of the built form;
- Reorienting the Community building to rescale the civic spaces so they are inviting for everyday use yet still retain their civic character and function, increasing flexibility of the public spaces;
- Providing a greater diversity of public spaces by creating three outdoor rooms in the civic precinct and the inclusion of all areas outside of the private lots into the Public Domain. Integration of the Public Domain with the private lots and weaving the urban fabric into existing and new neighbourhoods;
- The use of thresh-hold buildings in the Civic Precinct to effectively buffer the Transport Corridor, create a more intimate scale and enhance walkability;
- Transport corridor to be fully integrated into the Public Domain design;
- Providing adaptable above ground parking with higher floor to floor heights to accommodate future uses and minimise the extent of in ground remediation work meeting the principles of the 2030 strategy. At all times the ground plane is maintained with active retail uses;
- Creating a hierarchy of uses with commercial buildings located in and around the major transport hub and residential buildings around the existing neighbourhoods and future green spaces;
- Civic plaza and residential buildings shielded from Botany Road by the proposed Council Community Building and commercial building on Site 8a;
- Increased commercial and retail GFA to ensure GSTC as a place to work and do business; and
- The expression of Green Infrastructure in the Public Domain is maintained with enhancement of the blue green spine from the McGregor plan

Architecture needs to respond to shifting environmental, cultural and social changes. These shifts include recognition of the impact of buildings and related spaces on climate change, the need for diversity and difference, the importance of social sustainability as part of a rich and vibrant community.

The buildings and urban spaces are seen as a form of urban ecology, the focus of which is the interdependency of humans as a species to their total environment. Humans depend as much on the health of their urban environment, as the condition of their natural environment, for their present and future well being.

Buildings can no longer be seen as isolated objects, as they are part of a complex habitat, a breathing and living eco system, which supports the life, vibrancy, and activities of its inhabitants. Our design solutions have sought to integrate design of the buildings and urban spaces of GSTC to create an environment which will be characterised by inviting and diverse spaces which prioritise life quality, health, safety and an inclusive environment for all.