

REDUCTION IN BUILDING HEIGHT TO ALLOW ADDITIONAL SOLAR PENETRATION INTO DUNNING AVENUE.

REQUIRED 6M WIDE THROUGH SITE LINK WITH PUBLIC ACCESS IN ACCORDANCE WITH THE GSTC DESIGN GUIDELINES 2006.

COMMERCIAL USES LOCATED IN CLOSE PROXIMITY TO GREEN SQUARE STATION AND BOTANY ROAD TO:

- REINFORCE THE TOWN CENTRE AND CREATE A FOCAL POINT FOR ECONOMIC DEVELOPMENT IN THE SOUTHERN PART OF THE CITY OF SYDNEY
- SHIELD RESIDENTIAL BUILDINGS FROM TRAFFIC NOISE ALONG BOTANY RD

DESIRED RELOCATION OF STATION ACCESS INTO PROPOSED BUILDING IN ACCORDANCE WITH THE GSTC DESIGN GUIDELINES 2006.

COMMUNITY BUILDING RE-ORIENTATED TO RESCALE CIVIC PLAZA AND BETTER INTEGRATE IN INTO THE PUBLIC DOMAIN.

SITES 8+19 SCALED DOWN INTO SMALLER DEVELOPMENT LOTS TO CREATE AN URBAN ENVIRONMENT WITH A FINE GRAIN, ONE THAT IS PERMEABLE TO ENCOURAGE USE AND THE INTERACTION OF PEOPLE.

BUILDING FORMS RE-ORIENTATED EAST-WEST TO ALLOW FURTHER PENETRATION OF NATURAL DAYLIGHT TO SITES 8 & 19. BUILDINGS FORMS ARTICULATED TO CREATE VARIED SKYLINE.

6 METRE WIDE FULL HEIGHT VISUAL CONNECTION REQUIRED BETWEEN SITE 7 AND SITE 6 IN ACCORDANCE WITH THE GSTC DESIGN GUIDELINES 2006.

RETAIL THRESHOLD ELEMENTS AND THE PROPOSED COMMUNITY BUILDING HAVE BEEN LOCATED WITHIN THE PUBLIC DOMAIN TO :

- REDUCE SCALE OF SPACE TO CREATE A SERIES OF INTIMATE SPACES
- SHIELD CIVIC PLAZA FROM BOTANY ROAD AND FORM A LOW SCALE EDGE ALONG NORTHERN SIDE OF PLAZA TO HELP BUFFER EFFECTS OF TRANSPORT CORRIDOR

ADDITIONAL ROAD THROUGH CIVIC PLAZA ADDED TO IMPROVE:

- CONNECTIVITY ACROSS THE SITE
- ACTIVATE THE GROUND PLANE
- ENCOURAGE PEDESTRIAN MOVEMENT ACROSS THE PUBLIC DOMAIN AND THROUGH THE SITE.

DEVELOPMENT SITES 17 & 18 SEPERATED TO IMPROVE PEDESTRIAN & VISUAL CONNECTIVITY TO THE PUBLIC DOMAIN FROM ACCESS PLACE (MERTON STREET)

PUBLIC DOMAIN AREA INCREASED BY APPROXIMATELY 3000m2 IN COMPARISON TO LEP MASTERPLAN.

ROAD ALIGNMNET OF DUNNING AVENUE AND NEW CROSS STREET TO IMPROVE:

- VISIBILITY
- CONNECTIVITY
- TRAFFIC SAFETY

LEGEND - URBAN DESIGN OUTCOMES

- PUBLIC DOMAIN
- TALLER BUILDING FORMS
- MEDIUM SCALE BUILDING FORMS
- LOW SCALE BUILDING FORMS
- PRIVATE + COMMUNAL OPEN SPACE
- DESIRED GROUND LEVEL RETAIL USES FOR SITE 6
- COMMUNITY USES
- RETAIL THRESHOLD ELEMENTS
- PEDESTRIAN CONNECTIVITY
- 6M WIDE FULL HEIGHT VISUAL CONNECTION
- RETAIL CIRCULATION
- GSC/LANDCOM PROPOSED BOUNDARY FOR THE TOWN CORE SITES WITHIN GREEN SQUARE TOWN CENTRE
- DESIRED RELOCATION OF STATION ACCESS

- CIVIC SPACES BROKEN DOWN INTO 3 ROOMS PROVIDING A VARIETY OF EXPERIENCES & SCALES
- CIVIC NATURE OF SPACE MAINTAINED FOR PUBLIC EVENTS.

* NOTE - FOR ACCURATE DIMENSIONS OF LOT BOUNDARIES AND ROAD RESERVES, PLEASE REFER TO DRAWING 00_SK1000[C]

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B	18.03.10	CAD FILE ISSUED TO CoS
C	01.04.10	PLANNING PROPOSAL

PRELIMINARY



project:
Green Square

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GSC/LANDCOM SCHEME
URBAN DESIGN OUTCOMES

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