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Date: June 28th, 2021
(Issue b)

Urban Design Report

architectus™

Green Square Site 8A & 8B



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| | | |
|--|-----------------------------------|---------------------------|
| Project and report | Green Square Site 8A & 8B | |
| Date | June 28th, 2021 | |
| Client | / Domenic Pagano | |
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| Report contact | Emrana Sikder Senior Associate | |
| This report is considered a draft unless signed by a Director or Principal | Approved by: | |

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Contents

| | | |
|----------|---|-----------|
| 1 | Site Description | 3 |
| | 1.1 Location Plan | 4 |
| | 1.2 Master Plan | 6 |
| | 1.3 LEP | 7 |
| | 1.4 DCP | 8 |
| 2 | Urban Context | 12 |
| | 2.1 Site Overview | 13 |
| | 2.2 Site Context | 14 |
| | 2.3 Constraints | 16 |
| | 2.4 Opportunities | 17 |
| | 2.5 Active Frontage | 18 |
| | 2.6 Wind Mitigation | 19 |
| 3 | Bridge Spatial Study | 20 |
| | 4.1 Bridge Study | 21 |
| | 4.2 Visual Impact Analysis | 23 |
| | 4.3 Precedent Images | 28 |
| 4 | Building Form & Articulation | 31 |
| | 5.1 GFA Surplus | 32 |
| | 5.2 GFA Distribution Opportunities | 33 |
| A | Appendices - Building Envelope | 38 |
| | Building Envelope | 39 |
| B | Appendices - Reference Design | 40 |
| | Reference Design | 41 |



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

Site Description

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.



Site Description

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

Site Description

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

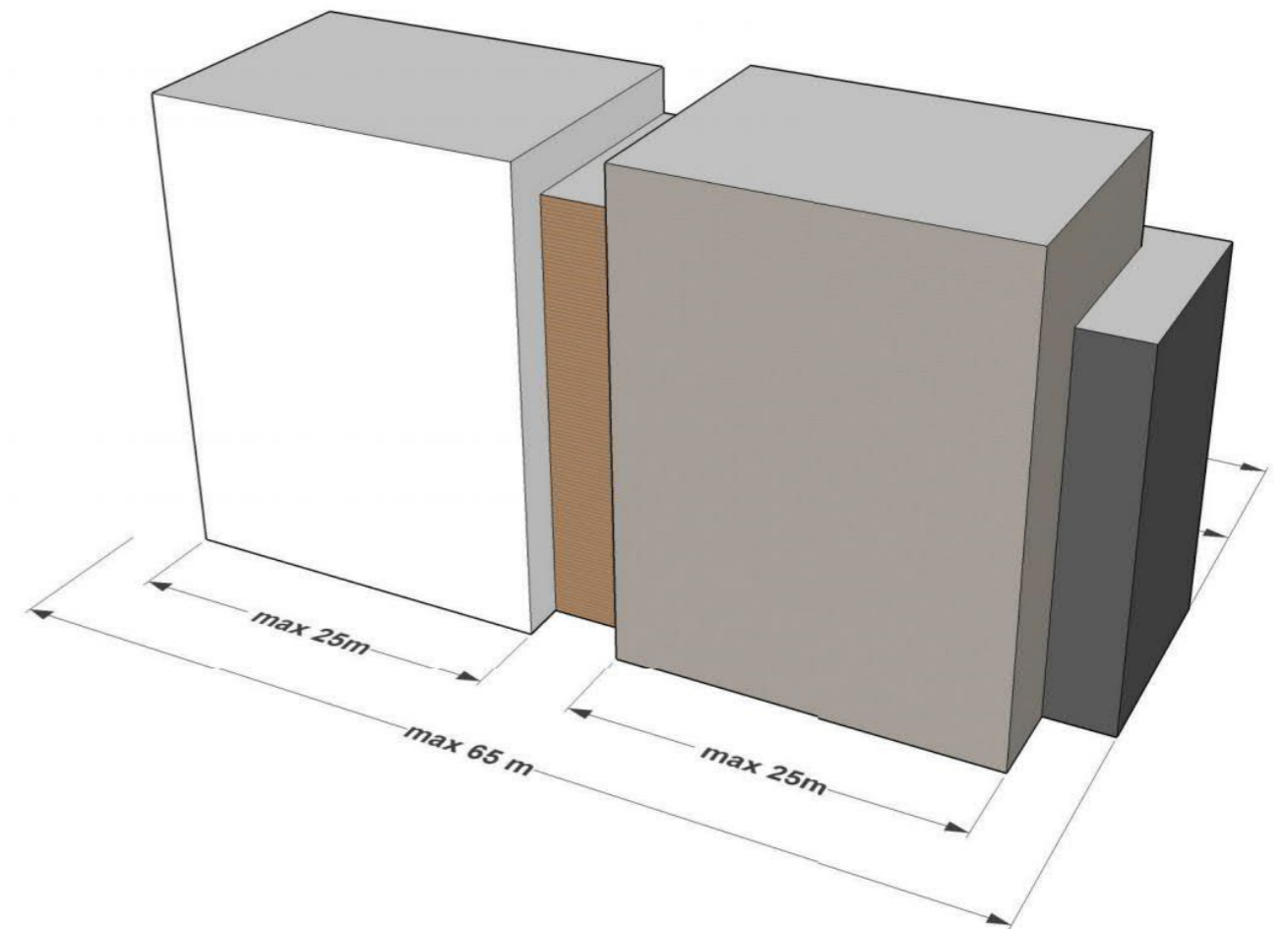
| Use | Minimum | Maximum |
|-------------|---------|---------|
| Retail | 4.5 | 5.5 |
| Commercial | 3.6 | - |
| Adaptable | 3.6 | - |
| Residential | 3.0 | 3.3 |
| Community | 3.6 | - |

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.



Site Description

1.4 Green Square Town Centre DCP 2012

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



Land Use - Ground Floor

- Retail



Land Use - First Floor

- Commercial



Land Use - Second Floor and Above

- Commercial

Site Description

1.4 Green Square Town Centre DCP 2012



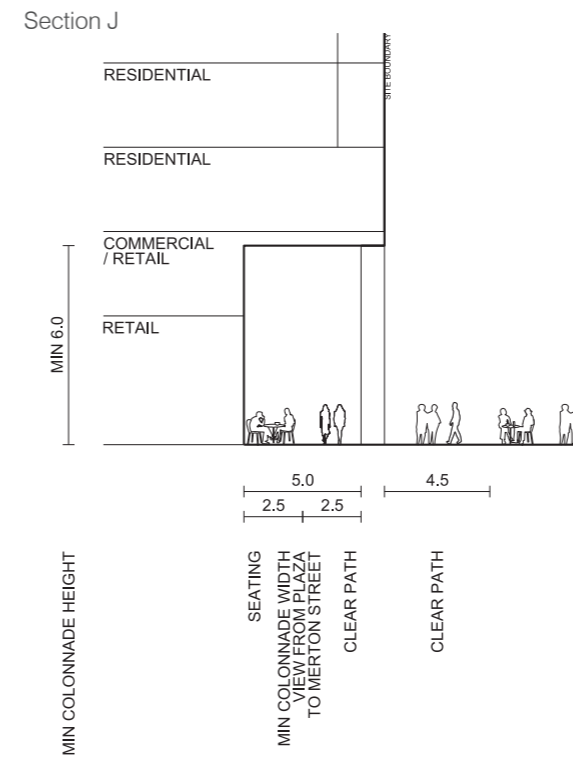
Street Frontage Alignments & Primary Setbacks

- 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)



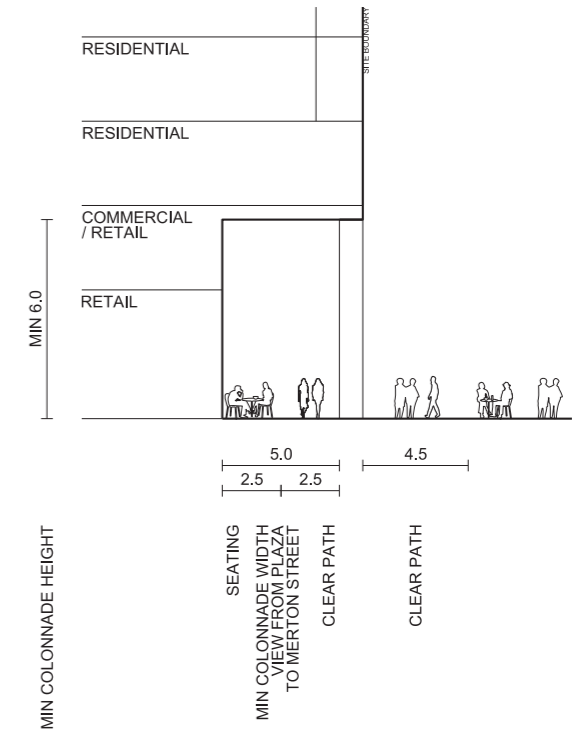
Street Frontage Heights & Secondary Setbacks

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



Street Sections

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

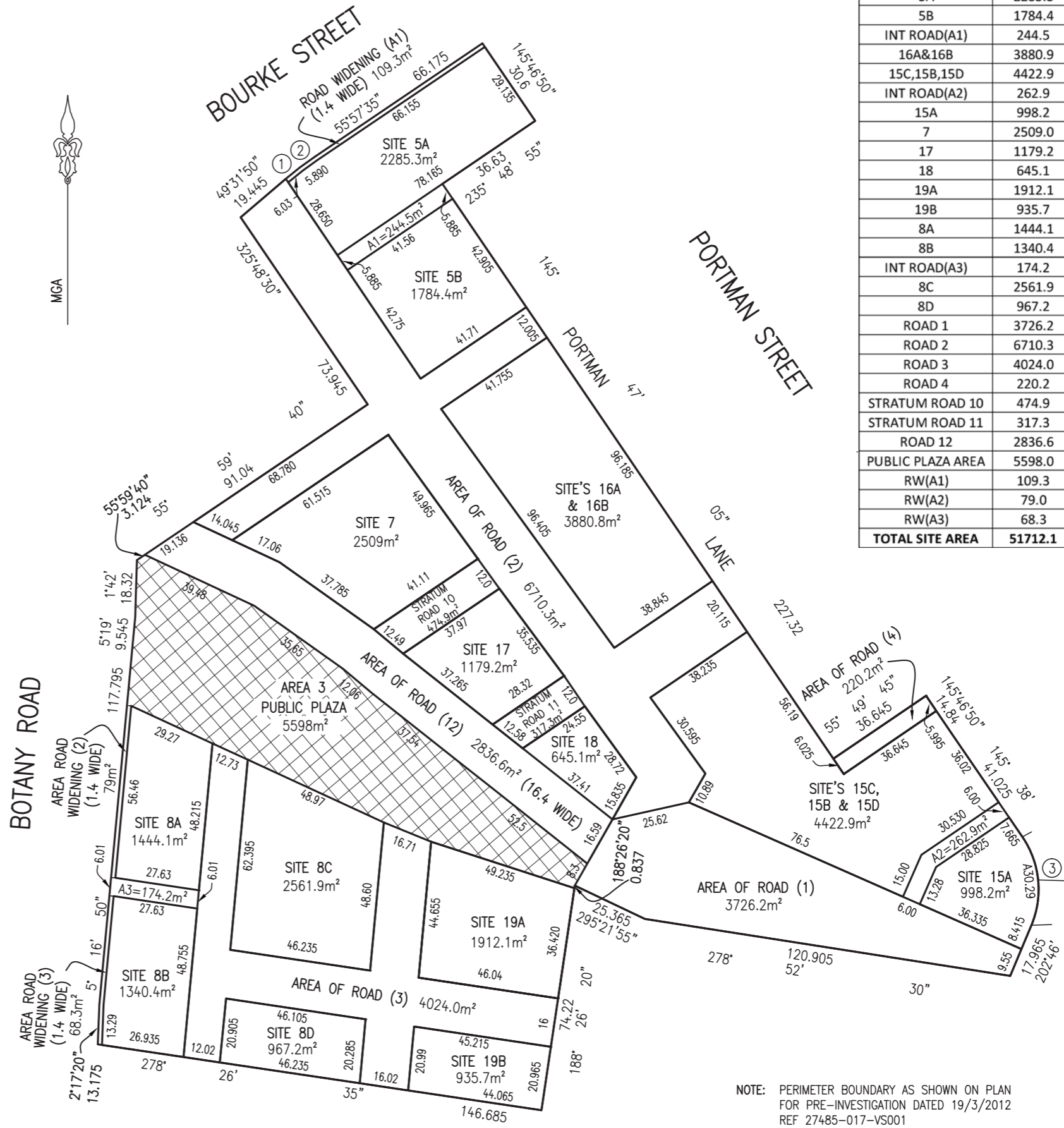


2 Urban Context

- Site Overview
- Site Context
- Constraints
- Opportunities
- Active Frontage
- Wind Mitigation

Urban Context

2.1 Site Overview



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

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 11 D.P.413956,
LOT 1 D.P.628547

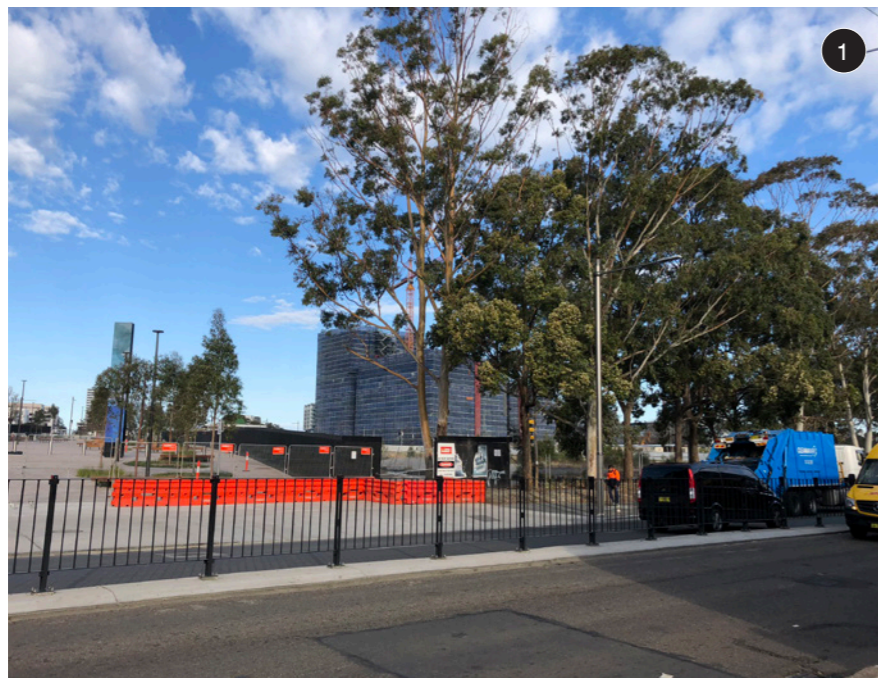
CONSULTING SURVEYORS
DENNY LINKER & CO.
SYDNEY
5th Floor 17 RANDLE STREET
SURRY HILLS N.S.W. 2010
PH. (02) 9212 4655 FAX (02) 9212 5254

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

| SCHEDULE 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 |

Urban Context

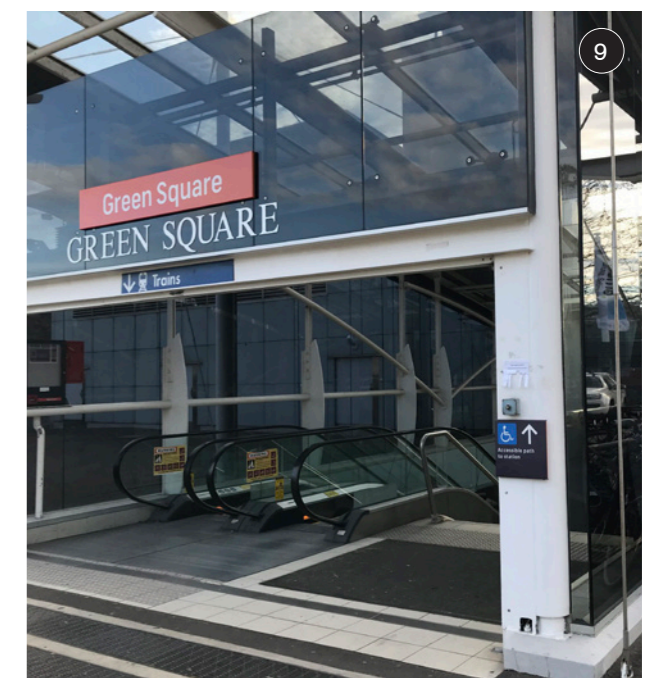
2.2 Site Context



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



Relationship to neighbouring existing and future residential developments to be considered



9 Close walking proximity to Green Square Train Station



Close walking proximity to bus stops along Botany Road



13 Pedestrian underpass improves access across Botany Road to public transport



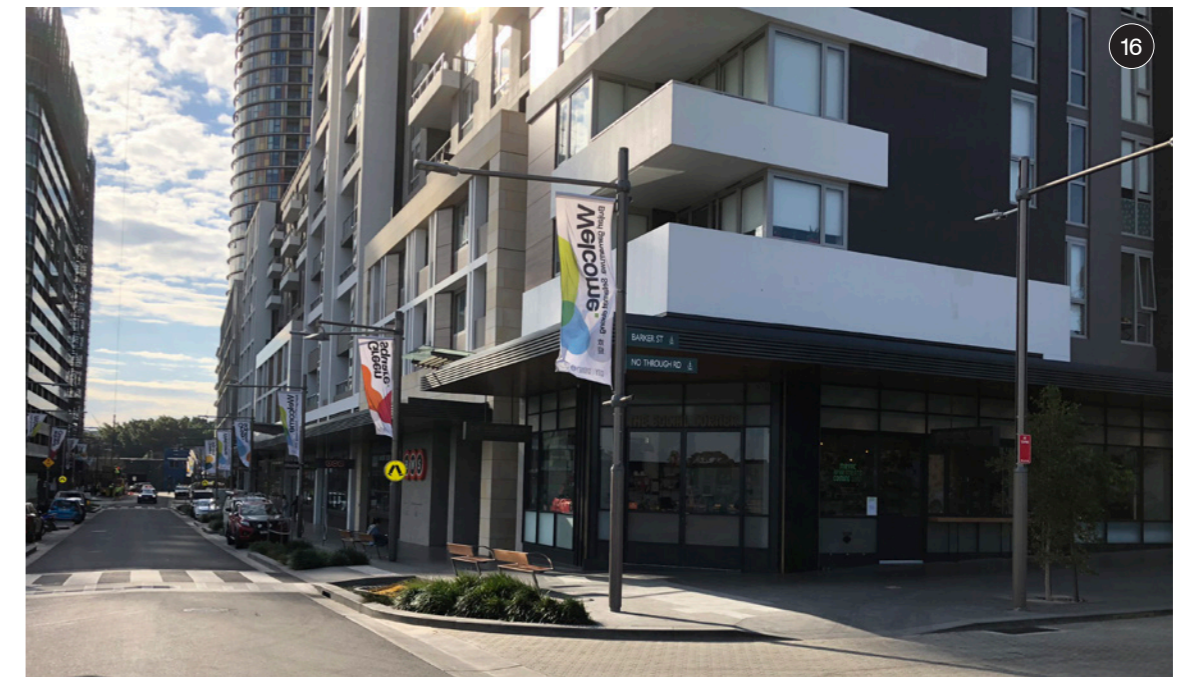
14 Existing vegetation provides buffer to Botany Road and softens urban edge. Potential opportunity to retain or reinstate vegetation buffer.

Urban Context

2.2 Site Context



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



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



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



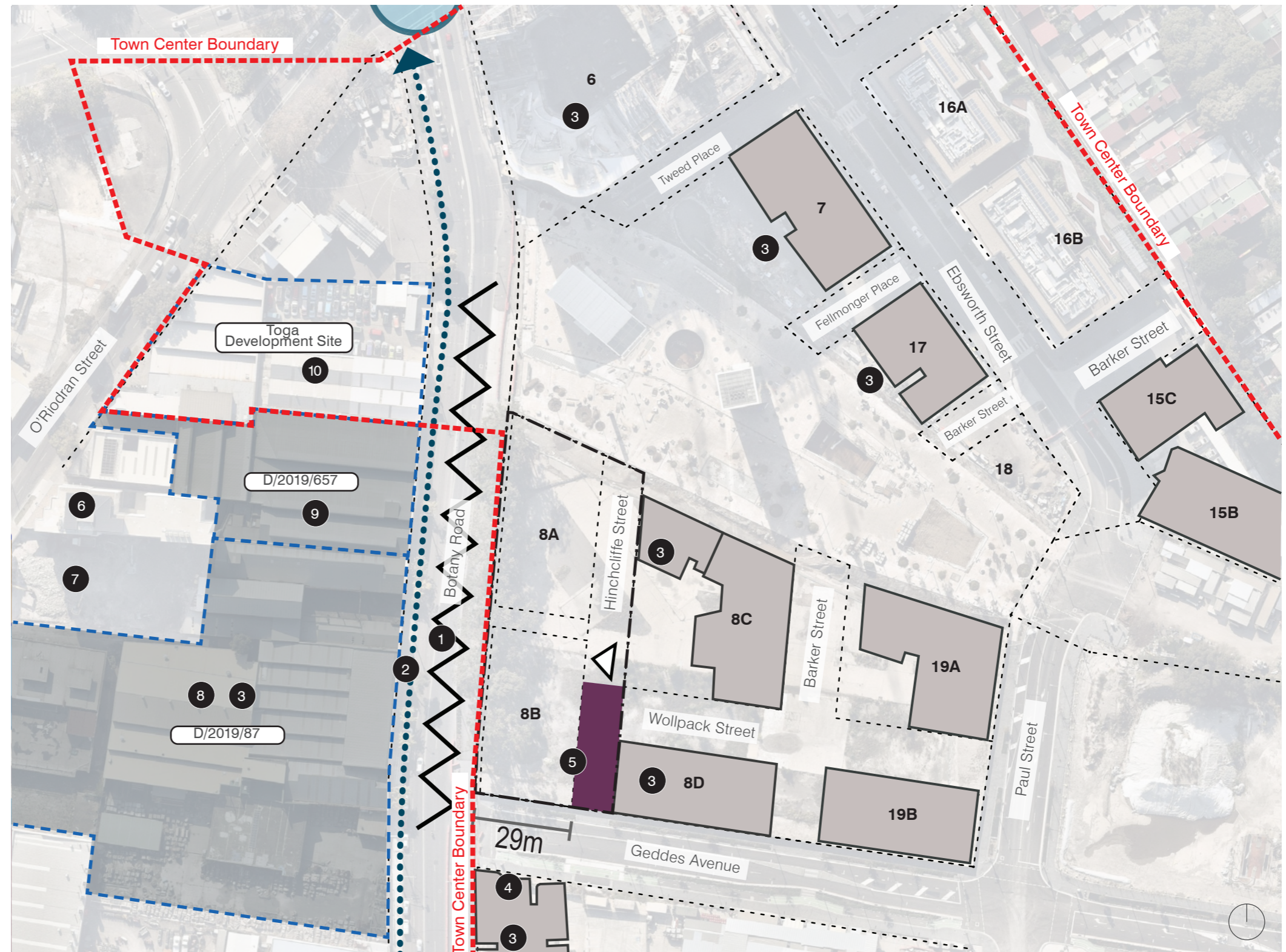
Proposed new road to connect Geddes Avenue with Bowden Street in Alexandria. It will include a separated cycleway, and provide better access for people walking and using public transport

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

Urban Context

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.

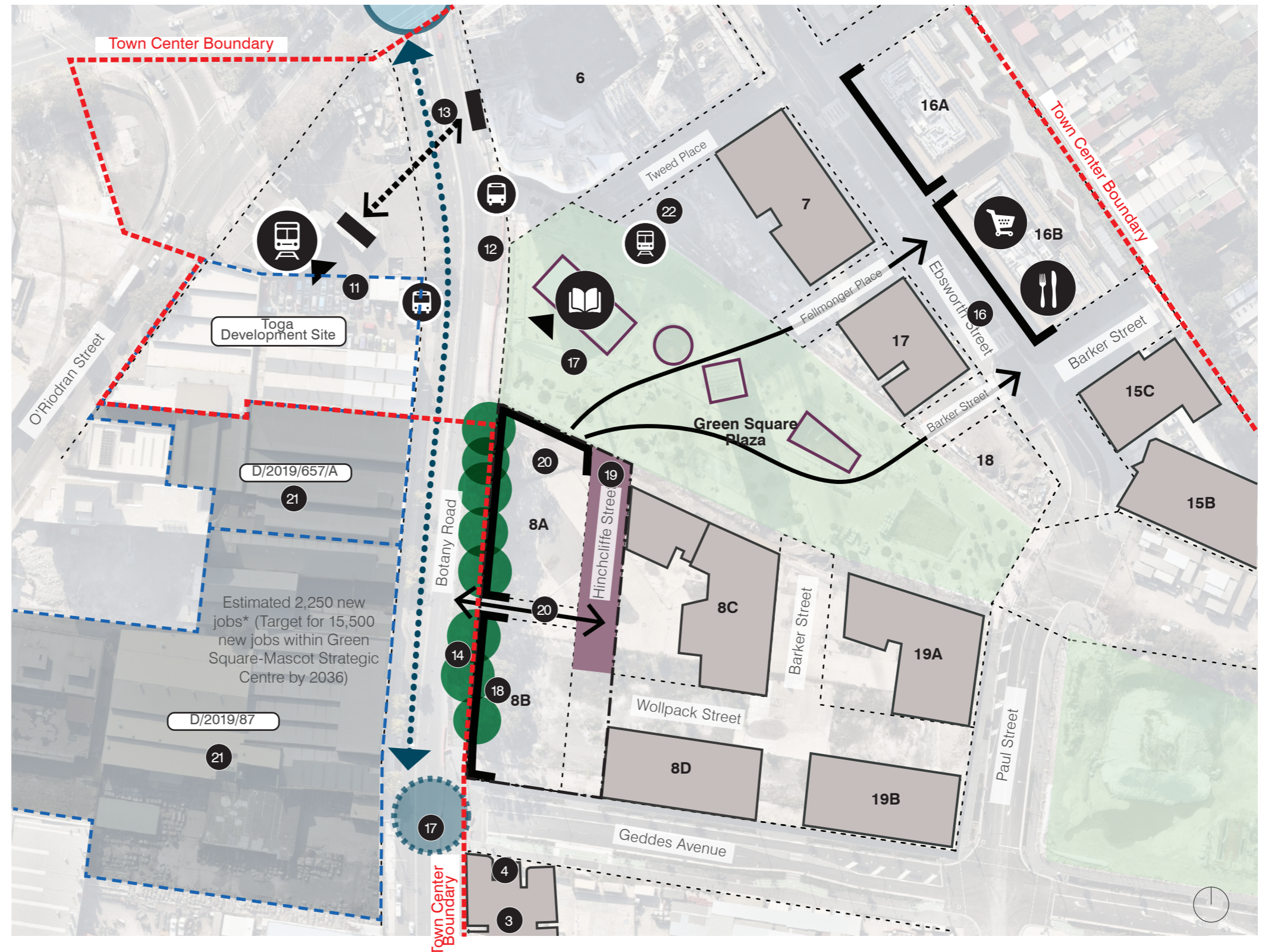


Constraints Mapping

Urban Context

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

Urban Context

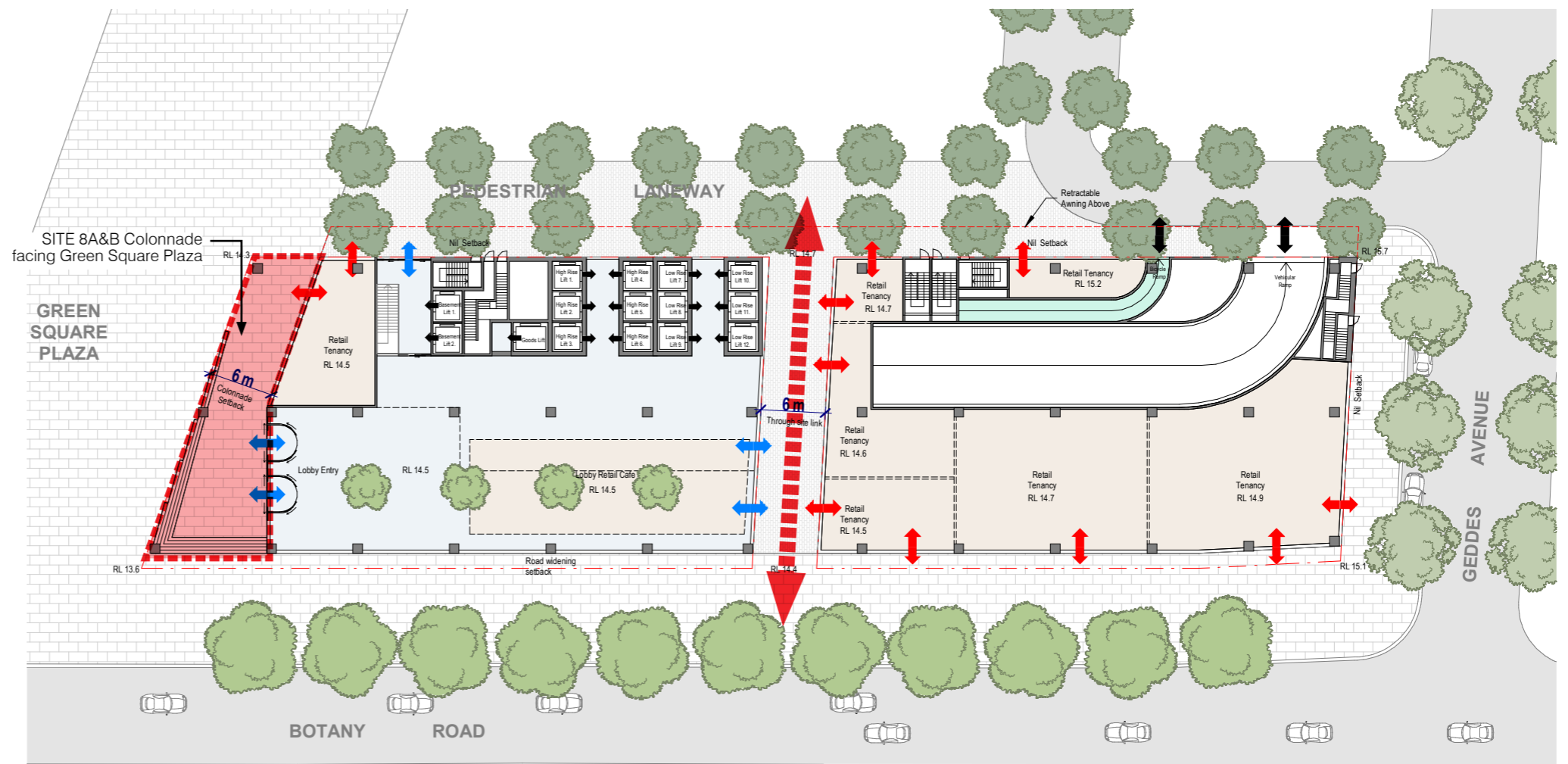
2.5 Active Frontage

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.

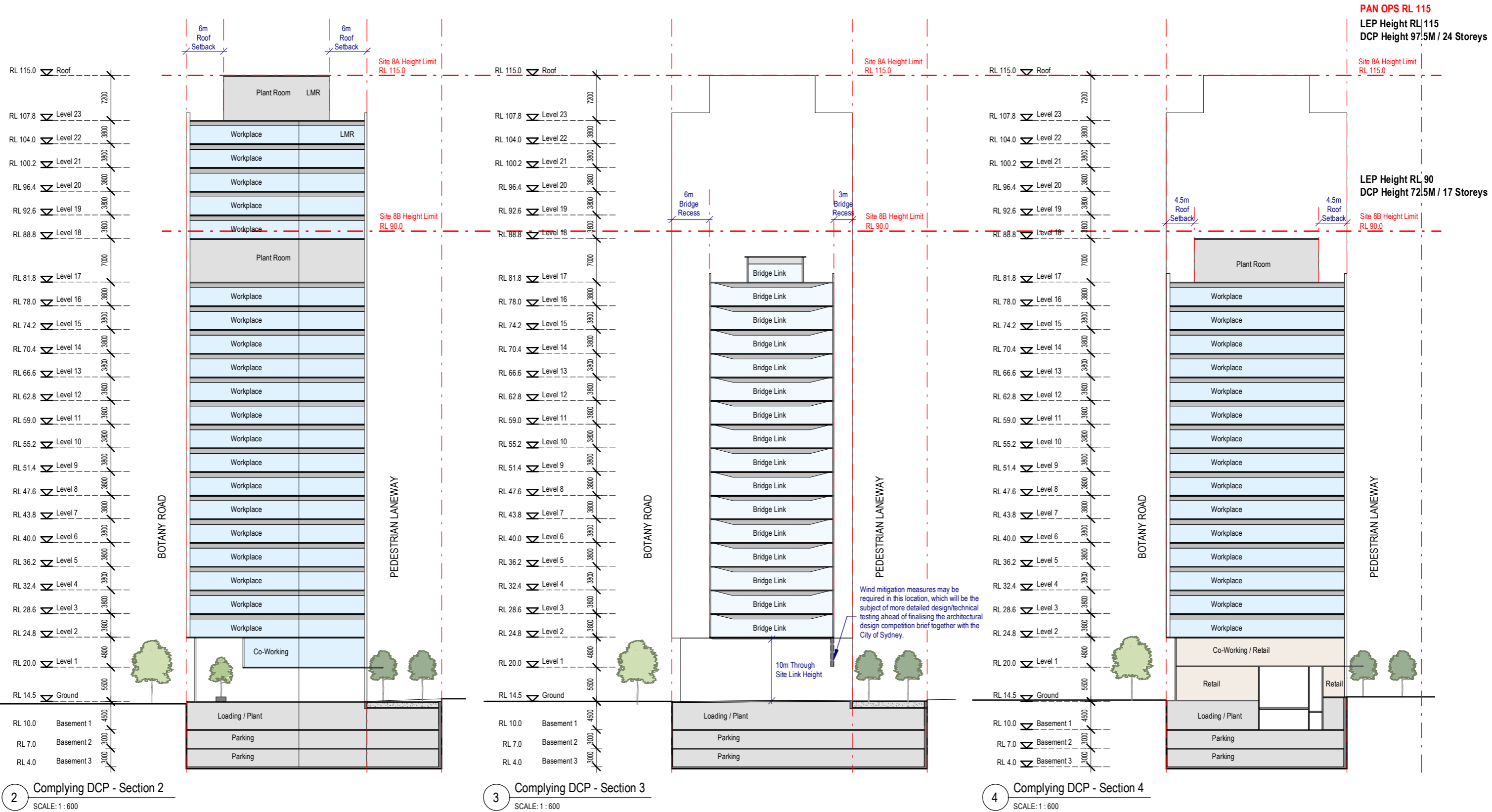


- KEY**
- █ Retail
 - █ Retail or commercial
 - █ Community or green infrastructure



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

2.6 Wind Mitigation





3 Bridge Spatial Study

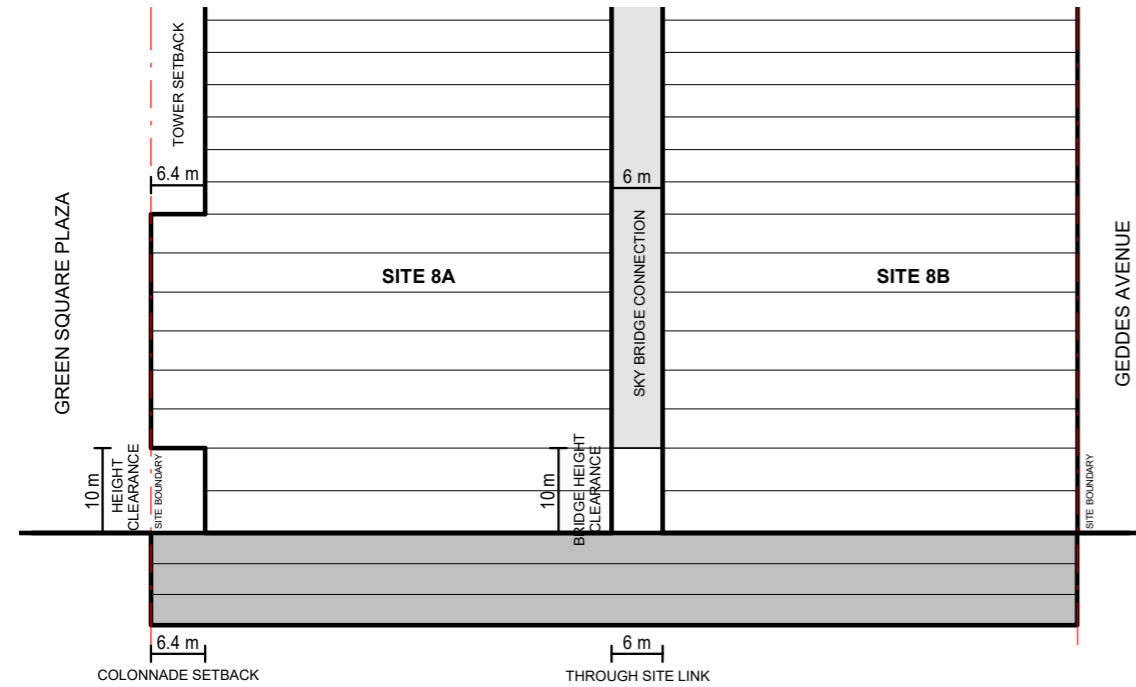
Bridge Study
Visual Impact Analysis
Precedent Images

Bridge Spatial Study

3.1 Bridge Study

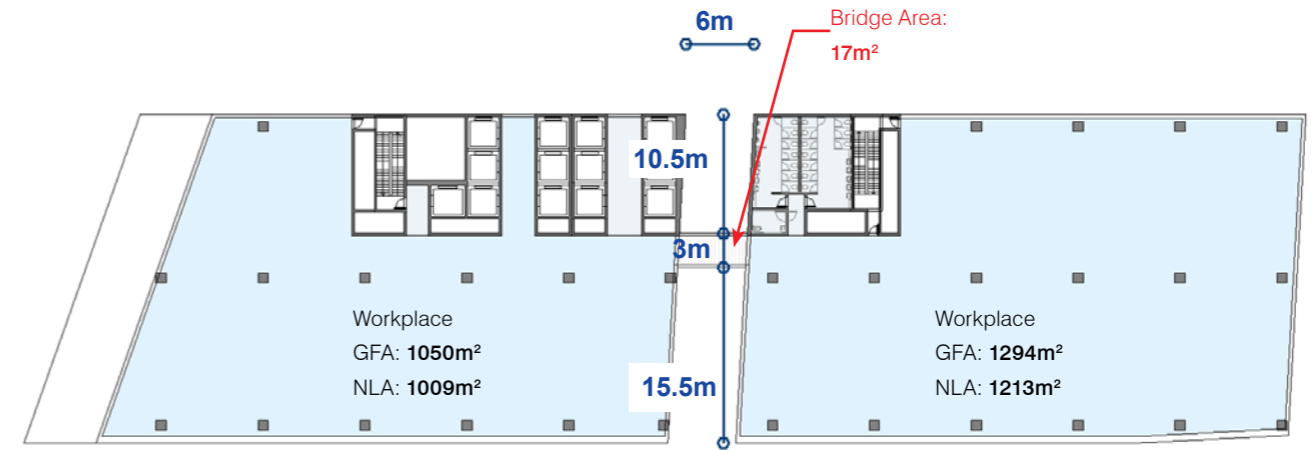
The pursuit of a wider bridge connection –from 3m to 20m, allows the two buildings to function as a large contiguous floor plate with improved internal amenity.

- 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.

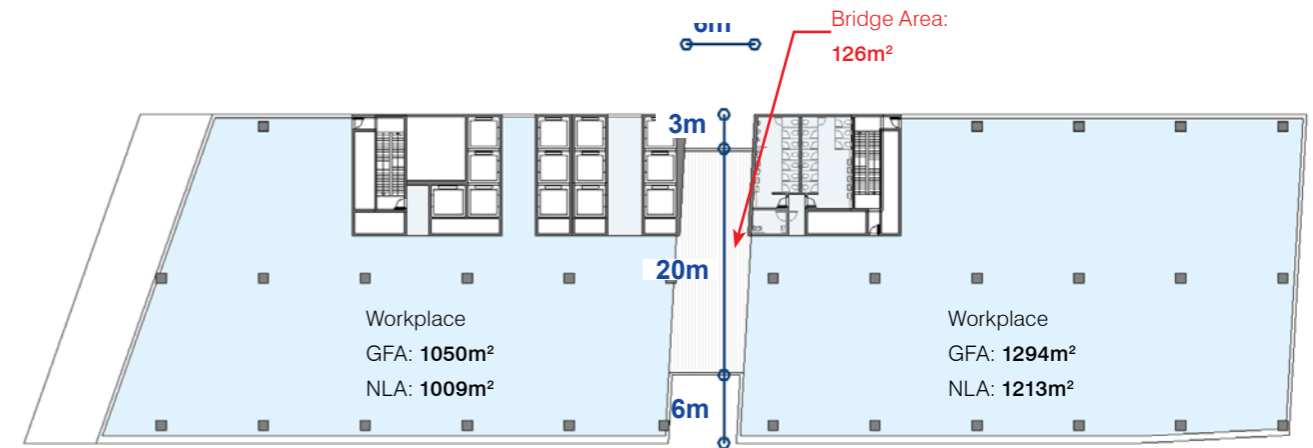


Site 8A & 8B Long Section

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

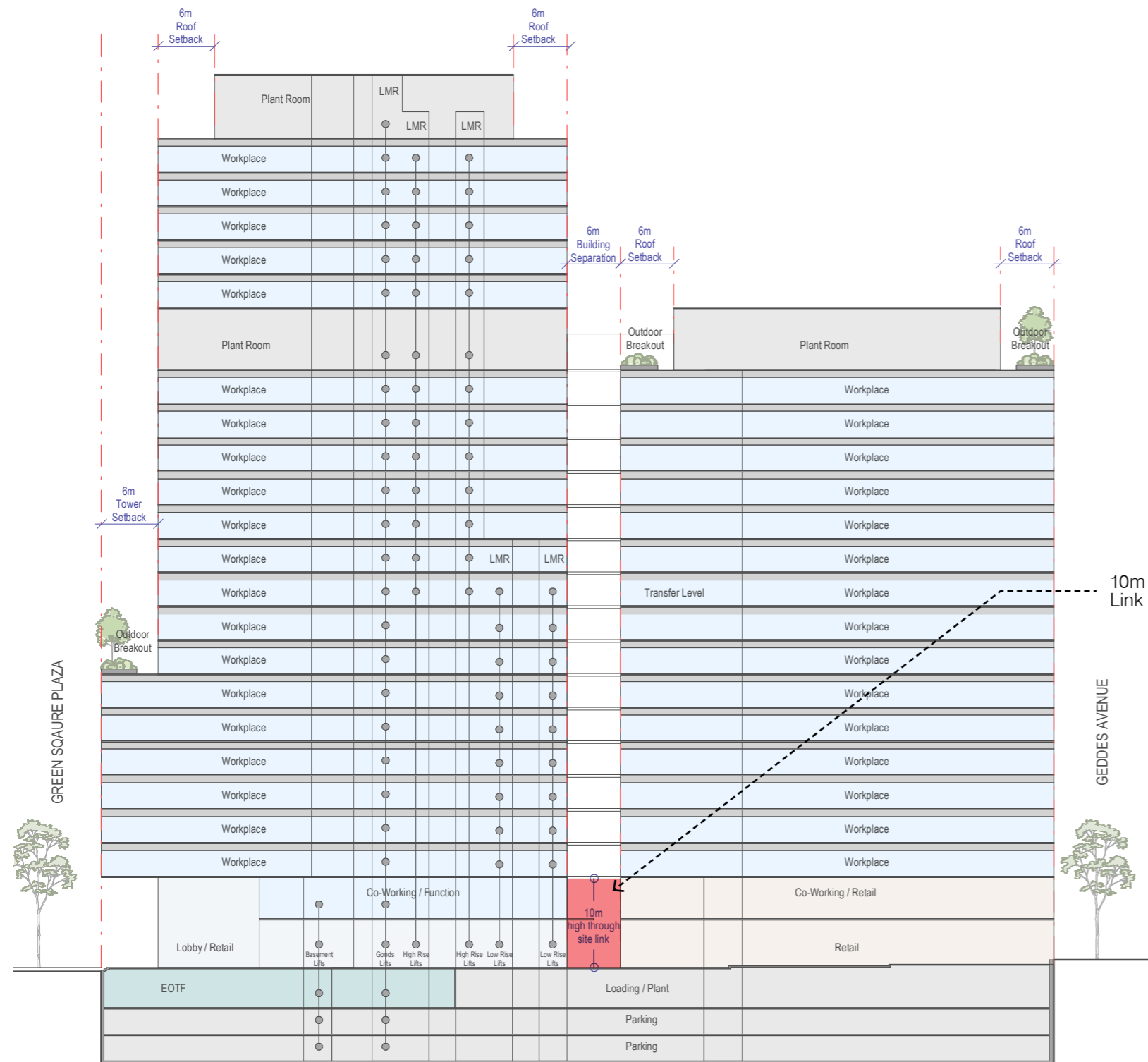


Proposed - 20m Wide Bridge

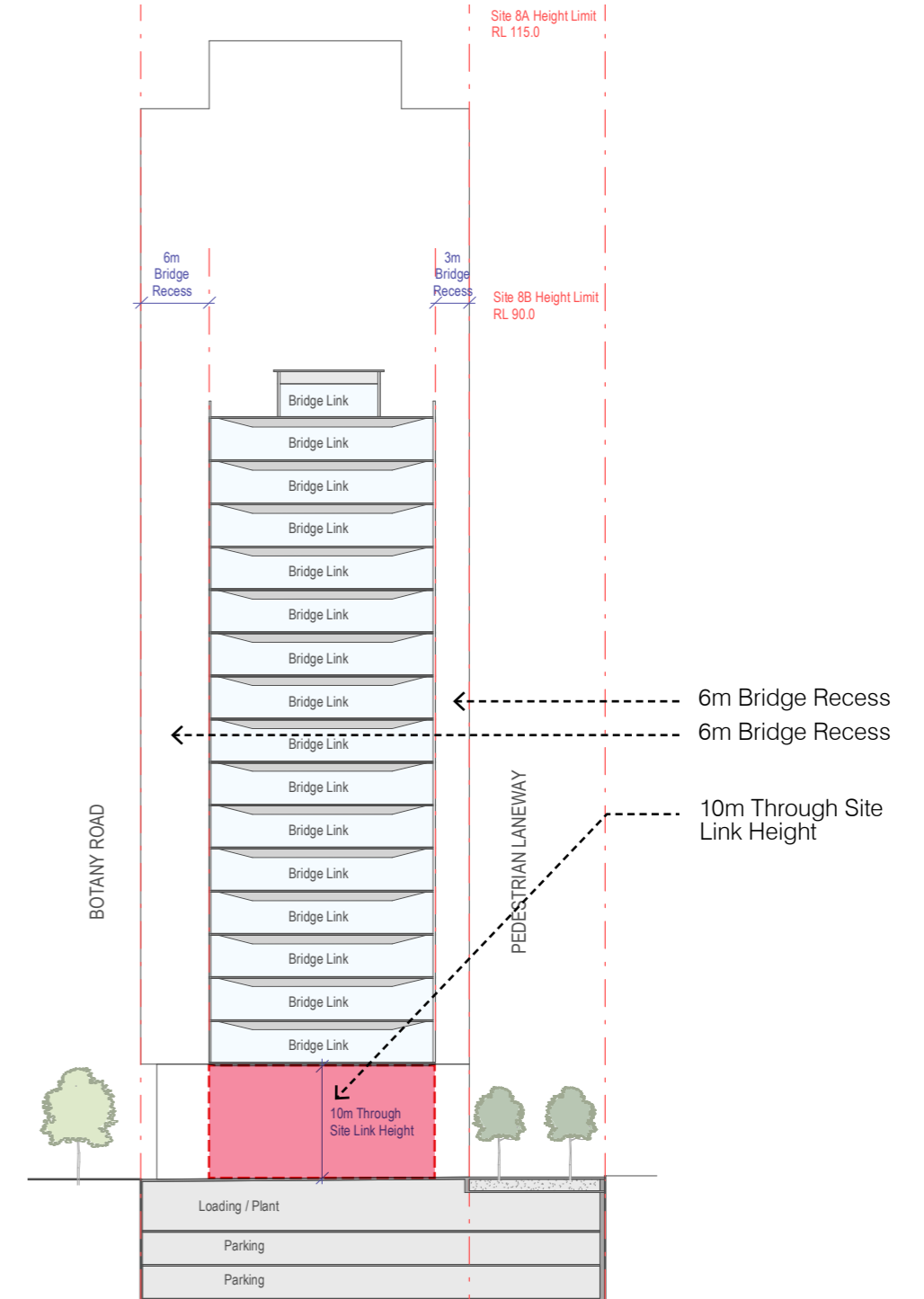
| | | |
|----------|------------|--|
| DCP | 3m Bridge | Combined GFA: 46,226m² Combined NLA: 41,743m² |
| Proposed | 20m Bridge | Combined GFA: 47,816m² Combined NLA: 43,378m² |

Bridge Spatial Study

3.1 Bridge Study



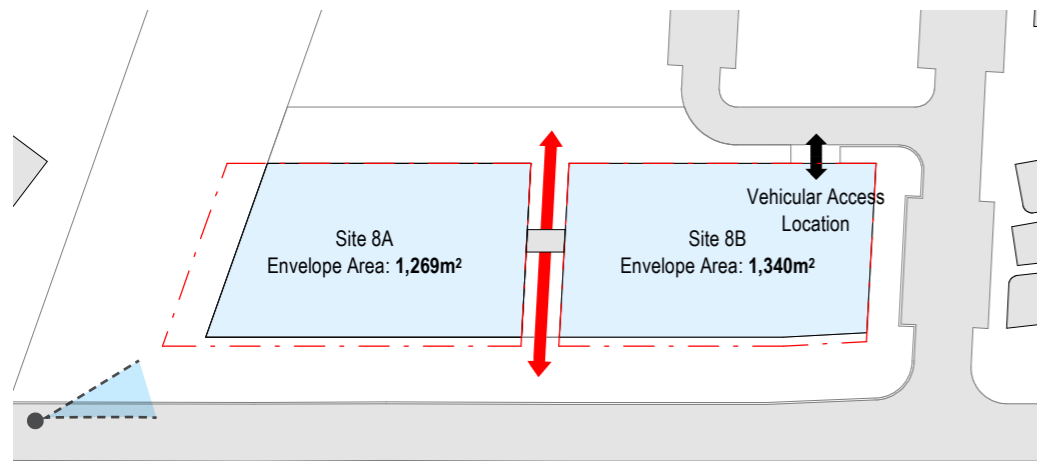
Site 8A & 8B - Long Section



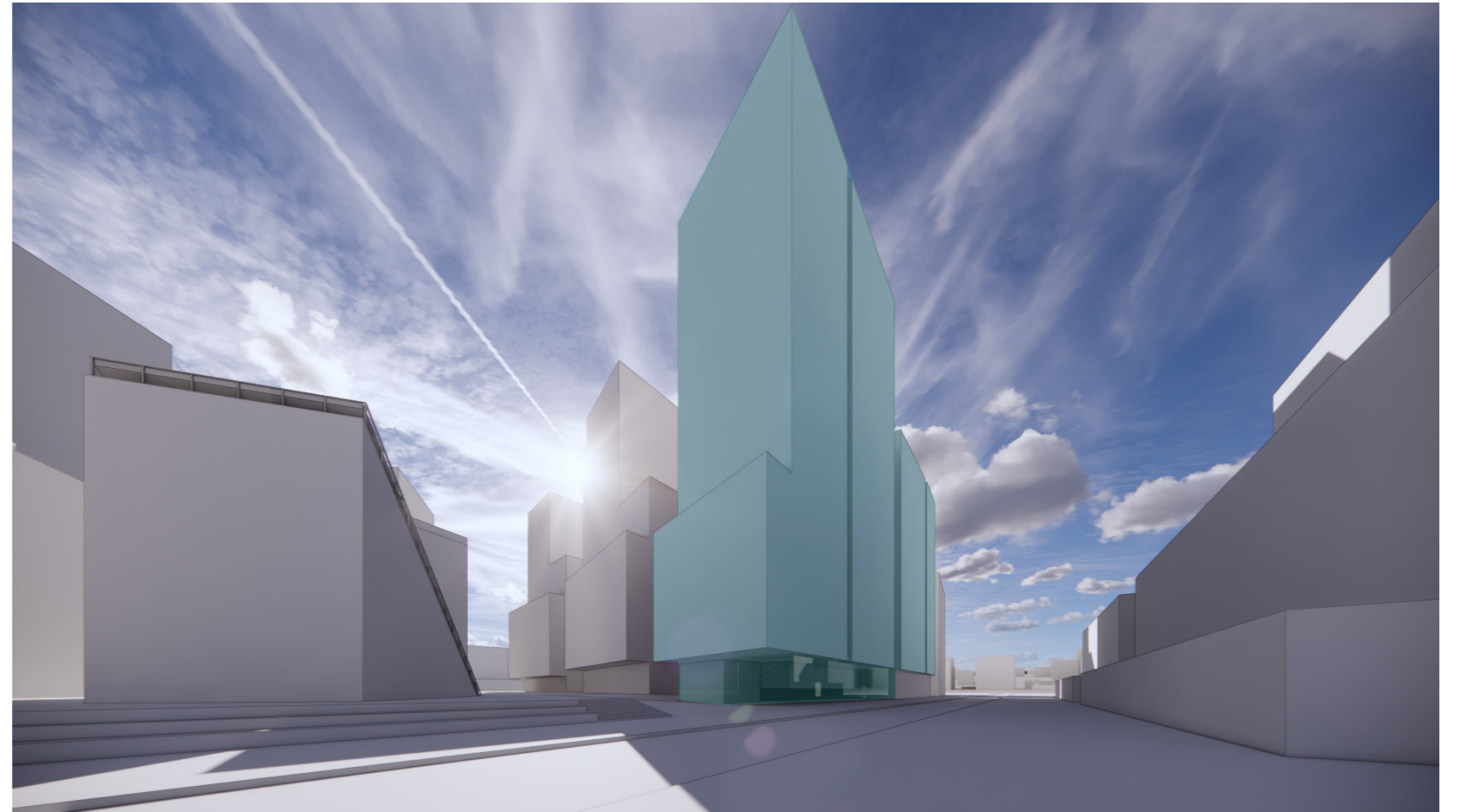
Site 8A & 8B - Short Section through the bridge

Bridge Spatial Study

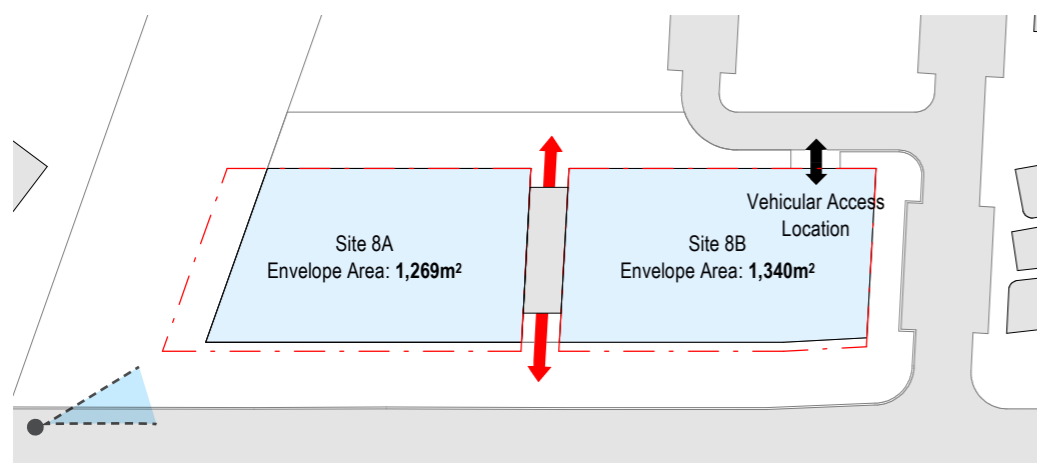
3.2 Visual Impact Analysis - Botany Road (Looking South)



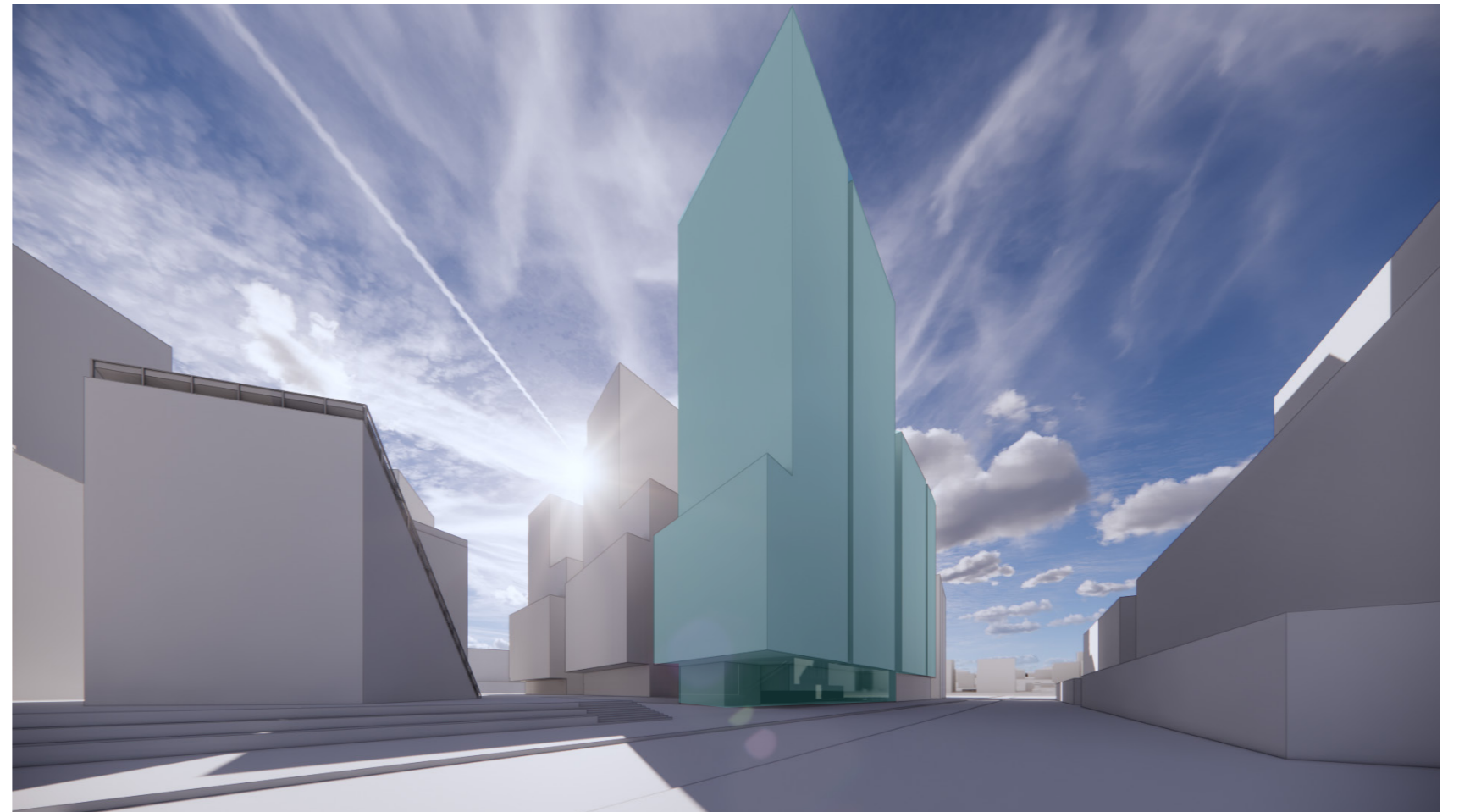
3m Long Bridge Key Plan



1. 3m Bridge: Botany Road - Looking South



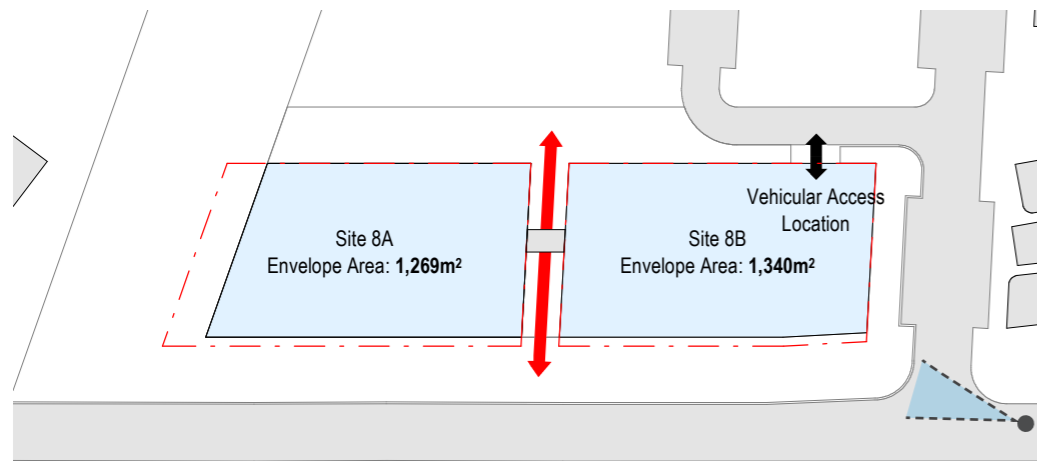
20m Long Bridge Key Plan



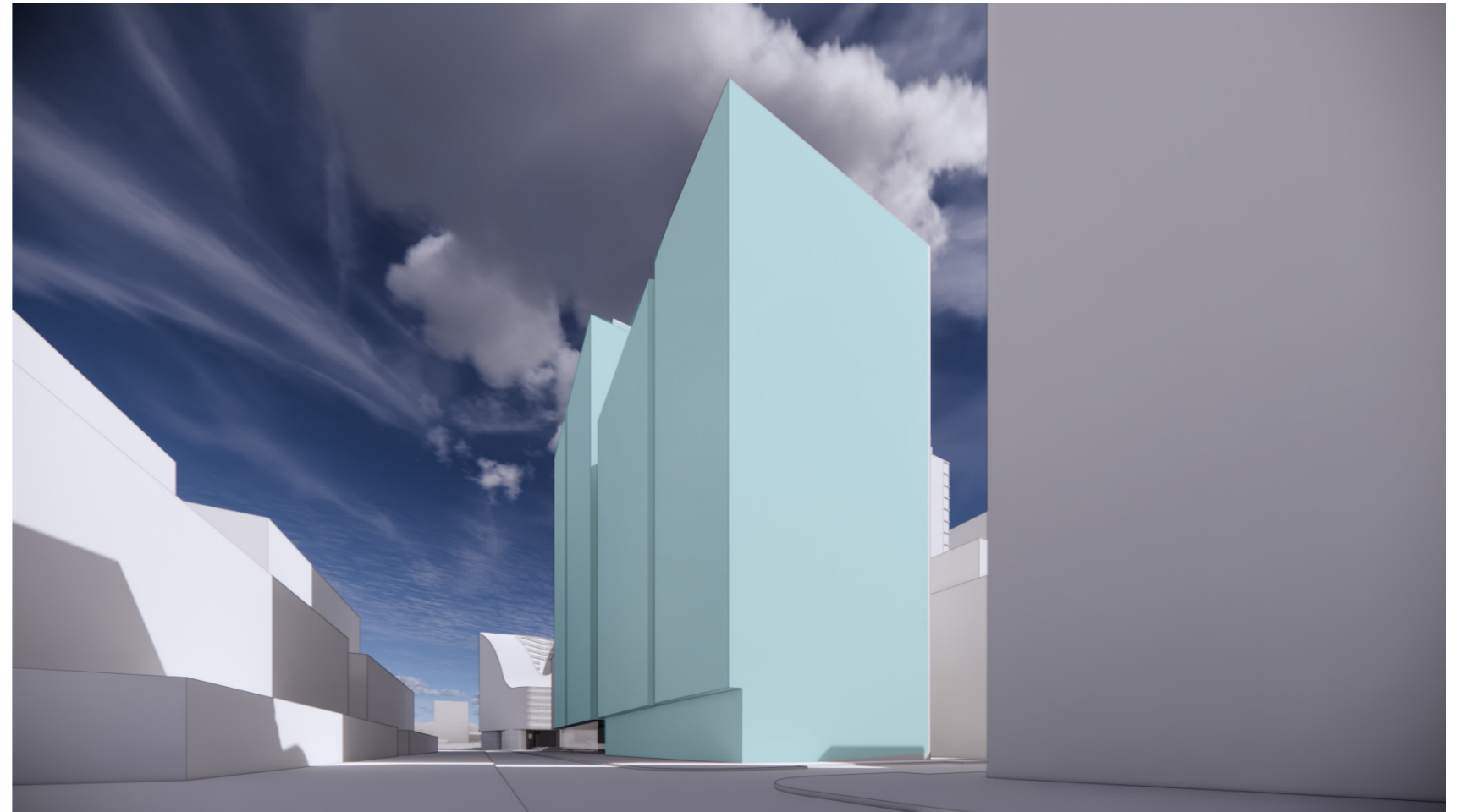
2. 20m Bridge: Botany Road - Looking South

Bridge Spatial Study

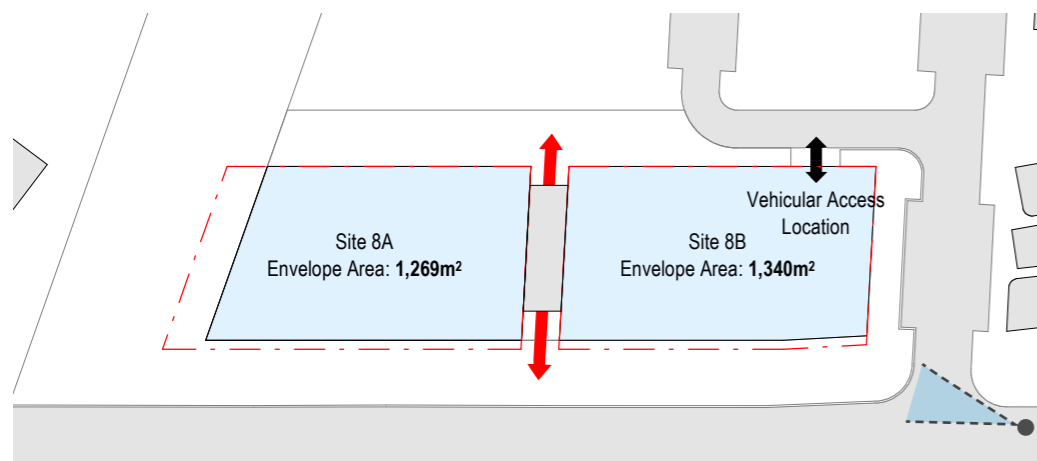
3.2 Visual Impact Analysis - Botany Road (Looking North)



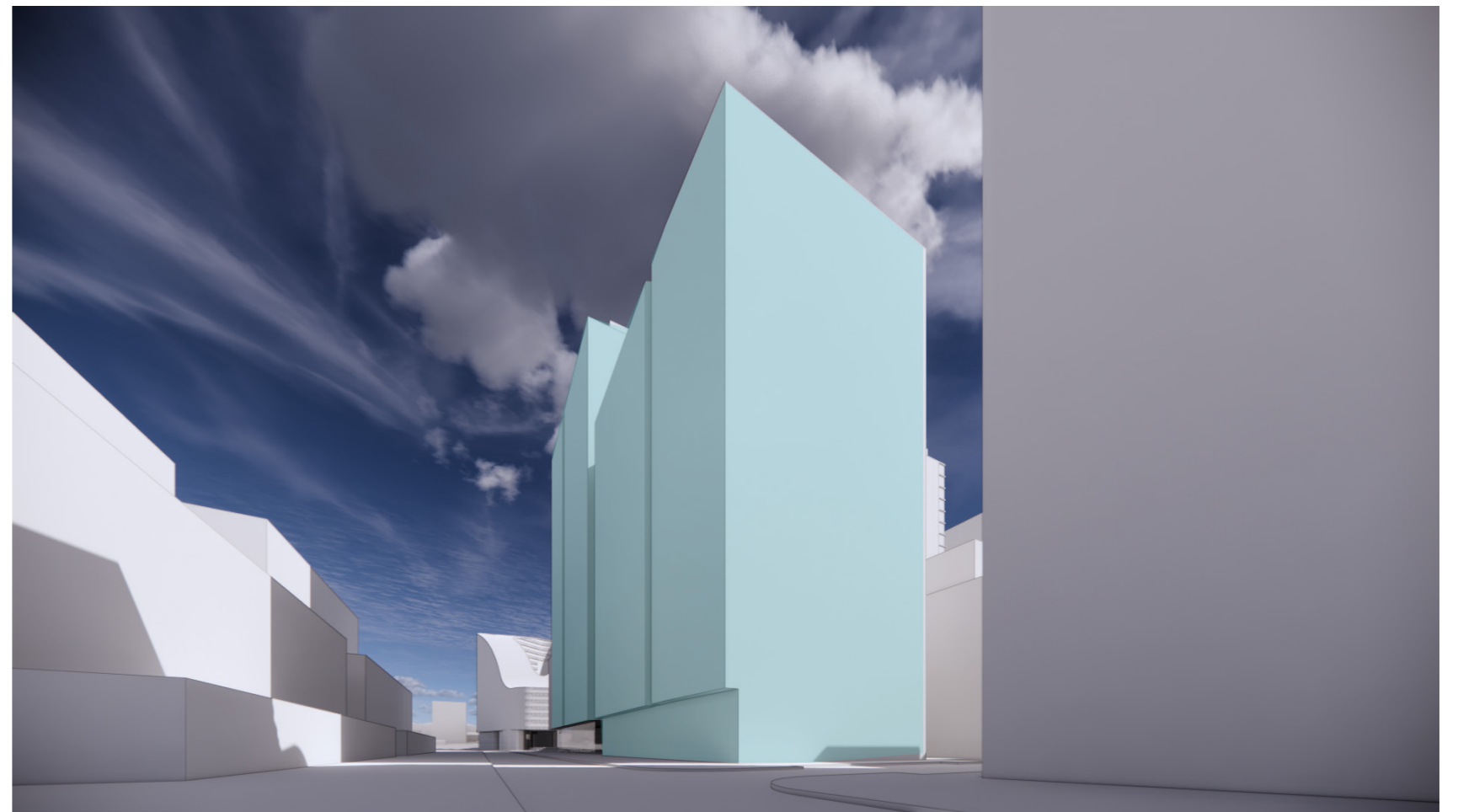
3m Long Bridge Key Plan



1. 3m Bridge: Botany Road - Looking North



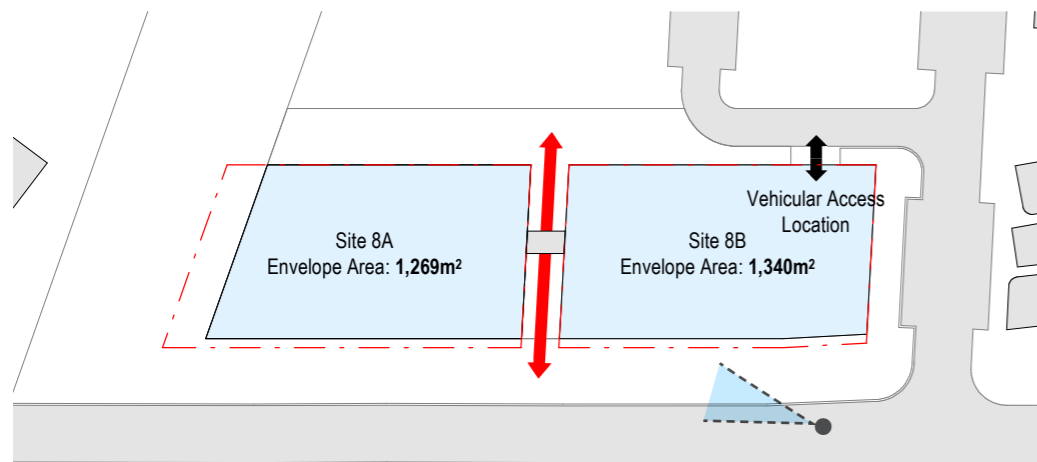
20m Long Bridge Key Plan



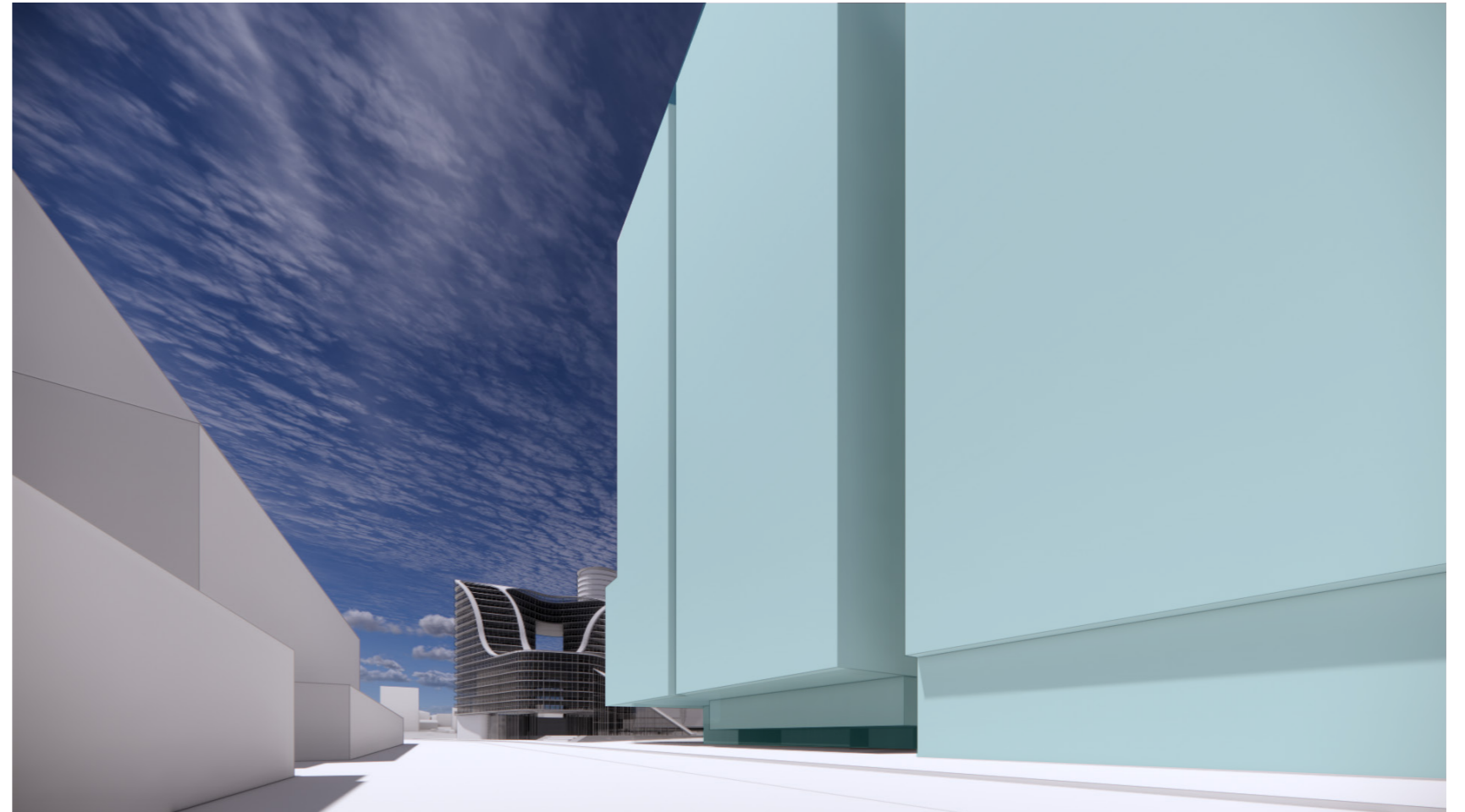
2. 20m Bridge: Botany Road - Looking North

Bridge Spatial Study

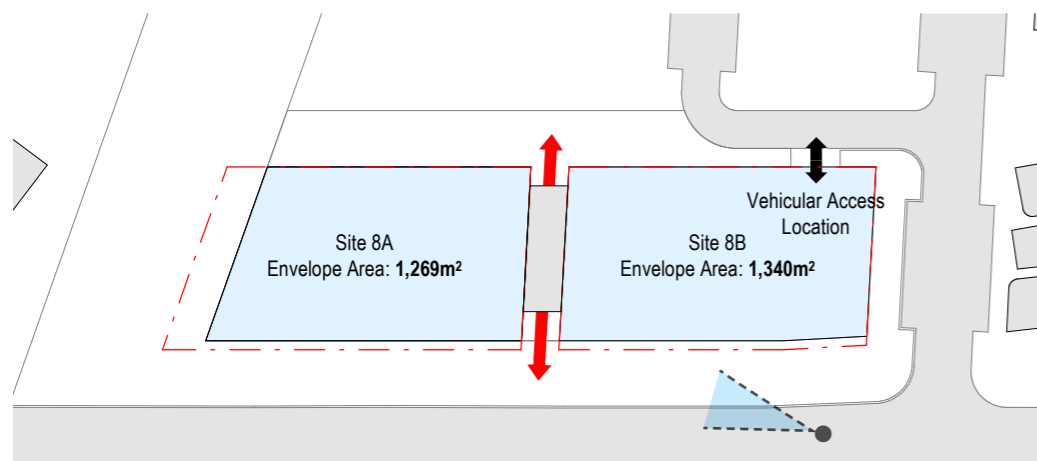
3.2 Visual Impact Analysis - Botany Road (Looking North)



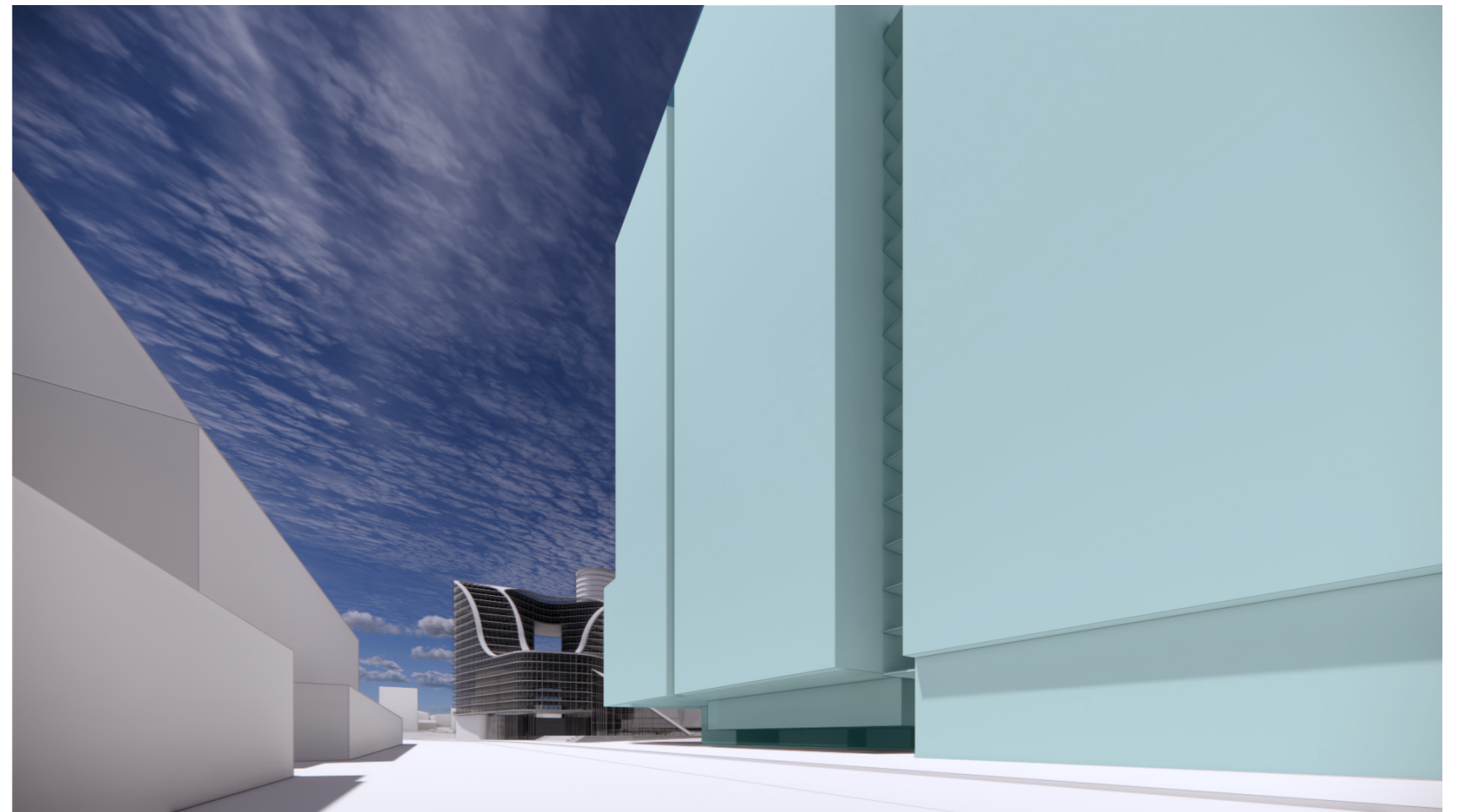
3m Long Bridge Key Plan



1. 3m Bridge: Botany Road - Looking North



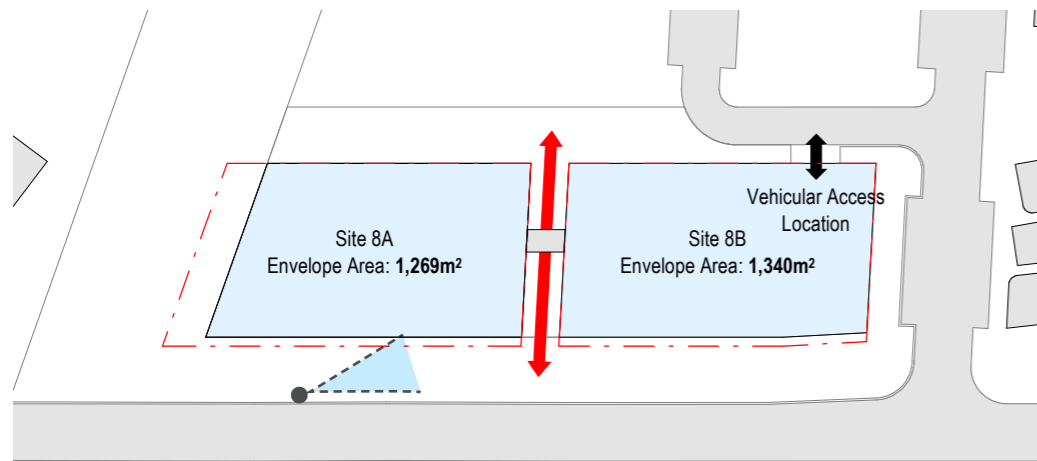
20m Long Bridge Key Plan
Architectus | Urban Design Report



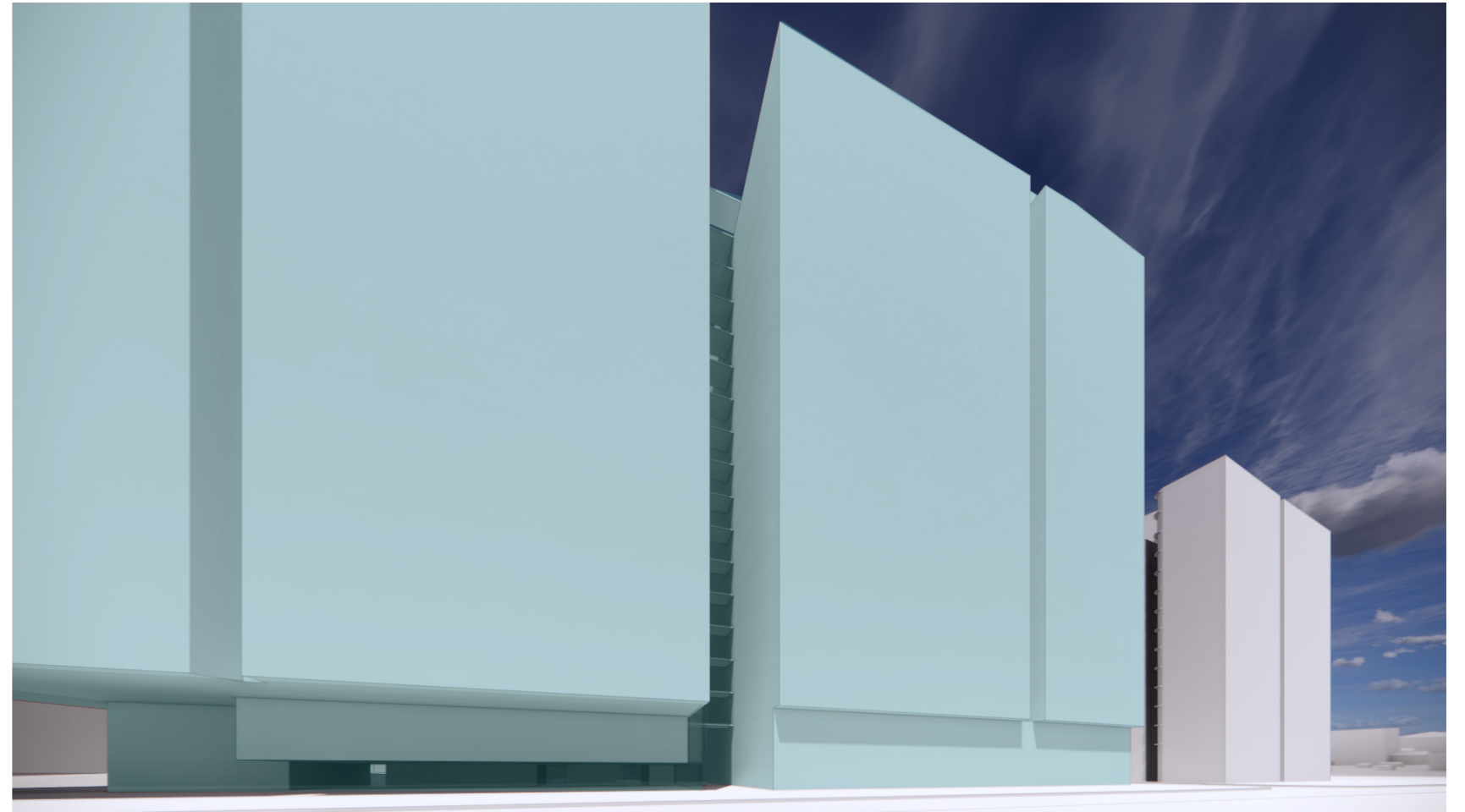
2. 20m Bridge: Botany Road - Looking North

Bridge Spatial Study

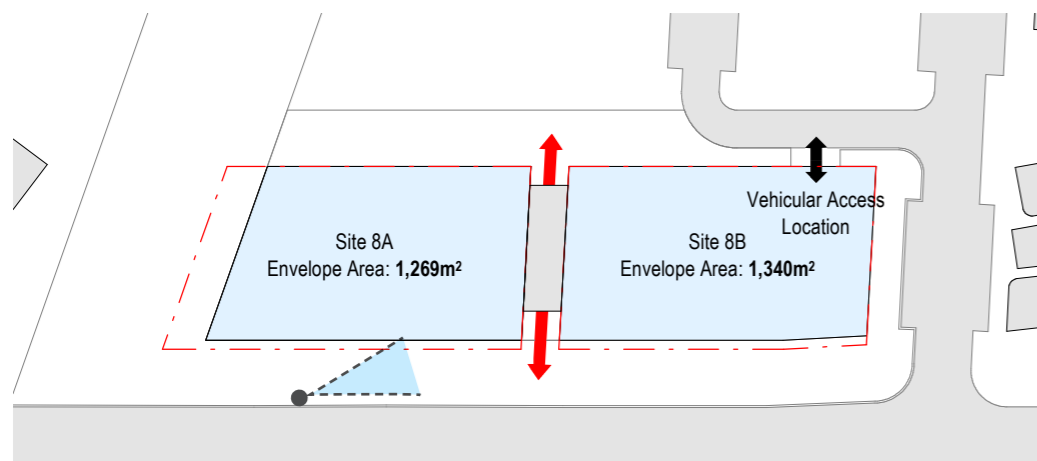
3.2 Visual Impact Analysis - Botany Road (Looking South)



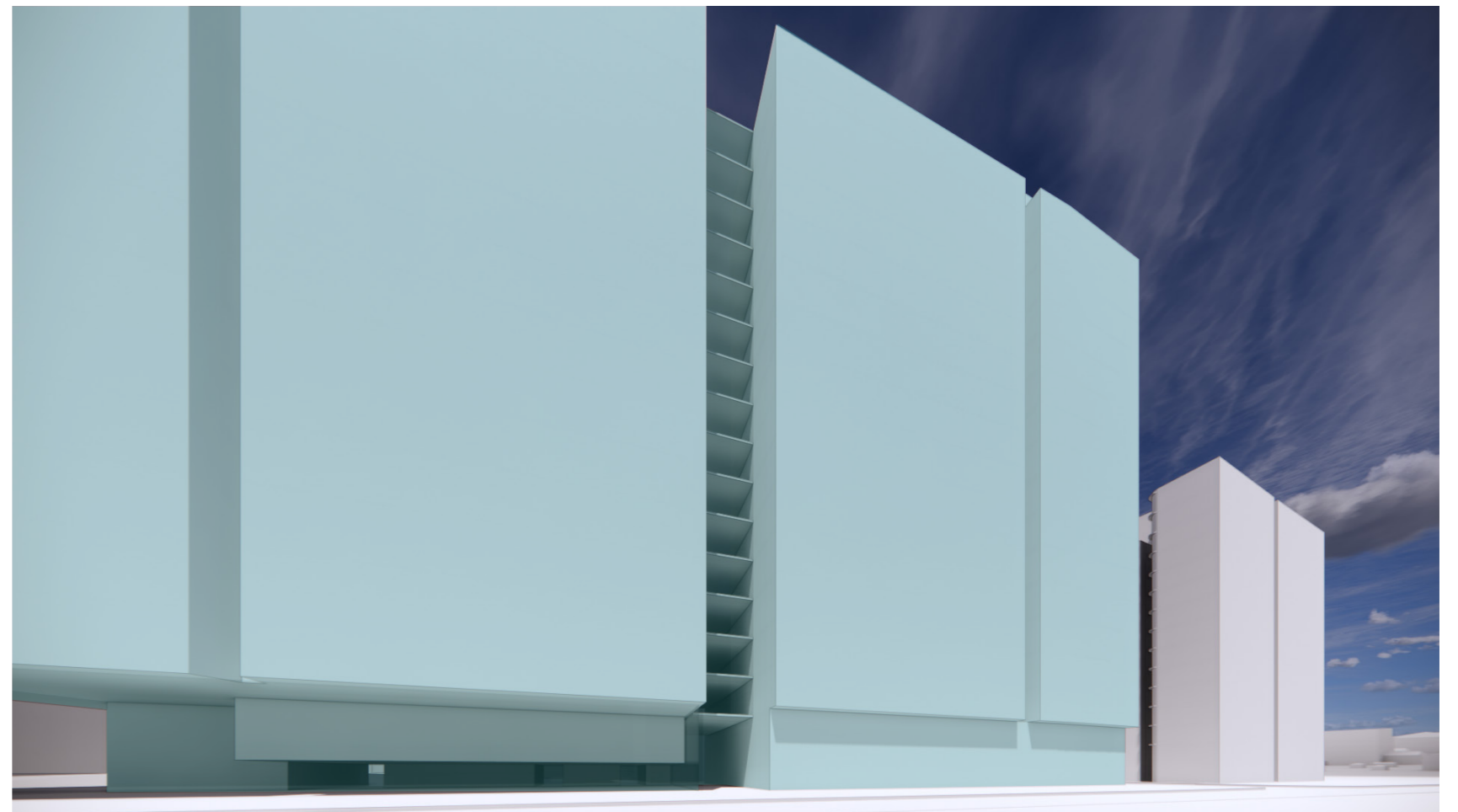
3m Long Bridge Key Plan



1. 3m Bridge: Botany Road - Looking South



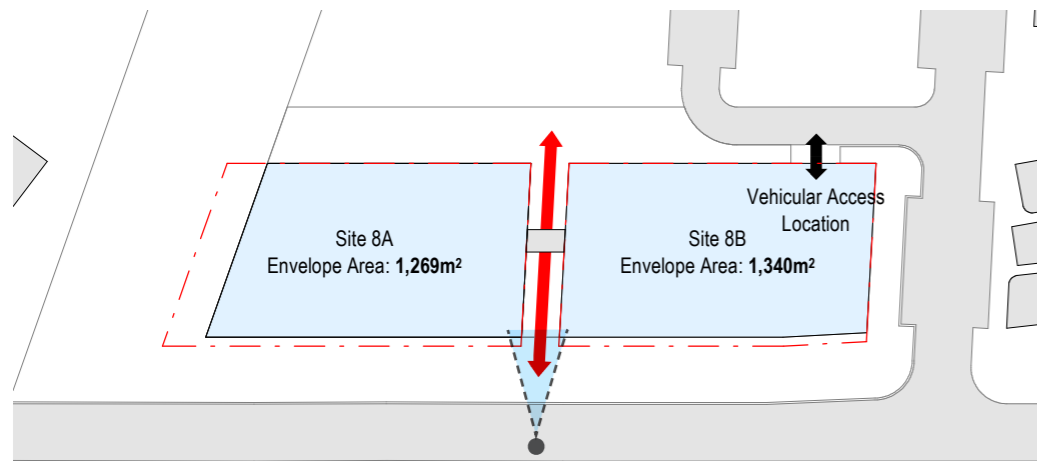
20m Long Bridge Key Plan



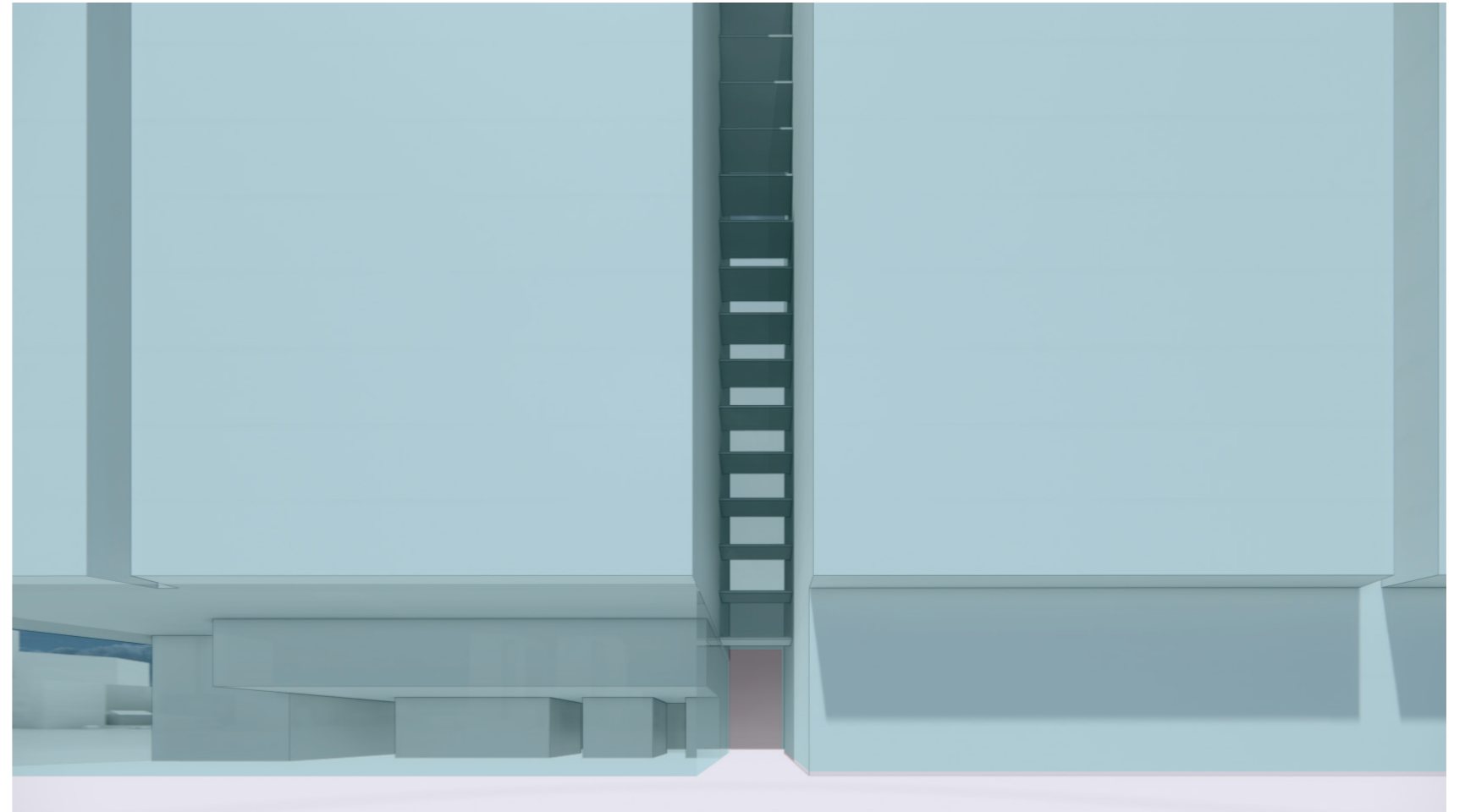
2. 20m Bridge: Botany Road - Looking South

Bridge Spatial Study

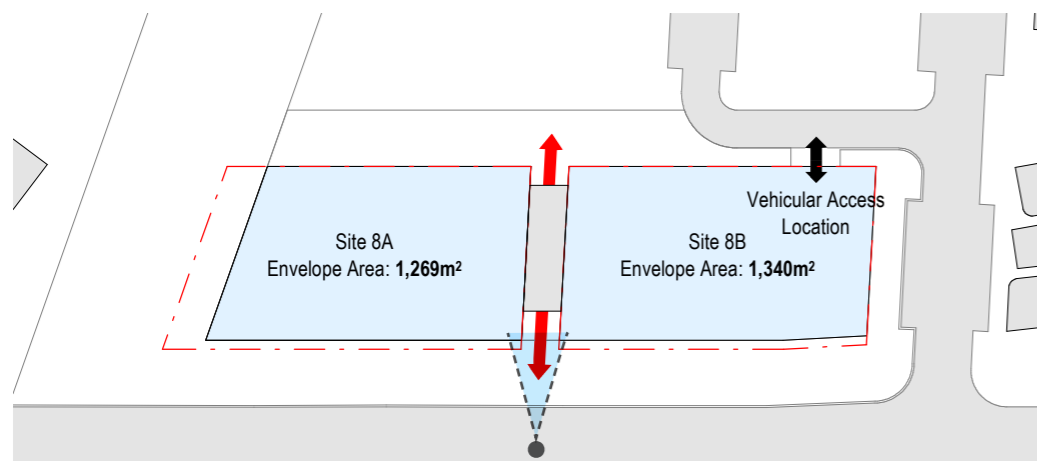
3.2 Visual Impact Analysis - Botany Road (Through-Site Link)



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

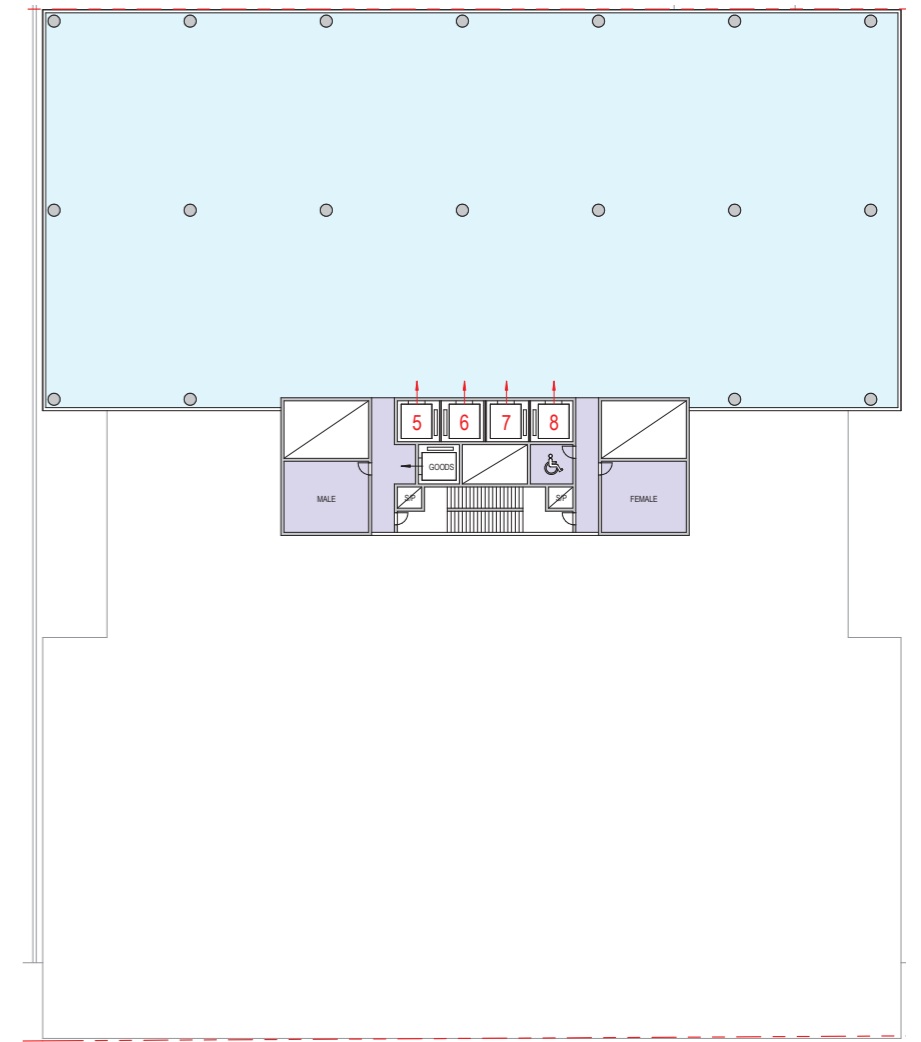
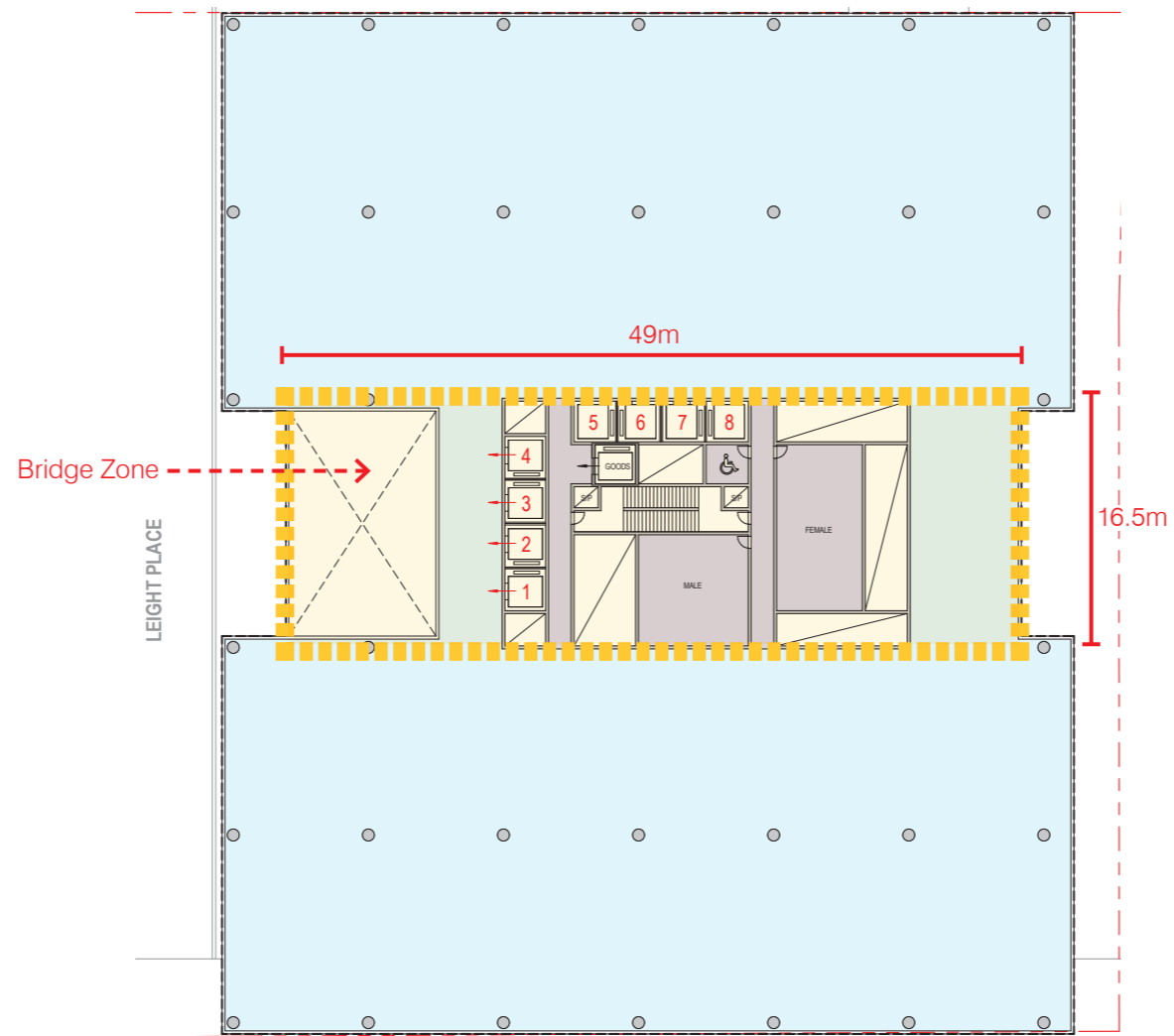
Bridge Spatial Study

3.3 Precedent Images - Floor Plate Study / 3 PSQ Parramatta



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

--- Bridge Zone



(Left)
Typical Podium Floor
Plan

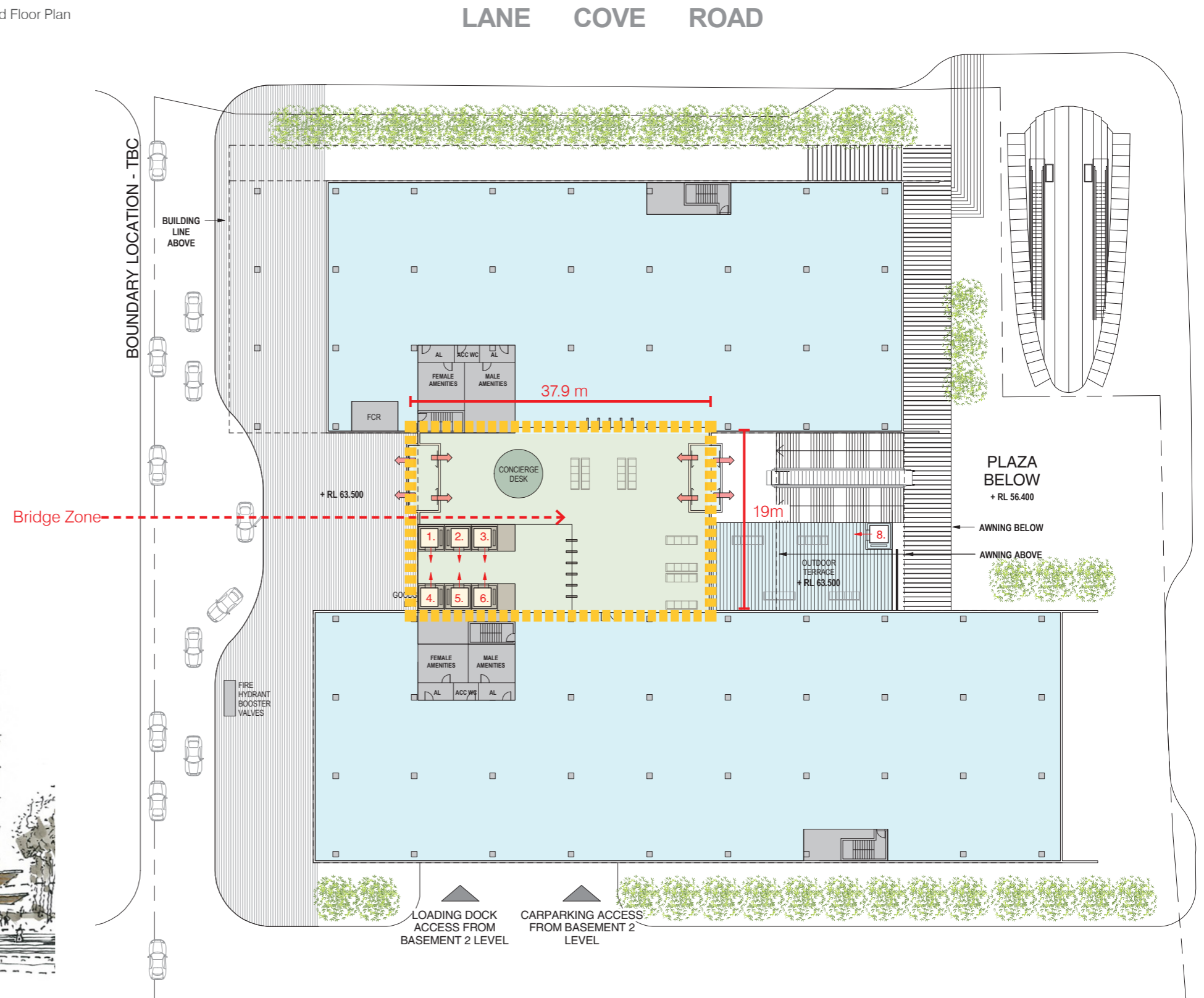
(Right)
Typical Tower Floor
Plan

Bridge Spatial Study

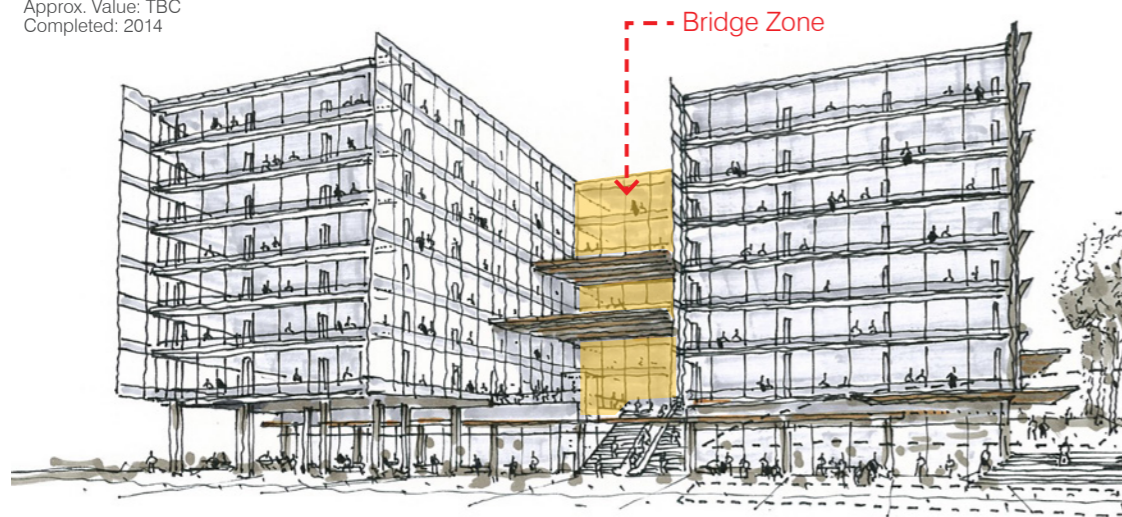
3.3 Precedent Images - Floor Plate Study / 271 Lane Cove Road Macquarie Park



Ground Floor Plan

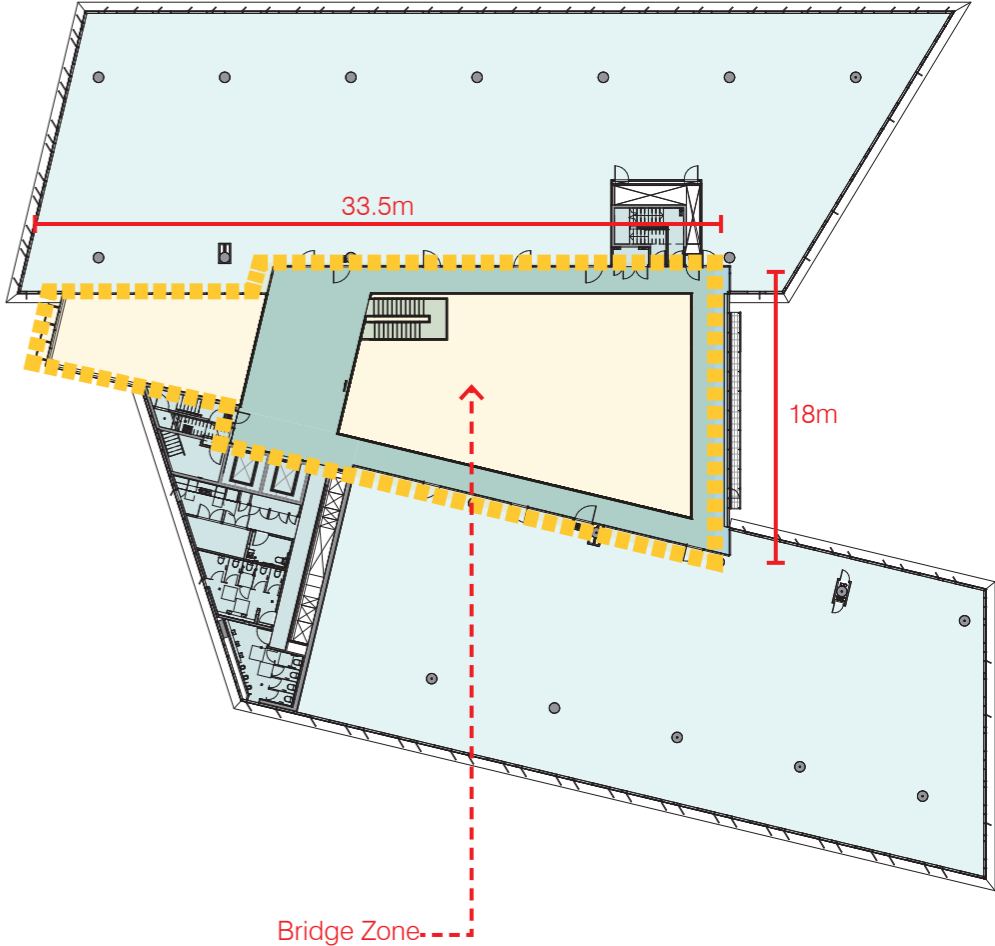
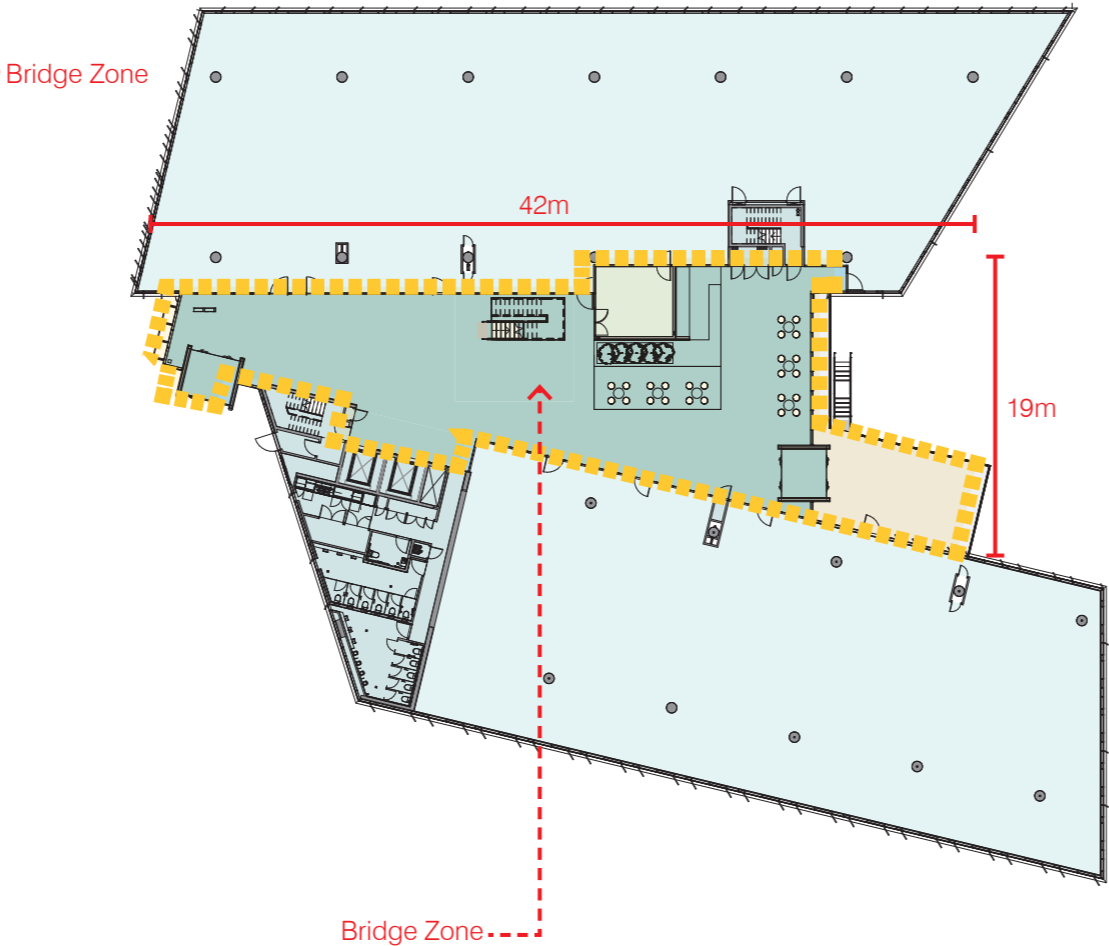


Project Details
 Client: Mirvac
 Location: Macquarie Park, NSW
 Approx. Value: TBC
 Completed: 2014



Bridge Spatial Study

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

Building Form & Articulation

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 m² |

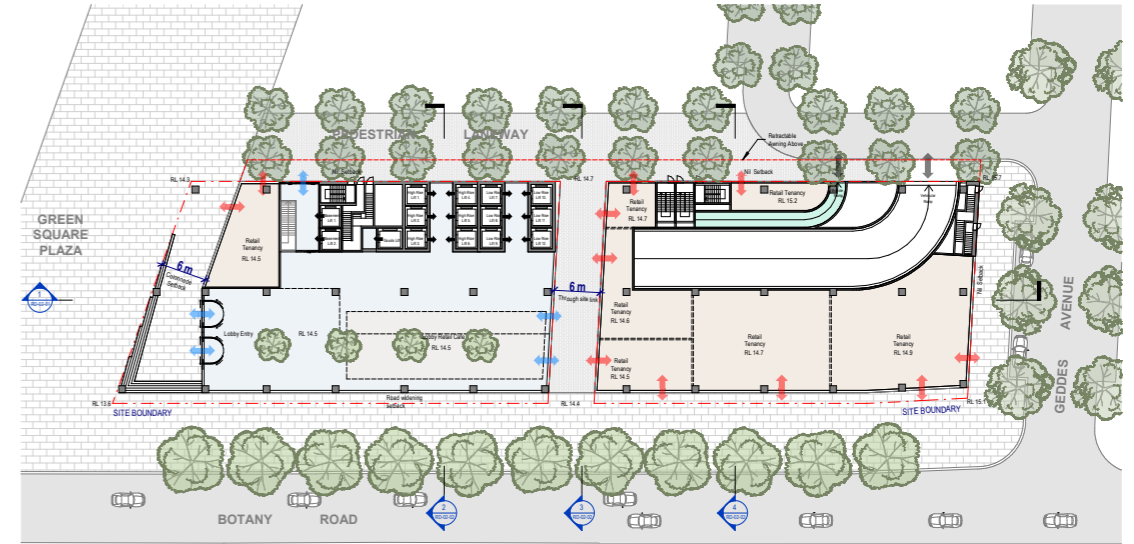
| Development Summary | |
|---------------------|-----------------------|
| Achieved GBA | 69,782 m ² |
| Achieved GFA | 47,816 m ² |
| Achieved FSR | 11.06 :1 |
| Achieved Parking | 211 spaces |

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

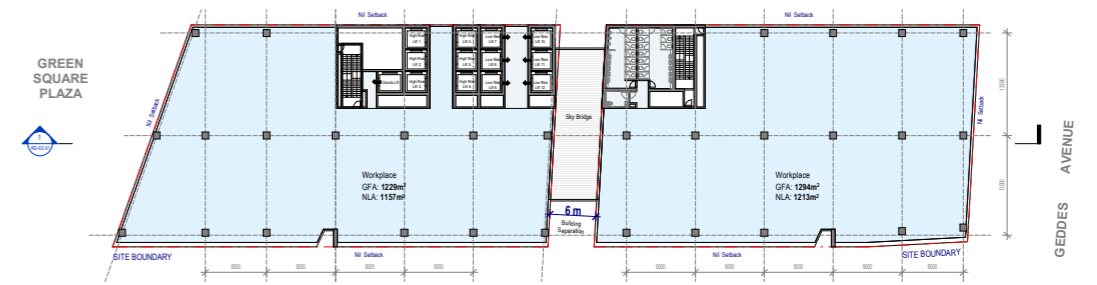
Surplus GFA **2,119 m²**

| 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 |

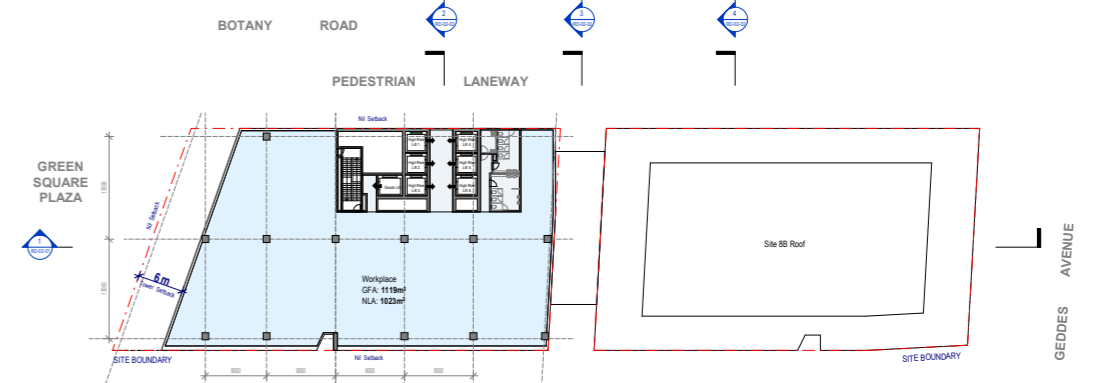
| Site 8A | | | | | Site 8B | | | | | Sky Bridge | | | |
|--------------|----------------|-----|-----------------------|-----------------------|--------------|--------------|---------------------|-----------------------|-----------------------|-----------------------|-----------------------|-------------|-------------|
| Type | Height (m) | RL | GBA (m ²) | GFA (m ²) | Type | Height (m) | RL | GBA (m ²) | GFA (m ²) | 20m | 20m | | |
| | | | | | | | | | | GFA (m ²) | 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 |



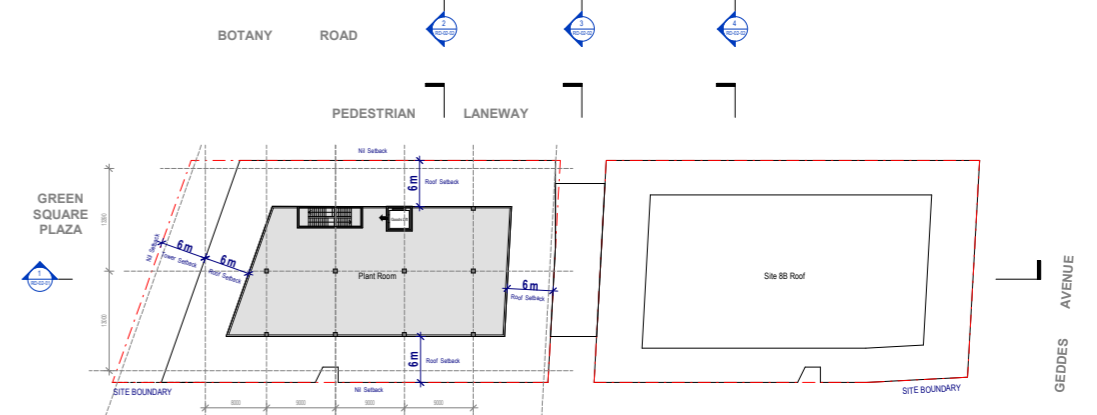
Ground Floor Plan



Typical Level 2-7



Typical Level 18-22

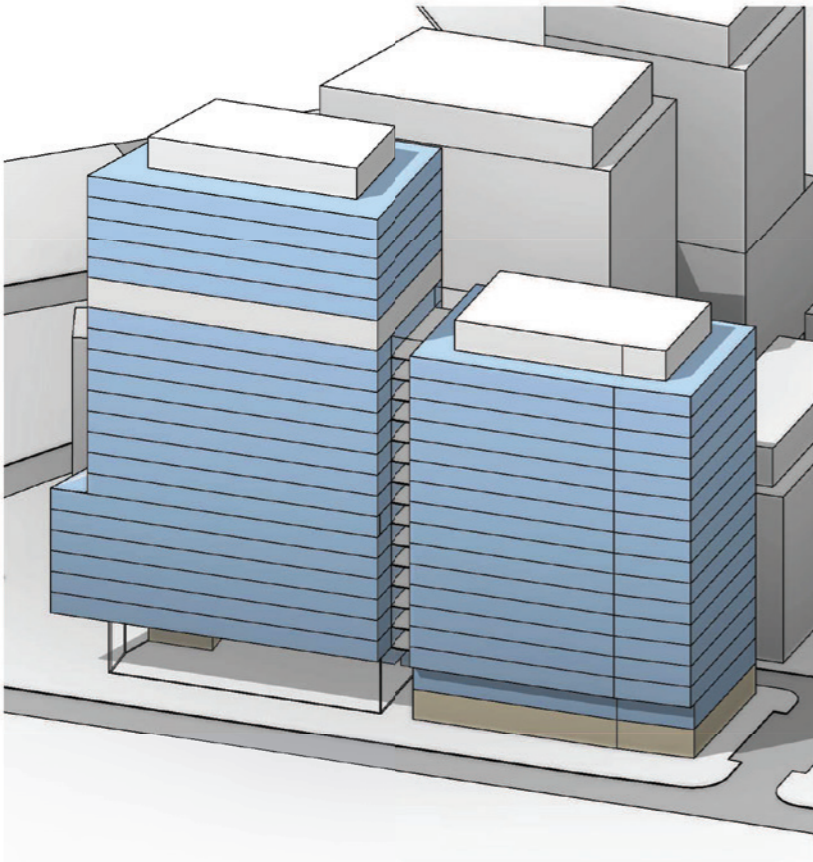


Level 23 (Roof)

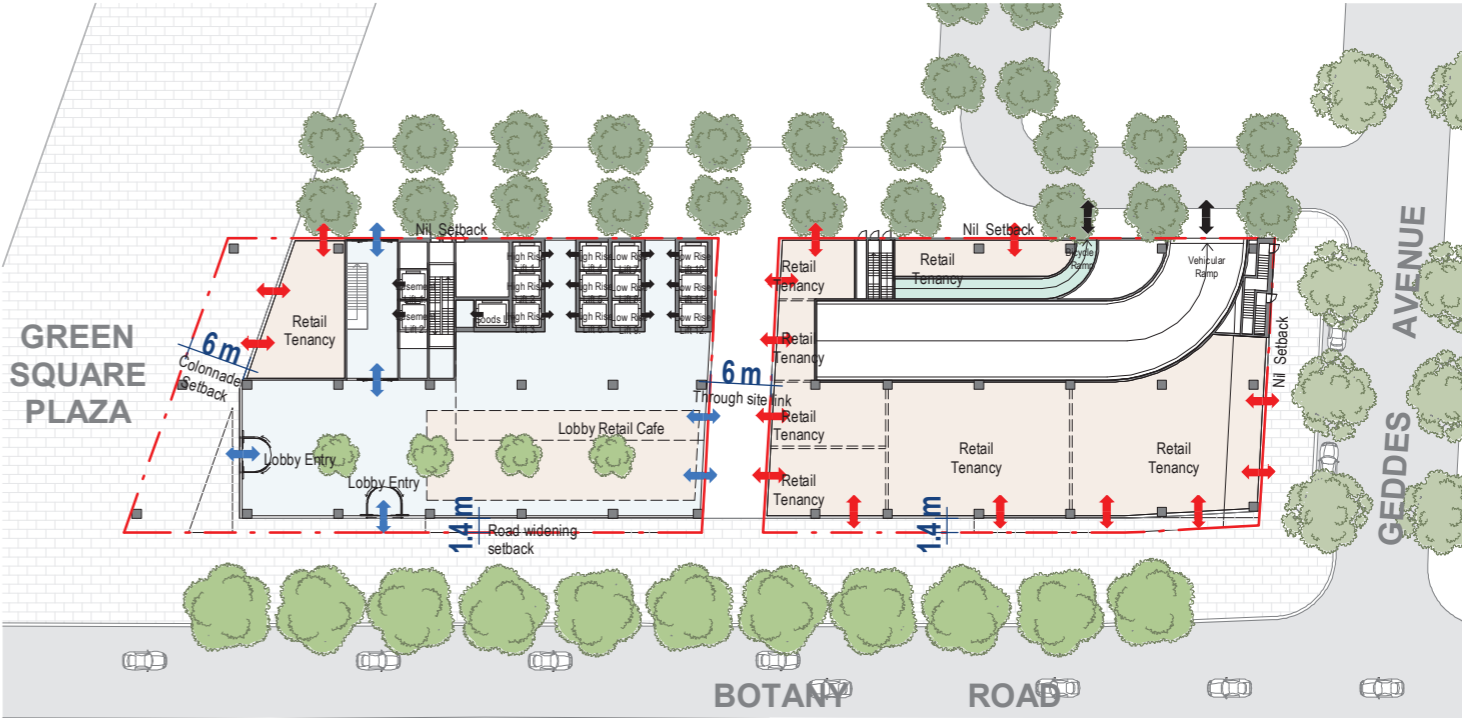
Building Form & Articulation

4.2 GFA Distribution Opportunities - Base Case (Mirvac Proposed)

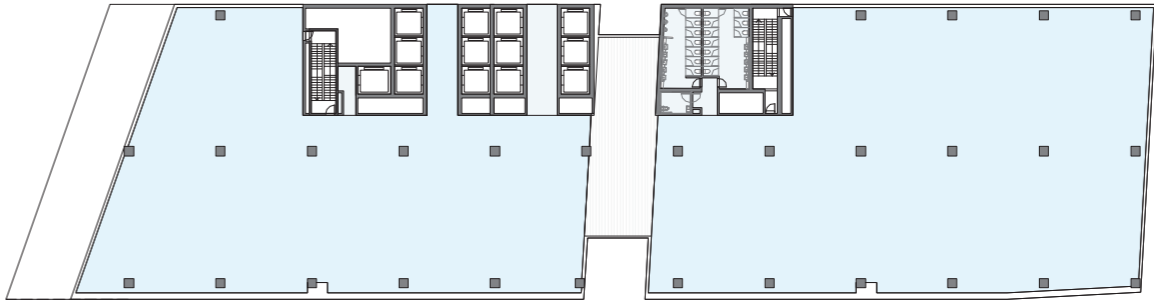
The preferred reference scheme with 20m wide skybridges, results in an overall GFA which exceeds the maximum provisions. The proponent is committed to offset any surplus GFA to stay within the maximum allowable provisions. Accordingly, there are 4 surplus GFA relocation options which aim to provide additional 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

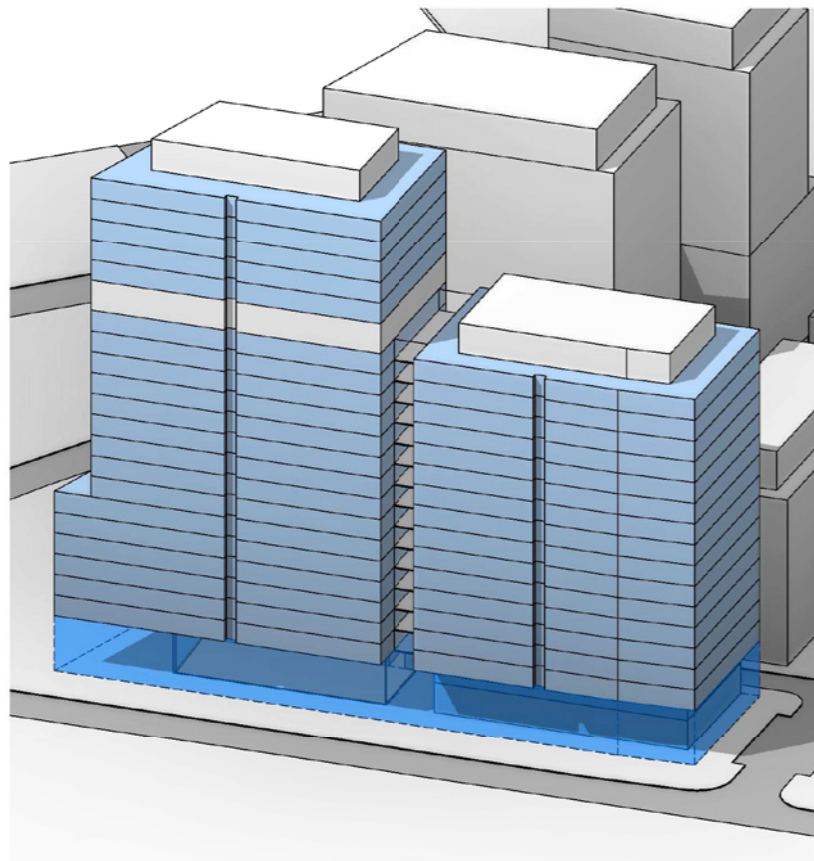


Typical Commercial Level

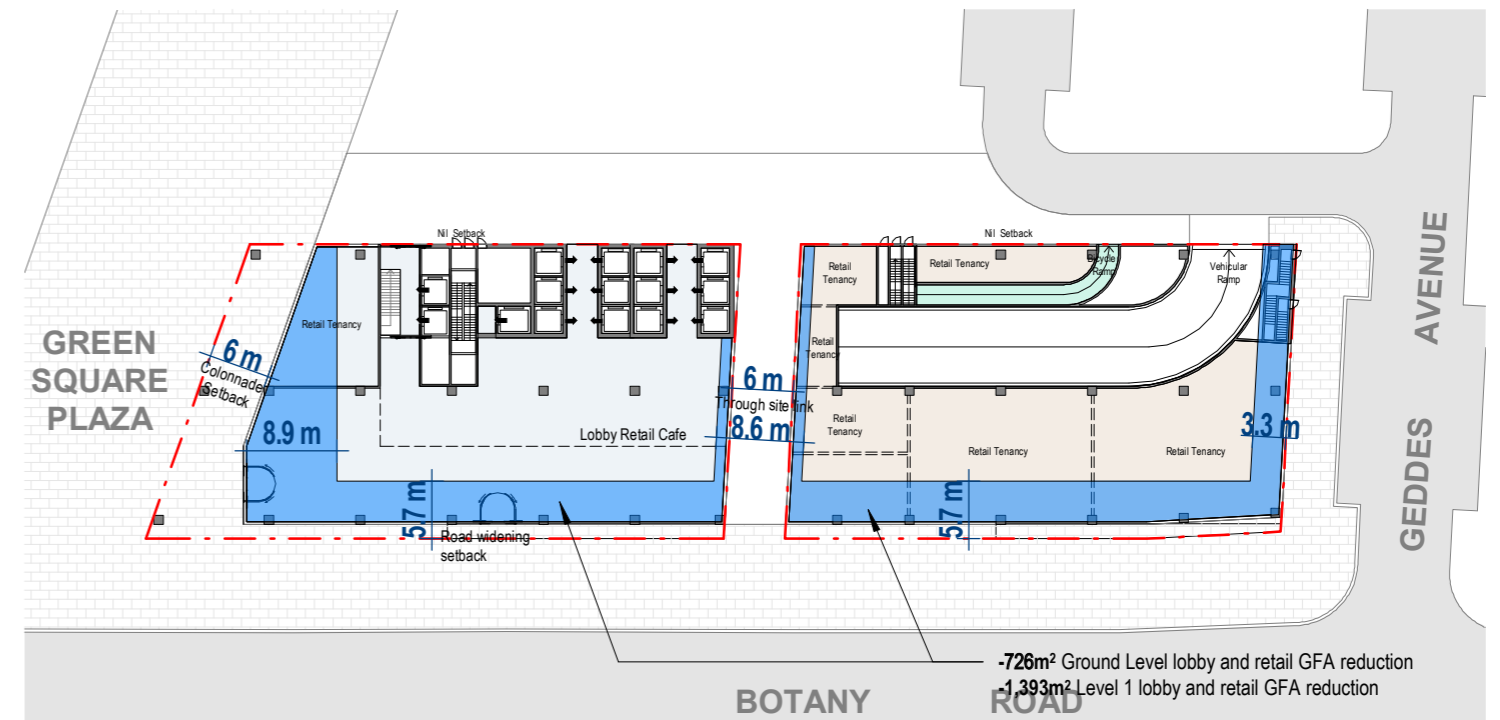
Building Form & Articulation

4.2 GFA Distribution Opportunities - Option 1

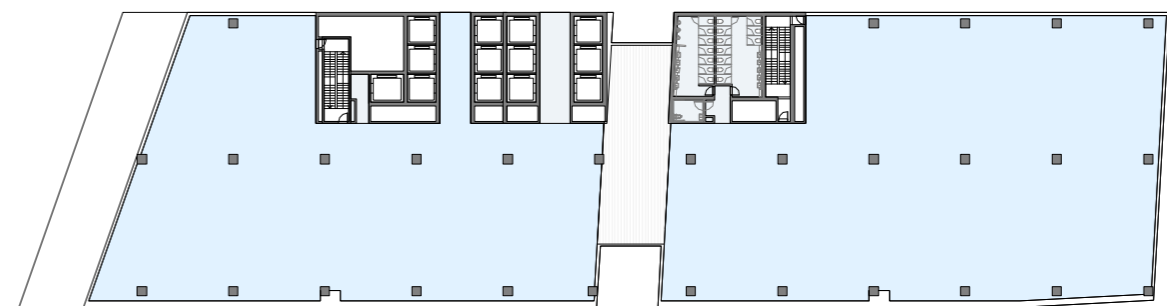
-726m² Ground Level lobby and retail GFA reduction
 -1,393m² Level 1 lobby and retail GFA reduction
 Surplus GFA = 2119m²



Stacking Mass



Ground Level

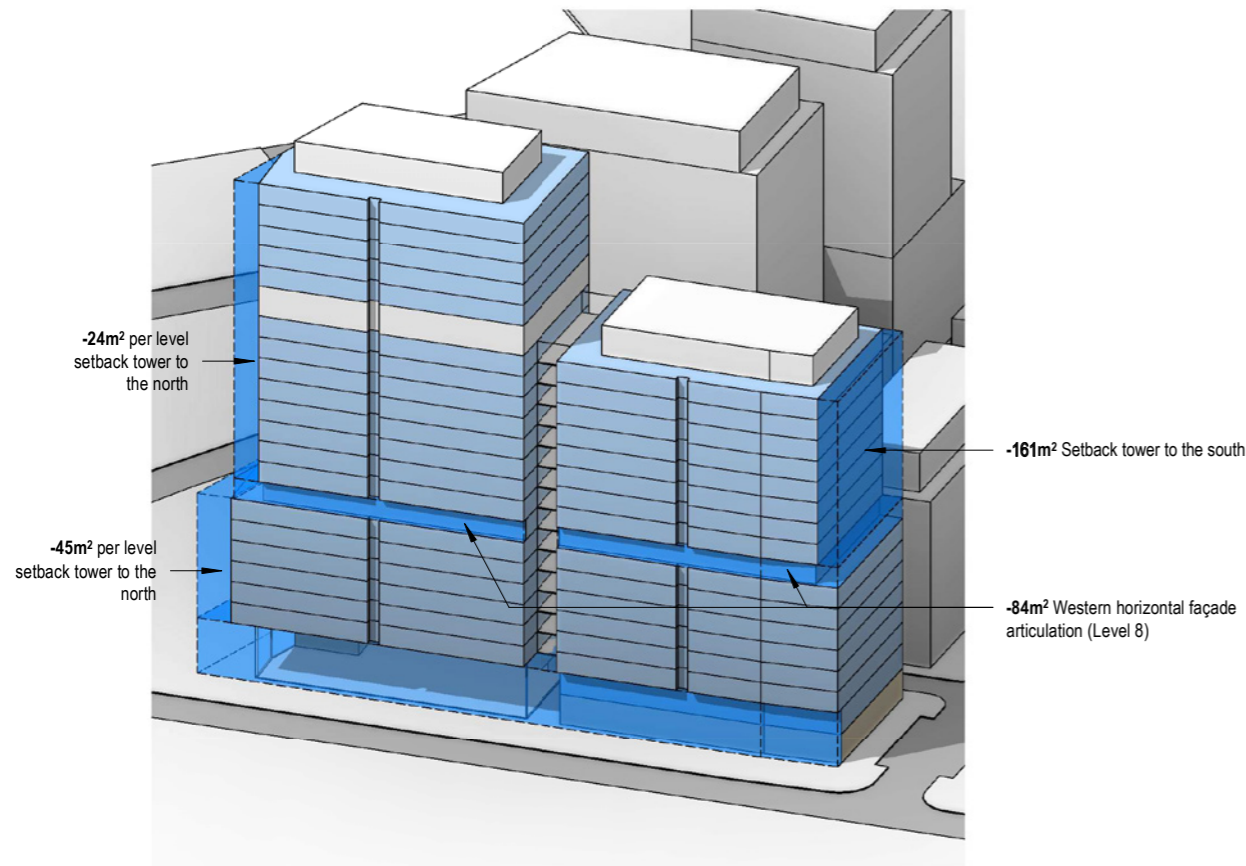


Typical Commercial Level

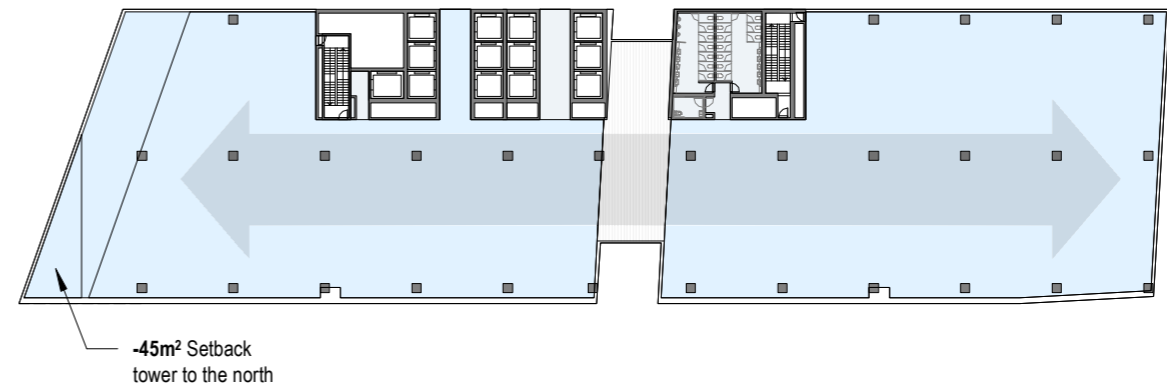
Building Form & Articulation

4.2 GFA Distribution Opportunities - Option 2

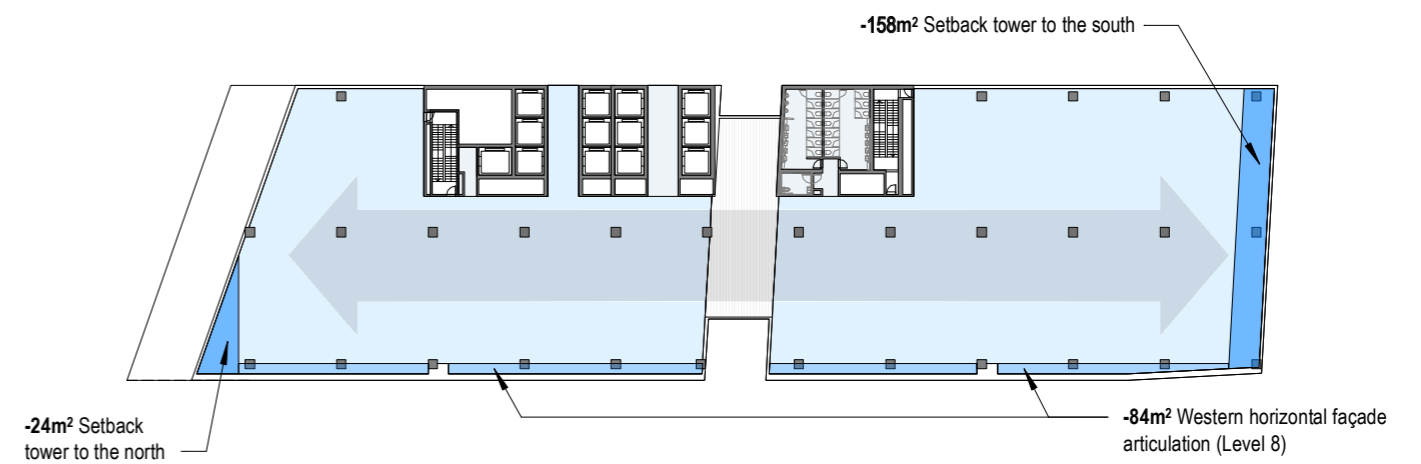
-84m² Western horizontal façade articulation
 -612m² Setback tower corner to the north
 -1,423m² Setback tower to the south
Surplus GFA = 2119m²



Stacking Mass



Typical Commercial Podium Level

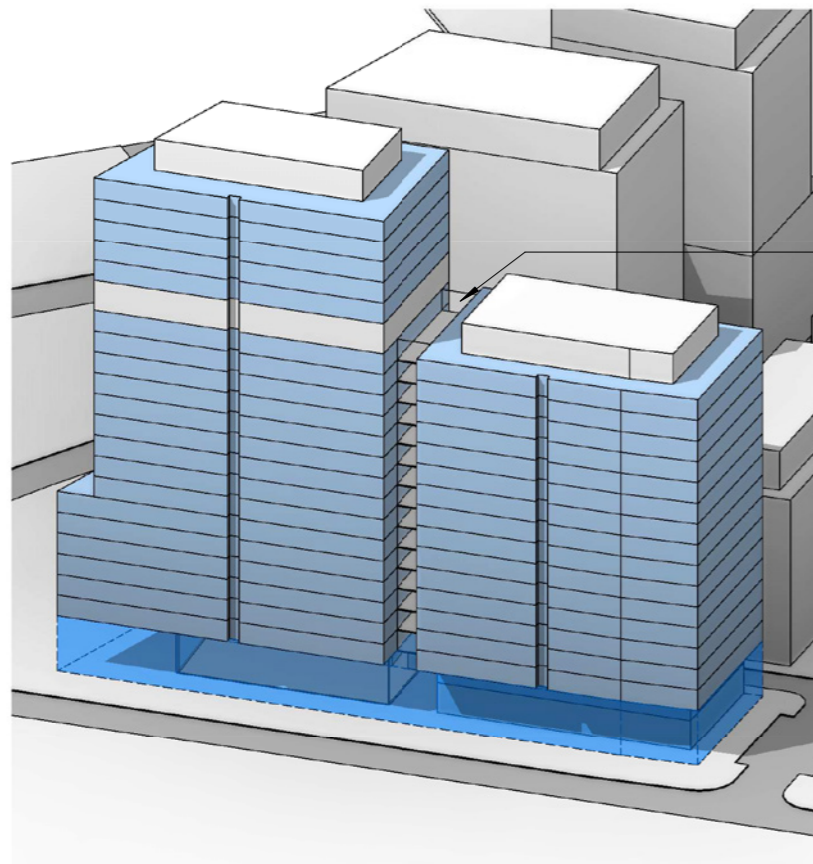


Typical Commercial Tower Level

Building Form & Articulation

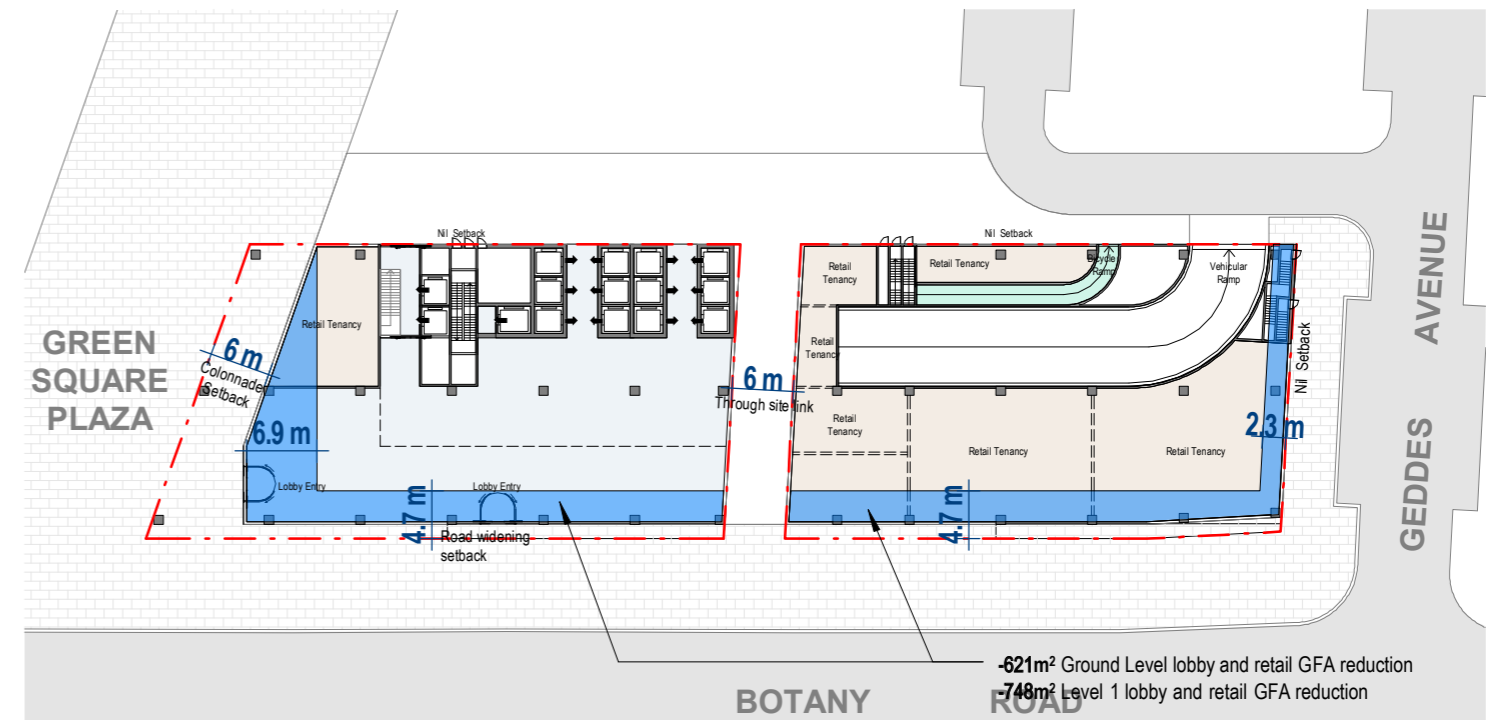
4.2 GFA Distribution Opportunities - Option 3

- 750m² Atrium bridge location
- 621m² Ground Level lobby and retail GFA reduction
- 748m² Level 1 lobby and retail GFA reduction
- Surplus GFA = 2119m²**



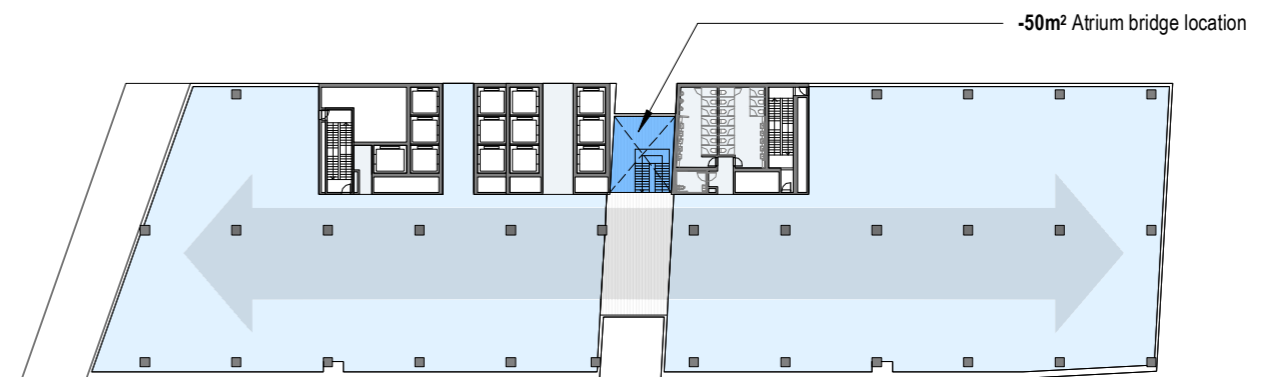
Stacking Mass

-50m² Atrium bridge location



Ground Level

-621m² Ground Level lobby and retail GFA reduction
-748m² Level 1 lobby and retail GFA reduction



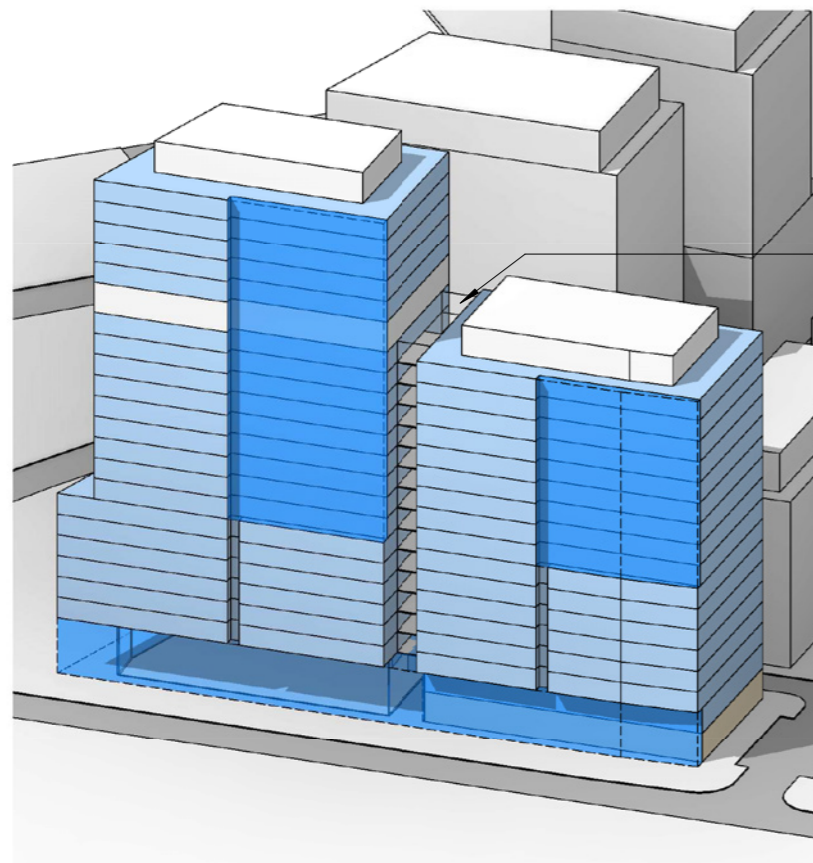
Typical Commercial Level

-50m² Atrium bridge location

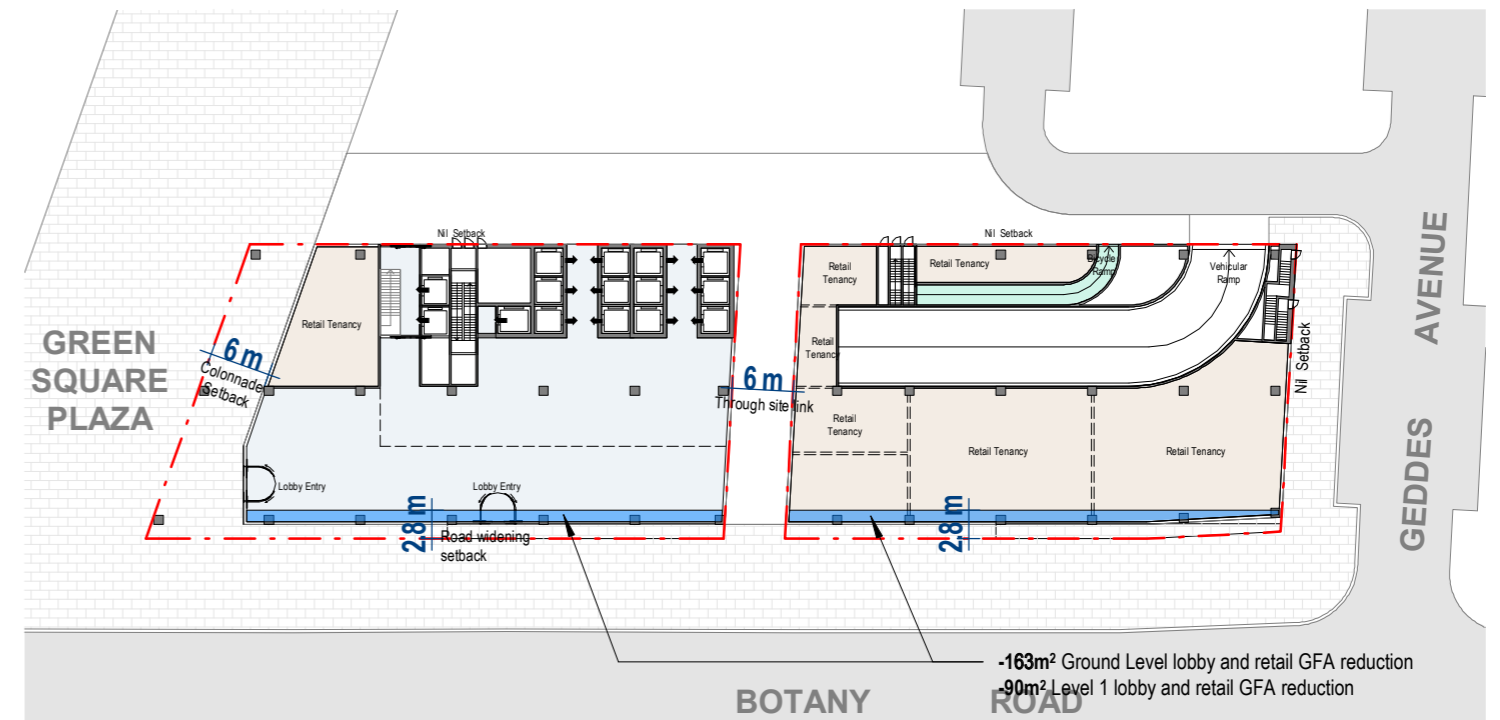
Building Form & Articulation

4.2 GFA Distribution Opportunities - Option 4

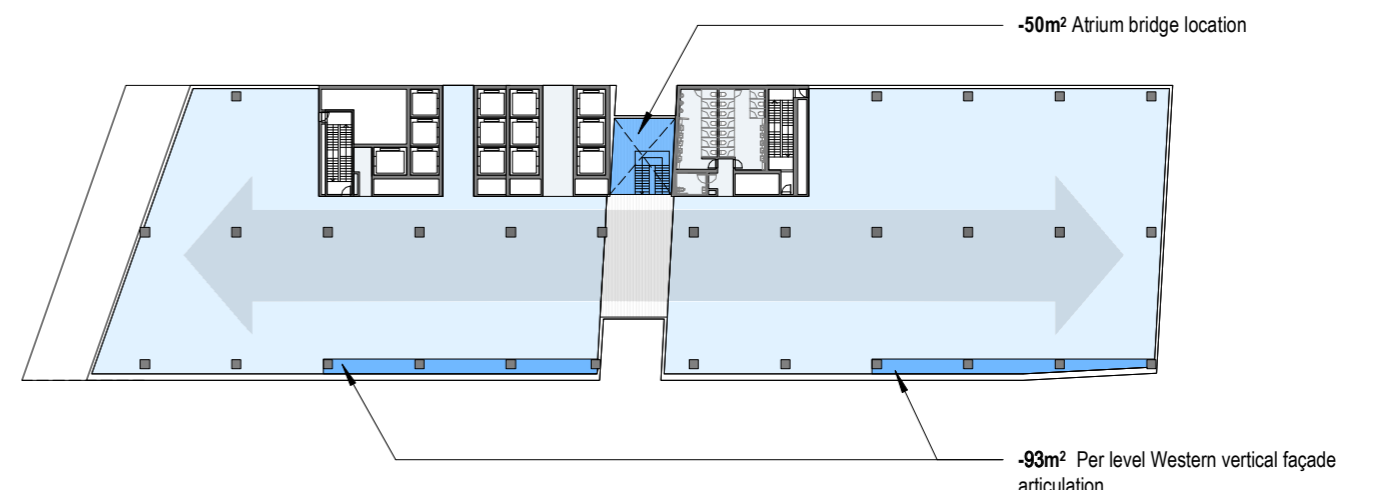
- 1116m² Western vertical façade articulation
- 750m² Atrium bridge location
- 163m² Ground Level lobby and retail GFA reduction
- 90m² Level 1 lobby and retail GFA reduction
- Surplus GFA = 2119m²**



Stacking Mass



Ground Level



Typical Commercial Level



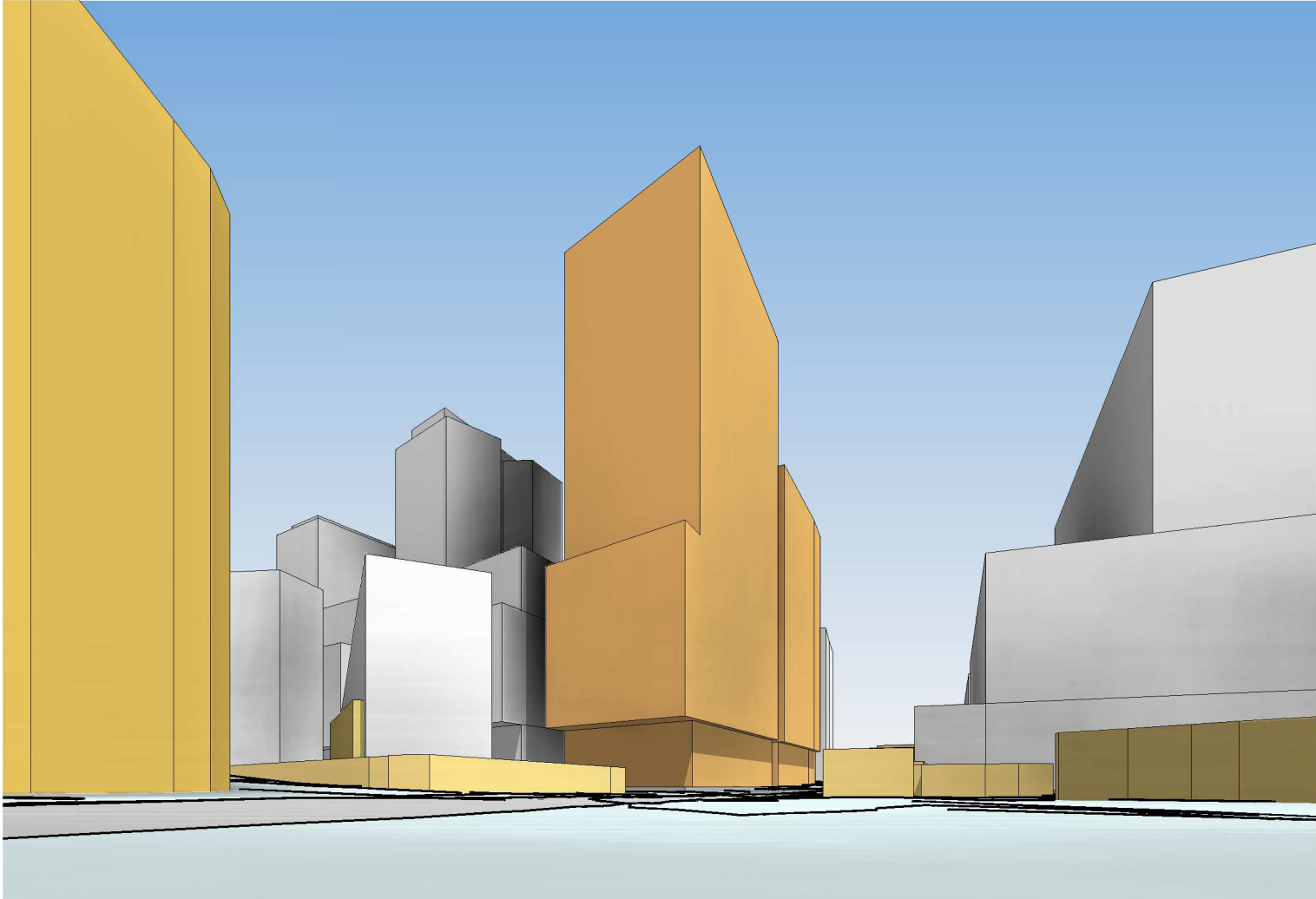
APPENDIX A Building Envelope

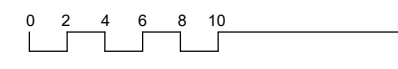
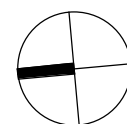
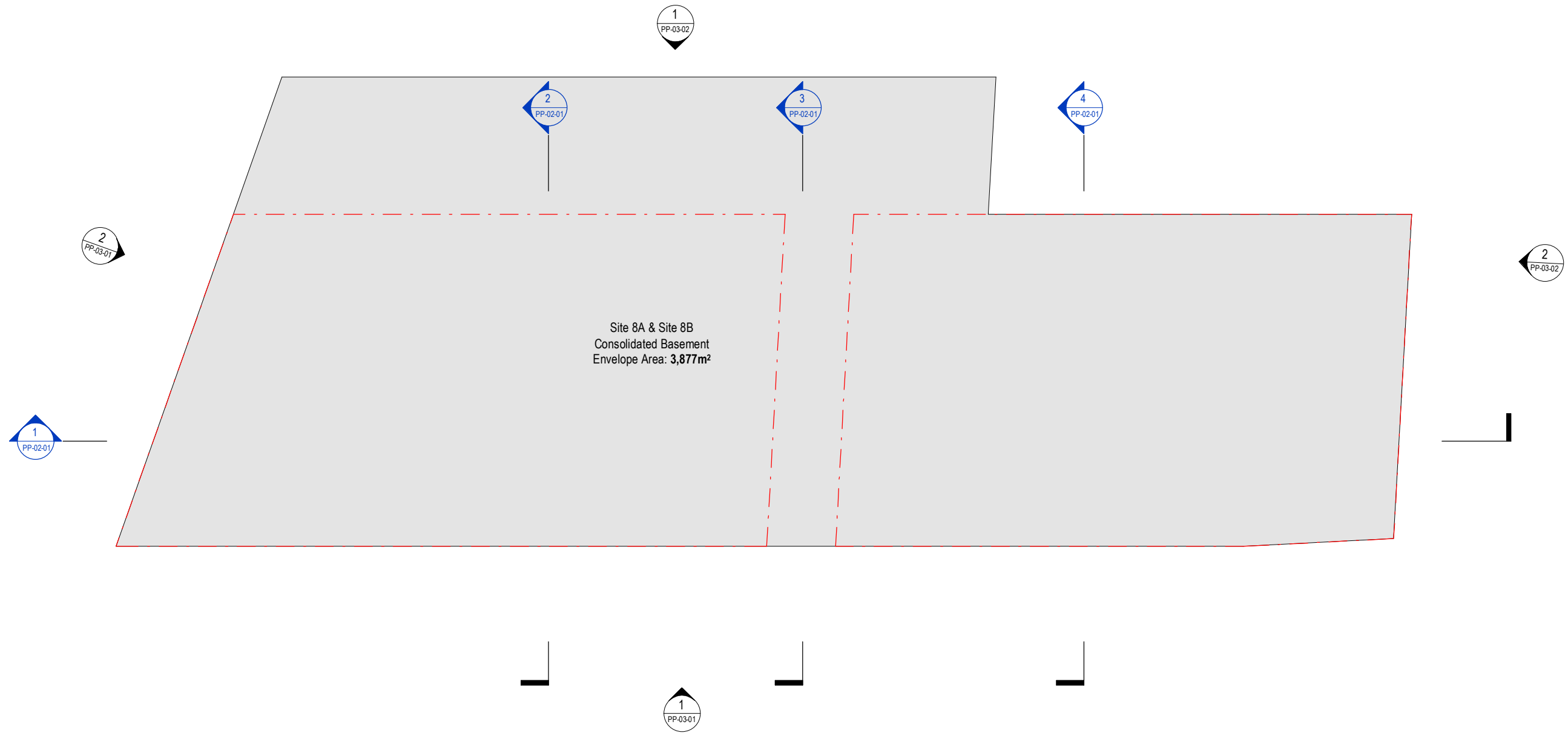
Green Square Sydney

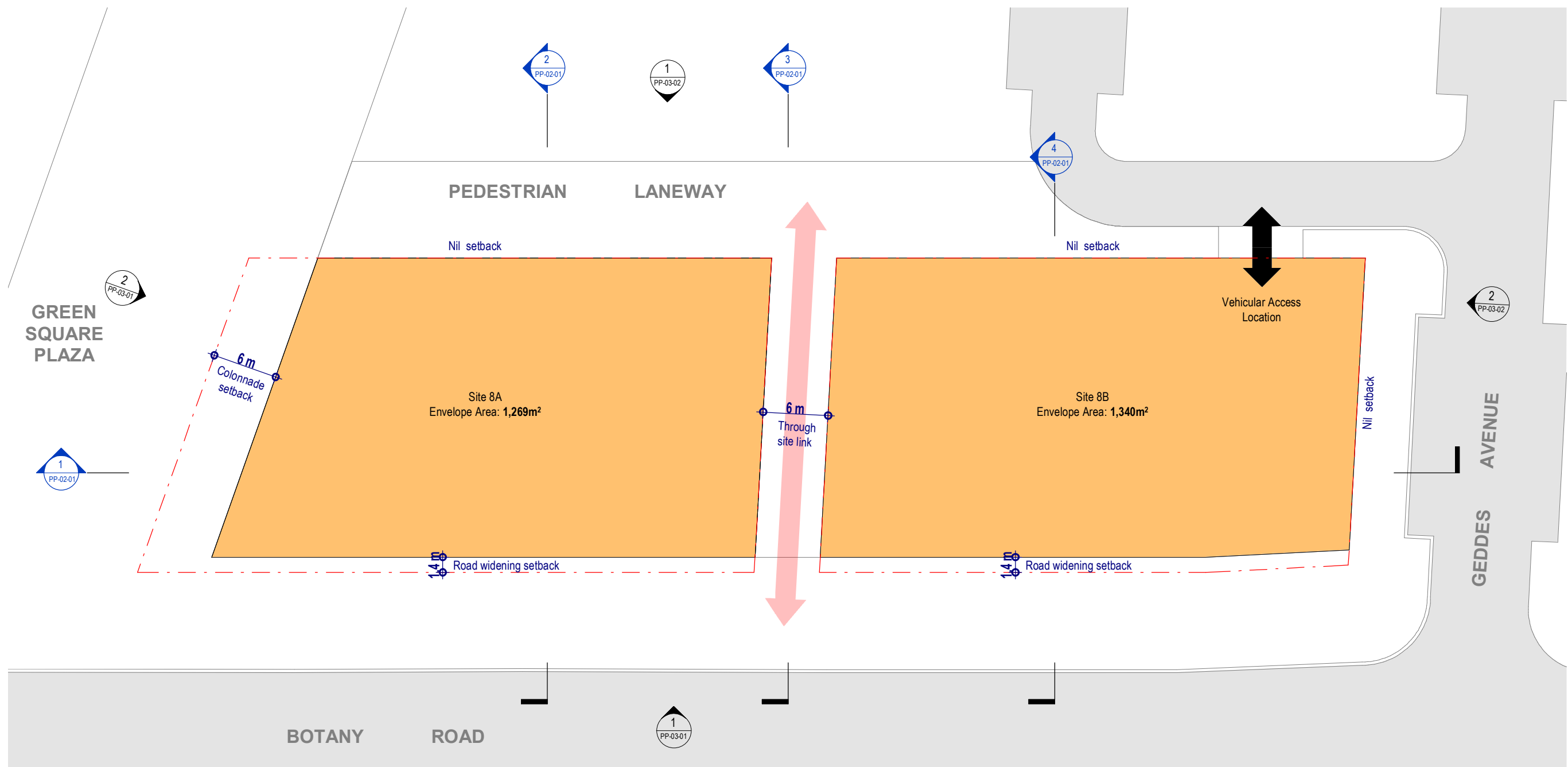
Site 8A & 8B

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) |

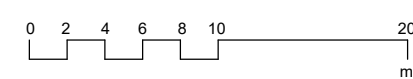
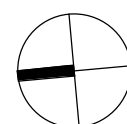




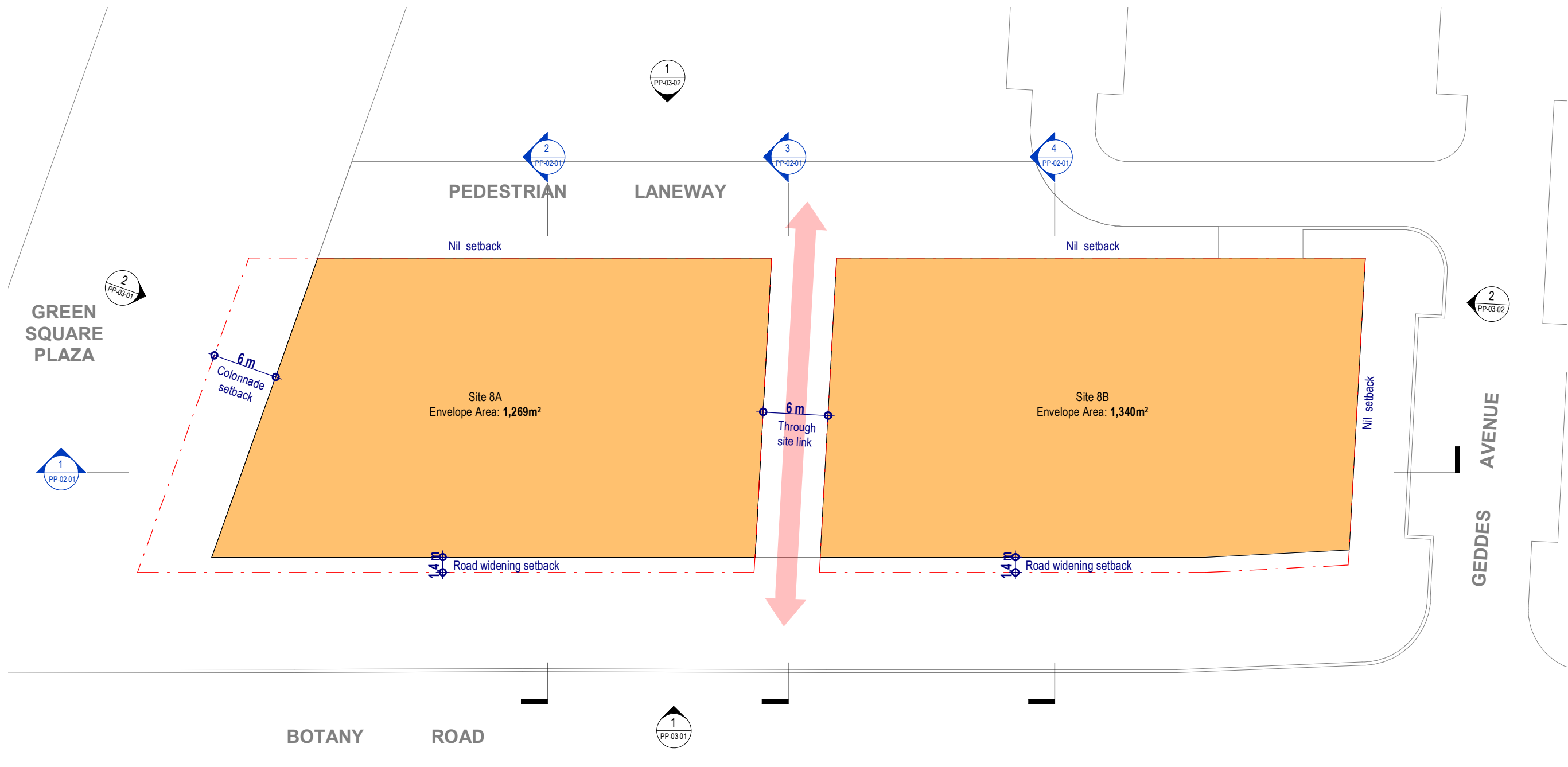


Green Square Site 8A & 8B

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

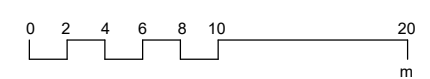
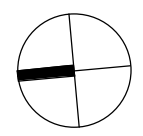


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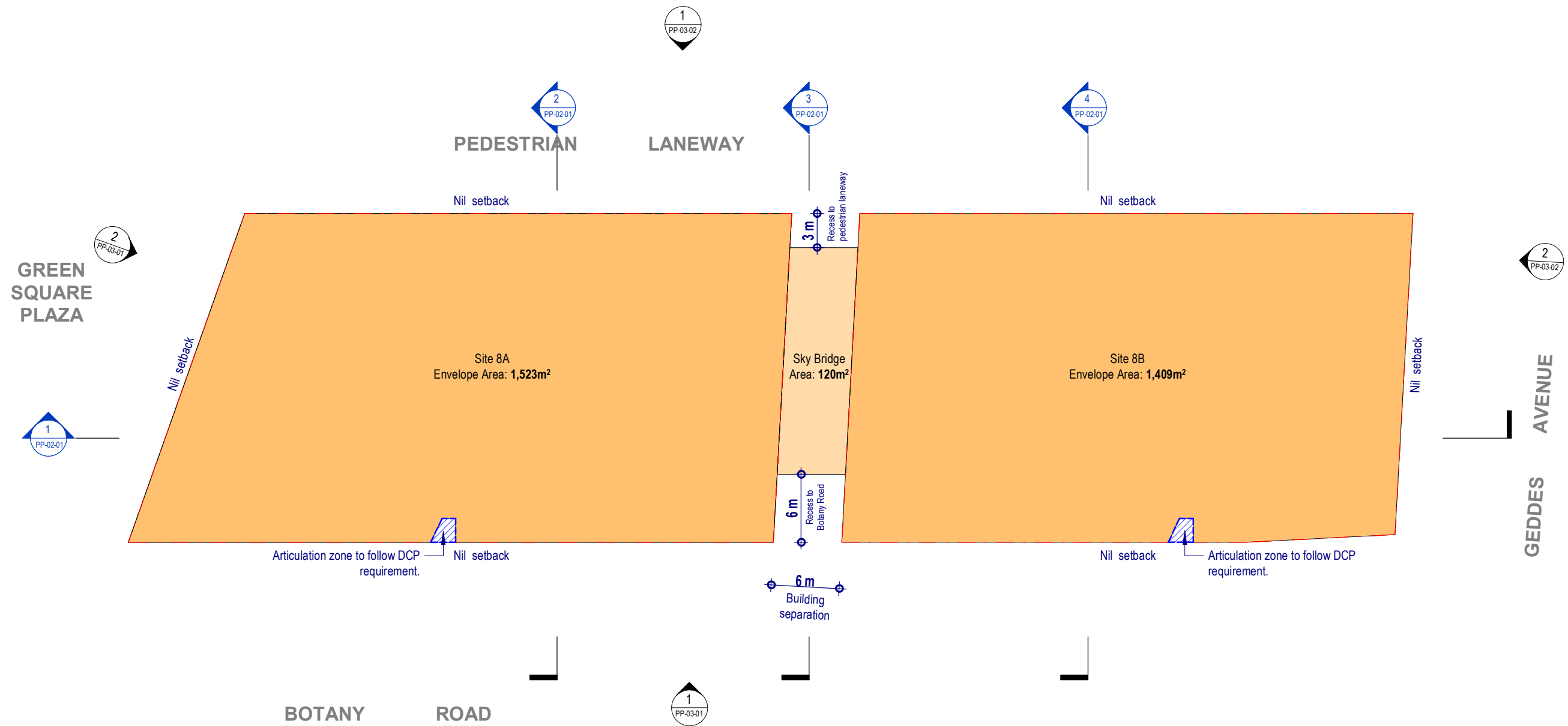


Green Square Site 8A & 8B

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

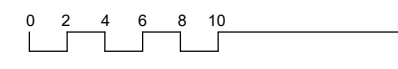
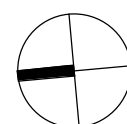


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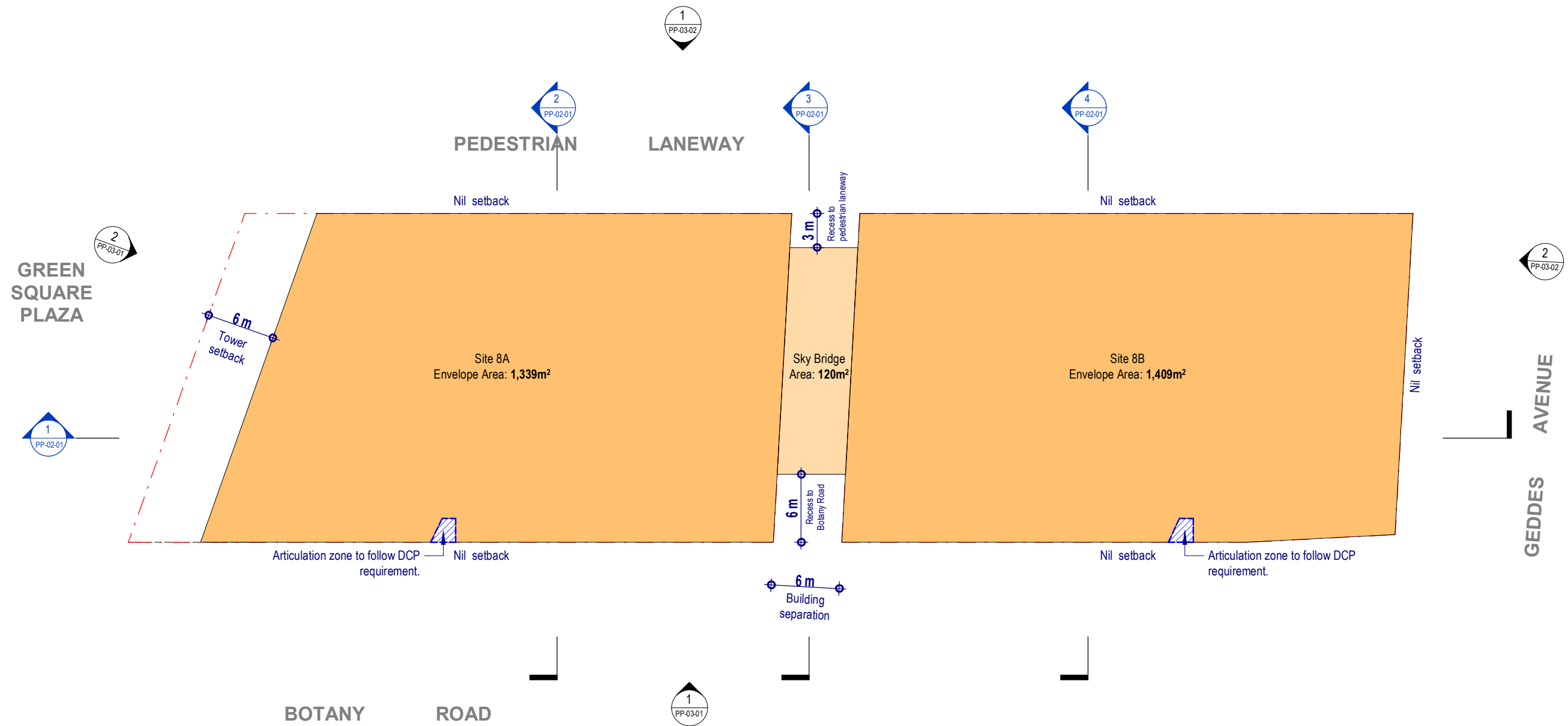


Green Square Site 8A & 8B

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

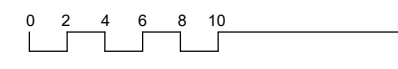
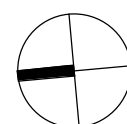


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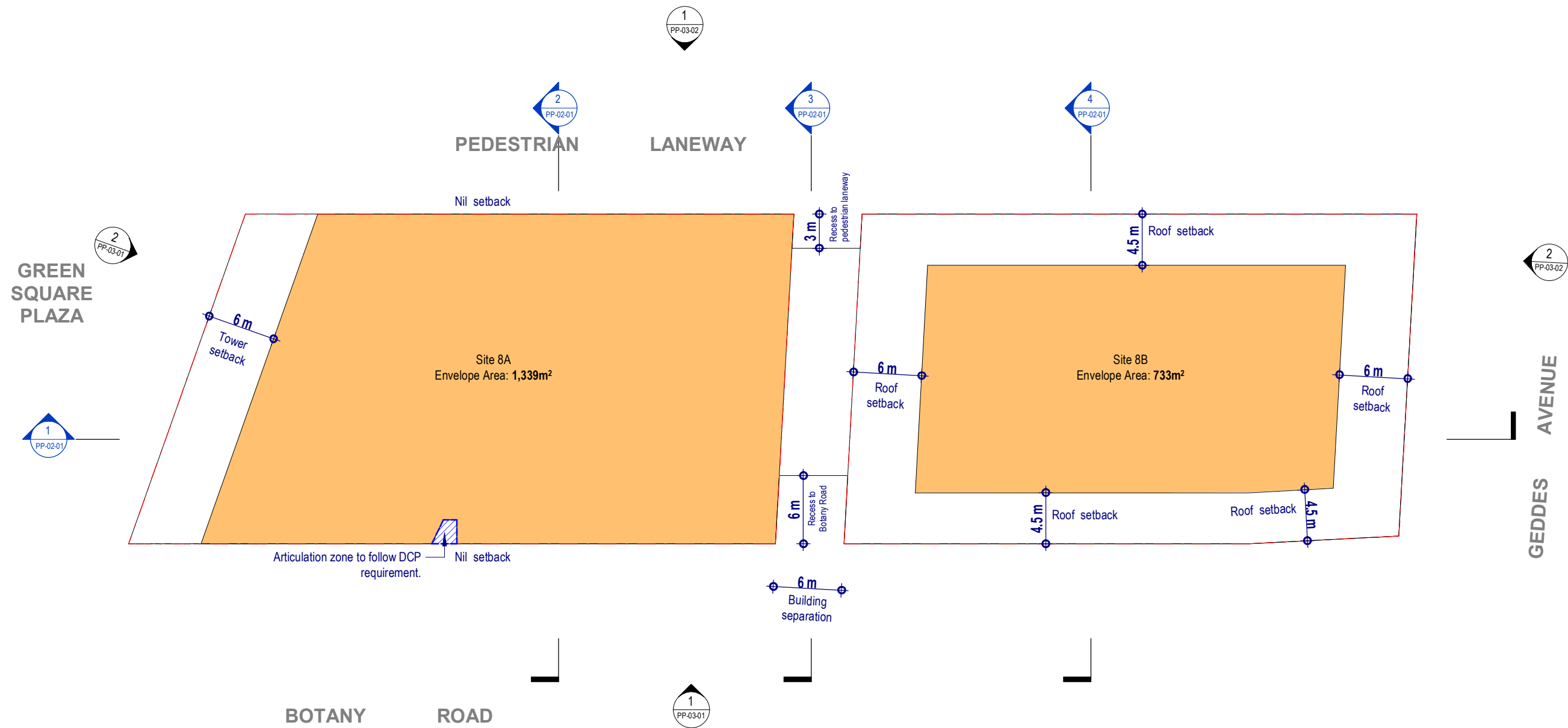


Green Square Site 8A & 8B

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

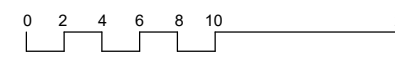
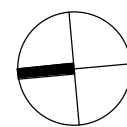


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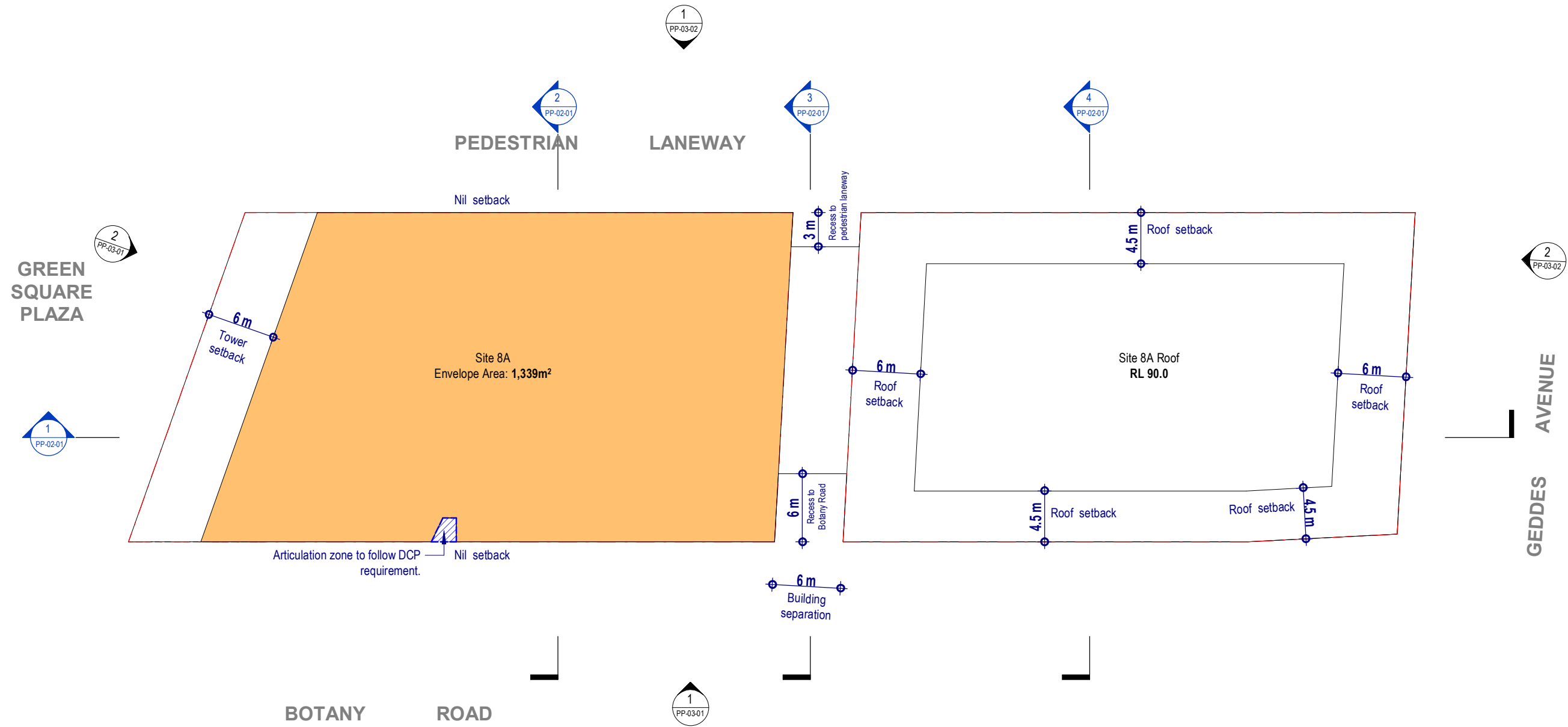


Green Square Site 8A & 8B

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

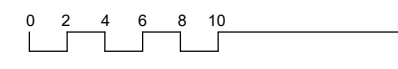
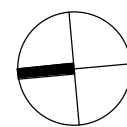


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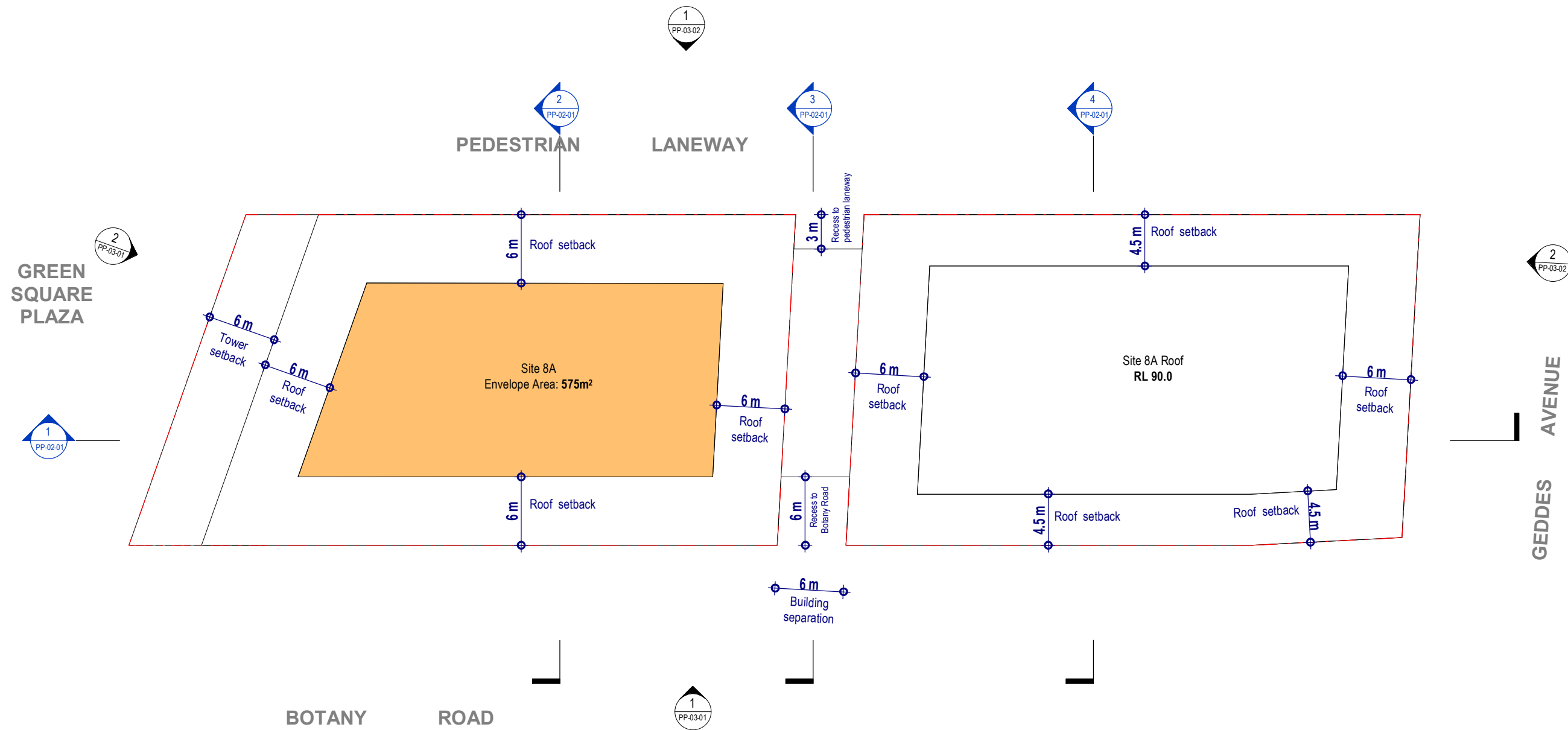


Green Square Site 8A & 8B

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

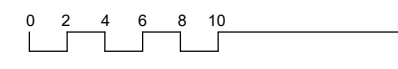
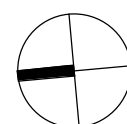


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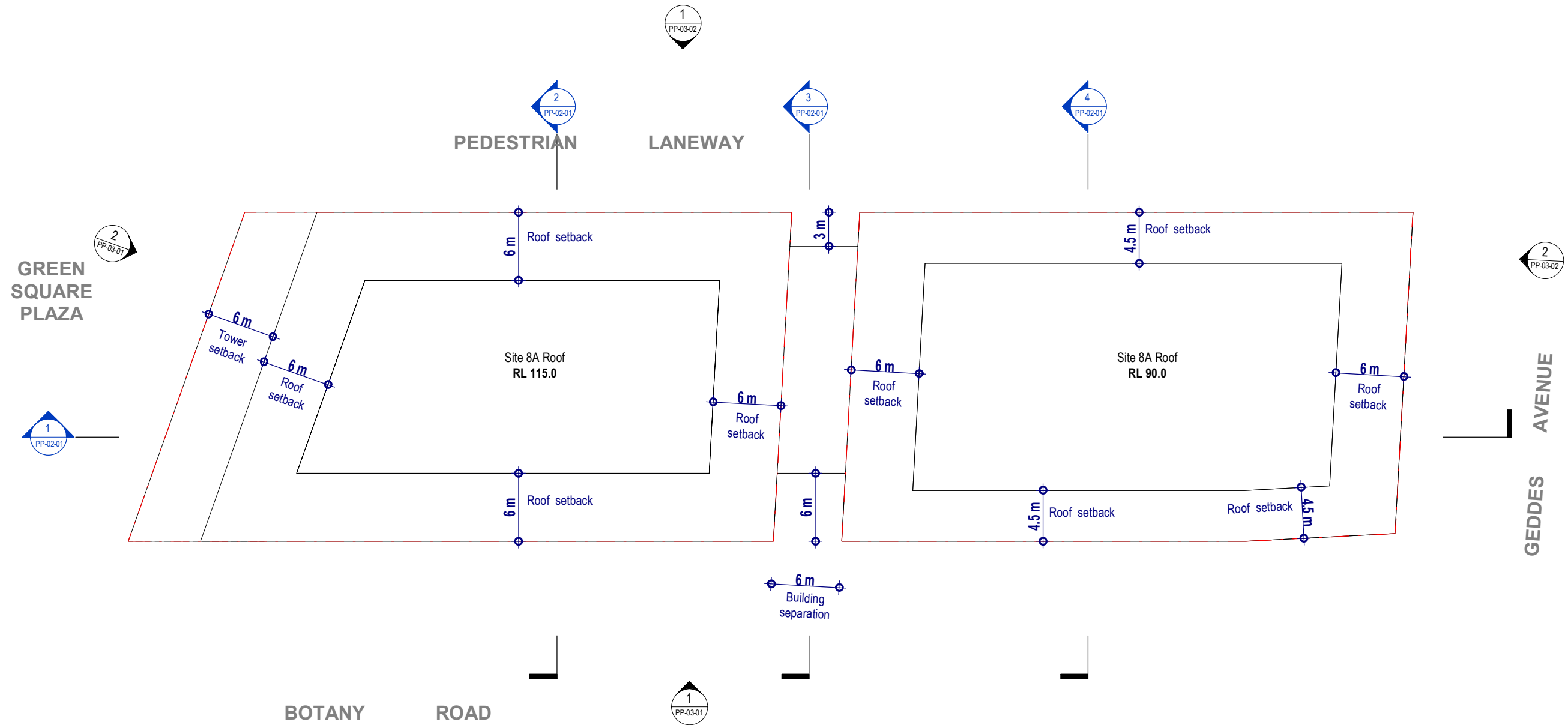


Green Square Site 8A & 8B

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

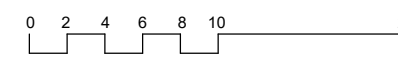
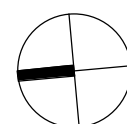


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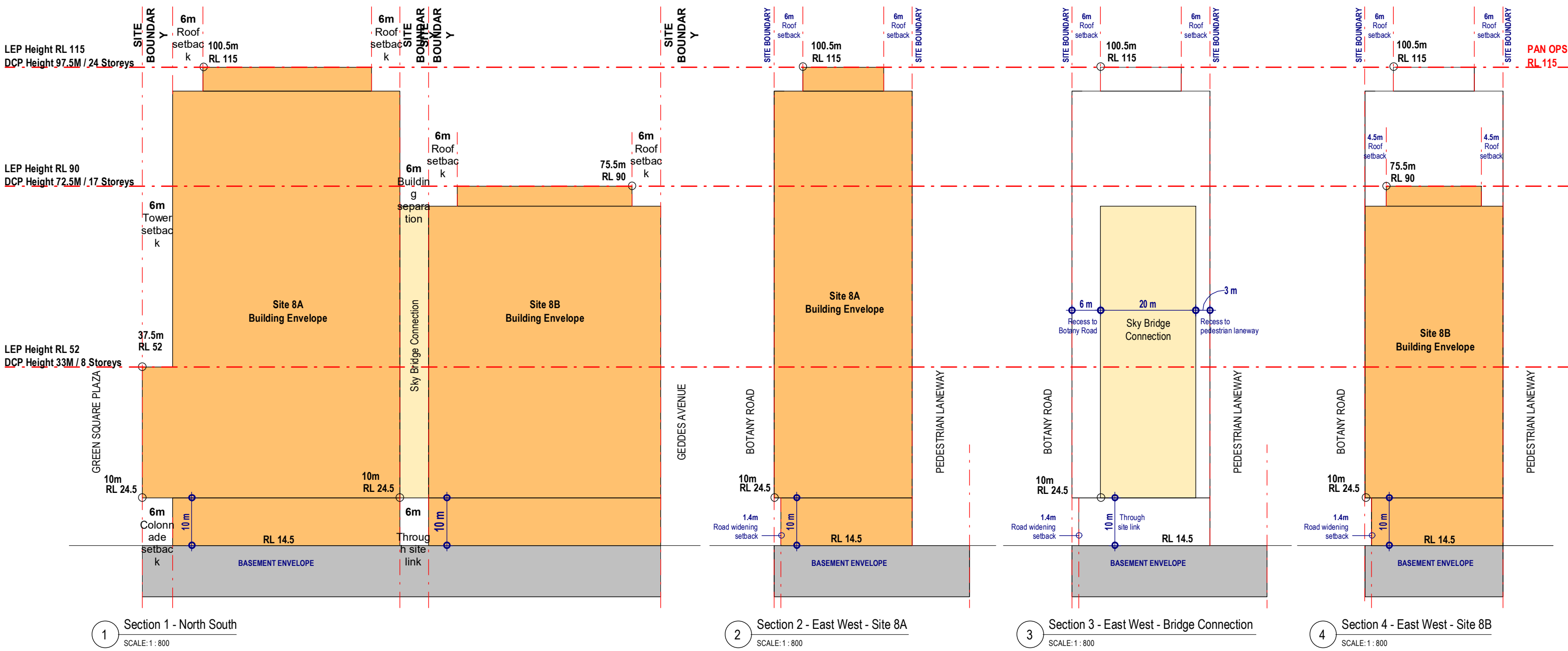


Green Square Site 8A & 8B

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



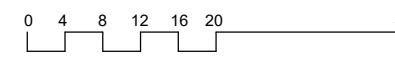
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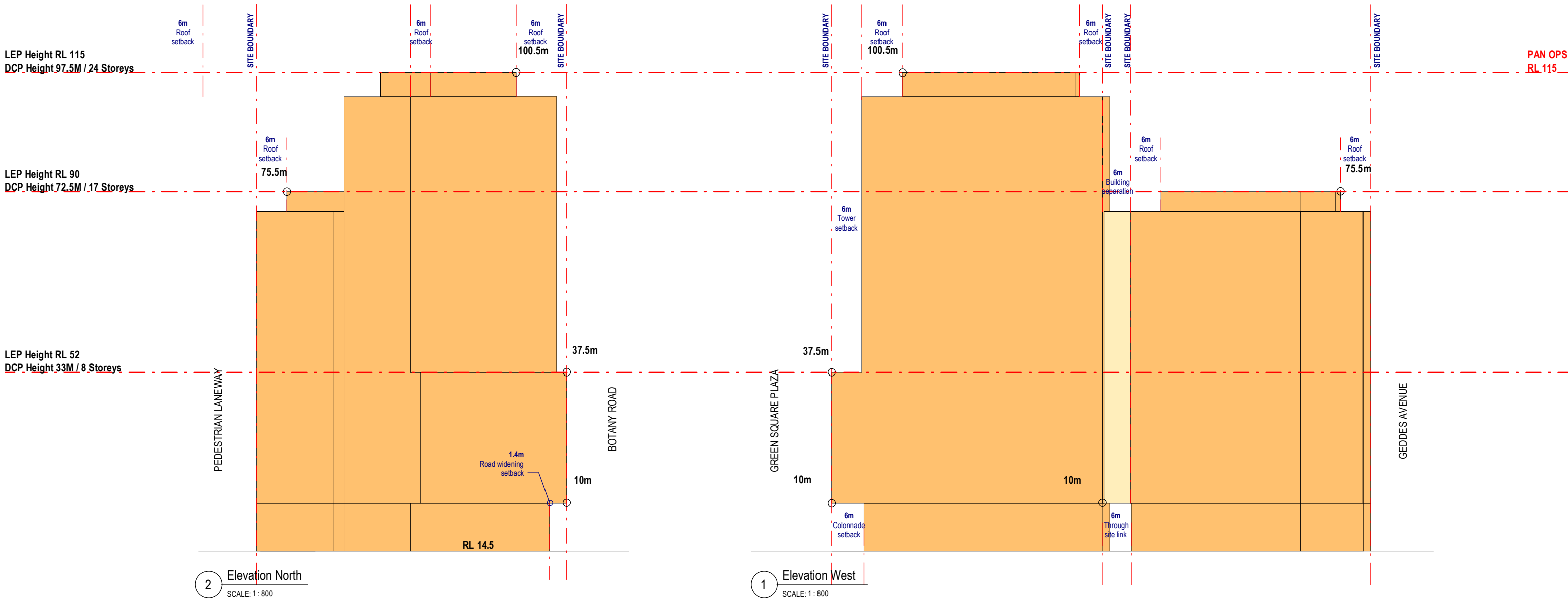
Green Square Site 8A & 8B

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Building Envelope - Sections
PP-02-01
1 : 800
23/06/21

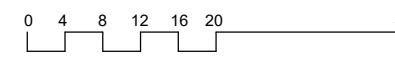


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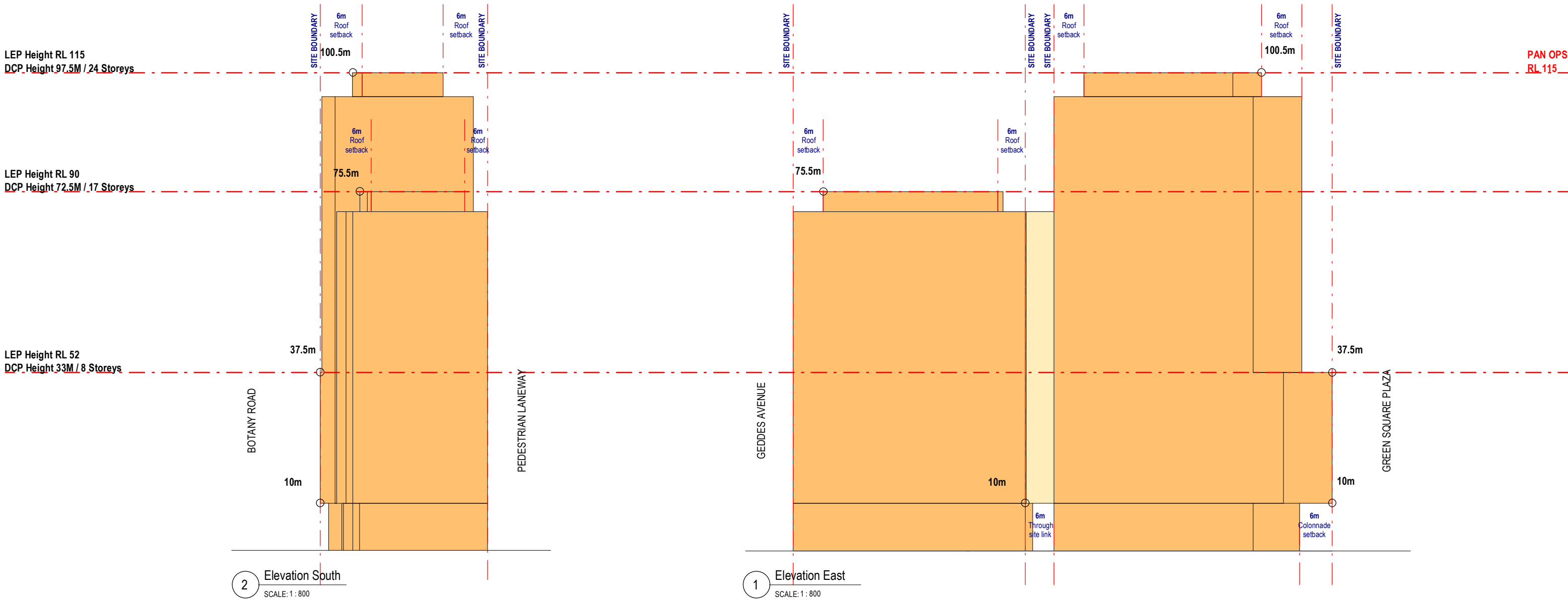


Green Square Site 8A & 8B

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

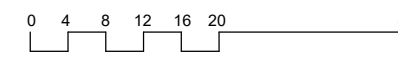


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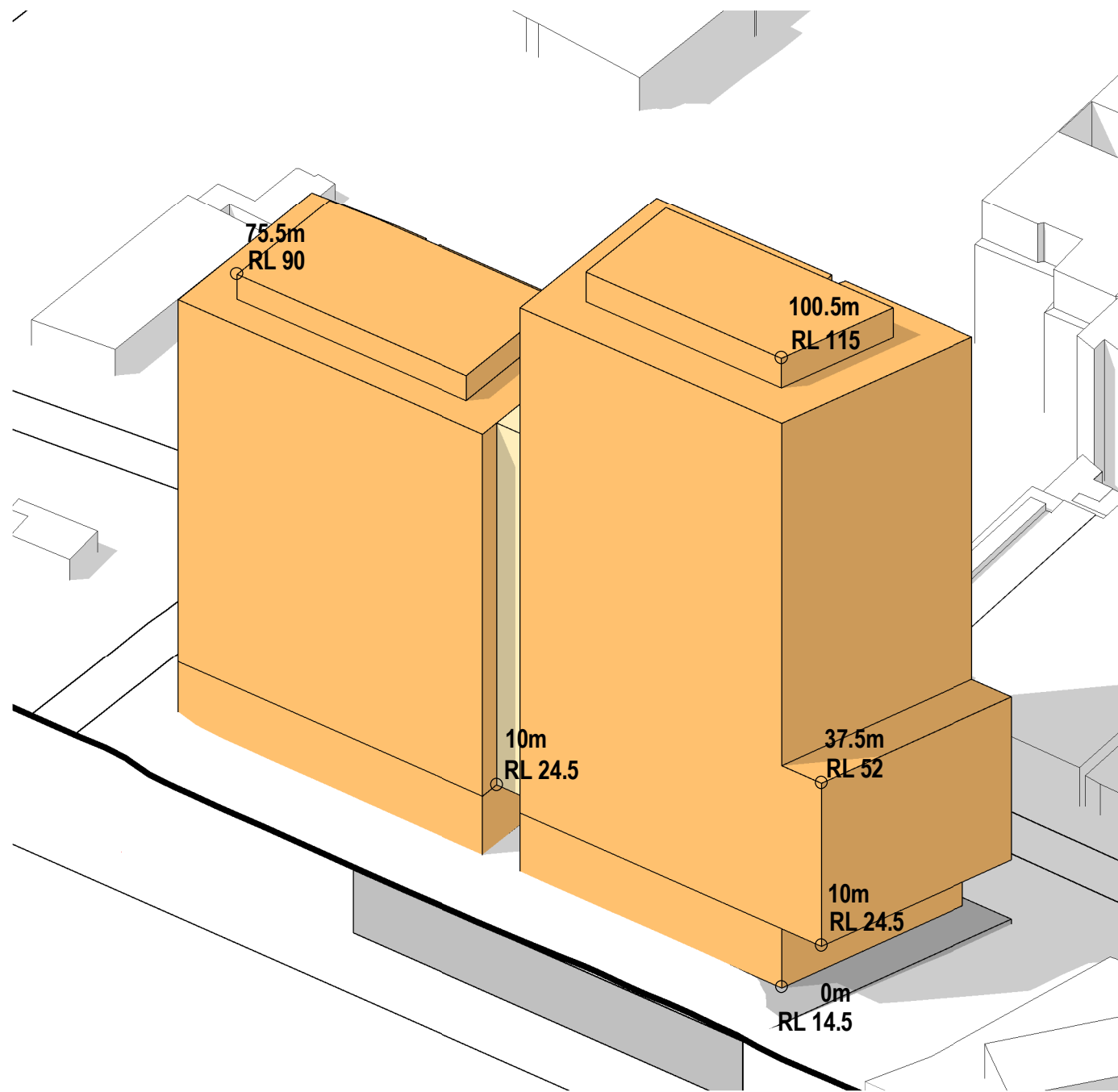


Green Square Site 8A & 8B

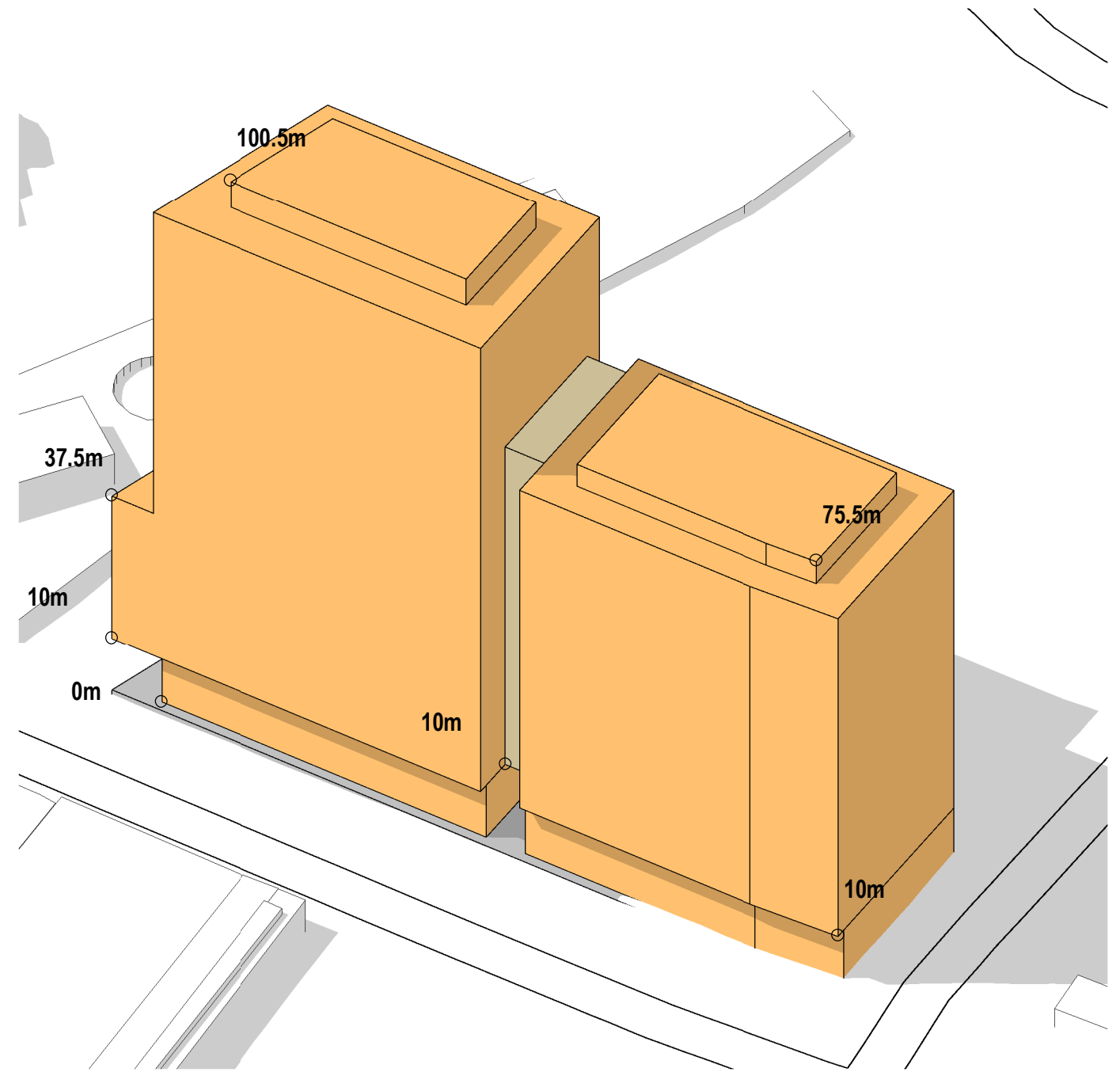
Drawing: **Building Envelope - South & East Elevation**
 Drawing no: PP-03-02
 Issue:
 Scale @ A3: 1 : 800
 Date: 23/06/21



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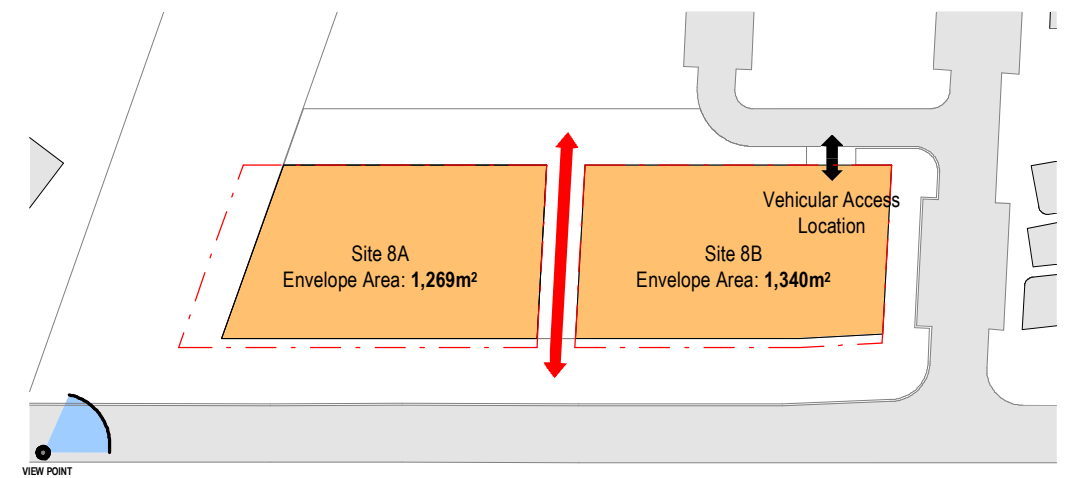
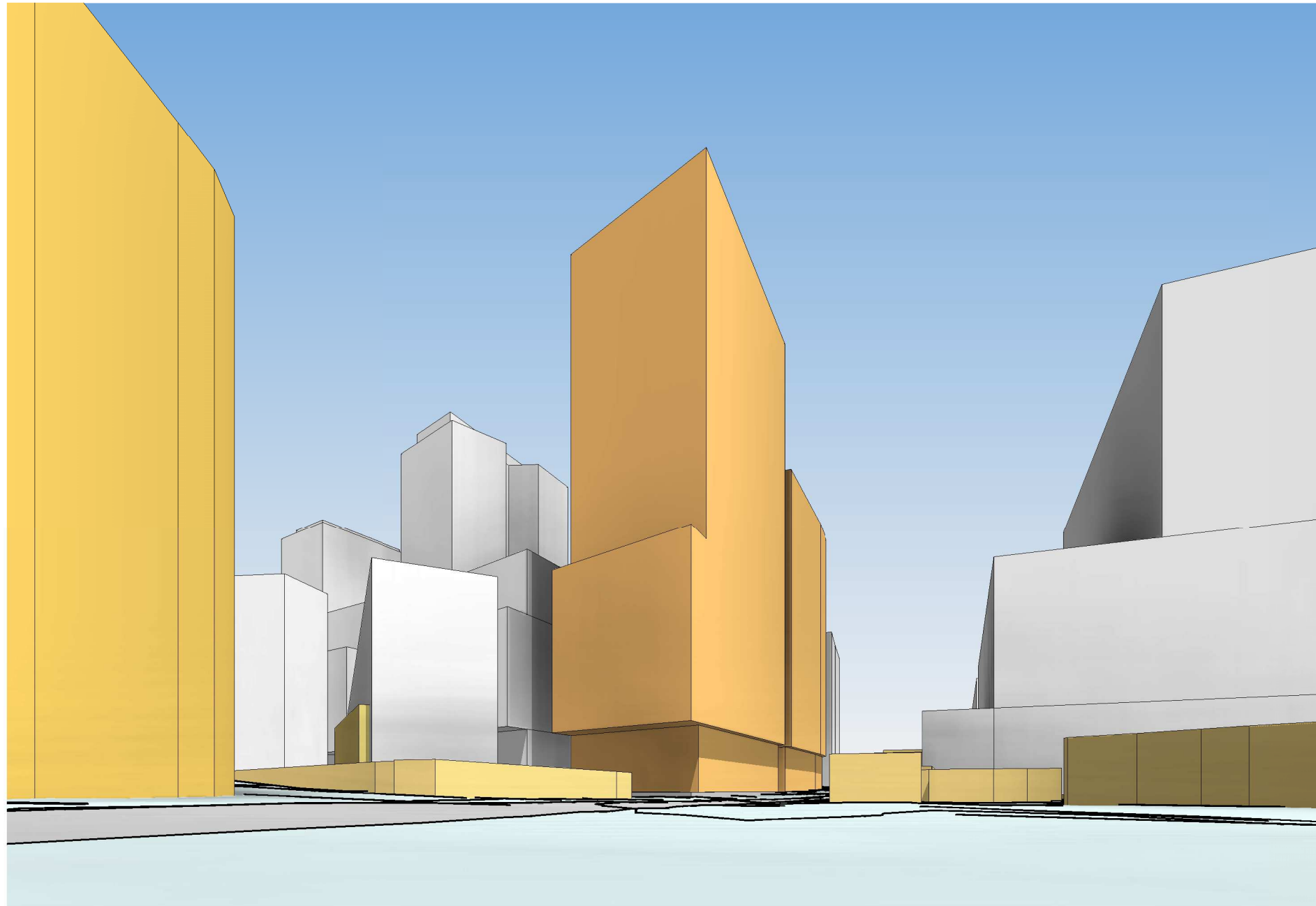


Building Envelope - North East

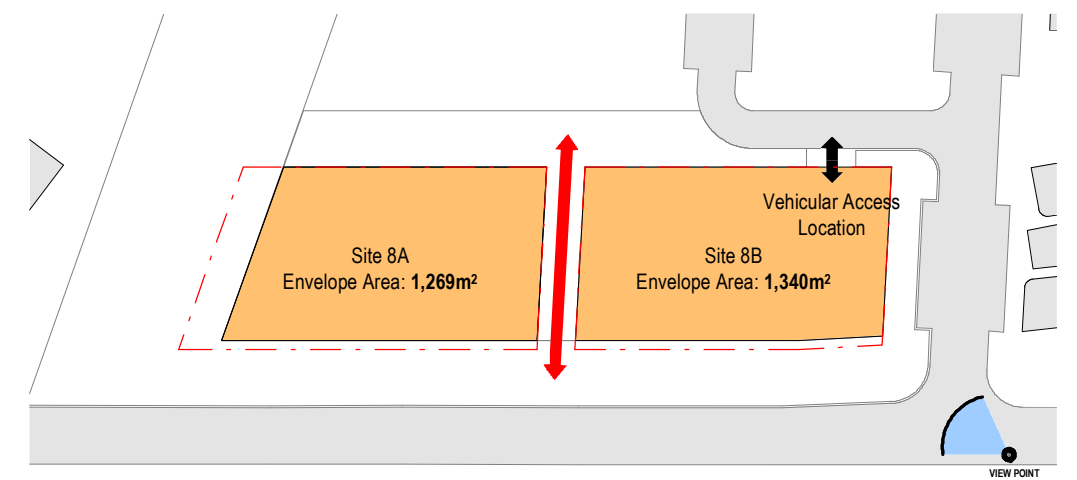
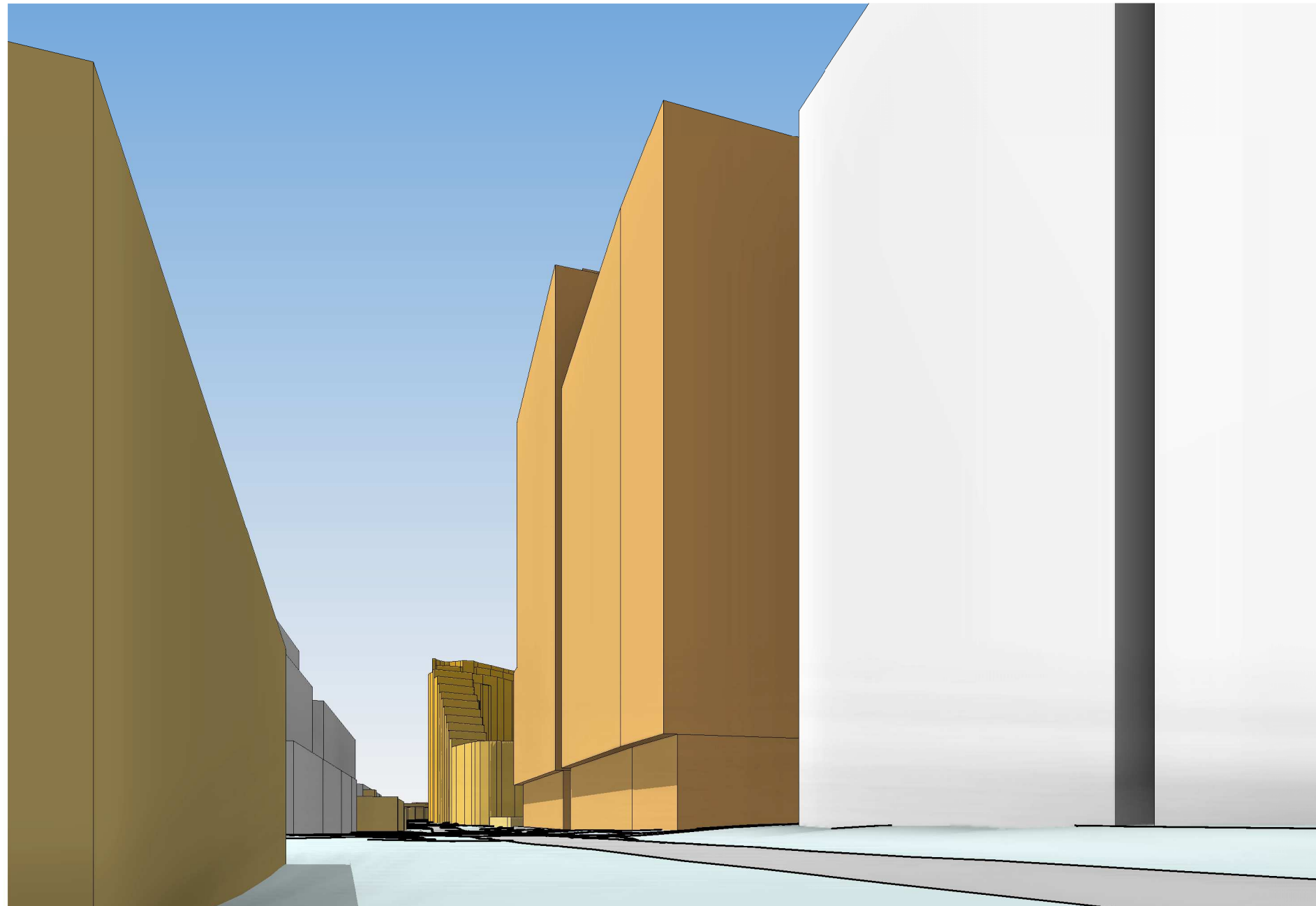


Building Envelope - South West

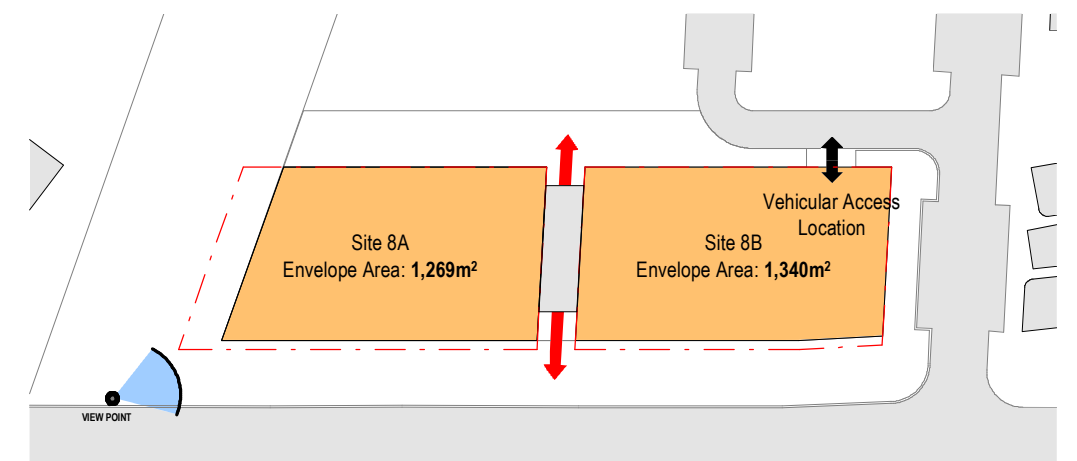
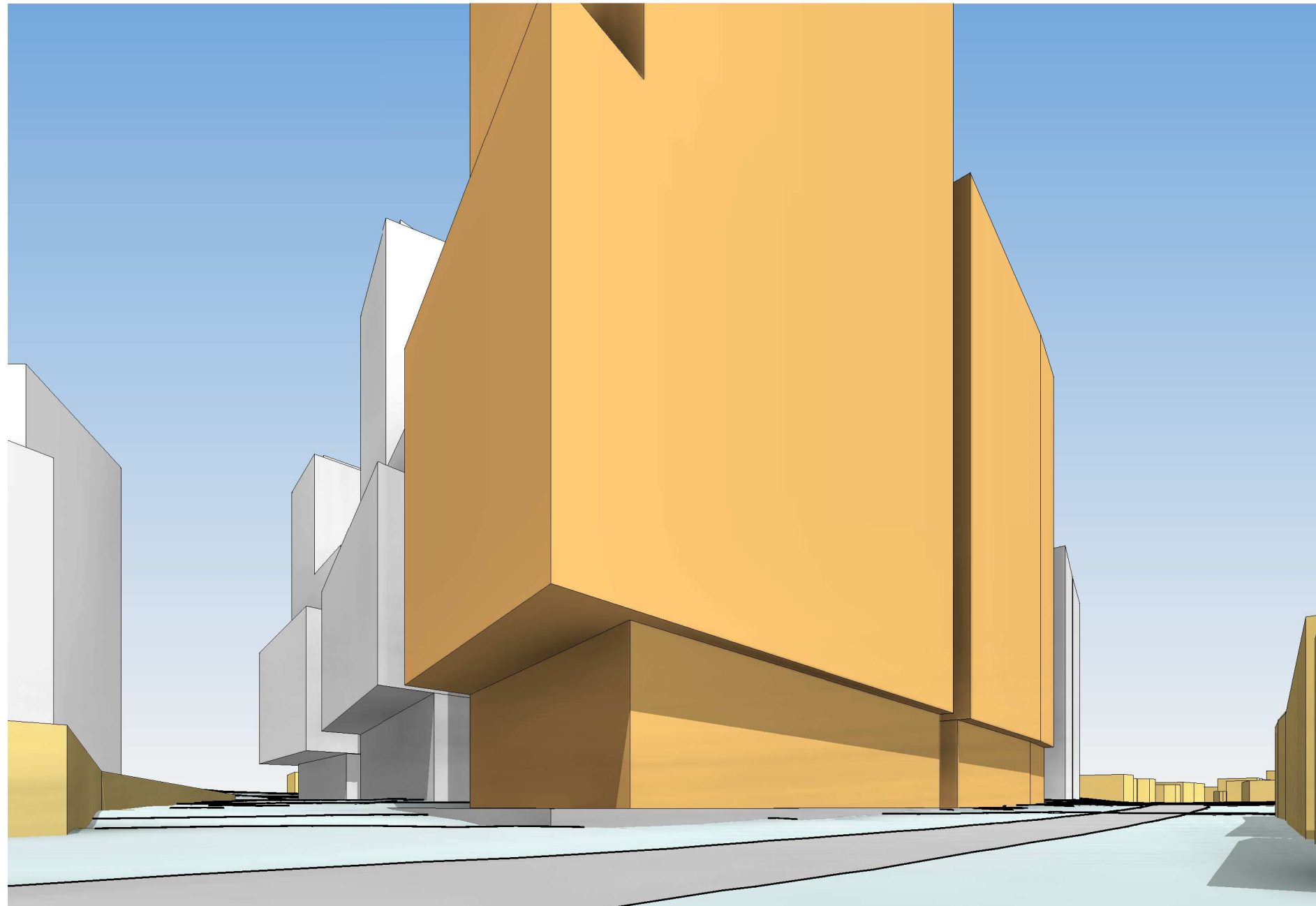
Visual Impact Assessment - Botany Road (looking south)



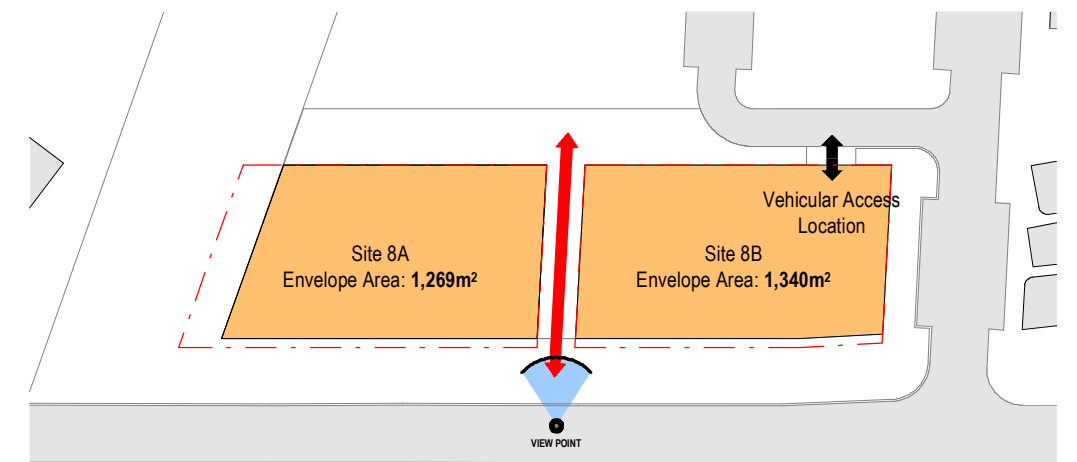
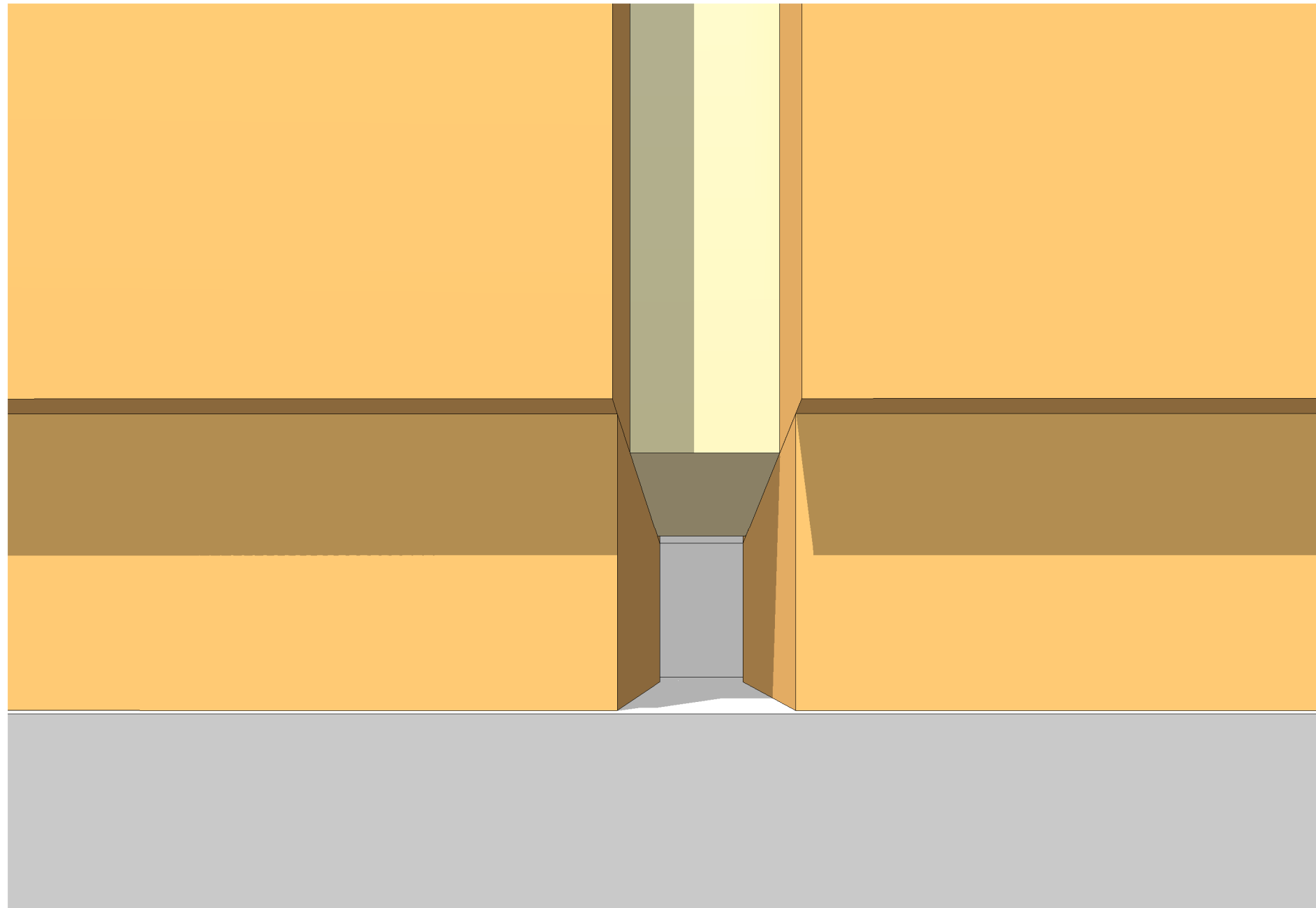
Visual Impact Assessment - Botany Road (looking north)



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



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





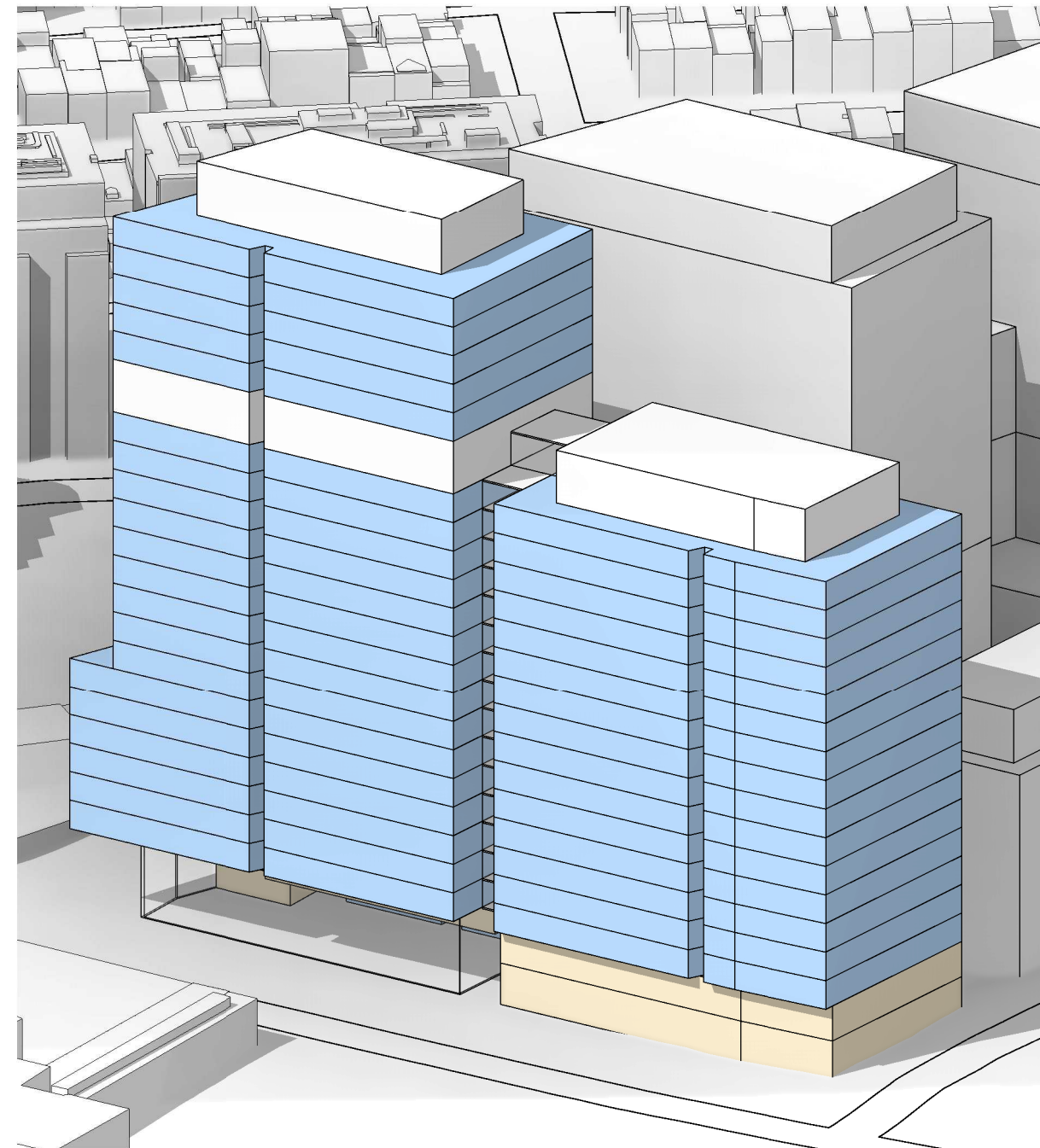
APPENDIX B Reference Design

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 |

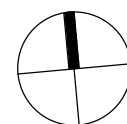




Green Square Site 8A & 8B

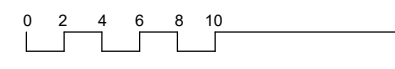
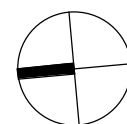
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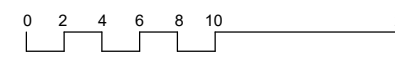
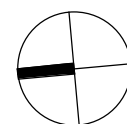
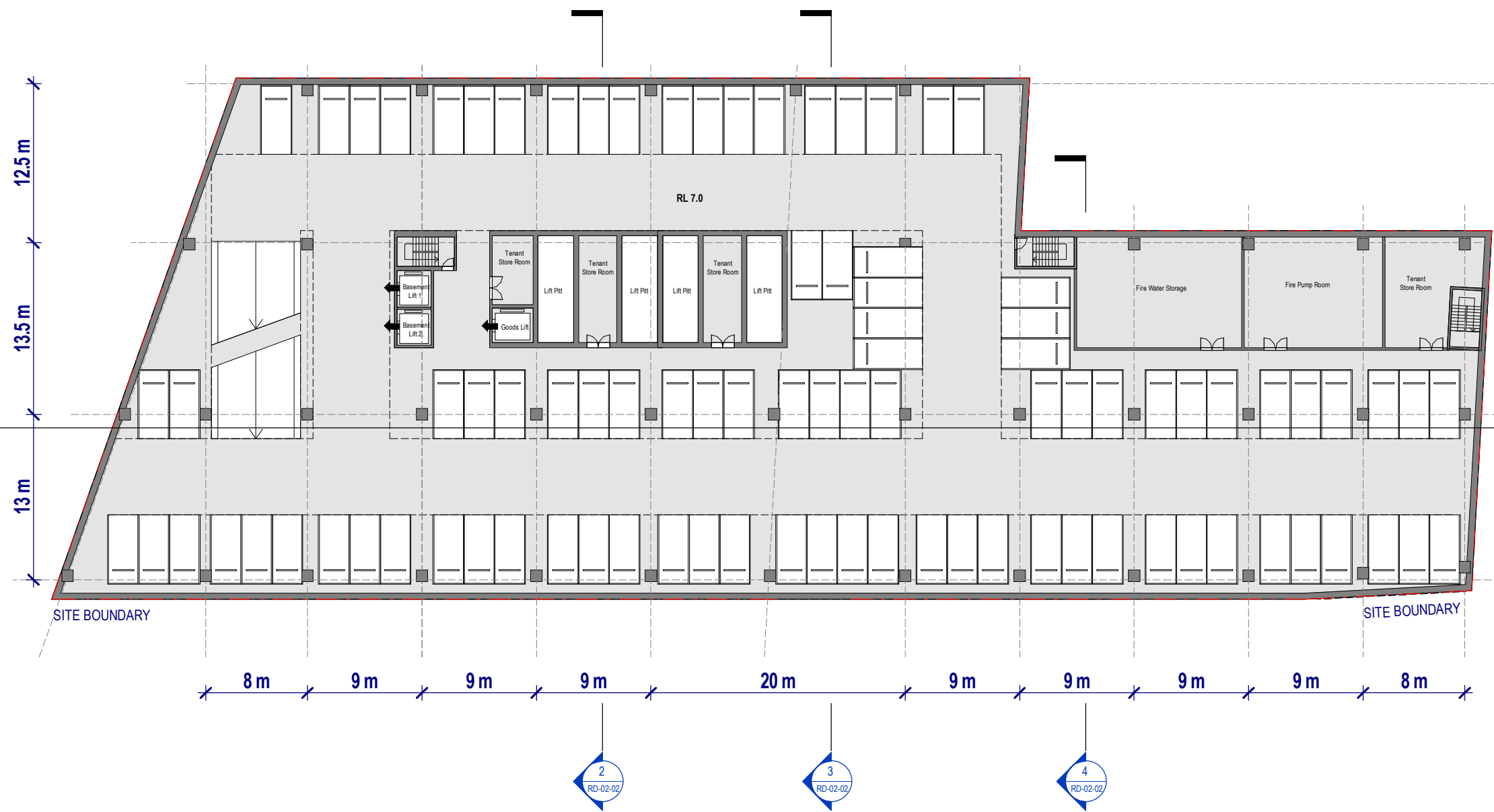
Site Plan
RD-00-01
1 : 1000
29/06/21

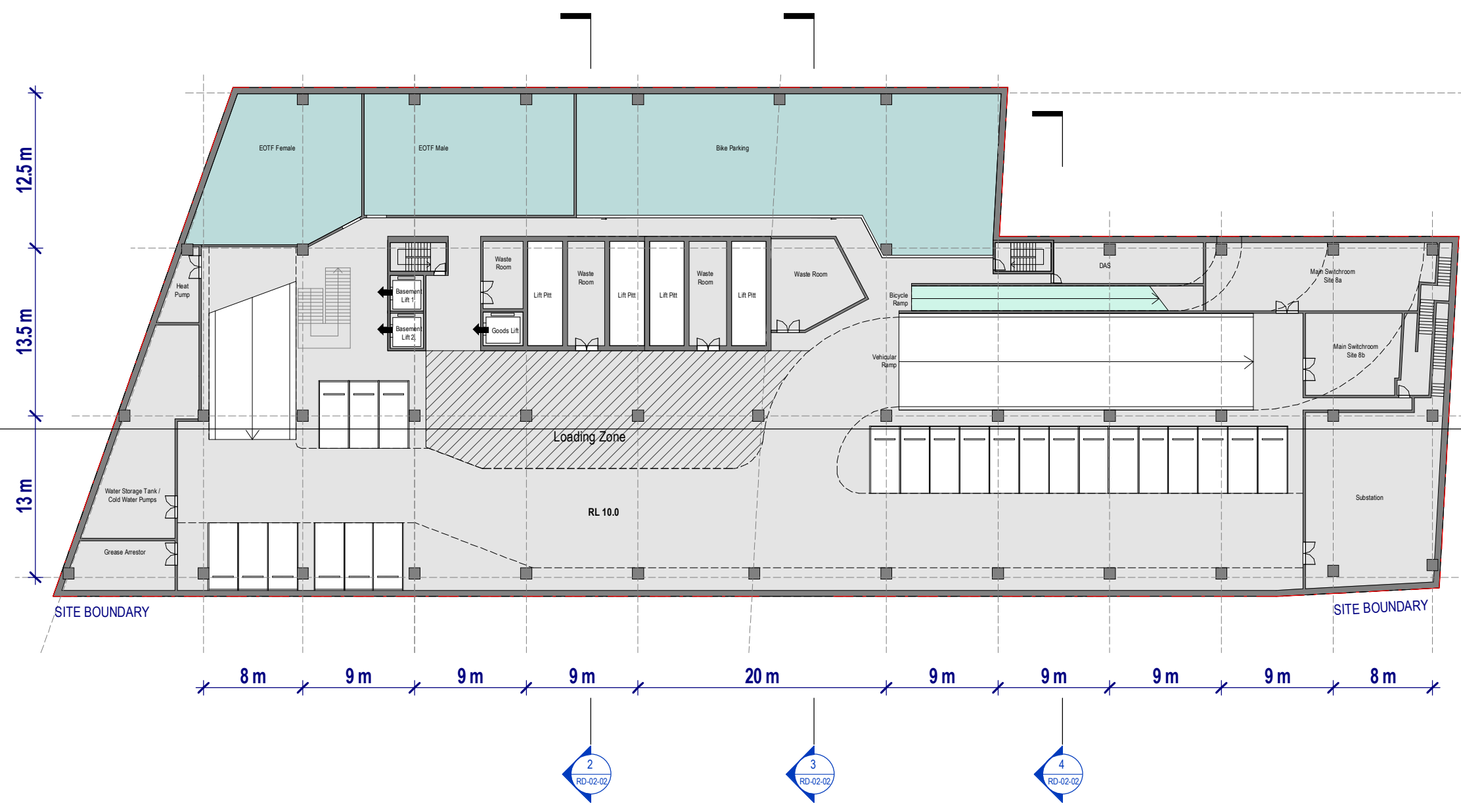


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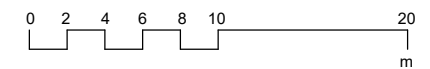
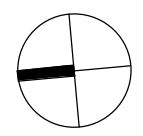






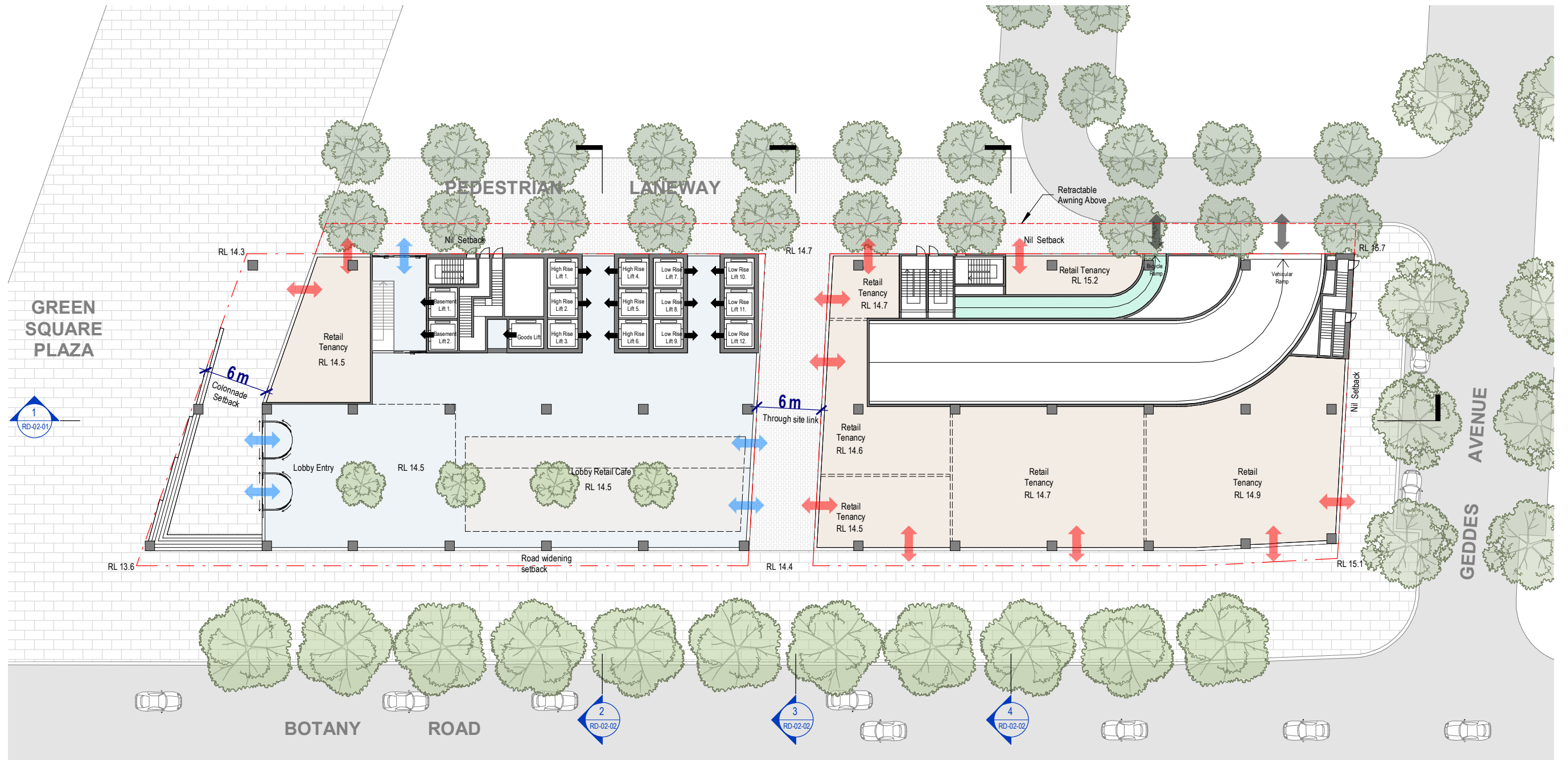
Green Square Site 8A & 8B

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



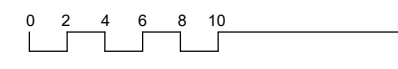
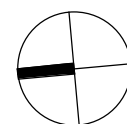
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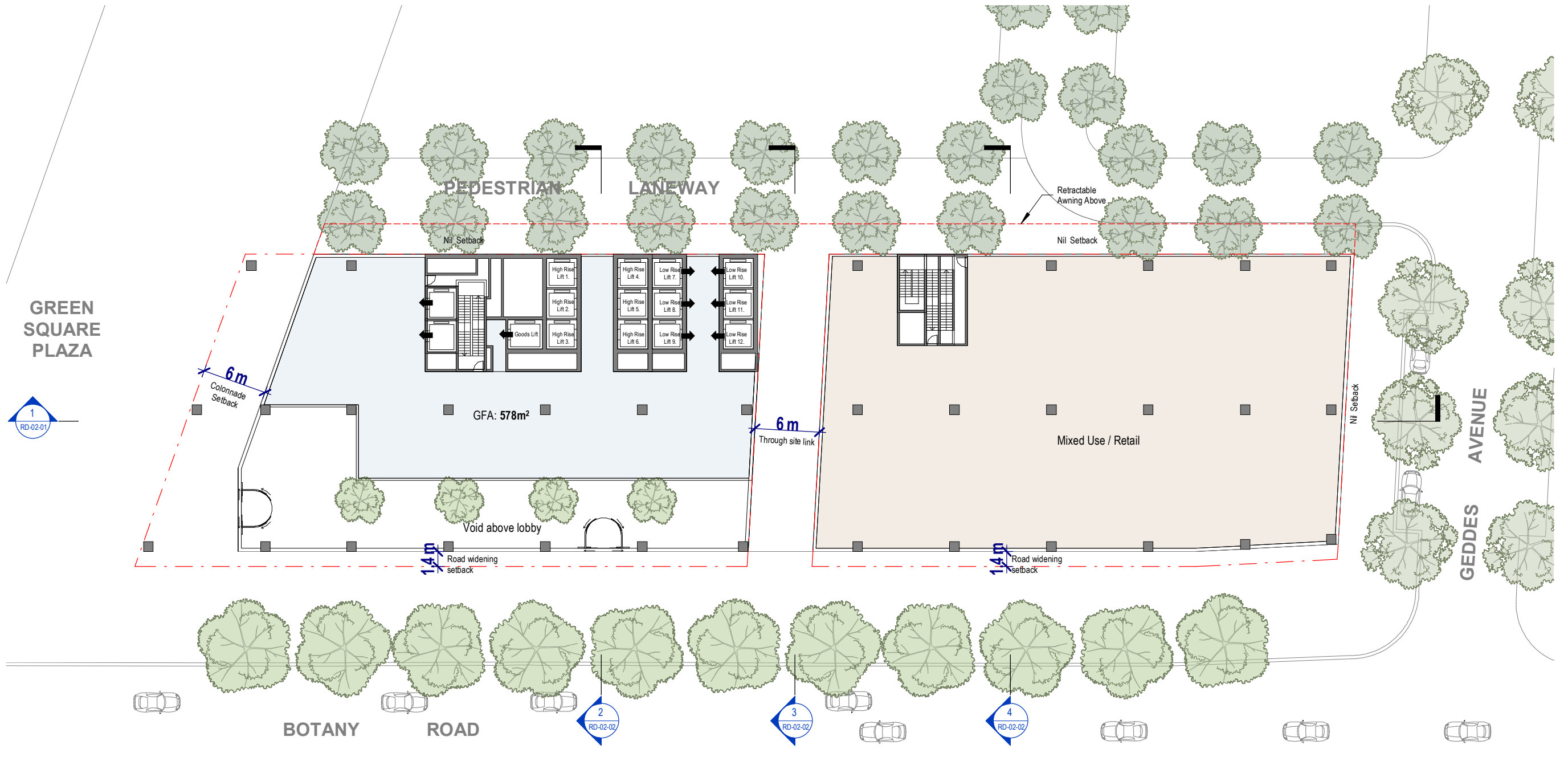


Green Square Site 8A & 8B

Drawing: **Ground Level**
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 Issue:
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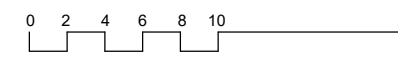
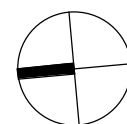


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Green Square Site 8A & 8B

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

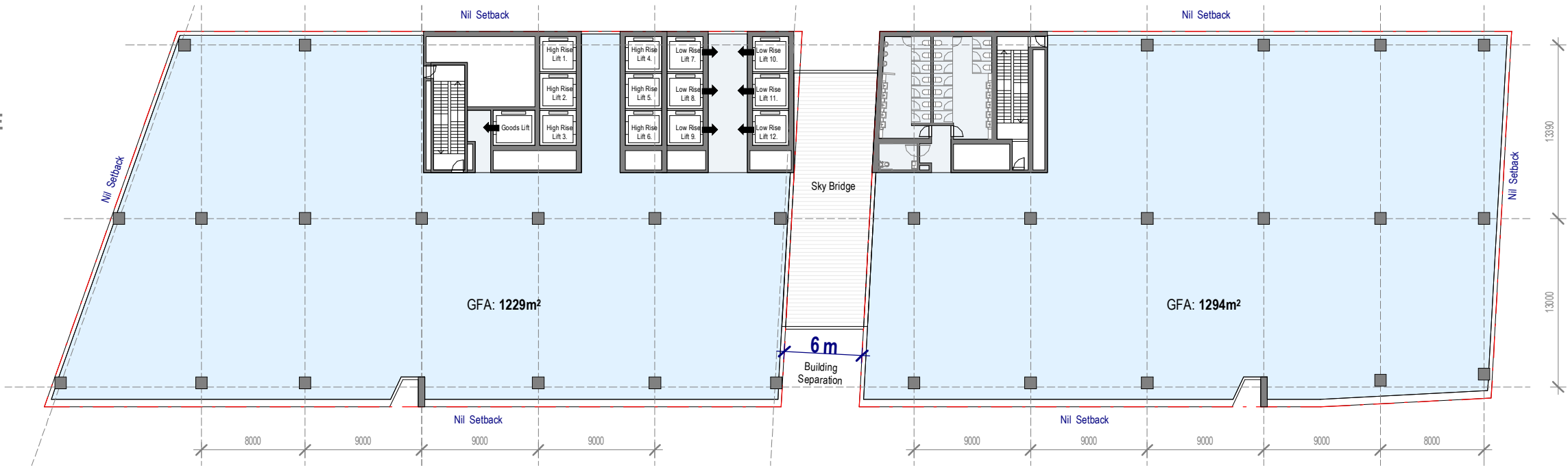


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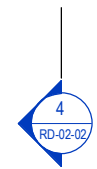
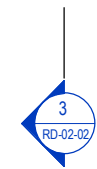
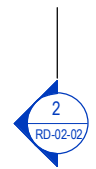
GREEN
SQUARE
PLAZA



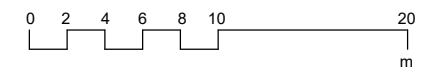
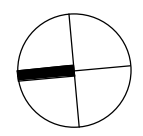
PEDESTRIAN
LANEWAY



BOTANY
ROAD



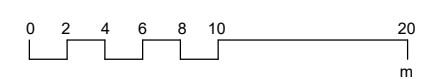
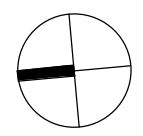
GEDDES
AVENUE





Green Square Site 8A & 8B

Drawing: **Level 8**
 Drawing no: RD-01-07
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 Date: 29/06/21



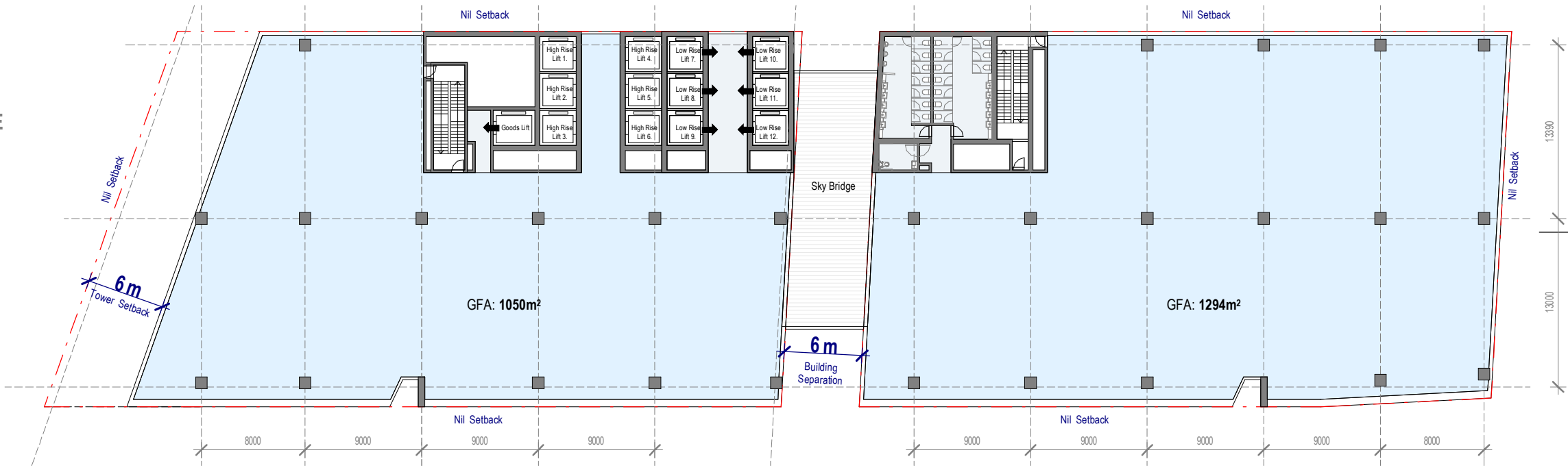
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GREEN SQUARE PLAZA

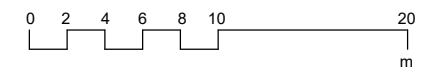
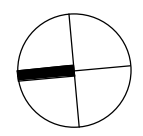
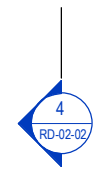
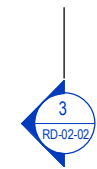
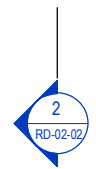


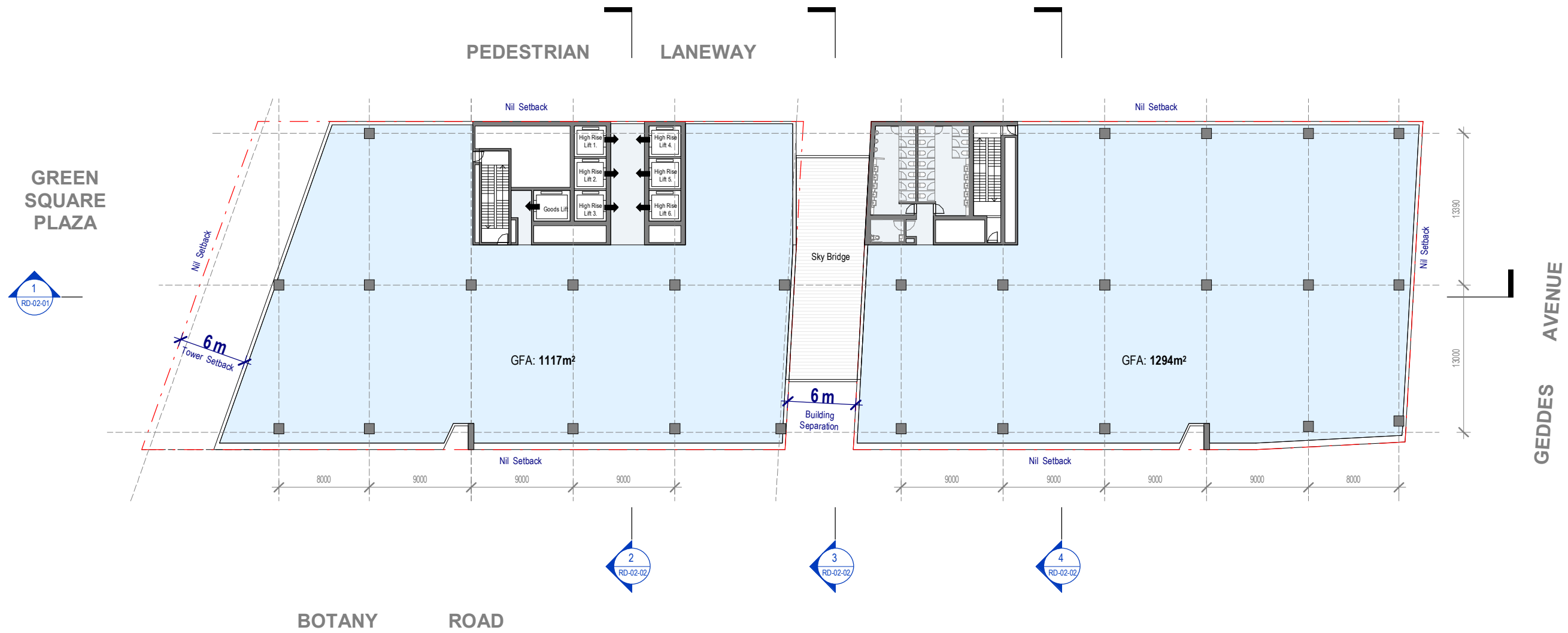
PEDESTRIAN LANEWAY



GEDDES AVENUE

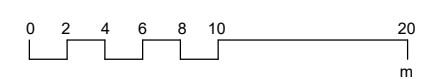
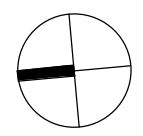
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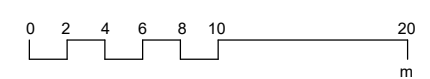
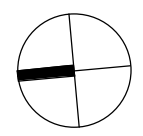
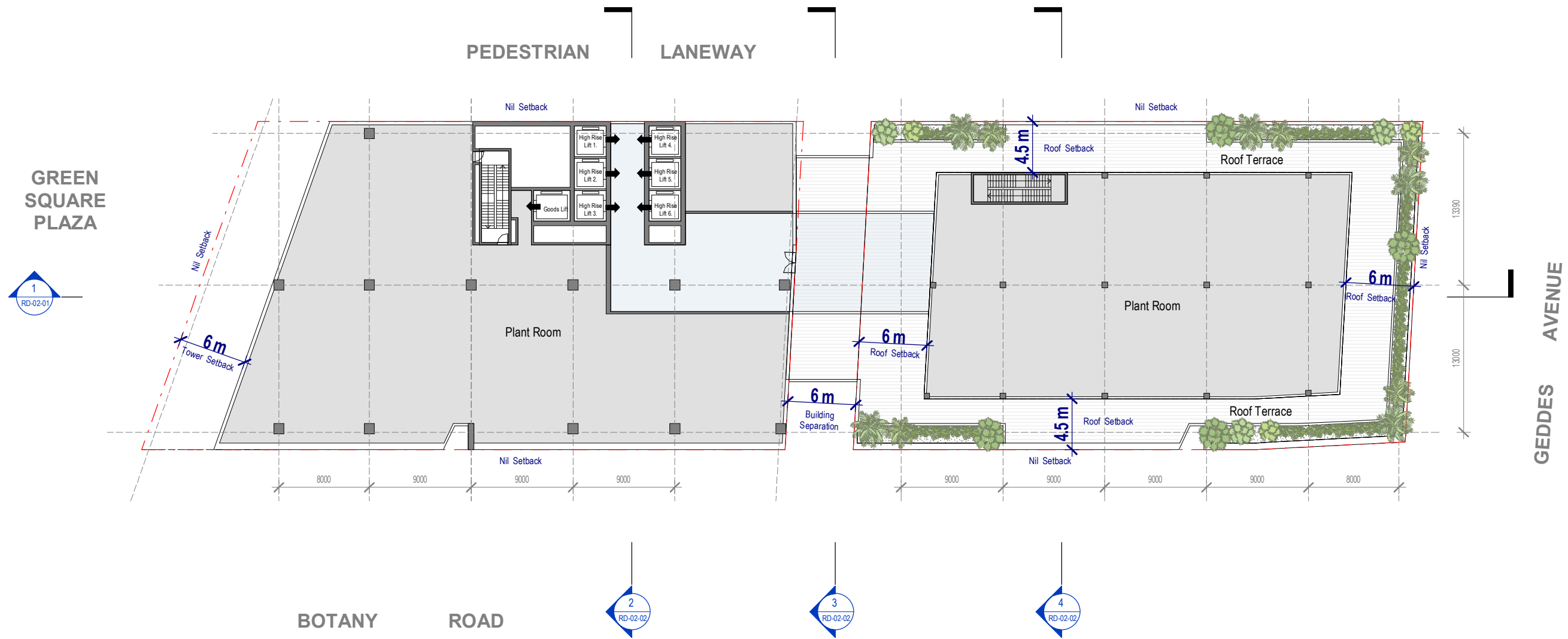
Green Square Site 8A & 8B

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



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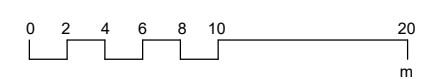
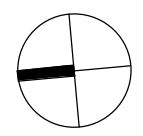






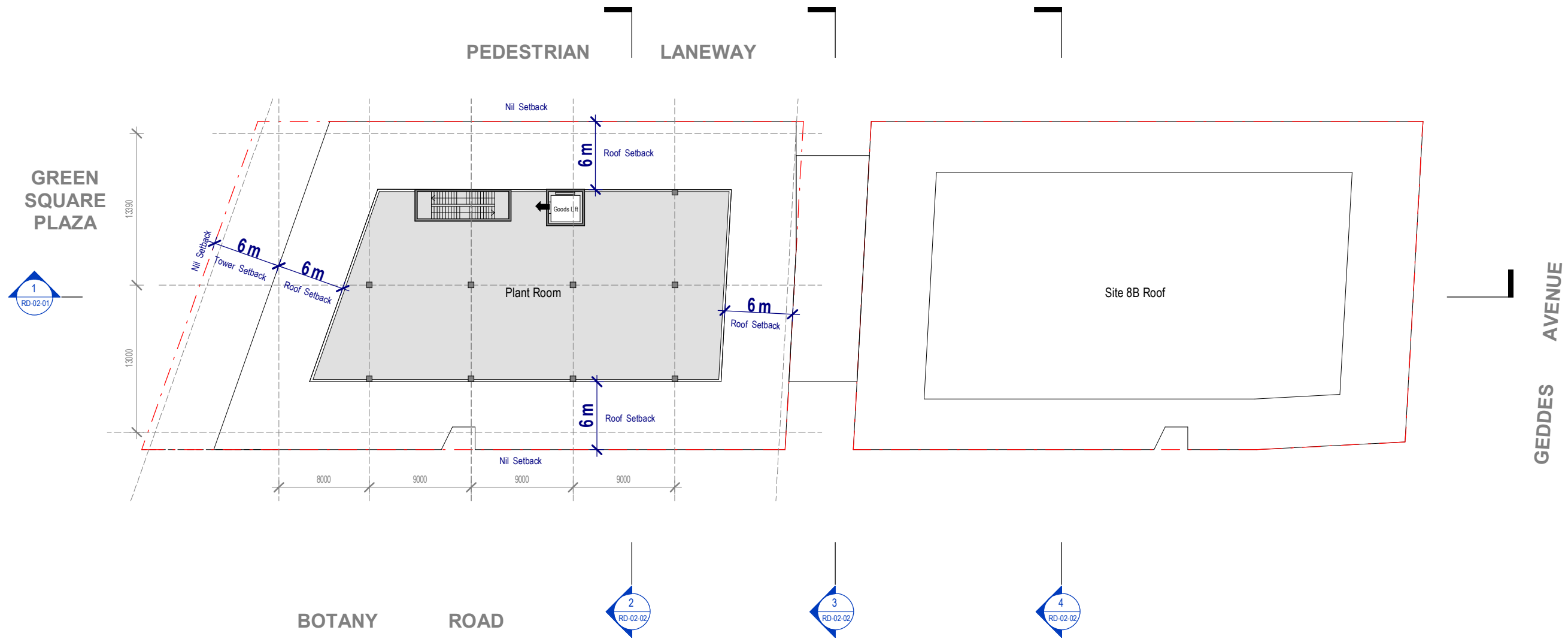
Green Square Site 8A & 8B

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



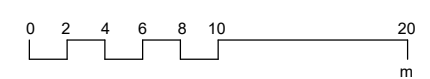
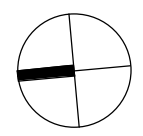
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Green Square Site 8A & 8B

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



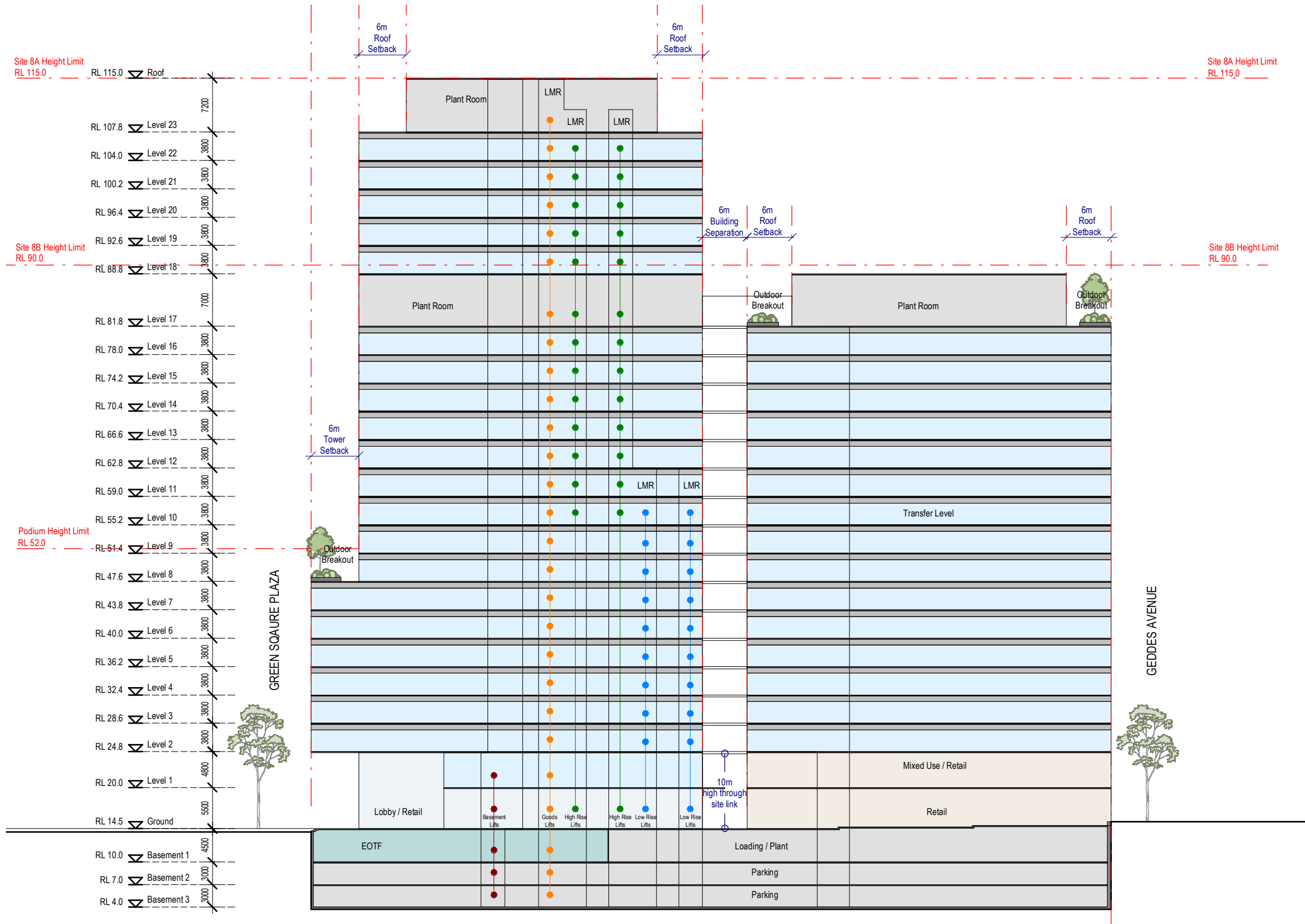
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PAN OPS RL 115
LEP Height RL 115
DCP Height 97.5M / 24 Storeys

LEP Height RL 90
DCP Height 72.5M / 17 Storeys

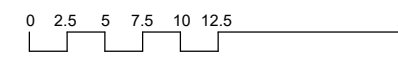
LEP Height RL 52
DCP Height 33M / 8 Storeys



Green Square Site 8A & 8B

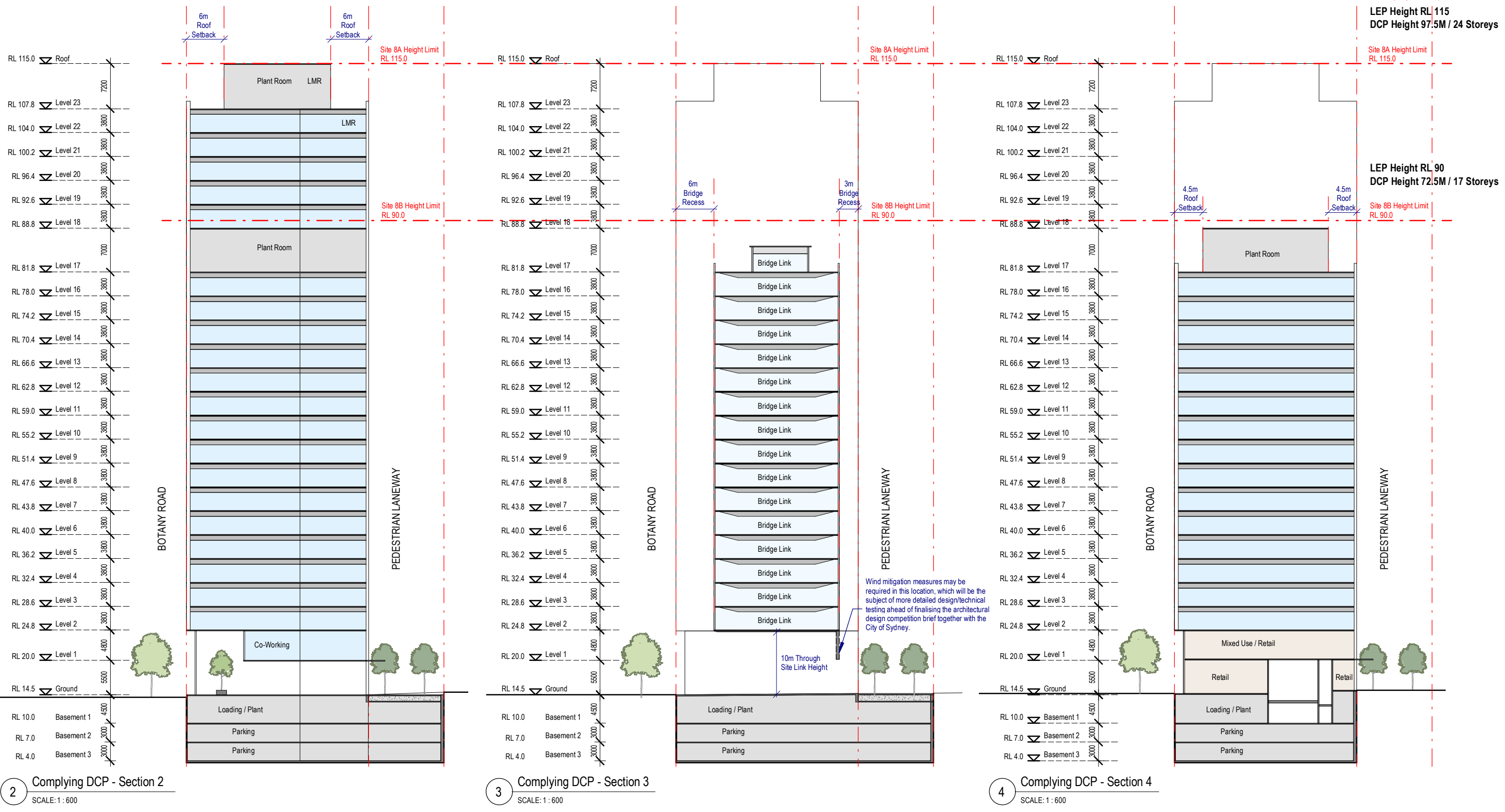
Drawing:
Drawing no:
Issue:
Scale @ A3:
Date:

Section 1 (North South)
RD-02-01
1 : 600
29/06/21



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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 m² |

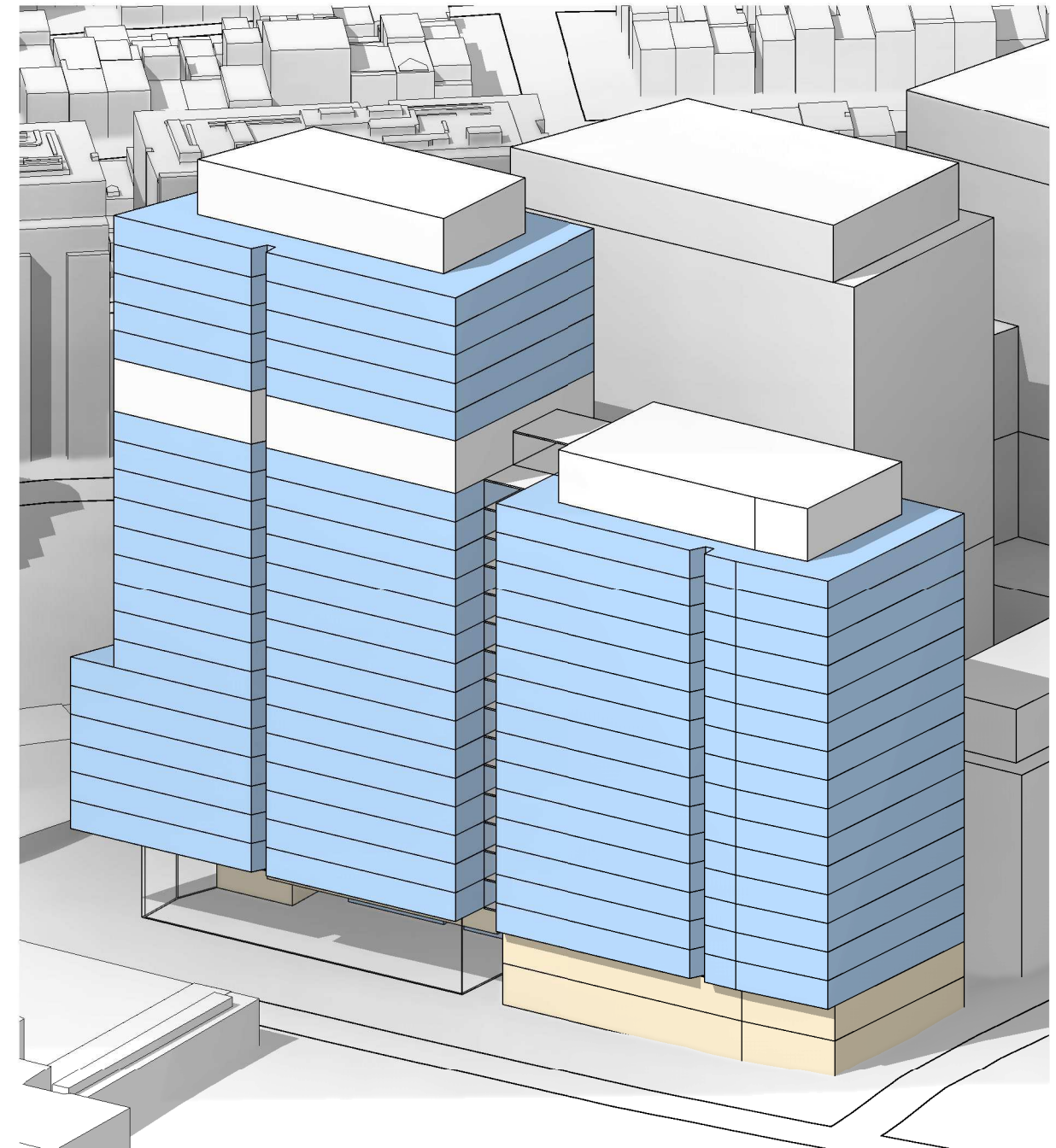
| | |
|----------------------------|-----------------------------|
| Development Summary | |
| Achieved GBA | 69,782 m² |
| Achieved GFA | 47,816 m² |
| Achieved FSR | 11.06 :1 |
| Achieved Parking | 211 spaces |

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 m²**

| 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 | 20m | |
| | | | | | | | | | | | GFA (m ²) | 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

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