

About Mirvac

- ➔ Over 50-years of continuous development and delivery of residential, office, industrial and retail projects nationwide.
- ➔ Australian established and managed.
- ➔ Strong track record of design and construction excellence.
- ➔ Integrated approach to development, design and construction.
- ➔ Commitment to quality - delivering places that serve the community well and stand the test of time.



Environment

Targets¹

2030 Net positive for carbon (Scope 1, 2 & 3) and water

ZERO WASTE TO LANDFILL

Net positive carbon
Scope 1 & 2 achieved FY22



Sustainalytics 2025 ESG top rated companies – low risk rating

★★★★★
5.3 NABERS average energy office portfolio

16 buildings with 5 star NABERS rating or higher

Re-affirmed decarbonisation target and submitted science based target to SBTi

Decarbonisation driven by

Electrification	Electrification of Investment portfolio & pipeline
Procurement	Recycling, diversion of waste and using lower carbon materials
Renewable energy	Utilising 100% renewable electricity and grid decarbonisation
Quality offsets	Limited use of high-quality nature based carbon offsets



Our People & Communities



Shaping property leaders of the future



2024 National Winner
Social Procurement Impact Partnership (Mirvac & Green Connect)



New partnership

Social procurement spend \$25.7m
+\$10.4m on FY24



2024 Winner
of inaugural "100% Human at Work Award"



Top 5
Australia gender equality 5th year running

0% gender pay gap on like-for-like basis

77% employee engagement² (+1% YoY)

47% women in senior management positions



Governance

Sharp focus on transparency, stakeholder alignment and robust Governance framework



Principles for Responsible Investment

5 star
policy governance & strategy

Completed
6th Modern Slavery report

Independent Boards
Deep experience with diverse skill set

Three years in a row
5 star ★★★★★
Gold Star iCIRT rating

1. Refer to Net Positive Carbon By 2030: Mirvac's Scope Emissions Target and associated reports for further information, including assumptions on Scope 3 initiatives, found at www.mirvac.com/sustainability/our-performance

2. Culture Amp, 2024 Mirvac Employee engagement survey.

Green Square: past and future

Mirvac's history in Green Square

Mirvac has a long and proud history in the Green Square Town Centre, dating back to 2008.

Located just 3.5 km from the Sydney CBD, with a 4-minute direct train to Central Station, a 12–14 minute cycle to UNSW or the University of Sydney, and a 6-minute direct train to the Domestic Airport.

Two stages have been delivered to date, containing 628 dwellings, ground floor retail and public domain improvements, across nine buildings.

About this proposal

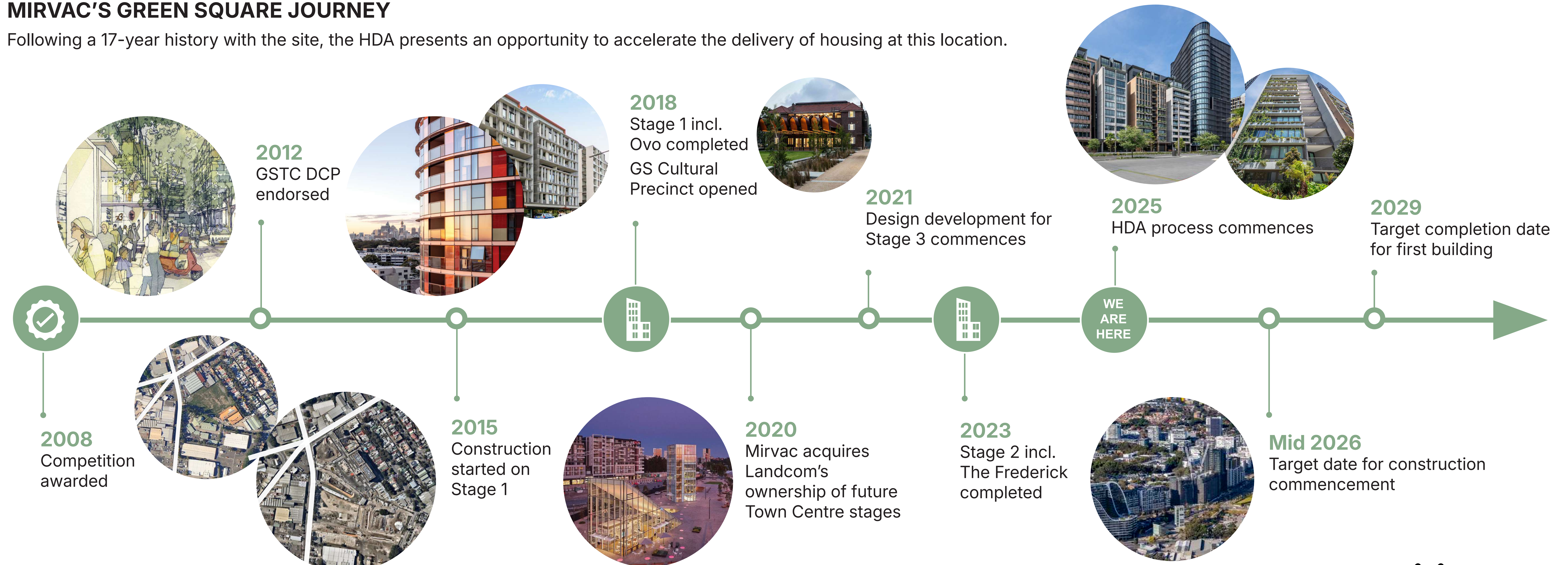
Mirvac is proposing a mixed-use development in Green Square Town Centre, comprising nine buildings and approximately 1,000–1,200 dwellings. The proposal includes:

- » A variety of residential typologies encompassing Build to Rent apartments, Build to Sell apartments, a contribution to affordable housing supply, and a student accommodation building housing approximately 500 rooms.
- » Ground floor retail to activate the plaza and surrounds.
- » New public domain, green infrastructure and roads – delivered as part of an existing Voluntary Planning Agreement with the City of Sydney.



MIRVAC'S GREEN SQUARE JOURNEY

Following a 17-year history with the site, the HDA presents an opportunity to accelerate the delivery of housing at this location.



About the proposal & planning process

About our proposal

Mirvac is proposing to develop and construct approximately 1000-1200 dwellings, 500 student accommodation rooms, ground floor retail, and car parking across 9 buildings with associated public domain within the Green Square Town Centre. In line with this, we are seeking:

1. SSDA & concurrent rezoning

- » Sites 7, 17 & 18 from build to sell to build to rent
- » Site 8A from commercial to residential
- » Site 8B from commercial to student accommodation

2. Increased building height and change of massing

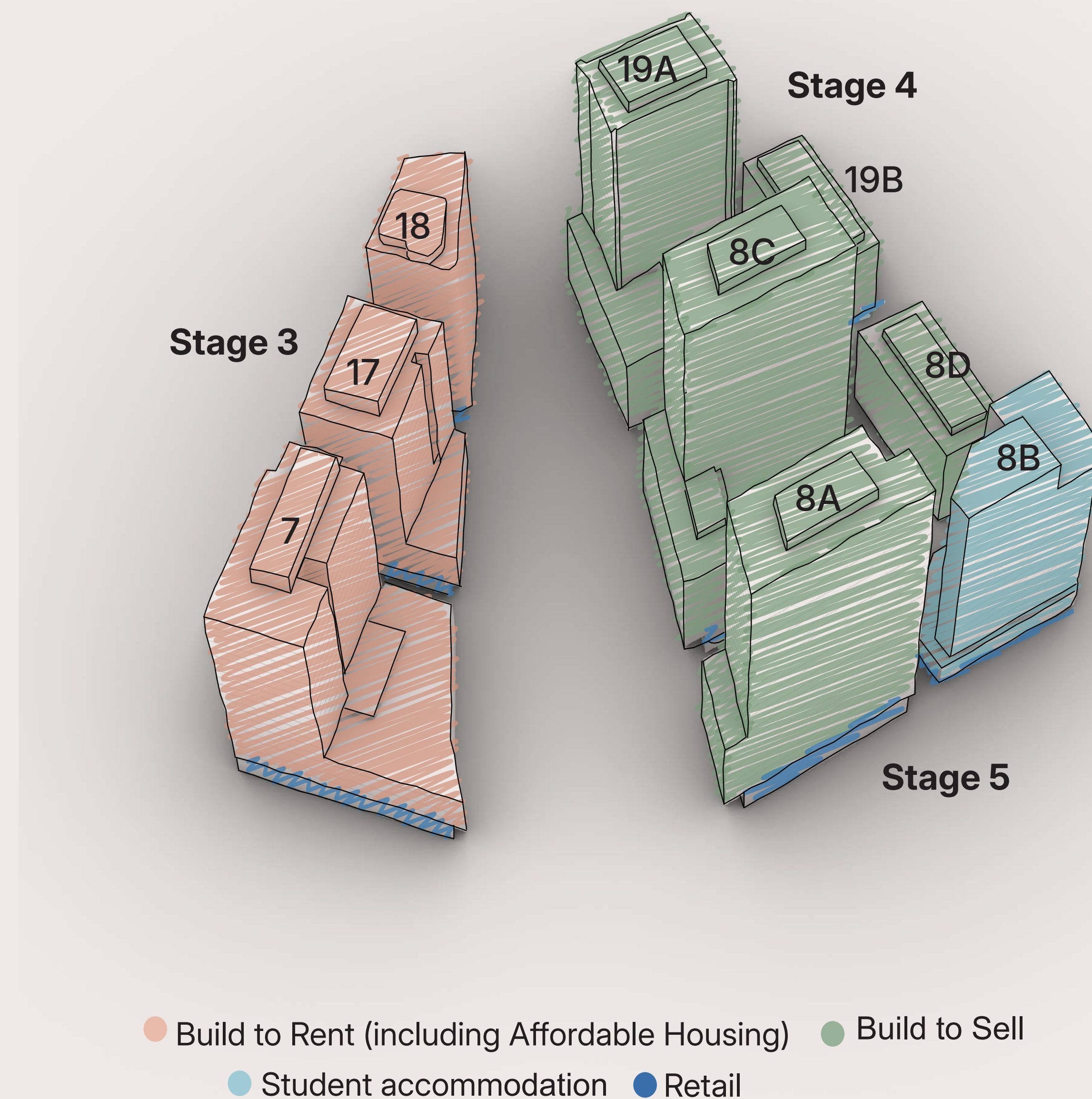
- » Overall maximum height increase from 24 to 29 storeys for 8A, 8C, and 19A; and from 18 to 20 storeys for 7, 17, and 18.
- » Site 8B height increase from 17 to 21 storeys
- » Solar access to public open space maintained
- » Impact to neighbouring residents minimised where possible.

3. Increase housing uplift

- » Approximate increase of 500 dwellings and 500 student accommodation rooms to provide much-needed new housing and proximity to transport, amenity, and facilities.

4. Create high-quality urban environment

- » Delivery one of Sydney's great public spaces through considered and curated ground plane strategy.



Planning pathway

State Significant Development Application (SSDA)

Mirvac's proposal for a mixed-use development across the land known as Stage 3, 4 and 5 of the Green Square Town Centre was declared State Significant Developments by Ministerial Order dated 26th February 2025, following nomination by the Housing Delivery Authority (HDA).

Secretaries' Environmental Assessment Requirements (SEARS) were issued for the Green Square HDA scheme on 1st April 2025.

Mirvac intends to submit 3 SSDAs for the development:

1. Early Works SSDA (SSD-82328958): shoring, bulk excavation, and remediation of land within Stage 4 and 5.
2. Stage 3 Main Works SSDA (SSD-83899206): mixed-use development comprising build to rent dwellings, ground floor retail and public domain across Sites 7, 17 and 18, with associated rezoning.
3. Stage 4 and 5 Main Works SSDA (SSD-84322496): mixed-use development comprising build to sell dwellings, student accommodation, car parking, ground floor retail and public domain across Sites 8A, 8B, 8C, 8D, 19A, and 19B, with associated rezoning.

Voluntary Planning Agreement

Mirvac entered into multiple Voluntary Planning Agreements (VPA) with the City of Sydney in respect of Stage 3, 4, and 5. The VPAs set out the scope of public domain works that Mirvac is required to deliver as part of the SSDA works:

- » Delivery of road networks and their design and dedication to the City of Sydney.
- » Creation of development lots
- » Public domain infrastructure
- » Green Infrastructure for recycled water supply

STAGE 1: PRE-SSDA LODGEMENT

HDA declares the site 'State Significant' and suitable to progress under pathway

Applicant consults community and stakeholders to inform EIS

Applicant prepares Environmental Impact Statement (EIS)

STAGE 2: POST SSDA LODGEMENT

Community provides formal submission on EIS.

Department exhibits EIS

Applicant responds to submissions

Applicant may amend application

Department assesses SSDA

Department may request additional information

Consent Authority determines SSDA

Applicant complies with post-approval requirements

Applicant may seek to modify the consent



● Applicant ● Community ● DPHI

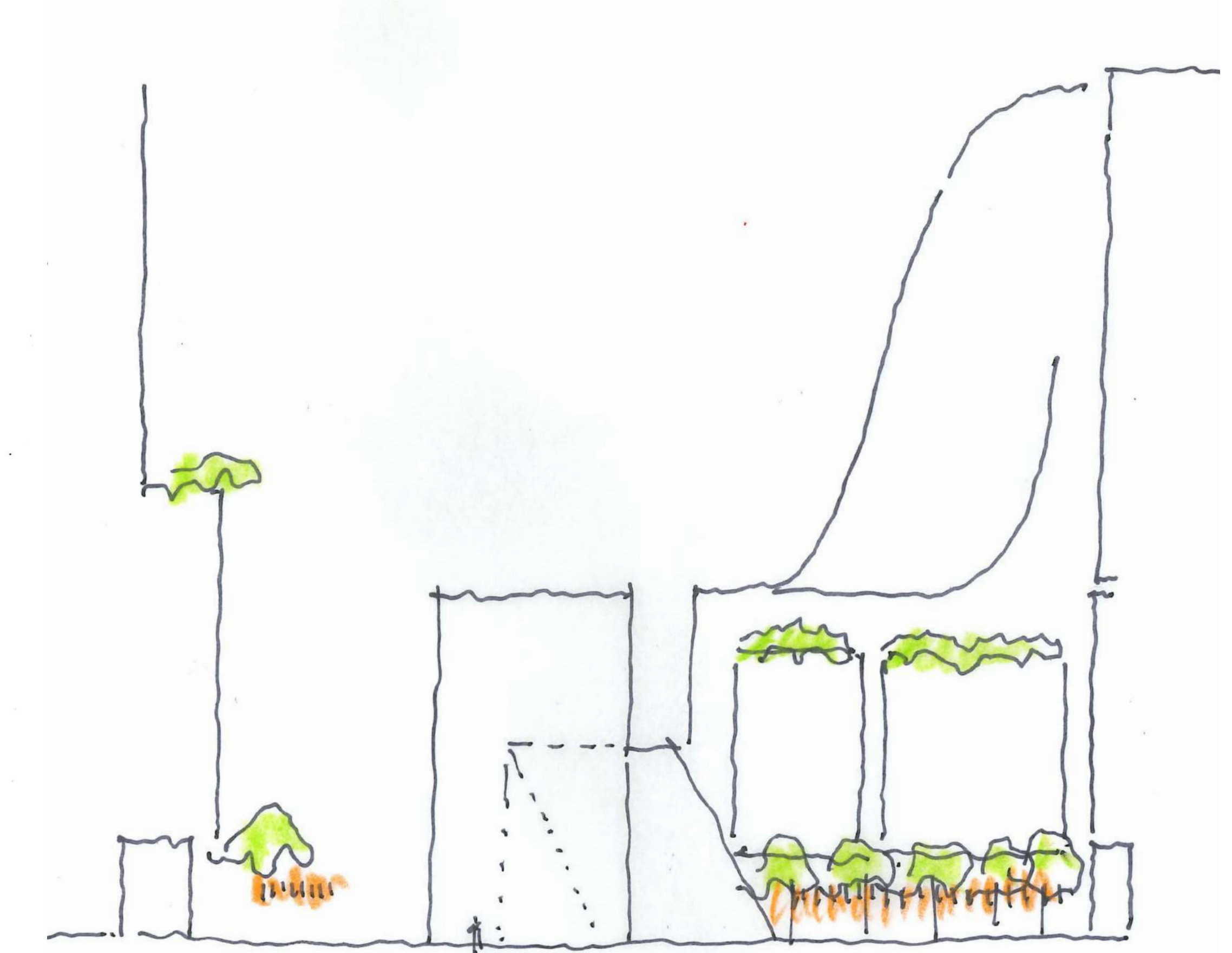
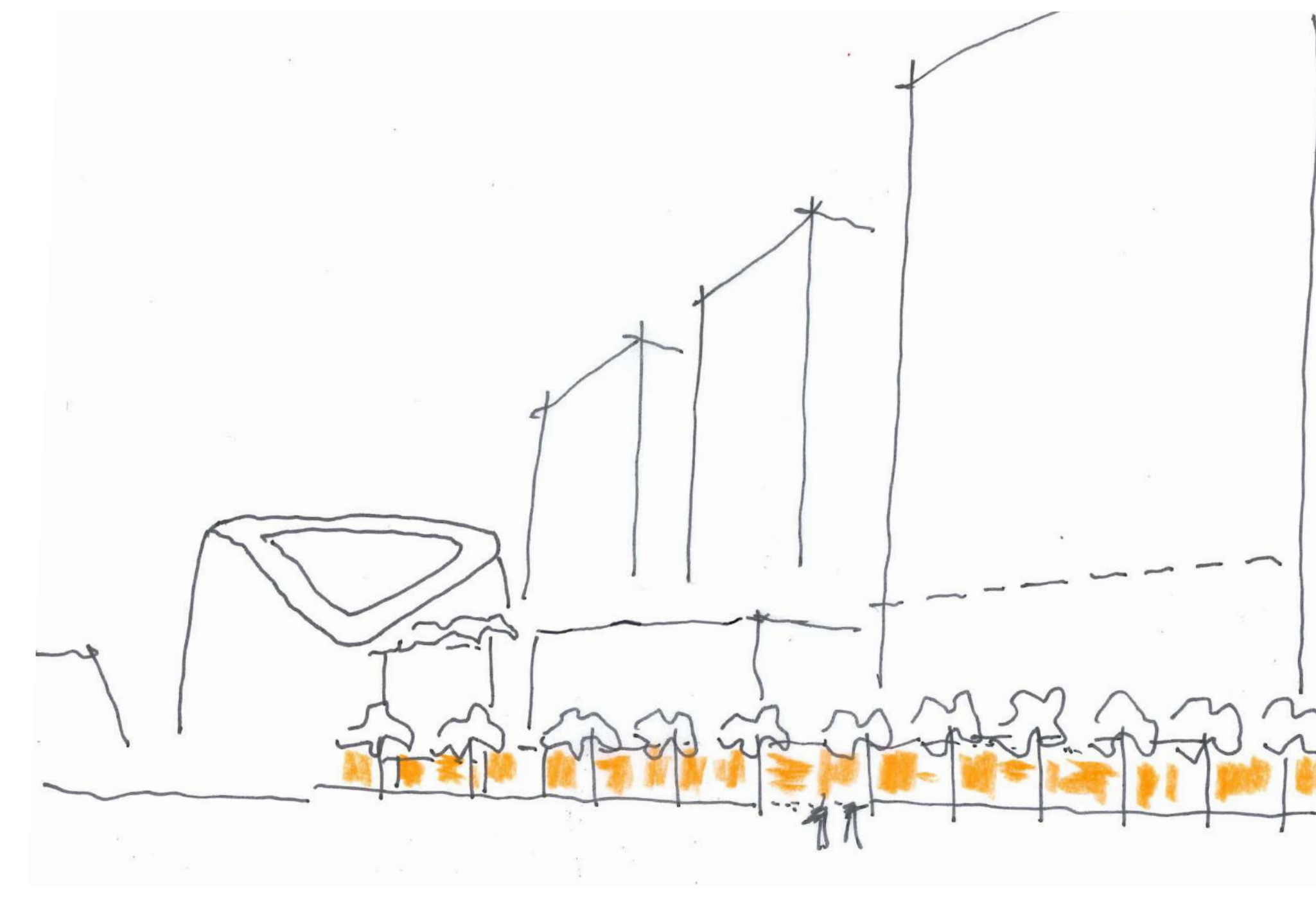
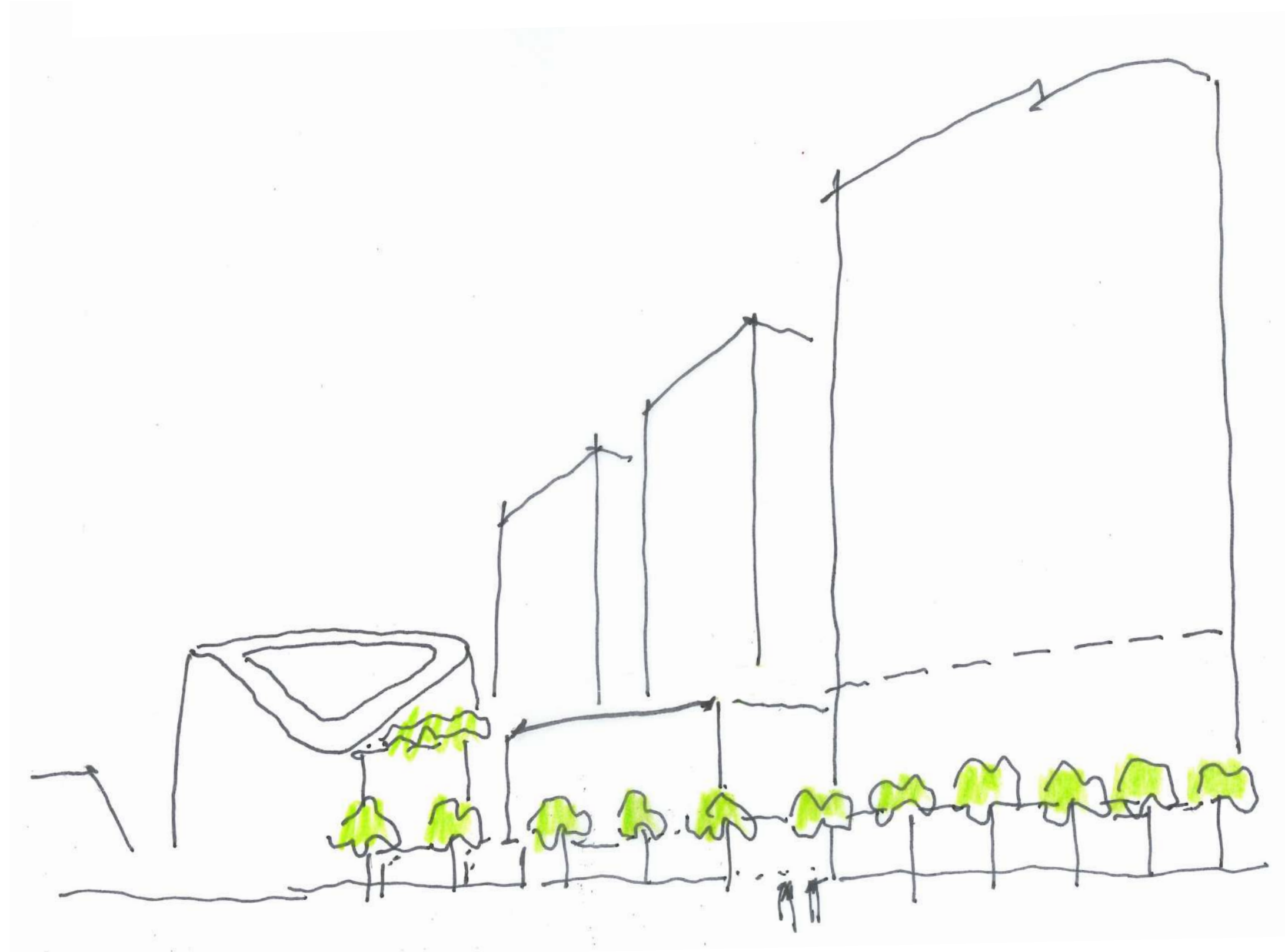
Design approach

Design excellence refers to the design quality of a building or project that achieves a level of quality that is above and beyond the usual and is often summarised as the highest standard of architectural, urban and landscape design.

A Design Excellence Strategy has been prepared following guidance received by the Government Architect NSW (GANSW) acknowledging the project has been declared a State Significant Application. The Design Excellence Strategy is structured around the establishment and operation of an independent Design Review Panel that reviews and guides the design development process for the architectural, urban design, and landscape elements of the project.

Urban design principles

- Importance of the Plaza and The Drying Green
- Creation of spatial containers
- Creating new green spaces
- Achieve built form diversity
- Achieve urban continuity
- Create active urban edges
- Define podiums as an urban container



March 2025

Commencement with HDA

Green Square declared SSD

September 2025

Alternate Design Excellence Strateg

Endorsed by GANSW

September 2025

DRP Meeting 1: Setting the Design Direction

Items include; Masterplan Bulk and Scale Ground Plane Strategy Initial Feedback

December 2025

DRP Meeting 2 Refining the Details

Items include: Developed design for each building & Final comments and feedback for each building

December 2025

Design Development

Preparation of SSDA package

February 2026

Targeted Submission

Lodgement of EIS

Design approach

Guiding principles

Key considerations informing the masterplan and massing strategy

- 1 Extend existing street alignments
- 2 Create fine grain connections
- 3 Provide a diversity of housing typologies and forms
- 4 Frame and reinforce key street edges
- 5 Establish a civic edge to plaza
- 6 Orientate buildings for optimal solar access and maximised views
- 7 Minimise overshadowing to public open space and neighbouring residents
- 8 Activate the precinct for an 18 hour economy through varied uses on the ground plane

Achieve built form diversity



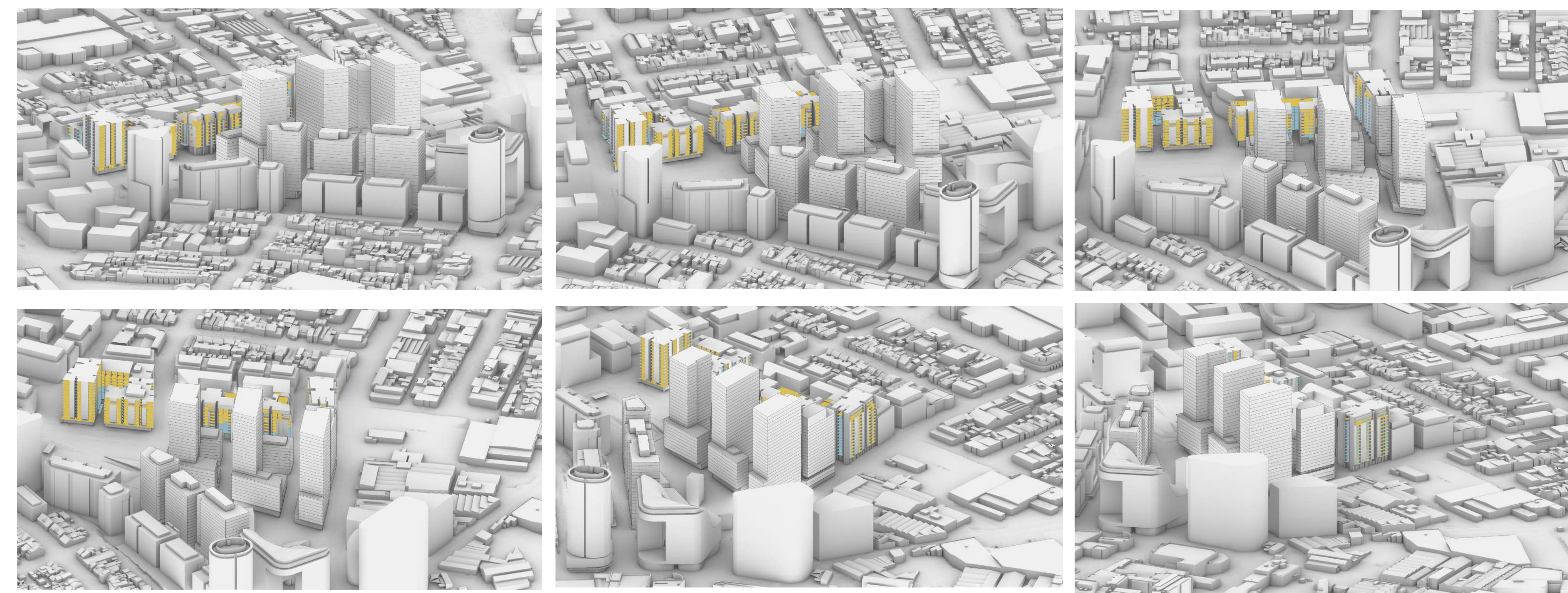
Importance of Green Square and The Drying Green as an urban respite



Solar access – a key design consideration

The buildings have been designed and oriented to minimise overshadowing to the Green Square Town Square Plaza and the Drying Green.

The sun eye view diagrams below, taken on the winter solstice, illustrate the overshadowing impact of the proposed development.



Project Design Team

A diverse and collaborative design team looking to unlock richer creativity for a more responsive and inclusive precinct at Green Square.

PRECINCT-WIDE

MIRVAC DESIGN
OCULUS

BALARINJI

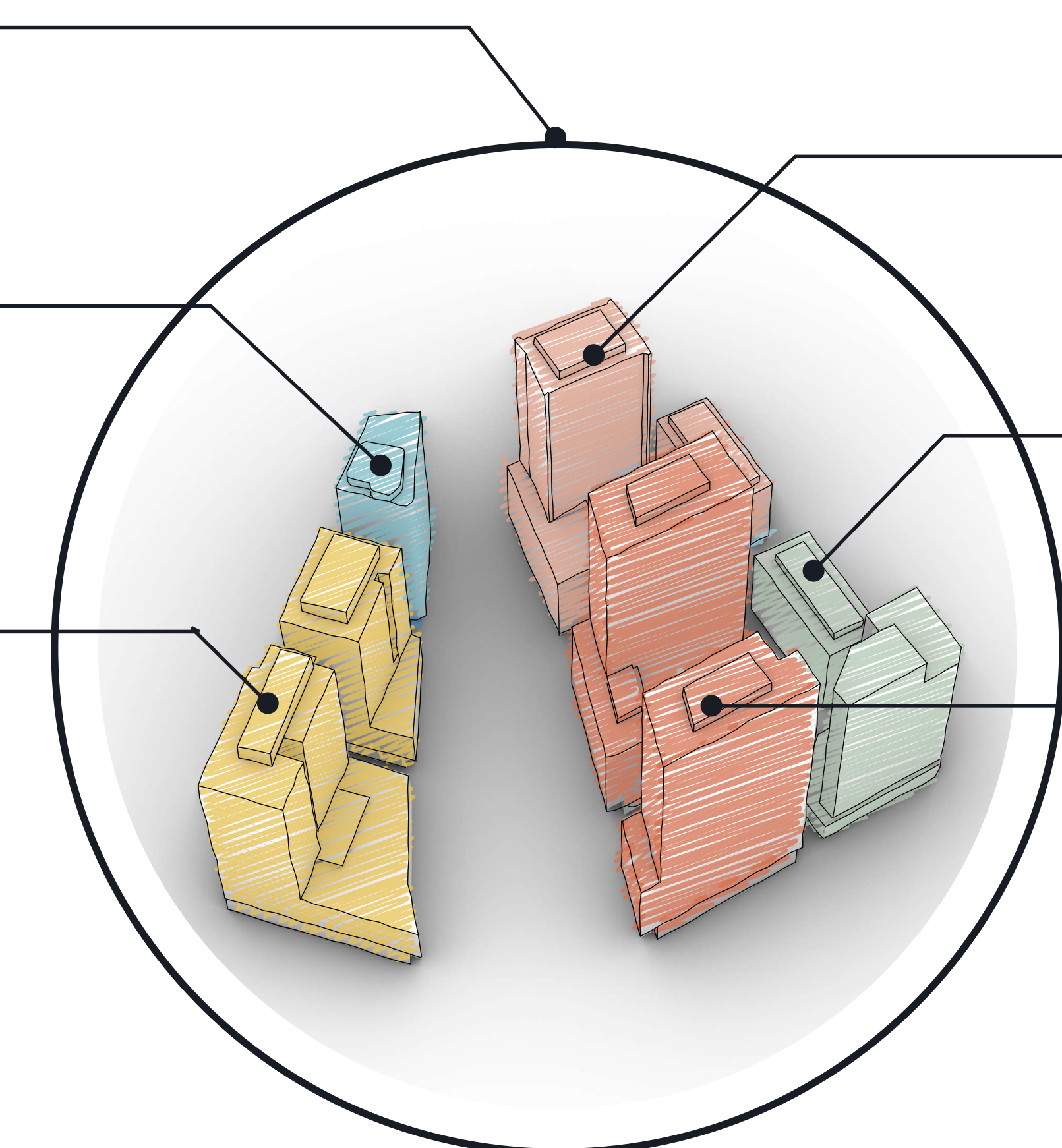
PLUS STUDIO

FK
FENDER KATSAUDIS

TZG

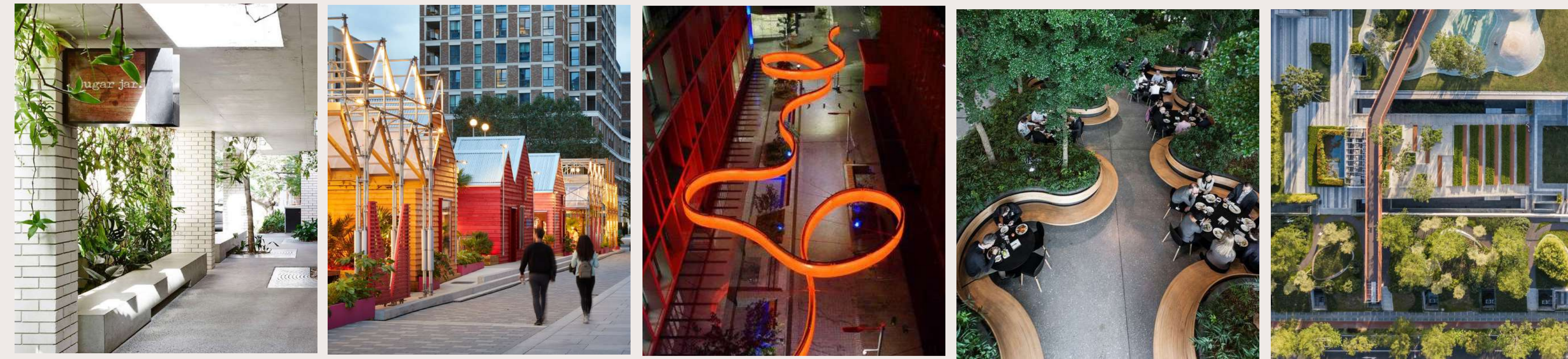
DKO

MIRVAC DESIGN



Public domain

Public domain principles

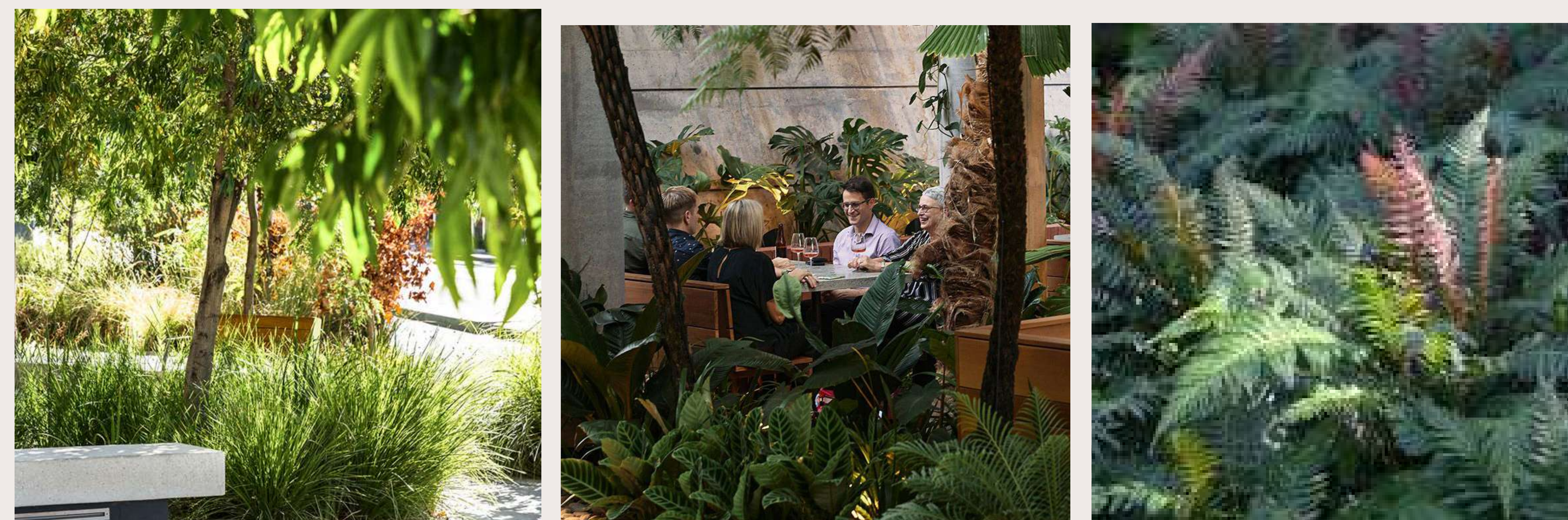


Compression Activation Invitation Occupation Porosity

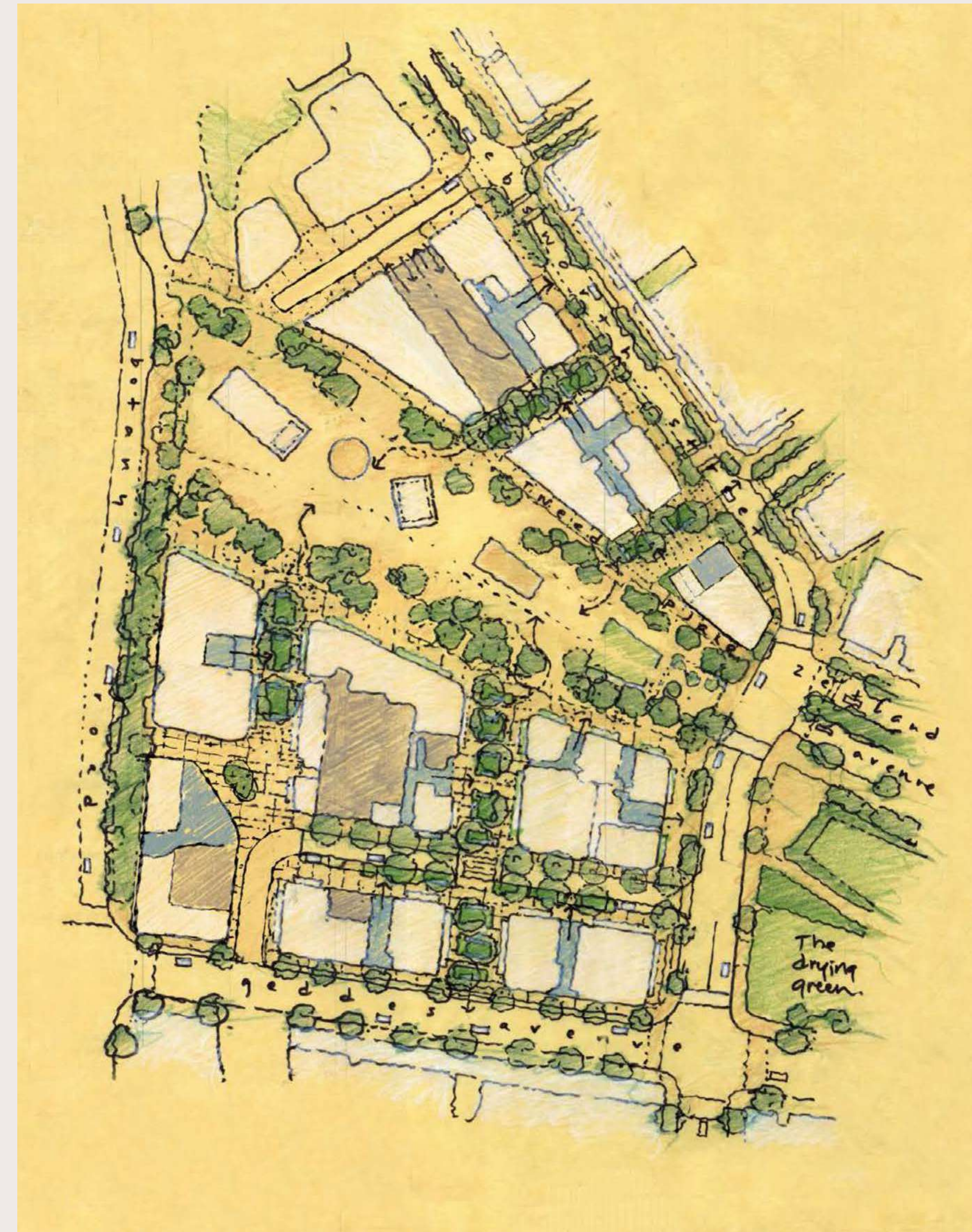
Landscaping and Green Spaces



Planting



Ground plane masterplan



Green Square Plaza



View of the plaza looking towards Botany Road



View of the plaza looking from Botany Road

Share your thoughts...

- » Do you see yourself using these public spaces?
- » What kinds of landscaping or planting would you like to see?
- » As a local, is there anything you'd like to share?
- » Feel free to ask! Or scan the code below!



Connecting with country

Planning and designing with country

Mirvac's Connecting With Country framework establishes a connection between the project and Country as well as a cultural perspective for protecting Country into the future. This framework aligns with the NSW Government Architect's Framework.

Mirvac has been in consultations with local indigenous community members in relation to the project since 2023. We will continue to maintain our relationship with indigenous stakeholders for future engagement and initiatives.



"We want to create a place of belonging, whoever might live here in the next 5 years, a family who has kids, their kids are born on this Country; they should feel welcome here, they should feel like that's their Country."

"Sport! unity, pride, passion"

"Green Square has changed a lot and acknowledging the working-class neighbourhoods, activism, and everyday stories helps bridge the gap between pre-colonial narratives and the present."

"We talked about proud contemporary history and understanding history, to understand the background. Why do we need your own medical service, because they don't let us in in other places. We don't want to make ourselves separate, that separation was hoisted on us. That cultural safety and cultural awareness of why we want this stuff to happen. White Australia has a black history, at the end of the day it's Australian history."

"Play areas - there's not many - creating shared spaces and spaces for community. We need to look outward, we need to start to look "out" a little more. The laneways, are our opportunity, they're the things we control. They become our play spaces, connectors, community spaces. They can teach people about the history of the site, you can go visit a friend there, it would be great to get a play space there, and they do connect across buildings."

"DO rather than just acknowledge. Do the things that need to be done to care for Country rather than just acknowledging through facades and art etc."

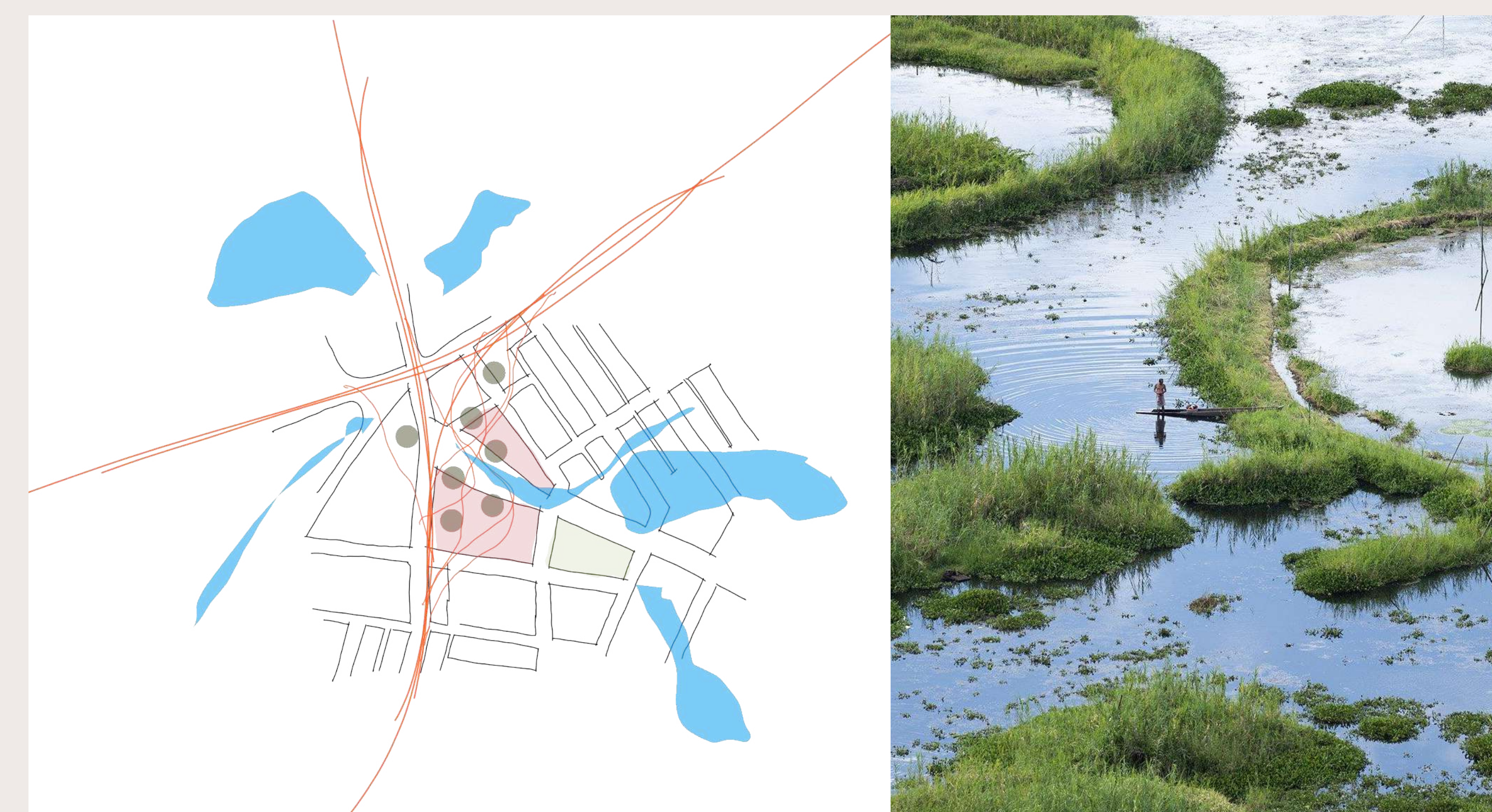
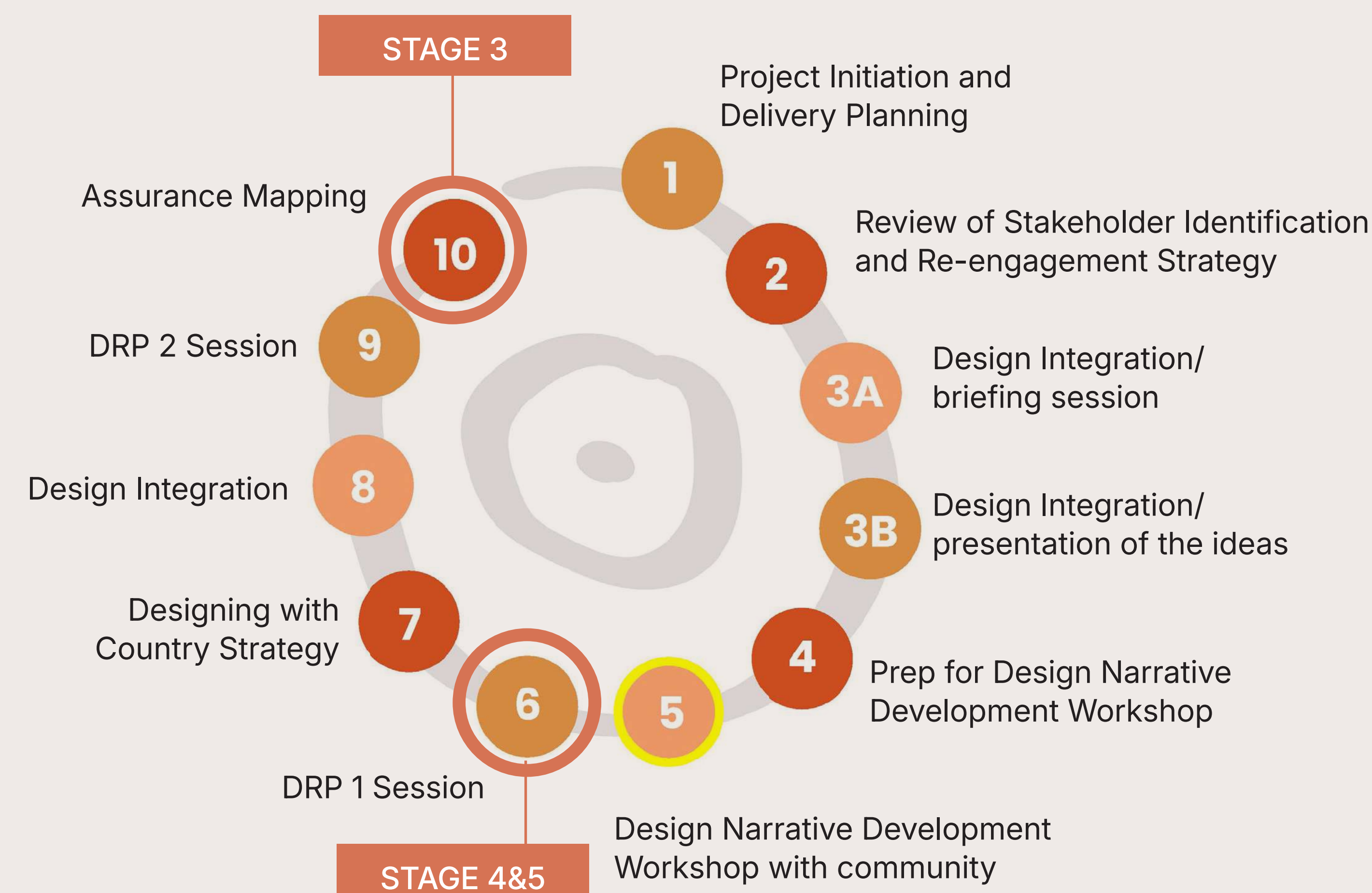
- Traditional Knowledge Holder 2025

Wetlands - Water Country

"It's all about the water courses, how water flowed through the space. Got to go with the flow"

"All these buildings and new roadways have changed the environment so much and flow of water. Can't fish, dilly bags created from trees, plants that provided that material is now gone. How do we bring them back in an environment like this?"

- Traditional Knowledge Holder 2025



Balarinji compiled an Aboriginal Core Narrative report for Mirvac Green Square Stage 5 in 2023.

Seven 1:1 Consultations contributed to the report's "core narrative". Representatives from the original consultations were present at the 2025 Design Narrative Workshop.

The report developed a suite of 9 Cultural Principles as guidelines for interpreting this narrative to contribute to design thinking. They are based on story, philosophy, aspirations and insights from the community for the project:

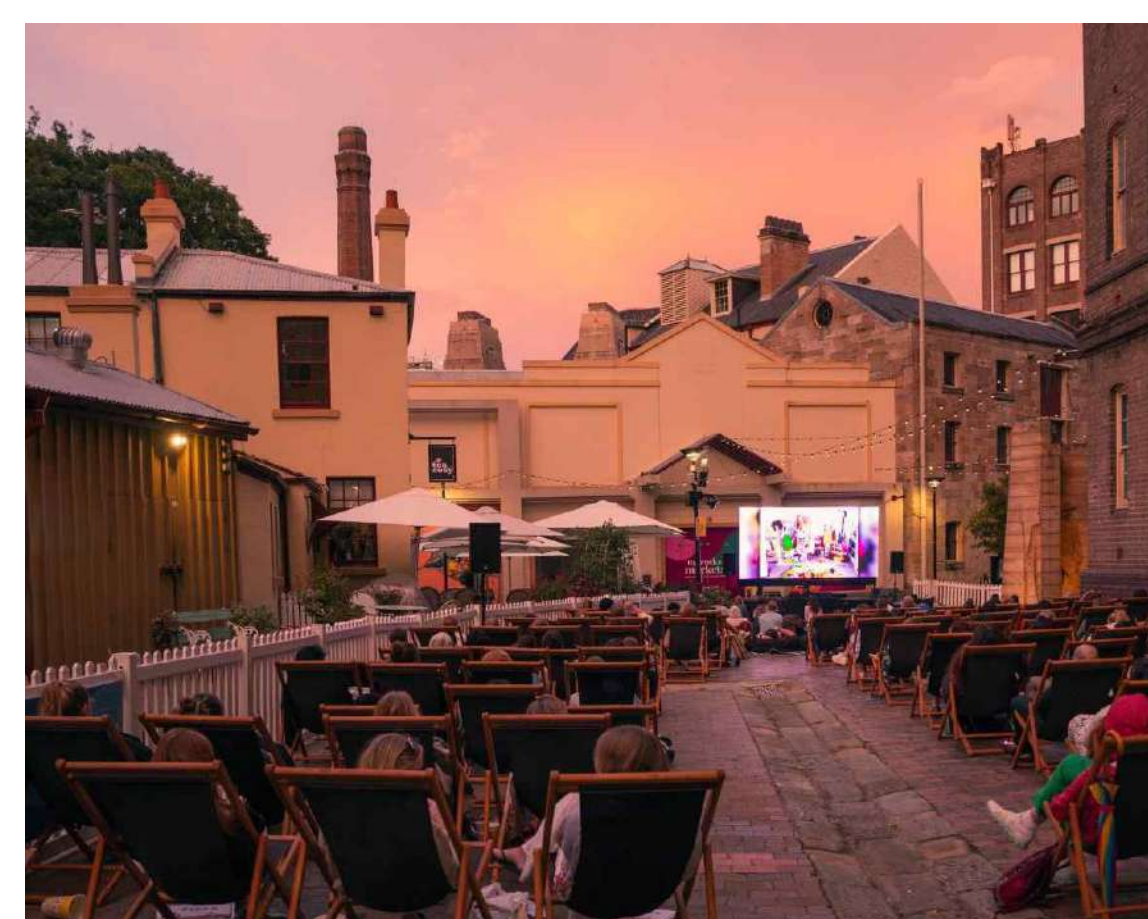
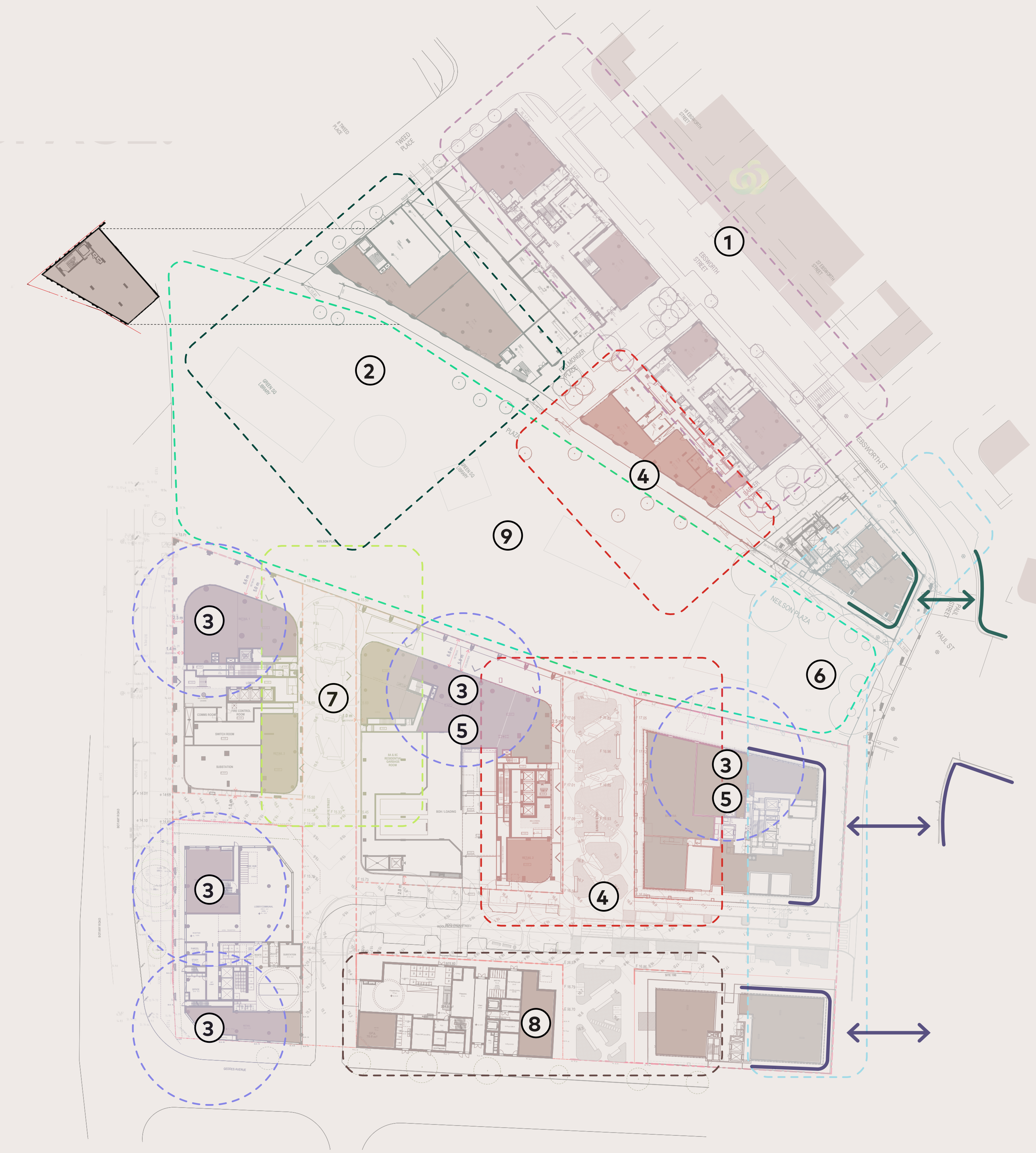
- Gadigal Country and culture
- Respect Country and culture
- Evoke Water Country
- Allow Country to dictate dynamic functionality
- Consider connection
- Showcase diversity
- Celebrate a proud contemporary history
- Engage in truth-telling
- Create a welcoming place

Retail

Opportunities

1. Respond to existing Woolworths metro and BWS and create a high street everyday precinct.
2. Night-time precinct that builds upon Bar Noun
3. Beacon tenancies with high visibility
4. Eat Street precinct comprising of varying sizes of tenancies with external spill out space
5. Deep 'Dwell' tenancies that encourage people to spend prolonged periods of time within the retail space
6. Tenancies that respond to surrounding existing retail offerings and the Drying Green.
7. Entertainment precinct that offers destinations that will draw people to the site and provide activation
8. Retail services, that visitors book and travel to, location increases foot traffic through other precincts within the site
9. Sense of containment, creating an 'urban room'. Activation of the plaza through extension of proposed precincts.

Encourage retail to "trade out"

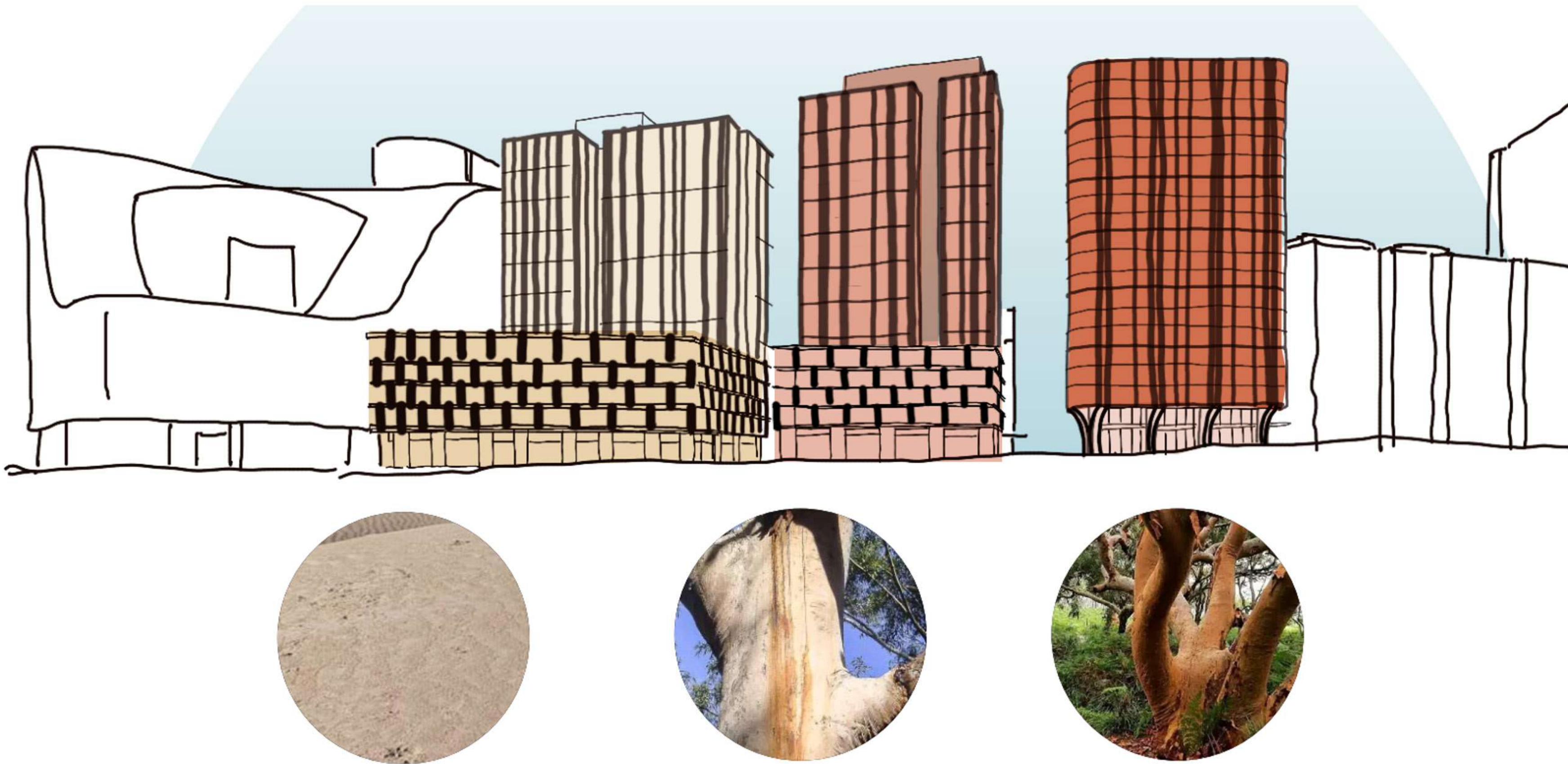


Share your thoughts...

- » What kind of retail would you like to see?
- » Do you often eat out?
- » As a local, is there anything you'd like to share?



Stage 3 – Build to Rent Community



Site map



Urban Design Principles

- Achieve key height consistencies
- Define podium as urban container
- Establish visually engaging podiums
- Establish strong urban form
- Maintain infinity sightlines

Overview

- » ~500 apartments comprising Studio, 1, 2 and 3-bedroom apartments
- » Over 2,000sqm of resident indoor and outdoor BTR resident amenity
- » 3 buildings ranging from 18 – 21 storeys above ground
- » 1 level of shared basement for loading, services and logistics
- » Retail tenancies on the ground floor

Amenities



Yoga/Seasonal Fitness



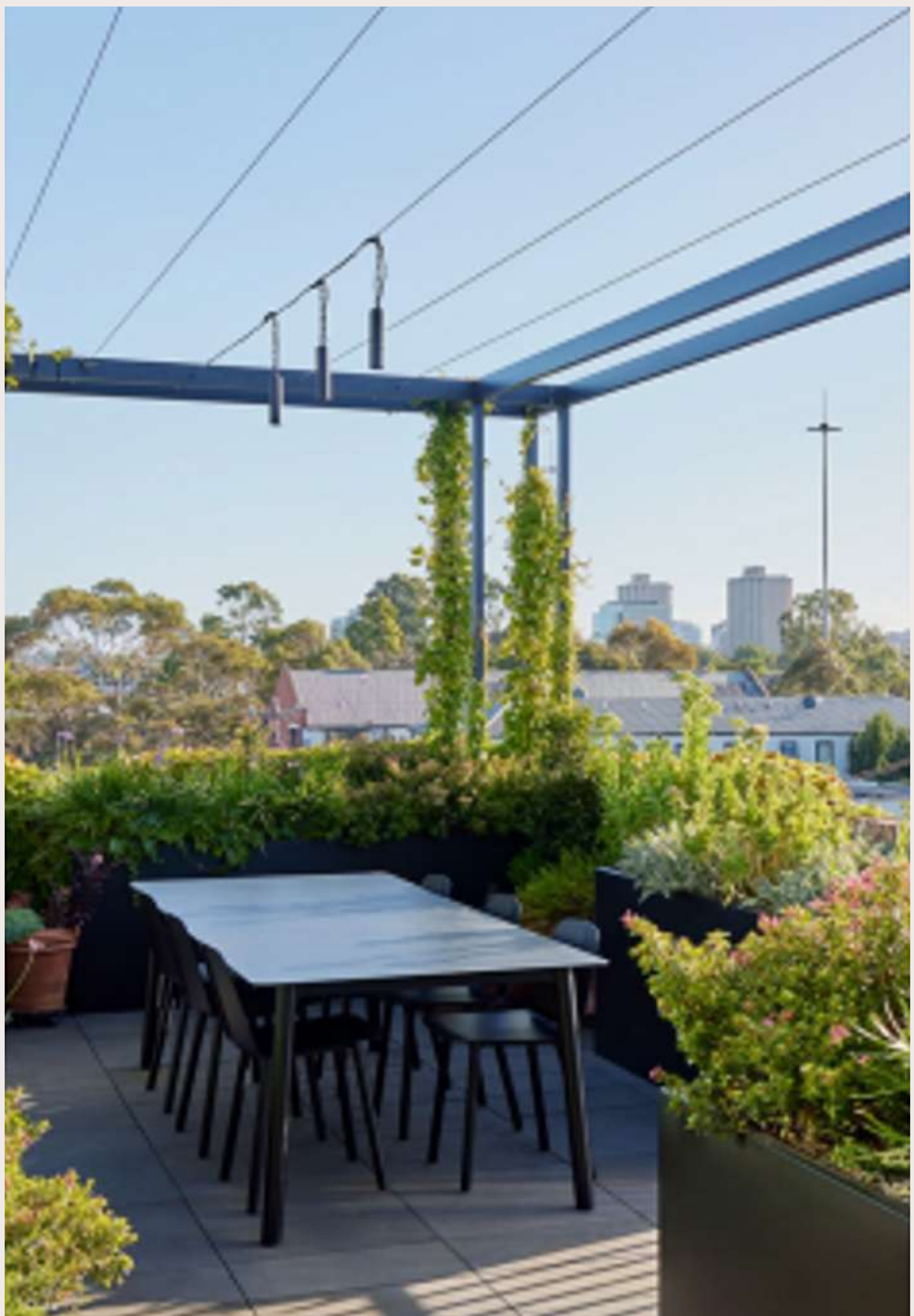
Gym



Co-working



Residents Lounge + Private Dining



At LIV Mirvac, every resident is part of the same community — regardless of how they came to call it home. We design our buildings and communities so that everyone enjoys the same quality, amenity, and experience.

Our approach to blind tenure means affordable housing is seamlessly integrated, ensuring every resident feels valued and included.

Stage 3 – Build to Rent Community

What is BTR?

BTR puts residents first - not landlords or body corporates.

To enhance the experience of renters, BTR offers more services, amenities and an on-site team.

At LIV, that means responsive maintenance and repairs, supportive on-site team and the use of technology to better serve residents and create a community.

How Does BTR Work?

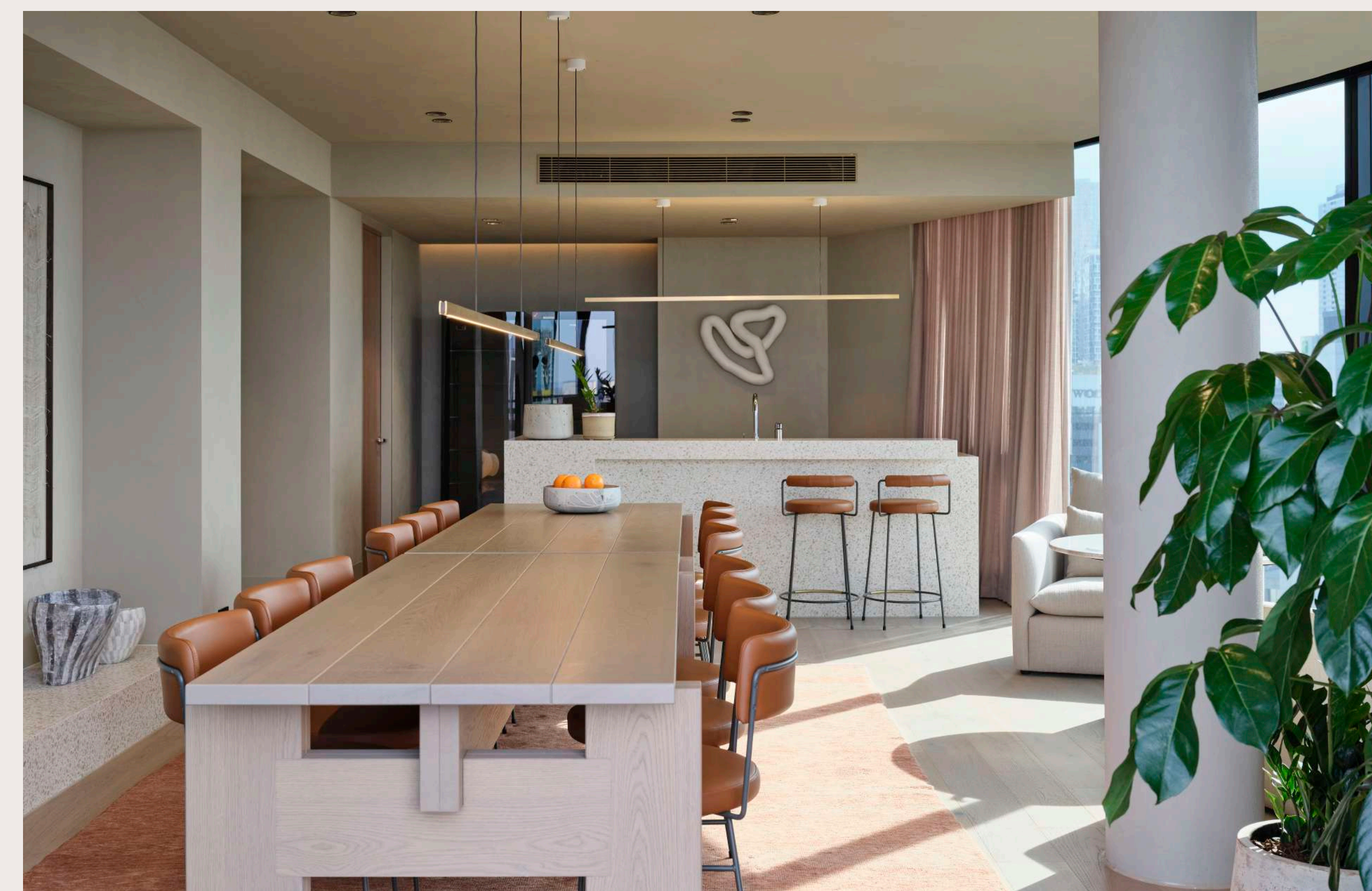
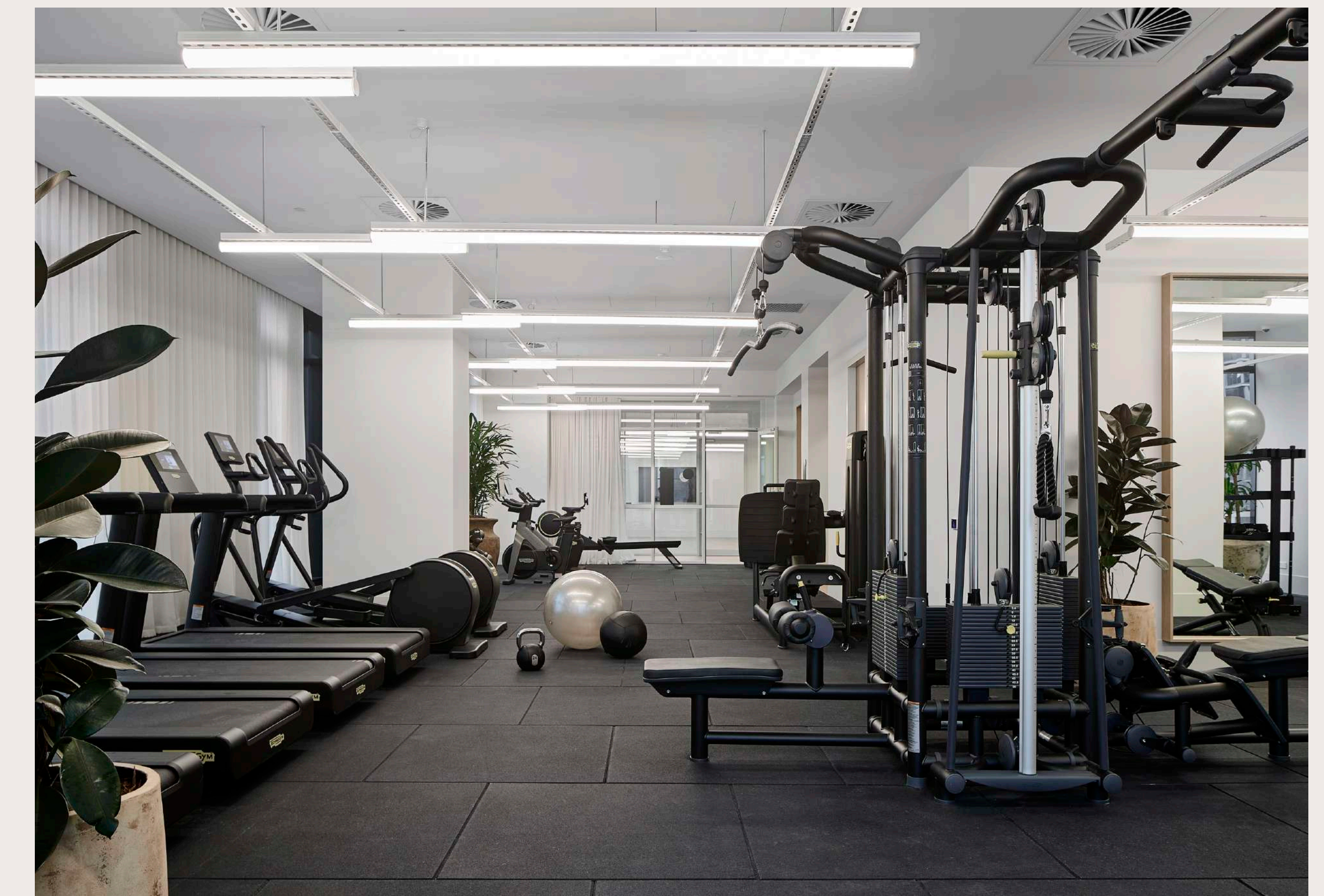
BTR is all about community-centric living, where residents are the priority.

Unlike traditional renting, where landlords and body corporates often take centre stage, BTR focuses on creating a supportive environment that fosters connections and enhances overall quality of life.

At LIV, we carefully curate our properties to ensure they are tailored to our resident's needs, featuring top-notch amenities, modern designs, and welcoming communal spaces. With a strong emphasis on service and customer satisfaction, LIV's BTR developments are designed to make residents feel at home from the moment they step in.

What are the benefits of living with LIV?

1. Professional property management
2. Longer-term leases
3. Stable Rent
4. Pets and Personalisation
5. High-quality amenities



Scan here to find out more about LIV Mirvac



Stages 4 & 5 – Build to Sell and Student Accommodation

Overview

- » c. 790 apartments across Stages 4 & 5
- » 1, 2, 3 and 4 bedroom apartment typologies.
- » c.500 student accommodation units housing approximately 700 beds in Site 8B.
- » 6 buildings ranging from 8 to 29 storeys
- » Shared residential amenity spaces in building 19A, including indoor pool, gymnasium, and co-working space.
- » 3 basement levels with c.580 residential car spaces.
- » Retail tenancies to the ground floor.

About Student Accommodation

Site 8B is proposed for purpose-built student accommodation use, which offers modern amenities and a community-focused living environment for tertiary education students.

Green Square Town Centre is an ideal location for student accommodation due to its proximity to major universities (University of Sydney, UTS, and UNSW), public transport, and the CBD.

Mirvac will be partnering with a licensed student accommodation provider, who will be managing the operations and leasing of the building in the long term.

About Affordable Housing

The development will include a contribution of affordable housing units, which provide housing options for people who are unable to meet their housing needs in the general market.

Affordable housing is for very low to moderate income households and is available for rent at lower price than market rent. Affordable housing is not social housing.

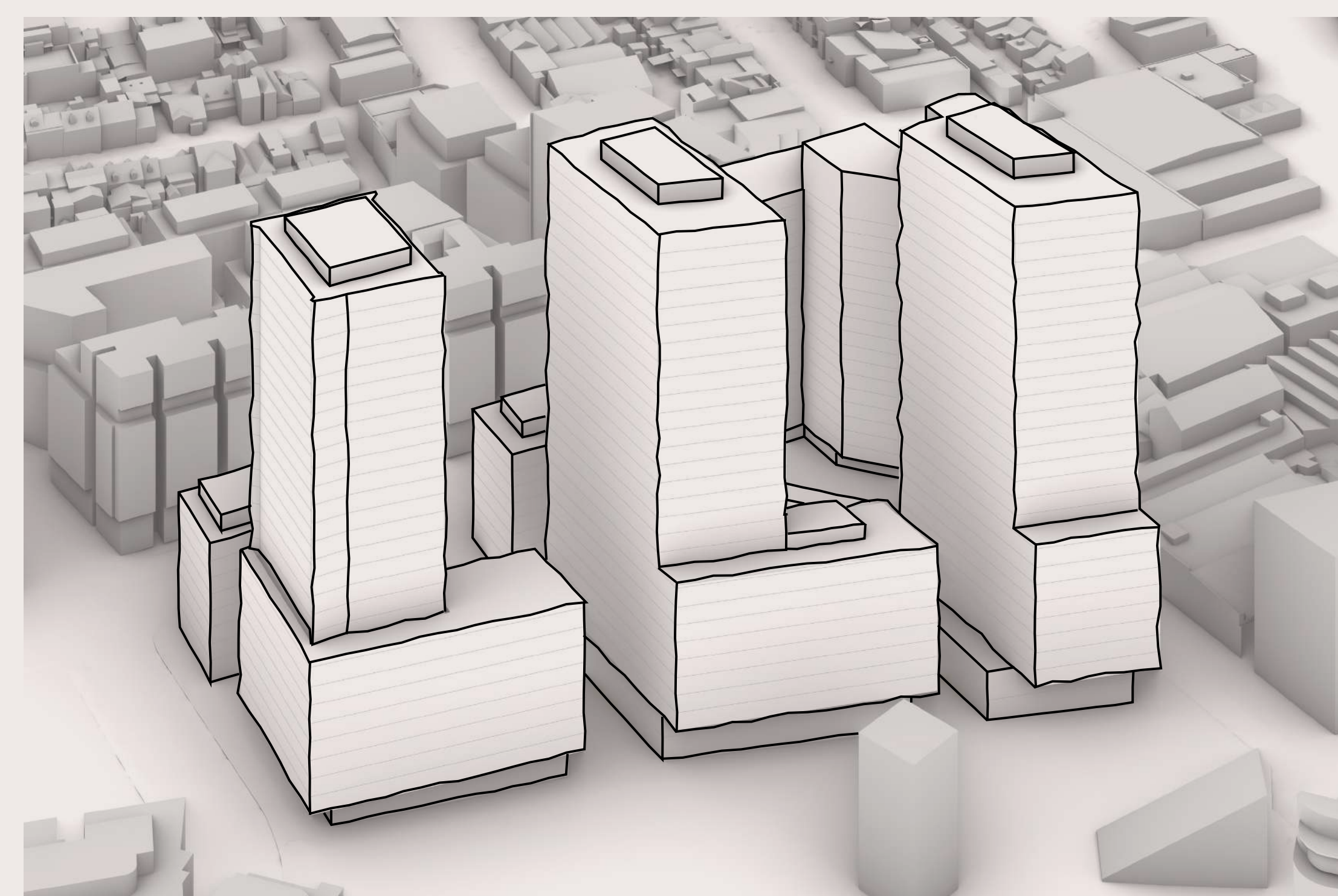
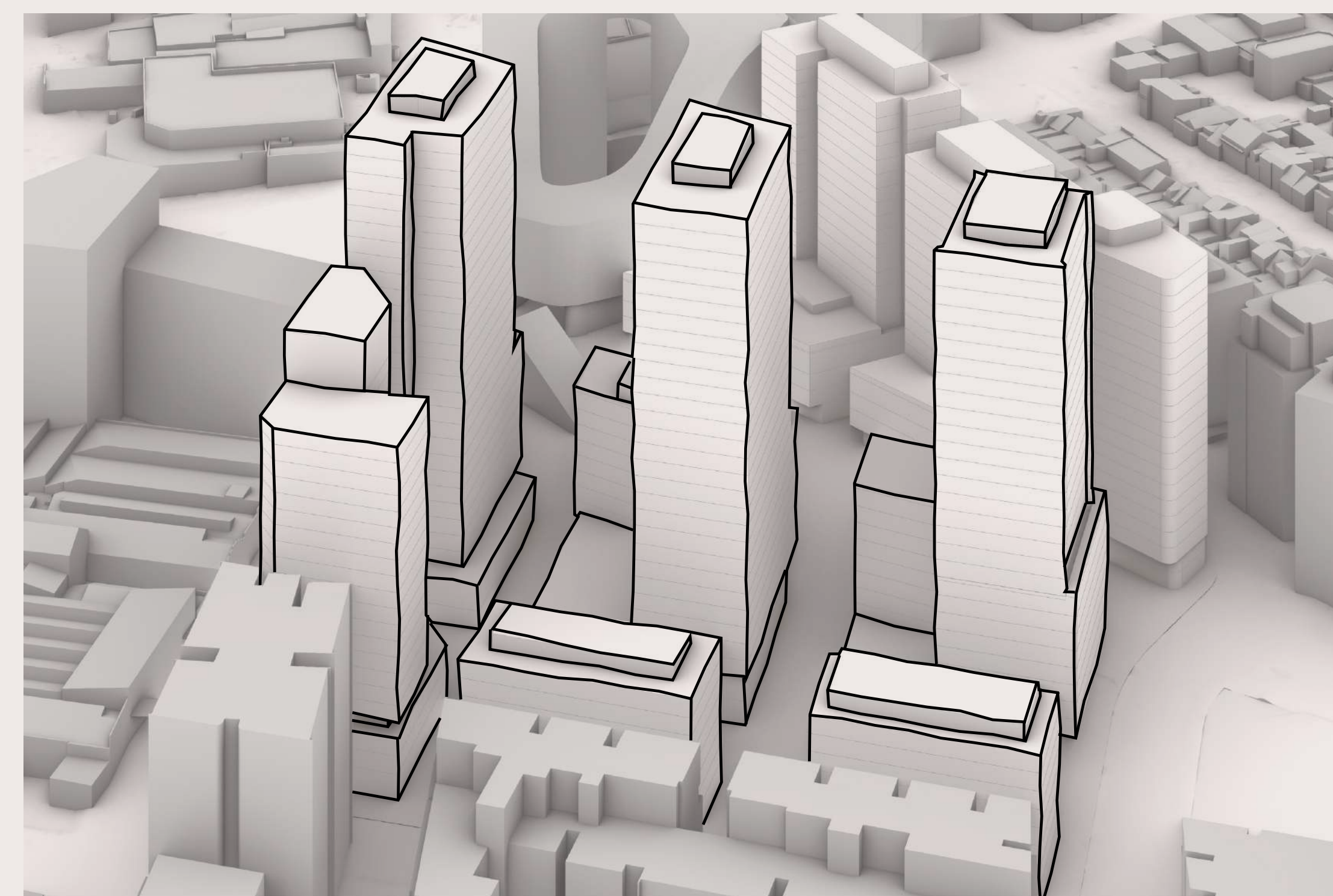
Design Principles

Functional design that optimises liveability and convenience for residents.

All-electric building.

Provision of Electric Vehicle charging in private car parking spaces.

Proposed massing



Ground floor and vehicle access



Next Steps

Planning and consultation

Staged planning process

The Early Works SSDA has been submitted to Department of Planning Housing and Infrastructure for test of adequacy. Anticipating formal lodgment by late November 2025 with public exhibition to take place after that.

Your feedback will help us to refine our proposal and will be included in the Engagement Report that is submitted with each SSDA.

You will have a further opportunity to provide feedback when each SSDA is on public exhibition.

Currently preparing for the Main Works SSDA submissions;

- » Stage 3 Main Works SSDA: Late 2025.
- » Stage 4 & 5 Main Works SSDA: Early 2026

Upon lodgment to DPPI, each SSDA will undergo a public exhibition period for at least two weeks, during which the community will have an opportunity to make submissions via the NSW Planning Portal.

Public exhibition period

You will be able to review all finalised SSDA documentation and provide a formal submission to DPPI via the Major Projects website.

planningportal.nsw.gov.au/major-projects/have-your-say



Register for updates here

Pre-lodgement feedback

Further questions or feedback?

Contact the team via email, or visit our website for more information:



greensquarecommunity@mirvac.com



greensquarecommunity.mirvac.com

Project delivery

Managing construction impacts

Technical reports that are being prepared will help us understand potential construction impacts, and how we can best manage these.

Most importantly, a series of management plans will be developed prior to the commencement of works. These plans will set out the mitigation measures to manage and minimise construction impacts, which we will be required to comply with. Please see the list below.

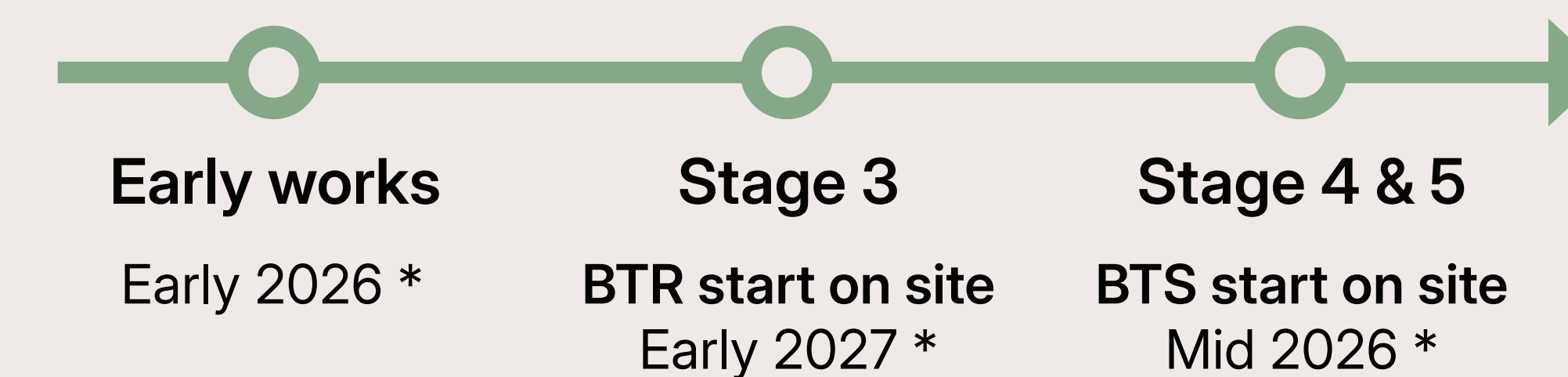
The team will comply with all relevant regulations and requirements, including noise attenuation, working hours and traffic management plans.

Mirvac is committed to the local community informed as the project progresses and to minimising disruptions throughout the life of the project.

- » Construction and Pedestrian Traffic Management Plan
- » Stormwater Management Plan
- » Construction Noise and Vibration Impact Assessment
- » Waste Management Plan
- » Air Quality Impact Assessment
- » Sediment and Erosion Control Plan
- » Remediation Action Plan



Construction program



Hours of operation

We anticipate that building works will occur between the following times,* in line with the City of Sydney's regulations.

Monday to Friday	Saturday	Sunday
7:30am — 5:30pm	7:30am — 3:30pm	No work



Construction traffic

- » Mirvac has a Construction Traffic Management Plan that we will be complying with DA requirements for the works on site for both the Early works SSDA and Main Works SSDA 2 & 3.
- » This will be on public exhibition once the SSDA is submitted.



Construction noise

- » Mirvac has a Construction Noise and Vibration Management Plan that we will be complying with DA requirements for the works on site for both the Early works SSDA and Main Works SSDA 2 & 3.
- » This will be on public exhibition once the SSDA is submitted.

November 2025 | In-Progress

SSDA 1

Early works application

- » Site establishment
- » Bulk excavation
- » Shoring walls
- » Remediation activities
- » Tree removal
- » Dewatering and infrastructure services coordination
- » Subdivision for one of the nine buildings

Lodged for Test of Adequacy

DPPI Public Exhibition

December 2025 | Next Steps

SSDA 2 & 3

Rezoning and main works applications

- » Seeking approval for the site controls, detailed design, main works and operation of the precinct.
- » Lodgement for Stage 3 SSD-83899206- Expected December 2025
- » Lodgement for Stage 4 & 5 SSD-84322496 – Expected Early 2026

Pre-lodgement engagement

DPPI Public Exhibition



* subject to DA approval

All content shared within this pack is current at this point in time for stakeholder engagement purposes and is subject to change pending internal and regulatory approvals.