



Due to the firms' experience preparing the Green Square public domain plans for The City of Sydney this developer approached McGregor Coxall to assist them masterplan this 1.6 hectare site in the mid block area of Zetland. McGregor Coxall established the site organisation and layout and worked with the architects to locate the buildings and consolidate the open space into a linear park book-ended by a tower at each end. A comprehensive public domain strategy was then developed to enable the developer to take advantage of the Green Square bonus floor space system moving from the base FSR of 1.5:1 to the maximum possible of 2.5:1. We led the preparation of a cost estimate and staging strategy which demonstrated to Council the design numerical basis of the FSR bonus. The public domain design is a richly diverse series of spaces which retain heritage elements in a contemporary urban setting.

