

ANNEXURE A

SOUTH SYDNEY LOCAL ENVIRONMENTAL PLAN AMENDMENT 17 - GREEN SQUARE TOWN CENTRE – ZONE OBJECTIVES

21F Zoning controls for Zone No 11 (a)—the Green Square Town Centre Zone

(1) What are the objectives of the zone?

The objectives of Zone No 11 (a) are:

- (a) to establish the Green Square Town Centre as the major commercial, retailing, cultural and entertainment centre for Green Square, and
- (b) to allow for a mix of land uses that will:
 - (i) ensure that there is an appropriate balance between residential, retail, commercial and other land uses within the Green Square Town Centre, and
 - (ii) encourage the provision of a range of services and facilities to help meet the needs of the population and users of the Green Square Town Centre, and
 - (iii) generate employment in the Green Square Town Centre, and
- (c) to facilitate the development of buildings and works that are of a scale, character and design quality consistent with the other objectives of the zone, and
- (d) to encourage development that is compatible with the surrounding heritage conservation areas and heritage items, and
- (e) to ensure that the public domain of the Green Square Town Centre is fronted by high-quality buildings having a scale and alignment that both define, and contribute positively to the amenity of, the public spaces (including parks, plazas and streets) they adjoin, and
- (f) to protect the amenity of parks and community places by protecting access to sunlight, providing shelter from the rain and minimising wind speeds, and
- (g) to provide active frontages to streets and other identified public spaces (including parks and plazas), and
- (h) to promote the vitality of the public domain by encouraging the location of active retail, food and beverage and entertainment uses, and of community and cultural facilities, at ground level (particularly at the edges of public plazas), and
- (i) to accommodate and integrate the management of stormwater (including floodwater) into the function and design of buildings in the Green Square Town Centre.

Zone No 11 (a) is intended to accommodate a vibrant residential, commercial, retail and cultural heart of Green Square. The scale and character of the Green Square Town Centre is supported by Zone No 11 (b), which promotes high-level public amenity through a circulation grid for vehicles and pedestrians, and a network of open spaces for active and passive recreation.

(2) What does not require development consent?

Exempt development referred to in clause 10A.

(3) What requires development consent?

Commercial development, residential development and retail development (each within the meaning of Division 2A of Part 4).

(4) What is prohibited?

Development not included in subclause (2) or (3).

21G Zoning controls for Zone No 11 (b)—the Green Square Town

Centre Public Domain Zone

(1) What are the objectives of the zone?

The objectives of Zone No 11 (b) are:

- (a) to provide for a well-balanced structural layout of public spaces and built areas within the Green Square Town Centre, and
- (b) to establish a significant new people-oriented public town square, interconnected streets and other vibrant public plazas and public spaces that are designed to be safe, functional and visually interesting places to use, and that will provide appropriate settings for a range of people and varied social activities, and
- (c) to promote the vitality of the public domain by encouraging public cultural expression, and
- (d) to allow for equitable access to, within and across the Green Square Town Centre for pedestrians, cyclists, public transport and other vehicles, and
- (e) to accommodate and integrate the management of stormwater (including floodwater) into the functional design of the public domain, and
- (f) to allow for the construction of buildings within the public domain where impacts on the amenity of the public domain spaces, and on adjoining buildings (both existing and future), can be demonstrated to be satisfactory.

The spatial proportions and location of Zone No 11 (b) are intended to provide an appropriate level of public amenity to support the intensity of development and mix of uses in Zone No 11 (a).

(2) What does not require development consent?

Any development that is identified in a plan of management adopted by the Council under the *Local Government Act 1993* and that does not involve the creation of any gross floor area.

Development for the purpose of:

- gardening; landscaping.

Exempt development referred to in clause 10A.

(3) What requires development consent?

Any development that is identified in a plan of management adopted by the Council under the *Local Government Act 1993* and that involves the creation of gross floor area.

Development for the purpose of:

- advertising structures ancillary to another use permitted by subclause (2) or this subclause; child care centres; community centres; recreation areas; recreation facilities; roads (other than those permitted by subclause (2) or clause 55).

(4) What is prohibited?

Development not included in subclause (2) or (3).