



9.0 PROPOSED DCP AMENDMENTS

South Sydney DCP 1997 Amendment H: GSTC will require amendment, consistent with the Planning Proposal, in the event that it proceeds.

Given the extent of potential amendments that arise from the Planning Proposal, these amendments are not drafted in detail in this report, and are capable of being prepared in the event that the Planning Proposal proceeds. In summary the amendments will need to include:

- Section 3 which of the DCP deals with the location of desired activities.
- Section 4 which deals with the public domain, including the provision of public spaces, plazas and parks. The location and design criteria for all of the elements within the public domain are provided in great detail and will need to be updated.
- Section 5 deals with development and building design, including:
 - through site links and vehicular entry
 - provision of communal and private open space
 - building alignments and setbacks
 - awnings, colonnades and entries
 - landscaping.
- Section 6 dealing with detailed design requirements for roads, footpaths and street planting.

Key maps within the DCP such as the Town Centre Structure Plan, the Land use and public domain map and the Transport structure plan will all require amendment.



10.0 INFRASTRUCTURE STRATEGY

The Planning Proposal is based on maintenance of the current published \$35.8M contribution to total essential infrastructure and public domain works for the subject development sites.

In accordance with the Infrastructure Strategy, Landcom and GSC will:

- Dedicate land identified as Public Domain Zone to Council, and
- Make monetary Development Rights contributions.

Landcom and GSC confirm that they will meet the proportional costs associated with any additional utility capacity that is specifically required to service the proposed additional floor space.