



3.0 THE PLANNING PROPOSAL SITES

3.1 Location

The location of the Planning Proposal sites within the overall Town Centre is shown below. The existing sites making up GSTC are identified as Sites A-Q in the Green Square Town Centre Infrastructure Strategy. The subject sites, in pink below, are J, L and M. Table 2 on page 17 includes the full list of existing sites.

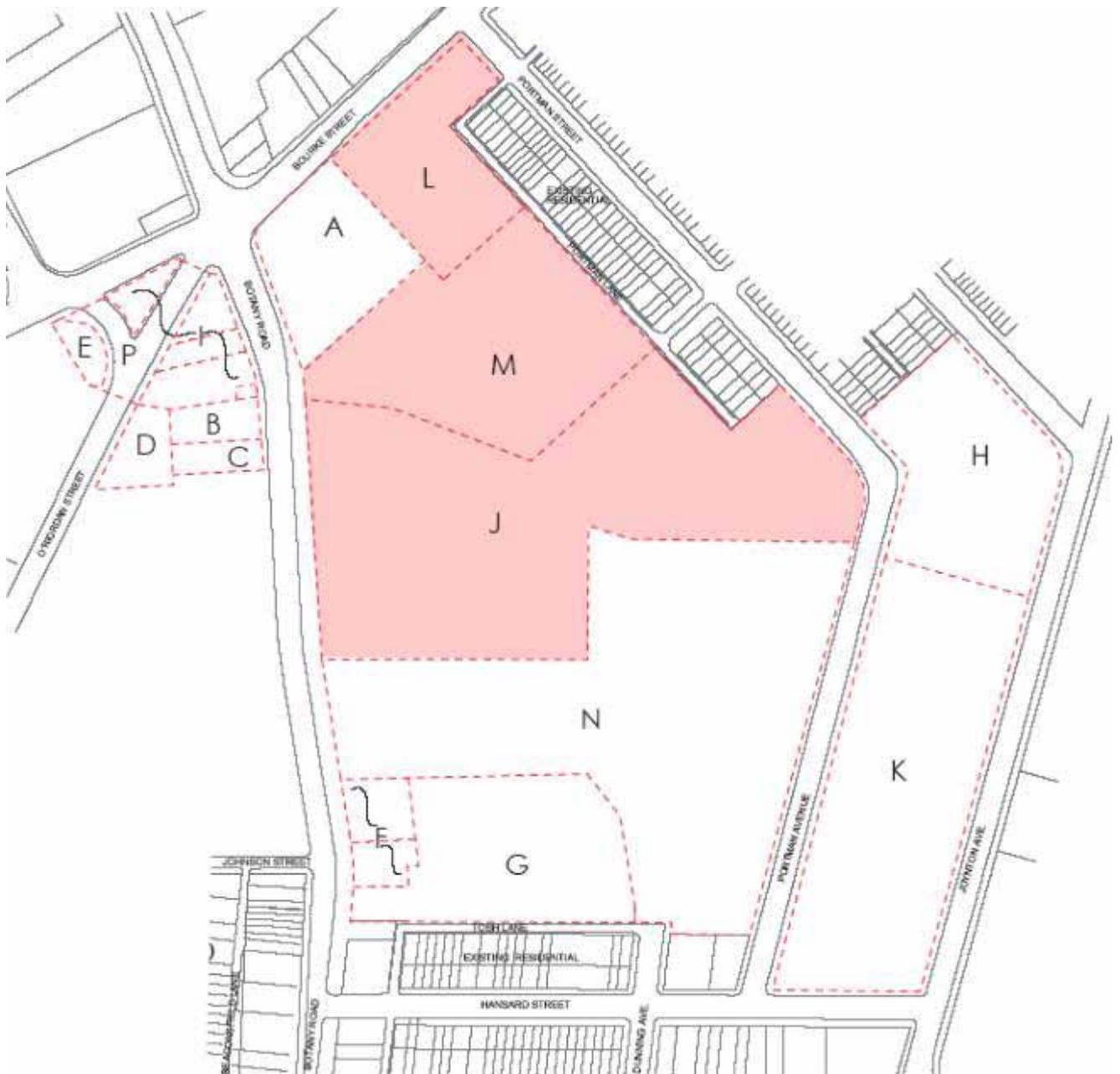


Figure 1: Planning Proposal sites (extract from Schedule 2 Green Square Town Centre Infrastructure Strategy, City of Sydney Council).



3.2 Expected Outcomes from Current Deferred Planning Controls

The development sites, public domain and new streets that are expected to be delivered from the Planning Proposal sites, under the current deferred planning controls for the Town Centre, are shown below. Again, the subject sites and public domain, relevant to this proposal are shown in pink below. The full list of development sites within the GSTC is shown in Table 1 on page 17.

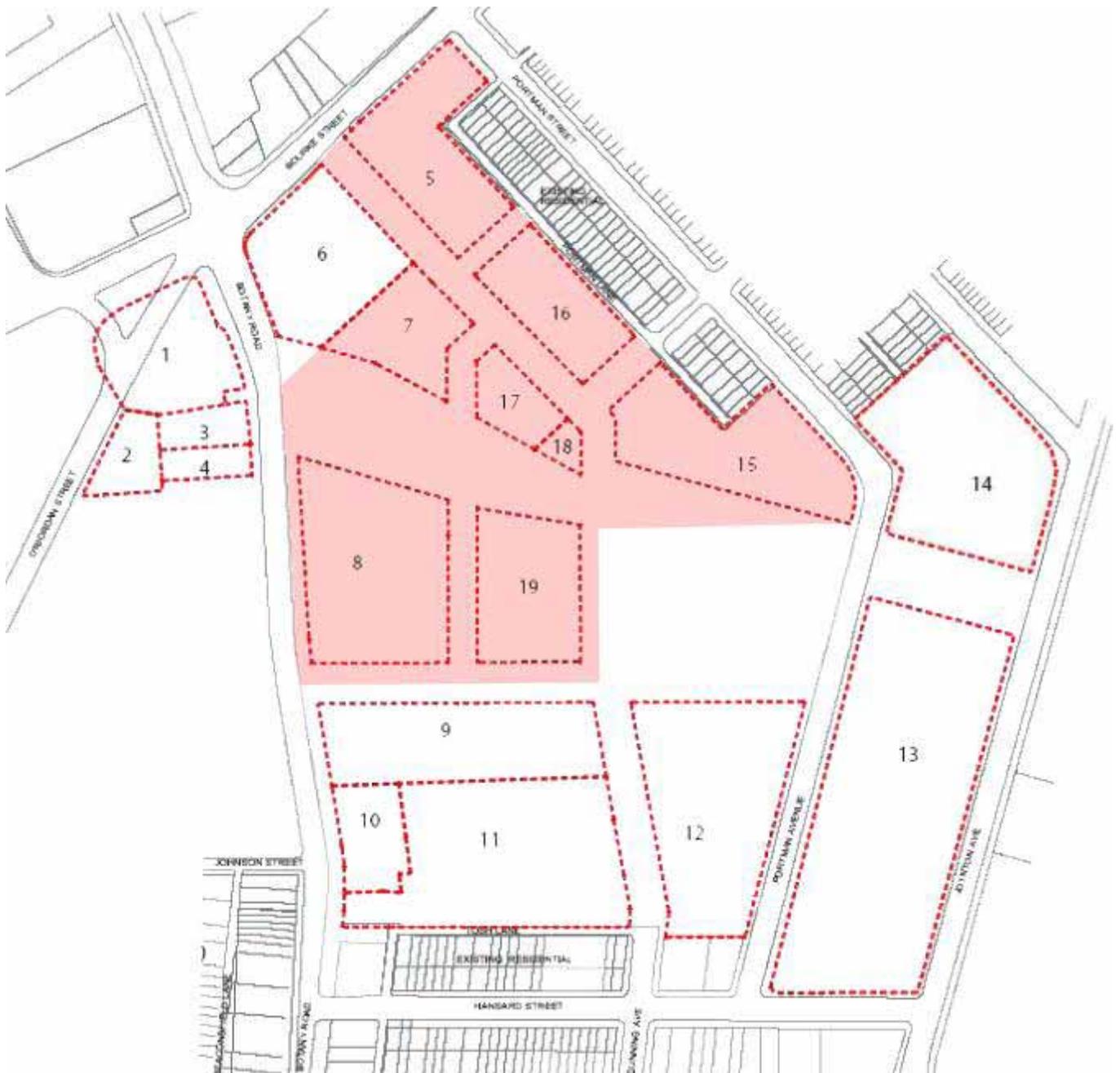


Figure 2: Current development sites within area of Planning Proposal. (approx locations only)(extract from Schedule 4 Green Square Town Centre Infrastructure Strategy, City of Sydney Council).

The development outcomes, expressed in gross floor area, arising from the relevant Town Core Sites, and based on the current deferred planning controls, are shown in the tables on page 17.



The tables, taken from the Green Square Infrastructure Strategy, show the expected development outcomes from development sites, as well as development outcomes from the current parcels of land.

Dev. Site No.	Dev. Site Area (m ²)	Gross Floor Area	Land Use Mix		
			Commercial & Other Gross Floor Area	Retail Gross Floor Area	Residential Gross Floor Area
1	4,271	41,700	39,600	2,100	0
2	1,378	15,900	15,900	0	0
3	1,062	5,900	5,800	100	0
4	839	5,300	5,300	0	0
5	4,911	22,100	3,000	3,100	16,000
6	5,248	35,800	10,000	0	25,800
7	2,939	19,100	6,000	0	13,100
8	7,944	43,900	5,100	1,600	37,200
9	6,461	27,800	1,800	0	26,000
10	2,066	7,200	700	0	6,500
11	10,140	21,100	500	0	20,600
12	8,712	31,200	0	0	31,200
13	17,067	35,000	2,400	2,400	30,200
14	8,539	22,000	4,600	0	17,400
15	6,158	22,600	0	0	22,600
16	3,360	11,600	1,300	0	10,300
17	1,576	6,800	1,500	400	4,900
18	428	4,400	300	300	3,800
19	4,496	30,600	3,000	6,500	21,100
	97,595	410,000	106,800	16,500	286,700

Table 1: Development outcomes in Green Square Town Centre, expressed as development sites.

Land Area	Lot No	DP	Address	(m ²)	FSR	Gross Floor Area (m ²)
A	2	1015633	301-303 Botany Road	5,697	6.28	35,800
B	3	25272	320-322 Botany Road	1,062	5.56	5,900
C	4	25272	324 Botany Road	835	6.35	5,300
D	2	25272	6-14 O'Riordan Street	1,378	11.54	15,900
E	14	573528	1 O'Riordan Street	696	-	-
F	2 } 11 }	505350	503-507 Botany Road	1,220 } 845 }	3.49	7,200
G	12	610938	511-515 Botany Road	9,932	2.12	21,100
H	1	808432	811 Elizabeth Street	9,771	2.25	22,000
I/P	1 } D } 1 }	575225	312-328 Botany Road	525 } 424 } 1,695 }	7.51	41,700
			Public Road	2,287		
J	1	628547	377-497 Botany Road	30,770	3.30	101,500
K	1	136025	3 Joynton Avenue	18,780	1.86	35,000
L	10	874704	956-996 Bourke Street	6,643	3.33	22,100
M	Portion Y	413956	355 Botany Road	14,215	2.64	37,500
N	1	595708	97-115 Portman Street	33,100	1.78	59,000
Q	Portion X	447410	Energy Australia Substation	81	-	-
				140,575		410,000

Table 2: Development outcomes in Green Square Town Centre, based on existing land parcels.