



1.0 INTRODUCTION

This Planning Proposal report details the nature and justification for the proposed amendments to existing planning controls for nominated Town Core Sites within GSTC.

The report has been prepared in order to assist the Central Sydney Planning Committee and the City of Sydney Council consideration of the matter under Section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The report addresses the matters contained in Section 55 as well as the relevant Department of Planning Guidelines including *A Guide to Preparing Planning Proposals*.

The advanced nature of the proposal is explained by the recent history associated with Landcom's public tendering process for a development partner. This process has involved very extensive review and assessment of the applicability and suitability of the current planning controls in achieving the objective of a new Town Centre.

This recent history and the evolution of the proposal are detailed in Section 2 of the report.

The Planning Proposal may evolve and develop as further technical studies are prepared and consultation is undertaken following a decision by the Central Sydney Planning Committee and NSW Department of Planning to proceed via the Gateway process.

This Planning Proposal addresses matters that are intended to be included in the Local Environmental Plan amendment and new development control plan provisions.

1.1 The relevant Town Core Sites within Green Square Town Centre

The land included in the Planning Proposal is:

- 956-996 Bourke Street, being Lot 10 in DP 874704, and identified as site "L" in the adopted GSTC Infrastructure Strategy;
- 355 Botany Road, being Portion Y in DP 413956, and identified as site "M"; and
- 377-497 Botany Road, being Lot 1 in DP 628547, and identified as site "J".

The land area involved represents approximately 40% of the proposed Town Centre and will deliver 8 development sites as well as the public domain. The development outcomes include:

- Development sites 5, 7, 8, 15, 16, 17, 18 and 19
- A majority of the public domain, including:
 - Civic Plaza
 - Neighbourhood Plaza
 - The East-West transport corridor
 - A large section of East West Boulevard
 - The extension of Dunning Avenue
 - Other new public streets



1.2 Supporting Information

The Planning Proposal is supported by the following information and reports:

- Drawing package prepared by Mirvac Design
- Statement of urban design principles prepared by Gehl Associates Architects
- Design Excellence Statement
- Statement of Community Benefits and Infrastructure Contributions
- Statement of environmental sustainability outcomes
- Public domain principles and concept drawings prepared by Aspect Studios Pty Ltd
- Water Sensitive Urban Design statement
- Transport Report prepared by Colston Budd Hunt and Kafes Pty Ltd
- Remediation Interim Site Audit Statement prepared by Environ Australia Pty Ltd
- Staging Plans
- Stormwater and flood management statement prepared by Hughes Trueman
- Shadow diagrams of the Town Core and public domain prepared by Mirvac Design
- Statement in response to Sustainable Sydney 2030