



EXECUTIVE SUMMARY

Green Square Town Centre (GSTC) is one of the largest urban redevelopment projects in Australia and will deliver a new integrated mix of employment, retail, community and residential land uses around the existing Green Square railway station located 4.5 kilometres south of the Sydney CBD.

The GSTC has been the subject of extensive and ongoing planning for more than a decade and has involved a partnership approach between the City of Sydney Council, the NSW Government and various government agencies.

GSTC is identified in the Metropolitan Strategy, the draft Sydney City draft Sub-regional Strategy and Sustainable Sydney 2030 (SS2030) as a planned major centre, integrating transport, employment, retail, cultural, community and residential growth and servicing the Green Square Urban Renewal Area.

Landcom, as one of the largest land owners in the designated Town Centre, has sought to commence the redevelopment process on the majority of sites within the Town Core, as identified in the Development Control Plan for the Centre. Landcom selected Green Square Consortium (GSC), via an extensive tender process, as its development partner to deliver a number of Town Core Sites and a large area of the proposed public domain and essential infrastructure within the Town Centre.

In 2009, GSC (Mirvac Projects and Leighton Properties) entered into an arrangement with Landcom for the development of the subject Town Core Sites.

The 8 core sites are development sites 5, 7, 8, 15, 16, 17, 18 and 19, as identified in South Sydney Local Environmental Plan 1998 Amendment No 17 – Green Square Town Centre (deferred).

The public domain includes:

- 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

This proposal does not include the private site known as Site A (the current John Newell Mazda site) or Site 1 (consolidated site around Green Square railway station). Refer to Figure 1 on page 15 for confirmation of sites.

Landcom's tender process revealed the need to amend the "deferred" environmental planning instrument in order to accommodate commercially viable development and achieve the objectives of SS2030.

The economic climate affecting this redevelopment project has changed dramatically in recent years as a result of the global financial crisis. The fallout from the crisis is continuing to affect the access to and terms of development funding, and has fundamentally altered the risk approach to large scale urban renewal projects. In the case of the Town Core Sites, Landcom has substantially absorbed the financial impacts of the crisis to enable the project to move forward into the delivery phase.



Discussions with the City of Sydney Council and Department of Planning have confirmed that lodgement of a Planning Proposal is the required process to seek amendments to the existing deferred planning controls.

The objectives of the Planning Proposal are to:

1. Create the core of the Town Centre and provide a catalyst for development within the wider Town Centre and Green Square Redevelopment Area.
2. Rationalise the proposed land uses to create an integrated and vibrant centre as contemplated by the Metropolitan Strategy and SS2030.
3. Provide additional development capacity to address key targets from the Sydney City draft Sub-regional Strategy and SS2030.
4. Provide for the orderly and economic development of the Town Centre through consolidating key sites to address fragmented ownership, and by developing the Town Core Sites in a staged and coordinated manner.
5. Establish a more fine-grain subdivision pattern.
6. Ensure that the development of both public and private domain achieves design excellence.

The Planning Proposal, specifically as it relates to the relevant Town Core Sites within the Town Centre, seeks amendment to the current deferred planning controls in order to allow:

- an increase in development floor space across the relevant development sites. The increase in floor space, above that envisaged in the GSTC Local Environmental Plan, is a total of 61,980m² (from 161,100m² to 223,080m²);
- a change in the land use mix across the development sites;
- varying increases in building heights on the development sites;
- private retail threshold elements within the public domain; and
- improvements to the layout of streets and the public domain in order to provide an enhanced pedestrian and cyclist network.

Landcom and GSC believe that the Planning Proposal does not materially alter the scope or cost of the majority of essential infrastructure required for GSTC. The exception to this statement is utility services, which account for less than 5% of the Council's published essential infrastructure budget. 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.

Landcom and GSC believe that there is no justification for levying additional Development Rights contributions. While Landcom and GSC do not have access to Council's detailed cost plan to carry out a detailed analysis, indicative analysis suggests that the various changes resulting from the Proposal will balance out in terms of overall costs.

The Planning Proposal embraces the existing Essential Infrastructure and Public Domain development consents and should have no net effect between the Infrastructure Strategy and the Planning Proposal.

Key Benefits and Need for the Proposal

The Planning Proposal will facilitate the planned Major Centre that is identified in both State and local strategic plans. It is the proponent's position that amendments to the current planning



controls applying to the subject sites, as outlined in this report, are needed in order for the Town Centre to be delivered.

A range of additional public benefits will be delivered through development of the relevant Town Core Sites.

These public benefits have been classified in two broad categories – general benefits that arise from development of the Town Core Sites under this Proposal, and specific proposals for various program and initiatives.

There are a range of general benefits that will result from the Proposal, including:

- Providing a vibrant and active retail environment that will service the local community and foster a strong local character;
- Facilitating the delivery of a major new public domain (plazas) by activating the adjoining sites as a catalyst for delivery;
- Creating a fine-grain, pedestrian friendly environment that embraces the SS2030 principles;
- Improving access and permeability through sites that are currently inaccessible to the public, which will particularly benefit existing communities to the east of the Town Centre seeking to access the Green Square Railway Station;
- Providing of a variety of retail and office spaces that will support key services, such as medical suites, small business and child care;
- Providing additional employment floor space;
- Providing additional housing;
- Multiplier effect to the sub-region of additional investment in GSTC.

Landcom and GSC have also developed specific proposals for a range of initiatives that will be implemented as part of the development, including:

- Appointing a Place Manager for a period of four years following occupation of the first development to coordinate community development activities;
- Delivering a range of community and social programs in partnership with local organisations;
- Implementing a 'welcome program' and providing key community information to all new residents;
- Providing a bicycle to each new household with the Town Core Sites to support sustainable and health transport options;
- Consulting with independent experts such as City Futures Institute, UNESCO Growing Up in Cities Project, Heart Foundation and UTS Designing Out Crime Unit to ensure a safe, healthy and inclusive design;
- Fostering training and development through existing corporate programs, such as the Leighton Indigenous Program.

This report has been prepared by SJB Planning on behalf of Landcom and GSC in support of the Planning Proposal. This report is accompanied by architectural drawings and supporting technical reports, outlining the proposed development sites and public domain and development outcomes, as well as addressing the key planning issues associated with the proposal.

This report is submitted to the Central Sydney Planning Committee (CSPC) and City of Sydney Council to seek amendments to South Sydney Local Environmental Plan 1998 and South Sydney Development Control Plan 1997 – Amendment H: Green Square Town Centre.

The extensive planning background for the existing planning instruments, combined with the supporting information provided in this Planning Proposal, is sufficient to satisfy the 'gateway' test as the first stage in the plan-making process.



The proponents, Landcom and GSC, recognise the need for a thorough assessment process but are seeking an early indication of general support for the proposal at the Gateway stage.