

## **ANNEXURE N**

### **SOUTH SYDNEY DEVELOPMENT CONTROL PLAN 1997 – PART H - GREEN SQUARE TOWN CENTRE – VISION, GUIDING PRINCIPLES AND URBAN STRUCTURE**

#### **2.1 Vision**

The Vision for Green Square Town Centre is for a vibrant residential, commercial and cultural heart for the Green Square Redevelopment Area. It will be home to approximately 5,500 residents and about 7,000 people are expected to work in the Town Centre. It will be a place where people can live, work and go out either during the day or at night, for entertainment, cultural and community activities.

The mix of transport modes will provide a high level of access and mobility making connections from east to west and north to south simple. The Town Centre will also be a place to enjoy cycling and walking.

New development will join seamlessly with adjacent neighbourhoods, with new buildings at the edges, at a compatible scale and adding to the existing character. The new buildings will also help to reinforce the character of existing and new streetscapes.

The Town Centre will provide a network of open spaces, providing places for relaxation and recreation as well as venues for community events. The new public plazas will form the focus of the Town Centre, and will act as a primary focus for cultural events.

Commercial and retail activities will be concentrated around the Green Square Railway Station and the Town Square, the area known as the Town Core and along major roads. The residential areas will be concentrated further from the station adjacent to the existing neighbourhoods.

#### **2.2 Guiding Principles**

The Green Square Town Centre is the most important element within the Green Square Redevelopment Area. The Town Centre will be a focal point for economic and residential development in the southern part of the City of Sydney. It provides the opportunity to make significant improvements to the public domain, develop new residential communities and increase employment.

The development of the Town Centre is to be undertaken through the implementation of the Guiding Principles set out below:

##### **Public Domain**

- To develop and provide a high quality public domain.
- To establish parks, plazas and appropriately designed open spaces.
- To establish a coordinated approach to the detailed design of the public domain.
- To provide for the integration of public art in the design of the public domain that provides for creative expression.
- To provide for a public domain that is designed to be inclusive, safe, functional and meaningful to local communities.
- To provide for a public domain design that includes landmarks and symbols with distinctive local social and cultural meaning.
- To provide for a public domain design that is fully accessible by everyone, encourages diverse social interaction, and is adaptable.
- To provide for a public domain design that accommodates public events in an open primary space and multiple active and passive activities.

##### **Land Use**

- To enable a mixture of uses that capitalise on its unique location and social diversity.
- To separate service delivery from public spaces.
- To develop mixed residential and commercial buildings in the Town Core.

- To establish location criteria for specific types of activities.

### **Social Development**

- To identify social planning requirements and required community facilities.
- To establish a socially sustainable mix of residential unit types.
- To provide for adequate disabled person's access in accordance with the City's policies.
- To provide for the integration of social planning requirements and community facility planning which are critical to the social and economic health of the Green Square Town Centre.
- To provide for development that creates equitable access for everyone.
- To provide for development that considers and addresses social and cultural factors.
- To provide for development that recognises and reflects the history and aspirations of the place and local communities.
- To provide for development that responds to the needs of local communities and provides employment and training opportunities for local people.
- To provide for development that creates appropriate, adaptable and affordable housing.
- To provide for development that maximises safety.

### **Integrated Transport**

- To develop an area where it is safe and pleasant to walk and cycle.
- To establish a hierarchy of safe well designed streets.
- To establish an integrated pedestrian, cycle and public transport network that encourages sustainable travel behavior.
- To ensure that the design, layout and management of buildings will promote walking, cycling and public transport use.
- To provide appropriate amounts of private and communal parking that reinforces commercial activities while limiting local traffic congestion.

### **Environmental Management**

- To implement the principles of Ecologically Sustainable Development.
- To effectively manage storm water runoff.
- To use water conservation and energy conservation techniques in development.

### **Building Design**

- To encourage energy and water efficient buildings.
- To encourage adaptable building design.
- To facilitate block-edge design for mixed commercial/residential buildings.
- To facilitate courtyard building forms for residential buildings.

### **Urban Design**

- To establish appropriate building heights and setbacks that help define cohesive urban forms.
- To integrate the Town Centre with the wider Green Square Redevelopment Area.
- To provide a legible public domain.
- To establish the configuration of streets.

## **2.3 Urban Structure**

The main structural elements within the Town Centre are a “core” area (the “Town Core”), a major east west boulevard and the future Boulevard Park. These elements provide the opportunity to establish linkages between the Green Square Railway Station and the eastern edge of the wider Green Square Redevelopment Area. Other plazas, parks and public spaces as well as active building frontages are attached to these elements to reinforce future pedestrian movements, commercial activities and to provide opportunities for integrated transport networks. Secondary streets and through-site links will provide fine grain connections with surrounding areas.