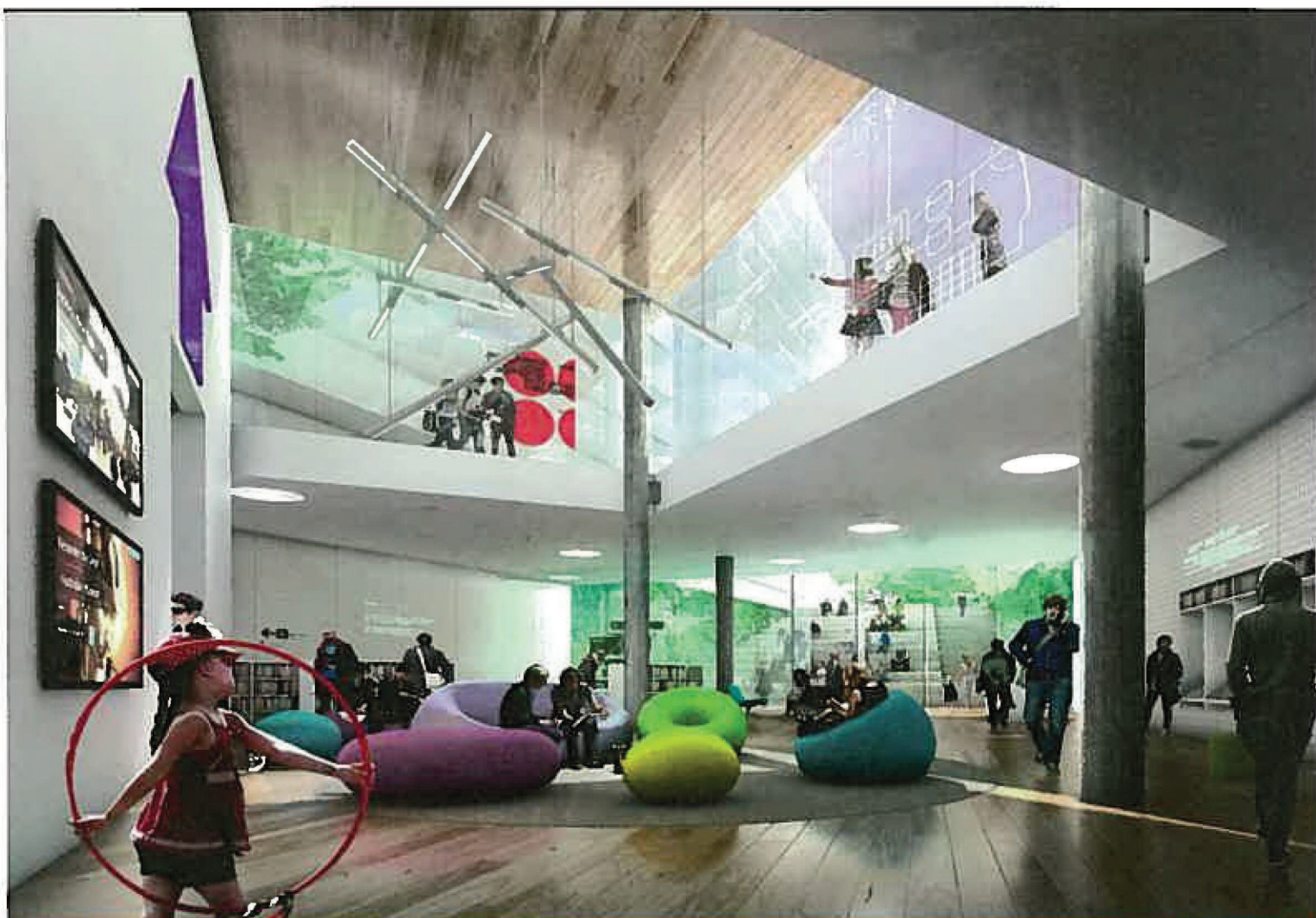


Draft Planning Proposal

Green Square Town Centre Library and Plaza

(355 Botany Road and 377- 497 Botany Road Zetland)



August 2013

Cover Image: Green Square Library, Stewart Hollenstein + Colin Stewart Architects, 2013

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- 1.Green Square Library and Plaza Architectural Drawings**
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Introduction

This Planning Proposal explains the intent of, and justification for, the proposed amendment to Draft¹ *Sydney Local Environmental Plan (Green Square Town Centre) 2013* (the Draft Town Centre LEP 2013). This amendment will change the height controls for the Town Centre Library and Plaza site, located on the western side of the Green Square Town Centre, adjacent to Botany Road. It will also extend the building envelope applying to the site to accommodate the proposed library building.

The amendment will facilitate the development of the Green Square Library in accordance with the winning entry in the Green Square Library and Plaza international design competition, held by the City of Sydney in 2012. The winning library scheme, by Sydney-based architects Stewart Hollenstein, incorporates a below-ground building underneath a landscaped civic plaza, a smaller seven floor tower (plus a roof services floor enclosed in an eight storey column) containing further library facilities, a glass entry triangle and a data tower. Whilst this necessitates some changes to the planning controls, the proposed changes are considered to have a minor effect, with much of the new building footprint being located underground. Overall, the proposal will improve amenity (when compared to a scheme consistent with the Draft Town Centre LEP 2013) through minimising overshadowing of the public domain.

This proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (the Act) and guidelines published by the Department of Planning and Infrastructure in October 2012, namely 'A Guide to Preparing Planning Proposals' and 'A Guide to Preparing Local Environmental Plans'.

Background

The proposed Green Square Library and Plaza will be located in Zetland, within the Green Square Town Centre. The Town Centre is an area of 13.74 hectares, located within the wider Green Square Renewal Area, 4.5 km south of Central Sydney. It is identified as a 'Planned Major Centre' in the NSW Government's *Metropolitan Plan for Sydney 2036* and the Draft *Metropolitan Strategy for Sydney to 2031*. It is also identified as a future 'Activity Hub' in the City's *Sustainable Sydney 2030 Strategy*. The area will make a substantial contribution to the *Sustainable Sydney 2030* targets and directions that support sustainable urban renewal, sustainable forms of transport and affordable housing. The future street layout of the new Green Square Town Centre is shown at Figure 1.

¹ The Draft *Sydney Local Environmental Plan (Green Square Town Centre) 2013* is expected to have been made and published on the NSW Legislation website by September 2012, prior to this Library and Plaza draft Planning Proposal being placed on public exhibition.

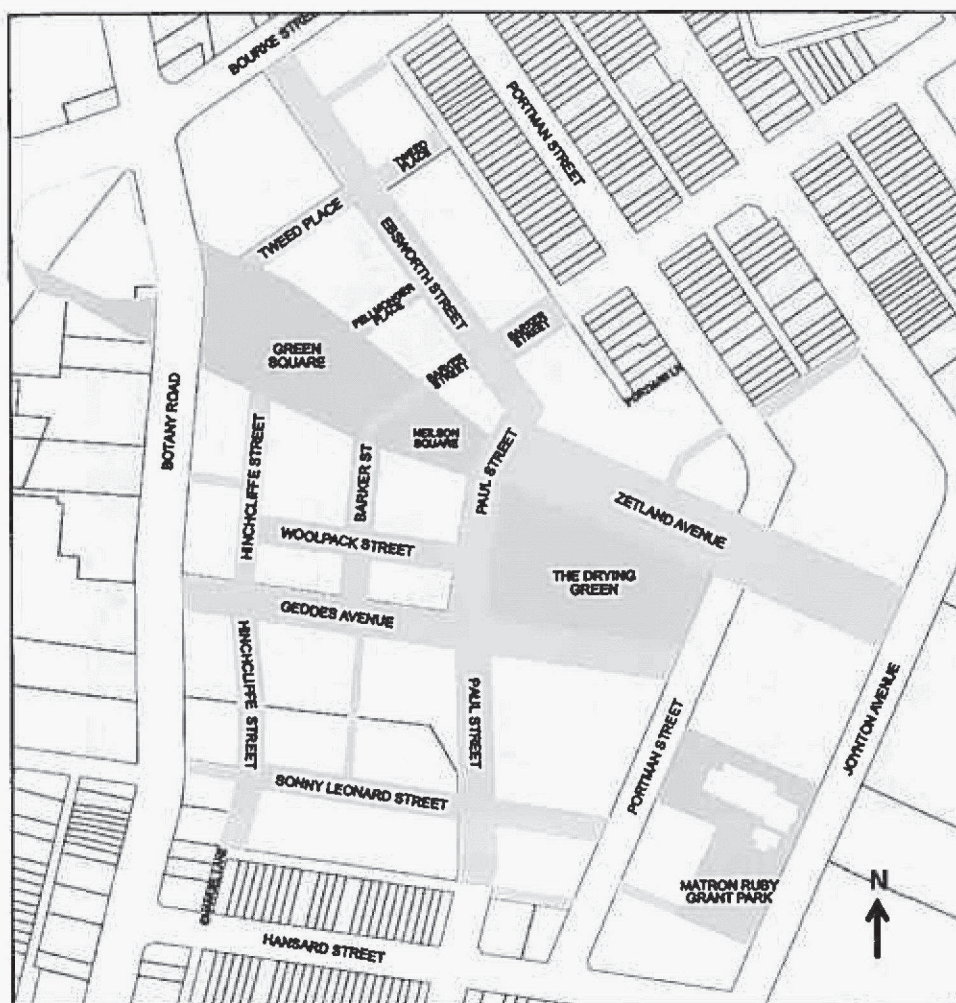


Figure 1: Green Square Town Centre proposed street layout

This Planning Proposal proposes an amendment to the controls for the site of the Green Square Town Centre Library and Plaza, located primarily within the boundary of the properties 355 Botany Road and 377-497 Botany Road Zetland, described in Table 1 and shown in Figure 2. These properties are controlled by Urban Growth NSW (formerly Landcom) and the Green Square Consortium, consisting of Mirvac Projects and Leighton Properties. This land is to be dedicated to the City in accordance with a Voluntary Planning Agreement (VPA) being finalised between Urban Growth NSW and the Green Square Consortium and the City of Sydney Council.

Table 1 - Site Description and Proposed Amendments

Property Address	Property Description	Proposed Amendment
355 Botany Road Zetland	Lot Y DP 413956	Amendment to height controls applicable to this site
377-497 Botany Road Zetland	Lot 1 DP 628547	Amendment to height controls applicable to this site



Figure 2: Green Square Town Centre Library and Plaza site boundary (blue line) and consortium sites (red line). Extent of Green Square Town Centre shaded in light blue.

The properties 355 Botany Road and 377-497 Botany Road are bounded by Portman Street and Portman Lane to the east, sloping gently down to Botany Road on the western boundary. 355 Botany Road was previously the location of a waste facility (incinerator and landfill) operated by Waverly and Woollahra Councils. 377-497 Botany Road was a NSW Police Service Facility. The area of both sites that will be dedicated as the Library and Plaza site has been mostly cleared of buildings and now consists of hard-paved and grassed areas. The future plaza is 7,800 square metres in area and is made up of two adjacent spaces, Green Square Plaza and Neilson Square.

A further small section of the Library and Plaza site (231 square metres) is located within the property known as 301 Botany Road (shown in Figure 2). This small section of land is to be dedicated to the City as part of the Voluntary Planning Agreement (VPA) for 301 Botany Road. No changes to this small section of the Library and Plaza site are proposed in this Planning Proposal and it is excluded from this current proposal.

The summary and justification for the changes to the Draft Town Centre LEP 2013 are addressed in the following pages.

Sydney Local Environmental Plan (Green Square Town Centre) 2013

In May 2010, Urban Growth NSW and the Green Square Consortium lodged a Planning Proposal for the properties 956-996 Bourke Street, 355 Botany Road and 377-497 Botany Road Zetland. The Planning Proposal requested an amendment to the *South Sydney Local Environmental Plan 1998 (amendment No.17) - Green Square Town Centre* controls to vary the permissible gross floor area, land use mix, building heights and public domain layout. A Gateway Determination for the Planning Proposal was issued under section 56 of the Act on 16 September 2010. The proposal was exhibited in November-December 2010 and then re-exhibited in September-October 2011, and the LEP is expected to be made in late 2013.

The drafting of the LEP to put into effect the approved planning proposal is being undertaken by Parliamentary Counsel in consultation with the City. The LEP is titled the Sydney Local

Environmental Plan (Green Square Town Centre) 2013. The drafting has been undertaken alongside separate negotiations for the VPA for the consortium sites. The VPA outlines the consortium's public benefit obligations to contribute to the Town Centre civil and green infrastructure, and dedication of public domain lands.

Completion of the VPA including the registration of title is imminent. Once this is done the LEP can then be made by the Minister and published on the NSW legislation website. The consortium's public benefit obligations then commence. The transfer of the Green Square Library and Plaza land to the City is scheduled for early 2014 under the VPA.

The boundary of the Urban Growth NSW and the Green Square Consortium properties (and the land to which the Draft Town Centre LEP 2013 applies) is shown with a red broken line at Figure 2.

The Green Square Library and Plaza design competition

In July 2012, The City of Sydney invited suitably qualified design teams to enter a two-stage open international design competition for the Green Square Library and Plaza. The design brief was informed by community views on what the Library and Plaza should achieve, and aimed to create a new type of 'urban living room' for residents and workers at the heart of the Green Square redevelopment area.

167 entries were received for the first stage of the competition. From these, five designs were shortlisted by an independent Jury and the five shortlisted firms were invited to prepare more detailed submissions. The jury unanimously selected a design prepared by Stewart Hollenstein with Colin Stewart Architects. Architectural Drawings detailing the proposed Green Square Library and Plaza are included at Appendix 1.

The winning design provides for a library building of approximately 2,800 square metres of floor space, incorporating a library and collection area, public access computers, lounge, study/quiet areas, children's space, young people's space and computer and meeting rooms. The City intends to lodge a development application for the Green Square Library and Plaza in April 2014. Construction is scheduled to start in 2016 and the planned opening date is in 2017.

Requirement for changes to the Sydney Local Environmental Plan LEP 2013

The proposed library design sets out a different approach to the built form than was originally envisaged and reflected in the Planning Proposal progressed by the City for the Urban Growth NSW and Green Square Consortium Planning Proposal and the Draft Town Centre LEP 2013. The proposed design preserves the Plaza as a large open space by locating the Library below the Plaza. It includes three built structure 'cut-out' elements that project from the Plaza: a narrow eight floor tower building (up to a height of RL 46 inclusive of plant and lift overrun allowance), a data tower (1 metre in width and up to RL 38 in height) and a triangular building, up to RL 30 in height.

This proposed design will result in less overshadowing of public spaces and a larger plaza area than was anticipated when the Town Centre LEP controls were prepared. In all, it provides a better outcome. This Planning Proposal is being prepared together with an amendment to the Town Centre DCP 2012, which provides more details on the massing and scale of buildings. The amendment to the DCP controls includes some changes to these controls to enable the Green Square Library and Plaza development to proceed.

Part 1: Objectives/Intended Outcome

The purpose of the Planning Proposal for the Green Square Library and Plaza site is to facilitate the development of the winning competition design, a design that differs from the built form originally envisaged when the Draft Town Centre LEP 2013 was conceived.

In incorporating a facility underground with an seven floors tower element above ground (in an eight storey volume incorporating roof services), the proposed design departs from the LEP controls for the site. The objective of this Planning Proposal is to amend the height controls to allow the tower element to be constructed at the centre of the Plaza and a separate, lower data tower to be located on the southern side of the Plaza. In doing so, the building envelope boundaries need to be extended to incorporate a larger section of the Plaza.

It is intended that the planning outcome meets the objectives of ensuring a library for the future of Green Square and a high quality civic plaza in a manner which maximises opportunities for sunlight in the Plaza area.

Part 2: Explanation of provisions

To achieve the proposed outcomes, the Planning Proposal seeks to amend the planning controls in accordance with the following:

Amendments to maps

Amend Height of Buildings Map of the Draft Town Centre LEP 2013 in accordance with the proposed Height of Buildings Map at Figure 4 and Map 1, Part 4 of this Planning Proposal. The current map, shown at Figure 3 below shows a maximum permissible height of RL 44.5, which is proposed to be amended to RL 46 (allowing an additional 1.5 metres for facilities associated with plant and lift overrun). The area of the Plaza site that this maximum height will apply to is to be extended across the Plaza to allow for construction of the Library building (maximum RL 46) and a smaller data tower (approx. RL 38).

Clause 4.4 A Exceptions to floor space ratio for community floor space

Clause 4.4 A: Exception to Floor Space Ratio (FSR) of the Draft Town Centre LEP 2012 allows additional floor space to be available for a building that is used as office or business premises or community facilities. Where a building is used for a community facility that provides a library, neighbourhood service centre, meeting rooms, exhibition space and retail space, an additional 2.6% of the floor space dedicated to those purposes is available in Area 2 of the Town Centre (not exceeding 2,500 square metres), and 4 % floor space is available in Area 3 of the Town Centre (not exceeding 1,500 square metres). The total 4,000 square metres is intended for the Library and associated uses. The current Gross Floor Area dedicated to the library design is approximately 1,300 square metres in Area 2 and 1,200 square metres in Area 2, totalling approximately 2,500 square metres in Gross Floor Area. This complies with the Draft Town Centre LEP 2012 and therefore there is no need to amend the clause in this planning proposal.

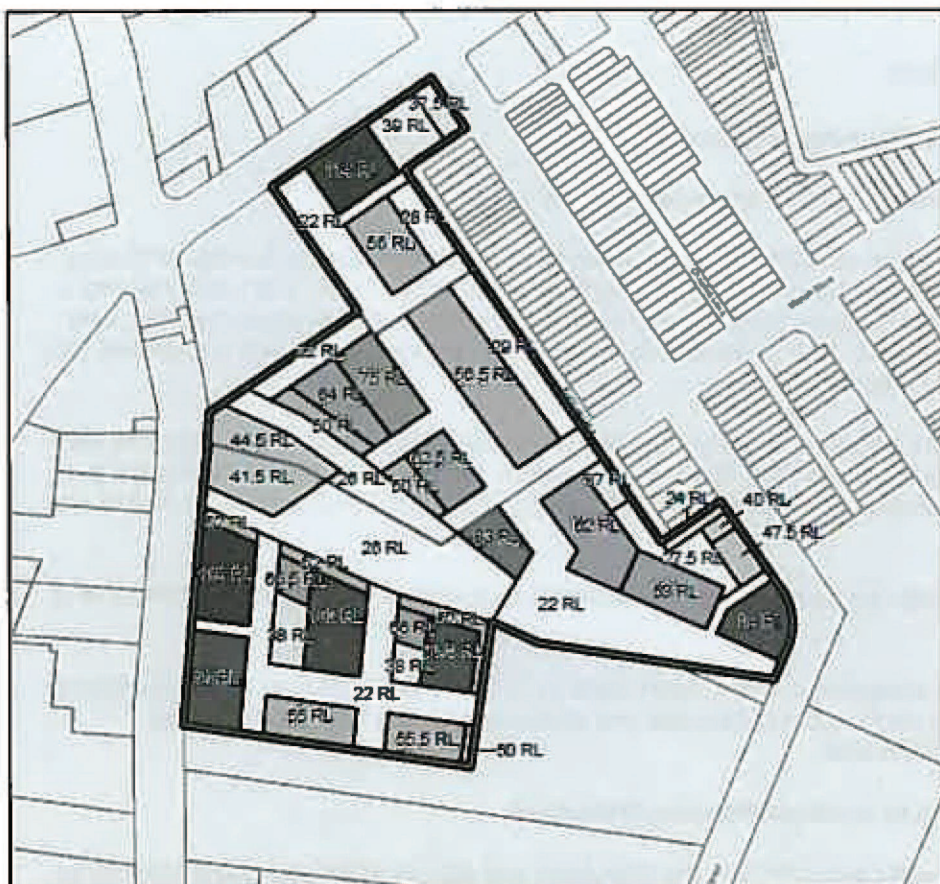


Figure 3: Excerpt from current Height of Buildings Map in the proposed amendment to Sydney Local Environmental Plan (Green Square Town Centre) 2013

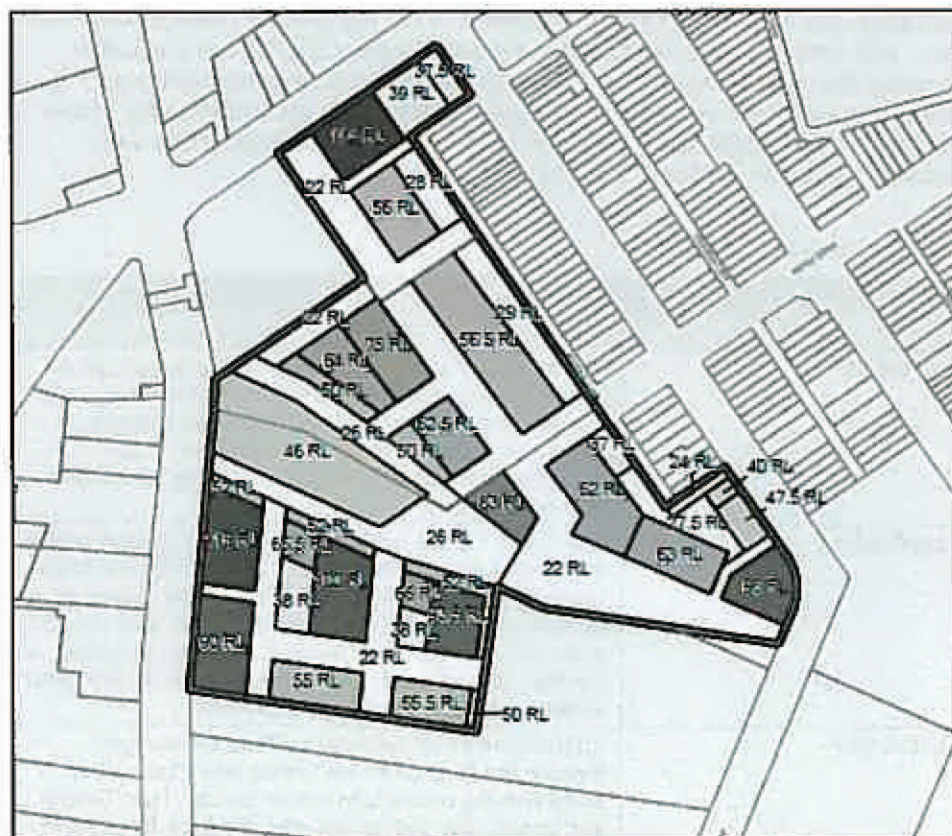


Figure 4: Excerpt from Proposed Height of Buildings Map in the proposed amendment to Sydney Local Environmental Plan (Green Square Town Centre) 2013

Part 3: Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any strategic study or report?

The need to include a library in the Green Square Town Centre was identified in the *City of Sydney Social Plan 2006-2010* and the *City of Sydney Library Network Strategy 2005*. The Library Network Strategy 2005 assessed the need for 5,792 square metres of additional library space by 2012, and recommended two new libraries. One of these is to be located in Green Square with a proposed floor area of approximately 2,500 sqm.

The requirement to provide a multi-purpose community facility including a library was set out in the *South Sydney Development Control Plan 1997- Part H: Green Square Town Centre*. The current Town Centre DCP 2012 also outlines the role of the Town Centre in providing a focus for district and community identity.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A Planning Proposal and amendment of the Town Centre LEP 2013 is considered the most effective way of providing certainty for the local community and landowners and allowing orderly and economic development of the land.

Section B – Relationship to strategic planning framework

3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and the exhibited draft strategies)?

In March 2013 the NSW Government published the draft *Metropolitan Strategy for Sydney to 2031*. It was placed on public exhibition until 31 May 2013. Once adopted, it will replace the *Metropolitan Plan for Sydney 2036*. However, until that time, the *Metropolitan Plan for Sydney 2036* is the applicable adopted strategy. In assessing the consistency of this Planning Proposal with metropolitan wide objectives, both the adopted and new draft strategies have been considered. The consistency of this Planning Proposal with both draft and adopted Metropolitan Strategies and the *Sydney City Sub regional Strategy* is illustrated in detail in Tables 2, 3 and 4.

Table 2 - Consistency with Metropolitan Plan for Sydney 2036

Consistency with Metropolitan Plan for Sydney 2036	
Action	Consistency
A: Strengthening a City of Cities	The Metropolitan Plan identifies Green Square as a 'Planned Major Centre' that will support central Sydney within a transport and economic network, offering housing, commercial activity and local services. The Planning Proposal will help to catalyse this development.
B: Growing and Renewing Centres	The Town Centre is identified as being located within the Global Economic Corridor and a 'Planned Major Centre'. The location of a library and plaza as a central community hub at the centre will help support economic growth and renewal through providing a central cultural and community focus. It will also create new employment opportunities.
C: Transport for a Connected City	Sustainable travel behaviour will be encouraged through the location of the Library and Plaza within close walking distance to Green Square Train Station and buses. The design includes provision for a future light rail link within the Plaza itself.
D: Housing Sydney's Population	The proposal is not inconsistent with this objective.

Consistency with Metropolitan Plan for Sydney 2036	
E: Balancing Land Uses on the City Fringe	The proposal is not inconsistent with this objective.
F: Tackling Climate Change and Protecting Sydney's Natural Environment	The Library is being designed to achieve high-level sustainability targets, incorporating: energy-efficient design and fixtures, passive ventilation, excellent indoor environmental quality and water reuse. Allowance will be made in the building to accommodate tri-generation in the future.
G: Achieving Equity, Liveability and Social Inclusion	The Library and Plaza will deliver enhanced liveability, equality and social inclusion through the delivery of a large area of open space with facilities for all generations. Cultural opportunities will be realised through the library itself and an open programme of events in the Plaza.

Table 3 - Consistency with draft Metropolitan Plan for Sydney to 2031

Consistency with draft Metropolitan Plan for Sydney to 2031	
Objective	Consistency
2: Strengthen and grow Sydney's centres	The location of a library facility and large open plaza at the centre of Green Square will provide a focal point and catalyst for the centre.
8: Create socially inclusive places that promote social, cultural and recreational opportunities	The Library and Plaza will act as a focal point for the Green Square community, encouraging community connections and inclusiveness among existing and new residents.
9: Deliver accessible and adaptable recreation and open space	The Green Square Plaza, and planned neighbouring facilities including Neilson Park and the Drying Green, will constitute a significant amount of public open space to meet community recreational needs.
26: Improve accessibility and connectivity for centres and for new urban areas	The Plaza and surrounding network of streets and open spaces will improve accessibility and connectivity in the Town Centre.

Table 4 - Consistency with Sydney City Draft Subregional Strategy

Consistency with Sydney City Draft Subregional Strategy	
Strategy A: Economy and Employment	
Directions	Consistency
A2.4: Utilise local assets to encourage learning and innovation A2.5 : Promote learning city initiatives in selected centres	The location of a library and community facility at the centre of Green Square will help to promote learning and innovation. It also supports the concept of a learning city.
Strategy B: Centres and Corridors	
Directions	Consistency
B4: Concentrate activities near public transport.	The proposal locates community facilities within close proximity to public transport, in particular the Green Square Train Station.
Strategy D: Transport	
Directions	Consistency
D3: Influence travel choices to encourage more sustainable travel.	The Library does not include provision of on-site parking, hence helping to minimise car-based transport.
Strategy F: Parks and Public Places	
Directions	Consistency

Consistency with Sydney City Draft Subregional Strategy	
F1: Increase access to quality parks and public places.	The Planning Proposal provides for the delivery of new public open space in the form of a large plaza surrounding the Library building. The locating of much of the Library building underground has resulted in a better quality public space than was previously envisaged.
F2: Provide a diverse mix of parks and public places.	

4. *Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?*

Sustainable Sydney 2030 (SS2030) is the vision for sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. Table 5 shows the consistency of this Planning Proposal with key directions of SS2030.

Table 5 - Consistency with Sustainable Sydney 2030

Consistency with Sustainable Sydney 2030	
Direction	Comment
Direction 1 – A globally competitive and innovative city	The proposal supports innovation through helping to facilitate the development of a world-class library facility and plaza development at the centre of Green Square. The facility will act as a catalyst for development and will set the future character of the area.
Direction 2 – A leading environmental performer	The Library is being designed to achieve high-level sustainability targets, incorporating: energy-efficient design and fixtures, passive ventilation, excellent indoor environmental quality and water reuse.
Direction 3 – Integrated transport for a connected city	Proximity to the Green Square train station and buses will ensure a high level of public transport use by library users. The Library will be about 100 metres from the Green Square Train Station. There are longer term plans for a light rail route running through the Plaza, adjacent to the Library and this will further enhance the accessibility of the development. There are no provisions for additional parking for the Library, which will help in minimising car journeys to the town centre.
Direction 4 – A city for pedestrians and cyclists	The plaza design includes provisions for walking and cycling and the creation of a pedestrian-centred public open space. Car-based travel is discouraged through limiting parking. Public and Staff bicycle parking will be provided both in the Plaza and under cover. A diversity of uses in the Plaza, including a programme of special events, will help to activate the space. The proposed long opening hours for the Library building (until 9pm Mon-Fri, 6pm Sat and 5pm Sun) and active uses along the Plaza edge will also help to create a safe space for pedestrians.
Direction 5 – A lively and engaging city centre	The proposal does not contain any elements which are inconsistent with this direction.
Direction 6 – Vibrant local communities and economies	The Planning Proposal will act as a catalyst for the development of a vibrant new town centre that serves the wider Green Square area. The Library and Plaza will be a focal point for the Town Centre and will provide an anchor for retail, restaurant and other businesses to locate in the centre, supporting the local economy.
Direction 7 – A cultural and creative city	The Green Square Library and Plaza will play a key role in facilitating culture and creativity in the south of the LGA. The Library is intended to be a hub for community cultural and creative activity, with residents involved early in developing a participatory public art strategy. The Plaza design includes consideration of its role as a major events hub, and an amphitheatre has been included to provide a space for outdoor events.
Direction 8 – Housing for a diverse population	The proposal does not contain any elements which are inconsistent with this direction.

Consistency with Sustainable Sydney 2030	
Direction	Comment
Direction 9 – Sustainable development, renewal and design	This project is at the centre of the City's renewal plans for Green Square. The international architectural design competition held for the Library and Plaza illustrates a commitment to world-leading design quality. The winning design includes a 'cut-out', underground built form that integrates well with the public realm and supports sustainable development and the principles of quality design. The proposal includes numerous measures (including relating to waste, water and energy management) to ensure the principles of Ecologically Sustainable Development are addressed.
Direction 10 – Implementation through effective partnerships	The proposal for the Green Square Library and Plaza has involved ongoing work with property developers of adjoining sites to dedicate land for the purposes of community facilities and land. The process has involved, and will continue to include the local community in developing detailed design and programmes of events for the spaces.

5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

The consistency of the Planning Proposal with applicable State Environmental Planning Policies (SEPPs) is outlined in Table 6. Table 7 shows the consistency of the Planning Proposal with former Regional Environmental Plans (REPs) for the Sydney and Greater Metropolitan Regions, which are deemed to have the weight of SEPPs. Those SEPPs which have been repealed or were never finalised are not included in this table.

Table 6 - Consistency with State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy (SEPP)	Comment
SEPP No 1—Development Standards	Not applicable.
SEPP No 4—Development Without Consent and Miscellaneous Exempt and Complying Development	Not applicable.
SEPP No 6—Number of Storeys in a Building	Consistent - The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP No 10—Retention of Low Cost Rental Accommodation	Not applicable.
SEPP No 14—Coastal Wetlands	Not applicable.
SEPP No 15—Rural Landsharing Communities	Not applicable.
SEPP No 19—Bushland in Urban Areas	Not applicable.
SEPP No 21—Caravan Parks	Not applicable.
SEPP No 22—Shops and Commercial Premises	Consistent - The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP No 26—Littoral Rainforests	Not applicable.
SEPP No 29—Western Sydney Recreation Area	Not applicable.
SEPP No 30—Intensive Agriculture	Not applicable.
SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)	Consistent. The Planning Proposal helps to support urban renewal through redeveloping a redundant site to provide facilities important to the renewal of Green Square.
SEPP No 33—Hazardous and Offensive Development	Consistent - The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP No 36—Manufactured Home Estates	Not applicable.

State Environmental Planning Policy (SEPP)	Comment
SEPP No 39—Spit Island Bird Habitat	Not applicable.
SEPP No 41—Casino Entertainment Complex	Not applicable.
SEPP No 44—Koala Habitat Protection	Not applicable.
SEPP No 47—Moore Park Showground	Not applicable.
SEPP No 50—Canal Estate Development	Not applicable.
SEPP No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable.
SEPP No 53—Metropolitan Residential Development	Not applicable.
SEPP No 55—Remediation of Land	Consistent - The Planning Proposal supports the redevelopment of a previously contaminated site. Further details are provided in Section 3 of this Planning Proposal.
SEPP No 59—Central Western Sydney Regional Open Space and Residential	Not applicable.
SEPP No 60—Exempt and Complying Development	Not applicable.
SEPP No 62—Sustainable Aquaculture	Not applicable.
SEPP No 64—Advertising and Signage	Consistent - The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP. Further detailed assessment of the proposal (specifically the data tower element) may be required at the detailed development application stage to ensure consistency with this SEPP.
SEPP No 65—Design Quality of Residential Flat Development	Consistent - The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP No 70—Affordable Housing (Revised Schemes)	Consistent - The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP No 71—Coastal Protection	Not applicable.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent - The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	Consistent - The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP (Major Development) 2005	Consistent - The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP (Sydney Region Growth Centres) 2006	Not applicable.
SEPP (Infrastructure) 2007	Consistent - The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	Not applicable.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable.
SEPP (Temporary Structures) 2007	Consistent - The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Consistent - The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP (Rural Lands) 2008	Not applicable.
SEPP (Western Sydney Parklands) 2009	Not applicable.
SEPP (Affordable Rental Housing) 2009	Not applicable.
SEPP (Western Sydney Employment Area) 2009	Not applicable.
SEPP (Development on Kurnell Peninsula) 2005	Not applicable.

Table 7 - Consistency with former Sydney and Greater Metropolitan Regional Environmental Plans (REPs)

Regional Environmental Plan (REPs)	Comment
Sydney REP No 5—(Chatswood Town Centre)	Not applicable.
Sydney REP No 8 (Central Coast Plateau Areas)	Not applicable.
Sydney REP No 9—Extractive Industry (No 2—1995)	Not applicable.
Sydney REP No 11—Penrith Lakes Scheme	Not applicable.
Sydney REP No 13—Mulgoa Valley	Not applicable.
Sydney REP No 16—Walsh Bay	Not applicable.
Sydney REP No 17—Kurnell Peninsula (1989)	Not applicable.
Sydney REP No 18—Public Transport Corridors	Not applicable.
Sydney REP No 19—Rouse Hill Development Area	Not applicable.
Sydney REP No 20—Hawkesbury- Nepean River (No 2—1997)	Not applicable.
Sydney REP No 24—Homebush Bay Area	Not applicable.
Sydney REP No 25—Orchard Hills	Not applicable.
Sydney REP No 26—City West	Not applicable.
Sydney REP No 28—Parramatta	Not applicable.
Sydney REP No 29—Rhodes Peninsula	Not applicable.
Sydney REP No 30—St Marys	Not applicable.
Sydney REP No 33—Cooks Cove	Not applicable.
Sydney REP (Sydney Harbour Catchment) 2005	Consistent - The Planning Proposal does not contain provisions that contradict or would hinder application of this REP.
Drinking Water Catchments REP No 1	Not applicable.
Greater Metropolitan REP No 2— Georges River Catchment	Not applicable.

6. *Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?*

The Planning Proposal has been assessed against each Section 117 direction. The consistency of the Planning Proposal with these directions is shown in Table 8 below.

Table 8 - Consistency with applicable Ministerial Directions under Section 117

No.	Title	Comment
1. Employment and Resources		
1.1	Business and Industrial Zones	Not applicable
1.2	Rural Zones	Not applicable
1.3	Mining, Petroleum Production and Extractive Industries	Not applicable
1.4	Oyster Aquaculture	Not applicable
1.5	Rural Lands	Not applicable
2. Environment and Heritage		
2.1	Environment Protection Zones	Not applicable
2.2	Coastal Protection	Not applicable
2.3	Heritage Conservation	Not applicable
2.4	Recreation Vehicle Areas	Not applicable
3. Housing Infrastructure and Urban Development		
3.1	Residential Zones	Not applicable
3.2	Caravan Parks and Manufactured Home Estates	Not applicable
3.3	Home Occupations	Not applicable
3.4	Integrating Land Use and Transport	Consistent.

		The Planning Proposal is consistent with the aims, objectives and principles of <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).
3.5	Development Near Licensed Aerodromes	Not applicable
3.6	Shooting Ranges	Not applicable
4. Hazard and Risk		
4.1	Acid Sulfate Soils	Consistent. The land is classified as Acid Sulfate Soils Class 5 in Sydney LEP 2012. An Acid Sulfate Soils Management Plan may be required for the site prior to approval of a DA in accordance with the Sydney LEP 2012 requirements.
4.2	Mine Subsidence and Unstable Land	Not applicable
4.3	Flood Prone Land	Consistent. The Planning Proposal does not contradict or hinder application of flood prone land provisions in Sydney LEP 2012. Further details are provided in Section 3 of this Planning Proposal.
4.4	Planning for Bushfire Protection	Not applicable
5. Regional Planning		
5.1	Implementation of Regional Strategies	Not applicable
5.2	Sydney Drinking Water Catchments	Not applicable
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.8	Second Sydney Airport, Badgerys Creek	Not applicable
6. Local Plan Making		
6.1	Approval and Referral Requirements	Consistent. The Planning Proposal does not require any additional concurrence, consultation or referral provisions nor does it identify any development as designated development.
6.2	Reserving Land for Public Purposes	The Planning Proposal will not affect any land reserved for public purposes.
6.3	Site Specific Provisions	Not applicable
7. Metropolitan Planning		
7.1	Implementation of the Metropolitan Plan for Sydney 2036	Consistent. The Planning Proposal does not contradict or hinder application of the Metropolitan Plan for Sydney 2036.

Section C – Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Planning Proposal for the Urban Growth NSW and Green Square Consortium sites was considered unlikely to adversely impact on threatened species. The Department of Environment, Climate Change and Water was consulted with regard to this matter and did not raise any objections to the proposal.

8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The Planning Proposal for the Urban Growth NSW and Green Square Consortium sites considered the impacts of the wider redevelopment (including the Library and Plaza) on flooding, built form and public domain, the amenity of public open space, car parking and transport.

With further detailed design information now available, the environmental effects can be specifically updated for the Library and Plaza. In departing from the planning controls for height, the environmental and community impacts of the proposed development, especially in relation to overshadowing, will be less than may have occurred under the Draft Town Centre LEP 2013 controls. Potential environmental effects are addressed below:

Amenity of public open space

This Planning Proposal seeks to vary the height controls and building envelope for the Library building, from those set out in the draft Town Centre LEP 2013 to ensure the proposed Green Square Library and Plaza can proceed to development application. The height controls in the draft Town Centre LEP 2013 envisage an above-ground library building of up to approximately five storeys in height at the western edge of the Plaza, adjacent to Botany Road. The overshadowing effects of the LEP controls on June 21 (between 12 and 2pm) are shown at Appendix 2.

Instead, the winning scheme consists of a number of 'cut-out' elements, with much of the Library building being housed under the Plaza, and the tallest element being a seven floor tower (plus a roof services floor enclosed in an eight storey column) in the centre of the Plaza. The effect of the new design, with the bulk of the Library building contained underneath the Plaza, is to slightly reduce the overall effect of overshadowing on the public domain. The effect of the new proposal on the public domain overshadowing for the same period (June 21 between 12 and 2pm) is also shown at Appendix 2.

The Planning Proposal for the winning scheme, whilst reducing the envisaged overshadowing effects on the public plaza, also provides substantially more open space in the Plaza, through providing a design solution that places the bulk of the Library building underground; releasing more of the Plaza for public open space.

Privacy

The Planning Proposal allows for an eight (including a void level) storey tower, which at it's closest point will be approximately 13 metres from the proposed residential building to the north side of the Plaza. The proposed tower is oriented such that the viewlines from any part of the tower would be at least 18 metres from any residence. These separation distances are consistent with the Residential Flat Design Code controls relating to building separation, which require a minimum 18 metres distance between habitable rooms.

Light and noise pollution

The Green Square Library and Plaza is being designed as a 24 hour space. The proposed data tower will be used to project images and information onto the Library tower building. It will also include an illuminated news and information feed. A wider lighting strategy will also help to illuminate the space and improve the site's safety. There is the potential for light pollution impacts on future residential development surrounding the Plaza. This issue will need to be addressed in detail at the development assessment stage.

It is proposed that the Plaza be used for fairs, markets, public events and informal play, all of which will generate a level of noise that may also impact on future residential development. This issue will need to be addressed at the detailed development assessment stage.

Transport and traffic

Access to the Library and Plaza will be achieved through a mix of transport modes, including public transport, cycling and walking, with a smaller number of arrivals by car. No specific on-site parking will be provided for the Library, however off-street parking will be provided in surrounding streets to service the wider Town Centre. Visitors to the Library will also be able to use the car parks associated with retail development within the Urban Growth NSW/Green Square Consortium sites and the site at 301 Botany Road, to the north of the Library and Plaza.

A proposed pedestrian crossing on Botany Road would link the Library and Plaza to Green Square Train Station. The Plaza is envisaged as a pedestrian-only space with controlled loading and unloading available to the Library, Plaza and retail facilities. This is likely to occur from the proposed new streets terminating at the north side of the Plaza.

In addition to train services, the site will have access to a range of current and future bus services. A proposed transit corridor runs through the Town Centre, along Zetland Avenue, Paul Street, and Geddes Avenue and onto Botany Road. This will be a bus corridor. A future light rail corridor is also planned to run along Zetland Avenue and terminate at Green Square Plaza. Provisions have been made within the Plaza design to incorporate the future light rail link running east-west across the Plaza. In the short term services may use this route. However, further investigations are required to establish the feasibility of the route for buses and the design implications including the relative value of plaza activation from private vehicle access.

Flooding

In flood modelling undertaken for the development, the Library is not within the area subject to a 1 in 100 year flood event. It is therefore required to maintain entries above a Probable Maximum Flood (PMF) Level instead. The library location is subject to a PMF of RL 15.2, and the designers propose to have a lowest entry at RL 15.35. This is 150mm above the probable maximum flood level and is considered appropriate.

A hydraulics system is being designed to further minimise the risk of flood hazard and damage to the building that could occur in the unlikely event of a Probable Maximum Flood. Further detailed assessment will be undertaken to ensure the development does not increase flood risk elsewhere. A Water Sensitive Urban Design (WSUD) strategy will also be developed to accompany the future development application. The City of Sydney has prepared a Floodplain Risk Management Plan (May 2013), which includes details of proposed major trunk upgrades from Link Road, through the Green Square Town Centre sites and to Alexandra Canal. These works are being driven by Sydney Water and are part-funded by the City. This constitutes a significant investment in stormwater and flood management infrastructure to manage flood risk in the Green Square catchment.

The section of the library below ground will be constructed using a high grade waterproof membrane, ensuring there is adequate detailing to minimise risk of inundation from ground water sources. Some dewatering of the site may be required during excavation and construction and further detailed investigations will determine the most appropriate course of action and construction method.

Contamination

The Green Square Library and Plaza site is contaminated land associated with its past use as a waste facility/incinerator and a police facility that included vehicle fuelling. Detailed studies of contaminants and remediation action plans have been prepared for the site previously. The City is preparing a new consolidating Remediation Action Plan to satisfy a consent condition for the Green Square Town Centre Essential Infrastructure DA, which applies to the Library and Plaza site. In accordance with the VPA, the Consortium must remediate the plaza land prior to it being transferred to the Council in early 2014.

9. *Has the Planning Proposal adequately addressed any social and economic effects?*

The Planning Proposal will provide significant positive social and economic effects through the provision of a community and cultural facility at the heart of the Green Square Town Centre. This will have a positive effect on community cohesion and wellbeing and will improve safety for residents and businesses in the area. Through providing a centre for activity and events it will draw residents and visitors to the Town Centre Plaza area, providing activation of the space and bringing economic benefits to the proposed new retail, restaurants and other development proposed in the vicinity.

The location of a substantial portion of the library function underneath the Plaza will provide enhanced public amenity and the public space provided for in the Plaza will constitute an important benefit for community cohesion, health and wellbeing.

Potentially adverse effects on amenity, including noise and light pollution, are identified and addressed in Section C-8 above.

Section D – State and Commonwealth interests

10. *Is there adequate public infrastructure for the Planning Proposal?*

The site is well-served by public transport, being approximately 100 metres from the Green Square Train Station. Bus routes to the City are currently available along Botany Road and Joynton Avenue, with future additional services also considered in the Green Square Renewal Area Transport Management and Accessibility Plan 2012, prepared by the NSW Government's Transport for NSW.

In August 2012 the City lodged a development application for the provision of essential infrastructure for the Green Square Town Centre, including the construction of new roads, footpaths and associated infrastructure, green infrastructure (including electricity, non-drinking recycled water, waste collection and thermal energy), concept landscaping and streetscape design, provision of above and below ground services (including stormwater, sewer, water, electrical and telecommunications) and staged construction. This development application was approved by the Central Sydney Planning Committee in March 2013 and works are underway to ensure the full range of infrastructure required to serve the Green Square Town Centre is provided. Some of the works will be delivered by the City, whilst others will be delivered by developers at the time the developments are constructed.

11. *What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?*

To be considered as part of the public authority consultation in accordance with Gateway determination.