



tell us what you think about
green square town centre
 masterplan and
 draft local environmental plan
 exhibition 23 june to 1 august 2003
www.greensquare.com.au

information

The Green Square Town Centre Masterplan and Draft Local Environmental Plan public exhibition will run from June 23 through to August 1 2003 and is made up of:

- Green Square Town Centre Masterplan
- Draft Local Environmental Plan (Draft LEP)
- Implementation Plan

- Supporting Studies
- Social Considerations
 - Transport Report
 - Stormwater Management Report
 - Infrastructure Services Report
 - Retail Market Assessment
 - Ecological Assessment
 - Acoustic Assessment
 - Remediation Report
 - Public Art Statement

- ESD Guide
- Design Report

This exhibition is presented by South Sydney City Council, South Sydney Development Corporation and Landcom.

Information is also available on our website

- www.greensquare.com.au

strategy

Masterplan

The Masterplan sets the vision and will guide the future development of the Green Square Town Centre. It establishes the principles for development and provides the controls and performance criteria that will be used to assess development. These controls are supplementary to the existing controls in the South Sydney Development Control Plan 1997: Urban Design. The Masterplan identifies the location, mix and distribution of land uses (ie residential, retail, commercial, open space, roads and other essential infrastructure) within the Town Centre.

Draft LEP

The Draft LEP aims to implement the vision set out in the Master Plan for the Town Centre. The Draft LEP

- provides an option for development of the Green Square Town Centre. Landowners can elect to either take up significant additional development potential made available by the new planning controls or continue to use and develop land in accordance with existing planning controls
- establishes the mix of residential, retail and commercial development, maximum

floorspace, setback and building heights for development

- requires the essential land and infrastructure (eg new roads, open space, public plazas) for the Town Centre to be provided prior to development of the land

When approved the Draft LEP will form part of the existing South Sydney Local Environmental Plan 1998.



Masterplan overlaid on aerial photograph

Masterplan Key

- Building Footprint 14-19 Storey
- Building Footprint 9-13 Storey
- Building Footprint 5-8 Storey
- Building Footprint 1-4 Storey
- Open Space
- Public Plaza
- Water Feature
- Existing Roads
- New Roads

masterplan

implementation

How will the Town Centre be implemented?

Landcom and South Sydney City Council will form a 'Project Control Group' to oversee and coordinate the development of the Town Centre and the building of the public domain (ie roads, parks, public plazas). Private Developers will construct the buildings and other spaces in the centre. The implementation strategy includes an innovative Development Rights Scheme which will assist with funding the infrastructure costs.

How long will development in the Town Centre take?

The construction of the Town Centre is a long term project which will be pursued over the next 10 to 15 years. An indicative staging sequence will be prepared after the approval of the Draft LEP and Masterplan.

How will the work be funded?

There will be several sources of funding - Development Rights Scheme and private developer funding, Section 94 contributions and South Sydney City Council's Bonus Floor Space Scheme.



Artist Impression of Civic Plaza