

**ITEM 4. DEVELOPMENT APPLICATION: 312-318 BOTANY ROAD ZETLAND****FILE NO: D/2012/1175****DEVELOPMENT APPLICATION NO: D/2012/1175****SUMMARY****Date of Submission:** 6 August 2012**Applicant:** City of Sydney**Owner/s:** City of Sydney, NSW Roads & Maritime Services, Ausgrid, Homabros International Pty Ltd, Toga Development No 15 Pty Ltd, William Beard Pty Ltd, Landcom, John Newell Pty Ltd, Hatbands Pty Ltd, Senayear Pty Ltd, Waverley Council, AMHA Properties Pty Ltd.**Architect:** Aurecon/City of Sydney.**Proposal Summary:** The application seeks consent for provision of essential infrastructure for the Green Square Town Centre, including demolition of minor structures and tree removal, 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.

The application has been assessed by an independent external planning consultant (MG Planning Pty Ltd) and reported to the Central Sydney Planning Committee to ensure impartiality in the assessment, as Council is the applicant and part owner of the site. This assessment report is provided at **Attachment A**. The assessment of the application by the independent planning consultant concludes that the application be supported and is recommended for deferred commencement consent to satisfy conditions relating to land contamination and Railcorp requirements.

**Summary Recommendation:** The development application is recommended for deferred commencement consent.**Attachments:** A - Planning Assessment Report by MG Planning Pty Ltd - Green Square Infrastructure

**RECOMMENDATION**

It is recommended that the assessment report, prepared by Ms Helena Miller of MG Planning Pty Ltd, for the proposed essential infrastructure at Green Square Town Centre, Zetland, shown at Attachment A to the subject report, be considered by the Central Sydney Planning Committee in its determination of the application.

**GRAHAM JAHN**

Director City Planning, Development and Transport  
(Calvin Houlison, Specialist Planner)