

Attachment B

**Draft Green Square Town Centre
Development Control Plan 2012
Amendment
Green Square Town Centre: 377 - 495
Botany Road and 960A Bourke Street,
Zetland**

Draft Green Square Town Centre Development Control Plan: 377 - 495 Botany Road and 960A Bourke Street, Zetland



The purpose of the Development Control Plan

This Draft Development Control Plan (draft DCP) is to amend the Green Square Town Centre Development Control Plan 2012 (Town Centre DCP).

The purpose of the draft DCP is to align the Town Centre DCP provisions with proposed amendments to the *Sydney Local Environmental Plan (Green Square Town Centre) 2013* (Town Centre LEP) as it applies to 377-495 Botany Road and 960A Bourke Street, Zetland.

In summary, the draft DCP will:

- continue to identify a through site link between the buildings on the Botany Road site (from Botany Road to Hinchcliffe Street), 10 metres in height (the first 2 storeys);
- limit the length of the sky bridge on the Botany Road site to 20 metres, measured from Botany Road to Hinchcliffe Street, and the height of the sky bridge to below level 10 of the building; and
- amend key figures in the Town Centred DCP to facilitate a wider range of uses on the first two storeys on the Botany Road site.

This draft DCP is to be read in conjunction with Planning Proposal: Green Square Town Centre: 377 - 495 Botany Road and 960A Bourke Street, Zetland.

Citation

This amendment may be referred to as Draft Green Square Town Centre Development Control Plan: 377 - 495 Botany Road and 960A Bourke Street, Zetland.

Land covered by this plan

This plan applies to the Green Square Town Centre, specifically 377-495 Botany Road and 960A Bourke Street, Zetland.

Relationship of this plan to Sydney Development Control Plan 2012

This plan amends the Green Square Town Centre Development Control Plan 2013 in the manner set out in below.

Amendment to Green Square Town Centre Development Control Plan 2012

Amend Section 3 and Section 4 in accordance with Appendix 1.

Appendix 1

(a) Amend provision GSTC 3.3.5(10) as follows:

...

(10) Between sites 8A and 8B, a ~~3m~~ **20m wide long (from Botany Road to the Hinchcliffe Street frontage)** fully clear glazed sky bridge may connect the development sites ~~between level 2 and level 10 inclusive. The sky bridge must be positioned greater than 10m above ground level.~~ **from 10m above ground level up to (but not including) level 10.**

(b) Amend Figure 3.2.7 as circled in red below:

Figure 3.27: Through-site links and arcades



- KEY**
- Through site links A - 6m open to sky
 - B - 9m open to sky,
 - C - indicative pedestrian desire line
 - D - 6m wide 10m high**
 - E - 4m wide 6m high
 - F - Required pedestrian crossing

Figure 3.2.7: Through site links and arcades

(c) Amend Section 4.1 as follows:

4.1 Location of desired activities

...

(7) Development in the areas designated "Retail or commercial" in Figure 4.1 and Figure 4.2: Land use can be for any combination of these uses, and is to be designed to be adaptable, with a minimum floor to ceiling height of 3.0m.

(8) Development on development site 7 is to include floor space that can be later adapted to a cinema.

(9) ~~(8)~~ Retail/commercial uses are to be provided on the first floor to screen above ground level car parking in podium levels, and provide commercial space in the first phase of development of the Green Square Town Centre.

(10) ~~(9)~~ Above ground level car parking is to be designed in accordance with Figure 4.1, Figure 4.2: and 4.3: Land use, to be able to be adaptable to habitable uses once the public transport services are realised and improved.

(d) Amend Figure 4.2 as circled in red below:

Figure 4.2: Land use - first floor



- KEY**
- Retail
 - Commercial
 - Retail or commercial (orange hatch - residential permissible)
 - Non-residential
 - Community (including green infrastructure) or open space (A - potential site of green infrastructure hub)
 - Residential, retail or commercial
 - Car parking, retail or commercial

