Attachment A1

Planning Proposal Request

ETHOS URBAN

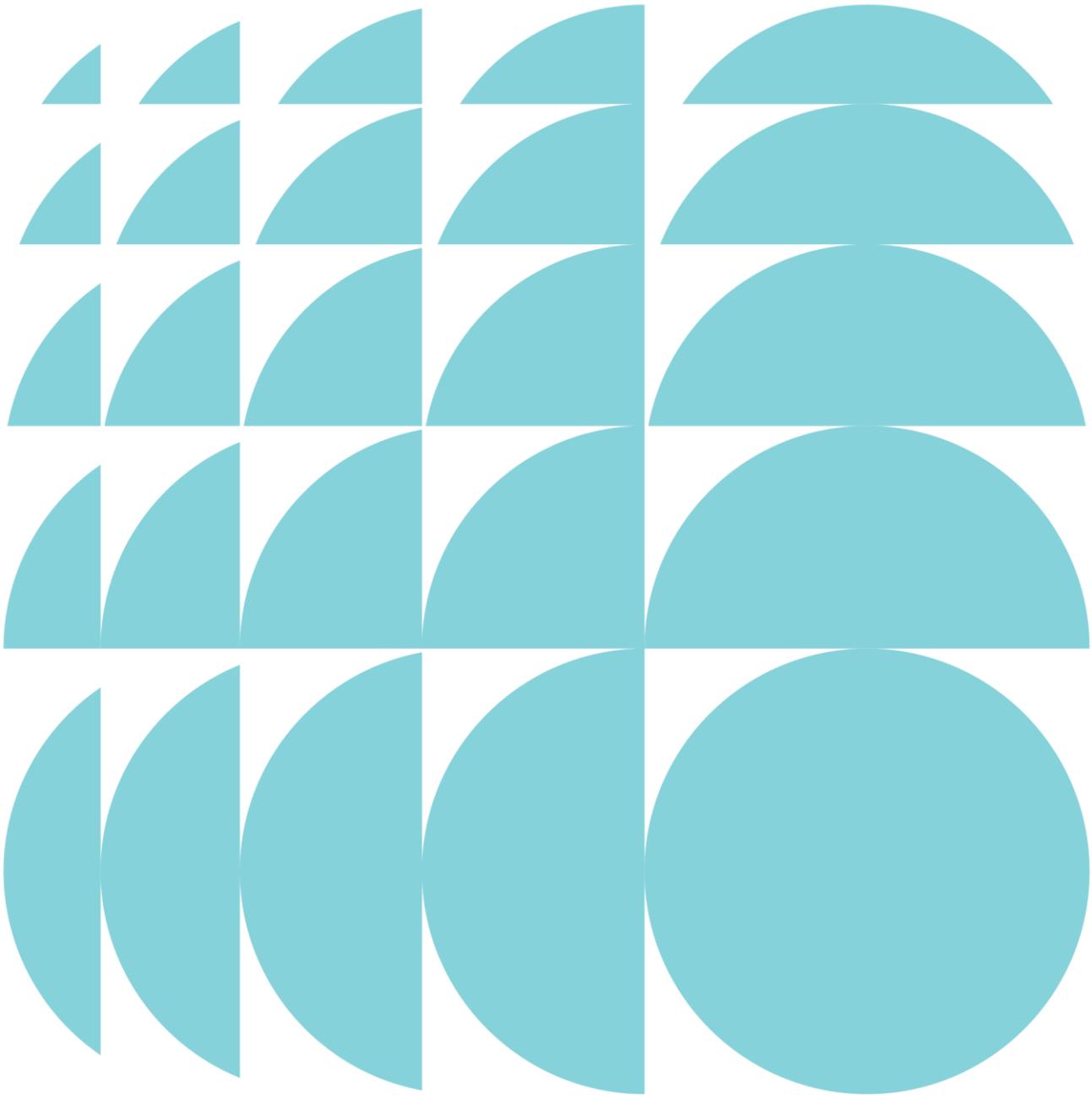
Planning Proposal

Green Square Town Centre
Commercial Sites 8A & 8B

Amendments to *Sydney Local Environmental Plan (Green Square Town Centre) 2013* and *Green Square Town Centre Development Control Plan 2012*

Submitted to City of Sydney Council
On behalf of Mirvac Projects Pty Ltd

1 July 2021 | 2190436



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VERSION NO.	DATE OF ISSUE	REVISION BY	APPROVED BY
2.0 Final for Issue	1 July 2021	DH	DH

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Ethos Urban

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Executive Summary

This Planning Proposal is submitted to the Council of the City of Sydney (Council) to request an amendment to the *Sydney Local Environmental Plan (Green Square Town Centre) 2013* (Green Square LEP 2013) for land relating to 377 Botany Road, Zetland (Green Square Town Centre (GSTC) Site 8A and 8B (the site). Amendments to the *Green Square Town Centre Development Control Plan 2012* (Green Square DCP 2012) will be required to support this outcome. Ethos Urban has prepared this Planning Proposal on behalf of Mirvac Projects Pty Ltd (Mirvac).

The purpose of this Planning Proposal is to principally exclude sky bridges connecting Site 8A and 8B from the existing height of buildings control on the site and allow additional complementary land uses applicable to the additional specified use floor space provision. These amendments, aim to support the vision intended for the site as the anchoring commercial development in the Green Square Town Centre. This will be done through facilitating the redevelopment of the site in a way that provides a flexible, attractive, and vibrant development that meets the changing needs of the Green Square Town Centre and provides a positive and meaningful contribution to the local community and wider economy.

The Planning Proposal is prepared in accordance with Section 3.33 of the *Environmental Planning & Assessment Act 1979*, and describes the site, the proposed amendments to the Green Square LEP 2013 and DCP 2012. The Proposal is the culmination of pre-lodgement discussion between Council, Mirvac and the project team between late 2019 and lodgement.

To achieve the desired objectives and intended outcome, minor amendments to the Green Square LEP 2013 are proposed:

- Amendment to clause 4.4A(2)(a) to allow additional land uses the subject of additional floor space provisions in the location mapped as Area 1; and
- Insert a new clause into Part 6 Additional Local Provisions (clause 6.13) to exclude sky bridges connecting Sites 8A and 8B for the purposes of prescribed maximum height of buildings provisions applicable under clause 4.3.

A range of complementary amendments to Section 3 of the Green Square DCP 2012 are also proposed.

This report provides a detailed strategic justification of the Planning Proposal, covering the background to the planning for the Green Square Town Centre as a Strategic Centre, Mirvac and Landcom's Involvement in Green Square, the subsequent changing nature of the Town Centre, the ability for Sites 8A and 8B to offer a place for competitive and attractive commercial development and the resultant contribution of the Proposal in creating a vibrant and evolving urban village.

The proposal recommended at the Site represents a visionary project that will embody a contemporary non-CBD development, delivering not only commercial office floorspace but also supporting uses that will create an active, vibrant destination for a range of occupiers. In this way, the project will be able to better attract and retain, both commercial office users and complementary uses, while enabling the Site to adapt and respond to changes in the market (and occupier needs) over time.

Reflecting the uncertainty in the commercial office market, and the location of the Site in a non-CBD centre, adding flexibility in terms of floorplates and uses will ensure the development has a greater chance of being delivered sooner, and remaining viable over the longer term, for the benefit of strengthening the role of this strategic centre.

The Planning Proposal will support a future development that will achieve a number of positive outcomes for the site, Green Square Town Centre and the broader renewal area, including:

- The proposal is consistent with the objects of the EP&A Act, in that it promotes the orderly and economic use and development of land;
- The proposal is consistent with the strategic planning framework for the site;
- The proposal is consistent with the applicable SEPPs and Ministerial Directions;

- The proposal will contribute in a positive way to achieving the realisation of the Green Square Town Centre as a varied, vibrant and appealing strategic centre, with a primary focus for Sites 8A and 8B in providing for the needs of workers and visitors to the precinct;
- The proposal supports minor adjustments to development parameters to allow feasible and suitable commercial alternatives to redevelop the site;
- The proposed amendments will support the long-term viability of the commercial floorspace within the site, through allowing a diversity of uses that complement the site's business and office premises which will create an attractive and enticing workplace for tenants;
- The proposal will support an active and vibrant building and surrounding Green Square Town Centre through enabling additional complementary uses that creates a variety of activity and experiences;
- The proposal will improve the allowance for adaptability for the buildings with Sites 8A and 8B, to provide for more efficient and interconnected floorplates that cater to contemporary commercial tenant requirements, by allowing a more contiguous bridge connection for improved access across the two components forming the subject site; and
- The proposal will result in various economic benefits and create a natural extension to commercial precincts including the Botany Road Innovation and Technology Corridor in servicing the economic arc between Sydney CBD to Sydney International Airport and Sydney Ports.

In light of the above, we would have no hesitation in recommending that the Planning Proposal proceed through a Gateway determination to public exhibition.

1.0 Introduction

This Planning Proposal is submitted to the Council of the City of Sydney (Council) to request an amendment to the *Sydney Local Environmental Plan (Green Square Town Centre) 2013* (Green Square LEP 2013) for land relating to 377 Botany Road, Zetland (Green Square Town Centre (GSTC) Site 8A and 8B) (the site). Amendments to the *Green Square Town Centre Development Control Plan 2012* (Green Square DCP 2012) will be required to support this outcome. Ethos Urban has prepared this Planning Proposal on behalf of Mirvac Projects Pty Ltd (Mirvac).

The purpose of this Planning Proposal is to principally exclude sky bridges connecting Site 8A and 8B from the existing height of buildings control on the site and allow additional complementary land uses applicable to the additional specified use floor space provision. These amendments, aim to support the vision intended for the site as the anchoring commercial development in the Green Square Town Centre. This will be done through facilitating the redevelopment of the site in a way that provides a flexible, attractive, and vibrant development that meets the changing needs of the Green Square Town Centre and provides a positive and meaningful contribution to the local community and wider economy.

This Planning Proposal seeks the following amendments to the Green Square LEP 2012:

- Amendment to clause 4.4A(2)(a) to allow additional land uses the subject of additional floor space provisions in the location mapped as Area 1; and
- Insert a new clause into Part 6 Additional Local Provisions (clause 6.13) to exclude sky bridges connecting Sites 8A and 8B for the purposes of prescribed maximum height of buildings provisions applicable under clause 4.3.

As required by Section 3.33 of the *Environmental Planning & Assessment Act 1979* (EP&A Act), this Planning Proposal includes:

- A statement of the objectives or intended outcomes of the proposed instrument;
- An explanation of the provisions that are to be included in the proposed instrument;
- The justification for those objectives, outcomes and provisions and the process for their implementation (including whether the proposed instrument will comply with relevant directions under Section 9.1 of the EP&A Act); and
- Details of community consultation.

This Planning Proposal describes the site, the proposed amendments to the Green Square LEP 2013 and provides an environmental assessment of the proposed amendment to exclude tower bridge connections within the site from the height of buildings provision and to allow an expanded range of land uses under the applicable Gross Floor Area (GFA) provisions. The report should be read in conjunction with the Urban Design Report & Reference Scheme prepared by Architectus (**Appendix A**) and specialist consultant reports appended to this proposal (refer **Table of Contents**).

This Planning Proposal has been prepared having regard to '*A guide to preparing planning proposals*' published by the Department of Planning, Industry and Environment (DPIE). In particular, this Planning Proposal addresses the following specific matters in the guideline:

- Part 1 – Objectives and intended outcomes;
- Part 2 – Explanation of provisions;
- Part 3 – Justification;
  - Need for the Planning Proposal.
  - Relationship to strategic planning framework.
  - Environmental, social and economic impact.
  - State and Commonwealth interests.
- Part 4 – Mapping; and
- Part 5 – Community Consultation

1.1 Background

Green Square Town Centre Vision

The Green Square Town Centre is the centrepiece in the 278 hectare Green Square urban renewal area in South Sydney. Green Square is one of Australia's largest urban renewal projects, which by 2030 is expected to the be home to 61,000 residents and 21,000 workers. Originally established in 1996, detailed master planning for the Green Square Town Centre took place under the lead of Council in the mid-2000s, with Landcom becoming involved in 2009 to coordinate infrastructure delivery.

The Green Square Town Centre has been envisioned as a high-density hub of employment, retail diversity, community, entertainment and residential land uses. Linear public domain and parkland runs through the spine of the town centre and connects Green Square railway station with the Green Square library, Neilson Square, the Drying Green and the Gunyama Park aquatic and recreation centre as key community assets that serve the greater Sydney local government area (LGA). Site location, context and key facilities are indicated in **Figure 1** over the page.

The Town Centre is highly accessible and continues to develop as stages are completed. Green Square is generally provided with good active and public transport accessibility through the Green Square railway station and adjacent bus stops, walking and public domain areas and cycling linkages.

The desired future character statement for the for the Green Square Town Centre is established in the Green Square DCP 2013, which states as follows:

> *The Green Square Town Centre will be the residential, commercial, retail and cultural centre for the Green Square Urban Renewal Area. When the Green Square Town Centre is complete, it will have the potential to accommodate approximately 5,850 residents and 9,300 workers, creating a new village hub for the southern areas of the City of Sydney.*
>
> *It will be a highly accessible place, providing good access to and from the centre, through walking, cycling or public transport. The Town Centre will provide a range of open spaces including parks and plaza areas which will offer places for relaxation, recreation and venues for community events. Shea's Stream and its interpretive elements will be a key design feature along the east-west spine. Community buildings will be provided including the re-use of the heritage buildings of the former Royal South Sydney Hospital and a new community library at the heart of the Town Centre.*
>
> *It will be an exciting new centre that will set new benchmarks in public domain design and ecologically sustainable development. As a large scale urban renewal project, the Town Centre will demonstrate that cities can grow in ways that are 'climate positive' whilst still be economically and environmentally sustainable.*
>
> *As far as practicable, buildings in the Town Centre will be designed and constructed for connection to Green Infrastructure systems (trigeneration, non-potable recycled water and automated waste).*

Today, the wider Green Square Urban Renewal Precinct continues growing at an unprecedented rate, exceeding historical population projects and anticipated timeframes.

An opportunity exists to complete the remaining developable sites within the Town Centre and bring a substatinal wider population to the area. This includes the core commercial elements, with more flexible built form and land use arrangements to inject vibrancy for future workers in Green Square and to offer greater diversity for existing and future residents and visitors to the area.

Delivery of the Town Centre

In October 2020, following 8 years of partnership, Mirvac acquired Landcom's ownership in the future stages of the Green Square Town Centre which includes Sites 8A and 8B.

The acquisition by Mirvac has allowed a fresh approach to consider various strategic planning elements in order to deliver upon the City's vision for a thriving town centre with and active street life. This re-think will also enable optimising the remaining parcels within the Town Centre for viable redevelopment in an efficient manner.

Subdivision of Sites 8A and 8B

Sites 8A and 8B were part of a wider landholding which also included Sites 8C, 8D, 19A and 19B. A Development Application (D/2016/612) was determined on 22 July 2016 for the subdivision of 377-495 Botany Road to create development Sites 8A and 8B as one lot.

1.2 Consultation

This Planning Proposal has been the subject of ongoing pre-lodgement discussion between City of Sydney, Mirvac and the project team. This has included correspondence and key presentations and discussions on the following dates:

- 11 December 2019;
- 10 December 2020; and
- 11 May 2021.

The above meetings and subsequent written feedback from Council officers, have informed the scope of the Planning Proposal which is now presented for review. The Proponent and project team welcomes continued engagement with Council staff through the assessment of this Proposal.

2.0 Site context and description

2.1 Site context

Green Square railway station is located adjacent to Green Square library and public plaza, which is located some 50m to the north of the site. The location of the site in the Green Square Town Centre ensures that it is accessible to a wide range of residential, commercial, retail, entertainment, recreational and cultural destinations as well as public transport services located within South Sydney.

The site's location within a regional context is shown at **Figure 1**.

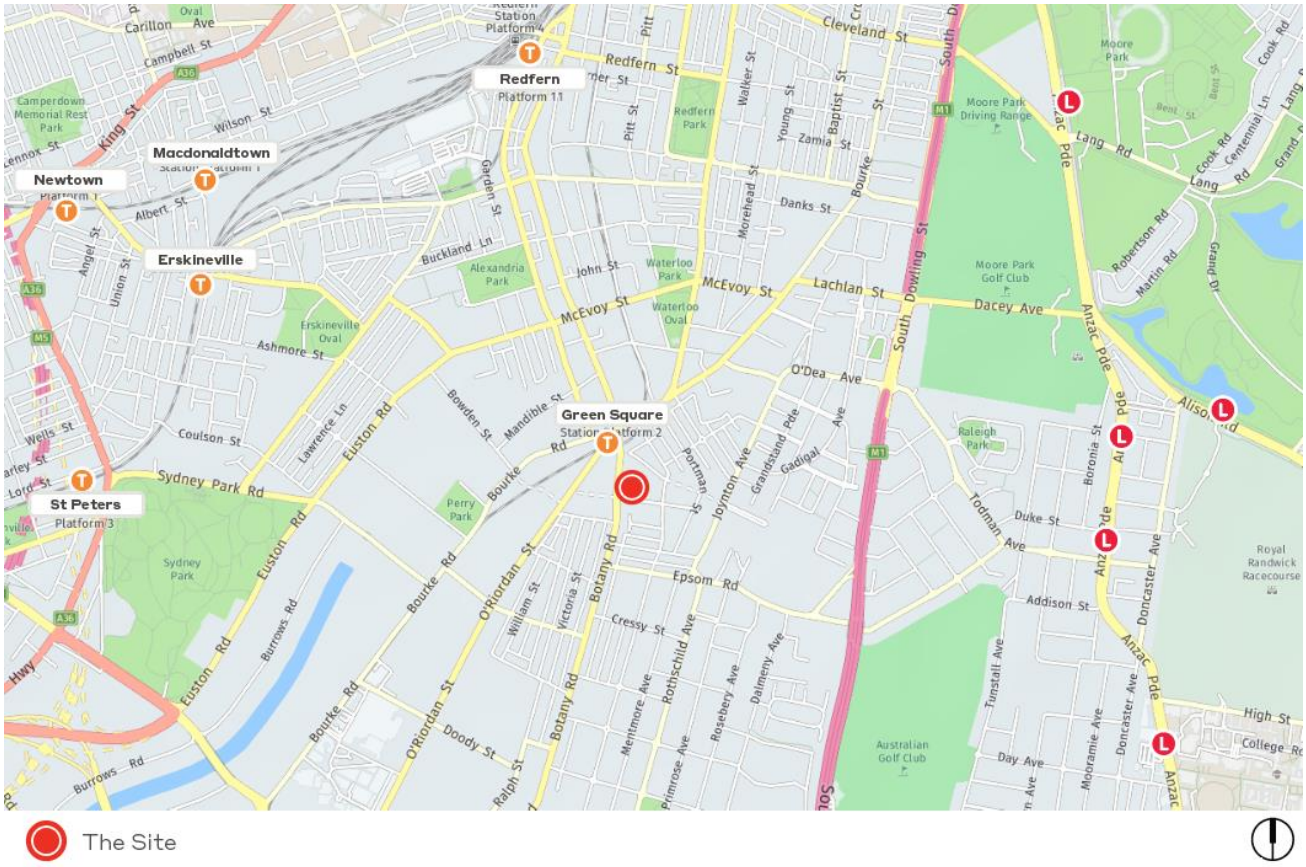


Figure 1 Site context within wider South Sydney region

Source: Nearmap and Ethos Urban

The site is located within the City of Sydney Local Government Area (LGA) and is within the Green Square Town Centre, the Strategic Centre for the Green Square Urban Renewal Area. The site's positioning within a more a more immediate local context is shown at **Figure 2**.

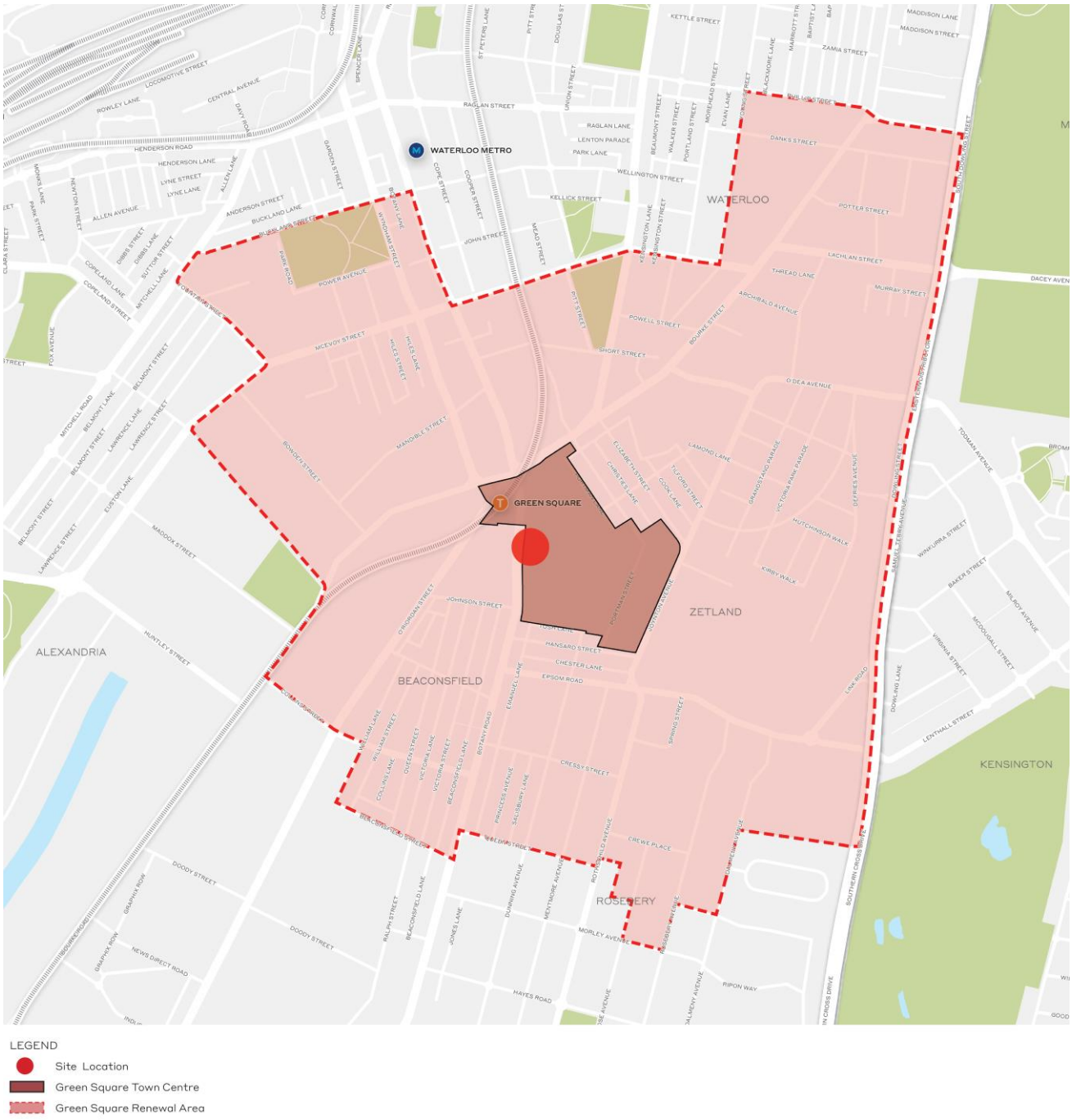


Figure 2 Site context within Green Square Town Centre

Source: Nearmap and Ethos Urban

2.2 Site description

The site is irregularly shaped and has a total area of 4,322sqm with a northern frontage to the Green Square Plaza, a shared eastern boundary with the adjoining lot and the future Hinchcliffe Street, southern frontage to Geddes Avenue and a western frontage to Botany Road. It has a street address of 377 Botany Road, Zetland.

The site has been cleared, with the exception of trees along the eastern frontage to Botany Road, and presently has chainlink fencing and hoarding surrounding the boundaries. The site is legally described as Lot 11 DP1199427, which is wholly owned by Mirvac.

An aerial image and photographs of the site are shown at **Figure 3** and **Figure 4,** respectively.

Figure 3 Aerial image of GSTC Site 8A and 8B

Source: Nearmap and Ethos Urban

The site as viewed from Green Square Plaza (north)

The site as viewed from Botany Road (west)

The site as viewed from Botany Road (south-west)

The site as viewed from Geddes Avenue (south)

Figure 4 Photographs of the Site

2.3 Surrounding Development

The area surrounding the site is characterised by a mix of uses including a library and community facility, new high density mixed-use residential, retail and serviced apartment uses, together previous low scale light industrial and business premises.

North

To the north of the site is the recently completed Green Square Library and Plaza which comprises a largely underground library with two geometric glazed built forms which rise three and six storeys above the ground. The majority of the Plaza area comprises hard and soft landscaping, and areas for leisure and seating for the public. Further to the north is a large 20-storey mixed-use building known as 'Infinity by Crown Group' comprising ground floor retail and food and beverage uses, a lower ground conference facility and mixed above ground levels comprising residential and serviced apartments. Further to the north is the 30-storey mixed-use building, largely comprising residential apartments, developed and marketed by Mirvac as 'Ovo'.

East

To the east of the subject site is Sites 8C, 8D, 19A and 19B of the Green Square Town Centre, which are presently cleared with construction hoarding around the boundaries. Further to the east is a site known as the 'Drying Green', which is currently under construction by the City of Sydney for the purposes of a 6,212sqm town centre park. To the east-north-east is Site 15 between Pau and Portman Streets, which comprises 4 buildings between 4 and 24 storeys which is present constructed by Mirvac as 'Portman on the Park'.

South

To the south of the site comprises a large 9-16 storey residential development with ground floor retail uses at 499-509 Botany Road which is currently under construction by Bridgehill and Lateral Estate. Further to the south is a 6-storey residential development completed at 1-7 Sonny Leonard Street, developed by Bridgehill.

West

To the west of the site are existing low scale light industrial and business premises developments at 324-338 Botany Road. These sites are subject separate development proposals which are further discussed in **Section 3.4**. Photographs of the surrounding development are provided at **Figure 5**.

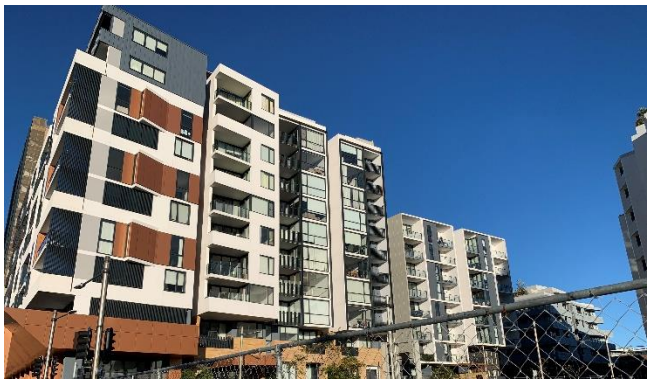
Green Square Plaza to the north

Green Square Plaza and Library, and 'Infinity' to the north

Site 8AB as viewed from Site 4

The Dying Green current under construction further to the east

Residential apartment development to the south



Residential apartment development the south-east

Low scale light industrial development to the west

Vacant lot to the south-west the site of the future east-west road

Figure 5 Photographs of the surrounding development context

2.4 Green Square Masterplan

The Green Square Town Centre is subject to a masterplan which has detailed planning controls, as part of the Green Square LEPs and DCP. An illustrative version of the master plan, prepared by Mirvac for indicative purposes, is illustrated at **Figure 6** below. Stage 1 ('Ovo' and 'Ebsworth') has been completed providing large mixed-use buildings and residential apartments, with stages two 'Portman on the Park' under construction and three approved and currently in the pre-construction phase.

Figure 6 Green Square Town Centre illustrative masterplan

Source: Mirvac

2.5 Future Context

The immediate surrounding areas of the site and the Green Square Town Centre more broadly is undergoing extensive change, with the delivery of a number of new buildings currently underway. The future context of the site and a short development summary of these new buildings is summarised in **Table 1** and illustrated at **Figure 7**.

Table 1 Future Development Surrounding the Site

Ref.	Address	Description of Development
1	377-495 Botany Road, Zetland	Approved Stage 1 model for sites 8C, 8D, 19A and 19B, comprising four residential buildings with ground floor retail uses ranging from 7 to 24 storeys
4	77-93 Portman Street, Zetland	Approved mixed use development comprising for four buildings ranging from 6-23 storeys
6	6-12 O'Riordan Street, 320-322 Botany Road and 324 Botany Road, Alexandria	Design Competition won by Bates Smart in March 2021 for a 16-storey commercial building.
7	326-328 Botany Road, Alexandria	Approved Stage 1 development comprising a 10-storey commercial building.
2	338 Botany Road, Alexandria	Approved Stage 1 development for the St George Community Housing, comprising a 10-storey mixed use development with commercial uses on the ground floor and residential above.

Ref.	Address	Description of Development
3	340A Botany Road, Alexandria	Approved car dealership which is currently under construction.
8	511-515 Botany Road, Alexandria	Approved Stage 2 development of Sites 10A, 10B and 11C, comprising one 10-storey and one 8-storey mixed use building with ground floor retail uses and residential above.
9	960 Bourke Street, Zetland	Approved mixed use development comprising one 16 storey building and one 13 storey building.

Figure 7 Future Surrounding Context Diagram

3.0 Current Planning Controls

3.1 Sydney Local Environmental Plan (Green Square Town Centre) 2013

The Green Square LEP 2013 is the principal planning instrument applying to the site. The existing planning controls that apply to the site are identified in **Table 2**.

Table 2 Key land use planning controls that apply to the site

Clause 2.1 – Zone	B4 – Mixed Use Zone
Zone objectives (1)	• To provide a mixture of compatible land uses. • To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. • To ensure uses support the viability of centres.
Permitted without consent in the B4 zone (2)	Home occupations.
Permitted with consent in the B4 zone (3)	Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Any other development not specified in item (2) or (4).
Prohibited with in the B4 zone (4)	Extractive industries; Heavy industrial storage establishments; Heavy industries.
Clause 4.3 – Maximum building height	Site 8A – RL52 (northern edge) and RL115, Through site link - RL 22, Site 8B – RL 90.
Clause 4.4 – Floor space ratio Clause 4.4A – Exceptions to floor space ratio	0.3:1. Site area 4,322sqm / 0.3 = 1,297sqm Specified use floor space A building that is on land in an Area, and is used for a purpose specified in relation to the Area in paragraph (a), (b), (c) or (d), is eligible for an amount of additional floor space (specified use floor space) as follows— (a) Area 1, office premises or business premises—additional floor space not exceeding 44,400 square metres Total gross floor area – Clause 4.4 and 4.4A = 45,697sqm.
Active Frontages	Active frontages are to be provided in accordance with the Active Frontages Map.

3.2 Green Square Town Centre Development Control Plan 2012

The Green Square DCP 2012 builds upon and provides more detailed provisions than the Green Square LEP 2013. The site is subject to site specific controls, which set out more detailed controls in order to satisfy the development controls within the Green Square LEP 2012.

A summary of the key relevant controls in the Green Square DCP 2013 is provided in **Table 3** over the page.

Table 3 Summary of DCP Controls

Control	Provision
Street Network and Hierarchy	12m wide local street along the eastern boundary of the site is to be provided.
Access and Circulation	The northern boundary interface with Green Square Plaza should be pedestrian priority or a potential shared zone. Pedestrian priority (potential shared zone) along eastern boundary of Site 8A No vehicle entry off Botany Road.
Through-site Links and Arcades	6m open to the sky east-west through-site link.
	3m wide fully clear glazed sky bridges my connect sites 8A to 8B at levels greater than 10m above the ground
Land Uses	Ground floor: retail
	First floor: commercial
	Second floor: commercial
Active Frontages	Active frontages should be provided to all facades
	Uses along active frontages average with 5-8m
	Minimum of 15 tenancy entrances per 100m
Building Height in Storeys	8A: 24 storeys with 8 storeys along the northern frontage 8B: 17 storeys
Integrated Basement Car Parking	Integrated basement potential between Site 8A and 8B. Basement below internal access roads permitted. Vehicle access point at 8B from eastern new street.
Street Frontages Alignments and Primary Setbacks	Colonnade setback along northern boundary (6m clear at ground and first floor). Footpath widening setback of 1.4m at the ground and first floor
Street Frontage Heights and Secondary Setbacks	9 storey street frontage height and 6m secondary setback to the northern frontage of Site 8A.
Maximum Floorplate	Site 8A: 1,340sqm Site 8B: 1,410sqm
Design & Architectural Diversity	Buildings to be separated by a minimum 6m between Sites 8A and 8B Buildings in excess of 45m in length to be designed with at least two distinct ‘building components’

4.0 Planning Proposal

This Planning Proposal has been prepared in accordance with Section 3.33 of the EP&A Act and *'A Guide to Preparing Planning Proposals'* prepared by DPIE, which requires the following matters to be addressed:

- Objectives and intended outcomes of the amendment to the LEP (Part 1);
- Explanation of provisions (Part 2);
- Justification (Part 3);
- Relationship to strategic planning frameworks;
- Environmental, social and economic impact;
- State and Commonwealth interests;
- Mapping (Part 4); and
- Community consultation (Part 5).

The following Section outlines the objectives and intended outcomes and provides an explanation of provisions in order to achieve those outcomes. The strategic justification and evaluation of impacts is set out in **Section 5** of this report.

4.1 Objectives and Intended Outcomes

The Planning Proposal seeks to amend the Green Square LEP 2013 relating to Sites 8A and 8B. Key objectives of the Planning Proposal are to:

- First and foremost, contribute in a positive way to achieving the realisation of the Green Square Town Centre as a varied, vibrant and appealing strategic centre, with a primary focus for Sites 8A and 8B in providing for the needs of workers and visitors to the precinct.
- Facilitate amendments existing planning provisions relating to Sites 8A and 8B that support minor adjustments to development parameters to allow feasible commercial alternatives to redevelop the site which are non-residential and non-serviced apartment land uses.
- Support the long-term viability of the commercial floorspace within the site, through allowing a diversity of uses that complement the site's business and office premises which will create an attractive and enticing workplace for tenants.
- Support an active and vibrant building and surrounding area through enabling additional complementary uses that creates a variety of activity and experiences.
- Improve the allowance for adaptability for the buildings with Sites 8A and 8B, to provide for more efficient and interconnected floorplates that cater to contemporary commercial tenant requirements, by allowing a more contiguous bridge connection for improved access across the two components forming the subject site.
- Enable an alternative scheme for the sky bridges on the site to create high quality building that will provide an agile, flexible and connected workplace which responds to the contemporary and modern environment designed for the needs of occupants.
- Retain the present gross floor area, building heights development standards, together with other general development controls applicable in relation to built form requirements.

4.2 Explanation of Provisions

4.2.1 Proposed LEP Amendments

To achieve the desired objectives and intended outcome, a number of amendments to the Green Square LEP 2013 are proposed:

- Amendment to clause 4.4A(2)(a) to allow additional land uses the subject of additional floor space provisions in the location mapped as Area 1; and
- Insert a new clause into Part 6 Additional Local Provisions (clause 6.13) to exclude sky bridges connecting Sites 8A and 8B for the purposes of prescribed maximum height of buildings provisions applicable under clause 4.3.

The proposed amendments are identified below. Words proposed to be deleted are shown in **~~bold strike through~~** and words to be inserted are shown in ***bold italics***.

Additional and Complementary Land Uses

Clause 4.4A

(2) Specified use floor space A building that is on land in an Area, and is used for a purpose specified in relation to the Area in paragraph (a), (b), (c) or (d), is eligible for an amount of additional floor space (specified use floor space) as follows—

(a) Area 1, ***office premises ~~or~~, business premises, retail premises, centre-based child care facilities, educational establishments, entertainment facilities, function centres, health service facilities and recreation facilities (indoor)*** —additional floor space not exceeding 44,400 square metres.

Excluding Sky Bridges from Maximum Building Height

In order to affect the intended outcomes of this Planning Proposal, it is proposed to insert the following clause into Part 6 Additional Local Provisions:

6.13 Sky bridges at Sites 8A and 8B

Despite the provisions of clause 4.3 and the height shown for the land in the Height of Buildings Map, development consent may be granted for sky bridges (with a width up to 20m) connecting Sites 8A and 8B up to height up to RL 90.

This Planning Proposal <u>does not</u> propose any amendments to the Green Square LEP 2013 maps.

4.2.2 Concurrent DCP Amendments

In order to give greater certainty to the built form amendments of the sky bridges connecting Sites 8A and 8B, a range of amendments to Section 3 of the Green Square DCP 2012 are proposed. The amendments will again preserve the existing controls for Site 8A and 8B, whilst providing separate controls in relation to the sky bridges connecting the two buildings. The amendments support the objectives and intended outcome of the amendment to the Green Square LEP 2013.

GSTC 3.3.5 Through-site links

Provisions

…

6) Through-site links are only to pass through or under a building where:
(a) the building's height is greater than 3 storeys; and
(b) the maximum distance of the link under any structure is 18m ***(with exception to sites 8A and 8B)***.

…

10) Between sites 8A and 8B, ~~**3m**~~ ***20m*** wide ~~**fully clear**~~ glazed sky bridges may connect the development sites at levels greater than 10m above ground level***, in accordance with Figure 3.27: Through-site links and arcade, Figure 3.28: Through-Site Link Sites 8A and 8B – Section and Figure 3.29: Through-Site Link Sites 8A and 8B – Plan***

…

(Existing Figure 3.27 proposed to be deleted and replaced)
(New graphic below proposed to be inserted)

Figure 8 Proposed new Green Square DCP Figure 3.27 – Through-site links and arcades

Source: City of Sydney and Architectus

(New graphic below proposed to be inserted)

Figure 9 Proposed new Green Square DCP Figure 3.27 – Through-site links and arcades

Source: City of Sydney and Architectus

(New graphic below proposed to be inserted)

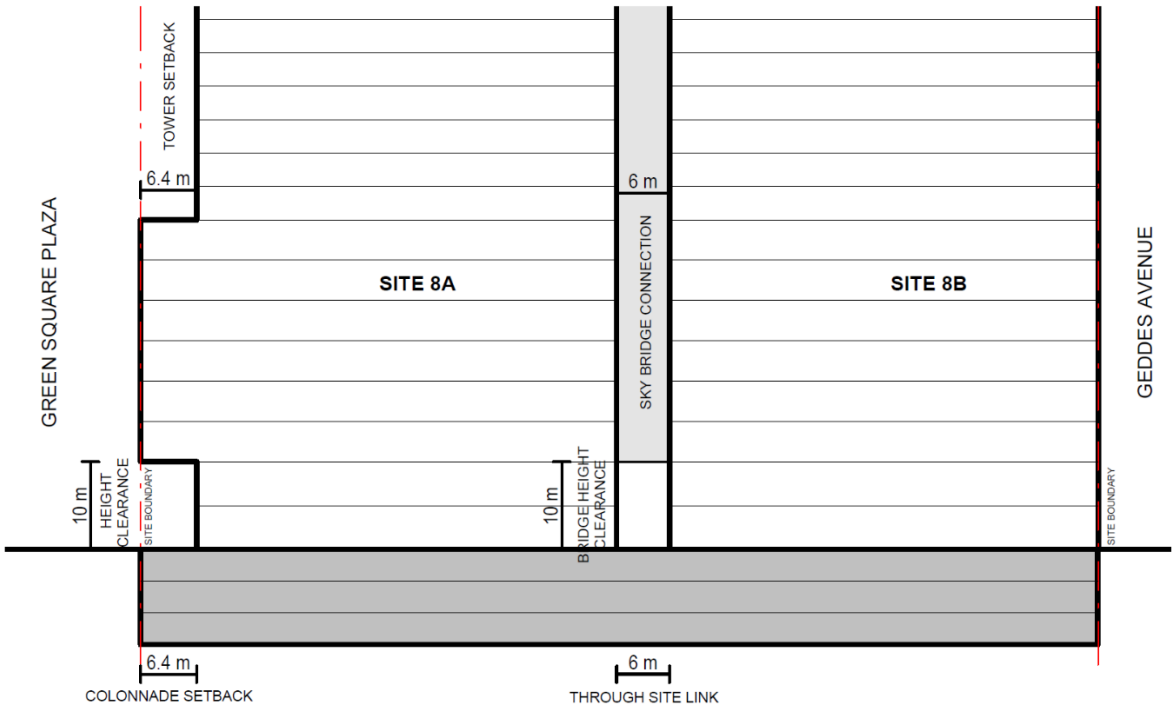


Figure 10 Proposed new Green Square DCP Figure 3.28 – Through-Site Link Sites 8A and 8B Section

Source: City of Sydney and Architectus

(New graphic below proposed to be inserted)

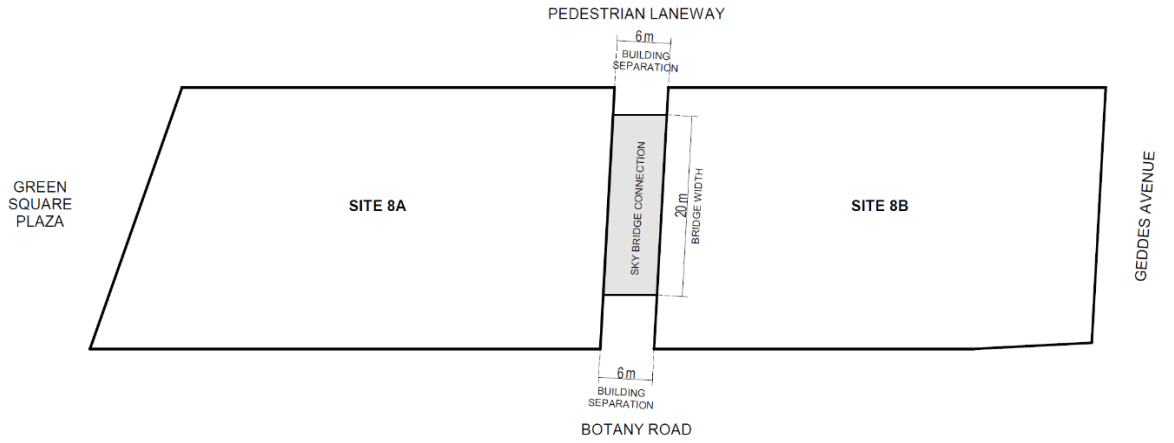


Figure 11 Proposed new Green Square DCP Figure 3.29 – Through-Site Link Sites 8A and 8B Plan

Source: City of Sydney and Architectus

(Subsequent Figure numbering and references in document to be amended as applicable)

Further details of the proposed Green square DCP amendments to text and figures is included within **Appendix B**.

4.3 Reference Envelope and Indicative Development Concept

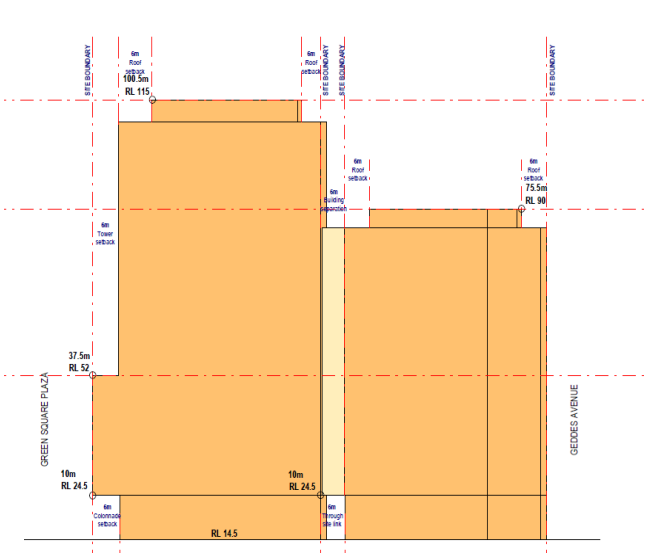
In order to demonstrate the suitability of the Planning Proposal, Architectus have developed both a proposed building envelope and indicative refence scheme to provide a 'test fit' in support of the proposed planning controls. Further details regarding both the building envelope and indicative development outcome supported through the proposed amendments is provided within the Urban Design Report provided at **Appendix A**.

4.3.1 Reference Envelope

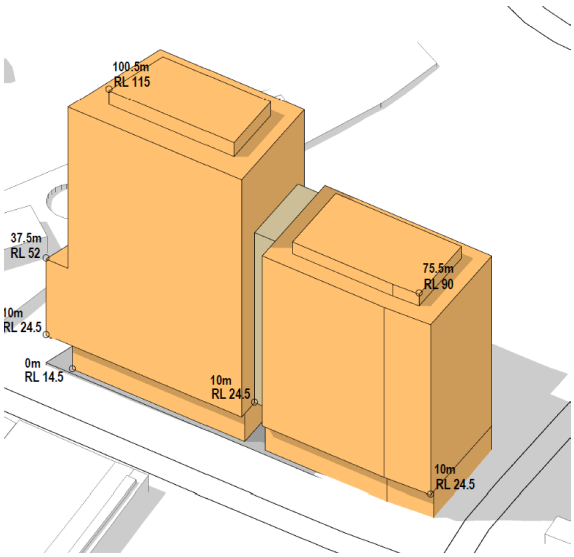
Base Envelope

A proposed building 1envelope has been prepared to provide a maximum built form outcome in which to design a future building. The building envelope takes into account the proposed enlarged 20m skybridge connections, greater than 10m above ground level through-site link (yellow). Other existing development controls remain consistent with the planning controls under the Green Square LEP and DCP (orange) including building massing, height, setbacks etc.

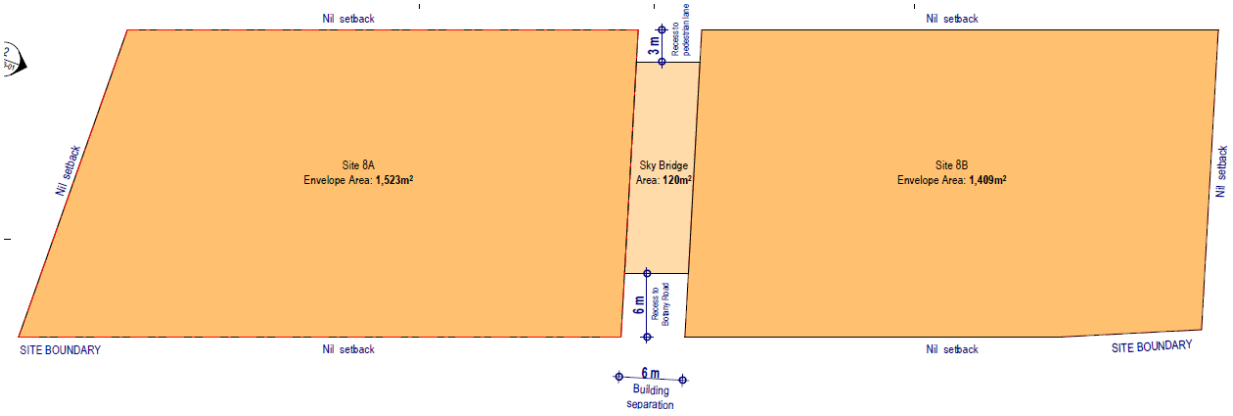
Refer to plan, elevation and model extracts of the theoretical maximum building envelope provided by Architectus below at **Figure 12**.



Building Envelope – Elevation West



Building Envelope – South West



Building Envelope – Podium Levels Plan

Figure 12 Proposed Building Envelope Diagrams

Source: Architectus

GFA Surplus / Relocation

The above maximum theoretical envelope by virtue of the wider skybridges, results in an overall GFA which exceeds the maximum provisions of the Green Square LEP. Given the commitment by the Proponent to offset any surplus GFA to stay within the maximum allowable provisions, Architectus have provided 4 surplus GFA relocation scenarios which aim at providing additional building mass articulation zones to offset the wider skybridges which have a surplus GFA of some 2,119sqm.

It is noted that these options are theoretical and indicative only, with a specific option or combination of options to be identified through the design excellence competition, which will follow the Planning Proposal process.

For further details refer to **Figure 13** to **Figure 16** below, prepared by Architectus.

Option 1

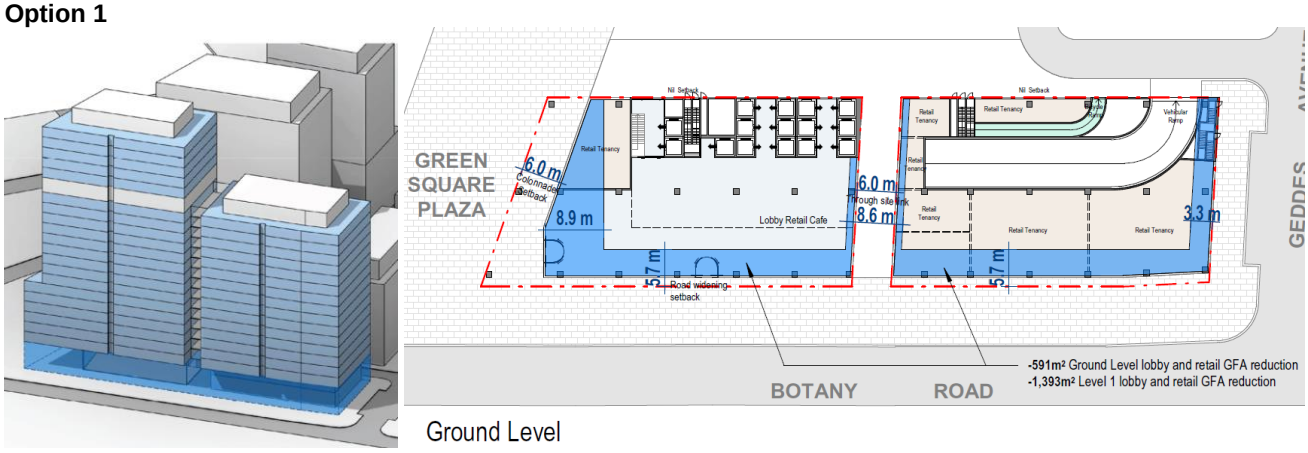


Figure 13 GFA Reduction Option 1: Ground and Level 1 Reduction

- 726sqm Ground Level lobby and retail GFA reduction
- 1,393sqm Level 1 lobby and retail GFA reduction

Option 2

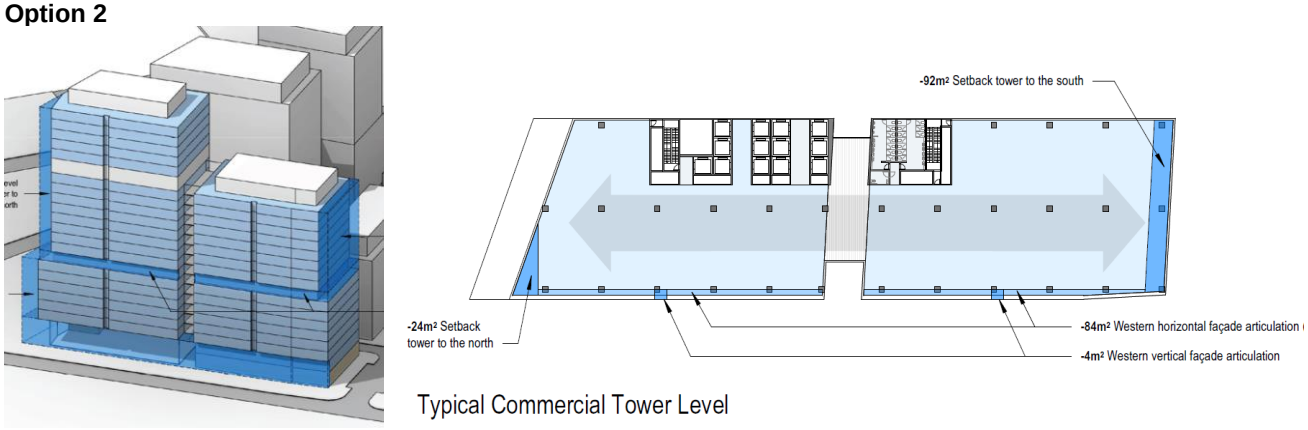


Figure 14 GFA Reduction Option 2: Reduction to Tower Length

- 84sqm Western horizontal façade articulation
- 612sqm Setback tower corner to the north
- 1,423sqm Setback tower corner to the south

Option 3

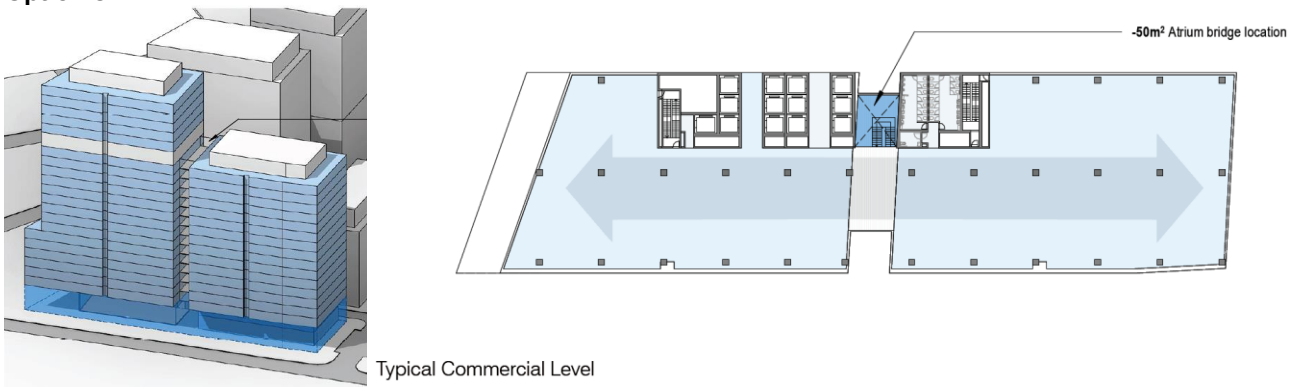


Figure 15 GFA Reduction Option 3: Atria and Ground floor reduction

- 750sqm Atrium bridge location
- 621sqm Ground Level lobby and retail GFA reduction
- 748sqm Level 1 lobby and retail GFA reduction

Option 4

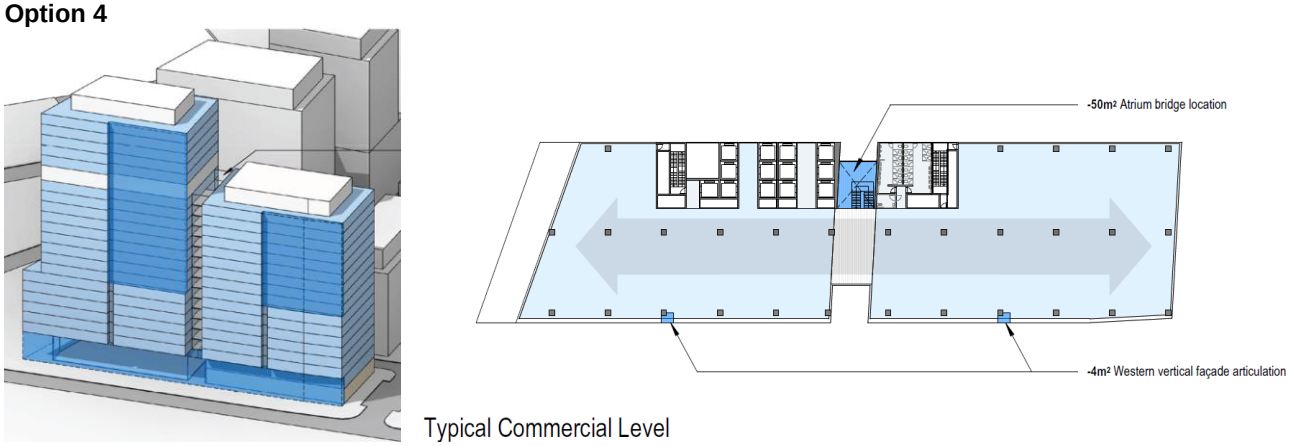


Figure 16 GFA Reduction Option 4: Atria and Western Façade articulation

- 1,116sqm Western vertical façade articulation
- 750sqm Atrium bridge location
- 163sqm Ground Level lobby and retail GFA reduction
- 90sqm Level 1 lobby and retail GFA reduction

4.3.2 Indicative Development Scheme

Ground Floorplate

The indicative scheme illustrates a typical commercial-based development, with a primary lobby fronting Green Square Plaza, retail activation along Botany Road and the through-site link, and servicing and basement access fronting the new north-south secondary road to be named Hinchcliffe Street. Refer **Figure 17**.

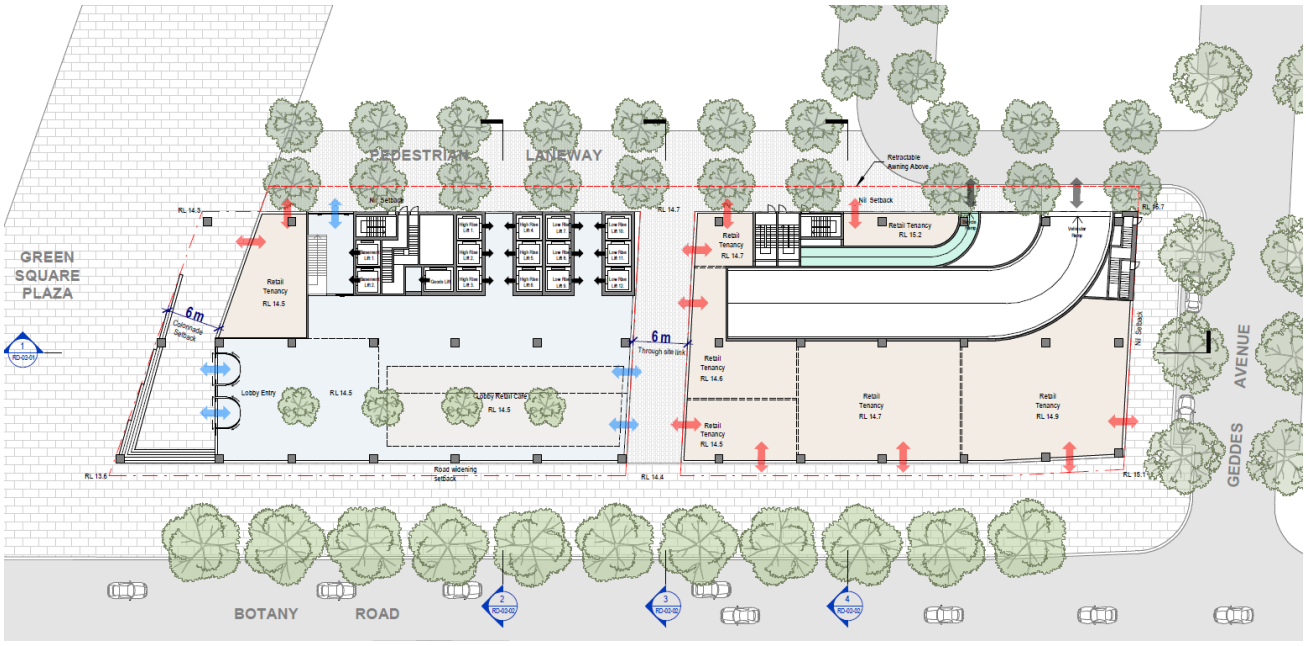


Figure 17 Indicative Development Scheme - Ground Floor

Source: Architectus

Typical Podium Floorplate

The typical podium levels are located at Level 2-7 which incorporated the 20m wide sky bridges connecting Sites 8A and 8B, shown at **Figure 18**. These levels provide a typical Site 8A GFA of 1,229sqm and a typical Site 8B GFA of 1,294sqm.

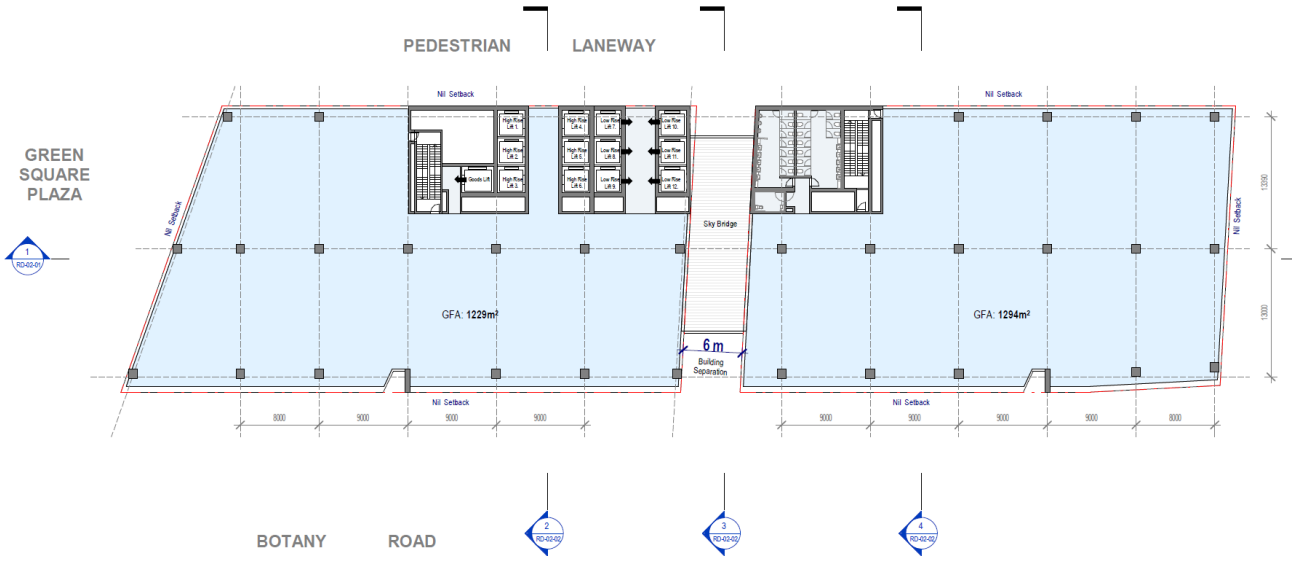


Figure 18 Indicative Development Scheme - Podium

Source: Architectus

Typical Tower Floorplate

The typical podium levels are located at Level 9-16 which incorporated the 20m wide sky bridges connecting Sites 8A and 8B, shown at **Figure 19**. These levels provide a typical Site 8A GFA of 1,050sqm and a typical Site 8B GFA of 1,294sqm.

Figure 19 Indicative Development Scheme - Tower

Source: Architectus

Section

The typical north-south section is shown at **Figure 20**. This extract depicts the necessary DCP setbacks and also indicates the 6m wide through-site link with minimum 10m clearance to the underside of the Level 2 podium floorplate and sky bridge.

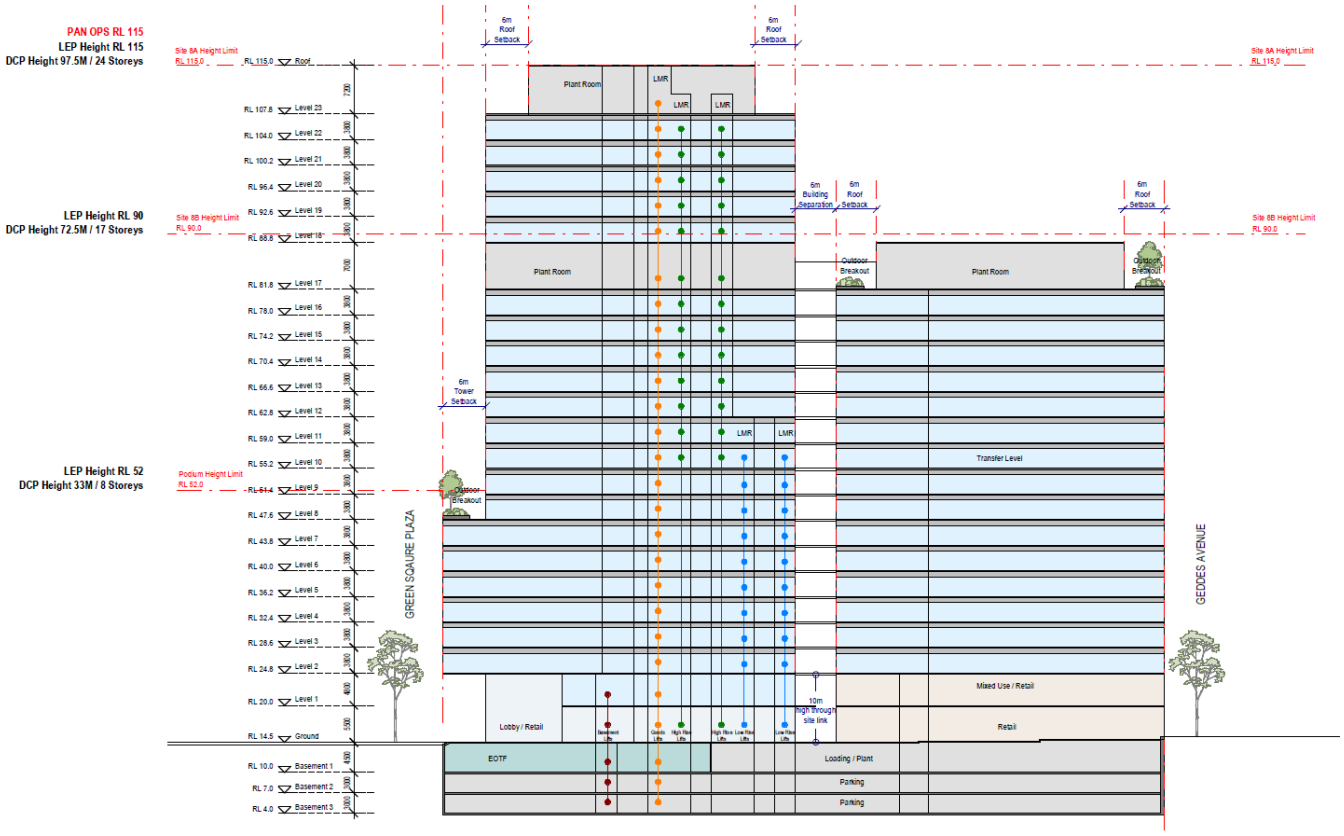


Figure 20 Section Showing Through-Site Link

Source: Architectus

Gross Floor Area

The reference scheme achieves a GFA of 47,816sqm. A numerical breakdown of the indicative reference design scheme is provided at **Appendix A**. It is noted that this includes circa 1,980sqm of enlarged 20m wide skybridges which attribute to this total GFA figure. In order to comply with the LEP maximum provisions of 45,697sqm afforded to Sites 8A and 8B.

A surplus of 2,119sqm of GFA is noted within the reference scheme which can be applied to the GFA surplus / reduction envelope scenarios which are indicated within Section 4.3.1. It is noted that the reference scheme is indicative only, with a final set of built form / design parameters to be identified and addressed through the design excellence competition, which will follow the Planning Proposal process.

5.0 Strategic Justification

5.1 Background to the Strategic Planning Framework

Planning for the Green Square Town Centre as a Strategic Centre

Initial planning of the Green Square Town Centre commenced as early as 1996, with a long-term vision for the area in a strategic location 4km from the CBD and Sydney Airport. During this time, the then South Sydney Development Corporation was established to "promote, coordinate, manage and secure the economic development of the South Sydney Growth Centre with Green Square at the heart" (City of Sydney 2016). From 1996 to 2005, several studies, investigations and masterplans were undertaken to support the rezoning of the areas from primarily industrial uses to mixed uses. The intention was to create a new village hub including a range of open spaces including parks, plaza areas and community buildings with Landcom involved to unlock the necessary supporting infrastructure provisions.

In 2012, a Planning Proposal was endorsed by Council to rezone Sites 8A and 8B to mixed use in order to achieve the employment capacity goal through providing an "attractive centre for commercial activities" while still creating a "vibrant town centre" (p.35, City of Sydney Planning Proposal Green Square Town Centre 2012).

Since the 2012 Planning Proposal, Site 8A and 8B in particular has been envisioned as the anchoring of the Strategic Centre in providing for large-scale employment floorspace to the Green Square Town Centre.

The broader Green Square and City South area is considered one of the fastest growing locations in Australia with an average annual growth rate of over 9.0% per annum in the period 2008-2018. This is almost five times greater than the Australian average over the same period and saw more than 20,800 new persons move to Green Square and City South area. Strong population growth is projected to continue in the Green Square and City South Village in the future, with 11,633 dwellings proposed in the period 2021-2036, resulting in some 25,194 additional people in the Green Square and City South area.

When complete Green Square and City South area will have the potential to accommodate approximately 61,000 new residents and 22,000 workers. The Green Square and Southern Area Retail Study (JLL Hassall, 2008) provided a number of recommendations, including bringing forward the development of the retail core of Green Square Town Centre as soon as possible to provide viable daytime and night time activity and to allow the Green Square Town Centre to achieve 'critical mass' / 'Major Centre' (now Strategic Centre) status. TH Review of Green Square and Southern Areas Retail Study (SGS 2016) recommended that commercial uses in the GSTC are required in the short to medium term to generate activity and fulfil its role as the primary centre for retailing and other activities in the area – thereby noting the importance of the GSTC to be strong, central and vibrant in order to be successful.

Mirvac and Landcom's Involvement in Green Square

In October 2020, following 8 years of partnership, Mirvac acquired Landcom's ownership in the future stages of the Green Square Town Centre, which includes Sites 8A and 8B. The acquisition by Mirvac has allowed a fresh approach to consider various strategic planning elements in order to deliver upon the City's vision for a thriving town centre with and active street life. This re-think will also enable optimising the remaining parcels within the Town Centre for viable redevelopment in an efficient manner, with Mirvac commercially driven to achieve a development outcome which is in line with the planned vision.

Changing Nature of Green Square

While the Green Square Town Centre is anticipated to provide a large proportion of the expected 22,000 jobs to the area, Sites 8A and 8B have yet to be realised as the anchor for commercial development for the Strategic Centre. This is likely due to a number of factors – however what is clear is that in the intervening period, the nature of commercial office and business premises continues to change. This is being experiences together with the evolving workplace environment and overall diversification and flexibility in the co-location of compatible land uses in recreating a high amenity and vibrant centre serving the needs of workers, visitors and residents.

Green Square Town Centre Sites 8A and 8B were originally imagined as a residential parcel early in the masterplanning phase, before being applied with GFA to support their development for commercial business premises, as the catalyst to deliver upon providing a significant employment hub in the Strategic Centre.

It is understood that high floorspace leasing costs in the Harbour CBD (i.e. Sydney CBD) has resulted in a trend of businesses moving south, drawn by good public transport provisions (LSPS, 2020). As such, Green Square has been recently identified for a potential business transformation 'towards a range of higher-density, more knowledge-intensive and creative industry employment sectors' (LSPS, 2020). Other factors that have led to the changing workplace environment is the COVID-19 pandemic, which has seen a new and emerging push for more flexible workplace arrangements. This includes providing buildings that are capable of adapting their uses to create places of diversity, whereby uses can scale up or down over time in order to remain viable. As a result of the above changes, commercial buildings offering an increased diversity of uses and the need for planning flexibility to facilitate this outcome is a key change that the Green Square Town Centre must respond to.

The City of Sydney Draft Employment Lands Strategy acknowledges that "as the Green Square Town Centre develops, new businesses, often knowledge based or creative in nature, will seek **flexible spaces** with out-of-centre rents with the in-centre benefits of **higher amenity and access to services"** (Draft Employment Lands Strategy 2014) (Our Emphasis). This Planning Proposal seeks to provide the above through:

- Creating more flexible, adaptable and accessible floorplates through the ability to more efficiently connect Sites 8A and 8B at each level.
- Allowing the provision of additional compatible and complementary land uses within a future development, that will not only serve to support and enhance the commercial and business offering within Sites 8A and 8B, but will also contribute to the amenity of visitors and surrounding residents.

Sites 8A and 8B offering a place for competitive and attractive commercial development

The Eastern Economic Corridor stretches from Macquarie Park, Chatswood, St Leonards, the Harbour CBD and Randwick to Green Square, Mascot and the international trade and tourism gateways of Sydney Airport and Port Botany (ECDP, 2018). It is noted that urban renewal within the Green Square – Mascot Centre has resulted in the loss of half the commercial office space within the precinct since 2014, a reduction from 400,000sqm to 200,000sqm due to new residential uses replacing employment generating uses at a higher density. Notwithstanding, Green Square–Mascot's jobs estimate at 2016 is forecast to rise to between 75,000 and 80,000 by 2036 (ECDP, 2018). This places a firm requirement for sites such as Sites 8A and 8B to be unlocked developed in the short term for employment uses.

Green Square however is in competition with other similar strategic centres within Greater Sydney such as Macquarie Park, St Leonards, North Sydney and Rhodes, where there is existing, or capacity for, office development with generally larger floorplate outcomes which may be more readily accessible and in many cases more affordable than equivalent premises in the Sydney CBD.

While Green Square has a locational advantage, being 4.5km south of the Sydney CBD and north of the Sydney Airport and Port within the Eastern Economic Corridor, future commercial development within Green Square Town Centre must provide attractive and viable floorspace that is designed to accommodate current and potential future tenant requirements. Recent studies in Sydney reveal that 'tenants want large and connected floorplates to allow business to get more workers on the same floor and improve social interaction in the office' and 'flexibility to allow the maximisation of circulation to encourage interaction' (Achieving A-Grade Office Space in the Parramatta CBD, 2015). Accordingly, to ensure the development at Sites 8A and 8B can accommodate occupant needs, floorplates must be able to provide flexibility, connectivity and accessibility. This will deliver diverse spaces to support the range of nationally important industries and clusters including financial and professional services, creative industries, information and communications technology and other knowledge-based industries and clusters, as expected for the Green Square Town Centre (LSPS 2020).

Additionally, City Plan 2036 (Sydney LSPS) focus on continuing to develop knowledge inventive clusters in Central Sydney and the City Fringe (Priority P1 and P2), and in particular, developing the larger underutilised sites to provide larger floorplates that meet current tenant requirements. Accordingly, Sites 8A and 8B must be competitive with such commercial development on the City Fringe and provide a point of difference to ensure its viability.

Creating a Vibrant and Evolving Urban Village

The Green Square Town Centre within Green Square Urban Renewal Area is the largest and fastest growing village (LSPS 2020). Vital aspects of these villages are their convenience and vibrancy, achieved from the integration of land uses such as housing, goods, commercial, services and amenities, served by a network of 'active streets' (LSPS 2020). Not only does each village contribute to the local economy, they are integral to the culture, community and liveability of the city, enhancing the wellbeing of residents, workers and visitors (Economic Development Strategy 2013).

This sentiment is echoed in the objectives and priorities of the Region Plan (Objective 6, 7, 8 and 12) and the Eastern City District Plan (Priority E3, E4 and E6) under the themes of 'a city for people' and 'a city of great places'. Great places are characterised by a mix of land uses and activities. The Explanation of Intended Effect for the Draft State Environmental Planning Policy (Design and Place) recognises the evolving nature of urban villages from the COVID-19 pandemic, and that well-designed adaptive communities incorporate mixed uses enabling key workers to live close to jobs with amenities and services close to home. This is reiterated in the Productivity Commission White Paper released in April 2021, as it states that allowing more flexibility in uses would not only be beneficial to the economy but the vibrancy of the local areas (p.295).

As demonstrated within this report, the Planning Proposal primarily seeks to address the changing nature of commercial development in providing complementary uses such health, education and retail which will service both nearby residents and workers within the development. The integration of such land uses on the site within better connected buildings on the site will improve the viability of the development in the current workplace environment and create a more active place that is diverse and flexible in its nature. In addition, through the broadening of the land use definitions on the site, this will not have an impact on vibrancy and economic viability of the Town Centre and surrounding retailers.

5.2 Relationship with the Strategic Planning Framework

5.2.1 Q3 – Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Strategic Merit Test

A Guide to Preparing Planning Proposals sets out that in order to answer this question, a Planning Proposal needs to justify that it meets the Strategic Merit Test. The consistency of this Planning Proposal with the mandated assessment criteria is set out below.

a) Does the proposal have strategic merit?

Greater Sydney Region Plan – A Metropolis of Three Cities

The *Greater Sydney Region Plan* is the overarching strategy for growing and shaping the Greater Sydney Area. It sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters. The plan was adopted in March 2018, and seeks to reposition Sydney as a metropolis of three cities – the western parkland city, central river city, and the eastern harbour city. In the same vein as the former *A Plan for Growing Sydney*, the Plan provides 10 high level policy directions supported by 40 objectives that inform the District Plans, Local Plans and Planning Proposals which follow in the planning hierarchy.

The proposal is consistent with the policy directions and objectives under the Plan, which govern growth and development in Sydney. Green Square is located in the Eastern Harbour City and is identified as a Strategic Centre and major asset within the Eastern Economic Corridor. The Plan recognises the Green Square Town Centre project as one of the most significant transformation programs in Greater Sydney. It is noted Green Square is one of nine major standalone commercial office precincts and has significant potential to provide employment floorspace due to its location and strategic context. In particular, the Plan notes that growth of existing and new commercial office precincts is essential to grow jobs and Greater Sydney's global competitiveness.

This Planning Proposal will align with the above strategic vision for Green Square through anchoring the strategic centre as a commercial hub, providing a more flexible and connected floorplates that a more diverse building offering that is more readily able to respond to the modern workplace environment and tenant demands. The Planning Proposal will also retain the employment floorspace of Site 8A and 8B through allowing compatible additional uses that improve the long-term viability of the development and supporting the office floorspace.

By delivering a large commercial development that presents flexible and contiguous floorplates and complementary uses that improve the viability of the development in the current workplace environment, the Planning Proposal will support the following objectives of the Metropolis of Three Cities Plan, as demonstrated in **Table 4** below.

Table 4 Consistency with Greater Sydney Region Plan

Objective	Comment
Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities	The proposal aims to allow additional complementary uses while still delivering the large commercial development envisioned for the site. The integration of land uses on the site will improve the viability of the development in the current workplace environment and create a more active place that is diverse and flexible in its nature. It also supports the 30 minute cities through allowing additional uses that are not just business and office use, such as health and education in a highly accessible location in Green Square.
Objective 15: The Eastern, GPOP and Western Economic Corridors are better connected and more competitive	The provision of wider sky bridges (up to 20m) from Level 1 to a maximum height of RL90 (connecting Sites 8A and 8B) will enable floorplates that are more flexible and connected, which are able to respond to contemporary tenant requirements. Combined with the ability to provide more flexible uses in the development, this Planning Proposal will improve the long-term viability of Sites 8A and 8B which is vital as the anchoring commercial development in the Green Square Town Centre.
Objective 21: Internationally competitive health, education, research and innovation precincts.	Informed by the Economic Report prepared by Ethos Urban (**Appendix C**), the proposal will allow use such as health and education which will diversify the Town Centre and improve the competitiveness of Green Square as a primarily strategic precinct.
Objective 22: Investment and business activity in centres.	As one of nine major standalone commercial office precincts, the planning proposal will encourage investment into the business and office uses at Green Square Site 8A and 8B through providing a commercial development that caters to the current workplace environment, centred around flexibility and large open plan and contiguous floorplates.

Eastern City District Plan

The *Eastern City District Plan* underpins the *Greater Sydney Region Plan* and sets the 20-year vision for the District through 'Planning Priorities' that are linked to the Region Plan. Under this Plan, the site is located within the Green Square Town Centre, as a strategic centre in the Eastern Economic Corridor (see **Figure 21** below). The Green Square Town Centre is also identified as a 'significant' strategic precinct in the office market, and a supporting centre for the Harbour CBD. The Plan notes that while there is significant opportunity and pending investment into the office market, there is limited capacity in the Sydney CBD to attract such investment and increase the supply of premium grade office floorspace.

Accordingly, new large sites that can accommodate relatively large floorplates, such as Sites 8A and 8B, hold the most development potential. Green Square is predicted to provide 200,000m^2 of office floorspace to the Eastern Economic Corridor.

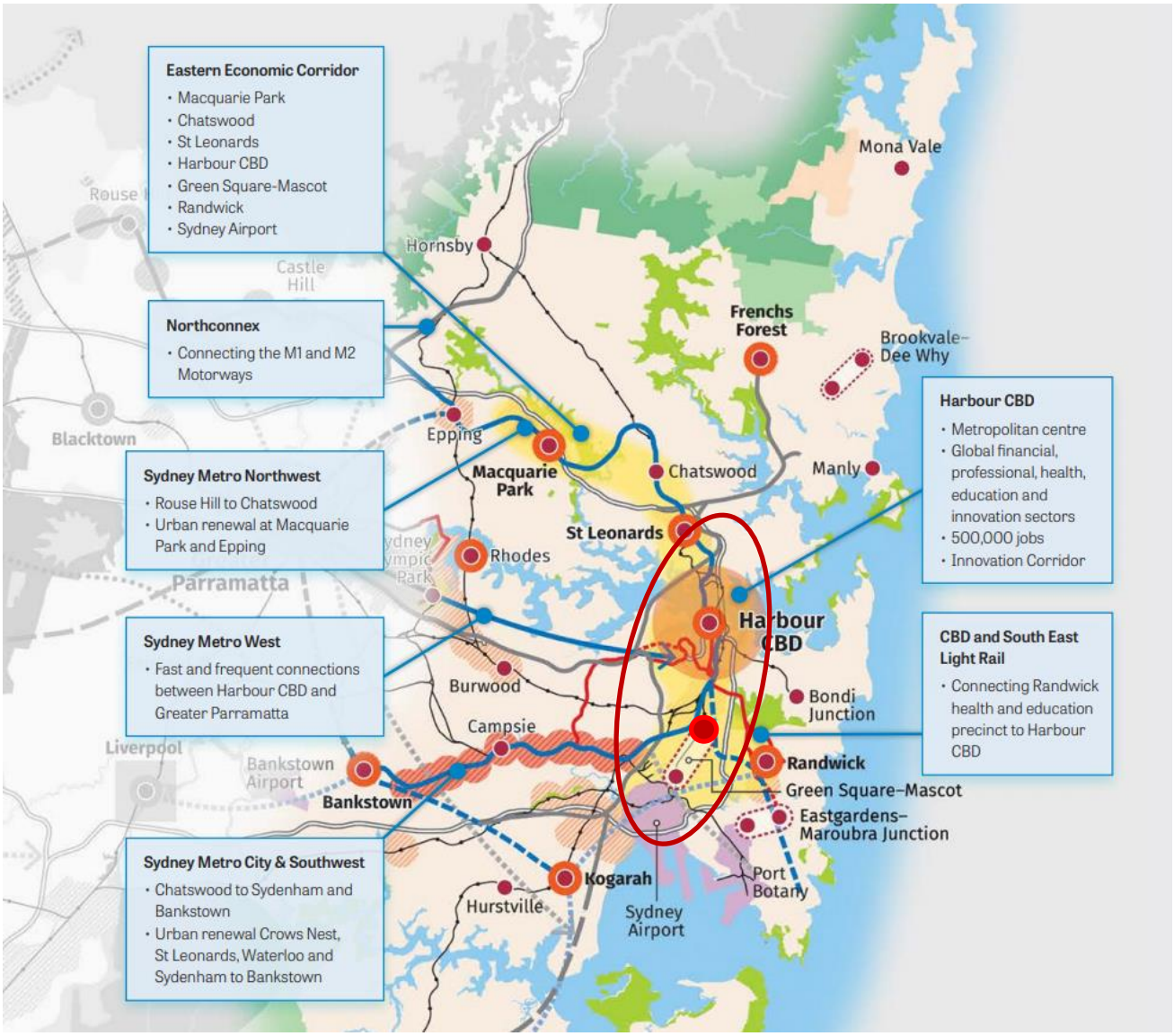


Figure 21 Eastern Economic Corridor

Source: Eastern City District Plan

The proposed amendments have been designed to support the commercial and office space in Green Square, through widening the sky bridges and allowing them up to a height of RL90, to provide efficient travel between both sites across the development. This will create floorplates that efficiently connect across the two sites, supporting the vision of large open office space as stated in the Eastern City District Plan.

Due to the current workplace environment resulting from to the COVID-19 pandemic, it is important that new office development provides the flexibility in its intended uses to encourage a variety of activities at different times of the day, improving the viability and protecting commercial floorspace.

The proposal will achieve the relevant planning priorities, as demonstrate in **Table 4** above. A few of the key priorities have also been explored at **Table 5** below in the context of the Eastern City District.

Table 5 Consistency with Planning Priorities

Planning Priority	Comment
Planning Priority E1: Planning for a city supported by infrastructure	Aligning land use and infrastructure planning ensures that infrastructure is maximised, and that growth and infrastructure provision are aligned. The development of over 45,000m^2 of floor space is aligned with additional public transport capacity being delivered by local and state government. The proposed amendments will protect such floorspace through creating flexible and connected floorplates that are attractive to tenants in the currently changing workplace environment, and improving the development's viability through allowing additional uses to support the commercial floorspace.
Planning Priority E10: Delivering integrated land use and transport planning and a 30-minute city	The '30-minute city' model is a long-term aspiration for Sydney whereby jobs and services and strategic/metropolitan centres are accessible within 30 minutes by public transport. This development is uniquely placed to benefit the '30-minute city' model, by providing attractive commercial floor space to meet current tenant requirements within a highly accessible location surrounded by many existing and future residential developments, and thereby improve access to jobs. The provision of additional complementary uses will also provide services close to home for residents of Green Square.
Planning Priority E11: Growing investment, business opportunities and jobs in strategic centres	Green Square has been identified as a 'significant' strategic centre predicted to accommodate 200,000m^2 of office floorspace. This Planning Proposal is aiming to deliver the anchoring commercial development to the Green Square Town Centre, which underpins it as an office-based precinct. As noted, the proposal will protect and support the approximately 45,000m^2 of floorspace through allowing more flexibility in the intended uses, which is critical in the viability of contemporary workplaces.

Future Transport Strategy 2056

The *Future Transport Strategy 2056*, prepared by TfNSW in alignment with the GSC's plans, sets out a transport vision, directions and outcomes framework for NSW to guide transport investment and policy. The aim is to achieve greater capacity, improved accessibility to housing, jobs and services and continued innovation in the transport sector.

The Planning Proposal will best serve the objectives of this Plan as follows.

- The proposal will focus on delivering a strong economy through connecting people with jobs through providing large format commercial floorspace in a highly accessible location in Sydney.
- Supporting and encouraging people to the existing rail system, by providing significant employment opportunities and potential for diverse range of services in direct proximity to existing heavy rail station.

South East Sydney Transport Strategy

The *South East Transport Strategy,* prepared by TfNSW in alignment with the *Future Transport Strategy 2056* provides a guide to support future growth through transport investments within South East Sydney. The Strategy proposes transport enhancements to support the redevelopment of strategic centres such as Green Square. The Strategy identifies that the Green Square-Mascot is a key strategic centre with a large existing and still growth residental population, with the surrounding southern enterprise lands will be retained as essential commercial areas servicing the airport and port precincts and local residental areas.

The strategy proposes a Metro station at Zetland, serving the eastern areas of the larger Green Square renewal area which will connect to the harbour, Randwick and La Perouse. New rapid bus lines are also proposed to connect Mascot to Green Square to provide safe connections through the centre to the Harbour CBD, Sydney Airport and Randwick, as shown at **Figure 22**.

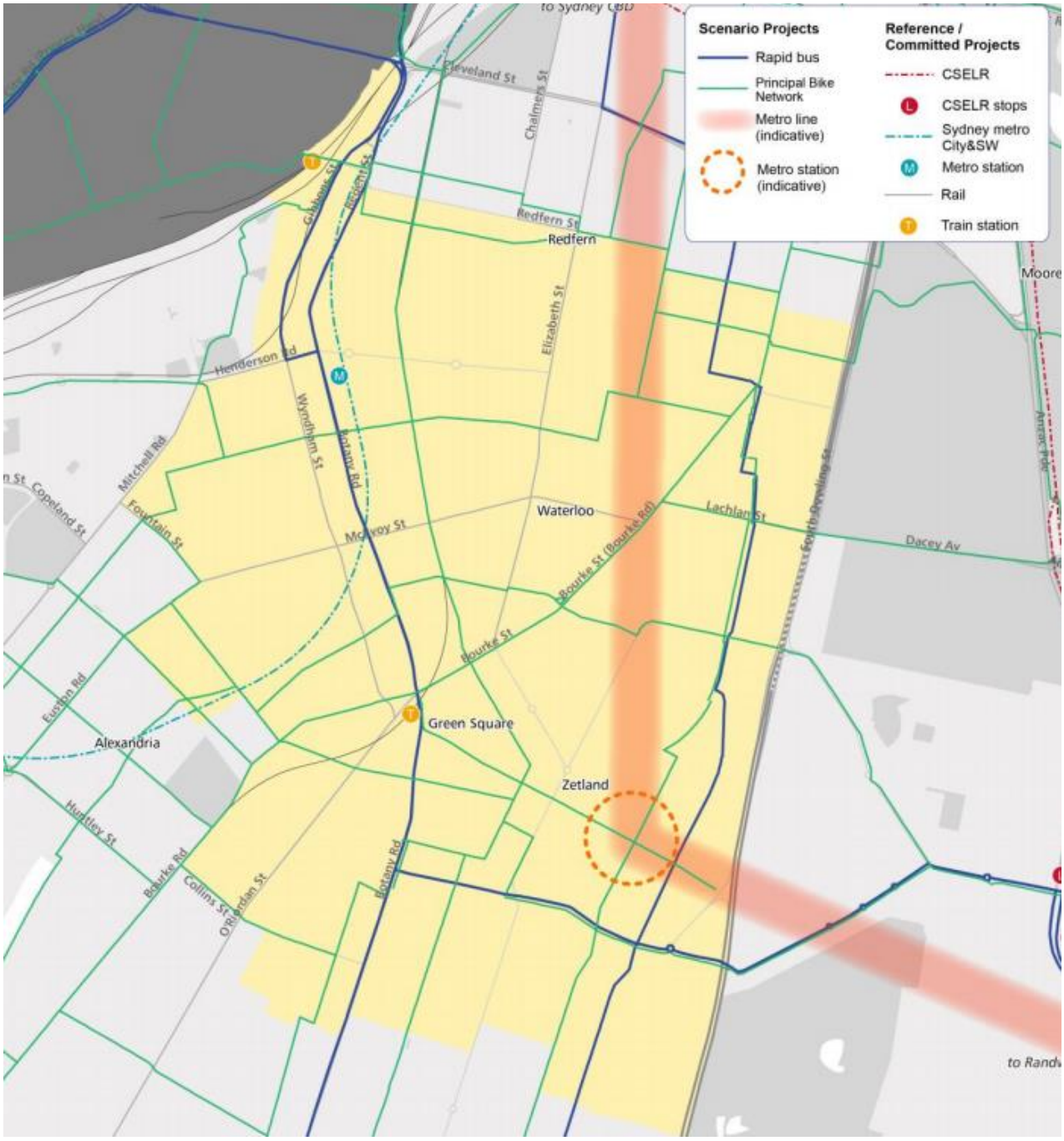


Figure 22 Green Square Waterloo Precinct Future Transport

Source: South Sydney Transport Strategy

The Planning Proposal will support the proposed transport strategy through delivering an attractive and flexible commercial development which would be serviced by the proposed rapid bus lines and would be located a short distance from the proposed Zetland Metro Station. This would provide employment floorspace in close proximity to various transport modes which would significantly support the 30-minute city.

Productivity Commission White Paper 2021

In May 2021, the NSW Government realised the *Productivity Commission White Paper 2021* in a series of papers to shape the productivity reform agenda in NSW. The White Paper acknowledges that in times of change for business operation, to boost productivity we need a more response and flexible planning system. Specifically, the paper states that flexibility and variety of uses in employment zones are both beneficial to the economy but also to the

vibrancy of the local area. The Paper indicates that employment zone reforms to allow greater flexibility in uses and therefore promote activity, have been a key asset in the NSW Governments COVID-19 Recovery Plan.

The paper recognises the evolving nature of business models and activities, stating as follows:

> *If the planning system is going to enable higher productivity, it must give business centre the greatest possible capacity and flexibility to do this.*

The proposed amendments have been designed to allow the envisioned development at Sites 8A and 8B to have the capacity and flexibility to simulate productivity during the current workplace situation resulting from the COVID-19 pandemic. Allowing wider sky bridges across the building will provide the capacity, connectivity and openness required to deliver spaces that are attractive to tenants and align with the evolving nature and operation of business. The provision of additional uses while still restricting residential development will directly align with the conclusions of the White Paper, with the benefits of stimulating a variety of activity, and supporting the viability of the office floorspace through delivering a development that is diverse in its operations. This will not only create important clustering of business, anchoring Green Square as a competitive strategic centre, but also delivers vibrancy to the Town Centre.

Accordingly, the proposed amendments to the Green Square LEP 2013 directly supports the *Productivity Commission White Paper 2021* through improving both the capacity and flexibility of the development, ensuring it is more resilient to changes in the current workplace.

b) Does the proposal have site-specific merit?

Having regard to the following:

> *The natural environment (including known significant environmental values, resources or hazards) and*
>
> *The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal and*
>
> *The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.*

The proposal aligns with the above points, as follows:

- It unlocks employment generating land uses in full accordance with the vision for Green Square as a strategic centre with a considerable quantum of employment floorspace.
- It will protect and support the commercial floorspace of Site 8A and 8B through providing flexible and connected floorplates that are attractive to tenants, and allow complementary uses to improve the viability of the development.
- It will facilitate an increased permanent employment generating activity.
- The proposal will not increase the overall maximum height or permissible GFA on the site. The proposal is aiming to facilitate wider sky bridges to provide interconnected floorplates, while still maintaining the envisioned ground level through-site link between Sites 8A and 8B.
- Located in direct proximity (50m) to the Green Square Train Station, there is existing public infrastructure that is capable of servicing the proposed site.
- Strategic planning policy at the local, district and state level facilitate the growth of the Green Square Town Centre to support the strategic centre and the proposal will assist in achieving this vision through delivering the anchoring commercial development to the envisioned office based centre.
- The site is within close proximity to social infrastructure such as Green Square Library, Nielsen Square and the soon to be completed Drying Green Park.

Summary

This Planning Proposal achieves the assessment criteria as it demonstrates both strategic merit and site-specific merit. Therefore, it is considered that this Planning Proposal meets the Strategic Merit Test.

Q4 – Is the Planning Proposal consistent with a Council's local strategy or other local strategic plan?

City Plan 2036: Local Strategic Planning Statement

City Plan 2036 (LSPS) guides land use planning and the delivery of significant infrastructure across the City of Sydney until 2036. The Plan is designed to give effect to the Eastern City District Plan by ensuring consistency between corresponding objectives and visions between Council and the NSW Government. The LSPS identifies that the Green Square-Mascot Strategic Centre is the main precinct within the Southern Enterprise Area of the Sydney LGA. The LSPS recognises that the area around Green Square has potential for a business transformation from the former industrial activities towards a range of higher-density, more knowledge intensive and creative industry employment sectors.

The LSPS states that the City of Sydney will continue advocating for business clusters within the Green Square-Mascot Strategic Centre, as it states that maintaining areas for employment is crucial to meeting job targets within the precinct.

More specifically, this Planning Proposal will support *Priority P3: Protecting industrial and urban services in the Southern Enterprise Area and evolving businesses in the Green Square-Mascot Strategic Centre*. The proposal will facilitate over 45,000m^2 of floorspace to support evolving businesses. The proposed amendments will allow efficient connection across Site 8A and 8B to accommodate for the contemporary needs of tenants. The additional uses will support the viability create connected floorplates that cater to the evolving needs of businesses in the current workplace environment.

Sustainable Sydney 2030

Sustainable Sydney 2030 is the City of Sydney Council's vision for the sustainable development of the City to 2030 and beyond. It includes ten specific targets to achieve a sustainable Sydney, as well as 10 strategic directions to guide the future of the City. The achievement of a number of the targets and strategic directions are supported by the planning proposal:

- **Target 5 – 97,000 additional jobs in the City**: The planning proposal sets to anchor Sites 8A and 8B as the primary commercial development in the Green Square Town Centre. The provision of additional uses while still providing the additional 44,000m^2 of floorspace as specified in the Green Square LEP 2013 will allow the envisioned scale and density of development on Sites 8A and 8B to be delivered. Such additional uses will allow more flexibility in the development, provide diverse activity and improve viability to protect and promote jobs in the current workplace environment. Overall, the proposal will facilitate a development that will provide a significant source of new jobs to the City, supporting Target 5.
- **Target 6 – Trips to work using public transport will increase to 80%, for both residents of the city and those travelling to the city from elsewhere:** The proposal will take advantage of the close proximity of the existing heavy train station and several high frequency bus routes.
- **Strategic Direction 5 – A Lively and Engaging Centre:** The proposal will enable a greater mix of compatible uses on the site which will significantly improve the diversity and levels of day and night-time activation in Green Square compared to the existing areas which is current dominated by residential development.

Economic Development Strategy 2020

City of Sydney's Economic Development Strategy is a 10 year plan to guide the vision of an even more dynamic, sustainable and liveability city. The Strategy identifies Green Square as one of three major village projects with the Green Square Town Centre at its heart, with a new retail, commercial and cultural hub for the area around Green Square Station.

The $8 billion redevelopment will provide homes for 11,000 new residents and 22,000 new workers. While the majority of the residential development has already provided, or under construction, the anchoring commercial development at Site 8A and 8B which is aimed to provide a large proportion of the 22,000 new workers, is yet to be realised. This comes from a number of factors in the modern market, including the changing workplace environment.

The Planning Proposal sets to realise the pivotal development planned for Sites 8A and 8B through the provision of flexibility in the permissible uses while still delivering the large floorspace anticipated for the site. The proposal also seeks to provide more connected floorplates, consistent with current tenant requirement trends who are seeking

office floorspace outside of the CBD. Both the proposed amendments will enable a more competitive and viable development to deliver the large development envisioned to cement Green Square as a strategic precinct.

City of Sydney Employment Lands Study 2013

SGS Planning and Economics was engaged by the City of Sydney to prepare the Sydney Employments Lands Study, which was undertaken to determine the long-term demand for industrial and business zoned land in the southern areas of the LGA. The study recognises that the commercial presence of Green Square is developing slowly, and that as the amenity of the areas increases over time, its accessible and competitive positioning will become a major assess of office employment. In particular, the study states that accommodating future health facilities in Green Square Town Centre is appropriate provide such amenity to the area.

The proposal aims to provide such amenity to the area through allowing a greater mix of compatible uses on the site such as health, education and childcare to service the surrounding residental area to create the competitive positioning for the office floor space of the development.

SGS recommended that the ideal land use strategy for the area would be the mixed economy scenario which balances a range of uses. Green Square Town Centre is identified as a mixed business area, as shown at **Figure 23**, which should ensure sufficient flexibility to encourage and accommodate a variety of economic activities, as well as other uses to likely attract and support higher value activities in this area.

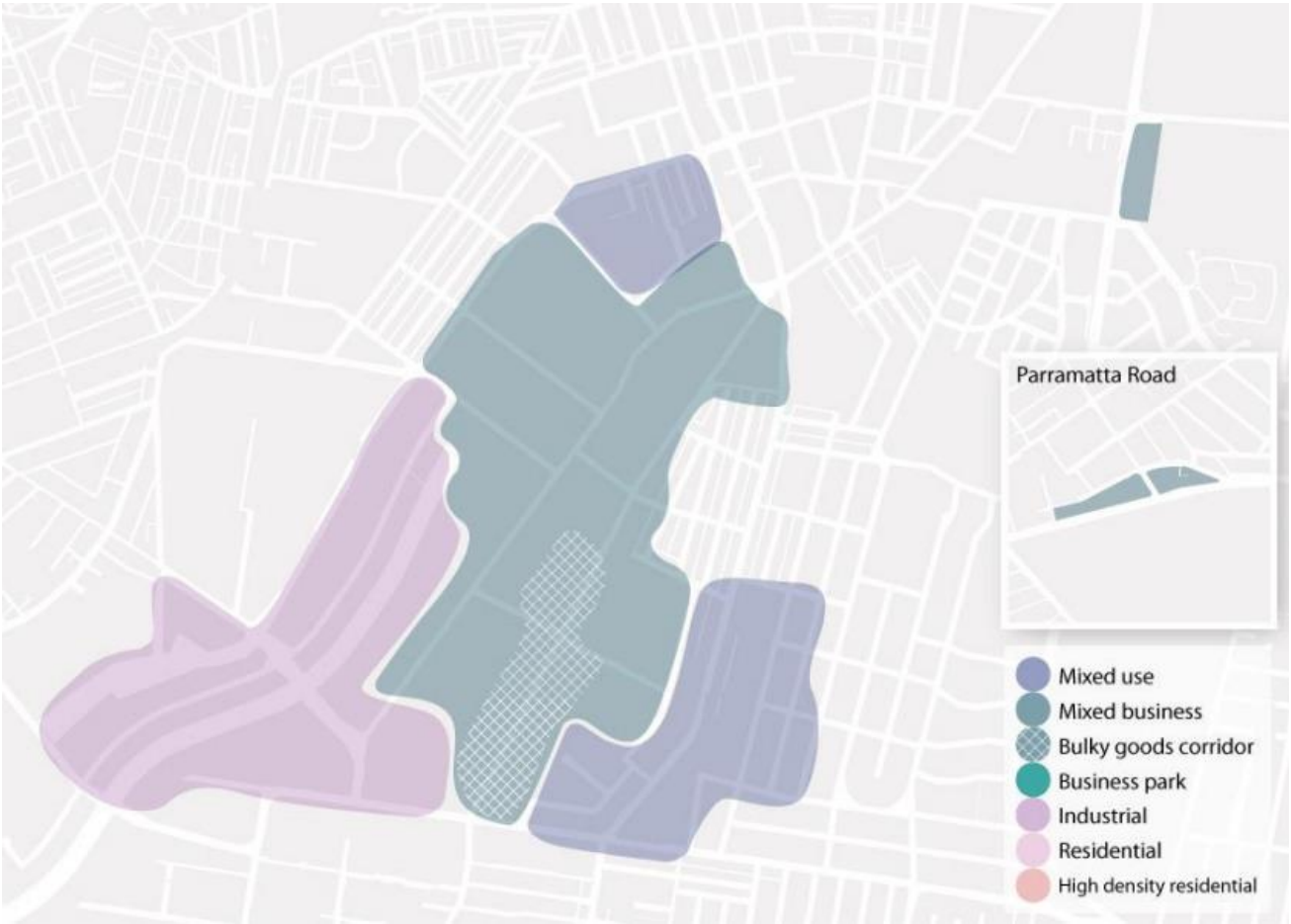


Figure 23 Mixed Business Zone Map

Source: City of Sydney Employment Lands Study

This includes a vision for flexible land use zones to encourage employment activity in the zone and facilitate higher value employment such as offices. An objective of the mixed business areas was also to explore opportunities to encourage childcare and other local infrastructure needed to support the growth population in the areas. The proposal directly supports the findings of the SGS study through facilitating a development that allows for flexible uses such as health, education and childcare, which services the surrounding residential population to improve the

competitiveness of the area. This will support the delivery of the office floorspace envisioned for the area to increase the commercial growth of the Green Square Town centre.

Central Sydney Planning Strategy 2020

Whilst only applicable to the Sydney CBD, the Central Sydney Planning Strategy (CSPS) provides an insight into contemporary thinking in regard to how changing trends and floorspace drivers are handled in dense centres. The City have sought to ensure employment, social and cultural uses are delivered in Central Sydney through the CSPS. To this end and following consultation with the industry, the Planning Proposal associated with the CSPS is to be amended to include additional enterprise, activity and employment uses eligible for the 'accommodation floor space' bonus.

The City acknowledge that this will encourage greater employment, social and cultural uses to support Central Sydney's metropolitan centre role. These additional employment generating land uses include educational establishment, information and education facility, entertainment facility, function centre, light industry and health services facility. Accordingly, the subject Planning Proposal for Green Square Sites 8A and 8B is therefore receptive to contemporary thinking to incentivise diverse and varied new development to support employment generating floorspace. A more contemporary range of employment-generating land uses in necessary to spur modern development to meet the changing needs of centres.

Q5 – Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

Yes.

An assessment of the Planning Proposal against relevant State Environmental Planning Policies (SEPPs) is set out in **Table 6** below.

Table 6 Consistency with State Environmental Planning Policies

SEPP	Consistency		N/A	Comment
	Yes	No		
SEPP (Exempt and Complying Development Codes)			✓	The Codes SEPP enables development which complies with the relevant codes to be carried out without the need for development consent, or in accordance with a complying development certificate as defined in the EP&A Act. Whilst the Codes SEPP applies to all sites within NSW, it is not relevant to the proposed LEP amendment.
SEPP No. 55 Remediation of Land			✓	*State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55) seeks to ensure that contaminated land is remediated prior to development, to reduce health hazards or potential harm resulting from contamination. As per SEPP 55, it is required that when considering rezoning land, remediation works meet certain standards. To be considered at the DA stage.
SEPP No. 64 Advertising and Signage			✓	Future DAs will be assessed under SEPP 64, where any signage is proposed.
SEPP Environmental Planning Policy (Infrastructure) 2007			✓	Not relevant to proposed LEP amendment. May apply to future development on the sites.
Draft State Environmental Planning Policy (Environment)			✓	The draft SEPP (Environment) seeks to protect and improve key environmental assets for their intrinsic value and the social and economic benefits they provide, and has not yet been gazetted. The SEPP focuses on catchments, bushland, waterways and protected areas. The site is located in a densely developed urban area, and therefore the Planning Proposal does not have any significant bearings on any of these key environmental considerations.
Draft State Environmental Planning Policy (Design and Place)			✓	The Draft Design and Place SEPP was released in 2021 and is yet to be gazetted. This SEPP seeks to deliver new guidelines to assist in the design of new developments. Applicable to future DAs/

Q6 – Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Yes.

An assessment of the Planning Proposal against applicable section 9.1 Directions is set out in **Table 7** below.

Table 7 Consistency with section 9.1 directions

Direction	Consistency		N/A	Comment
	Yes	No		
1. Employment and Resources				
1.1 Business and Industrial Zones	✓			The Planning Proposal does not seek to amend the B4 Mixed Use zoning or reduce the available land zones on the site. Rather, the proposal will allow for greater flexibility in the permissible uses on the site, while still being able to deliver the envisioned commercial development on the site that will anchor a significant proportion of the expected jobs in the Green Square Town Centre.
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 Environmental Protection Zones			✓	Not applicable
2.2 Coastal Protection			✓	Not applicable
2.3 Heritage Conservation			✓	Not applicable
2.4 Recreational Vehicle Area			✓	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	✓			This Direction applies due to this Planning Proposal relating to a mixed-use zone. The Direction states that a Planning Proposal must be consistent with the aims, objectives and principles of: - Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and - The Right Place for Business and Services – Planning Policy (DUAP 2001). The Planning Proposal is broadly consistent with the aims, objectives and principles of the above documents in that it will improve the viability of the envisioned development on Sites 8A and 8B to provide additional employment and commercial density in an area well services by public transport.
3.5 Development Near Licensed Aerodromes			✓	Not applicable
3.6 Shooting Ranges			✓	Not applicable

Direction	Consistency		N/A	Comment
4. Hazard and Risk				
4.1 Acid Sulfate Soil			✓	The site is not affected by Acid Sulfate Soils
4.2 Mine Subsidence and Unstable Land			✓	The site is not identified as mine subsidence or unstable land.
4.3 Flood Prone Land	✓			This Direction applies to a number of requirements to Planning Proposals relating to flood prone land. The site is identified as been flood affected, along with the majority of the Green Square Town Centre. The planning proposal is consistent with the relevant requirements of the Direction for the following reasons. The Planning Proposal does not seek to amend the envisioned built form in any significant way, nor does it seek any ground plane or floor level amendments.
4.4 Planning for Bushfire Protection			✓	The site is not mapped as being bushfire prone land.
5. Regional Planning				
5.1 Implementation of Regional Strategies	✓			Refer to **Section 6.1.1.** The proposal seeks to facilitate the aims and objectives of the Eastern District Plan.
6. Local Plan Making				
6.1 Approval and Referral Requirements	✓			This Planning Proposal is consistent with this Direction in that it does not introduce any provisions that require any additional concurrence, consultation or referral.
6.2 Reserving Land for Public Purposes			✓	Not applicable
6.3 Site Specific Provision	✓			A site-specific amendment to the LEP is sought that aligns with the existing development standards in the Green Square LEP 2013. The site specific provisions proposed are not complicated or onerous.
7. Metropolitan Planning				
7.1 Implementation of A Plan for Growing Sydney (revoked)			✓	Not applicable
7.2 Implementation of Greater Macarthur Land Release Investigation (revoked)			✓	Not applicable
7.3 Parramatta Road Corridor Urban Transformation Strategy			✓	Not applicable
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan			✓	Not applicable
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan			✓	Not applicable
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan			✓	Not applicable
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor			✓	Not applicable

Direction	Consistency		N/A	Comment
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan			✓	Not applicable
7.9 Implementation of Bayside West Precincts 2036 Plan			✓	Not applicable
7.10 Implementation of Planning Principles for the Cooks Cove Precinct			✓	Not applicable

5.3 Environmental, Social and Economic Impacts

Q7 – 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?

No. The Planning Proposal is unlikely to result in any impact on critical habitat or threatened species, populations or ecological communities or their habitats, given the site's urban location. The site is currently devoid of any significant vegetation.

Q8 – Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The site is an existing urban site which has been cleared for the purpose of the envisioned development at Sites 8A and 8B. Accordingly, the site is largely devoid of significant vegetation with no ecological value. There are no likely ecological impacts as a result of this Planning Proposal.

Any future development of the site will be assessed against the environmental provisions of the applicable planning instruments

Q9 – Has the Planning Proposal adequately addressed any social and economic impacts?

An Economic Report has been prepared by Ethos Urban (**Appendix C**) for the proposes of this Planning Proposal. This Economic Report provides a commercial office, supporting use and economic benefits assessment.

Ethos Urban consider that the proposal is suitable for the site given its prime position within one of the most important urban renewal projects in the country. The Economic Report concludes that will be no detrimental economic impacts likely to result from the proposed amendments to allow complementary uses such as health, retail and education facilities within the commercial building, and the proposal is likely to results in several additional benefits. This is further discussed in **Section 6.1** below.

5.4 State and Commonwealth Interests

Q10 – Is there adequate public infrastructure for the Planning Proposal?

Yes. The site is located approximately 50m from Green Square Rail Station. The site is also within the Green Square Town Centre Square which is one of the largest urban renewal projects in Sydney, that currently provide and will provide range of civic, recreation, retail, and residential facilities. Future development applications on the site will require investigation of the likely provision of services that will be required, however it is anticipated that the existing public infrastructure, including utilities, are adequate to service the area. The proposal does not seek an increase in floorspace, density or height – rather it seeks planning control changes to better enhance the site's viability for redevelopment for primarily commercial purposes.

Q11 – What are the views of State or Commonwealth public authorities consulted in accordance with the Gateway determination?

The views of State and Commonwealth public authorities will be known once consultation has occurred in accordance with the Gateway determination of the Planning Proposal.

6.0 Environmental Assessment

6.1 Economic Impact Assessment

An Economic Report has been prepared by Ethos Urban (**Appendix C**) for the proposes of this Planning Proposal. This Economic Report provides a commercial office, supporting use and economic benefits assessment.

6.1.1 Potential Commercial Office Assessment

Ethos Urban have reviewed the potential for commercial office floorspace and concluded that while there is likely to be a solid opportunity for commercial office floorspace in the longer term, in the short to medium term, opportunities remain limited due to subdued market activity, strong competitive context and economic uncertainty. The economic report states that if a pure commercial office project was required at the Site, there is a very real risk that the project will remain delayed or undeveloped for an extended period of time as conditions in the commercial office market will need to improve and existing vacant space at competing locations absorbed.

Accordingly, the development envisioned for Sites 8A and 8B must evolve to ensure it can be delivered to Green Square as a viable and vibrant building. Ethos Urban have concluded that it is likely that a mix of uses, including the provision of commercial office floorspace, would be more suitable at the Site to better align with market demand and the vision for the precinct overall. This way, the development will have the ability to provide commercial office floorspace that is appropriate to the South Sydney market demand and tenant needs at any given time, while also enabling the delivery of other uses that align with commercial office floorspace.

The Economic Report states that while a mix of uses will improve the viability of the development its current context, the provided commercial floorspace must also evolve to cater to tenant demands and requirements. In recent times, there has been a move towards more open plan, flexible spaces that provide collaborative workspaces, seamless integration with technology and incorporate sustainable initiatives. This is particularly important in a post COVID-19 environment, as the way business and office tenants use their space will continue to evolve, and the provision of large floorplates that can allow tenants to occupy whole floors, with flexible and active working spaces is a key demand driver for the current metropolitan office market.

The proposal recommended at the Site represents a visionary project that will embody a contemporary non-CBD development, delivering not only commercial office floorspace but also supporting uses that will create an active, vibrant destination for a range of occupiers. In this way, the project will be able to better attract and retain, both commercial office users and complementary uses, while enabling the Site to adapt and respond to changes in the market over time. Reflecting the uncertainty in the commercial office market, and the location of the Site in a non-CBD centre, adding flexibility in terms of floorplates and uses will ensure the development has a greater chance of being delivered sooner, and remaining viable longer term, for the benefit of strengthening its Strategic Centre role.

6.1.2 Supporting Use Assessment

Ethos Urban have conducted a supporting use assessment to provide an overview of the complementary uses that could be provided at the site. The high levels of population growth that is anticipated within the region, and several other factors as detailed in the Economic Report, will act as a key driver of demand for uses and occupiers in the health and education sector. The relatively limited provision of existing and planned health and education facilities, combined with the locational attributes of the Site, suggest that Site 8A and 8B would be an ideal location to provide these types of supporting uses.

The Economic Report reviews two existing development cases that embody the mix of uses including providing contemporary commercial office floorspace along with education, health and other uses. The first being 2-6 Hassall Street, Parramatta and the second being Victoria University Precinct, Melbourne. Both present examples of successful commercial building which incorporate education and learning spaces.

Overall, Ethos urban have concluded that provision of a mix of uses at the site including commercial, health and education services at the would result in a range of benefits include:

- Better align with the vision for Green Square Town Centre as a major mixed use destination and the Strategic Centre in this part of Sydney.

- Provide for increased activation, vibrancy and amenities to cater for the local population, including the ability for the site to be more active after hours and on weekends.
- Provide additional uses that are currently underserviced or underprovided within the area currently, which will complement the needs of an emerging diversifying workforce and the additional uses will promote workers to spend money in the GSTC.
- Deliver uses that will be complementary to the commercial office component, helping to create a destination and precinct that will in-turn add to the activity and appeal of the site for a range of occupiers in the future.
- Better leverage investment activity and growth strategies in the area including alignment and extension of the future Botany Road Corridor.
- Support the aspirations for a true live/work/play neighbourhood and GSC objectives for 30-minute cities.
- Enable flexibility to adapt to changes in market conditions and occupier requirements now and in the longer term.
- Aligned to contemporary tenant expectations and modern mixed use developments that are occurring in high-profile locations across Australia.

In summary, the introduction of the additional, complementary uses to the building will ultimately make a large floorspace office provision more attractive and saleable to potential occupiers. By providing a large, flexible built form with varied and potentially interconnected complementary uses, these attributes have the potential to act as key drivers for new office occupiers and set the benchmark for developments in the post-COVID world. There is a clear and emerging need to enable large, flexible, and adaptable development that includes a focus on wellness and sustainability. Introducing complementary uses such as health and education, within the development, will only serve to enhance the offering of a large commercial office project within an emerging precinct. The ability to provide large floorplates across the Site, combined with the flexibility to accommodate uses that complement the commercial office component will ensure that the Site remains a vibrant, active destination for the community well into the future.

6.1.3 Economic Benefits

Ethos Urban have concluded that the proposal will result in 1,020 FTE construction jobs and up to 1,380 ongoing jobs, resulting in an overall economic output of $150,896,930. An increase in the local population at the site through additional workers and potential students will likely result in increased retail expenditure available in the local area.

The Economic Report concludes that at full capacity, the proposal would result in a total retail expenditure of up to $4,534,500 per year. As a result, the trading conditions of retailers near the proposed development will likely improve. Other economic benefits from the proposal, outlined by Ethos Urban, are summarised as follows:

- The large contiguous floorplates will allow the site to adapt and change over time, in response to supply and demand requirements to ensure it can evolve.
- Through providing complementary uses such as health and education, the site will provide critical social infrastructure to Green Square residents.
- The proposal will create flexible commercial floorspace to help attract high value business to Sydney's South.
- The proposal will result in various economic benefits and create a natural extension to commercial precincts including the Botany Road Innovation and Technology Corridor in servicing the economic arc between Sydney CBD to Sydney International Airport and Sydney Ports
- Educational facilities at the site will support the 27.1% of the Study Area population that are currently attending education.
- Support the provision of a range of new employment opportunities within a diversity of strong industry sectors.
- Provide an educational facility within one of the fastest growing regions in the country, supporting the growth in local resident population.
- Support ongoing investment and renewal of the Green Square Town Centre helping to support growth and development over time.

In summary, the report concludes that the project will generate significant economic benefits for GSTC and South Sydney, including the provision of a visionary, campus style commercial office building with large efficient floorplates that will appeal to a broad range of occupiers. Other uses at the site including health and education will completement the growing residential population in the area and provide critical social infrastructure in this part of Sydney. Importantly, these uses will generate high amounts of additional employment and business opportunities in the local area, and contribute to significant economic activity each year. These additional workers or students on the site will generate additional retail expenditure, both during the day and after hours, enhancing local business opportunities and the nighttime economy in GSTC.

6.2 Visual Impact Assessment

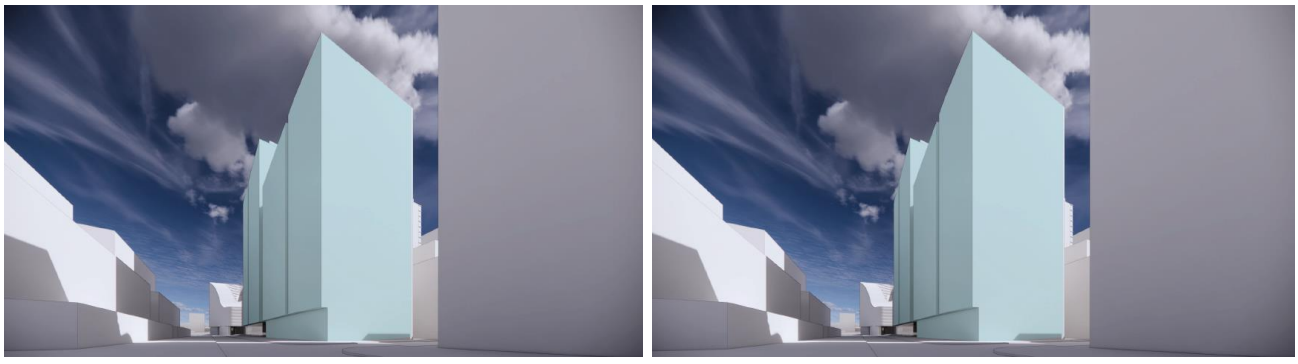
Architectus has prepared a Visual Impact Analysis as part of the Design Report (**Appendix A**) which illustrated the visual impact of the proposed sky bridges.

The analysis provides a comparison of the existing base case bridge form (3m) and proposed wider bridge form (20m), with perspectives from the following locations:

- Botany Road – looking south
- Botany Road – looking north
- Botany Road – Through site link

Base Case Sky Bridges *Proposed Sky Bridges*

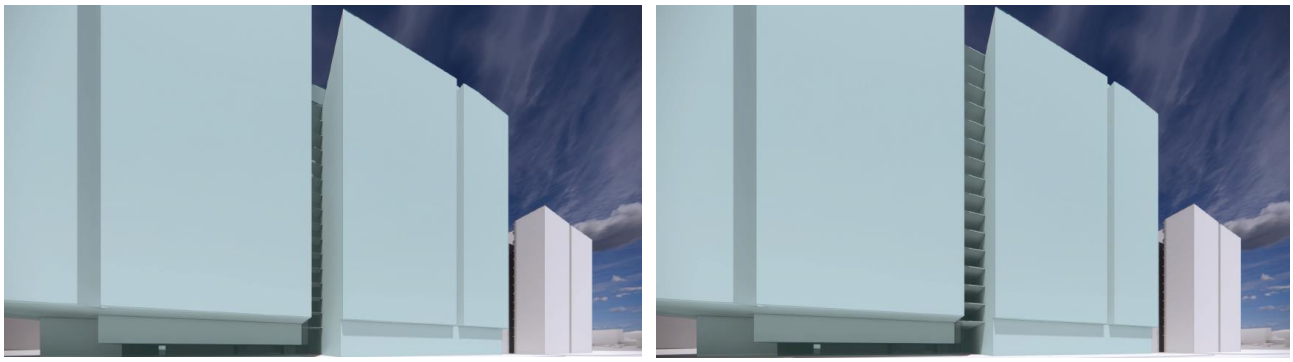
Figure 24 Visual impact assessment - Botany Road south



Base Case Sky Bridges *Proposed Sky Bridges*

Figure 25 Visual impact assessment - Botany Road north

The perspectives indicate that the proposed sky bridges will not be visible from these position in the public domain and will have no visual impact.



Base Case Sky Bridges *Proposed Sky Bridges*

Figure 26 Visual impact assessment – Through Site Link

The perspective of the through site link indicates that the enlarged sky bridges will visible but are sufficiently setback from the primary façade (minimum 6m) to not provide a dominating visual impact or a continuous building bulk. The additional articulation façade zones which are made possible by the GFA surplus, will provide a more meaningful visual relief and interest when viewed from the public domain and will be integrated into the design excellence brief process in consultation with Council.

6.3 Wind Mitigation

Arup have provided a Desktop Wind Impact Review (**Appendix D**). The purpose of this report is to assess the impact of the proposed change to the width of the bridge above the through-site link from 3m to 20m wide and to provide a preliminary impact assessment and mitigation measures required for pedestrian level wind conditions within the through-site link.

It is noted that the general massing of Sites 8A and 8B is consistent between the base and proposed schemes. As such, for the 3m wide bridge option (compliant with current controls), the wind pressure differential for the narrow bridge would be expected to be slightly greater than for the 20m wide bridge option (proposed). As the mean pressure differential between either end of the link is similar, the fastest wind speed would be similar for all bridge widths. However, for the 20m wide bridge being of constant cross-section area along the entire length of the through-site link, the wind speed would be similar along the entire length of the link – when compared to the 3m base option which reduces the extent of the faster flow.

Arup have concluded that to improve the wind conditions within the through-site link in relation to the 20m bridge reference design, a vertical constriction element to control the flow is required at one end. This will essentially slow the flow of wind through the through-site link to make the environment more comfortable for pedestrians. Introducing a constriction to the cross-sectional area within the link controls the flow rate improving wind conditions everywhere except close to the constriction, which localises the fast flow and results in an acceptable outcome for pedestrians.

This constriction element may also have the ability to form a decorative element or a component of the site's public benefit offering. In undertaking the competitive design process and then the detailed design of the building, further refinement and evolution of the reference scheme will take place. Further wind analysis and required mitigation measures will inform the design competition brief, which will be in turn be modelled and assessed in greater detail later stages such as the Development Application.

7.0 Consultation and Project Timeline

7.1 Community Consultation

Community consultation will be conducted in accordance with section 3.34 and Schedule 1 of EP&A Act and *A Guide to Preparing Planning Proposals*.

7.2 Anticipated Project Timeline

An anticipated program to develop Sites 8A and 8B is presented in **Table 8** above.

Table 8 Projected timeline to develop Sites 8A and 8B

Task / Milestone	Indicative Date
Lodge Planning Proposal	June 2021
Assessment of Planning Proposal	July-September 2021
Finalise Assessment and Draft DCP Content	October 2021
Planning Proposal Reported to Council	November 2021
Gateway Determination	January 2022
Public Exhibition of Planning Proposal	February 2022
Finalise Design Competition Brief	February 2022
Award Design Competition	April 2022
Gazettal of Planning Proposal controls	May 2022
Lodge detailed Development Application	July 2022
Commence early site works	October 2022
Development consent	December 2022
Construction certificate	February 2023
Occupation certificate	July 2025

8.0 Conclusion

This report has been prepared by Ethos Urban to support a Planning Proposal to the Council of the City of Sydney. In conclusion, we request that the following changes are made to the Green Square LEP:

- Amendment to clause 4.4A(2)(a) to allow additional land uses the subject of additional floor space provisions in the location mapped as Area 1; and
- Insert a new clause into Part 6 Additional Local Provisions (clause 6.13) to exclude sky bridges connecting Sites 8A and 8B for the purposes of prescribed maximum height of buildings provisions applicable under clause 4.3.

The proposed amendments to the planning controls sought within the site, will enable the development of a visionary project that will embody a contemporary non-CBD development, delivering not only commercial office floorspace but also supporting uses that will create an active, vibrant destination for a range of occupiers. In this way, the project will be able to better attract and retain, both commercial office users and complementary uses, while enabling the site to adapt and respond to changes in the market over time. Reflecting the uncertainty in the commercial office market, and the location of the site in a non-CBD centre, adding flexibility in terms of floorplates and uses will ensure the development has a greater chance of being delivered sooner, and remaining viable longer term, for the benefit of strengthening Green Square in its Strategic Centre role.

The introduction of the additional, complementary uses to the building will ultimately make a large floorspace office provision more attractive and saleable to potential occupiers. By providing a large, flexible built form with varied and potentially interconnected complementary uses, these attributes have the potential to act as key drivers for new office occupiers and set the benchmark for developments in the post-COVID world. There is a clear and emerging need to enable large, flexible, and adaptable development that includes a focus on wellness and sustainability. Introducing complementary uses such as health and education, within the development, will only serve to enhance the offering of a large commercial office project within an emerging precinct.

The Planning Proposal will support a future development that will achieve a number of positive outcomes for the site, Green Square Town Centre and the broader renewal area, including:

- The proposal is consistent with the objects of the EP&A Act, in that it promotes the orderly and economic use and development of land with the absence of any noteworthy impacts to the public interest;
- The proposal is consistent with the strategic planning framework for the site and is consistent with the applicable SEPPs and Ministerial Directions;
- The proposal will result in various economic benefits within the Green Square Town Centre and create a natural extension to commercial precincts including the Botany Road Innovation and Technology Corridor in servicing the economic arc between Sydney CBD to Sydney International Airport and Sydney Ports.
- The proposal will contribute in a positive way to achieving the realisation of the Green Square Town Centre as a varied, vibrant and appealing strategic centre, with the amended planning controls better suited in providing for the needs of workers and visitors to the precinct, thereby supporting retailers in the Town Centre and generating additional economic activity;
- The proposal will support an active and vibrant building and surrounding Green Square Town Centre through enabling additional complementary uses that creates a variety of activity and experiences;
- The proposal supports minor adjustments to development parameters to allow feasible and suitable commercial alternatives to redevelop the site in a more efficient and practical manner, subject to design excellence;
- The proposal will improve the allowance and adaptability to provide for more efficient and interconnected floorplates that cater to contemporary commercial tenant requirements, by allowing a more contiguous bridge connection for improved access within the subject site; and
- The proposed amendments will support the long-term viability of the commercial floorspace within the site, through allowing a diversity of uses that complement the site's business and office premises which will create an attractive and enticing workplace for tenants.

In light of the above, we would have no hesitation in recommending that the Planning Proposal proceed through a Gateway determination to public exhibition.