



South Sydney Local Environmental Plan 1998 (Amendment No 11)—Green Square

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (R96/00103/PC)

ANDREW REFSHAUGE, M.P.,
Minister for Planning

South Sydney Local Environmental Plan 1998 (Amendment No 11)—Green Square

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *South Sydney Local Environmental Plan 1998 (Amendment No 11)—Green Square*.

2 Land covered by this plan

In so far as it zones land, this plan applies to the part of the Green Square redevelopment area that is shown coloured on the map marked “South Sydney Local Environmental Plan 1998 (Amendment No 11)—Green Square—Zoning” deposited in the office of South Sydney City Council.

In other respects, this plan also applies to other land within Green Square, as defined for the purposes of *South Sydney Local Environmental Plan 1998*.

However, this plan does not apply to any of the land shown on that map as “deferred areas”.

3 Aims of plan

This plan aims:

- (a) to pursue the planning principles which seek to achieve the vision for Green Square set out in the *Green Square Structural Masterplan* which is available for inspection at the office of South Sydney City Council, and
- (b) to facilitate the development of a vibrant and sustainable community, which is based on accessibility, reduced car dependence, a mix of land uses, friendly and safe streets, high quality public domain and active commercial centres, and
- (c) to provide opportunities for the gradual replacement of industrial uses with a range of residential and environmentally compatible employment-generating land uses on land to which this plan applies, and

- (d) to protect the amenity of the existing residential communities around Green Square, and
- (e) to encourage development that maximises the use of the new Green Square Station and other public transport infrastructure in the area, and
- (f) to allow for the continued operation of existing employment-generating activities, while ensuring their environmental compatibility with new activities in the area, and
- (g) to conserve items of heritage significance on land to which this plan applies, and
- (h) to encourage a variety of housing types and tenures (including affordable housing) so as to accommodate a range of income groups close to employment and services, and
- (i) to encourage the interpretation in site specific works by artists and craftspeople of the attributes, characteristics, ecosystem, multi-culturalism, and the Aboriginal and post-European contact heritage, of the Green Square area, and
- (j) to specifically allow the incorporation of appropriate public art in the Green Square redevelopment area, and
- (k) to encourage public art that is consistent with the *Green Square Public Art and Water Features Strategy*, adopted by South Sydney City Council on 6 June 2001, as in force at the time a development application is lodged with the Council as consent authority.

4 Amendment of South Sydney Local Environmental Plan 1998

South Sydney Local Environmental Plan 1998 is amended as set out in Schedule 1.

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South Sydney Local Environmental Plan 1998 (Amendment No 11)—Green Square

Schedule 1 Amendments

Schedule 1 Amendments

(Clause 4)

[1] Clause 16 Zoning controls for Zone No 6 (a)—the Local Recreation Zone

Insert “public art;” after “places of assembly;” in clause 16 (3).

[2] Clause 21A Zoning controls for Zone No 10 (a)—the Mixed Uses “A” Zone

Omit “uses on” from clause 21A (1) (d).

Insert instead “use of the total floorspace proposed for”.

[3] Clause 21A (1) (h)

Insert at the end of clause 21A (1) (g):

, and

(h) to enhance and enliven Green Square through the implementation of public art where appropriate.

[4] Clause 21A (2)

Omit:

Development for the purpose of:
home businesses, minor building works.

Insert instead “Exempt development referred to in clause 10A.”.

[5] Clause 21A (3)

Omit “commercial signs,” “non-structural advertisements,” and “, under awning signs”.

[6] Clause 21A (3)

Insert “public art,” after “professional consulting rooms,”.

[7] Clause 21B Zoning controls for Zone No 10 (b)—the Mixed Uses “B” Zone

Omit “uses on” from clause 21B (1) (c).

Insert instead “use of the total floorspace proposed for”.

[8] Clause 21B (1) (h)

Insert at the end of clause 21B (1) (g):

, and

- (h) to enhance and enliven Green Square through the implementation of public art where appropriate.

[9] Clause 21B (2)

Omit:

Development for the purpose of:

home businesses, minor building works.

Insert instead “Exempt development referred to in clause 10A.”.

[10] Clause 21B (3)

Omit “commercial signs,” “non-structural advertisements,” and “, under awning signs”.

[11] Clause 21B (3)

Insert “public art,” after “professional consulting rooms,”.

[12] Clause 21C Zoning controls for Zone No 10 (c)—the Mixed Uses “C” Zone

Omit “uses on” from clause 21C (1) (b).

Insert instead “use of the total floorspace proposed for”.

[13] Clause 21C (1) (h)

Insert at the end of clause 21C (1) (g):

, and

- (h) to enhance and enliven Green Square through the implementation of public art where appropriate.

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Schedule 1 Amendments

[14] Clause 21C (2)

Omit:

Development for the purpose of:
home businesses, minor building works.

Insert instead “Exempt development referred to in clause 10A.”.

[15] Clause 21C (3)

Omit “commercial signs,” “non-structural advertisements,” and “, under awning signs”.

[16] Clause 21C (3)

Insert “public art,” after “private hotels,”.

[17] Clause 21D Zoning controls for Zone No 10 (d)—the Mixed Uses “D” Zone

Insert “the total floorspace proposed for” after “of” in clause 21D (1) (a).

[18] Clause 21D (1) (h)

Insert at the end of clause 21D (1) (g):

, and

- (h) to enhance and enliven Green Square through the implementation of public art where appropriate.

[19] Clause 21D (2)

Omit:

Development for the purpose of:
home businesses, minor building works.

Insert instead “Exempt development referred to in clause 10A.”.

[20] Clause 21D (3)

Omit “commercial signs,” “non-structural advertisements,” and “under awning signs,”.

[21] Clause 21D (3)

Insert “public art,” after “private hotels,”.

[22] Clause 27C Determination of development applications

Omit “(a)–(l)” from clause 27C (3). Insert instead “(a)–(m)”.

[23] Clause 27D Preparation of masterplans

Insert after clause 27D (4) (l):

(m) opportunities for the provision of public art.

[24] Clause 27O Matters for consideration by consent authority

Insert at the end of the clause:

(2) Subclause (1) does not apply to land shown as being within Zone No 10 (d) on the map marked “South Sydney Local Environmental Plan 1998 (Amendment No 11)—Green Square—Zoning”.

[25] Schedule 1 Definitions

Insert “or ‘South Sydney Local Environmental Plan 1998 (Amendment No 11)—Green Square—Heritage’” after “Heritage” at the end of the definition of *heritage item*.

[26] Schedule 1, definition of “public art”

Insert in alphabetical order:

public art within Green Square means works of an artistic nature within Green Square that may be viewed from public places.

[27] Schedule 1, definition of “the map”

Insert at the end of the definition:

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Schedule 1 Amendments

[28] Schedule 2 Heritage items

Omit the following item:

713	McEvoy Street	Alexandria	60–62	The Iron Duke Hotel, two storey Inter-War Georgian Revival style hotel, c 1930 (also known as No 220 Botany Road)	6.2
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[29] Schedule 2

Insert the following items in alphabetical order of street name and in appropriate order of street number:

68A	Botany Road	Rosebery	569	The Rosebery Hotel, Inter-War Functionalist style hotel, c 1940	
375A	Dunning Avenue	Rosebery	25–27	Inter-War Functionalist style warehouse	
411A	Epsom Road, cnr Mentmore Avenue	Rosebery	n/a	Horse trough	
713	McEvoy Street	Alexandria	111–117	Inter-War Functionalist style industrial building	6.2
713A	Mentmore Avenue	Rosebery	5–11	Mentmore House, sandstone facade, c 1860	
879A	Primrose Avenue	Rosebery	12	Inter-War Warehouse 1932	

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Schedule 1 Amendments

998A	Rosebery Avenue	Rosebery	1–3	Former National Springs, Inter-War office/warehouse c 1943, with portecochere, circular driveway and front landscape/setback area
1009A	Rothschild Avenue	Rosebery	24	Inter-War former warehouse, c 1920

[30] Schedule 2A Heritage conservation areas

Insert after item CA54:

CA55	Hillview Estate Conservation Area		Beaconsfield	Reserve Street, Johnson Street, a lane and Queen Street	6.5
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[31] Schedule 4 Planning principles for Green Square

Insert at the end of item (3) (relating to the public domain):

Development for the purpose of public art within Green Square should be consistent with the *Green Square Public Art and Water Features Strategy* adopted by the Council on 6 June 2001 (as amended by the Council from time to time).

BY AUTHORITY