



Green Square Railway Station forecourt



Portman Street

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New development at Portman Street



Sandstone wall at Royal South Sydney Hospital





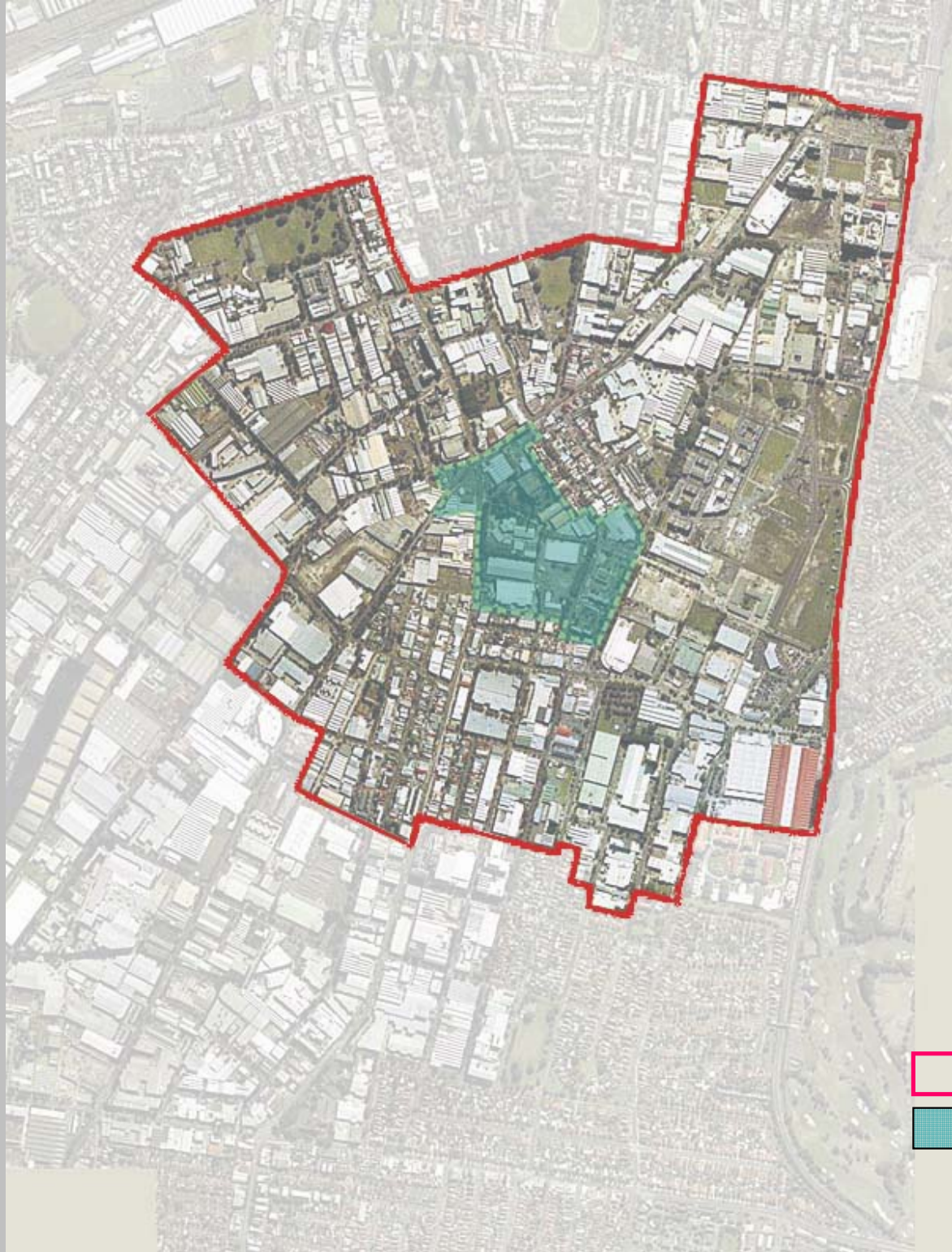
**Glebe Island,
White Bay Master Plan**



Defence Site Maribyrnong, Melbourne





City Of Sydney Plan



Green Square

Review of the Built Form

-  Green Square Area
-  Green Square Town Centre Boundary

Green Square Redevelopment Area

The Vision for Green Square

- *The vision for green Square is to transform the area into an attractive, vibrant and sustainable urban environment by capitalising on the opportunities created by the airport rail link and the areas strategic location between Sydney's economic gateways – the Sydney CBD, Kingsford Smith Airport and Port Botany.*

Green Square Redevelopment Area

The Vision for Green Square – Key Principles

- Diversity
- Connectivity
- Interdependency
- Long term Growth



Green Square Redevelopment Area

The Brief and Program

- Assess the operation of built form controls against the objectives established in the South Sydney Development Control Plan 1997 and South Sydney Local Environmental Plan 1998.
- 16 week work program

Green Square Redevelopment Area

The Aim of the Brief

- The study is aimed at achieving a better balance between the built form controls to achieve the vision for the Green Square Redevelopment Area.

Green Square Redevelopment Area

The Approach by Architectus

1. Review Process
2. Testing and Analysis
3. Conclusions and Recommendations

Green Square Redevelopment Area

1. The Review Process

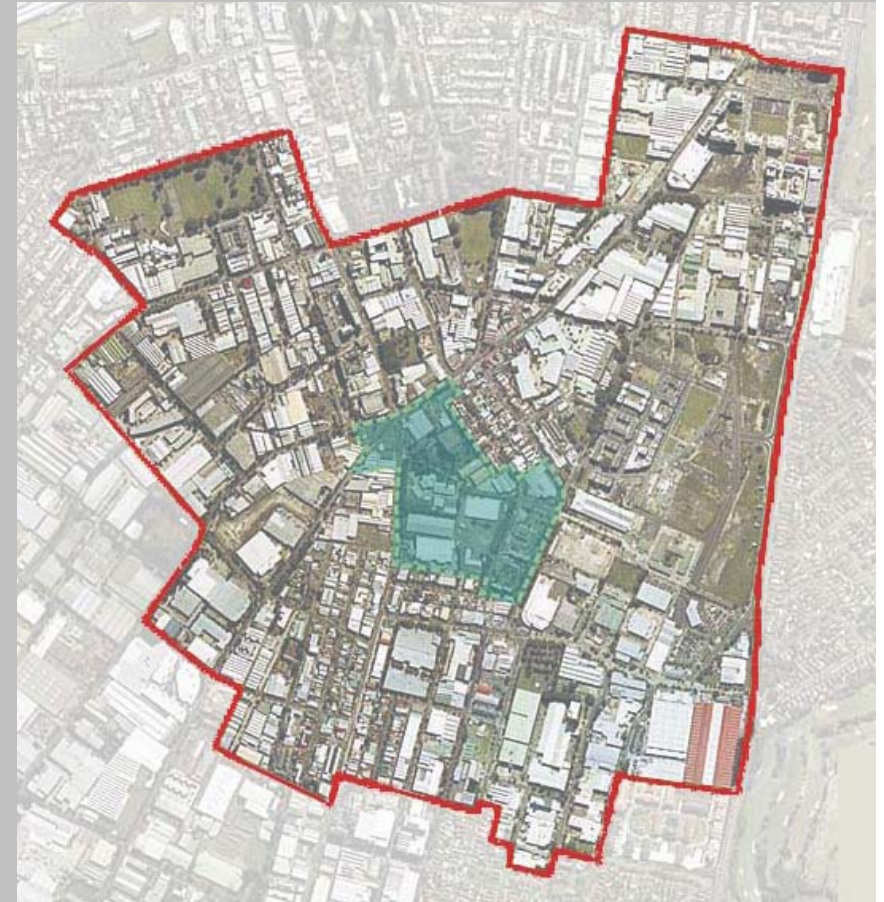
A comprehensive study of the existing controls:

- City of Sydney Local Environmental Plan 1998
- City of Sydney Development Control Plan 1997

Green Square Redevelopment Area

2. Testing and Analysis

- Site selection criteria
- Analysis work
- Report of findings



Green Square Redevelopment Area

2. Testing and Analysis

The analytical study of the following controls:

- Floor Space Ratio
- Building height
- Development set backs and landscaping
- Building bulk

Green Square Redevelopment Area

2. Testing and Analysis – Floor Space ratio

Floor Space Ratio is

The relationship between the total floor space proposed to the total area of the site, as expressed as a ratio.

Green Square Redevelopment Area

2. Testing and Analysis – Building height

Considerations in assessing Building height

- Streetscape
- Street frontage
- Building height range
- Size of plot



Green Square Redevelopment Area

2. Testing and Analysis

– Development setback and landscaping

Considerations in assessing setbacks and landscaping

- Existing street trees and planting
- Location of the development site
- Proximity to public open space.



Green Square Redevelopment Area

2. Testing and Analysis – Building Bulk

Considerations in assessing Building bulk

- Visual scale and appropriateness
- Relationship to existing buildings
- Over-shadowing



Sandstone wall at Royal South Sydney Hospital



Green Square Redevelopment Area

3. Conclusions and Recommendations

‘Green Square Development Control Plan - Review of Urban Form Controls (Height, FSR & Related Controls)’

- Project method, analysis, findings and recommendations.
- FSR and Building height Maps
- New Control Guidelines and principles will be outlined based on the report findings.

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