



New South Wales

South Sydney Local Environmental Plan 1998 (Amendment No 19)

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*. (S08/00028/PC)

KRISTINA KENEALLY, MP
Minister for Planning

2009 No 226

Clause 1 South Sydney Local Environmental Plan 1998 (Amendment No 19)

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Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *South Sydney Local Environmental Plan 1998 (Amendment No 19)*.

2 Aims of plan

The aims of this plan are:

- (a) to permit, with development consent, development for the purpose of communal car parking or retail facilities below the ground on land within Zone No 11 (b)—the Green Square Town Centre Public Domain Zone, and
- (b) to provide considerations and controls to ensure that any communal car park and retail facilities within Zone 11 No (b)—the Green Square Town Centre Public Domain Zone are designed and operated in a way that ensures the communal nature of the car park and minimises the number of private car parking spaces provided, and
- (c) to stimulate development of the Green Square Town Centre.

3 Land to which plan applies

This plan applies to the land shown edged green on the map marked “South Sydney Local Environmental Plan 1998 (Amendment No 19)” deposited in the office of Sydney City Council.

4 Amendment of South Sydney Local Environmental Plan 1998

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

Schedule 1 Amendments

(Clause 4)

[1] **Clause 21G Zoning controls for Zone No 11 (b)—the Green Square Town Centre Public Domain Zone**

Insert at the end of clause 21G (1) (f):

, and

- (g) to allow for the construction of a below-ground communal car park and retail facilities in a certain part of the public domain.

[2] **Clause 21G (3)**

Insert “communal car park;” after “child care centres;”.

[3] **Clause 21G (3)**

Insert “retail facilities;” after “recreation facilities;”.

[4] **Clause 27KC Definitions**

Insert in alphabetical order:

communal car park means a car park which includes unreserved spaces for the use of the general public or other users of, and visitors to, the Green Square Town Centre and may also include dedicated car parking spaces for a particular land use or development site.

communal car parking space means a designated car parking space which is not allocated by title or arrangement to any single use or owner and is available for use by the general public, shared vehicles or other users of, or visitors to, the Green Square Town Centre.

shared vehicles means vehicles which are provided for shared or communal use and includes recognised car share scheme vehicles and taxis.

[5] **Clauses 27KJ–27KL**

Insert after clause 27KI:

27KJ Area for below-ground communal car parking and retail development in Zone No 11 (b)

The Council must not grant consent to development for the purpose of a communal car park or retail facilities on land within Zone No 11 (b) unless it is satisfied that the development will be:

2009 No 226

South Sydney Local Environmental Plan 1998 (Amendment No 19)

Schedule 1 Amendments

- (a) located on land shown edged by a red dotted line on the map marked “South Sydney Local Environmental Plan 1998 (Amendment No 19)—Green Square Town Centre—Zoning”, and
- (b) located below existing ground level.

27KK Communal car park in Zone No 11 (b)

- (1) The objectives of this clause are:
 - (a) to provide for a shared, publicly accessible car park which maximises the utility of spaces amongst users and uses, and
 - (b) to ensure that the design and operation of the car park:
 - (i) enhances safety and security, and
 - (ii) encourages and incorporates provisions for other forms of transport including motorbikes, bicycles, shared vehicles and community buses.
- (2) The Council must not grant consent to development for the purpose of a communal car park within Zone No 11 (b) unless it is satisfied that:
 - (a) appropriate arrangements have been made to ensure co-ordinated, ongoing management and communal use of the car park, and
 - (b) appropriate facilities, including change and storage facilities, are provided for motorbike and bicycle users, and
 - (c) appropriate arrangements for shared vehicles, community buses and the like are provided, and are to be clearly and prominently identified, and
 - (d) appropriate arrangements have been made to reduce the number of private parking spaces available if the number of communal car parking spaces is insufficient to meet demand, and to designate those spaces as communal car parking spaces.

27KL Gross floor area for below-ground facilities in Zone No 11 (b)

The area of the following car parking spaces in a communal car park is to be included as part of the gross floor area of all development on a development site under clause 27KF:

- (a) car parking spaces that are allocated, by arrangement, to a particular *development site* (within the meaning of clause 27KF), and
- (b) exceed, when added to the number of car parking spaces located on the development site, the number of car parking spaces permitted for that development site by a development control plan or policy of the Council.