

29 April 2020

We invite your feedback on proposed new planning controls for Central Sydney

Covid-19 is impacting our lives, our jobs and the economy. We also know that many people are under stress and facing uncertainty. This is hard. But while we focus on the day to day, there is also a place for us to continue with good and thoughtful planning for our city's recovery and future livelihoods.

Central Sydney is the engine room of the New South Wales economy. The City of Sydney has updated its planning framework to ensure future growth only occurs where it respects our special places, spaces and parkland, and is highly sustainable, resilient and responsive to climate change. With the significant investment in transport infrastructure, Central Sydney must support more jobs, while maintaining our quality of life.

The planning framework provides a clear path for investment to help rebuild business confidence and support jobs in small and large businesses. It considers hotel and visitor accommodation, cultural uses and retail alongside residential living.

Our Sustainable Sydney 2030 vision identifies a key goal of nurturing a competitive global Sydney. This updated framework aims to ensure Central Sydney maintains its role as Australia's most productive and attractive city. It is the first major review of the Central Sydney planning framework in 45 years and took years of study.

As part of this plan, we propose changes to development controls and development contributions and invite your feedback over 10 weeks, extended from four weeks due to the challenges presented by Covid-19.

Key changes include additional height and density in the most suitable locations, removing the incentive for solo residential towers, changes to ensure that any new development achieves design excellence through a revised design policy, and proposals that will unlock additional capacity for economic and employment growth.

Our City's growth will need to be accompanied by new supporting infrastructure. To assist, a newly devised contributions plan will help fund new and upgraded public spaces and infrastructure. This approach will improve and retain Sydney's attractiveness as Australia's premier business district and global city. The draft plan includes a proposed increase in contributions for developments worth \$500,000 and above.

To clarify the areas covered by each of the documents the attached map shows an area shaded pink – this is where changes are proposed to the planning controls and development contributions plan. Areas shaded green are where changes are proposed to the development contributions plan only.

The documents on public exhibition are:

- Planning proposal: Central Sydney 2020, to amend the Sydney Local Environmental Plan 2012
- Draft development control plan: Central Sydney, to amend the Sydney Development Control Plan 2012
- Draft Central Sydney Development Contributions Plan 2020 (draft contributions plan), which is a new contributions plan
- Draft amendments to the Competitive Design Policy: Central Sydney, which proposes a new section in the policy

See more information and give your feedback at cityofsydney.nsw.gov.au/central-sydney until 5pm on Friday 10 July 2020.

The City invites you to participate in online community sessions during May, for those with queries. Please register your interest at cityofsydney.nsw.gov.au/central-sydney or email Lauren Flaherty on sydneyyoursay@cityofsydney.nsw.gov.au.

Submissions can be made to Strategic Engagement and Community Relations, City of Sydney, Town Hall House, Level 7, 456 Kent Street, Sydney NSW 2000, and should quote **'Reference S064204.024 – Central Sydney Planning'**

We will consider all feedback and report the results to Council and the Central Sydney Planning Committee. If you make a submission we will let you know when the reports are being considered. If Council approves the development controls after public exhibition, the amendment to Sydney Local Environment Plan 2012 will be drafted and finalised by the Department of Planning, Industry and Environment.

If Council approves the new development contributions plan, the change to the contribution rates is intended to start after the amendment of relevant regulations and as the development controls come into effect. However, given the current climate of economic uncertainty, the City is open to considering this timing and process.

For more information about this project, please contact: Wayne Williamson, Senior Planner, wwilliamson@cityofsydney.nsw.gov.au; Siobhan Fox-Roberts, Senior Planner (Contributions) sfoxroberts@cityofsydney.nsw.gov.au; Sally Peters, Manager Central Sydney Planning, speters@cityofsydney.nsw.gov.au.

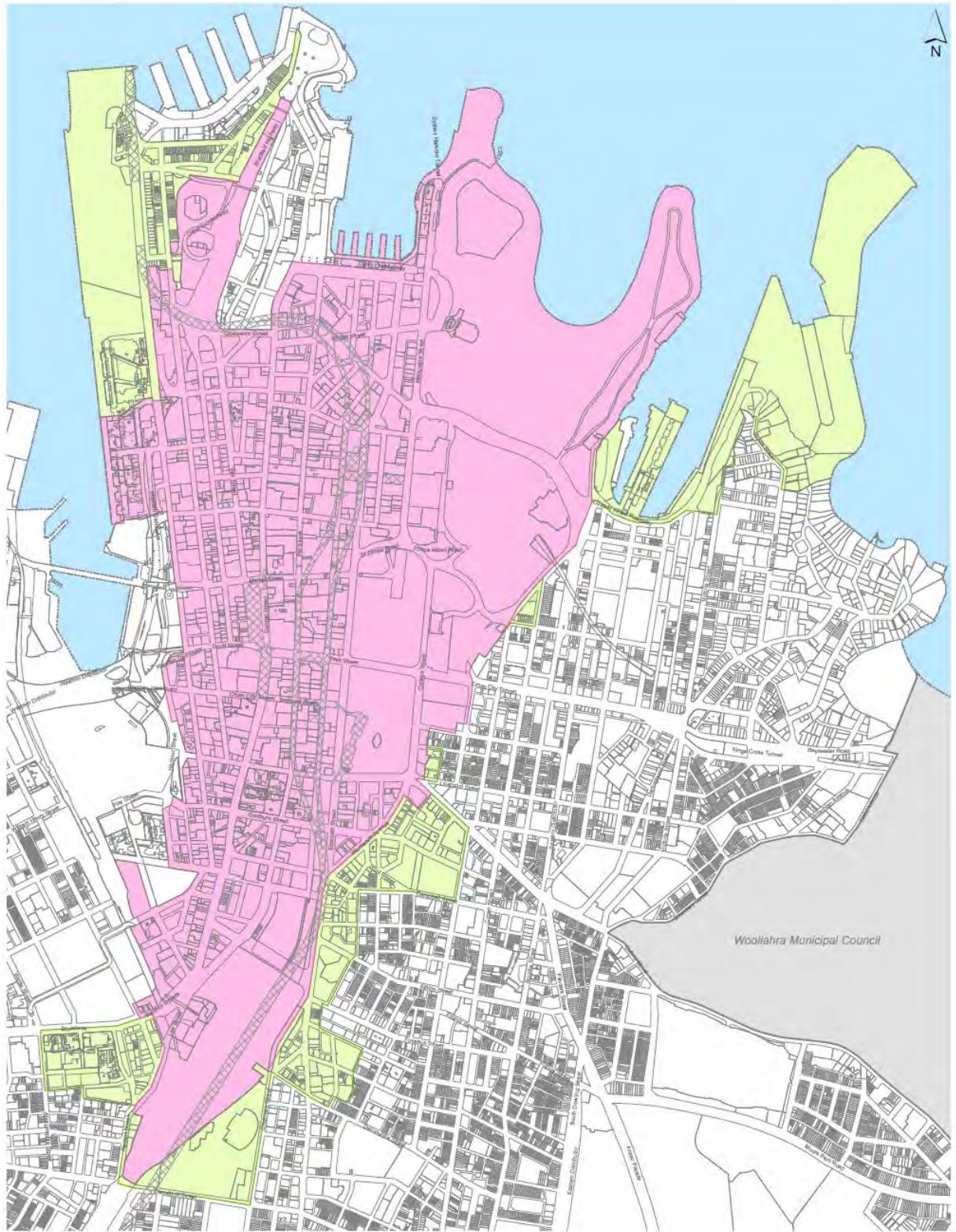
Contact us on 02 9265 9333 or sydneyyoursay@cityofsydney.nsw.gov.au

We must create a planning framework that supports investment and good design. It's important to plan the foundations for the future, our road to recovery.

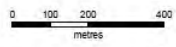
Yours sincerely



Graham Jahn AM
Director
City Planning | Development | Transport



- Areas where changes are proposed to both the planning controls and the development contributions plan
- Areas where changes are proposed to the development contributions plan only



Project No. 2018/001
Page No. 10
Project Name: Woollahra
Project Location: Woollahra
Project Date: 10/10/2018
Project Status: Approved
Project Manager: [Name]
Project Engineer: [Name]
Project Designer: [Name]
Project Checker: [Name]
Project Approver: [Name]



Summary of key changes proposed for Central Sydney

Planning proposal: Central Sydney 2020 to amend Sydney Local Environmental Plan 2012

- Amend zone objectives to promote wide ranging employment uses in Central Sydney.
- Provide a pathway for a design excellence bonus of up to 50% more floor space plus additional height in the four tower cluster areas.
- Amend provisions for tall buildings to meet performance criteria, including limiting building heights to 55m on sites 1,000 square metres or less.
- Increase building heights from 80m to 110m on the western edge of Central Sydney.
- Amend sun access provisions that affect building height.
- Introduce a new provision to preserve significant views from public places by restricting encroachment of tall buildings.
- Remove the extra incentive for residential floor space.
- Update the provision for improved energy efficiency.

Draft development control plan: Central Sydney to amend Sydney Development Control Plan 2012

- Provide detailed planning controls and guidance for development within Central Sydney, including the new tower cluster areas and design excellence procedure.
- Revise controls for built form, development outlook, heritage items, warehouses, special character areas, signs, building exteriors, sun protection of public parks and places, views from public places and managing wind impacts.
- Revise locality statements for special character areas in Central Sydney.

Draft amendments to our competitive design policy: Central Sydney

- Support a new 'design excellence – tower cluster' pathway for sites that qualify for up to 50% additional floor space in the tower cluster areas.
- Require initial site-specific testing to establish additional floor space that may be available before the design competition, for a more efficient process.

Draft Central Sydney Development Contributions Plan 2020 (Draft Contributions Plan)

- The draft plan applies to the same land in Central Sydney as the existing contributions plan. It will help fund the infrastructure needs of Central Sydney.
- The proposed sliding scale for development contributions is as follows:
 - Development with a value up to \$249,999: No contribution payable
 - Development with a value of \$250,000 to \$499,999: 1% of development cost (existing rate)
 - Development with a value of \$500,000 to \$999,999: 2% of development cost
 - Development with a value over \$999,999: 3% of development cost
- The proposed increases are the same or similar to contributions levies applied in other major city centres in NSW, such as Parramatta, Chatswood and Newcastle.