

# Summary of key changes proposed for Central Sydney



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

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- 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

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- 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

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- 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)

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- 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.

