

Central Sydney Planning Strategy

2016–2036

Overview





Draft endorsed by Council on 25 July 2016 for exhibition.

The Central Sydney Strategy can be accessed on the City of Sydney website at www.cityofsydney.nsw.gov.au

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Jobs at the Heart of the City

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Foreword



Clover Moore **Lord Mayor, Sydney**

If you ask what makes Sydney an amazing city to work and live in, visit and enjoy, 'planning' may not be the first thing that comes to mind. But planning and development that is sensible and strategic is the basis for what makes our city world-renowned for beauty and liveability.

Central Sydney plays a key role in metropolitan Sydney, New South Wales, and the nation. In a world that is quickly changing, the Central Sydney Planning Strategy will help ensure Sydney's continued dynamism for business and economic growth, while accompanied by social infrastructure, arts and recreation, and environmental stewardship.

With a unique setting, form, history and infrastructure, we welcome the challenge of building on our achievements and attributes while at the same time balancing economic, social and environmental needs. Space for future workers is crucial for our economy. Transport will be a major issue. Maintaining our memorable parks and green spaces is paramount. We will encourage beautiful buildings, and taking care of our residents.

The Strategy will help us plan for growth and change, facilitate a lively and engaging city centre and create a sustainable and resilient city, one that is globally competitive and serves its residents, workers and visitors well.

We will plan for jobs growth with an approach that is people-focused and place-led, and work together with business owners, landowners, residents and the New South Wales and federal governments, hand in hand, in the interests of our city.



Graham Jahn AM LFRAIA Hon. FPIA Hon. AIA
Director City Planning, Development and Transport

Australia has one of the highest population growth rates of any OECD country in the context of falling global growth rates. In this there lies an intrinsic demand for higher value employment as well as a drive to carve out productive capability in an increasingly global market place.

Central Sydney and surrounds has become a magnet for attracting higher value businesses across their full lifecycle – in their fledgling embryonic phase, through their growth phase to their mature phase across sectors such as professional and financial services, education and tourism and hospitality. Sydney also has the prospect of becoming a significant centre for many digital-based industries, which dissolves the tyranny of distance. A consequence of this mixed-use environment is the need to ensure future workplace and business capacity at different price points in locations where the benefits of agglomeration are their most effective.

The Central Sydney Planning Strategy identifies and translates into spatial controls the setting for the heart of modern Sydney to grow in stature and importance. It builds on the success of a truly mixed use centre and the transformational investment that different sectors can bring to the city within the right framework and settings.

The Strategy builds on what has worked, strengthens what we value and identifies what can change while managing negative side effects. The Strategy retains those unique spatial controls that have influenced the vitality and amenity and will underpin the success of Sydney going forward. The Strategy adjusts where they apply, makes the case for enlarging the boundaries of Central Sydney and provides innovation in how a mixed-use centre can accommodate essential productive capacity for Sydney's ongoing success.

The Central Sydney Planning Strategy is the result of a detailed review of the planning controls that apply to Australia's most productive and strategically important employment centre.

The Strategy uses existing successful planning controls to ensure that Central Sydney can continue to grow in the service of its workers, residents and visitors. It ensures that Central Sydney is well positioned to contribute to metropolitan Sydney being a globally competitive and innovative city that is recognised internationally for its social and cultural life, liveability and natural environment. The Strategy presents key moves and planning control amendments with the aim of providing certainty, consistency and continuity for planning.

The Strategy is divided into five main sections that provide an overview of the Strategy; introduce the Strategy in more detail; provide context for the Strategy; describe the why, what and how of growth; and articulate the detailed provisions and actions of the Strategy.

An evolution of planning strategy

Planning strategies for Central Sydney have determined the shape and form of the city, and have evolved to become more complex and comprehensive. The Strategy builds on planning precedents to address the current climate and challenges. It is closely aligned with the City of Sydney's Sustainable Sydney 2030 program and the NSW Government's A Plan for Growing Sydney. Its governance will require a whole-of-government approach with meaningful collaboration and relationships between the State and metropolitan-level bodies including the newly formed Greater Sydney Commission.

Place-led and people-focused

Central Sydney is a unique place: an outdoors city with a stunningly beautiful setting and a temperate climate. Its geography has implications for how the city can grow, how people move around, how people enjoy public spaces and conduct their daily lives. It is rich with beautiful heritage buildings, special places and attractive parks. Its orientation, architecture and the shape of its street grid and precincts all add up to create an experience that sets it apart from other global cities.

These factors of place, structure and form are the considerations that create the first principles for the environmental controls that will be used for Central Sydney's future: preserving and maintaining what is positive and unique, while reshaping attributes to meet the needs of tomorrow. Infrastructure, and in particular transportation, will play a key role. The growth of heavy and metro rail will be needed to accommodate Sydney's worker population and residents. Management of vehicle use is required, as well as the promotion of cycling and walking, and creating transport links between Central Sydney's open spaces. Other infrastructure issues are the need for social and cultural infrastructure, affordable rental housing and reducing energy consumption.

Planning for growth

Planning strategies have very successfully expanded residential floor space since the early 1990s. With residential growth has come a growth in supporting services and an injection in vitality that continues to benefit visitors, tourists and businesses.

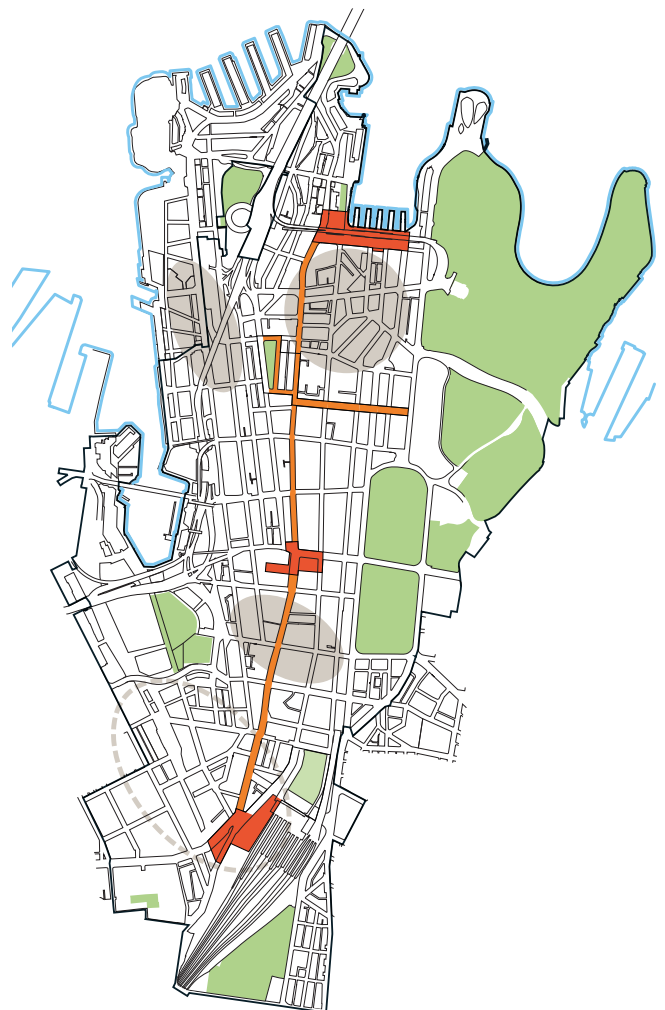
Central Sydney now needs to relocate these incentives and protect and grow employment floor space to maintain its economic vitality and resilience, and to respond to the changing needs of markets.

Central Sydney has a limited capacity to grow and adapt because of its natural containment, heritage and the growth of residential development. Planning for growth therefore requires clear policies and careful management where the opportunity to grow employment floor space is protected from high residential demand and the effects of strata subdivision of prime land.

While recognising environmental controls, the Strategy has potential to unlock up to 2.9 million square metres of new floor space, and protect it for future income. Essential public infrastructure will be needed to accommodate increased workers and residents. Metropolitan Sydney's other employment centres, particularly planned centres like Central to Eveleigh and the Bays, will need to provide for medium to long-term employment growth.

A refocus

The Central Sydney Planning Strategy recognises Central Sydney's role in metropolitan Sydney, New South Wales and Australia, and the need to maintain and grow its status as a global city with a dynamic economy and high quality of life. It celebrates and promotes Central Sydney's many famous, loved and valued attributes. The Strategy builds on past strategies to adapt to current needs and has a clear plan for action and implementation. It refocuses the current development environment that favours residential use of land towards accommodating employment needs while keeping a balance with social infrastructure and amenity.



About this strategy

The Central Sydney Planning Strategy is a 20-year growth strategy that revises previous planning controls and delivers on the City of Sydney's Sustainable Sydney 2030 program for a green, global and connected city.

Planning for development in Central Sydney means planning for Sydney's ongoing competitiveness, appeal and resilience. As the economic heart of Australia's most global city, the area plays a critical role in the continued growth and economic success of wider Sydney and the national economy.

Through 10 key moves, the strategy balances opportunities for development to meet the demands of growing numbers of workers, residents and visitors and their changing needs. It includes provisions for affordable housing, community facilities, open space and the essential services that will help these populations thrive.

It includes opportunities for additional height and density in the right locations, balanced with environmental sustainability initiatives, and sets criteria for excellence in urban design.

The strategy presents these opportunities in stages – short-term, medium-term and ongoing – and aligns these with planned developments in infrastructure and technology for an economically, environmentally and socially successful city.

The economic, social and cultural heart of the nation

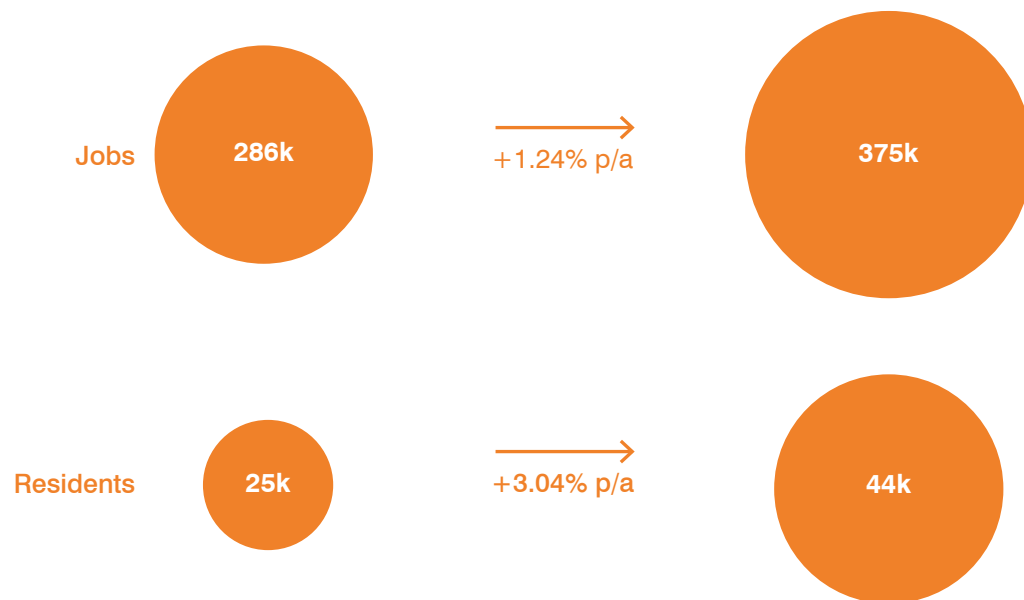
Central Sydney plays a significant role in the life of the nation. It helps generate over \$108 billion of economic activity annually – nearly 8 per cent of the total national economy. It has the highest concentration of top 500 companies and mainstream artistic and cultural institutions in Australia, and is its largest retail centre.

Much more than a business district, Central Sydney is home to 25,000 residents and 12,000 businesses. It accommodates close to 300,000 workers and a large proportion of the City's 610,000 domestic and international visitors every day.

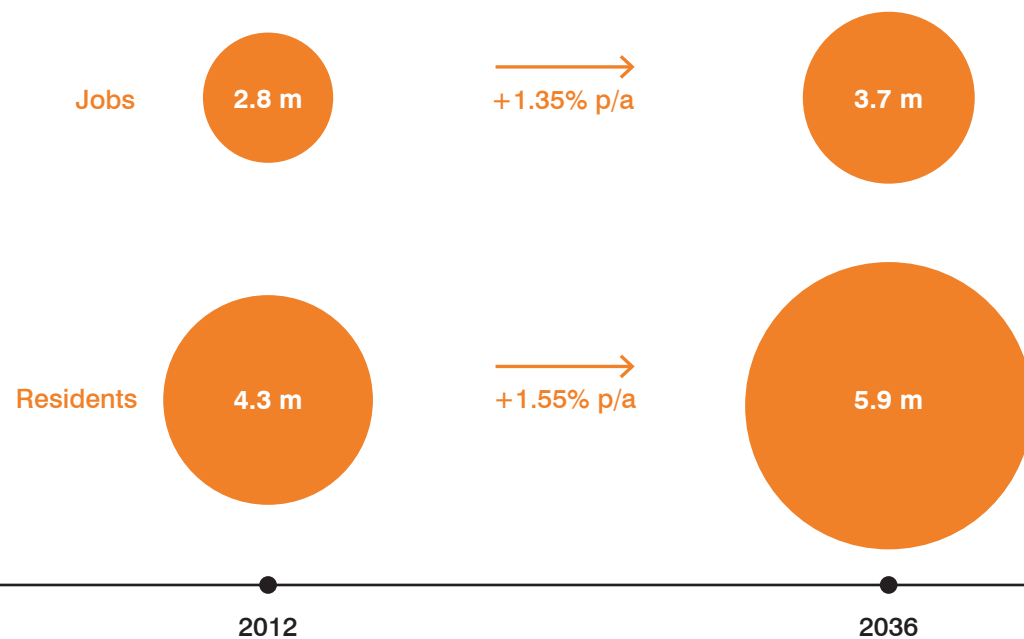
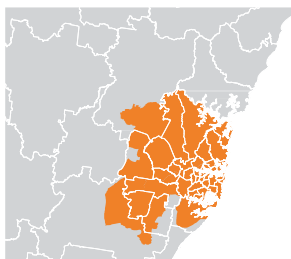
Millennia of Aboriginal history, more recent colonial settlement and decades of urban renewal and reinvention have shaped Central Sydney. The character of its streets and spaces and its connections, look and feel are shaped by the desires, needs and movements of those who live, work and visit the area.

The Strategy will build on these attributes that make Central Sydney unique and attractive using a place-led and people-focused approach to draw people, talent, investment and innovation, while providing the opportunity for the city to grow to accommodate demand for jobs and housing.

Central Sydney



Metro Sydney



2012

2036

An evolution in planning strategy

Today's Central Sydney – its density, shape, skyline and structure – was imagined in 1971 under the City of Sydney's first comprehensive planning strategy. Since then, growth has been further influenced by new local, metropolitan and state planning strategies.

This strategy updates successful urban planning strategies and introduces new approaches to manage today's environmental, social and economic challenges – the challenges of being a 'global city'.

Competition for space fuelled by projected commercial demand, an awakening of the benefits of inner-city living, and escalating population growth: all of this means major cities of the world need to be more deliberate in planning how and where they should grow.

It is even more critical to tailor and manage growth in Central Sydney, a small and compact urban centre surrounded by the harbour and parklands.

Our vision and aims

Central Sydney is part of a green, global and connected city – a centre that is beautiful and vibrant, which supports a strong and growing economy, a sustainable environment and diverse communities. But we must continue to create and maintain Sydney's prominent profile as a great place to live, work, study and visit.

This strategy recognises the role of Central Sydney in the economic, cultural and social identity of the nation.

The strategy:

- Promotes sustainable buildings with great design and architecture
- Creates opportunities for beautiful parks and places
- Enables the protection and adaption of our heritage
- Ensures a resilient and diverse economy
- Promotes efficient and effective transportation
- Makes efficient use of land
- Supports great streets
- Delivers a city for people
- Ensures strong community and service infrastructure accompanies growth.

Economic

Grow CBD office space
Expand the CBDs footprint
Support priority industries

Plan for growth and change
Plan for long-term development opportunities
Strengthen globally competitive clusters

Social

Provide social infrastructure to support growing communities
Grow the CBD as a cultural destination
Deliver opportunities for affordable housing

A lively, engaging city centre
A cultural and creative city
Housing for a diverse population including affordable housing

Environmental

Plan for a sustainable and resilient city
Improve access, safety, amenity and capacity for walking and cycling
Build Sydney's resilience to natural hazards

A leading environmental performer
A city for pedestrians and cyclists
Sustainable development renewal and design

A Plan for Growing
Sydney

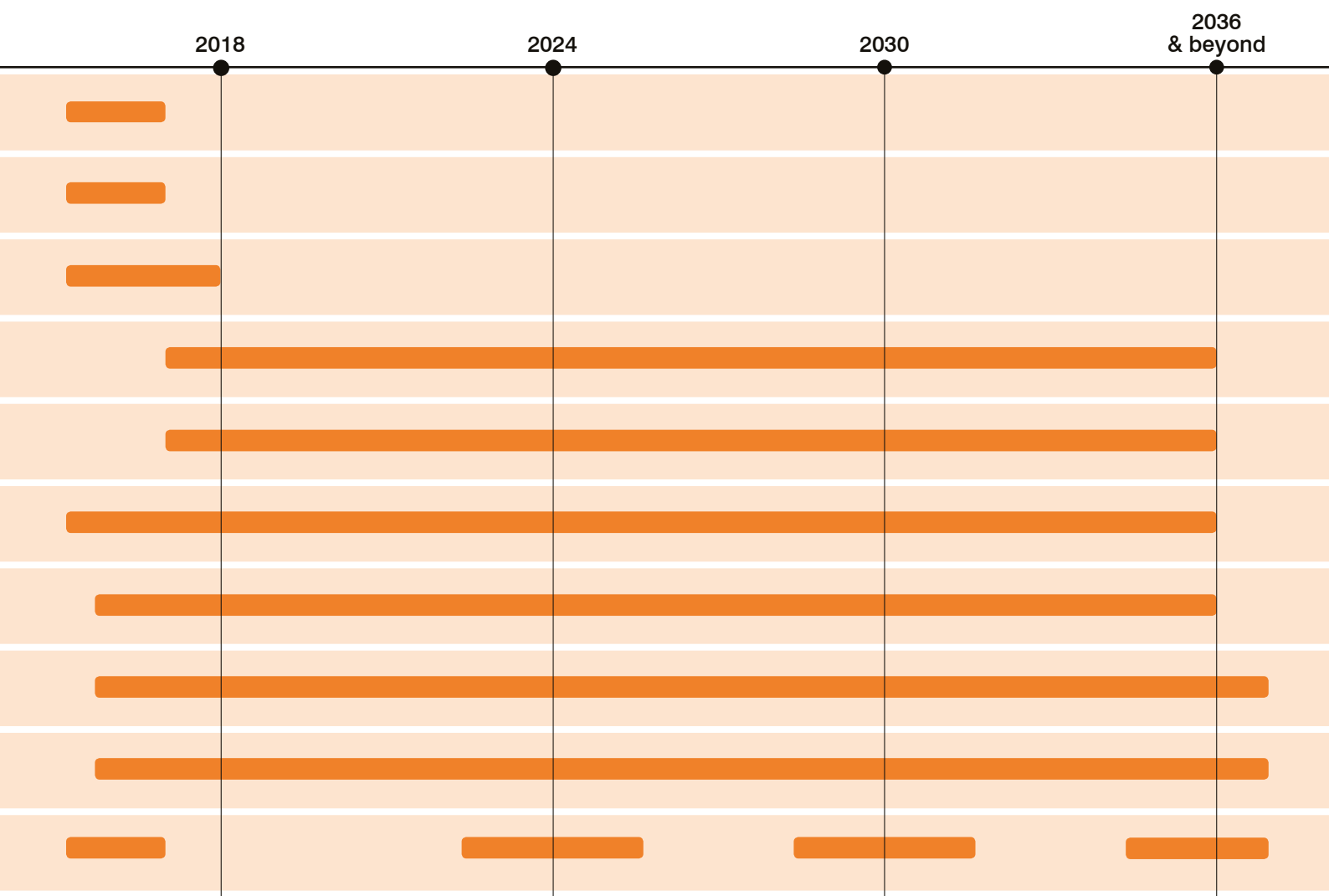
Sustainable Sydney
2030

Planning for growth with 10 key moves

The Strategy will facilitate projected growth in Central Sydney to 2036 and beyond with 10 key moves. These moves will be implemented in three stages: immediate and short-term (in 1 to 2 years), medium-term (2017 to 2036), and ongoing. Each stage will include review and monitoring processes.

10 key moves

1	Prioritise employment growth and increase capacity
2	Ensure development responds to context
3	Consolidate and simplify planning controls
4	Provide for employment growth in new tower clusters
5	Ensure infrastructure keeps pace with growth
6	Move towards a more sustainable city
7	Protect, enhance and expand Central Sydney's heritage, public places and spaces
8	Move people more easily
9	Reaffirm commitment to design excellence
10	Monitor outcomes and respond



Timeline for delivery

1

Prioritise employment growth and increase employment capacity by implementing genuine mixed-use controls and lifting height limits along the Western Edge

New development controls will limit residential and serviced apartment floor space in large developments to a maximum of 50 per cent. This will provide for a genuine mixed-use outcome, stem the loss of employment floor space and ensure that as the city grows, new employment floor space is provided to accommodate projected jobs growth.

Providing an immediate increase in height controls on the Western Edge will capitalise on the changing form and character of the area and the additional rail infrastructure commitment by the NSW Government.

Within the podiums of towers, the city will see more retail, affordable offices, and cultural and creative uses that provide services at street level, allowing for an exchange between the life of the street and life in buildings – and contributing to the public life of the city. In the towers above, residential use will still occur with a buffer between these private habitats and the hustle and bustle of street life below. Controls for tower separation and height will drive the creation of slimmer towers that have better access to outlook, sunlight and air.

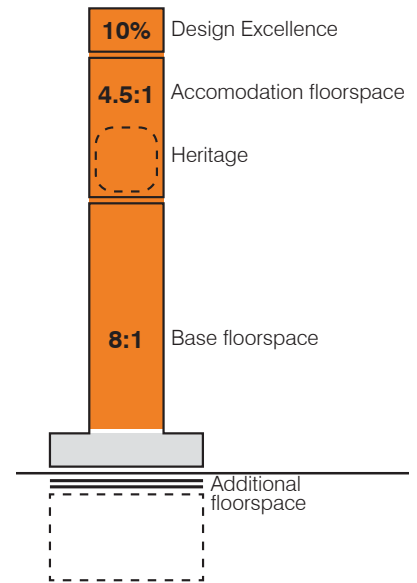
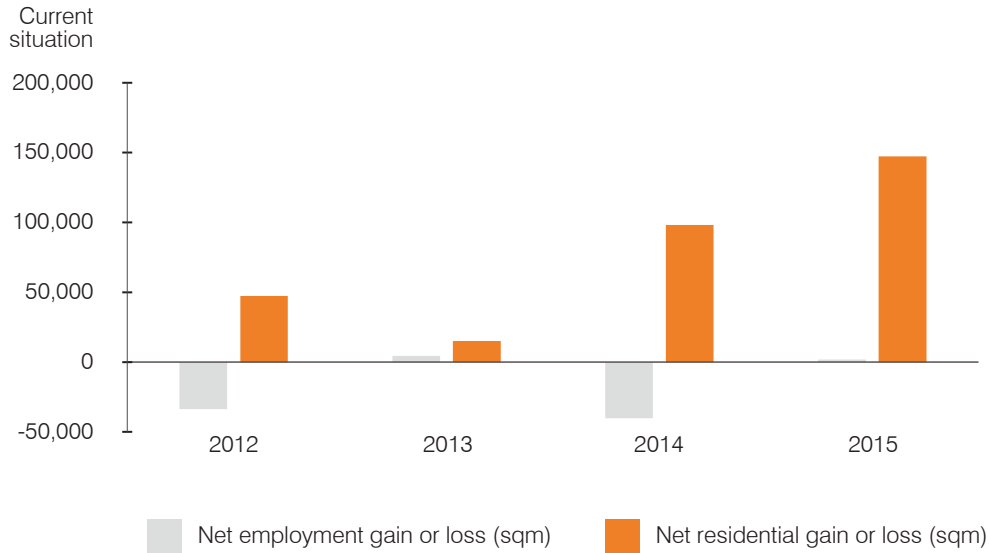
This short-term move will ensure the development of a genuine mixed-use centre and provide a solid foundation for the growth of employment floor space.

Actions

- Introduce a maximum 50 per cent residential and serviced apartment land use mix requirement for developments above 55 metres in height
- Increase heights along the Western Edge from 80 metres to 110 metres

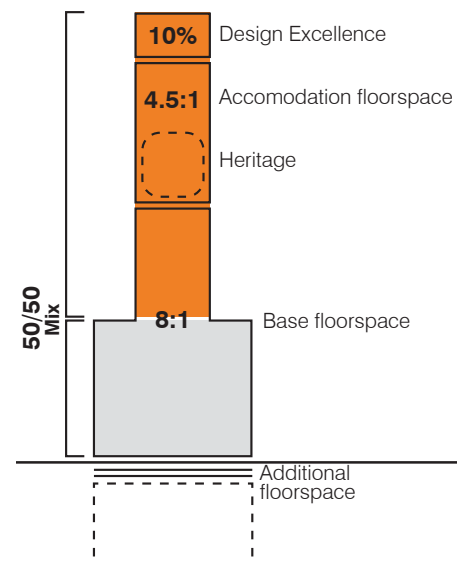
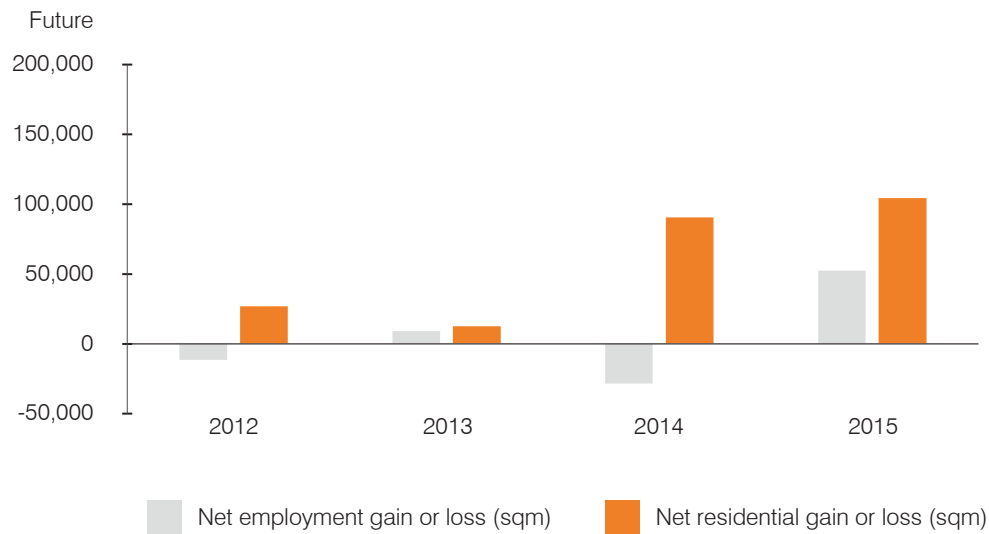
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Approved floor space, City of Sydney developments
2012–2015



0_4

Floor space growth for the same projects if 50/50 mix applied
2012–2015



2

Ensure development responds to context by providing minimum setbacks for outlook, daylight and wind

Flexible planning controls for tall buildings mean buildings will better respond to their context. Site specific considerations, such as adequate building setbacks and outlook, heritage curtilage, wind impacts, sunlight and air movement will determine where a new tower can appropriately be accommodated.

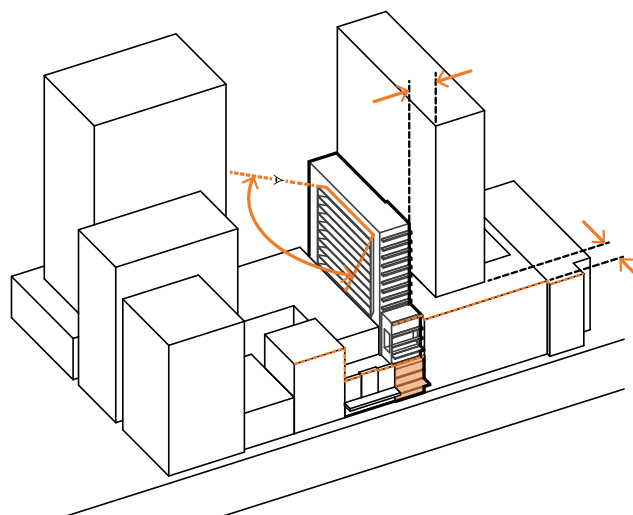
These changes will be implemented in the short term, in anticipation of new tower developments.

Actions

- Ensure tall buildings demonstrate appropriate setbacks and separation
- Increase the minimum size of tower sites to 1,000 square metres
- Strengthen and clarify Special Character Area setback controls

0_5

478 George Street, site analysis





3

Consolidate and simplify planning controls by integrating disconnected precincts back into the city, unifying planning functions and streamlining administrative processes

Expanding the geographic boundaries of Central Sydney to include the Rocks, Darling Harbour, areas around Ultimo, the University of Technology Sydney and Central Railway will maximise growth opportunities.

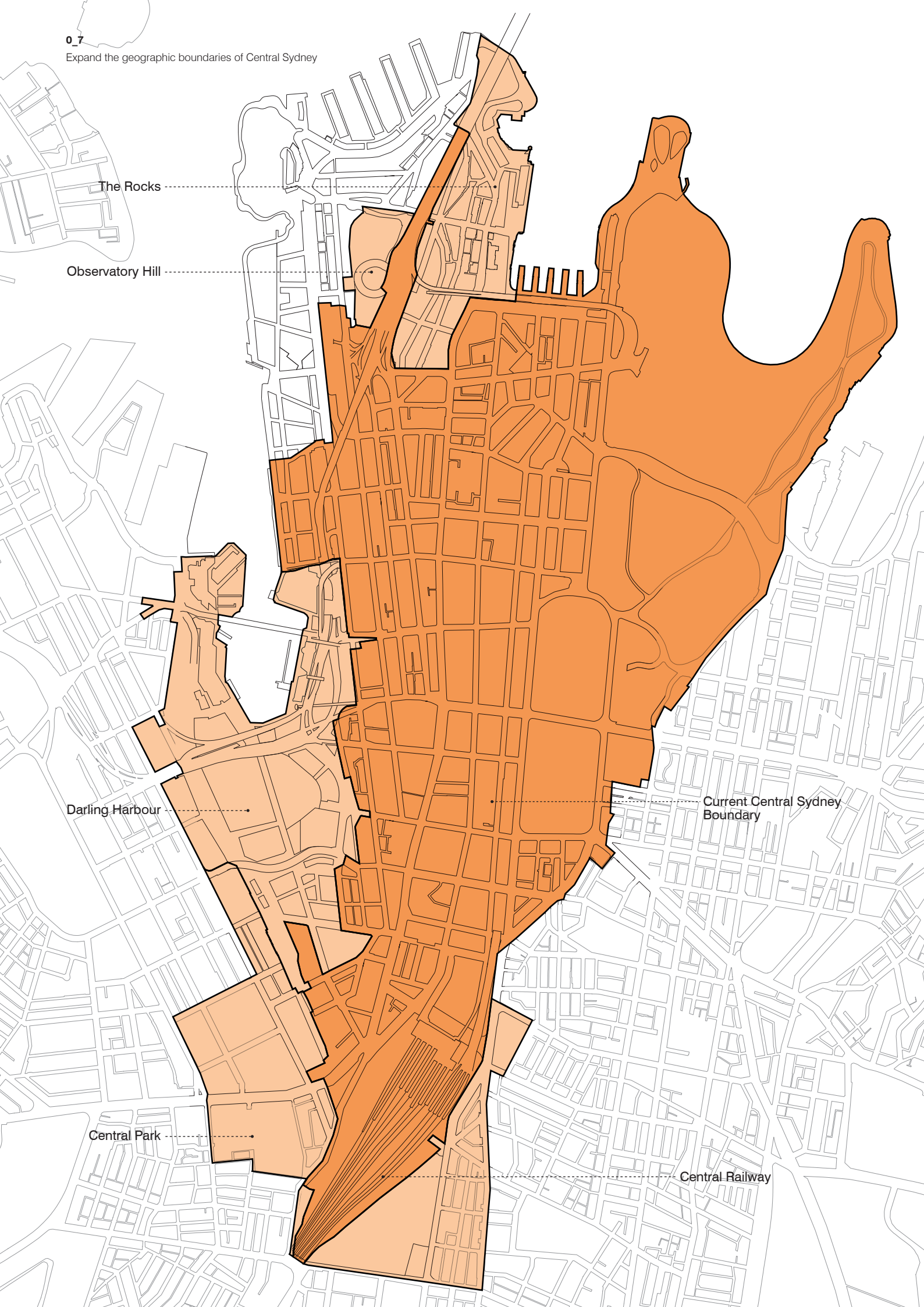
A single consent authority and planning framework for Central Sydney allows for the efficient and streamlined administration of planning functions. It allows the identity of Central Sydney and its precincts to be reflected as a single entity and projects this image globally. It allows Central Sydney to have a single unified strategic plan that responds to the planning and land use philosophies of the City's Sustainable Sydney 2030 program and the NSW Government's A Plan for Growing Sydney.

Consolidation and simplification of the planning controls will occur in the short term. Actions requiring state government partnerships will take place in the medium-term, with expanding boundaries opening up opportunities for a larger heritage floor space scheme, improved design excellence, unified data collection and a consistent approach to public domain and open space.

Actions

- Increase public confidence in local planning decisions by working with the NSW Government to revise state-significant cost thresholds and to transfer land back to the City of Sydney





The Rocks

Observatory Hill

Darling Harbour

Central Park

Current Central Sydney
Boundary

Central Railway

4

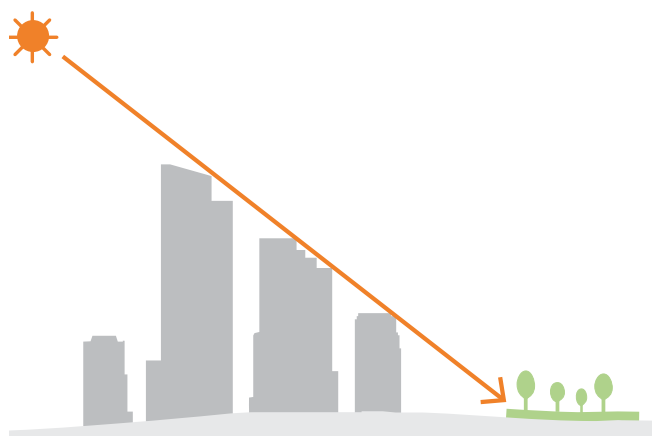
Provide for employment growth in new tower clusters

Introducing a new planning pathway for heights and densities above the established maximums limits will increase growth opportunities for employment floor space, promote the efficient use of land, and encourage innovative design. It will also unlock opportunities for the delivery of cultural, social and essential infrastructure and improved public spaces commensurate with growth.

These opportunities are focused in those areas of Central Sydney less constrained by sun access planes. As opportunities are taken up over the next 20 years, new tower clusters will form in Central Sydney to 2036 and beyond.

Actions

- Permit taller buildings with higher floor space ratios for income-earning uses in the right locations
- Outline first principle environmental controls to shape growth sites
- Create a streamlined planning proposal process through published guidelines





5

Ensure infrastructure keeps pace with growth to sustain a resilient city with a strong community, economy and high standard of living

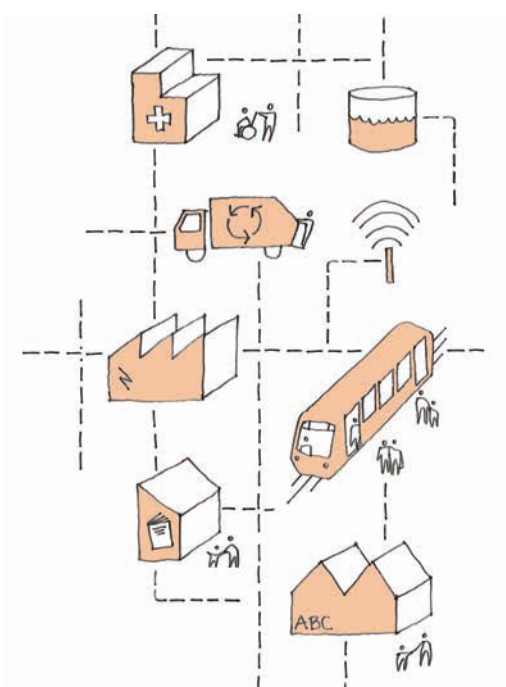
With affordable housing provided for in the short term and additional infrastructure addressed on an ongoing basis, the Strategy will balance growth with essential social and physical infrastructure.

The greatest challenge for any global city is the supply, funding and delivery of infrastructure. Doing this well creates and sustains a resilient city with high standards of living.

The Strategy requires the development of an infrastructure plan that identifies current and planned infrastructure and any opportunities to strengthen and prioritise infrastructure provision across both the City of Sydney Council and the NSW Government. This plan will assist in optimising the community benefits of growth, assigning responsibilities to different levels of government to ensure they are best placed to respond to emerging challenges and demands. It will aid in forging private and public agency partnerships to ensure the delivery of infrastructure is provided in an efficient, integrated and timely way across a variety of infrastructure classes including open space, waste, fibre optics, water and water recycling, education, health, and public transport.

Actions

- Ensure all development contributes to the provision of new affordable housing
- Develop a comprehensive infrastructure plan
- Develop a clear infrastructure contributions policy for growth sites





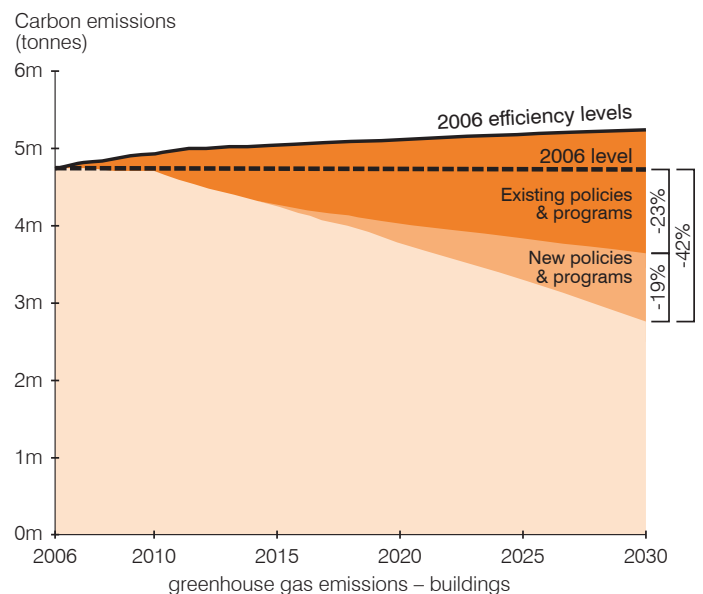
6

Move towards a more sustainable city with planning controls that require best practice energy and water standards and for growth sites to drive zero-net energy outcomes

In support of the City's aim to become Australia's first zero-net energy city, the Strategy includes actions to implement planning controls for minimum energy and water standards for all new developments. It also includes actions to investigate provisions that reward the retention, refurbishment and upgrade of older office buildings to a higher water, energy and waste efficiency performance. This will take place over the short to medium term.

Actions

- Require large residential projects to comply with higher BASIX targets
- Require office development to achieve at least a 5 star NABERS rating
- Require growth sites to drive zero-net energy precinct outcomes
- Investigate provisions that reward the retention, refurbishment and upgrade of older office buildings



Energy efficiency is cost-effective and will make the most significant contribution – almost half – of the City's emissions target.

Existing policies such as building codes and energy standards can save one million tonnes of carbon emissions each year by 2030.

New policies and programs can save almost two million tonnes of carbon emissions each year, which would mean annual emissions are 42 per cent less than 2006 buildings emissions.



Protect, enhance and expand Central Sydney's heritage and public places

Balancing growth with the need to protect and enhance public parks, spaces and views will ensure Sydney remains a beautiful and vibrant city. These public assets are critical to attract visitors, high-value jobs, tourists and residents. It is essential to ensure they receive adequate sunlight, remain safe and are well utilised.

As development occurs, the City will work with landowners to enhance and expand our network of public places and spaces. New roads, pedestrian links, revitalised laneways, events, green spaces, paved meeting places, outdoor dining opportunities and public art will be provided as the city grows.

Actions

- Strengthen sun protection to important public spaces
- Add and strengthen sun protection for Prince Alfred Park, Harmony Park and the future Town Hall Square
- Protect significant public view corridors at Martin Place, Central Railway clock tower and Observatory Hill
- Remove ineffective Chifley Square sun protection





Move people more easily by prioritising streets for walking and cycling and expanding the pedestrian and open space network

Prioritising streets for people to walk and cycle, and encouraging public transport, will reduce congestion and redefine our streets as places to enjoy, linger, interact and do business. These actions will help maintain our economic competitiveness, reduce greenhouse gases, and improve the health of the community. And it will make Central Sydney a pleasant place to work, live and visit.

The Strategy will deliver actions in the NSW Government's Sydney City Centre Access Strategy, linking them, as the city grows, with opportunities introduced by the Strategy. The Strategy picks up where other strategies like the City's Walking Strategy and Action Plan leave off. It directly links land use, the challenges of moving people in a growing urban centre and opportunities created through state, local and private partnerships to resolve complex issues such as freight management, footpath capacity and how to move a growing working population.

Actions

- Confirm and complement NSW Government and City commitments under the Sydney City Centre Access Strategy
- Partner with industry through growth sites to deliver more open space and east-west connections
- Partner with industry through growth sites to deliver precinct solutions to waste, car parking, loading and site servicing





Reaffirm commitment to design excellence by continuing to work in partnership with community and industry to deliver collaborative, iterative and tailored solutions

High quality building design assures Sydney's status as one of the most beautiful cities in the world.

The Strategy promotes and encourages building design of excellent quality at every scale and level of detail, so people find buildings inspiring, satisfying and comfortable. The quality of a building – including its performance, proportions, finishes and placement in the skyline – all combine to make a building remarkable.

Actions

- Continue to provide resources and expertise to support design excellence processes
- Ensure growth sites demonstrate design excellence with particular attention to the skyline and the principles of ecologically sustainable development
- Extend design excellence to Central Sydney's expanded precincts
- Extend design excellence to state projects including future metro stations





10

Monitor outcomes and respond to issues that arise to ensure the Strategy's ongoing success

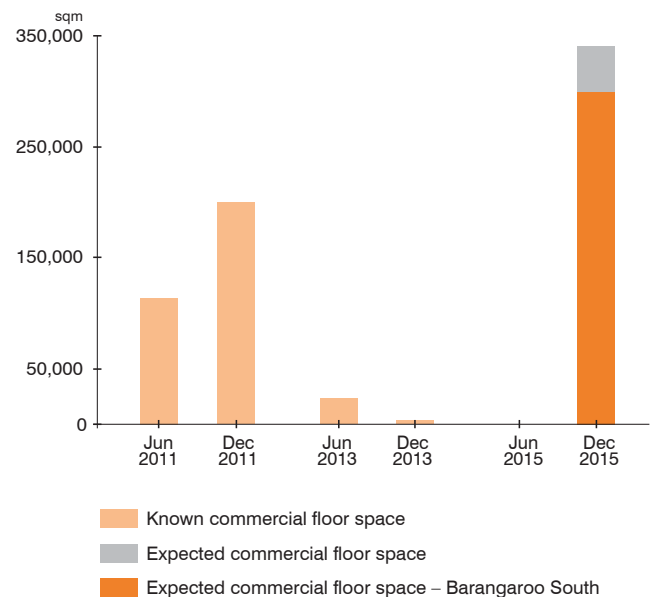
Monitoring the success and impact of these 10 key moves will help identify issues early and take action to address them.

A monitoring program will be developed in the medium term that focuses on the net growth of employment floor space.

Ongoing monitoring will also allow regular reviews of the strategy in line with critical land use and employment surveys, including the City's Floor Space and Employment Survey (FES) and the Australian Bureau of Statistics' Census of Population and Housing (Census). Results of the City's monitoring program, informed by the FES and Census, will inform reviews of this strategy and related controls and guidelines.

Actions

- Develop a monitoring program with the NSW Government to track the net growth of employment floor space, overseen by the Central Sydney Planning Committee
- Regularly review and adjust planning controls as required to deliver the planning and land use directions of the City's Sustainable Sydney 2030 and the State's A Plan for Growing Sydney



Barangaroo will deliver over 300,000 square metres of employment floor space, or close to 6 years' supply of office floor space in the space of 12 months. This flood of supply, rather than attracting new office tenants from overseas, will house existing Central Sydney tenants that have moved from older office buildings. This has left older office buildings, towards the end of their economic life, vacant. Whereas in the past, these buildings would have been upgraded and placed back on the rental market, in the current economic climate they are being sold and redeveloped for residential strata.

The predicted upwards trend for residential investment in Central Sydney is likely to continue, with a decreasing proportion of employment floor space and employment land available in Central Sydney – unless appropriate planning controls and intervention are implemented.



Why we need to plan for jobs growth

A growing economy

Central Sydney is the focal point for much of Australia's economic activity and the premier centre of its society and culture. It is critical that we plan for the places and spaces for needed Central Sydney to continue to flourish.

Our greatest challenge is ensuring longer-term economic and employment growth. The economy needs space to grow. New workers need space. New business services need offices and meeting places. Retail businesses need shopfronts. The infrastructure required to support growth also demands a share of Central Sydney. Public spaces, theatres and community facilities all need spaces.

Central Sydney produces a \$68 billion gross output, compared to Melbourne's city centre at \$39 billion and Parramatta at \$8 billion. To maintain our standard of living, the State and nation depend on the growth of total gross output in all centres.

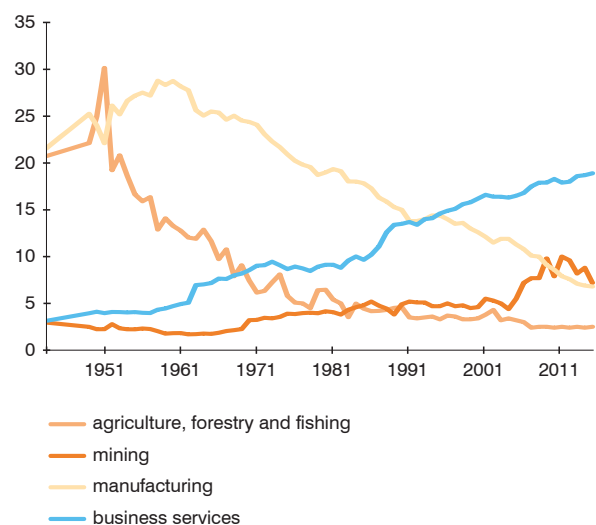
Step change in transport capacity

The largest commitment to new public transport infrastructure since the 1980s is set to boost public transport capacity in 2024, which will likely lead to an increase in demand for employment floor space. Central Sydney must be positioned to accommodate this growth.

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Share of Australian GDP from 1951

Source: SGS Economics and Planning



Based on industry mix and relative occupational wage levels, it is estimated that the economic activity (GDP) generated in the City in 2013/14 was approximately \$108 billion, representing 8 per cent of the total national economy in Australia, 30 per cent of the Sydney metropolitan economy and almost 25 per cent of the entire GDP for New South Wales.

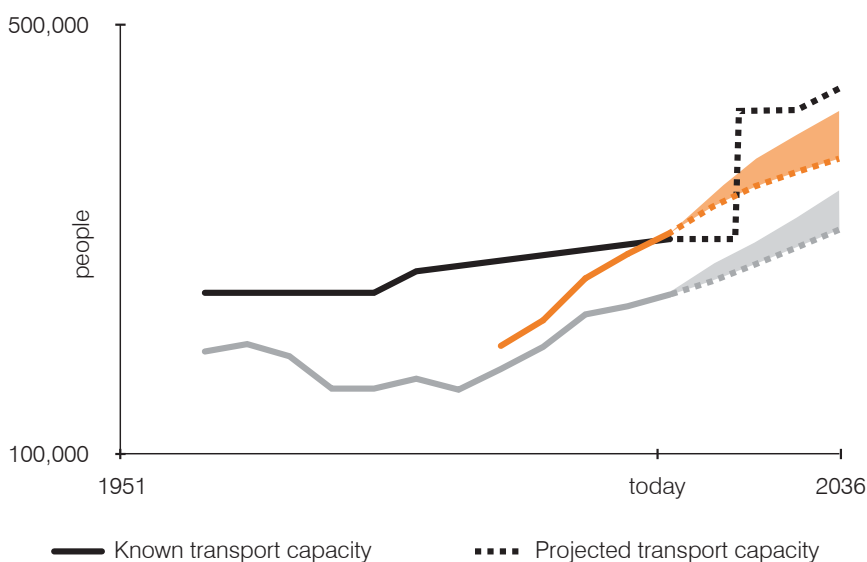
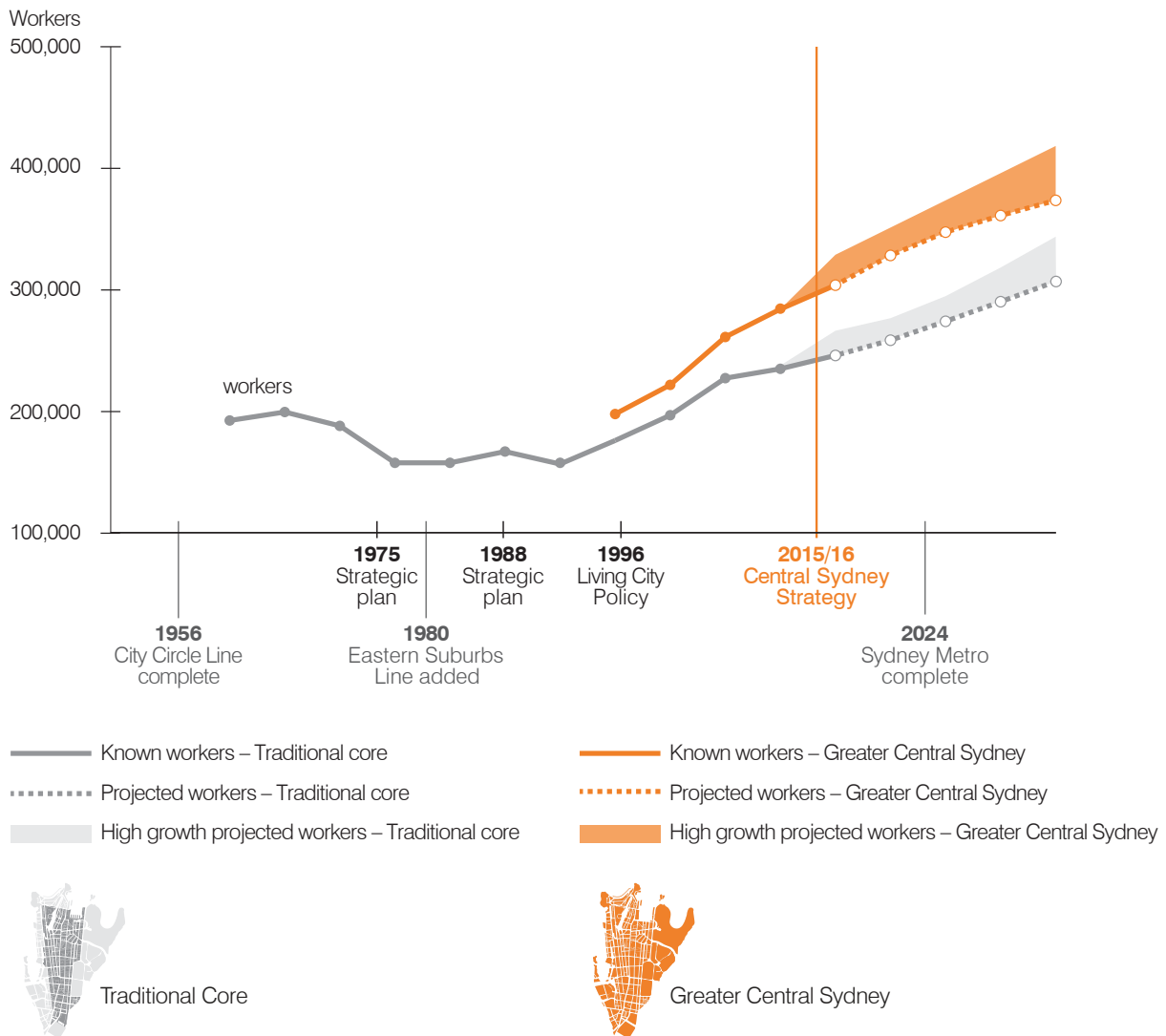
Overall, the City's working population represents just under 4 per cent of the total workforce in Australia.

The City is the workplace for 21 per cent of the entire finance sector, 15 per cent of the total information, media and technology industry, and 11 per cent of creative and performing arts activity across Australia. Catering for employment floor space and employment growth in Central Sydney is critical for the economic resilience of Australia.

0_14

Major planning strategy and public transport interventions
Worker population growth

Source: SGS Economics and Planning and City of Sydney, 2015



Planning for our future

Space is a finite resource. In Central Sydney, the potential for growth is limited or constrained by the natural environment, the City's parks and harbour, existing development, the capacity of infrastructure, heritage considerations, international airport safety obligations and the spatial limitations of streets, lanes and blocks.

The best cities are mixed-use cities. With the introduction of policies to encourage more residential development, the last 20 years has seen a substantial increase in the number of people living in the centre. This has resulted in a vibrant, lively and productive centre, one that is increasingly attractive for residents, business and visitors alike.

However, this strong demand for residential development has resulted in the displacement of existing employment space and future opportunities for new employment space. This situation represents a direct risk to the Australian economy and must be rebalanced to retain metropolitan Sydney's international competitiveness.

Effective Job Density

Effective Jobs Density (EJD) is a measurement of agglomeration that takes into account the relative size, connection and spatial organisation of a city.

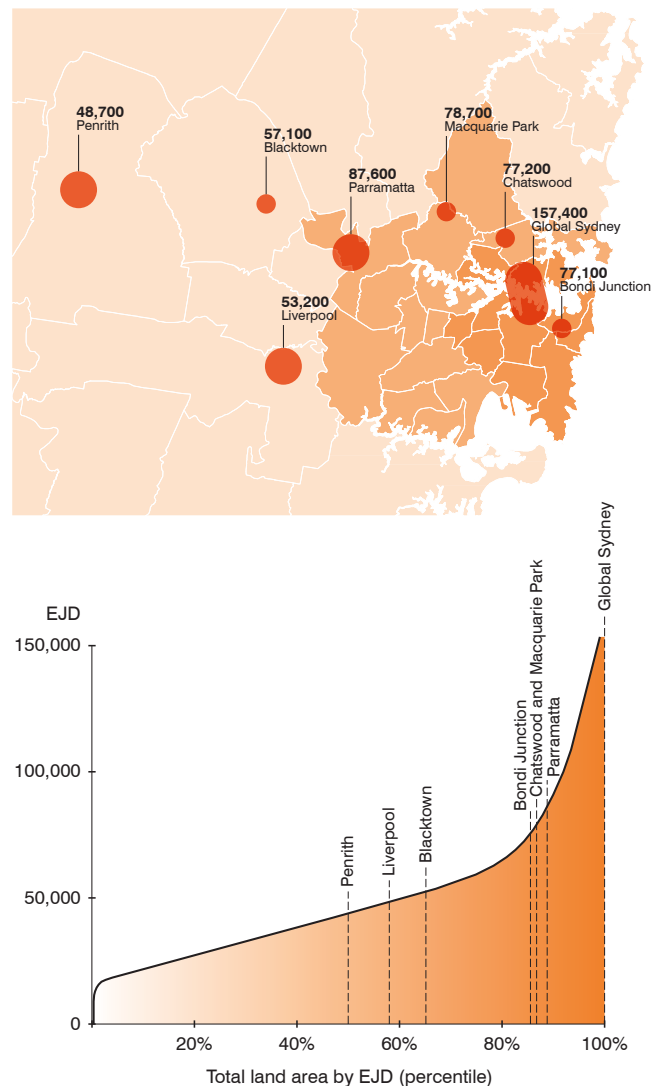
Agglomeration

Agglomeration describes the benefits which flow to firms from locating in areas with a higher density of economic activity and connectivity. Increasing the level of agglomeration can boost labour productivity and GDP.

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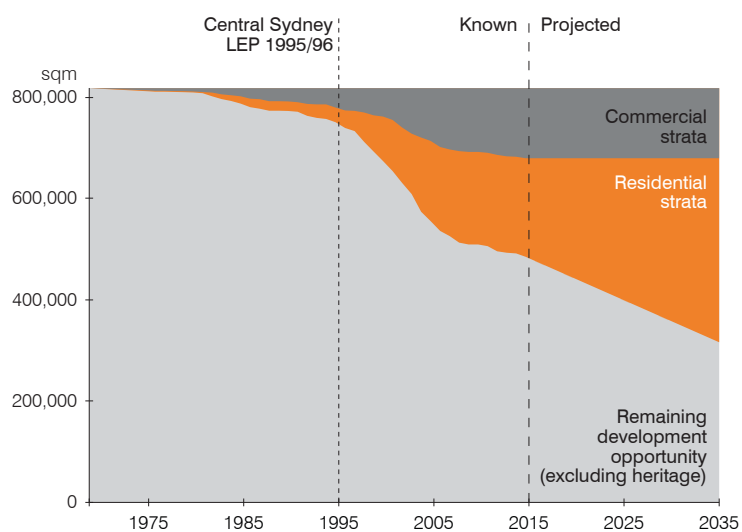
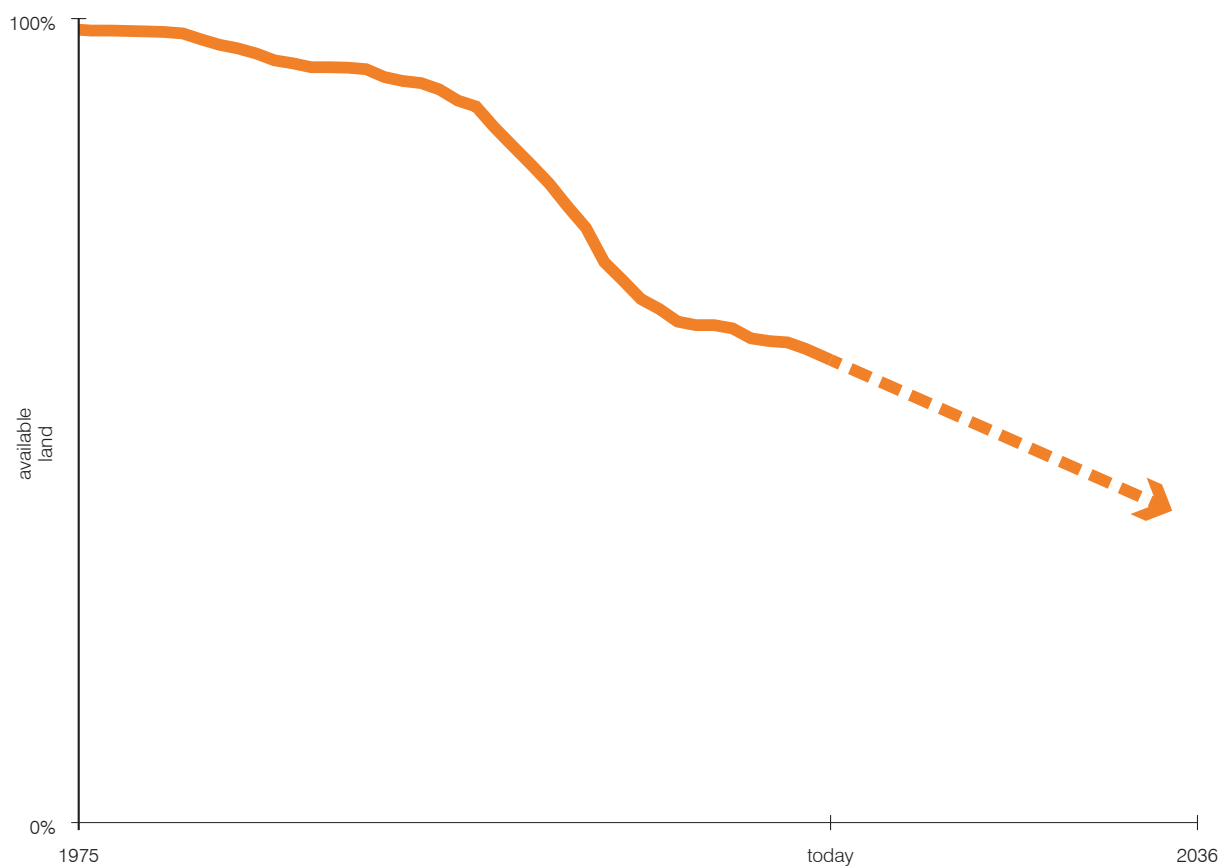
Total land area by Effective Job Density (top & bottom)

Source: SGS Economics and Planning



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Strata Growth and Total Available Land in Central Sydney over time (top & bottom)

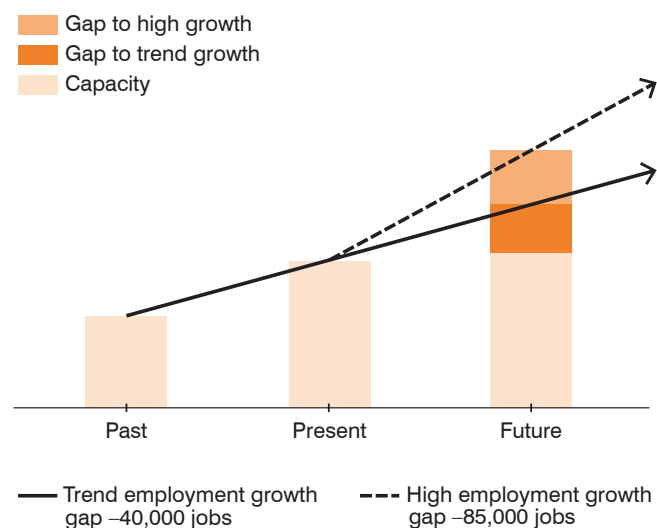


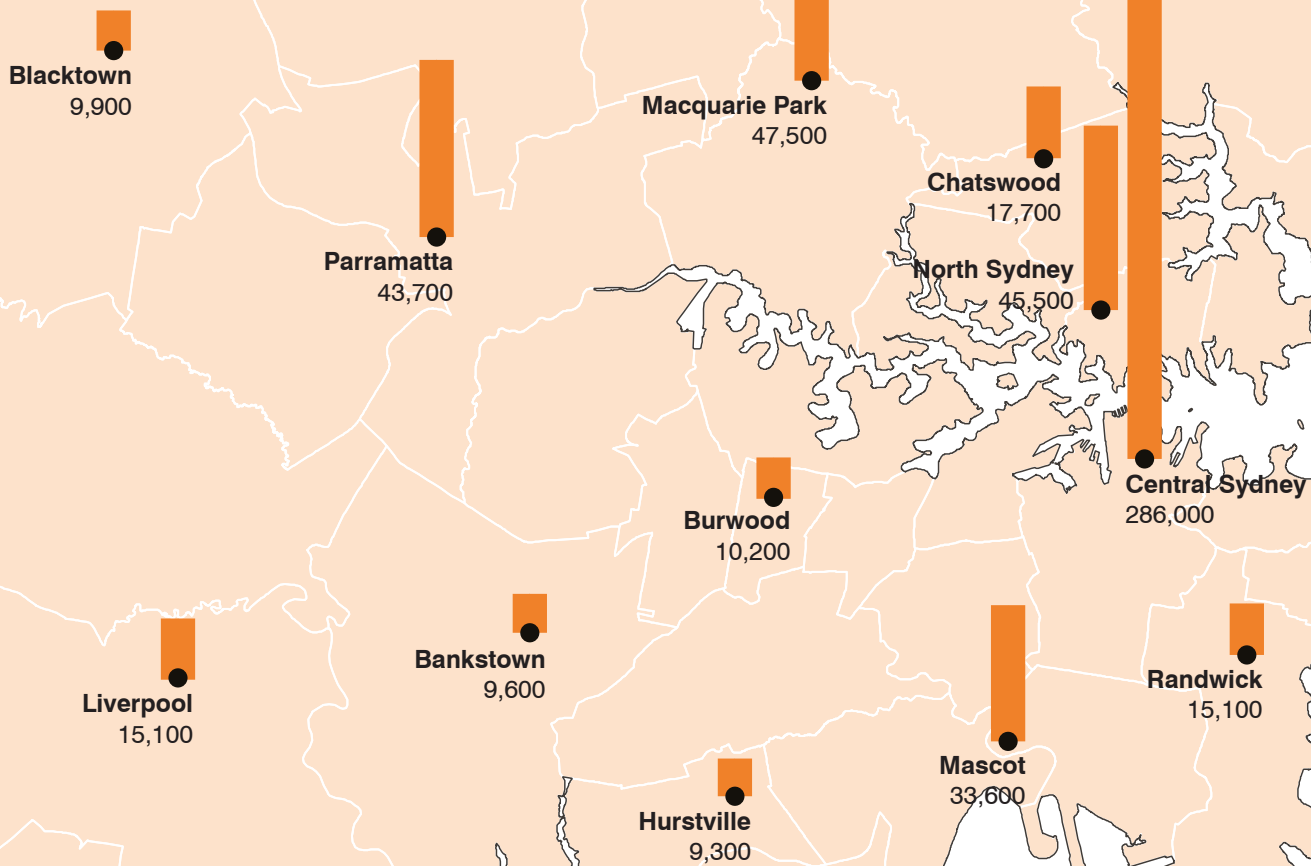
How we will plan for jobs growth

Changing demands and a changing population

Over the last four years, 52 per cent of new floor space developed in Central Sydney was residential. Without intervention to stabilise employment losses and increase the amount of employment floor space, jobs growth will be constrained. Based on a business-as-usual scenario to 2036, between 45 and 64 per cent of the projected jobs growth of up to 85,000 jobs will not be able to find the space to be located in Central Sydney.

For metropolitan Sydney to retain its global city status, and Central Sydney its primacy as Australia's commercial core, space must be secured for jobs growth.





Place-led and people-focused

Central Sydney is in the middle of a renaissance with extraordinary levels of private and public investment in development and infrastructure. The Strategy will build on the opportunities offered by these projects and encourage employment investment beyond the traditional confines north of Park Street. This will complement the pedestrianisation of George Street and its three main squares – a square for celebration at Circular Quay, a civic square opposite Town Hall and a village square at Central Station.

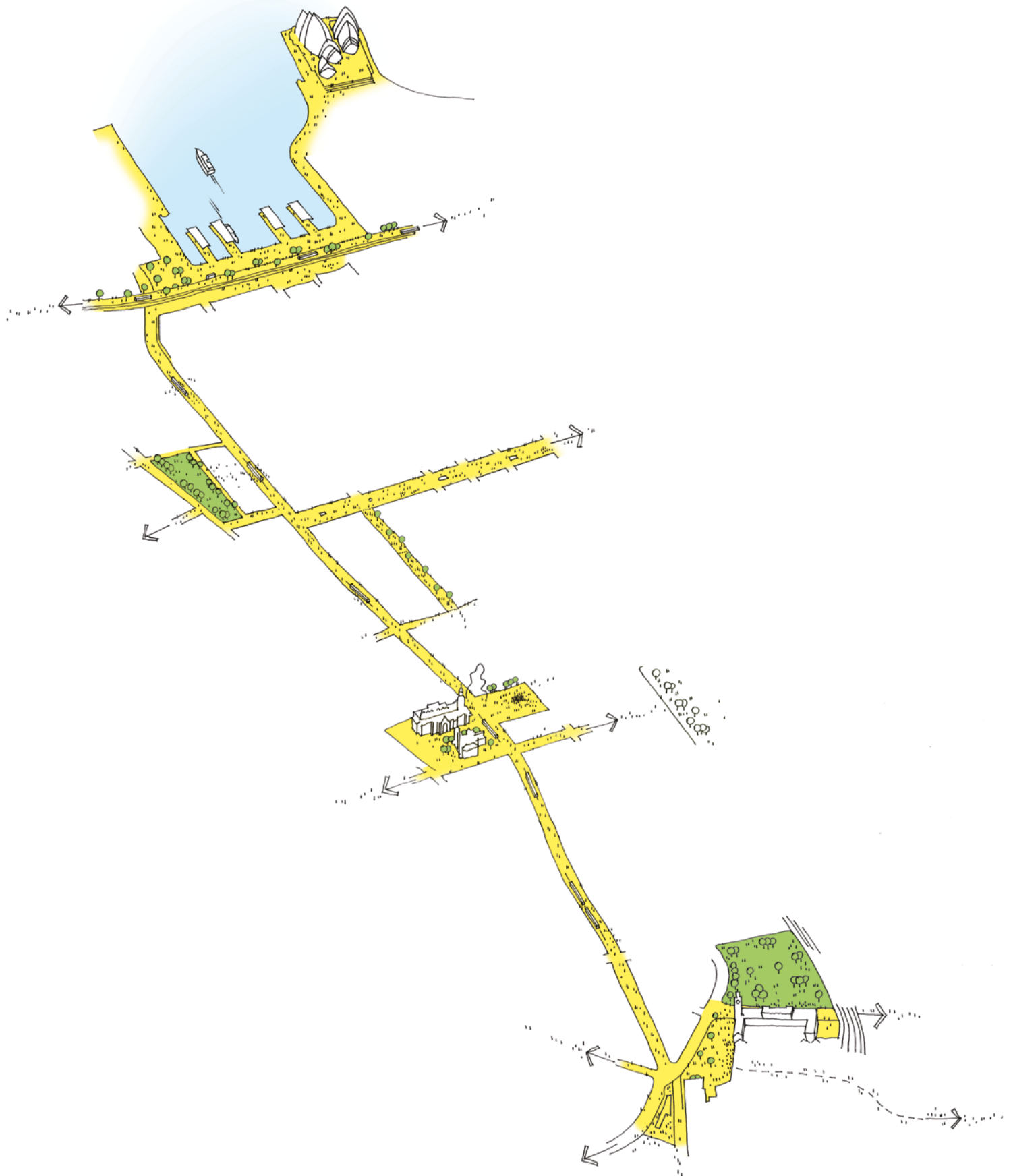
The Strategy also supports the revitalisation of the Midtown and Southern precincts. Catalytic projects by both the NSW Government and private sector will be instrumental to improving the profile and market perception of these less traditional employment areas. Proposed metro stations and their integration into the city; the redevelopment of the space above the train

lines at Central Sydney Railway Station; and private site redevelopments, must all contribute to the growth of this area as a future extension of the CBD.

By fostering growth sites through a guideline-led process, and by supporting growth sites with upgrades to footpaths and open space, the City can work with landowners to collectively secure the necessary boosts in profile and image that will result in commensurate rises in the overall commercial viability of these areas.

The Central to Eveleigh Precinct will become Central Sydney's newest precinct, youthful and lively, and serving existing education, visitor accommodation and creative uses. It will also serve those emerging and perhaps yet-unknown business models and workplaces that are seeking a playful and creative point of difference to the traditional office core.

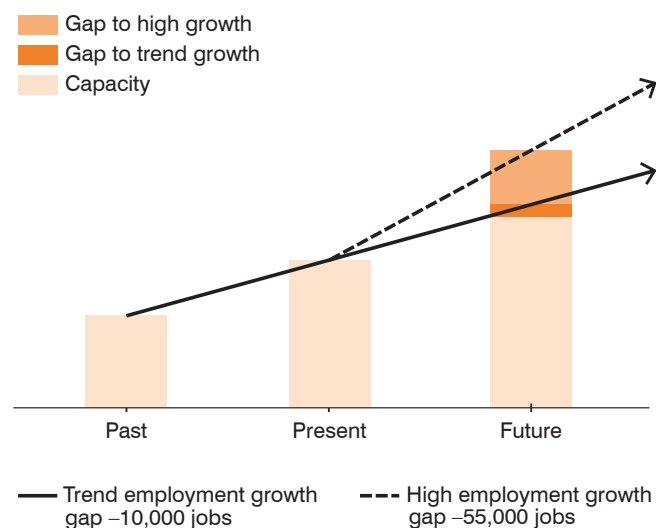




Closing the capacity gap

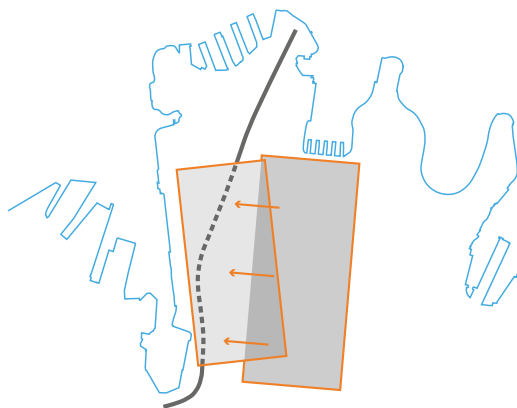
The Strategy's 10 key moves will significantly increase the quantum of employment floor space. In total, the proposed immediate changes to the Sydney LEP 2012 under key move 2, together with the floor space unlocked by identified 'growth opportunities' in key move 4, increases the amount of additional floor space to over 2.9 million square metres.

This unlocked development capacity will accommodate employment growth under modest projection scenarios.



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Short to medium-term capacity



1.

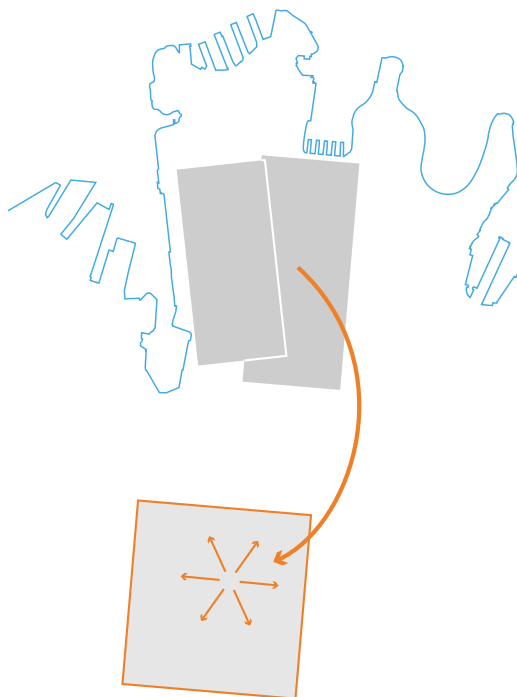
1,300,000 square metres

Short to medium-term

Today to 2030

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Medium-term capacity



2.

+500,000 square metres

Medium to long-term

2024 to 2036 + beyond

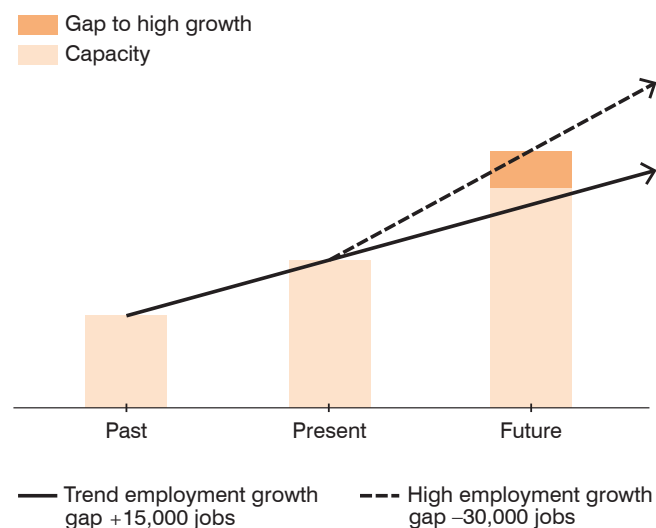
A multi-centre city

The Central to Eveleigh and Bays Precinct urban renewal projects are an opportunity to secure the growth potential of Central Sydney. The physical proximity of these projects makes them the natural long-term extensions of Central Sydney, and the future home of metropolitan Sydney's high-value workers and knowledge-intensive industries.

While this strategy includes planning controls that protect and encourage the provision of employment floor space, it remains critical that these planned centres, and other centres within metropolitan Sydney, also set aside an appropriate amount of land for employment floor space growth. Planning for a high jobs growth scenario for 2036 and beyond, rather than according to current trends, is critical to preserve the global status of metropolitan Sydney.

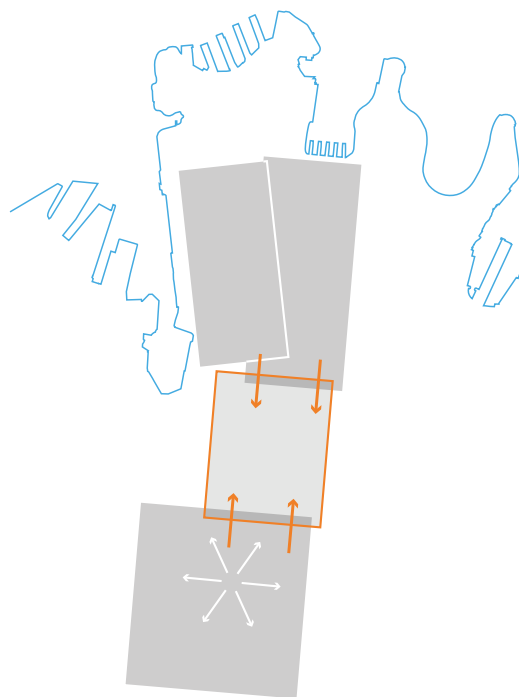
The Strategy details planning priorities for Central to Cleveland Street and the Bays Precinct, including additional public transport linkages, affordable housing, diverse employment floor space, enhanced local connections and improved local infrastructure.

It extends the question of how we plan for the growth of Central Sydney from what can the City of Sydney do alone, to what can the City, state and communities do in partnership to ensure these precincts develop as a successful extension to Central Sydney, where success is measured through financial, social and environmental sustainability.



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Medium to long-term capacity



3.

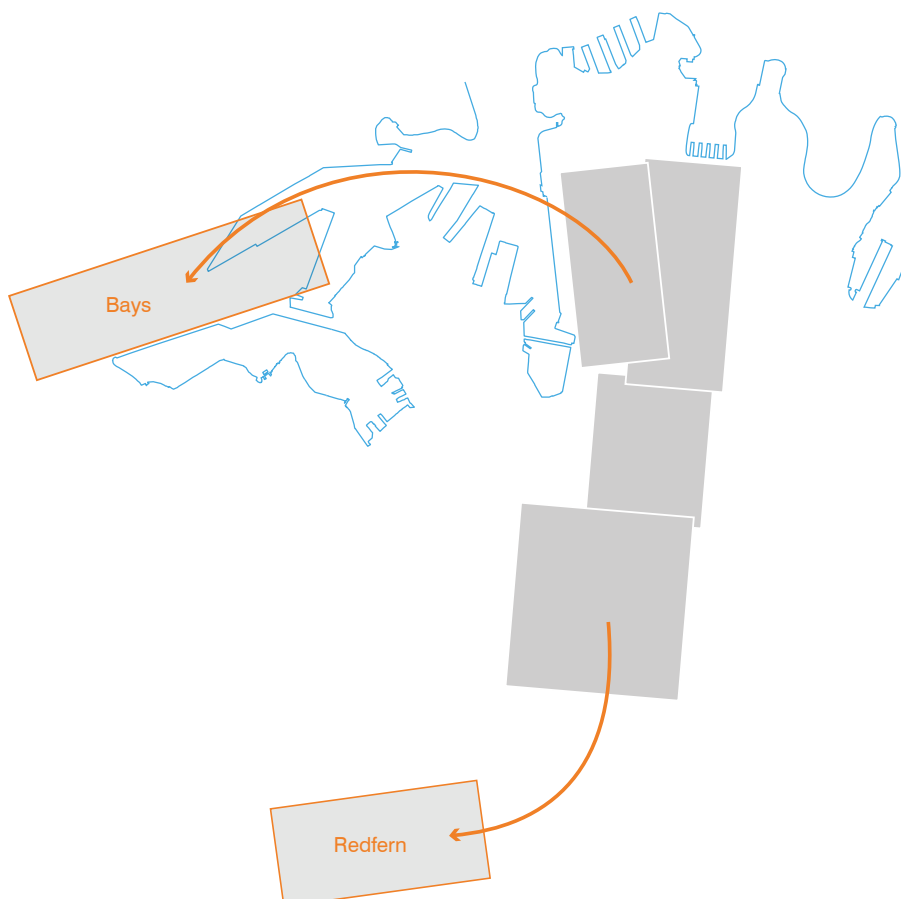
+1,100,000 square metres

Medium to long-term

2024 to 2036 + beyond

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Long-term capacity



4.

+significant employment floor space

Long-term

2036 + beyond

Implementing the Strategy

Urban growth and development in Central Sydney requires specific solutions and controls. The Central Sydney Planning Strategy provides a planning framework with clear objectives for this complex area.

The Strategy aims to balance public and private interests and so requires support from landowners, business owners, residents and all levels of government.

A truly comprehensive and holistic vision for Central Sydney also requires focusing on the wider Sydney region with a greater understanding of the fundamental elements of a global city of choice and what will be the future needs of business, workers, visitors and residents who choose Sydney to work and live in, and enjoy all that the city offers.

Actions

- Develop clear guidelines to enable growth through site-by-site planning changes in the short term
- Work with the NSW Government to provide certainty and security that growth sites will be protected for income earning uses, therefore supporting the viability of Central Sydney as Australia's premier location for employment
- Work with the NSW Government to fully implement the growth strategy directly within the Local Environmental Plan by overcoming regulatory constraints in the medium-term

