Planning Proposal
Central Sydney
July 2016
Introduction

This Planning Proposal progresses key planning controls proposed in the City of Sydney’s Central Sydney Planning Strategy. This is to be achieved by a range of amendments to Sydney Local Environmental Plan 2012 (SLEP2012).

The proposed controls in this Planning Proposal constitute the initial phase of amendments to SLEP2012 and reflect a number of the priority actions identified in the Central Sydney Planning Strategy.

This Planning Proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (the Act), the Standard Instrument – Principal Local Environmental Plan (Standard Instrument) and guidelines published by the Department of Planning and Environment, including A guide to preparing planning proposals and A guide to preparing local environmental plans.

This Planning Proposal relates only to those matters to be amended in SLEP2012. Supporting planning provisions are contained in draft amendments to Sydney Development Control Plan 2012 (SCDP2012) which have been prepared concurrently with this Planning Proposal. For a more complete understanding of the land use and planning controls being proposed for Central Sydney, this Planning Proposal should be read in conjunction with the draft amendments to SDCP2012, the Central Sydney Planning Strategy, its technical appendices and other supporting documentation.

Background – The Central Sydney Planning Strategy

The Central Sydney Planning Strategy is a medium term strategy for business and residential development in Central Sydney. It revises previous planning controls and delivers on the City of Sydney’s Sustainable Sydney 2030 vision for a green, global and connected city, and the New South Wales State Government’s strategic plan for metropolitan Sydney – A Plan for Growing Sydney.

A key component of the Central Sydney Planning Strategy is the investigation and analysis of the statutory planning controls for the B8 Metropolitan zone (Central Sydney). This broad and flexible B8 zoning is open to high-value land uses ­ ranging from cultural, conference and exhibition uses through to education, retail, commercial, manufacturing and warehousing, to residential, hotel and entertainment uses. It extends from the edge of Darling Harbour to Elizabeth Street and from Circular Quay to Belmore Park in the south.

The Central Sydney Planning Strategy provides continuity to urban planning strategies of the past and proposes a number of changes to manage and optimise today’s environmental, social and economic challenges and opportunities. Planning for development in Central Sydney requires careful consideration to ensure Sydney’s ongoing competiveness, appeal and resilience.

Central Sydney helps generate $108 billion of economic activity annually - nearly eight per cent of the total national economy. It has the highest concentration of ASX top 500 companies, mainstream artistic and cultural institutions and is the largest retail centre in Australia. Central Sydney is also home to 25,000 residents, 12,000 businesses and accommodates close to 300,000 workers and a large proportion of the City of Sydney’s 610,000 domestic and international visitors every day.

Central Sydney plays a critical role in the continued growth and economic success of wider Sydney and the national economy. It is therefore important that key provisions in SLEP2012 are revised and fine-tuned where appropriate, so that Central Sydney can continue to accommodate high-value office jobs that are important to the state and federal economies - while protecting and enhancing the advantages that make metropolitan Sydney a global city that attracts capital, visitors, ideas, residents and skilled labour.

Through 10 key moves, the Central Sydney Planning Strategy identifies opportunities for development in Central Sydney to meet the demands of growing numbers of workers, residents and visitors and their changing needs.
It presents these opportunities in stages – short, medium-term and ongoing – and aligns these with planned developments in infrastructure and technology for an economically, environmentally and socially successful city.

The following five key moves proposed in the Central Sydney Planning Strategy are of direct relevance to this Planning Proposal:

**Prioritise employment growth and stem the loss of employment floor space by implementing genuine mixed-use controls. Provide for an immediate increase in capacity by lifting height controls on Central Sydney’s western edge.**

Providing an immediate increase in height controls on Central Sydney’s western edge will capitalise on the changing form and character of the area and the additional rail infrastructure commitment by the NSW Government.

New development controls will limit the 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 across the whole of Central Sydney and will 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.

The city will see more retail, affordable office and cultural and creative uses provided within the podiums of towers where these uses service the street level, allowing for an exchange between street life and life in buildings - contributing to the public life of the city. In towers above, residential uses will still occur with a buffer provided between these private habitats and the hustle and bustle of global city street life below, where tower separation and height drives slim towers that have better access to outlook, sunlight and air.

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

**Ensure new developments respond to their context by clearly stating the minimum expectations for towers to manage their external impacts (outlook, wind, daylight) within their site boundaries.**

Flexible planning controls for tall buildings mean buildings will better respond to their context. Site specific considerations, such as adequate building separations 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, confirming expectations for tower developments in Central Sydney.

**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, this strategy seeks to balance growth with the provision of essential social and physical infrastructure.

**Move towards a more sustainable Central Sydney by investigating opportunities for planning controls to require minimum energy and water standards for all new developments and for growth opportunity sites to drive zero-net energy outcomes.**

In support of the City’s aim to become Australia’s first zero-net energy city, this strategy contains actions to investigate opportunities for planning controls that will deliver minimum energy and water standards for all new developments. It 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 medium term. Industry consultation is critical in ensuring commitment to new development controls and in applying standards for ongoing performance monitoring.
Protect, enhance and expand Central Sydney’s heritage, public places and spaces while providing the opportunity for growth in the right places, at the right time, with the right uses, will enhance what makes Central Sydney unique.

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

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.

SITE IDENTIFICATION

Location

The Planning Proposal relates to the area of land identified as ‘Central Sydney’ on the SLEP2012 Locality and Site Identification Map. This land is shown in pink in Figure I below.
Figure I – Central Sydney Area
EXISTING PLANNING CONTROLS

Table A and Map Extracts A-F below summarise the key planning controls in SLEP2012 in Central Sydney that are relevant to this Planning Proposal.

<table>
<thead>
<tr>
<th>Control</th>
<th>Relevant Provision</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
<td>Primarily comprises of B8 Metropolitan Centre and RE1 Public Recreation Zones.</td>
<td>The B8 Zone permits a broad range of uses including commercial premises, community facilities, food and drink premises, residential accommodation, and tourist or visitor accommodation.</td>
</tr>
<tr>
<td></td>
<td>Refer to Map Extract A from Land Zoning Map</td>
<td>The RE1 Zone enables land to be used for public open space or recreational purposes and provides a range of recreational settings and activities and compatible land uses.</td>
</tr>
<tr>
<td>Building Height</td>
<td>Refer to Map Extract B from Height of Buildings Map</td>
<td>The maximum overall permissible building height within Central Sydney is 235 metres with the maximum building height for each site shown on the building height map. Some sites and precincts such as the APDG Precinct and the AMP Precinct in Circular Quay have site specific controls for building height. Building height is also controlled by sun access protection provisions as summarised elsewhere in this table. Pursuant to existing clause 6.21(7), SLEP2012 allows for up to an additional 10% height (or floor area) if a competitive design process has been undertaken and design excellence is demonstrated.</td>
</tr>
<tr>
<td>Floor Space Ratio (FSR)</td>
<td>Refer to Map Extract C from Floor Space Ratio Map</td>
<td>The Floor Space Ratio Map prescribes the maximum floor space ratios in Central Sydney. This is FSR 8:1 in Areas 1, 2, and 3, and 7.5:1 in Area 4. Subdivision 2 of SLEP2012 allows for additional floor space in some circumstances. This includes Accommodation floor space (clause 6.4) which allows an additional amount of FSR within four identified ‘Areas’ based on land use and the purchase of heritage floor space. Additional floor space that may be available via accommodation floor space provisions is as follows:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Area 1, hotel or motel accommodation – FSR 6:1,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Area 1, office premises, business premises, retail premises, residential accommodation or serviced apartments – FSR 4.5:1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Area 2, office premises, business premises or retail premises – FSR 4.5:1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Area 2, residential accommodation, serviced apartments or hotel or motel accommodation – FSR 6:1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Area 3, office premises, business premises or retail premises – FSR 2:1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Area 3, residential accommodation, serviced apartments or hotel or motel accommodation – FSR 3:1</td>
</tr>
<tr>
<td>Control</td>
<td>Relevant Provision</td>
<td>Comment</td>
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<td>----------------------------------------------</td>
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<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
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<tr>
<td>Planning Proposal</td>
<td>Central Sydney July 2016</td>
<td></td>
</tr>
</tbody>
</table>
| Sun Access Protection                        | Refer to Map Extract D from Sun Access Protection Map                               | Two sun protection control mechanisms apply in Central Sydney to limit heights, as necessary to protect sunlight into important public parks and places - Sun Access Plan (SAP) and No Additional Overshadowing to Certain Public Places Controls (NAO).  
  All places protected by SAPs and NAO controls establish dates and times for their protection. These are determined to provide solar access to each park or place when it is most valuable to the function and enjoyment of the space. |
| Heritage and Special Character Areas         | Refer to Map Extract E from Heritage Map and Map Extract F from Special Character Areas Map, Retail Premises Map | There are over 270 heritage items listed in Schedule 4 of SLEP2012 that are located within Central Sydney.  
Clause 5.10 includes a range of provisions for the conservation of environmental heritage.  
Other key heritage controls include:  
- Objective 4.3(1)(b) to ensure appropriate height transitions between new buildings and heritage items, conservation areas and special character areas (as identified in the Special Character Areas Map); and  
- Subdivision 3 - Heritage Floor Space. This includes provisions that provide an incentive for the conservation and on-going maintenance of heritage buildings within Central Sydney, as well as provisions for the utilisation of additional floor space as prescribed in Subdivision 2. |

Table A: Key Central Sydney planning controls in Sydney Local Environmental Plan 2012
Figure II: Sydney Local Environmental Plan Map Extract A – Zoning
Figure III: Sydney Local Environmental Plan Map Extract B – Maximum Height of Buildings
Figure IV: Sydney Local Environmental Plan Map Extract C – Floor Space Ratio
Figure V: Sydney Local Environmental Plan Map Extract D – Sun Access Protection
Figure VI: Sydney Local Environmental Plan Map Extract E – Heritage
Figure VII: Sydney Local Environmental Plan Map Extract F – Special Character Areas
PLANNING PROPOSAL: CENTRAL SYDNEY

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

Objectives

The objectives of this Planning Proposal are to:

- reinforce Central Sydney’s important role in promoting the economic growth of Sydney, New South Wales and Australia.
- ensure that land use and development in Central Sydney supports Sydney’s Global City functions.
- ensure the ongoing growth of employment floor space in Central Sydney to meet NSW government employment targets and anticipated demand.
- ensure a high level of public amenity, as is necessary to complement Central Sydney’s Global City functions.
- limit in certain circumstances the replacement of employment land uses by residential accommodation and serviced apartments.
- increase the amount of affordable housing in the City of Sydney.
- ensure development in Central Sydney sets a new benchmark in regards to ecologically sustainable development.

Intended Outcomes

The Planning Proposal will:

- enable the priority actions in the Central Sydney Planning Strategy.
- prioritise the provision of employment floor space over floor space that is used for residential accommodation and serviced apartments.
- reinforce Central Sydney’s important economic role by way of stronger planning objectives focussing on employment and economic growth.
- protect the amenity of public places by ensuring good sunlight access and comfortable wind conditions.
- update sun access planes and no additional overshadowing controls.
- ensure that tall buildings are of an appropriate form for their site size and context.
- protect key public views from encroachment by new development.
- facilitate the provision of affordable housing so that essential workers can live close to where they work.
- encourage building design of large-scale development that minimises the consumption of energy and water.

PART 2 – EXPLANATION OF THE PROVISIONS

The following amendments to Sydney Local Environmental Plan 2012 (SLEP2012) are sought to facilitate the Objectives and Intended Outcomes in Part 1 of this Planning Proposal.

The Objectives and Intended Outcomes align with ‘Priority Actions’ of the Central Sydney Planning Strategy. These Priority Actions are required in the short term to ensure growth in employment floor space, to ensure that this growth is balanced with good amenity outcomes for Central Sydney’s public spaces, parks and streets, and that growth is supported by the provision of affordable housing.

The Priority Actions in the Central Sydney Planning Strategy that this Planning Proposal will achieve are:

- Strengthen and update zone objectives in Sydney LEP 2012 to reinforce the important role that employment floor space plays in a global city.
- Strengthen and update public recreation zone objectives in Sydney LEP 2012 to highlight the importance of sun access to these spaces in regards to their amenity and usability, and the contribution sun lit public space plays in maintaining Sydney’s status as a global city.
- Amend density objectives and controls in Sydney LEP 2012 to prioritise opportunities for employment floor space.
- Include new provisions in regards to ecological sustainable development minimums.
- Revise the definition of ‘accommodation floor space’ in Sydney LEP 2012 so that it is better aligned with its role in the allocation of heritage floor space (HFS).
- Broaden the definition of ‘accommodation floor space’ in Sydney LEP 2012 to promote mixed use development by allowing eligibility to additional ‘accommodation floor space’ to all land use types.
- Remove the complexity of calculating the eligible amount of accommodation floor space in Sydney LEP 2012.
- Provide an additional incentive for key land uses that support Central Sydney’s global city functions, such as hotel or motel accommodation, community facilities, childcare centres.
- Rationalise Floor Space Ratio Map Areas in Central Sydney so that access to additional ‘accommodation floor space’ is equalised in north and midtown precincts.
- Introduce new land use mix controls in Sydney LEP 2012 that will promote the growth of employment floor space.
- Introduce new land use mix controls in Sydney LEP 2012 that manage the growth of residential and serviced apartment floor space.
- Provide for an increase in height for some sites along the Western Edge from 80 metres to 110 metres.
- Revise and update Sun Access Plane controls in Sydney LEP 2012 to improve accuracy and levels of protection of important public places.
- Remove ‘Exceptions to sun access planes’ provisions from Sydney LEP 2012.
- Introduce controls in Sydney LEP 2012 that will protect significant, new and planned public places that require protection as Central Sydney grows.
- Continue to protect important public places subject to No Additional Overshadowing controls in Sydney LEP 2012, except in cases where the controls provide negligible benefit.
- Identify and map significant views from public places and construct view planes to preserve and protect these views.
- Strengthen controls in Sydney LEP 2012 to ensure that tall buildings are suited to their site size and context.
- Strengthen controls in in Sydney LEP 2012 ensure that tall buildings do not adversely impact the amenity of the City’s streets, parks and public spaces.
- Link building heights to setbacks and outlook.
- Strengthen controls in Sydney LEP 2012 to ensure that outlook is protected within the boundaries of a site, rather than private views.
- Limit the height of buildings to 55 metres on sites smaller than 1,000 square metres.
- Introduce an affordable housing contribution framework.
- Require all new tower development to meet BASIX+ targets and minimum 5 star NABERS ratings.

Outline of proposed amendments to Sydney Local Environmental Plan 2012

In summary, the Planning Proposal will amend SLEP2012 planning controls that fall within the following six categories:

A. ZONING

- Amendment to B8 Metropolitan Zone objectives
- Amendment to RE1 Public Recreation Zone objectives

B. DENSITY

- Amendment to Clause 4.4(1) - Floor space ratio objectives
- Amendment to Clause 6.3 – Additional floor space in Central Sydney
- Amendment to Clause 6.4 - Accommodation floor space (including an amendment to Floor Space Ratio Map ‘Areas’ for the purposes of clause 6.4)
- New Clause titled ‘Key use floor space’ in Part 6 Local Provisions, Division 1 Floor space in Central Sydney, Subdivision 2 Types of additional floor space

C. LAND USE MIX

- New Clause titled ‘Employment Floor Space Mix’
D. HEIGHT
- Amendment to Clause 4.3(1)(c) - Height of buildings objective
- Amendment to Clause 6.17(1) – Sun access planes objectives
- Amendment to Clauses 6.17(5) to 6.17(19) – Sun access planes descriptions
- Remove Clause 6.18 – Exceptions to Sun Access Planes
- Amendment to Clause 6.19 – Overshadowing of certain public places
- Replacement of Clause 6.16 - Erection of tall buildings in Central Sydney
- New Clause titled ‘Preservation of Key Public Views’.
- Height increase to 110m on certain sites within Central Sydney’s western edge in existing ‘Area 3’

E. AFFORDABLE HOUSING CONTRIBUTIONS
- Amendment to Part 1 Preliminary, Clause 1.9 – Application of SEPPs
- Amendment to Part 7, Division 3, Clause 7.13 – Contribution for the purpose of affordable housing

F. ECOLOGICALLY SUSTAINABLE DEVELOPMENT
- New Clause 7.26 – Ecologically Sustainable Office Development

Detailed explanation of proposed amendments to Sydney Local Environmental Plan 2012

A. ZONING – Amendments to RE1 and B8 Zone Objectives

Central Sydney is predominantly governed by two land use zones: the B8 Metropolitan Centre Zone and the RE1 Public Recreation Zone. The objectives of the zones provide certainty to the community about the intent of the zone and the desired future role and form of the area.

It is proposed to strengthen and update the existing zone objectives in SLEP2012 for these two zones to ensure that the objectives are aligned with the Central Sydney Planning Strategy. The proposed changes are primarily aimed towards promoting employment uses in Central Sydney, and to reinforce the important role that high-amenity public space and public places play in a global city.

The proposed amendments aim to deliver the following priority actions in the Central Sydney Planning Strategy:
- **Strengthen and update zone objectives in Sydney LEP 2012 to reinforce the important role that employment floor space plays in a global city.**
- **Strengthen and update zone public recreation zone objectives in Sydney LEP 2012 to highlight the importance of sun access to these spaces in regards to their amenity and usability and the contribution sun lit public space plays in maintaining Sydney’s status as a global city.**

Proposed Amendments

A draft of the intended revisions to zone objectives (or words to the same effect) is shown below. Additions are shown in **bold italics** and deletions in strike through. Existing objectives that are mandated by the Standard Instrument and other objectives not proposed to change are shown in **red**.

### B8 Metropolitan Zone
- To recognise and provide for the pre-eminent role of business, office, retail, entertainment and tourist premises in Australia’s participation in the global economy.
- To provide opportunities for an intensity of land uses commensurate with Sydney’s global status.
- To permit a diversity of compatible land uses characteristic of Sydney’s global status and that serve the workforce, visitors and wider community.
To encourage the use of alternatives to private motor vehicles, such as public transport, walking or cycling.

- To promote uses with active street frontages on main streets and on streets in which buildings are used primarily (at street level) for the purposes of retail premises.
- To promote uses with active street frontages within podiums that contribute to the vitality, life and existing character of the street.
- To promote the efficient and orderly development of land in a compact urban centre.
- To promote a diversity of commercial opportunities varying in size, type and function, including new cultural, social and community facilities.
- To recognise and reinforce the important role that Central Sydney’s public spaces, streets and their amenity play in a global city.
- To only permit residential and serviced apartment accommodation as part of affordable housing and/or mixed use developments that complement the primary role of the zone as a centre for employment.

**RE1 – Public Recreation Zone**

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To provide links between open space areas.
- To retain and promote access by members of the public to areas in the public domain including recreation facilities and waterways and other natural features.
- To protect sun access to publicly accessible land.

**B. DENSITY - Amendments to Floor Space Ratio Provisions**

*Central Sydney Local Environmental Plan 1996* first introduced the award of accommodation floor space in addition to a ‘base’ amount of allowable floor space to incentivise both employment generating and residential land uses. This system remains in the existing controls in SLEP2012 - which includes a ‘base’ of FSR 8:1 in most of Central Sydney. At the time of its introduction, the incentive markedly improved the feasibility of residential development relative to commercial projects in Central Sydney.

While residential development was once only viable in particular circumstances and areas, such as the adaptive re-use of heritage warehouses, the conversion of commercial office buildings at the fringe of Central Sydney, and sites with perceived poor amenity south of Park Street, residential developments are now moving into the heart of Central Sydney to occupy traditionally prime commercial office sites.

To address the replacement of commercial floor space by residential accommodation and serviced apartment floor space, Central Sydney controls require recalibration to ensure commercial development remains competitive and commercial precincts remain predominately commercial in character.

Proposed amendments to floor space ratio provisions will deliver the following priority actions in the *Central Sydney Planning Strategy*:

- Amend density objectives and controls in *Sydney LEP 2012* to prioritise opportunities for employment floor space.
- Include new provisions in regards to ecological sustainable development minimums.
- Revise the definition of ‘accommodation floor space’ in *Sydney LEP 2012* so that it is better aligned with its role in the allocation of heritage floor space (HFS).
- Broaden the definition of ‘accommodation floor space’ in *Sydney LEP 2012* to promote mixed use development by expanding eligibility to additional ‘accommodation floor space’ to all land use types.
- Remove the complexity of calculating the eligible amount of accommodation floor space in Sydney LEP 2012.
- Rationalise Floor Space Ratio Map Areas in Central Sydney so that access to additional ‘accommodation floor space’ is equalised in north and midtown precincts.
- Provide an additional incentive for key land uses that support Central Sydney’s global city functions, such as hotel or motel accommodation, community facilities, childcare centres.
- Require all new tower development to meet BASIX+ targets and minimum 5 star NABERS ratings.

Proposed Amendments

Clause 4.4(1) Floor Space Ratio (Objectives)

It is proposed to revise the objectives in this clause. A draft of the intended revisions to floor space ratio objectives (or words to the same effect) are shown below. Existing objectives are in shown in red and are not proposed to change. Proposed new objectives relating specifically to Central Sydney are shown in bold italics.

(a) to provide sufficient floor space to meet anticipated development needs for the foreseeable future,
(b) to regulate the density of development, built form and land use intensity and to control the generation of vehicle and pedestrian traffic,
(c) to provide for an intensity of development that is commensurate with the capacity of existing and planned infrastructure,
(d) to ensure that new development reflects the desired character of the locality in which it is located and minimises adverse impacts on the amenity of that locality.
(e) to provide an equitable amount of floor space to sites in Central Sydney which will accommodate a diversity of compatible land uses.
(f) to increase the amount of employment floor space in Central Sydney to meet expected demand.
(g) to ensure that in Central Sydney new development complements the mixed use, predominantly commercial character of streets and surrounding public spaces.

Clause 6.3 – Additional floor space in Central Sydney

Objectives

The objective of the proposed amendments to this clause is:

a) To include an incentive for residential accommodation development to comply with higher BASIX targets in Central Sydney.

Approach

Include a new Clause after the current provisions of clause 6.3 of SLEP2012 linking any additional floor space in Central Sydney above the maximum permitted as a result of the floor space ratio shown for the land on the Floor Space Ratio Map to a higher BASIX requirement.

Suggested wording (subject to legal drafting)

The above could be expressed in SLEP2012 by replacing existing clause 6.3 with the following (or with wording to the same effect):

6.3 Additional floor space in Central Sydney

(1) Despite Clause 4.4, the gross floor area of a building on land in Central Sydney may exceed the maximum permitted as a result of the floor space ratio shown for the land on the Floor Space Ratio Map by an amount no greater than the sum of any one or more of the following for which the building may be eligible:
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(a) any accommodation floor space,
(b) any amount determined by the consent authority under clause 6.21(7)(b),
(c) any car parking reduction floor space, end of journey floor space, entertainment and club floor space, lanes development floor space or opportunity site floor space.

(2) Before granting development consent to any additional floor space referred to in (1), the consent authority must be satisfied that any part of the building that is BASIX affected is to be rated at 5 BASIX points above the State-mandated target for water and 5 BASIX points above the State-mandated target for energy.

Clause 6.4 - Accommodation floor space

Objectives

The objectives of the proposed amendments to this clause are:

a) To remove land use requirements in order to provide opportunities for more diverse development outcomes (i.e. provide an incentive for a broader mix of uses within a single development);

b) To provide a consistent approach to the provision of accommodation floor space in Central Sydney's north and mid-town precincts;

c) To provide an additional incentive to development within the western edge of Central Sydney where there are opportunities for additional capacity, by increasing eligibility for additional floor space by an amount equivalent to FSR 0.5:1;

d) To retain the existing heritage floor space system; and

e) To remove the complexity of calculating the eligible amount of accommodation floor space based on the proportion of different land uses within a development.

Approach

To achieve the above objectives it is proposed to amend the definition of accommodation floor space by:

a) Clarifying that eligibility to an amount of accommodation floor space is tied to the allocation of heritage floor space (as enabled by existing clause 6.11 of SLEP2012), rather than being an incentive to provide a set of prescribed land uses.

b) Removing prescribed land uses from clause 6.4 Accommodation floor space. The outcome of this is that all land uses will now be able to comprise accommodation floor space.

c) Equalising the amount of accommodation floor space that can be achieved in existing Area 2 so that it is the same as existing Area 1 (i.e. at a rate equivalent to an amount of floor space of (up to) FSR 4.5:1) by making the current Area 2 part of Area 1.

Note that this will not change the amount of accommodation floor space that can be achieved in existing Area 1 (i.e. FSR 4.5:1), but reduces the amount of accommodation floor space that can be achieved in existing Area 2 from FSR 6:1 to FSR 4.5:1. This reduction is proposed to be offset by an amount of key use floor space equal to an amount of (up to) FSR 1.5:1 (see 6.4A below).

d) Combining Floor Space Ratio Areas 1 and 2 (as currently mapped on the Floor Space Ratio Map) to form an expanded ‘Area 1’. As a consequence this will require that existing ‘Area 3’ is to be renamed ‘Area 2’ and existing ‘Area 4’ is to be renamed to ‘Area 3’. Any other references to Floor Space Ratio Map areas in SLEP2012 should also be renamed accordingly.
To ensure the above changes are aligned with heritage floor space controls, it is also proposed to amend Clause 6.11 - Utilisation of certain additional floor space requires allocation of heritage floor space by:

i. removing the reference to ‘Area 3” in subclause (1)(a)
ii. replacing the reference to ‘Area 4’ with ‘Area 3’ in subclause (1)(b) and replacing ‘accommodation floor space’ with ‘key use floor space’.

Suggested wording (subject to legal drafting)
The above could be expressed in SLEP2012 by replacing the existing wording of Clause 6.4(1)(2) & (3) with the following (or with wording to the same effect):

6.4 Accommodation floor space

(1) A building that is in an Area is eligible for an amount of additional floor space in paragraph (a) or (b) below (accommodation floor space) equivalent to that which may be achieved by applying to the building the floor space ratio specified in the relevant paragraph:

(a) Area 1 – 4.5:1
(b) Area 2 – 2:1

New Clause – ‘Key Use Floor Space’

Objectives

- To provide an incentive for key land uses that support Central Sydney’s global city functions (i.e. hotel or motel accommodation, community facilities, childcare centres, office, business and retail premises).

Approach

Define key use floor space as a type of additional floor space in Subdivision 2 - Types of additional floor space.

Suggested wording (subject to legal drafting)

New Clause 6.4A - Key Use Floor Space

(1) A building in an Area is eligible for an amount of additional floor space (key use floor space) equal to the floor space of any part of a building used for the purposes of:

(a) hotel and motel accommodation, community facilities, child care centres or a combination thereof in Areas 1 and 2;
(b) office premises, business premises, retail premises, hotel, community facilities, child care centres or a combination thereof in Area 3.

(2) Key use floor space must not exceed an amount of floor space that can be achieved by applying a floor space ratio of up to 1.5:1 in Areas 1, 2 and 3.

(3) Replace words “accommodation floor space” with “key use floor space” in 6.11(1)(b).

(4) New subclause in 6.11(1) adding the following: “key use floor space in respect of a building on land in Area 1 or 2 — unless an amount of heritage floor space is allocated to the building that is equal to 50% of the key use floor space to be utilised.”
To summarise proposed amendments to density provisions in SLEP2012 - the intended breakdown of the floor space ratio identified on the Floor Space Ratio Map, accommodation floor space, and key use floor space in SLEP2012 should be as described in the following table:

<table>
<thead>
<tr>
<th>Area</th>
<th>General Location</th>
<th>FSR permitted by Floor Space Ratio Map</th>
<th>Accommodation/HFS FSR</th>
<th>Key Use FSR</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Core and Midtown ‘Area 1’</td>
<td>Expanded City Core</td>
<td>8:1</td>
<td>4.5:1</td>
<td>1.5:1 hotel, motel, community facilities, child care centres.</td>
</tr>
<tr>
<td>Western Edge ‘Area 2’</td>
<td>Existing Western Edge</td>
<td>8:1</td>
<td>2:1</td>
<td>1.5:1 hotel, motel, community facilities, child care centres.</td>
</tr>
<tr>
<td>Southern ‘Area 3’</td>
<td>Chinatown and Haymarket</td>
<td>7.5:1</td>
<td>Not applicable</td>
<td>1.5:1 Office premises, business premises, retail premises, hotel, motel, community facilities, child care centres.</td>
</tr>
</tbody>
</table>

Table 1 – Summary of Floor Space Ratio Controls

C. LAND USE – New Land Use Mix Provisions

New land use mix provisions will deliver the following priority actions in the Central Sydney Planning Strategy:

- Introduce new land use mix controls in Sydney LEP 2012 that will promote the growth of employment floor space.
- Introduce new land use mix controls in Sydney LEP 2012 that manage the growth of residential and serviced apartment floor space.

New Subdivision 4, Clause 6.11A – Employment Land Use

Objectives

The objectives of this new clause are:

(a) to ensure that employment and other non-residential uses such as office premises, retail premises, entertainment facility, hotels (and the like) continue to be the predominant land uses in Central Sydney;

(b) to ensure the ongoing provision of employment and other non-residential floor space meet Central Sydney’s employment needs, as is necessary to maintain Sydney’s role in the global economy;

(c) to place a limit on the extent that floor space used for the purposes of residential accommodation and/or serviced apartments (and ancillary above-ground parking spaces) will replace existing employment and other non-residential floor space;

(d) to prevent employment growth in Central Sydney being impeded by a lack of new development for employment and other non-residential uses;

(e) to ensure that the provisions of this clause do not force a reduction in the floor space used for the purposes of residential accommodation and/or serviced apartments (and ancillary above-ground parking spaces) in existing developments; and
to allow minor increases of floor space used for the purposes of residential accommodation and/or serviced apartments (and ancillary above-ground parking spaces), where reasonable.

Approach

To achieve the above objectives it is proposed to introduce new provisions that will cap the proportion of floor space that can be for the purposes of residential accommodation and/or serviced apartments (and including above-ground parking spaces that are ancillary to these uses).

The approach to serviced apartments is the same as residential as serviced apartments have a long history in Central Sydney of being used inappropriately for residential purposes, either by owner occupiers or long-term rentals. Hotel accommodation is not affected by the approach taken by the employment land use mix provisions. Above-ground parking spaces that are ancillary to residential and serviced apartments are included should the City receive an application that includes above-ground parking associated with these uses. By including parking spaces in this clause certainty is provided as to the City's approach.

The cap will limit the floor space used for these purposes to 50% of the sum of: floor space permitted by the Floor Space Ratio Map (i.e. the ‘base’ FSR), accommodation floor space under clause 6.4 and additional floor space that may be achieved via a design excellence process under clause 6.21(7).

The clause is to apply all buildings above 55 metres in height, including change of use, alterations and additions. It does not in any case require a reduction to existing floor space that is being used for the purpose of residential accommodation and/or serviced apartments.

Some examples of how this clause could be applied are listed below. For the purposes of these examples, “employment-based” is taken to mean any uses other than residential accommodation, serviced apartments or ancillary car parking spaces; and “permissible floor space” is taken to be the sum of the three floor space components described above.

- If the floor space on an existing site used for residential accommodation and/or serviced apartments exceeds 50% of the permissible floor space, the existing amount of floor space used for residential accommodation and/or serviced apartments may be retained, but cannot be increased.

- If the floor space on an existing site used for employment-based purposes exceeds 50% of the permissible floor space, some employment-based floor space may be replaced by residential/serviced apartment floor space. However, the extent of replacement is limited by the requirement that residential/serviced apartment uses may comprise no more than 50% of the permissible floor space.

- There is no limit placed on the proportion of permissible floor space that can be used on a site for employment-based purposes.

This new provision will not be subject to variation under SLEP2012 Clause 4.6 - Exceptions to development standards. Accordingly it will be listed in Clause 4.6(8).

Suggested wording (subject to legal drafting)

The above objectives/changes may be expressed in SLEP2012 by inserting a new clause within Division 1 Floor space in Central Sydney with wording which has the same effect of the following.

New Clause 6.11A Employment floor space mix

(1) This clause applies to development of a building above 55 metres in height.

(2) Despite any other provision of this Plan, consent must not be granted to development on a site if the amount of floor space used for residential accommodation and/or serviced apartments, and any above-ground parking spaces ancillary to these uses, amounts to more than 50% of the total of the amount of:
a) floor space permitted by the Floor Space Ratio Map;

b) accommodation floor space achieved under Clause 6.4; and

c) additional floor space permitted by clause 6.21 (i.e. design excellence 10% bonus).

(3) Despite subclause (2), the amount of floor space used for residential accommodation and/or serviced apartments on a site may exceed the total permitted by subclause (2):

a) if the amount of floor space used for these purposes already exceeds the amount permitted by subclause (2); but only up to the amount of the exceedance.

b) by an amount of no more than 35 square metres if used for minor additions to an existing dwelling, apartment or common area, and the like, but not the creation of a new dwelling or serviced apartment.

D. BUILDING HEIGHT

A key approach for promoting the enjoyment of parks and other public spaces is to protect their access to direct sunlight, particularly during the middle of the day when it is most critical for public enjoyment and plant growth. This is best achieved through attention to building heights and the skyline.

Redevelopment of sites also needs to ensure adequate light and air to public places, minimise impacts on private outlook, and not unreasonably prevent neighboring sites from future redevelopment. Appropriate heights and setbacks of buildings achieve appropriate public domain amenity in terms of light and shadow. Provision of adequate outlook provides for appropriate private amenity. The larger the site, the easier it is to accommodate adequate setbacks and outlook.

In response to the recommendations of the Central Sydney Height of Buildings Study, a number of changes are proposed to Division 3 Height of buildings and overshadowing of SLEP2012. This will ensure their accuracy, continued efficacy, and ensure alignment with objectives in SLEP2012 relating to sun access.

Proposed amendments to provisions that manage the height of buildings in SLEP2012 will deliver the following priority actions in the Central Sydney Planning Strategy:

- Revise and update Sun Access Plane controls in Sydney LEP 2012 to improve accuracy and levels of protection of important public places.
- Introduce controls in Sydney LEP 2012 that will protect significant, new and planned public places that require protection as Central Sydney grows.
- Continue to protect important public places subject to No Additional Overshadowing controls in Sydney LEP 2012, except in cases where the controls provide negligible benefit.
- Remove ‘Exceptions to sun access planes’ provisions from Sydney LEP 2012.
- Strengthen controls in Sydney LEP 2012 to ensure that tall buildings are suited to their site size and context.
- Strengthen controls in Sydney LEP 2012 ensure that tall buildings do not adversely impact the amenity of the City’s streets, parks and public spaces.
- Link building heights to setbacks and outlook.
- Strengthen controls in Sydney LEP 2012 to ensure that outlook is protected within the boundaries of a site, rather than private views.
- Limit the height of buildings to 55 metres on sites smaller than 1,000 square metres.
- Provide for an increase in height for some sites along the Western Edge from 80 metres to 110 metres.
- Identify and map significant views from public places and construct view planes to preserve and protect these views.
Amendment to Height of Buildings Objectives

In Central Sydney’s dynamic and dense development environment certainty for the protection of private amenities such as sunlight and views cannot be guaranteed. The maintenance of private views should not unduly restrict the economic performance and economic growth of Central Sydney, where proposed development has demonstrated compliance with SLEP2012, in relation to height and FSR, and development control plan provisions. This is especially the case for proposed employment related developments that impact on existing residential and serviced apartment developments.

Clause 4.3(1) – Height of buildings

Approach

Clause 4.3(1)(c) in SLEP2012 is an objective “to promote the sharing of views” that applies across the City of Sydney local government area. It is proposed to modify this objective to clarify that view sharing and protection of private views will only be promoted outside of Central Sydney where this can be reasonably achieved.

Suggested wording (subject to legal drafting)

Amended Clause 4.3(1)(c)

(c) To promote the sharing of views (outside of Central Sydney).

Amendments to Sun Protection (‘Sun Access Planes’ and ‘No Additional Overshadowing’) Controls

Maintaining sunlight to important public parks and places is a critical principle that underpins the current controls that moderate building height in Central Sydney. Two sun protection control mechanisms have been developed for Central Sydney to limit heights as is necessary in order to protect sunlight into important public parks and places. They are Sun Access Planes (SAP) and No Additional Overshadowing to Certain Public Places Controls (NAO).

As Central Sydney continues to grow, there is increasing pressure on height limits from new development. In response to this, the intent and efficacy of the existing Sun Protection Controls in maintaining or improving sunlight to protected parks and places have been reviewed as part of the Central Sydney Height of Buildings Study. This study is Appendix C to The Central Sydney Planning Strategy at Attachment 1 to this Planning Proposal. Further detailed analysis is also included in Appendix M of the Central Sydney Planning Strategy – Solar Access: Detailed Provisions.

The study shows that direct sunlight in all the protected parks and places is important to ensure that they continue to be well used by workers, residents and visitors. Analysis indicates that people’s use and enjoyment of parks and places has a direct relationship with the extent of direct sunlight. People typically seek out the sun throughout most of the year, only seeking shade in public places over a short period within summer. It is therefore necessary to retain and strengthen the Sun Protection Control framework to ensure continued enjoyment of important parks and public places in Central Sydney.

Objectives

The objectives of the proposed amendments to SLEP2012 are to ensure that:

- all parks potentially overshadowed by tall buildings in Central Sydney are protected by sun access planes and no additional overshadowing controls during critical time periods throughout the year, including parks that may lie outside the Central Sydney boundary;
- sunlight to significant new and planned future important public parks and places are protected by sun access planes or no additional overshadowing controls;
- sun access planes are constructed as a consolidated set of connected planes so that there are no gaps or overlaps between separate planes protecting the same space;
- sun access planes fully protect sun access throughout the year and during designated times by adding ‘tails’ to their southern edge;
- ambiguity is removed when multiple sun access planes protect the same place.
- no additional overshadowing controls is removed if it protects a place where sunlight access is already significantly compromised.

**Approach**

The proposed changes are summarised below. Reference should be made to the *Central Sydney Height of Buildings Study* and *Solar Access: Detailed Provisions* attached to the *Central Sydney Planning Strategy* (as referenced above) for a detailed rationale and the technical analysis that has informed the amended controls.

**Clause 6.17(1) (Objectives for Sun Access Planes)**

Add the following objectives to this clause:

\[ c) \text{ to protect and improve sunlight to important public parks and places within and near Central Sydney throughout the year, and during periods in the day when they are most used.} \]

**Clause 6.17(5) to 6.17(19) (Refinement of Sun Access Planes)**

Sun Access Planes are to be refined in accordance with Diagrams in Appendix M of the *Central Sydney Planning Strategy* at Attachment 1 to this Planning Proposal. The diagrams relevant to each protected Park or Place are referenced in Table 2 below. The descriptions are to accurately reflect the technical details and coordinates of the diagrams for each Sun Access Plane.

In summary, this requires that Clauses 6.17(5) to 6.17(19) in SLEP2012 are replaced to achieve the protection for parks and places as described in the columns of Table 2 below.

<table>
<thead>
<tr>
<th>Park or Place</th>
<th>Intended period of protection</th>
<th>Intended times of protection</th>
<th>Appendix M Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 The Royal Botanic Gardens</td>
<td>all year</td>
<td>9am-2pm</td>
<td>M_01</td>
</tr>
<tr>
<td>2 The Domain</td>
<td>all year</td>
<td>9am-2pm</td>
<td>M_02</td>
</tr>
<tr>
<td>4 Wynyard Park</td>
<td>all year</td>
<td>12 noon-2pm</td>
<td>M_03</td>
</tr>
<tr>
<td>5 Lang Park</td>
<td>all year</td>
<td>12 noon-2pm</td>
<td>M_04</td>
</tr>
<tr>
<td>6 Hyde Park</td>
<td>all year</td>
<td>10am-2pm</td>
<td>M_05 and M_06</td>
</tr>
<tr>
<td>7 Belmore Park</td>
<td>all year</td>
<td>10am-2pm</td>
<td>M_07</td>
</tr>
<tr>
<td>8 Prince Alfred Park</td>
<td>all year</td>
<td>10am-2pm</td>
<td>M_08 and M_09</td>
</tr>
<tr>
<td>9 Harmony Park</td>
<td>all year</td>
<td>10am-2pm</td>
<td>M_10</td>
</tr>
<tr>
<td>10 Macquarie Place</td>
<td>outside the winter months</td>
<td>10am-12pm</td>
<td>M_12</td>
</tr>
<tr>
<td>11 Martin Place</td>
<td>outside the winter months</td>
<td>12 noon-2pm</td>
<td>M_13</td>
</tr>
</tbody>
</table>

Table 2 – Summary of Sun Access Planes provisions in Central Sydney
Clause 6.18 – Exceptions to Sun Access Planes

As a result new sun access plane provisions proposed above, Clause 6.18(1)(a) is now redundant and is to be removed.

Clauses 6.18(1)(b) and 6.18(1)(c) are also to be removed because they do not meet the new proposed objective for Sun Access Planes (i.e. to protect and improve sunlight to important public parks and places within and near Central Sydney throughout the year, and during periods in the day when they are most used).

The City’s analysis has found that development of ‘Category A’ sites will not align with new proposed B8 Metropolitan Zone objectives for Central Sydney. In some circumstances application of Clause 6.18 as it relates to ‘Category A’ land may result a reduction of commercial floor space. This is contrary to the proposed zone objective of recognizing important role that public spaces and their amenity play in a Global city.

The City’s analysis has also found that there a several more ‘Category B’ sites than are currently identified in SLEP2012 and that inaccuracies exist in the current mapping of these sites. The outcome of this that development may result in additional overshadowing.

Where a development already exceeds a Sun Access Plane and wishes to redevelop in any configuration other than complying with the Sun Access Plane, it will be facilitated through a site specific planning proposal.

Clause 6.19 – Overshadowing of certain public places

Amend ‘No Additional Overshadowing’ controls by: removing listed places that are protected by existing or proposed sun access planes; removing a listed place that is substantially overshadowed by existing development and provides negligible public benefit (i.e. Chifley Square); adding a new place to be protected at all times (i.e. Future Town Hall Square); and revising the time periods that ‘No Additional Overshadowing’ controls apply.

No Additional Overshadowing controls are to be refined in accordance with Diagrams in Appendix M of the Central Sydney Planning Strategy at Attachment 1 to this Planning Proposal. The diagrams relevant to each protected Park or Place are specified in the last column of Table 3 below.

This requires that clause 6.19 Overshadowing of certain public places is replaced by a clause that includes provisions comprising of the following:

1. Objectives:
   a) to protect and maintain sunlight to valued public places that are used as areas for passive recreation by Central Sydney’s workforce and visitors, and the wider community.
   b) To protect significant, new and planned public places that require protection as Central Sydney grows.

2. Provisions which protect parks and places as described in Table 3 below during the specified dates and times:

<table>
<thead>
<tr>
<th>Park or Place</th>
<th>Intended period of protection</th>
<th>Intended times of protection</th>
<th>Appendix M Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Macquarie Place</td>
<td>14 April – 31 August</td>
<td>10-2pm</td>
<td>M_27</td>
</tr>
<tr>
<td>2 Martin Place (block containing the GPO)</td>
<td>14 April – 31 August</td>
<td>12-2pm</td>
<td>M_28</td>
</tr>
<tr>
<td>3 Pitt Street Mall</td>
<td>14 April – 31 August</td>
<td>10-2pm</td>
<td>M_29</td>
</tr>
</tbody>
</table>
Table 3 – Protected Parks and Places

(3) The Sun Access Protection Map is amended to reflect the protection of parks and places, during the dates and times described in Table 3. Refer to the Map Book at Attachment 2 of this Planning Proposal for this map.

(4) For the purposes of this clause the Future Town Hall Square is to be treated as if it is a Public Place.

Amendment to tall buildings controls

Replacement of Clause 6.16 - Erection of tall buildings in Central Sydney

Objectives

The objectives of this new clause are to ensure that tall buildings:

(a) provide for good amenity to Public Places;
(b) have setbacks that allow light and air to permeate Public Places;
(c) are appropriately separated from surrounding tall buildings;
(d) provide for adequate outlook;
(e) have an arrangement of floor space that responds appropriately to their site, surrounding development, and nearby Public Places in line with Clause 4.3(1)(a);
(f) have an arrangement of floor space and height that transitions appropriately to surrounding buildings and heritage items in Special Character Areas and conservation areas in line with Clause 4.3(1)(b) and (d);
(g) are consistent in character with other tall buildings in Central Sydney that have towers set back on all sides (i.e. ‘towers in the round’); and
(h) to encourage amalgamation of smaller contiguous sites, resulting in larger self-sufficient sites in regards to outlook and the efficient use of developable land within Central Sydney.

Proposed Changes

Existing clause 6.16 in SLEP2012 generally limits the height of buildings to 55 metres on sites that have an area of less than 800 square metres. Currently, exceptions to the 55 metre height limit may be allowed if the following (mostly discretionary) performance criteria are met by a building:

(a) the building will have a freestanding tower each face of which will be able to be seen from a public place, and
(b) the development will provide adequate amenity and privacy for occupants of the building and will not significantly adversely affect the amenity and privacy of occupants of neighbouring buildings, and
(c) the ground floor of all sides of the building facing the street will be used for the purposes of business premises or retail premises.

The criteria above are mostly immaterial because remaining underdeveloped sites with an area under 1000 square metres in Central Sydney are unable to sustain a tall building unless significant
compromises are made to the amenity of nearby public spaces, new building occupants, and to adjacent buildings. This is evidenced by recent development applications which have resulted/would have resulted in poor outcomes including 11-15 Alberta Street, 9-25 Commonwealth Street, and 410 Pitt Street.

Tall buildings on small sites with zero or minimal setbacks facing all streets in Central Sydney also potentially contribute to a ‘secondary street wall’ comprising of a continuous wall of towers.

A site area of 1,000 square metres has been demonstrated to be the minimum area that allows site dimensions to comfortably support appropriate setbacks above a street wall – as is necessary for a tall building to provide outlook; public place light and amenity; separation of bulk from neighbouring buildings; a high quality urban form and a high level of amenity to public spaces.

To strengthen clause 6.16 it is proposed to revise it as follows:

- To reflect the objectives (a) to (h) listed above.
- Proposals for all tall buildings will need to demonstrate that they can meet a set of prescribed performance criteria.
- The primary emphasis of the performance criteria is on providing for good amenity to public places and publicly accessible land, and, the provision of adequate outlook.
- Building height is to be limited to 55 metres on sites with an area of 1,000 square metres or less, or that cannot meet the performance criteria.
- The control will apply to all sites above 55m or with an FSR greater than the maximum floor space ratio shown on the Floor Space Map (i.e. 8:1).

Clause 6.16 will not be subject to variation under SLEP2012 Clause 4.6 - Exceptions to development standards. Accordingly it will be listed in Clause 4.6(8).

Suggested wording (subject to legal drafting)

6.16 Erection of tall buildings in Central Sydney

(1) The objectives of this clause are to ensure:

(a) the satisfactory distribution of built form and development of floor space for tall buildings in Central Sydney;
(b) tall building setbacks will provide an appropriate level of amenity for Public Places and important publicly accessible places
(c) tall buildings will provide adequate outlook for occupants of new buildings.

(2) This clause applies to development involving the erection of a building on land in Central Sydney:

(a) with a height greater than 55 metres above ground level (existing); or
(b) with a floor space ratio greater than the maximum floor space ratio shown on the Floor Space Map (i.e. 8:1).

(3) Development consent must not be granted to a building subject to this clause unless the consent authority is satisfied that:

(a) the building will not adversely impact on:

(i) the wind conditions of Public Places and important publicly accessible places;
(ii) key views from Public Places;
(iii) the curtilage of heritage items;
(iv) the setting and character of buildings and heritage items in conservation areas and Special Character Areas; and
(v) the free movement of air that provides ventilation around tower forms.
(b) the building provides for high levels of:

(i) sun and daylight access to Public Places and important publicly accessible places;
(ii) outlook for the proposed development; and
(iii) appropriate height transitions between new development and buildings and heritage items in conservation areas and Special Character Areas; and

(c) the building is on land having a site area of more than 1,000 square metres.

Amend Building Height Control on sites within Central Sydney’s western edge

In order to effect the objectives and intended outcomes of this Planning Proposal, it is proposed to amend SLEP2012 by increasing the existing maximum height limit of 80m to 110m on those sites along the Western Edge shown in Diagram 1 below.

Diagram 1 – Proposed 110 metre building height control on Central Sydney’s western edge

Providing an immediate increase in height controls on Central Sydney’s western edge will capitalise on the changing form and character of the area and the additional rail infrastructure committed to by the State government.

The additional height combined with existing density maximums will increase the feasibility of projects in this location and ensure that tall building outcomes achieved on appropriate sites provide for slim towers with better access to outlook, and sunlight and air for streets. Slimmer taller towers will also aid in the ability to preserve important heritage buildings in what is one of the most important collection of heritage buildings and warehouses in Central Sydney.

Protection of Public Views
The streets, parks and squares of Central Sydney provide multi-various views to pedestrians of the surrounding city, providing orientation and relief from the predominate sense of enclosure of buildings. A few of these views have a higher significance due to their association with significant public places and buildings.

Some significant views have been purposely composed; for example, the clock tower of Central Station was placed in the alignment of several streets. Others are important historically; such as the view from the signal station on Observatory Hill to the South Head Light house. And others are important because of their association with special places over a long period of time; for example the view of the sky at the ends of Martin Place including the silhouette of the GPO tower. These significant views from Public Places are worthy of preservation.

Proposed new provisions that protect key public views will deliver the following priority action in the Central Sydney Planning Strategy:

- Identify and map significant views from public places and construct view planes to preserve and protect these views.

New Clause - Protection of public views

Objectives

The objectives of this new clause are to ensure:

(a) preservation of significant views from public places;
(b) development does not encroach above public view protection planes; and
(c) views from Observatory Hill to Sydney Harbour are protected.

Proposed Changes

It is proposed to include new controls in SLEP2012 to preserve and protect the following important views from obstruction by tall buildings in Central Sydney.

1. From Broadway towards George Street and the Central Station clock tower;
2. From Martin Place to the western sky;
3. From Martin Place to the eastern sky; and
4. From Observatory Hill to Sydney Harbour; Vaucluse Lighthouse; and Pennant Hills.

Suggested wording (subject to legal drafting)

To ensure that the views listed above are protected, it is proposed to amend Division 3 in SLEP2012 by inserting new provisions as follows:

6.XX Public View Protection Planes

1. The consent authority must not grant development consent to development on land if the development will result in any building on the land projecting higher than any part of a public view protection plane.

2. For the purposes of this clause a public view protection plane is a triangular plane that is taken to extend over land to the horizon from a view point (A), through 2 control points (B and C), with each point described by:

   a. Central Station Clock Tower Public View Protection Plane

<table>
<thead>
<tr>
<th>Point</th>
<th>X</th>
<th>Y</th>
<th>Z (RL)</th>
</tr>
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<tbody>
<tr>
<td>A (View Point)</td>
<td>333731.1</td>
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<td>B</td>
<td>334066.7</td>
<td>6249477.8</td>
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b. Martin Place View of Western Sky Public View Protection Plane

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<th>Z (RL)</th>
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<tbody>
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<td>A (View Point)</td>
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<td>333493.0</td>
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<tr>
<td>C</td>
<td>333497.1</td>
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<td>107.1</td>
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c. Martin Place View of Sydney GPO Clock Tower

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<tr>
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<td>19.3</td>
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<td>C</td>
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d. Martin Place View of Sydney Hospital Silhouette

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<td>A (View Point)</td>
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<tr>
<td>C</td>
<td>334841.3</td>
<td>6250972.9</td>
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</table>

e. Sydney Observatory View to Macquarie Lighthouse at Vaucluse:

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<th>Z (RL)</th>
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</thead>
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<td>C</td>
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f. Observatory Hill Rotunda View to Thompsons Corner and Observatory Park, Pennant Hills:

<table>
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<tr>
<th>Point</th>
<th>X</th>
<th>Y</th>
<th>Z (RL)</th>
</tr>
</thead>
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6.XX Protection of Public Views from Observatory Hill Park

The objectives of this clause are to ensure the preservation of significant views from public places.

1. This clause applies to development that will increase the height of a building.
2. Consent must not be granted to development if it encroaches on any existing view from Defined View Points described in sub clause 3 to Sydney Harbour described in sub clause 4.
3. For the purposes of this clause Defined View Points are points A,B and C with co-ordinates:

<table>
<thead>
<tr>
<th>Point</th>
<th>X</th>
<th>Y</th>
<th>Z (RL)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A (View Point)</td>
<td>333951.1</td>
<td>6252019.0</td>
<td>41.6</td>
</tr>
<tr>
<td>B (View Point)</td>
<td>333987.4</td>
<td>6251884.4</td>
<td>39.8</td>
</tr>
<tr>
<td>C (View Point)</td>
<td>333902.0</td>
<td>6252030.0</td>
<td>40.7</td>
</tr>
</tbody>
</table>

(4) For the purposes of this clause Sydney Harbour is all waters bounded by mean high water mark and lying within a geographic area defined by four bounding points with the coordinates:

<table>
<thead>
<tr>
<th>Point</th>
<th>X</th>
<th>Y</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>333260.4</td>
<td>6253145.6</td>
</tr>
<tr>
<td>B</td>
<td>334554.6</td>
<td>6253023.7</td>
</tr>
<tr>
<td>C</td>
<td>334432.9</td>
<td>6251729.4</td>
</tr>
</tbody>
</table>
E. CONTRIBUTIONS FOR THE PURPOSE OF AFFORDABLE HOUSING

The Central Sydney Planning Strategy establishes the need to implement mechanisms for the provision of affordable housing for very low to moderate income households. Ensuring some affordable housing is provided in conjunction with new development is critical to the sustainable growth of Central Sydney.

Consistent with the objectives in the NSW Government’s A Plan for Growing Sydney and the City’s Sustainable Sydney 2030 to encourage affordable housing through the planning framework, it is proposed to amend SLEP2012 to allow the consent authority to impose a condition on a development consent in Central Sydney requiring a contribution to affordable housing.

The proposed amendment will deliver the following priority action in the Central Sydney Planning Strategy:

- Introduce an affordable housing contribution framework.

Approach

The proposed provision is consistent with Section 94F(1) of the Environmental Planning & Assessment Act (1979), which allows a consent authority to impose a contribution where a state environmental planning policy (SEPP) identifies there is a need for affordable housing. The City of Sydney is identified in SEPP No 70 - Affordable Housing (Revised Schemes) 2009 as having a need.

While the provision would exist in the LEP, it is proposed the commencement of the provision be introduced over a four year period. No contribution will be payable until 1 June 2018. Between 1 June 2018 and 31 May 2020 a reduced rate will apply of 0.5 per cent of the total floor area that is to be used for non-residential uses and 1.5 per cent of the total floor area that is to be used for residential uses. From 1 June 2020 the full rate will apply.

To guide the operation of the LEP provisions, a Central Sydney Affordable Housing Program will contain the detailed requirements and the operational aspects of the contributions scheme. The draft program is at Attachment 3 to this Planning Proposal.

The draft Program establishes the equivalent monetary contribution rates that are to apply to residential and non-residential development. The monetary rates are consistent with the Southern Employment Lands affordable housing scheme that was adopted by Council in March 2015, being equivalent to 1 per cent of the total floor area that is to be used for non-residential uses and 3 per cent of the total floor area that is to be used for residential uses.

The draft Central Sydney Affordable Housing Program is to be publicly exhibited in conjunction with the draft Planning Proposal. It is noted the inclusion of this clause in the LEP will rely on the adoption of a Program by Council.

Suggested drafting (subject to legal drafting)

In order to enable the above, amendments to the following clauses in SLEP2012 are proposed:

Part 1, Clause 1.9 – Application of SEPPS
Amend this clause so that in addition to Green Square and the Southern Employment Lands, the State Environmental Planning Policy (Affordable Rental Housing) 2009 does not apply to land in Central Sydney, as identified on the Locality and Site Identification Map.

Part 7, Division 3 Affordable Housing
New Clause 7.13(B) - Contribution for purpose of affordable housing in Central Sydney

(1) allow the consent authority to impose a condition on certain development in Central Sydney (defined in the Central Sydney Program) requiring a contribution of:

<table>
<thead>
<tr>
<th>Date of lodgement of development application</th>
<th>Total floor area intended for non-residential floor space</th>
<th>Total floor area intended for residential floor space</th>
</tr>
</thead>
<tbody>
<tr>
<td>to 30 May 2018</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>1 June 2018 – 31 May 2020</td>
<td>0.5%</td>
<td>1.5%</td>
</tr>
<tr>
<td>1 June 2020 onwards</td>
<td>1%</td>
<td>3%</td>
</tr>
</tbody>
</table>

(2) a condition for an affordable housing levy contribution cannot be imposed on minor development (as defined by the Central Sydney Program).

(3) The affordable housing levy contribution is to be satisfied by way of monetary contribution to Council.

(4) The rate at which a monetary contribution is to be taken to be equivalent to floor area for the purposes of this clause is to be calculated in accordance with the Central Sydney Program.

(5) To avoid doubt:
   (a) it does not matter whether the floor area, to which a condition under this clause relates, was in existence before, or is created after, the commencement of this clause, or whether or not the floor area concerned replaces a previously existing area, and
   (b) the demolition of a building, or a change in the use of land, does not give rise to a claim for a refund of any contribution.

(6) In this clause:
   **Central Sydney Program** means the City of Sydney Central Sydney Affordable Housing Program adopted by the Council on XX XX XX [a date to be determined].

   **Total floor area** means the total of the areas of each floor of a building within the outer face of the external enclosing walls and including balconies, but excluding the following:

   (a) columns, fins, sun control devices, awnings and other elements, projections or works outside the general lines of the outer face of the external walls,
   (b) any area of a balcony that is more than the minimum area required by the consent authority in respect of the balcony,
   (c) the maximum ancillary car parking permitted by the consent authority and any associated internal vehicular and pedestrian access to that car parking,
   (d) space for the loading and unloading of goods,
   (e) other excluded floor area, being:
      i. floor area that is owned by a social housing provider, within the meaning provided by State Environmental Planning Policy (Affordable Rental Housing) 2009, and used for affordable housing; and
**F. ECOLOGICALLY SUSTAINABLE DEVELOPMENT**

Total energy use across buildings in Central Sydney is already decreasing, despite rapid economic growth. This is due to residents and businesses cutting back on energy use as prices rise, alongside an increased awareness of the benefits of energy efficiency. However, the full potential for Central Sydney’s buildings is not being realised and requires a range of actions. The benefits of energy efficiency include reducing emissions, saving precious resources and the creation of jobs.

These proposed changes seek to establish base line provisions for Central Sydney in relation to ensuring everyday ecologically sustainable office development. These provisions should be the accepted minimum for office developments in Central Sydney, where office developments that seek additional floor space under Clause 6.21(7) should demonstrate a higher level of Ecologically Sustainable Development performance than those mandated by this provision.

Proposed amendments will deliver the following priority action in the Central Sydney Planning Strategy:

- Require all new tower development to meet BASIX+ targets and minimum 5 star NABERS ratings.

**Clause 7.26 – Ecologically Sustainable Office Development**

**Objectives**

The objectives of the proposed amendments are:

(a) To improve the energy efficiency of buildings by reducing energy intensity per square metre.

(b) To move towards a net-zero carbon precinct.

(c) To reduce potable water consumption through water efficiency and connection to recycled water.

(d) To reduce ongoing infrastructure costs.

**Approach**

Include a new Clause at 7.26.

**Suggested wording (subject to legal drafting)**

The above could be expressed in SLEP2012 by the following (or with wording to the same effect):

**7.26 Ecological Sustainable Office Development**

(1) **The design of buildings and building services for new developments in Central Sydney containing office premises must achieve a minimum rating of 5 stars under the NSW Office and Environment and Heritage (OEH) National Australian Built Environment Rating System (NABERS Energy).**

(2) **The design of developments involving alterations, additions and refurbishments to existing office premises in Central Sydney where the estimated cost of works is over $5 million, must achieve a minimum rating of 5 stars under the NSW Office and Environment and**
Heritage (OEH) National Australian Built Environment Rating System (NABERS Energy), except where the consent authority is satisfied that:

(a) the upgrade works would negatively impact on significant heritage fabric or the heritage significance of a listed heritage item, or
(b) the costs associated with the energy efficiency upgrade works are unreasonable when compared to the overall estimated cost of works for the alterations, additions and refurbishment.

(3) The consent authority must not be satisfied as to the matters in subclause (2)(a) above unless the development application is supported by a Heritage Impact Statement prepared by an appropriately experienced heritage consultant.

(4) The consent authority must not be satisfied as to the matters in subclause (2)(b) above unless the development application is supported by a registered Quantity Surveyor’s detailed cost report itemising and verifying the cost of the required energy efficiency upgrade works.

PART 3 – JUSTIFICATION

This section of the Planning Proposal provides the rationale for the amendment to SLEP2012 and responds to questions set out in the document entitled A guide to preparing planning proposals, published by the Department of Planning and Infrastructure in October 2012.

SECTION A – NEED FOR THE PLANNING PROPOSAL

Q1. Is the Planning Proposal a result of any strategic study or report?

Yes. This Planning Proposal responds to the Priority Actions recommended in the Central Sydney Planning Strategy, which provides a strategic analysis of the planning controls that apply in Central Sydney. The Central Sydney Planning Strategy forms Attachment 1 of this Planning Proposal. This also includes the Strategy’s technical appendices.

A brief summary of the Central Sydney Planning Strategy, and the technical studies that have informed it, is provided below.

Central Sydney Planning Strategy

This is a 20-year review for business and residential development in Central Sydney. It revises previous planning controls and delivers on the City of Sydney’s Sustainable Sydney 2030 vision for a green, global and connected city.

The Central Sydney Planning Strategy aims to facilitate the projected growth in Central Sydney to 2036 and beyond with 10 key moves.

1) Prioritise employment growth and increase capacity
2) Ensure new developments respond to their context
3) Consolidate and simplify planning controls
4) Provide pathways for new growth
5) Ensure infrastructure keeps pace with growth
6) Move towards a more sustainable Central Sydney
7) Protect, enhance and expand Central Sydney’s heritage, public places and spaces
8) Ensure people can move around more easily
9) Promote design excellence
10) Monitor outcomes and respond to identified issues

These moves will be implemented in stages, with review and monitoring processes for each stage. Through the 10 key moves, the Central Sydney Planning Strategy aims to balance opportunities for development in Central Sydney to meet the demands of growing numbers of workers, residents and visitors and their changing needs.
The Central Sydney Planning Strategy includes provisions for affordable housing, community facilities, open space and the essential services that will help these populations thrive. It also includes opportunities for additional height and density in the right locations balanced with environmental sustainability and public open space initiatives, and it sets criteria for excellence in urban design.

Appendix A – Capacity Study

The study is an analysis of how much employment floor space can be developed within Central Sydney, where it can be developed and on what types of sites. The findings highlight some of the constraints for Central Sydney in the short to long term in regards to delivering additional employment floor space and introduce how a different approach may assist in unlocking some of the City's latent or constrained capacity.

Appendix B – Built Form Capacity Study

This study sets out potential additional height and floor space under a proposed guideline for planning proposals which will identify opportunities for new growth. Heights are limited by sun and international air safety obligations and maximum floor space is aligned with height and other built form controls.

Appendix C – Height Study

This study reviews height of buildings applying to the city for efficacy against objectives of the existing controls. That is, intended city form and realised city form. It identifies places where additional height could be released, and reviews how that would affect the city form, measured against existing and historical city form objectives.

Appendix D – Street Frontage Height and Setback Study

The purpose of this study is to review the existing street frontage height and setback controls applying to the city for efficacy, giving consideration to existing conditions in the city.

Appendix E – Special Character Areas

This study reviews requirements in planning controls that apply to these areas. Desired future and existing character, heritage importance and recent development were considered on the evaluation of the applicability of the controls.

Appendix F – Sun Protected Public Spaces

A technical analysis of existing and potential sun protected places in and near Central Sydney. Prepared to inform proposed sun access plane and no additional overshadowing controls.

Appendix G – Street Sections

An urban design analysis of street sections within Central Sydney, focusing on street wall heights, heritage items and special character areas.

Appendix H – Open Space

This study summarises key information in the City's public domain study that relates specifically to Central Sydney.

Appendix I – Wind Study (CPP)

An analysis of wind conditions in Central Sydney with recommendations for mitigation strategies.

Appendix J – Tall Buildings (ARUP)
An international analysis of tall buildings and the cost, physical, environmental and ecological implications of increasing height.

Appendix K – Transport and Land Use Capacity (SGS)

This study has reviewed the projections made in the 1971 Strategic Plan and produced a new set of long term projections to help inform the Central City Planning Strategy.

Appendix L – Views Study

This study provides a review of the effect that future development will have on the overall form of the city as viewed from selected vantage points.


This includes the detailed technical analysis informing proposed amendments to sun access plane, and no additional overshadowing controls.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. This Planning Proposal is the only means of achieving the objectives and intended outcomes described in Part 1.

In parallel with the Planning Proposal the City is preparing a Guideline to Preparing Site Specific Planning Proposals Requests in Central Sydney. The Guideline is consistent with the Central Sydney Planning Strategy and outlines an alternate pathway for sites within Central Sydney to achieve additional height and floor space balanced with the environmental outcomes sought by the Central Sydney Planning Strategy and the provision of additional infrastructure and public benefits to support the sustainable growth of the city.

The Planning Proposal and the Guideline work hand in hand to promote and coordinate the orderly and economic use and development of land in Central Sydney balanced with those attributes that make Sydney one of the world’s most livable cities.

SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

Q3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

A Plan for Growing Sydney

In December 2014 the NSW Government published A Plan for Growing Sydney (the Plan). The Plan outlines a vision for Sydney over the next 20 years. It identifies key challenges facing Sydney including a population increase of 1.6 million by 2034, 689,000 new jobs by 2031 and a requirement for 664,000 new homes.

In responding to these and other challenges, the Plan sets out four goals:

1. a competitive economy with world-class services and transport;
2. a city of housing choice with homes that meet our needs and lifestyles;
3. a great place to live with communities that are strong, healthy and well connected; and
4. a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

To achieve these goals, the Plan proposes 22 directions and a range of associated actions. A number of these relate either specifically to Central Sydney or are of direct relevance. The Plan also outlines a range of Priorities for the Central Subregion (i.e. the region within which Central Sydney is located), Global Sydney (which includes Central Sydney, North Sydney CBD, Barangaroo, Darling Harbour, the Bays Precinct, Pyrmont-Ultnm, Broadway and Camperdown Education and Health
Precinct, Central to Eveleigh, Surry Hills and City East), and Central Sydney itself (referred to as ‘Sydney CBD’ in the Plan).

This Planning Proposal represents the first phase in implementing the key moves and actions of the Central Sydney Planning Strategy, many of which directly respond to the key relevant directions, actions and priorities of A Plan for Growing Sydney. These are summarized in Table 4 below.

<table>
<thead>
<tr>
<th>APGS Directions (D) and Actions (A)</th>
<th>Planning Proposal Response</th>
</tr>
</thead>
</table>
| D1.1 Grow a more internationally competitive Sydney CBD | • Proposed changes to accommodation floor space will prioritise opportunities for the development of new employment floor space. This will enhance Sydney’s global competitiveness.  
• Proposed changes to zoning objectives will reinforce the important role of employment floor space and public recreational space in global Sydney.  
• Introduction of land use mix controls will minimise the impact of residential floor space replacing floor space that is currently used for employment uses. This will provide an appropriate balance between residential and non-residential uses in Central Sydney.  
• Proposed changes will increase building heights on Central Sydney’s western edge. This has the potential to create an additional 40,000 square metres of office space. This equates to space for at least an additional 2,000 jobs.  
• The proposed changes to accommodation floor space controls and the proposed adjustment to the ‘Areas’ identified on the Floor Space Ratio Map in SLEP2012 will provide more incentive for employment floor space in Central Sydney’s mid-town precinct. This will effectively expand the footprint of Central Sydney’s commercial core (the City Core). |
| A1.1.1 Create new and innovative opportunities to grow Sydney CBD office space by identifying redevelopment opportunities and increasing building heights in the right locations. | • Proposed changes will increase building heights on Central Sydney’s western edge. This has the potential to create an additional 40,000 square metres of office space. This equates to space for at least an additional 2,000 jobs.  
• The proposed changes to accommodation floor space controls and the proposed adjustment to the ‘Areas’ identified on the Floor Space Ratio Map in SLEP2012 will provide more incentive for employment floor space in Central Sydney’s mid-town precinct. This will effectively expand the footprint of Central Sydney’s commercial core (the City Core). |
| A1.1.2 Create new opportunities to grow Sydney CBD office space by expanding the CBD’s footprint, particularly along the Central to Eveleigh corridor. | • The focus of the proposed controls is to promote employment land uses in Central Sydney in order to maintain and enhance Central Sydney’s substantial contribution to economic growth within the Global Economic Corridor.  
• Proposed changes to accommodation floor space controls and land-use mix controls will increase opportunities for employment floor space in Central Sydney.  
• The proposed controls are strongly aligned to State Government objectives to redevelop planned centres within the Global Economic Corridor, including those in close proximity to Central Sydney such as Central to Eveleigh and the Bays Precinct. |
| D1.6 Expand the Global Economic Corridor | |
| A1.6.1 Grow high skilled jobs in the global economic corridor by expanding employment opportunities and mixed use activities. | |
| A1.6.2 Invest to improve infrastructure and remove bottlenecks to grow economic activity. | |
Table 4 – Alignment with A Plan For Growing Sydney Directions and Aims

Q4. Is the Planning Proposal consistent with Council’s local strategy or other local strategic plan?

Sustainable Sydney 2030

The Central Sydney Planning Strategy and the Planning Proposal directly respond to community consultation conducted in the preparation of the Sustainable Sydney 2030 program where the community asked the City to ensure that the City of Sydney remained a globally competitive and innovative city - where change and growth in the city centre was planned and that growth was balanced with those attributes that make Sydney one of the world’s most livable cities.

Sustainable Sydney 2030 is the vision for sustainable development of the Local Government Area to 2030 and beyond. It includes 10 strategic directions to guide the future of the City of Sydney.
Sustainable Sydney 2030 outlines the City’s vision for a ‘green’, ‘global’ and ‘connected’ City of Sydney and sets targets, objectives and actions to achieve that vision.

Central Sydney is part of that green, global and connected city - a centre that is beautiful and interesting, supports a strong and growing economy, a sustainable environment and a diverse community. Sustainable Sydney 2030 recognises that the City must continue to create and maintain Central Sydney’s prominent profile as a great place to live, work, study and visit.

The Central Sydney Planning Strategy provides a planning framework that recognises the role of Central Sydney in the economic, cultural and social identity of the nation. This Planning Proposal is part of that framework and seeks to deliver on the Strategy’s aims (below), consistent with the broad vision of Sustainable Sydney 2030, green, global and connected:

**Green**
- Promote sustainable buildings with great design and architecture;
- Create opportunities for beautiful parks and places;
- Enable the protection and adaption of our heritage;

**Global**
- Ensure a resilient and diverse economy;
- Promote efficient and effective transportation;
- Make efficient use of land;

**Connected**
- Support great streets;
- Result in a city for people; and
- Ensure strong community and service infrastructure is provided as growth occurs.

A detailed summary/assessment of the key directions of Sustainable Sydney 2030 is provided at Attachment 4 of this Planning Proposal.

**Q5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?**

The consistency of the Planning Proposal with applicable State Environmental Planning Policies (SEPPs) and Regional Environmental Plans (deemed SEPPs) is outlined in Table 5 below.

<table>
<thead>
<tr>
<th>State Environmental Planning Policy (SEPP)</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>SEPP No 1—Development Standards</td>
<td>Consistent – The Planning Proposal will not contradict or hinder application of this SEPP.</td>
</tr>
<tr>
<td>SEPP No 14—Coastal Wetlands</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP No 15—Rural Landsharing Communities</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP No 19—Bushland in Urban Areas</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP No 21—Caravan Parks</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP No 26—Littoral Rainforests</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP No 29—Western Sydney Recreation Area</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP No 30—Intensive Agriculture</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)</td>
<td>Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.</td>
</tr>
<tr>
<td>SEPP No 33—Hazardous and Offensive Development</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP No 36—Manufactured Home Estates</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP No 39—Spit Island Bird Habitat</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP No 44—Koala Habitat Protection</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP No 47—Moore Park Showground</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP No 50—Canal Estate Development</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>State Environmental Planning Policy (SEPP)</td>
<td>Comment</td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>---------</td>
</tr>
<tr>
<td>SEPP No 52—Farm Dams and Other Works in Land and Water Management Plan Areas</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP No 55—Remediation of Land</td>
<td>Consistent – The Planning Proposal does not propose to rezone land in Central Sydney. The Planning Proposal will not contradict or hinder the application of this SEPP.</td>
</tr>
<tr>
<td>SEPP No 59—Central Western Sydney Regional Open Space and Residential</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP No 62—Sustainable Aquaculture</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP No 64—Advertising and Signage</td>
<td>Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.</td>
</tr>
<tr>
<td>SEPP No 65—Design Quality of Residential Flat Development</td>
<td>Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.</td>
</tr>
<tr>
<td>SEPP No 70—Affordable Housing (Revised Schemes)</td>
<td>Consistent - The Planning Proposal will not contradict or hinder application of this SEPP. The Planning Proposal includes provisions for an affordable housing contributions scheme which is facilitated by this SEPP.</td>
</tr>
<tr>
<td>SEPP No 71—Coastal Protection</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP No. 74 – Newcastle Port and Employment Lands</td>
<td>Not applicable repealed</td>
</tr>
<tr>
<td>SEPP (Building Sustainability Index: BASIX) 2004</td>
<td>Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.</td>
</tr>
<tr>
<td>SEPP (Housing for Seniors or People with a Disability) 2004</td>
<td>Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.</td>
</tr>
<tr>
<td>SEPP (Major Development) 2005</td>
<td>Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.</td>
</tr>
<tr>
<td>SEPP (Sydney Region Growth Centres) 2006</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP (Infrastructure) 2007</td>
<td>Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.</td>
</tr>
<tr>
<td>SEPP (Kosciuszko National Park— Alpine Resorts) 2007</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP (Mining, Petroleum Production and Extractive Industries) 2007</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP (Miscellaneous Consent Provisions) 2007</td>
<td>Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.</td>
</tr>
<tr>
<td>SEPP (Exempt and Complying Development Codes) 2008</td>
<td>Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.</td>
</tr>
<tr>
<td>SEPP (Rural Lands) 2008</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP (Western Sydney Parklands) 2009</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>State Environmental Planning Policy (SEPP)</td>
<td>Comment</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>SEPP (Affordable Rental Housing) 2009</td>
<td>Consistent with the objectives in the NSW Government’s Plan for Growing Sydney and the City’s Sustainable Sydney 2030 to encourage affordable housing through the planning framework, it is proposed to amend SLEP2012 to allow the consent authority to impose a condition on a development application in Central Sydney requiring a contribution to affordable housing. The proposed provision is consistent with Section 94F(1) of the Environmental Planning &amp; Assessment Act (1979), which allows a consent authority to impose a contribution where a state environmental planning policy (SEPP) identifies there is a need for affordable housing. The City of Sydney is identified on SEPP No 70 - Affordable Housing (Revised Schemes) 2009 as having a need. To guide the operation of the LEP provisions, a Central Sydney Affordable Housing Program containing the operational aspects, requirements and monetary and dedication rates will support proposed provisions. The Planning Proposal will amend Part 1, Clause 1.9 – Application of SEPP so that this SEPP does not apply to land in Central Sydney. Given the proposed affordable housing contribution scheme proposed for Central Sydney, it is proposed that the exemption be extended to this area.</td>
</tr>
<tr>
<td>SEPP (Western Sydney Employment Area) 2009</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP (Kurnell Peninsula) 1989</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP (Penrith Lakes Scheme) 1989</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP (Urban Renewal) 2010</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP (Sydney Drinking Water Catchment) 2011</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SEPP (State and Regional Development) 2011</td>
<td>Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.</td>
</tr>
<tr>
<td>SEPP (Three Ports) 2013</td>
<td>Not applicable.</td>
</tr>
<tr>
<td><strong>Regional Environmental Plan (REP)</strong></td>
<td></td>
</tr>
<tr>
<td>Sydney REP No 9—Extractive Industry (No 2—1995)</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>Sydney REP No 16 – Walsh Bay</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>Sydney REP No 20—Hawkesbury- Nepean River (No 2—1997)</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>Sydney REP No 24—Homebush Bay Area</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>Sydney REP No 26 – City West</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>Sydney REP No 30—St Marys</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>Sydney REP No 33—Cooks Cove</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>Sydney REP (Sydney Harbour Catchment) 2005</td>
<td>Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.</td>
</tr>
</tbody>
</table>
Table 5 - Consistency with State Environmental Planning Policies (SEPPs) and Regional Environmental Plans (deemed SEPPs)

6. Is the Planning Proposal consistent with applicable Ministerial Directions (s117 directions)?

The Planning Proposal has been assessed against each Section 117 Direction. The consistency of the Planning Proposal with these directions is shown in Table 6 below.

<table>
<thead>
<tr>
<th>No.</th>
<th>Title</th>
<th>Comment</th>
<th>Consistency</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Business and Industrial Zones</td>
<td>The objectives of section117 direction 1.1 are to encourage employment growth, protect employment land, and support the viability of strategic centres. The Planning Proposal is consistent with this direction because it aligns with the following relevant requirements of provision 1.1(4) of the direction as follows: - It will give effect to the objectives of this direction; - It will retain the areas and locations of existing business zones; - It will not reduce the total potential floor space area for employment uses and related public services in business zones.</td>
<td>Yes</td>
</tr>
<tr>
<td>1.2</td>
<td>Rural Zones</td>
<td>Not applicable</td>
<td>N/A</td>
</tr>
<tr>
<td>1.3</td>
<td>Mining, Petroleum Production and Extractive Industries</td>
<td>Not applicable</td>
<td>N/A</td>
</tr>
<tr>
<td>1.4</td>
<td>Oyster Aquaculture</td>
<td>Not applicable</td>
<td>N/A</td>
</tr>
<tr>
<td>1.5</td>
<td>Rural Lands</td>
<td>Not applicable</td>
<td>N/A</td>
</tr>
<tr>
<td>2.1</td>
<td>Environment Protection Zones</td>
<td>Not applicable</td>
<td>N/A</td>
</tr>
<tr>
<td>2.2</td>
<td>Coastal Protection</td>
<td>Not applicable</td>
<td>N/A</td>
</tr>
<tr>
<td>2.3</td>
<td>Heritage Conservation</td>
<td>The objective this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. This Planning Proposal does not contain any provisions that specifically or directly facilitate heritage conservation as required by provision 2.3(4) of this direction. Notwithstanding this, the environmental or indigenous heritage significance of Central Sydney is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to Central Sydney. The Planning Proposal does not contain provisions that contradict or would hinder application of this direction.</td>
<td>Yes</td>
</tr>
</tbody>
</table>
### 2.4 Recreation Vehicle Areas

The Planning Proposal does not specifically provide for recreation vehicle areas.

<table>
<thead>
<tr>
<th></th>
<th>Consistent</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2.4</strong> Recreation Vehicle Areas</td>
<td>Consistent</td>
</tr>
</tbody>
</table>

### 2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs

Not applicable

<table>
<thead>
<tr>
<th></th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2.5</strong> Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### 3. Housing Infrastructure and Urban Development

#### 3.1 Residential Zones

This direction applies because the Planning Proposal will affect land within a zone in which significant residential development is permitted.

The objectives of this direction are:

(a) to encourage a variety and choice of housing types to provide for existing and future housing needs,

(b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and

(a) to minimise the impact of residential development on the environment and resource lands.

This direction requires that a Planning Proposal must include provisions that encourage the provision of housing that will:

(a) broaden the choice of building types and locations available in the housing market, and

(b) make more efficient use of existing infrastructure and services, and

(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and

(d) be of good design.

The direction also requires that Planning Proposals:

(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and

(b) not contain provisions which will reduce the permissible residential density of land.

Generally, the Planning Proposal does not generally contain provisions that contradict or would hinder the application of this direction, noting its application to the B8 Metropolitan Zone.

However, the new proposed land use mix clause may reduce the potential for residential development on certain sites in Central Sydney by

<table>
<thead>
<tr>
<th></th>
<th>Minor inconsistency is justified based on alignment with strategic objectives for Metropolitan Sydney and Central Sydney.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3.1</strong> Residential Zones</td>
<td>Minor inconsistency is justified based on alignment with strategic objectives for Metropolitan Sydney and Central Sydney.</td>
</tr>
</tbody>
</table>
requiring an equal mix of residential and non-residential floor space.

This justified because the Planning Proposal is in accordance with relevant directions and actions of A Plan For Growing Sydney addressed in detail elsewhere in this Planning Proposal. An inconsistency is further justified because a study has been prepared in support of the Planning Proposal which has given consideration to the objectives of this direction – the *Central Sydney Planning Strategy*.

The *Central Sydney Planning Strategy* considers the impacts on employment floor space from the growth of residential development in Central Sydney. *The Central Sydney Planning Strategy* finds that competition for space in Central Sydney has led more recently to a sharp increase in the amount of residential development and a consequent forgoing of employment space that may have otherwise been provided.

Over the last four years, 52 per cent of newly approved development floor space in Central Sydney was residential. The stated position in the *Central Sydney Planning Strategy* is that employment floor space needs to be prioritised over residential floor space. Without intervention to stabilise employment losses and increase the amount of employment floor space within Central Sydney, there will be significant constraints on the number of jobs that can be accommodated. Based on a business as usual scenario space for some 40,000 – 85,000 jobs will not be available in 2036.

For metropolitan Sydney to retain its global city status, and Central Sydney its primacy as Australia’s commercial core, the *Central Sydney Planning Strategy* asserts that it is critical that employment space losses are stabilised and employment growth is achieved in the medium to long term.

| 3.2 Caravan Parks and Manufactured Home Estates | This Planning Proposal does not identify zones for caravan parks and manufactured home estates. | Consistent |
| 3.3 Home Occupations | The Planning Proposal does not contain provisions that contradict or would hinder application of this direction. | Consistent |
| 3.4 Integrating Land Use and Transport | The objectives of s117 direction 3.4 are to improve accessibility, increase transport options, reduce travel demand and dependence on cars, support public transport, and provide for efficient movement of freight. The Planning Proposal does not contain provisions that contradict or would hinder application of this direction. | Consistent |
3.5 Development Near Licensed Aerodromes

This direction applies to this Planning Proposal because the Planning Proposal "will create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome."

The Planning Proposal seeks to increase the permissible building height from 80 to 110 metres on certain sites within the western precinct of Central Sydney, as identified on the Height of Building Map in the Map Book at Attachment 2 of this Planning Proposal.

The land subject to this Planning Proposal is also affected by the Obstacle Limitation Surface (OLS). However, no proposed increase in height in the Planning Proposal (or any other proposed control) will allow development to exceed the OLS.

The following requirements of this direction are relevant to this Planning Proposal:

In the preparation of a planning proposal that sets controls for the development of land in the vicinity of a licensed aerodrome, the relevant planning authority must:
(a) consult with the Department of the Commonwealth responsible for aerodromes and the lessee of the aerodrome,
(b) take into consideration the Obstacle Limitation Surface (OLS) as defined by that Department of the Commonwealth,
(c) for land affected by the OLS:
(i) prepare appropriate development standards, such as height, and
(ii) allow as permissible with consent development types that are compatible with the operation of an aerodrome

The Planning Proposal is consistent with the above requirements as all of these have either been undertaken when preparing the Central Sydney Strategic Review; or are consistent with this Planning Proposal.

In any case, the proposed controls are likely to be of minor significance. This is because current height controls in SLEP2012, and existing tower development in Central Sydney (several of which are in proximity to sites where height controls are proposed to increase such as Barangaroo) already significantly encroach the OLS. Therefore the OLS is already largely encroached in this area and the draft LEP height control amendments is unlikely to impact to the OLS.

Furthermore, the Planning Proposal is justified by a study (the Central Sydney Planning Strategy) prepared in support of the Planning Proposal.
which gives consideration to the objective of the direction.

| 3.6 | Shooting Ranges | Not applicable | N/A |

### 4. Hazard and Risk

| 4.1 | Acid Sulfate Soils | The Planning Proposal does not contain provisions that contradict or would hinder application of this direction. |
| 4.1 |  | The objective of this 117 direction 4.1 is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. While the provisions in this Planning Proposal may result in some intensification of land uses in Central Sydney, this intensification is in part in response to broader metropolitan planning objectives as detailed elsewhere in this Planning Proposal. |
| 4.1 |  | Specific responses to the presence of acid sulfate soils can be addressed site by site through the development application process. |

| 4.2 | Mine Subsidence and Unstable Land | Not applicable | N/A |

| 4.3 | Flood Prone Land | Other than a minor increase on some sites of Central Sydney’s western precinct of FSR 0.5:1, the Planning Proposal does not significantly increase development potential (in terms of floor space) currently achievable under SLEP2012. However, it is noted that over time the intensification of development in Central Sydney is an inevitable outcome. |
| 4.3 |  | The Council has recently prepared and exhibited draft flood studies, area catchment floodplain risk management studies, and catchment floodplain risk management plans that cover the Central Sydney area subject to this Planning Proposal. These documents are a comprehensive suite of flood management measures for Central Sydney flood catchments. The documents have been prepared in line with the NSW Government’s Floodprone Land Policy and Floodplain Development Manual (2005). |
| 4.3 |  | It is noted that Clause 7.15 of SLEP2012 already includes provisions to minimise flood hazards. While future amendments to planning controls may be required, this Planning Proposal makes no amendments to the flood planning clause in SLEP2012. Future development applications will continue to be required to address flooding risks. |

| 4.4 | Planning for Bushfire Protection | Not applicable | N/A |

### 5. Regional Planning

| 5.1 | Implementation of Regional Strategies | Not applicable | N/A |

| 5.2 | Sydney Drinking Water Catchments | Not applicable | N/A |
Table 6 - Consistency with applicable Ministerial Directions under Section 117

SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Planning Proposal relates to an existing business precinct in a substantially built up area. As such, the Planning Proposal is unlikely to adversely affect critical habitat or threatened species, populations or ecological communities, or their habitats.

Q8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

It is unlikely that the proposed amendments to SLEP2012 will result in development creating any environmental effects that cannot be controlled. It is envisaged that proposed controls will in fact provide a positive contribution to the environmental conditions in Central Sydney. In particular, proposed amendments to Clause 6.16 of SLEP2012 will ensure that wind impacts, sunlight and the amenity of public places are given priority consideration in the assessment of proposals for tall buildings.

Similarly, the proposed revisions to sun access controls will serve to ensure good sunlight access to existing and proposed public parks and places in perpetuity. Other than making these places desirable places for recreational activities, this will ensure the healthy growth of trees, grass and other vegetation.

Q9. Has the Planning Proposal adequately addressed any social and economic effects?
The implementation of the proposed controls in the Planning Proposal will have a significant positive and direct impact on the Central Sydney’s economic growth and the provision of affordable housing. These are addressed in detail separately below.

Economic Growth

A key premise of the Central Sydney Planning Strategy is to facilitate sustainable growth of Central Sydney and ensure its competitive position is nurtured and strengthened.

The proposed controls align with this component of the Central Sydney Planning Strategy. Most notably the proposed controls will promote employment generating development in Central Sydney, and reinforce metropolitan Sydney’s productivity. By positioning Sydney for employment growth, Central Sydney’s economy can remain competitive, high yielding, high value and innovative.

The proposed controls also are intended to ensure a balance between employment generating uses, residential uses and important supporting infrastructure. Development of additional buildings and floor space needs to be met with commensurate provision of supporting infrastructure, including transport, social and cultural facilities as well as affordable housing options for key workers. This collectively ensures the amenity and attractiveness of Central Sydney as a place to work and live.

While residential investment contributes to attracting industry and individuals to Sydney as a liveable and people-friendly city, the proposed controls prioritise space to be occupied by a variety of commercial, retail and hospitality businesses. This is important due to prevailing property market conditions where redevelopment of land for residential purposes is the prevailing condition.

Since the Global Financial Crises the market has strongly favoured residential over office development. Office uses cannot compete with residential except in the commercial core of Central Sydney. This has led to conditions where office buildings are being converted to residential developments. If conditions continue, over time this will result in a decline in total office space in Central Sydney and reduced diversity of office types, reducing productivity and competitiveness of Central Sydney and metropolitan Sydney.

Whether the current economic cycle favours residential or commercial investment, the best use of space in the city that supports economic growth is to facilitate its productive capacity.

The more vibrant urban mix is the direct outcome of 1996 Central Sydney LEP control initiatives (reconfirmed in 2005 and 2012) which incentivised hotel, serviced apartments and residential over commercial office and retail floor space. The Accommodation Floor Space (AFS) incentive was in recognition of the poor feasibility of residential and hotels uses versus commercial in the past. This feasibility has since reversed for most sites.

With this policy setting and high residential floor space yields the higher prices paid by residential developers is driving office withdrawals on well located sites that might otherwise provide useful economic floor space.

Residential viability has moved beyond the early phase of heritage buildings, fringe commercial towers, lower value sites south of Park Street to the heart of Central Sydney. The urban results can be positive, however the loss of larger sites of 2000 square metres land area or more to strata subdivision is at the expense of future renewal for economic uses and employment growth within the boundaries of Central Sydney.

Given the success of the policy settings to date, the risk is arising that in the medium term the global city centre will have few suitable un-subdivided sites for new workplace renewal to meet future employment needs. This could cap employment growth in the future, and restrict the international competitiveness of Sydney.

Only premium office floor space can compete against residential as the highest and best use where Accommodation Floor Space (AFS) and higher height controls apply. In these instances, office developments require iconic harbour views or frontage to Martin Place (parks and gardens are not enough) and must deliver active, spatial and environmentally sustainable large floor plate workspace.
The current market values residential development 2-3 times more than other competing uses depending on site circumstances. In the B8 metropolitan zone that permits residential uses productive floor space for the nation’s highest value jobs competes with residential for development opportunities.

New office space under construction or about to construct is premium grade space with water views (or on Martin Place). Very little lower grade or affordable office space is being retained unless it is in areas of reduced height and where AFS residential incentives do not apply (Clarence and Kent Street warehouse district).

The City’s records show that over the last four years 52 per cent of newly approved development floor space in Central Sydney was residential. If these current market and planning circumstances continue the 1.2 to 2 million square meters of floor space needed to secure the central Sydney jobs projection may not be met. That is, if half of the 2.9 million square meters of additional capacity is developed as residential floor space there remains only 1.45 million square metres of floor space for productive use to support jobs. More seriously, if conditions persist the overall amount of commercial space in Central Sydney will start to decline.

**Affordable Housing**

The City of Sydney’s Sustainable Sydney 2030 Plan and its Affordable Rental Housing Strategy establish an ambitious target that in 2030, 7.5 per cent of City of Sydney housing will be affordable. Currently, housing supply in the City of Sydney comprises 9.8 per cent social housing and 0.7 per cent affordable housing; about another 8,000 affordable housing dwellings are required to achieve the 7.5 per cent affordable housing target.

The gentrification of the City of Sydney and surrounds has exacerbated the relative inequality among those who can and cannot afford housing. In Central Sydney, the market is virtually inaccessible to those on very low to moderate incomes.

Where in 2011, Central Sydney’s two most populous age groups were ‘tertiary education and independence age’ and the ‘young workforce’, by 2036 these two groups will proportionally decrease by 12 per cent replaced mostly by ‘parents and homebuilders’, ‘empty nesters and retirees’ and ‘seniors’. This highlights a looming skills crisis for new and establishing business, not just a lack of direct access to a large student population and a highly mobile and educated young workforce, but a lack of access to well-staffed service industries – retail, food and beverage, and entertainment – that help them to attract workers from across the globe. This growing loss of lower-income households results in essential employment sectors finding it increasingly difficult to fill employment vacancies and staff shifts, hampering business productivity and economic growth.

Currently at around 50,000 employees, low income workers make up about 17 per cent of Central Sydney’s workforce. With significant population growth expected in Central Sydney over the next 20 years, some of the jobs that will locate to Central Sydney will be for low-paid workers who are essential to our economy. In addition, a general demand for the services provided by low-income workers will increase as a result of more workers, residents and visitors.

The lack of provision of affordable housing also exacerbates the issue of people living in overcrowded, poor-quality housing. With a one-quarter rise in occupancy rates between 2007 and 2012 for sites south of Bathurst Street, the evidence suggests that with increasing demand to live close to Central Sydney, people are willing to compromise their living standards for the potential economic and social gains of living close to Central Sydney and its amenities. Planning for affordable housing in the City of Sydney for low-income earners is critical for the economic and socially sustainable growth of Central Sydney. Delivering affordable housing means providing housing for a diverse population with diverse needs, and is critically important in the creation of sufficient social infrastructure.
SECTION D: STATE AND COMMONWEALTH INTERESTS

Q10. Is there adequate public infrastructure for the Planning Proposal?

The full range of utility services including electricity, telecommunications, water and sewer are all currently available across Central Sydney. It is expected that these services will be upgraded where required as individual development occurs.

The Central Sydney Planning Strategy at Attachment 1 outlines the key infrastructure issues that affect Central Sydney. Its main focus is on transportation infrastructure, giving consideration to current growth, and changes and the need for better linkages between Central Sydney’s open spaces. It also discusses social infrastructure, including the need for affordable housing, and the needs for energy infrastructure.

To better inform how and when essential infrastructure is to be delivered in Central Sydney, it is intended an infrastructure plan will be prepared that goes beyond the infrastructure needs identified the Central Sydney Planning Strategy, to address issues further including waste, telecommunications, fibre-optics, gas, sewerage, stormwater and water, education, health and State public transport. The infrastructure plan will be used as a framework document to inform discussions with state agencies and developers on the provision of infrastructure in Central Sydney.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

The Gateway determination will advise the full list of public authorities that will need to be consulted with as part of the Planning Proposal process. It is requested that public authority consultation be undertaken concurrently with community consultation.

Public authority consultation will be as directed by the Gateway determination. It is proposed that the following authorities be consulted in relation to the Planning Proposal as part of public authority consultation:

- Transport for NSW
- Sydney Harbour Foreshore Authority
- Sydney Airport Corporation Limited / CASA
- Roads and Maritime Services
- Sydney Water
- Office of Environment and Heritage
- Government Property NSW
- UrbanGrowth NSW

PART 4 – MAPPING

The Map Book, shown at Attachment 2 includes maps for the purpose of public consultation. In summary the proposed changes are as follows:

1. Amend the Floor Space Ratio Map to combine ‘Area 1’ and ‘Area 2’ into new ‘Area 1’ – that is subject to the provisions of clause 6.4 of SLEP2012

   Note that for clarity this map only shows the revised boundary. Other floor space ratio provisions subject to the Floor Space Ratio Map have been removed to better illustrate revised boundaries. The Planning Proposal does not propose to change any other provisions on the Floor Space Ratio Map.

2. Amend Height of Buildings Map to:
   (a) Identify land that is affected by sun access planes; and
   (b) Identify sites on Central Sydney’s western edge where the maximum building height is increased to 110 metres
3. Amend the Sun Access Protection Map to:
   
   (a) Identify land that is subject to no additional overshadowing controls; and
   (b) Identify land that is affected by sun access planes.
   (c) Removal of ‘Category A’ and ‘Category B’ Land.

4. Amend the Locality and Site Identification Map to include the Observatory Hill within the boundaries of ‘Central Sydney’

5. Minor Amendments to the boundaries of certain Special Character Areas on the Special Character Area Map to better reflect their Special Character

PART 5 – COMMUNITY CONSULTATION

Public Exhibition

Public consultation will take place in accordance with the Gateway determination made by the Greater Sydney Commission, in accordance with Sections 56 and 57 of the EP&A Act.

A comprehensive package of documents will be made available for the public exhibition and public agency consultation. This package includes:

- Central Sydney Planning Strategy
- draft Planning Proposal: Central Sydney
- draft Sydney Development Control Plan amendments
- draft Affordable Housing Program
- draft Guideline to Preparing Planning Proposals

The statutory public exhibition and agency consultation requirements of public notices in the paper and the provision of documents on the City’s website, with hard copies available at the City Offices will be exceeded. The City will engage through a range of media to seek comment and feedback from stakeholders including landowners, industry groups and the community on the package of documents.

Distribution of material and raising the awareness of industry, the community as well as public agency stakeholders will be a proactive engagement by the City. Initial and early engagement with some key Stakeholders has commenced, and will be expanded as part of the engagement process.

It is requested that the Planning Proposal be publicly exhibited for a period of 56 days to coincide with the exhibition of an accompanying draft DCP and related documents.

PART 6 – PROJECT TIMELINE

The estimated timeframe for the completion of the Planning Proposal is as follows:

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Timeframe and/or date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anticipated commencement date</td>
<td>Date of Gateway determination (September/October 2016)</td>
</tr>
<tr>
<td>Anticipated timeframe for the completion of required technical information</td>
<td>Not applicable. Technical analyses have already been prepared to support the Planning Proposal</td>
</tr>
<tr>
<td>Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)</td>
<td>As specified in Gateway determination. Anticipated timeframe is 56 days and to run concurrently with public exhibition period (November/December 2016)</td>
</tr>
<tr>
<td>Task</td>
<td>Date/Details</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Commencement and completion dates for public exhibition period</td>
<td>Dates are dependent on date of Gateway determination. Anticipated timeframe for public exhibition is 56 days</td>
</tr>
<tr>
<td>Dates for public hearing (if required)</td>
<td>Not applicable at this stage</td>
</tr>
<tr>
<td>Timeframe for consideration of submissions</td>
<td>January 2017 to March 2017</td>
</tr>
<tr>
<td>Timeframe for consideration of proposal post exhibition</td>
<td>February 2017 to April 2017</td>
</tr>
<tr>
<td>Date of submission to Department/Greater Sydney Commission to finalise LEP</td>
<td>May/June 2017</td>
</tr>
<tr>
<td>Anticipated date Council will make the LEP (if delegated)</td>
<td>July 2017</td>
</tr>
<tr>
<td>Anticipated date Council will forwarded to Department for notification</td>
<td>August 2017</td>
</tr>
</tbody>
</table>
CENTRAL SYDNEY: PLANNING PROPOSAL
ATTACHMENT 1 - THE CENTRAL SYDNEY PLANNING STRATEGY
(REFER TO ATTACHMENT A OF REPORT)
Floor Space Ratio Map - Sheet FSR_013

Maximum Floor Space Ratio (n:1)

- 0.6
- 0.7
- 0.8
- 0.9
- 1
- 1.25
- 1.5
- 1.75
- 2
- 2.5
- 3
- 3.25
- 3.5

- Refer to clause 6.14
- Refer to clause 6.4
- Refer to clause 6.15A

Cadastre

Cadastre 03/07/2015 © City of Sydney

Scale: 1:5,000 @ A3

Projection: GDA 1994
Zone 56
Map identification number: 7200_COM_FSR_013_005_20160525

Sydney Local Environmental Plan 2012

Sydney Harbour
Sydney Cove
NORTH SYDNEY LGA
North Shore Line
Cumberland Street
Parbury Lane
Downshire Street
Circular Quay West
Ferry Lane
Downshire Place
Atherden Street
Bettington Street
Mill Lane
Greenway Lane
Munn Street
Hickson Steps
Hicks Road
Lance Lane
Windmill Steps
Suz Canal
Nurses Walk
High Lane
Kent Street
Kendall Lane
Western Distributor
Dalgety Road
Gloucester Street
Cahill Expressway
Merriman Street
Cliff Top Walk
Argyle Street
Rodens Lane
Harrington Street
Bradfield Highway
High Street
Pottenger Street
Cambridge Street
Towns Place
Watson Road
Upper Fort Street
Argyle Lane
Trinity Avenue
Macquarie Street
Windmill Street
Argyle Place
George Street
Lower Fort Street
Sydney Harbour Tunnel
Bradfield Highway
Projection: GDA 1994
Zone 56
Map identification number: 7200_COM_FSR_013_005_20160525

Sydney Local Environmental Plan 2012

Sydney Harbour
Sydney Cove
NORTH SYDNEY LGA
North Shore Line
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Parbury Lane
Downshire Street
Circular Quay West
Ferry Lane
Downshire Place
Atherden Street
Bettington Street
Mill Lane
Greenway Lane
Munn Street
Hickson Steps
Hicks Road
Lance Lane
Windmill Steps
Suz Canal
Nurses Walk
High Lane
Kent Street
Kendall Lane
Western Distributor
Dalgety Road
Gloucester Street
Cahill Expressway
Merriman Street
Cliff Top Walk
Argyle Street
Rodens Lane
Harrington Street
Bradfield Highway
High Street
Pottenger Street
Cambridge Street
Towns Place
Watson Road
Upper Fort Street
Argyle Lane
Trinity Avenue
Macquarie Street
Windmill Street
Argyle Place
George Street
Lower Fort Street
Sydney Harbour Tunnel
Bradfield Highway
Projection: GDA 1994
Zone 56
Map identification number: 7200_COM_FSR_013_005_20160525

Sydney Local Environmental Plan 2012

Sydney Harbour
Sydney Cove
NORTH SYDNEY LGA
North Shore Line
Cumberland Street
Parbury Lane
Downshire Street
Circular Quay West
Ferry Lane
Downshire Place
Atherden Street
Bettington Street
Mill Lane
Greenway Lane
Munn Street
Hickson Steps
Hicks Road
Lance Lane
Windmill Steps
Suz Canal
Nurses Walk
High Lane
Kent Street
Kendall Lane
Western Distributor
Dalgety Road
Gloucester Street
Cahill Expressway
Merriman Street
Cliff Top Walk
Argyle Street
Rodens Lane
Harrington Street
Bradfield Highway
High Street
Pottenger Street
Cambridge Street
Towns Place
Watson Road
Upper Fort Street
Argyle Lane
Trinity Avenue
Macquarie Street
Windmill Street
Argyle Place
George Street
Lower Fort Street
Sydney Harbour Tunnel
Bradfield Highway
Projection: GDA 1994
Zone 56
Map identification number: 7200_COM_FSR_013_005_20160525
### Height of Buildings Map

- **Maximum Building Height (m)**
  - Heights shown on map in RL (m)
    - 10 - 20
    - 20 - 30
    - 30 - 40
    - 40 - 50
    - 50 - 60
    - 60 - 70
    - 70 - 80
    - 80 - 90
    - 90 - 100
    - 100 - 110
    - 110 - 120

- **Cadastre**
  - Cadastre 15/07/2015 © City of Sydney
Height of Buildings Map  
- Sheet HOB_022

Maximum Building Height (m)

- 3
- 6
- 7.5
- 8
- 9
- 11
- 12
- 15
- 18
- 22
- 24
- 25
- 27
- 28
- 29
- 30
- 33
- 35
- 40
- 42
- 45

Area 1
Area 2
Area 3
Area 4
Area 5
Area 6
Area 7

Land affected by Clauses 6.17, 8.78 and proposed public view protection planes provision

Maximum Building Height (m)
Heights shown on map in RL (m)

- 10 - 20
- 20 - 30
- 30 - 40
- 40 - 50
- 50 - 60
- 60 - 70
- 70 - 80
- 80 - 90
- 90 - 100
- 110 - 120

Cadastre
Cadastre 15/07/2015 © City of Sydney
Sydney Local Environmental Plan 2012

Sun Access Protection Map - Sheet SAP_013

Land Affected by Sun Access
- Land affected by clauses 6.17, 6.19 and proposed public view protection planes provision

Specified Sites
- Area Protected by Sun Access Plane
- No Additional Overshadowing

Cadastre
- Cadastre 02/10/2012 © City of Sydney
Sun Access Protection Map
- Sheet SAP_015

Land Affected by Sun Access
- Land affected by clauses 6.17, 6.19 and
  proposed public view protection planes
  provision

Specified Sites
- Area Protected by Sun Access Plane
- No Additional Overshadowing

Cadastre
- Cadastre 02/10/2012 © City of Sydney
Sun Access Protection Map
- Sheet SAP_016

Land Affected by Sun Access
- Land affected by clauses 6.17, 6.19 and proposed public view protection planes provision.

Specified Sites
- Area Protected by Sun Access Plane.
- No Additional Overshadowing.

Cadastre
- Cadastre 02/10/2012 © City of Sydney.

Scale: 1:5,000 @ A3
Projection: GDA 1994
Zone 56
Map identification number: 7200_COM_SAP_016_C05_20160706
Sun Access Protection Map
- Sheet SAP_021

Land Affected by Sun Access

- Land affected by clauses 6.17, 6.19 and proposed public view protection planes provision

Specified Sites

- Area Protected by Sun Access Plane
- No Additional Overshadowing

Cadastre

- Cadastre 02/10/2012 © City of Sydney

Sydney Local Environmental Plan 2012

Sun Access Protection Map
- Sheet SAP_021

Land Affected by Sun Access

- Land affected by clauses 6.17, 6.19 and proposed public view protection planes provision

Specified Sites

- Area Protected by Sun Access Plane
- No Additional Overshadowing

Cadastre

- Cadastre 02/10/2012 © City of Sydney
CENTRAL SYDNEY: PLANNING PROPOSAL

ATTACHMENT 3 - DRAFT CENTRAL SYDNEY AFFORDABLE HOUSING PROGRAM

(REFER TO ATTACHMENT D OF REPORT)
CENTRAL SYDNEY: PLANNING PROPOSAL

ATTACHMENT 4 - ALIGNMENT WITH SUSTAINABLE SYDNEY 2030
TABLE: CONSISTENCY WITH SUSTAINABLE SYDNEY 2030

<table>
<thead>
<tr>
<th>DIRECTION</th>
<th>OBJECTIVE</th>
<th>THE PLANNING PROPOSAL:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Direction 1</strong>&lt;br&gt;A globally competitive and innovative City&lt;br&gt;“Keeping Sydney globally competitive is central to Sydney’s and Australia’s future. The City must focus on the global economy and sustained innovation to ensure continuing prosperity”</td>
<td>1.1 Plan for growth and change in the City Centre.</td>
<td>Is in direct response to the key actions of the Central Sydney Planning Strategy. Work that informed in preparation of the Strategy included a floor space and employment capacity study of Central Sydney and a gap analysis of the expected demand for jobs and economic growth. The Strategy outlines how Central Sydney is to grow and change in the future. This Planning Proposal is the first step in ensuring that the Strategy has a solid legislative foundation to promote the type of growth and change envisaged by the Strategy, where growth is balanced with Sydney’s unique attributes that make it one of the world’s most livable cities.</td>
</tr>
<tr>
<td>1.2 Strengthen globally competitive clusters and networks and develop innovative capacity.</td>
<td></td>
<td>Prioritises jobs and economic growth. It supports those existing high-value workers and knowledge-intensive industries that contribute so much to our local, State and national economy by ensuring sufficient floor space is available for their growth; that the character of precincts is in line with their needs, and; that sufficient infrastructure is provided to meet their demands. It also supports the growth of emerging industries. By providing a solid foundation for medium to long term floor space growth the Planning Proposal, together with the Strategy, provides innovative opportunities for Central Sydney to grow in a sustainable manner in relation to economic cycles, the environment and supporting infrastructure.</td>
</tr>
<tr>
<td>1.3 Plan for global city support functions.</td>
<td></td>
<td>Caters for those functions and unique attributes that make Sydney a choice global city. By catering for the growth of retail, business services, community and cultural services etc. the Planning Proposal ensures that existing and future business, workers, residents and visitors are catered for. By protecting and enhancing Central Sydney’s unique attributes including its sun-lit open spaces, its heritage and its growing network of people focused streets and public spaces, the Planning Proposal, together with the Strategy, plans for global city support functions.</td>
</tr>
<tr>
<td>1.4 Develop innovative capacity and global competitiveness.</td>
<td></td>
<td>Together with the Strategy, supports the growth of Central to Cleveland Street and the Bays Precinct as future extension of the CBD by sustainably growing Central Sydney and shaping opportunities in these areas through first principle environmental controls and improved public transport, walking and cycling linkages.</td>
</tr>
<tr>
<td>1.5 Strengthen business competitiveness.</td>
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<td>Together with the Strategy, seeks to consolidate and simplify planning controls and streamline administrative processes for the community and industry.</td>
</tr>
<tr>
<td>1.6 Enhance tourism infrastructure, assets and branding of the City.</td>
<td></td>
<td>Caters for tourism infrastructure by prioritising the growth of hotels and supporting services. By protecting and enhancing Central Sydney’s unique attributes including its sun-lit open spaces, its heritage and important public views, the Planning Proposal, together with the Strategy, protects those unique attributes that attract people to Sydney.</td>
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<tr>
<td><strong>Direction 2</strong></td>
<td><strong>A leading environmental performer</strong></td>
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<td>“The City of Sydney has adopted ambitious greenhouse gas emission reduction targets and will work towards a sustainable future for the City’s use of water, energy and waste”</td>
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</tbody>
</table>

| **2.1 Increase the capacity for local energy generation and water supply within city boundaries.** |
| Requires BASIX affected development, over an FSR of 8:1 in the City Core and Western Edge, and, 7.5:1 in the Southern precinct, to comply with higher BASIX minimums for energy and water. |
| New office buildings and major refurbishments to existing office buildings will need to achieve a minimum rating of 5 stars under the NSW Office and Environment and Heritage (OEH) National Australian Built Environment Rating System (NABERS Energy). |
| Beyond the reduced consumption of mains-supplied potable water, reduced emissions of greenhouse gases, and, the improve the thermal performance of the buildings to which this new control will apply, for Central Sydney, and the greater Sydney region, the greatest benefit may be the infrastructure savings on required future upgrades of energy and water networks. |
| These change establish base line Ecological Sustainable Development provisions for Central Sydney in relation to ensuring everyday ecologically sustainable development. These provisions will be the accepted minimum for developments in Central Sydney, where developments that seek additional floor space or height will be required to achieve a higher level of Ecologically Sustainable Development performance, therefore increase the capacity for local energy generation and water supply within City boundaries. |

| **2.2 Reduce waste generation and stormwater pollutant loads to the catchment.** |
| Not inconsistent. |

| **2.3 Improve the environmental performance of existing buildings.** |
| See 2.1 |

| **2.4 Demonstrate leadership in environmental performance through the City of Sydney’s operations and activities.** |
| See 2.1 |
### Direction 3

**Integrated transport for a connected City**

“Quality transport will be a major driver to sustainability - the City must offer a variety of effective and affordable transport options”

| 3.1 | Support and plan for enhanced access by public transport from the Sydney Region to the City of Sydney. | Together with the Strategy, is aligned with existing and planning public transport infrastructure as outlined in the NSW Government’s Sydney City Centre Access Strategy. |
| 3.2 | Develop an integrated Inner Sydney public transport network. | Provides a solid foundation to grow floor space in Central Sydney, consistent with the Strategy, and, in line with the expected increase in public transport capacity and therefore demand generated by these public transport improvements. Together with the Strategy, the Planning Proposal seeks to support the continued growth of metropolitan Sydney’s public transport, walking and cycling networks. |
| 3.3 | Reduce the impact of transport on public space in the City Centre and Activity Hubs. | See 3.1 and 3.2 |
| 3.4 | Manage regional roads to support increased public transport use and reduced car traffic in City streets. | See 3.1 and 3.2 |

### Direction 4

**A City for pedestrians and cyclists**

“A safe and attractive walking and cycling network linking the City’s streets, parks and open spaces”

| 4.1 | Develop a network of safe, linked pedestrian and cycle paths integrated with green spaces throughout both the City and Inner Sydney. | See 3.2 |
| 4.2 | Give greater priority to cycle and pedestrian movements and amenity in the City Centre. | See 3.2 |
| 4.3 | Promote green travel for major workplaces and venues in the City | Together with the Strategy, proposes controls that will provide for development outcomes that are aligned with a network of safe, linked pedestrian and cycle paths integrated with green spaces; and green travel for major workplaces and venues in the City. |
### Direction 5

A lively, engaging City Centre

“The City Centre’s international iconic status will be maintained and enriched with an inviting streetscape and vibrant public spaces”

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<table>
<thead>
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<tbody>
<tr>
<td>5.1</td>
<td>Strengthen the City’s public domain identity and create more places for meeting, rest and leisure.</td>
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<tr>
<td></td>
<td>Supports the City’s plan for a north-south central spine in the Central Sydney connecting three new squares at Circular Quay, Town Hall and Central; with priority for public transport, cycling and pedestrians. It protects direct solar access to these spaces ensuring they are inviting spaces that maintain Sydney’s status as an outdoor city. The Planning Proposal together with the Strategy, provides a solid platform for the expansion of Central Sydney’s public domain network where all streets cater for pedestrians first.</td>
</tr>
<tr>
<td>5.2</td>
<td>Provide an activity focus for the City Centre worker and visitor communities.</td>
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<tr>
<td></td>
<td>Together with the Strategy, provides a solid foundation for the growth of Centrals Sydney’s cultural and community facilities where developments are asked to contribute to the cultural and community life of the city, activating the public domain with such facilities as childcare, libraries and information services.</td>
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<tr>
<td>5.3</td>
<td>Manage and strengthen precincts in the City Centre.</td>
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<td></td>
<td>Respects and responds to the existing and evolving character of Central Sydney’s precincts; the commercial core north of park street; the mixed use and heritage character of the western edge; the civic qualities and retail nature of midtown, and; the dynamic, lively and youthful exuberance of Central Sydney south. The Planning Proposal continues to preserve mixed uses and ‘fine grain’ development, in particular west of George Street and south of Erskine Street to Chinatown. Together with the Strategy, it provides a solid foundation for the growth of cultural facilities, public art and exhibition spaces that will strengthen the identity of these precincts.</td>
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<tr>
<td>5.4</td>
<td>Increase the supply of small scale spaces for retail and small businesses on streets and lanes.</td>
</tr>
<tr>
<td></td>
<td>Retains planning controls requiring new and redeveloped buildings to be built to the street edge with active, externally focused frontages for small retailing. The Planning Proposal retains planning controls that encourage existing building owners to build to street edges and activate blank building edges with retail activity on streets and laneways.</td>
</tr>
<tr>
<td>5.5</td>
<td>Assist appropriate small businesses to locate and thrive in the City Centre.</td>
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<tr>
<td></td>
<td>Directly provides the opportunity for small business, the businesses and industries of tomorrow, to locate in Central Sydney by managing the growth of residential and serviced apartments and allowing for more affordable employment floor space to be created. Businesses at start-up phase can then move into the city, benefit from their proximity to more established business and then graduate to larger office buildings once they choose to expand their business.</td>
</tr>
<tr>
<td>5.6</td>
<td>Support the development of diverse, new bars and restaurants in the City Centre.</td>
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<td></td>
<td>See 5.4 and 5.5</td>
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</tbody>
</table>
### Direction 6
**Vibrant local communities and economies**

**“Building the sense of community and local economy by attracting and clustering innovative enterprises in the City’s Villages”**

<table>
<thead>
<tr>
<th>6.1</th>
<th>Maintain and enhance the role and character of the Villages.</th>
<th>See 1.2 and 5.3</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.2</td>
<td>Create a network of Activity Hubs as places for meeting, shopping, creating</td>
<td>See 5.2 and 5.3</td>
</tr>
<tr>
<td>6.3</td>
<td>Provide a rich layer of accessible community-level social infrastructure, services and programs across the City.</td>
<td>See 5.2 and 5.3</td>
</tr>
<tr>
<td>6.4</td>
<td>Develop and support local economies and employment.</td>
<td>Will promote the economic re-equipment of Central Sydney; and; create opportunities for employment-generating development that supports the local economy. See 1.2 and 5.5</td>
</tr>
<tr>
<td>6.5</td>
<td>Build opportunities for lifelong learning in new literacies.</td>
<td>Not inconsistent.</td>
</tr>
</tbody>
</table>

### Direction 7
**A cultural and creative City**

**“A creative life where people can share traditions and lifestyles - celebrating Indigenous culture, diversity and community”**

<p>| 7.1 | Encourage the appreciation and development of Aboriginal and Torres Strait Islander cultural heritage and its contemporary expression. | Retains existing heritage assessment requirements with a strong focus on the potential archaeological significance of Central Sydney which includes potential Indigenous artefacts and sites. By protecting and celebrating Central Sydney special places, including view from Observatory Hill, Central Sydney’s green spaces and the layout and form of streets and parks that were influenced by Gadigal trading routes or the original coastline of Sydney Cove, important connections to Sydney’s past can be maintained and its history interpreted by future workers, residents and visitors to our city. |
| 7.2 | Support cultural activity, participation and interaction. | Together with the Strategy, it supports the use of Sydney’s streets, laneways and public spaces by people, providing them the opportunity to interact and participate in the cultural and community life of the city. See 5.1 and 5.2 |</p>
<table>
<thead>
<tr>
<th></th>
<th>7.3 Support the development of creative industries.</th>
<th>See 5.2 and 5.5</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>7.4 Provide cultural leadership and strengthen cultural partnerships.</td>
<td>Will provide for development outcomes that promote opportunities for cultural activity, participation and interaction; and that support the development of creative industries.</td>
</tr>
</tbody>
</table>

**Direction 8**

**Housing for a diverse population**

*A wider range of housing so people who provide vital City services can afford to live in the City*

<table>
<thead>
<tr>
<th></th>
<th>8.1 Facilitate the supply of housing by the private market.</th>
<th>Provides for increased housing within Central but not at the expense of those productive economic uses that are of so much value to the local, State and national economies.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>8.2 Ensure that housing developments provide a diversity of housing opportunities for different lifestyle choices and household types.</td>
<td>Requires new housing developments to provide a percentage of unit as affordable rental housing. Affordable rental housing are dwellings for rent that are affordable to very low, low and moderate income households. These households typically comprise workers such as hospitality workers, young professionals, retail workers and key support services. Low income workers currently make up 17% of the Central Sydney worker population.</td>
</tr>
<tr>
<td></td>
<td>8.3 Ensure that a substantial proportion of housing is aimed at the lower end of the market.</td>
<td>Retains the requirement for new residential developments to provide for a mix of apartment types to cater for different family sizes.</td>
</tr>
<tr>
<td></td>
<td>8.4 Facilitate and promote growth in the ‘affordable housing’ sector including by Not-for-profit (NFP) and other housing providers.</td>
<td>See 8.2</td>
</tr>
<tr>
<td></td>
<td>8.5 Facilitate and promote growth in the social housing sector to provide housing opportunities for those with very low incomes.</td>
<td>Not inconsistent.</td>
</tr>
<tr>
<td></td>
<td>8.6 Promote partnerships and develop advocacy strategies for the delivery of housing for very low through to moderate income households.</td>
<td>See 8.2</td>
</tr>
</tbody>
</table>
### Direction 9
Sustainable development renewal and design

“High quality urban design will bring liveability and greater sustainability”

<table>
<thead>
<tr>
<th>Direction 9</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td><strong>9.1</strong></td>
<td>Ensure renewal areas make major contributions to the sustainability of the City.</td>
</tr>
<tr>
<td><strong>9.2</strong></td>
<td>Define and improve the City’s streets, squares, parks and open space, and enhance their role for pedestrians and in public life. See 5.1 and 5.3</td>
</tr>
<tr>
<td><strong>9.3</strong></td>
<td>Plan for a beautiful City and promote design excellence. Continues to protect the heritage values of objects, buildings, places and landscapes. The Planning Proposal encourages the appropriate reuse and adaptation of heritage and other existing buildings and continues to promote design excellence in partnership with industry. The Planning Proposal, together with the Strategy, sets a strong foundation for Central Sydney to grow in a tailored and considered manner so as to maximise growth opportunities and to ensure developments contribute to the design, livability and sustainability of the city. This strong foundation facilities as block planning approach to growing the city where first principle environmental controls shape the opportunities.</td>
</tr>
<tr>
<td><strong>9.4</strong></td>
<td>Continually improve development controls and approvals processes to minimise compliance and supply side costs. See 1.5</td>
</tr>
<tr>
<td><strong>9.5</strong></td>
<td>Ensure new development is integrated with the diversity and ‘grain’ of the surrounding City. See 1.4</td>
</tr>
<tr>
<td><strong>9.6</strong></td>
<td>Plan for the longer term structure of the City. See 1.1, 1.4 and 5.1</td>
</tr>
</tbody>
</table>
### Direction 10

**Implementation through effective governance and partnerships**

*Partnerships across government, business and community; leadership in local, national and global City forums.*

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<tbody>
<tr>
<td><strong>10.1</strong> Align corporate planning and organisational arrangements to deliver Sustainable Sydney 2030 priorities.</td>
<td>Is one step in the implementation of a 20-year strategy for business and residential development in Central Sydney. It revises previous planning controls and delivers on the City of Sydney’s Sustainable Sydney 2030 program for a green, global and connected city.</td>
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</tr>
<tr>
<td><strong>10.2</strong> Give priority to community involvement, engagement and partnerships with the City of Sydney.</td>
<td>Directly responds to community consultation conducted in the preparation of Sustainable Sydney 2030 where the community asked the City to ensure that Sydney remained a globally competitive and innovative city - where change and growth in the city centre was planned and that growth was balanced with those attributes that make Sydney one of the world’s most livable cities. The Draft Planning Proposal will be placed on public exhibition providing the community the opportunity to input on the implementation of the Strategy.</td>
<td></td>
</tr>
<tr>
<td><strong>10.3</strong> Ensure the long-term financial sustainability of the City of Sydney.</td>
<td>Critically ensures that those productive and economic uses that contribute so heavily to the local State and national economies have the opportunity to grow. By managing the growth of residential and serviced apartment uses the Planning Proposal, together with the Strategy, promotes the growth of employment floor space. By prioritising employment floor space, land within Central Sydney remains flexible in its use where buildings are able to adapt and change as the economy changes. This is the environment of a resilient city that is able to react to market changes. The locking up of sites in Strata and the displacement of economically productive uses by accommodation uses such as apartments and serviced apartments represents a direct risk to not only the local economy but the national economy.</td>
<td></td>
</tr>
<tr>
<td><strong>10.4</strong> Establish and monitor partnerships for change.</td>
<td>Together with the Strategy has been developed in consultation with Federal and State agencies including Air Services Australia and the Department of Planning and Environment. They directly respond to the City’s obligations outlined in the NSW Government’s A Plan for Growing Sydney. They also align with other NSW Government strategies including the Sydney City Centre Access Strategy (see 3.1) and NSW 2021, the NSW Governments State Plan. The Planning Proposal, together with the Strategy, will require a whole-of-government approach with meaningful collaboration and relationships between federal, state and metropolitan-level bodies including Air Services Australia, the Department of Infrastructure and Regional Development and the Greater Sydney Commission. At the same time, the committee that govern the Strategy, the Central Sydney Planning Committee, represents collaboration between two tiers of government Through the committee, the City of Sydney can be confident that a whole-of-government approach will contribute to strong, collaborative and effective city planning for Central Sydney.</td>
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</tr>
<tr>
<td>10.5</td>
<td>Consider innovative financing and funding approaches.</td>
<td>Together with the Strategy, provides a solid base for future development above and beyond those permitted by the Planning Proposal to contribute to the growing infrastructure needs of Central Sydney.</td>
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<tr>
<td>10.6</td>
<td>Review and monitor the development and implementation of Sustainable Sydney 2030.</td>
<td>See 10.1</td>
</tr>
<tr>
<td>10.7</td>
<td>Participate in broader governance reform processes.</td>
<td>Together with the Strategy, seeks to consolidate and simplify planning controls by knitting disconnected precincts back into the city, unifying planning functions and streamlining administrative processes for the community and industry.</td>
</tr>
</tbody>
</table>