

Attachment B

Draft Central Sydney Planning Strategy

Central Sydney Planning Strategy

2016–2036 DRAFT



Sydney2030/Green/Global/Connected



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Foreword



Clover Moore
Lord Mayor, Sydney

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

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

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

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

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



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

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

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

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

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

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

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

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

An evolution of planning strategy

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

Place-led and people-focused

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

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

Planning for growth

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

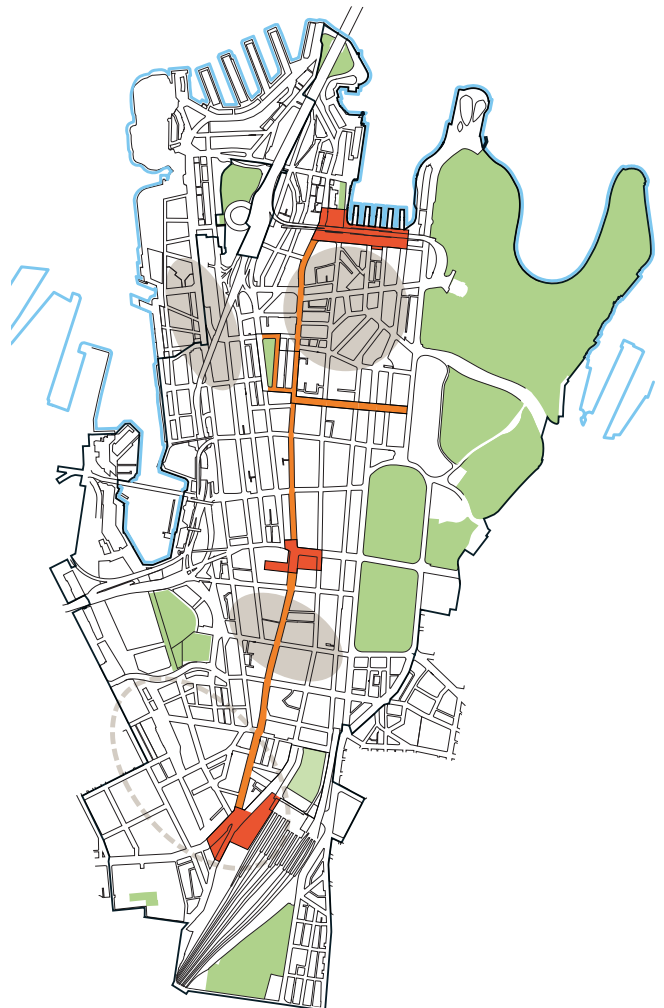
Central Sydney now needs to relocate these incentives and protect and grow employment floor space to maintain its economic vitality and resilience, and to respond to the changing needs of markets.

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

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

A refocus

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



About this strategy

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

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

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

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

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

The economic, social and cultural heart of the nation

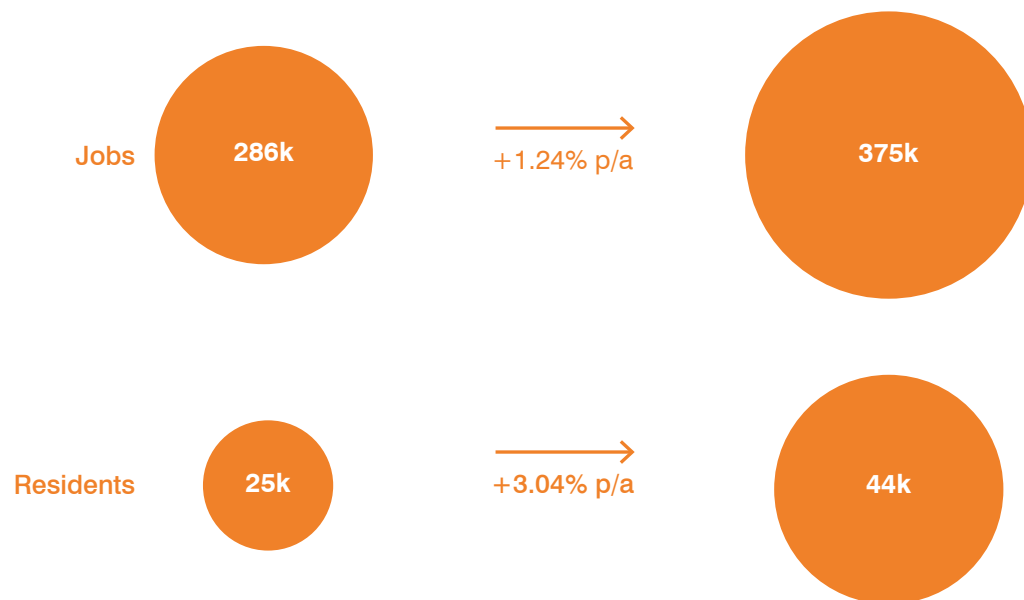
Central Sydney plays a significant role in the life of the nation. It helps generate over \$108 billion of economic activity annually – nearly 8 per cent of the total national economy. It has the highest concentration of top 500 companies and mainstream artistic and cultural institutions in Australia,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

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

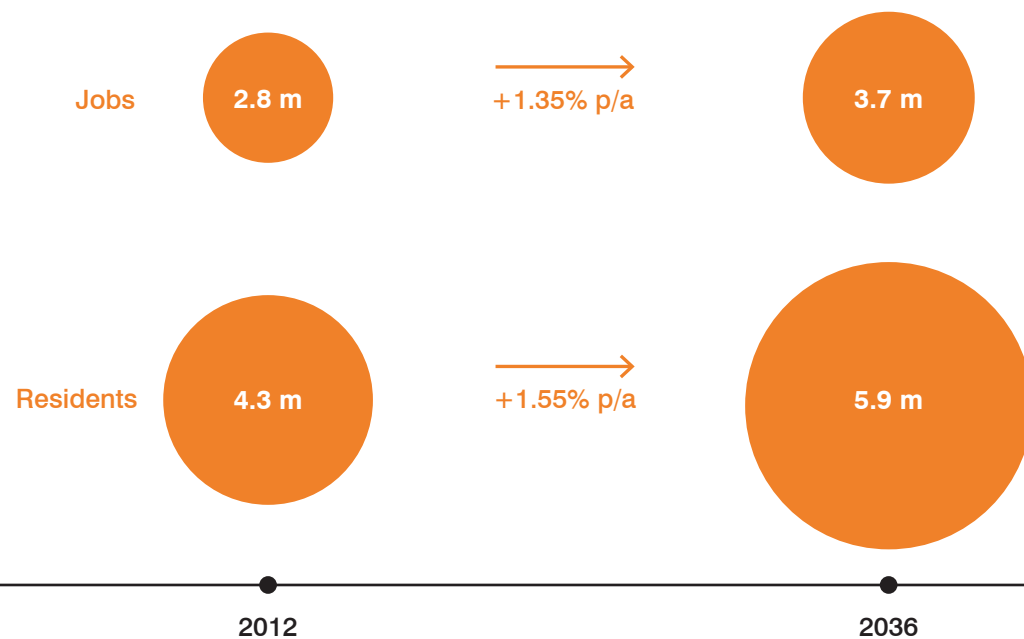
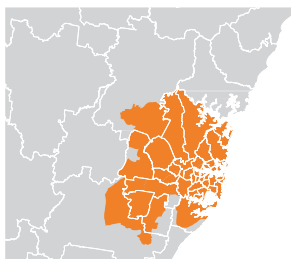
Millennia of Aboriginal history, more recent colonial settlement and decades of urban renewal and reinvention have shaped Central Sydney. The character of its streets and spaces and its connections, look and feel are shaped by the desires, needs and movements of those who live, work and visit the area.

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

Central Sydney



Metro Sydney



2012

2036

An evolution in planning strategy

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

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

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

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

Our vision and aims

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

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

The strategy:

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

Economic

Grow CBD office space
Expand the CBDs footprint
Support priority industries

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

Social

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

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

Environmental

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

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

A Plan for Growing
Sydney

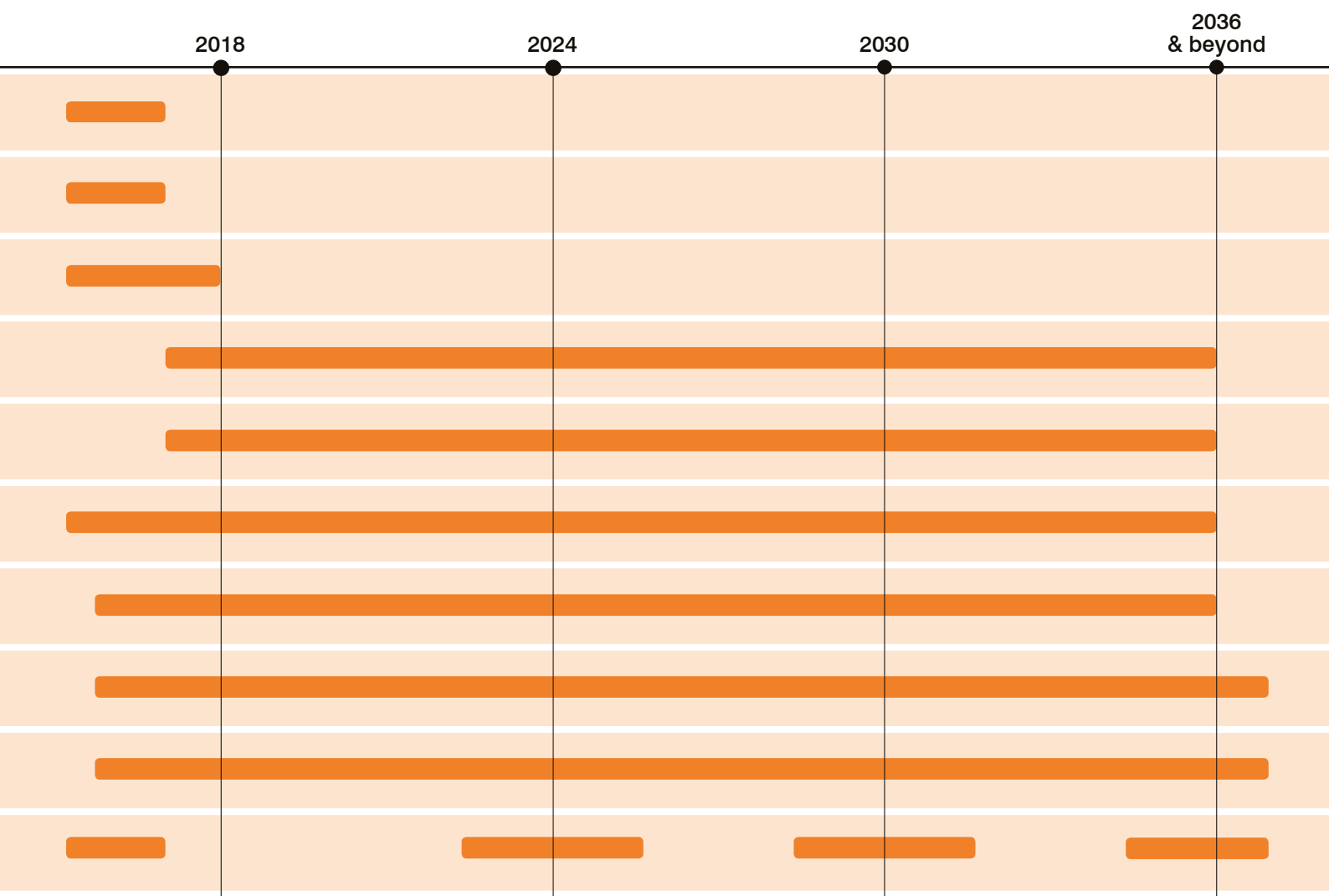
Sustainable Sydney
2030

Planning for growth with 10 key moves

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

10 key moves

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



Timeline for delivery

1

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

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

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

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

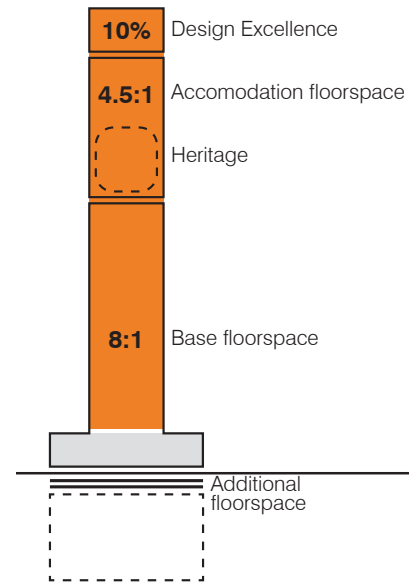
This short-term move will ensure the development of a genuine mixed-use centre and provide a solid foundation for the growth of employment floor space.

Actions

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

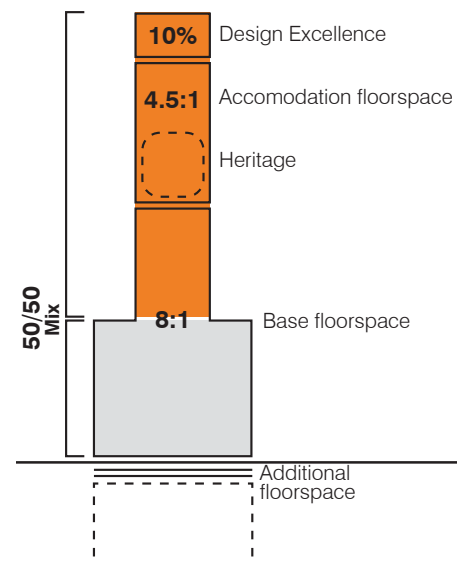
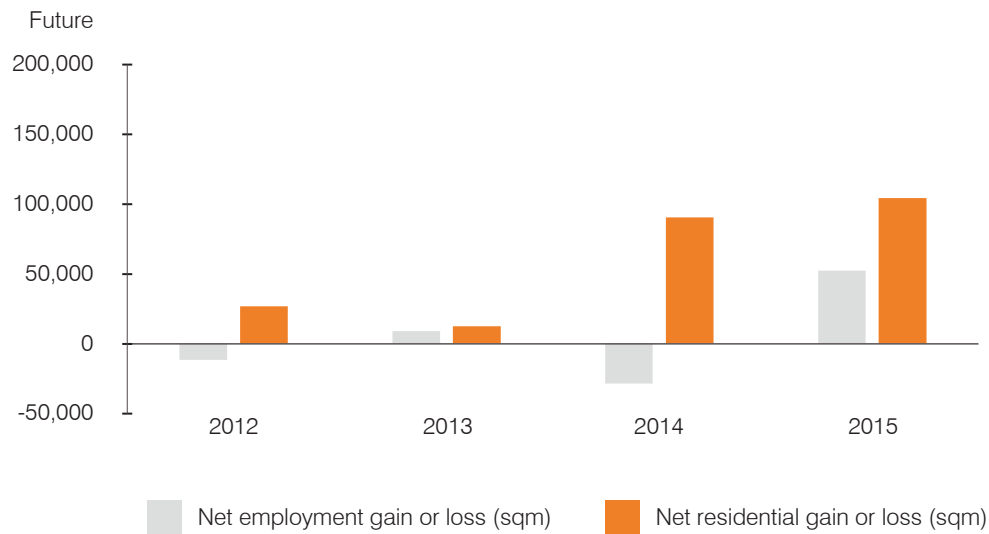
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Approved floor space, City of Sydney developments
2012–2015



0_4

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



2

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

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

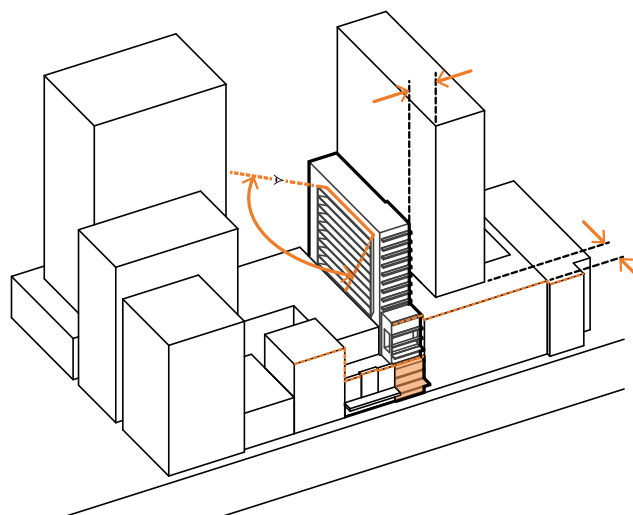
These changes will be implemented in the short term, in anticipation of new tower developments.

Actions

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

0_5

478 George Street, site analysis





3

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

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

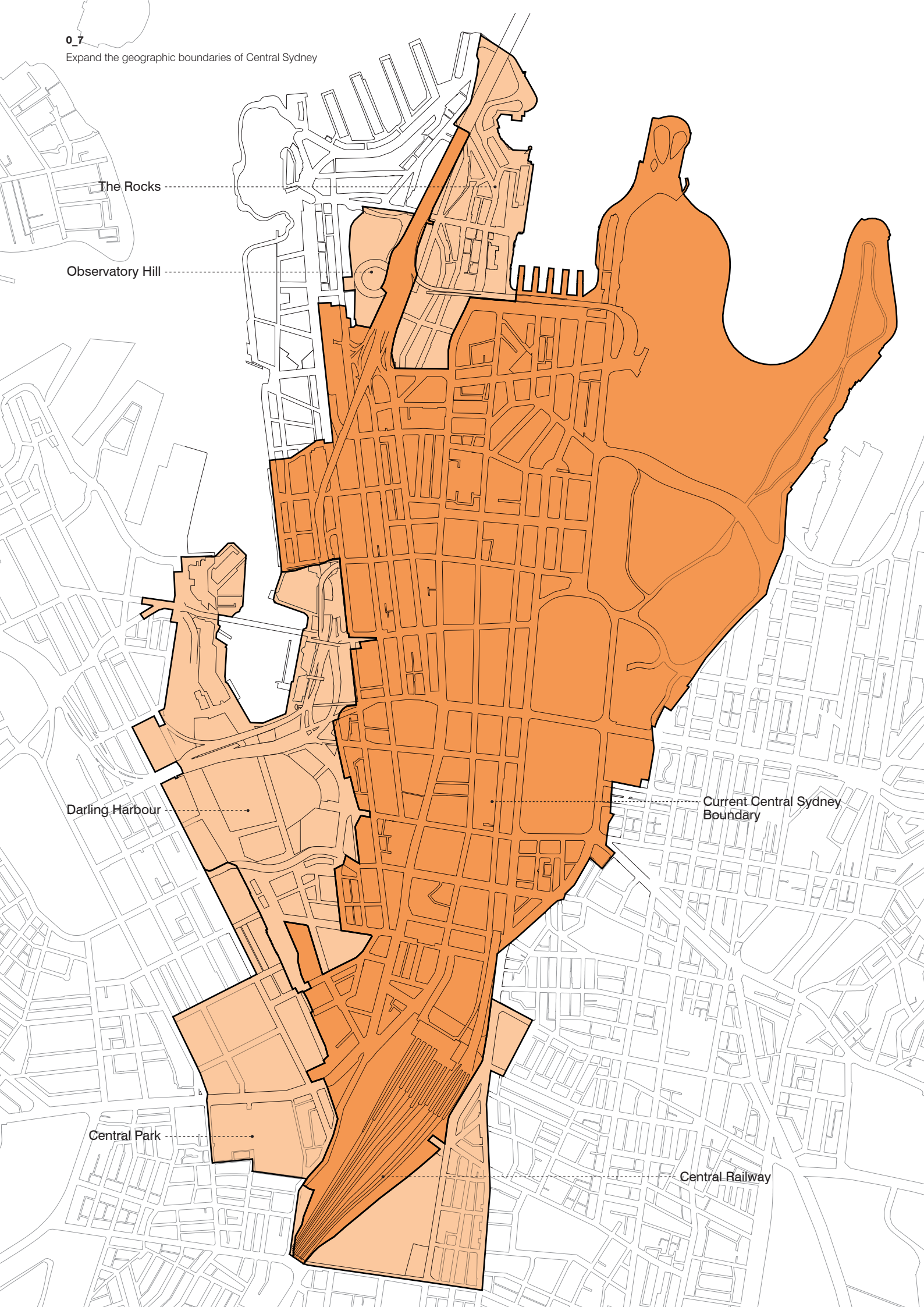
A single consent authority and planning framework for Central Sydney allows for the efficient and streamlined administration of planning functions. It allows the identity of Central Sydney and its precincts to be reflected as a single entity and projects this image globally. It allows Central Sydney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

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

Actions

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





4

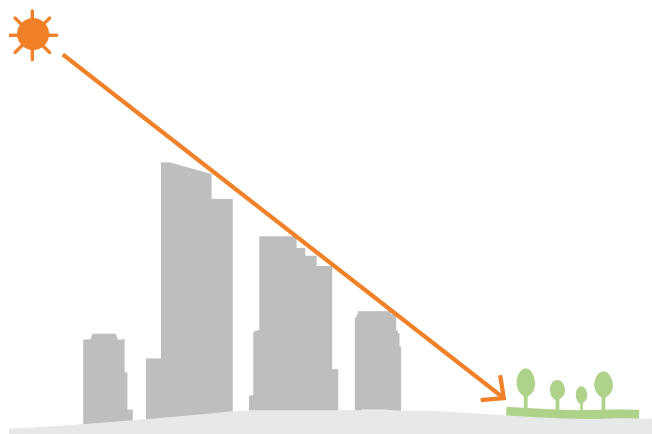
Provide for employment growth in new tower clusters

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

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

Actions

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





5

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

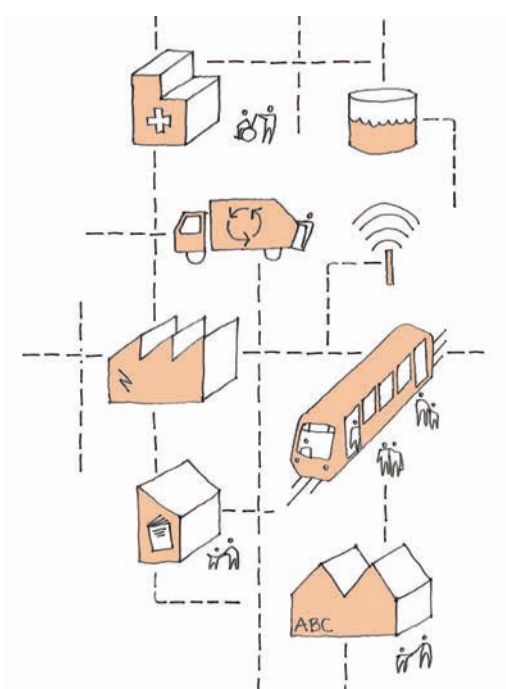
With affordable housing provided for in the short term and additional infrastructure addressed on an ongoing basis, the Strategy will balance growth with essential social and physical infrastructure.

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

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

Actions

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





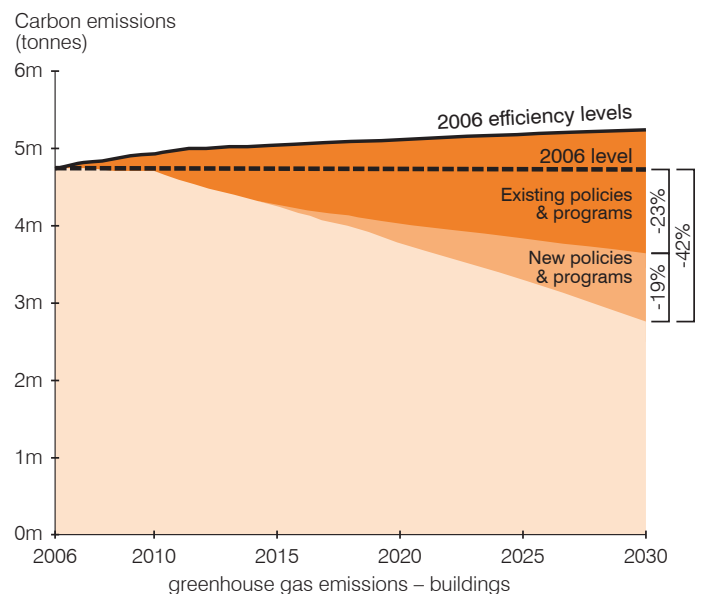
6

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

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

Actions

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



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

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

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



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

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

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

Actions

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





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

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

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

Actions

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





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

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

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

Actions

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





10

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

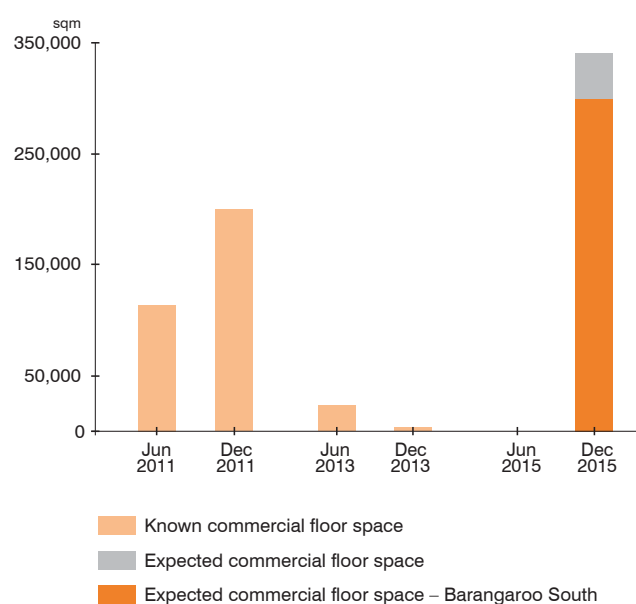
Monitoring the success and impact of these 10 key moves will help identify issues early and take action to address them.

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

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

Actions

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



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

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



Why we need to plan for jobs growth

A growing economy

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

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

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

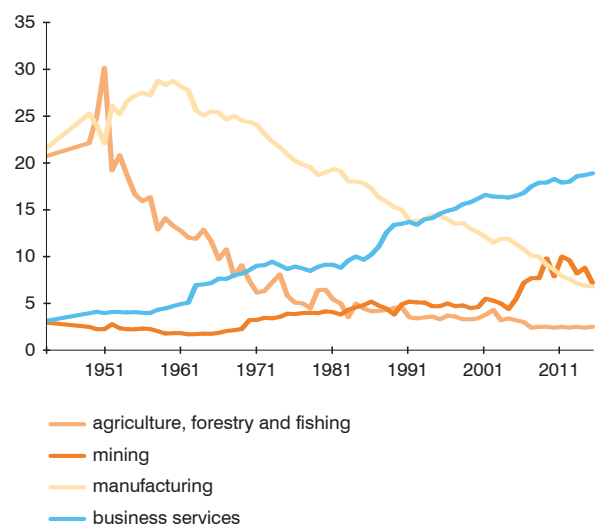
Step change in transport capacity

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

0_13

Share of Australian GDP from 1951

Source: SGS Economics and Planning



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

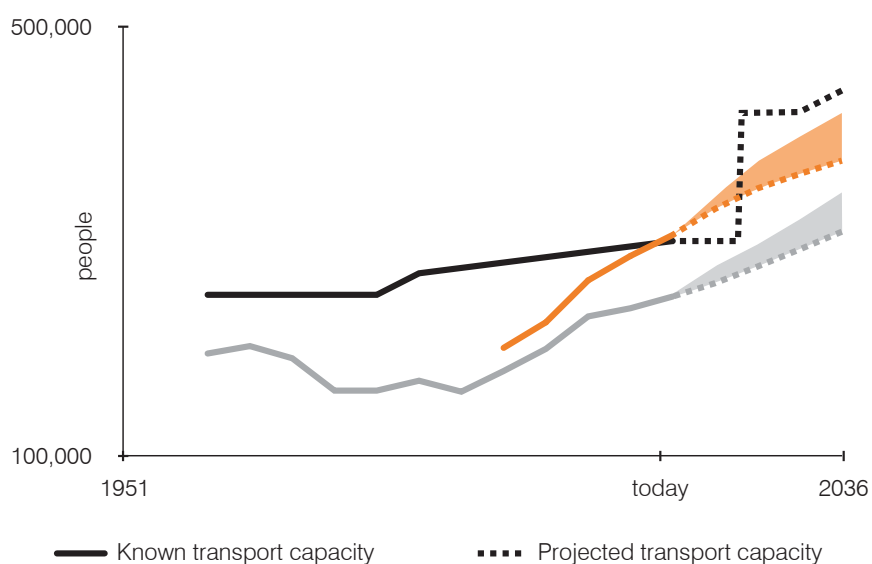
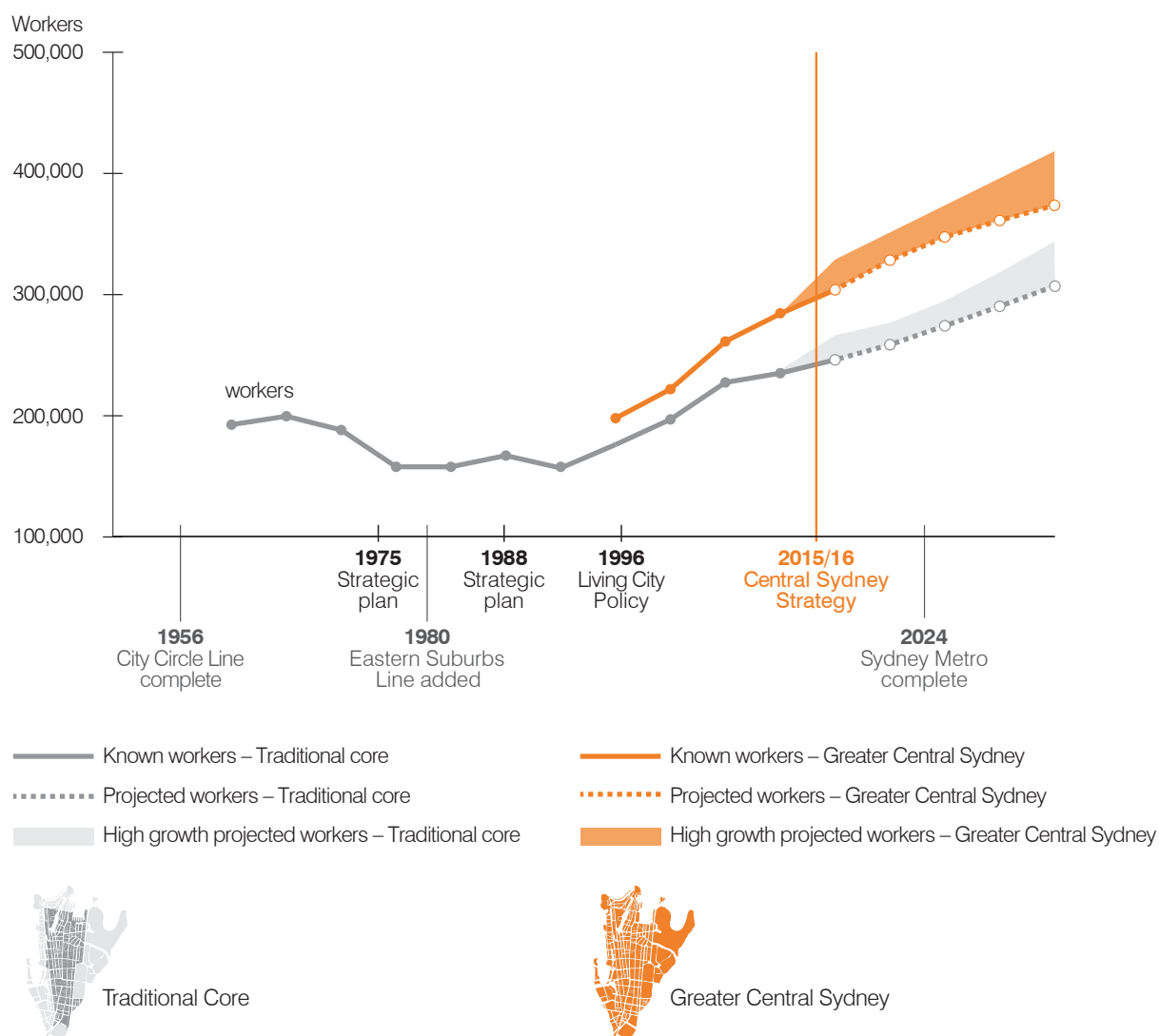
Overall, the City's working population represents just under 4 per cent of the total workforce in Australia.

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

0_14

Major planning strategy and public transport interventions
Worker population growth

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



Planning for our future

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

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

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

Effective Job Density

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

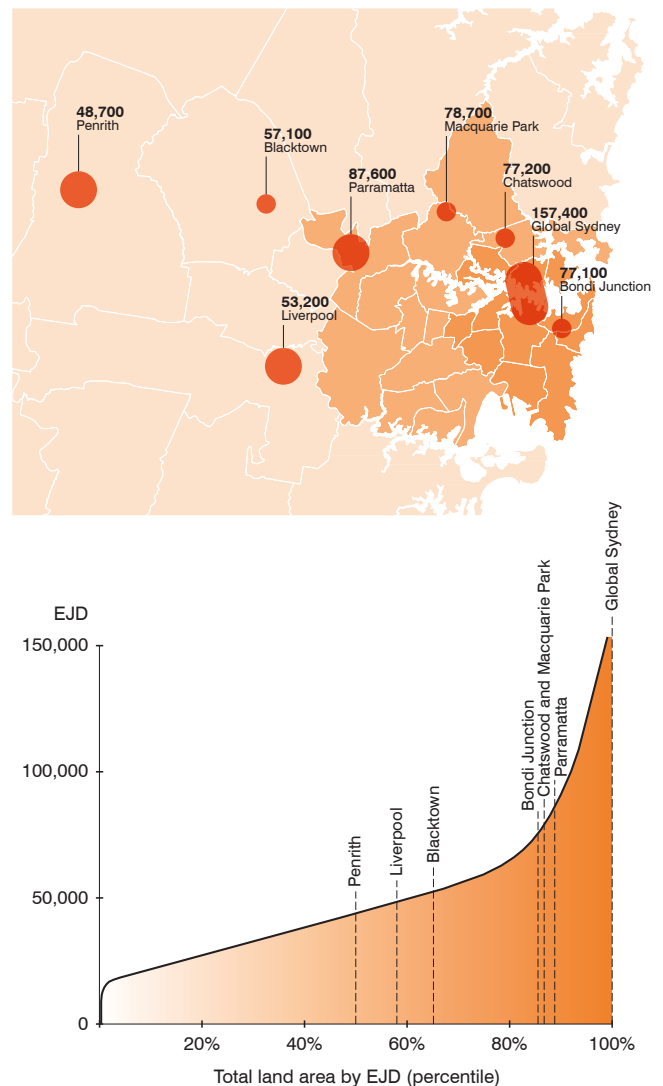
Agglomeration

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

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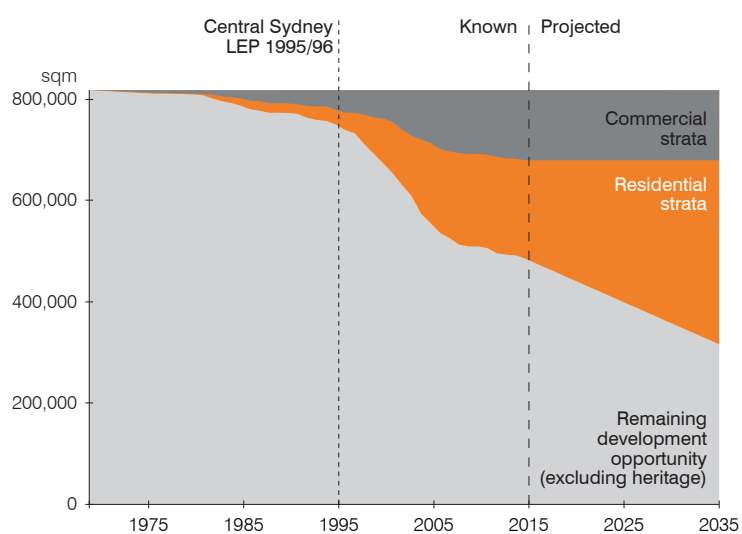
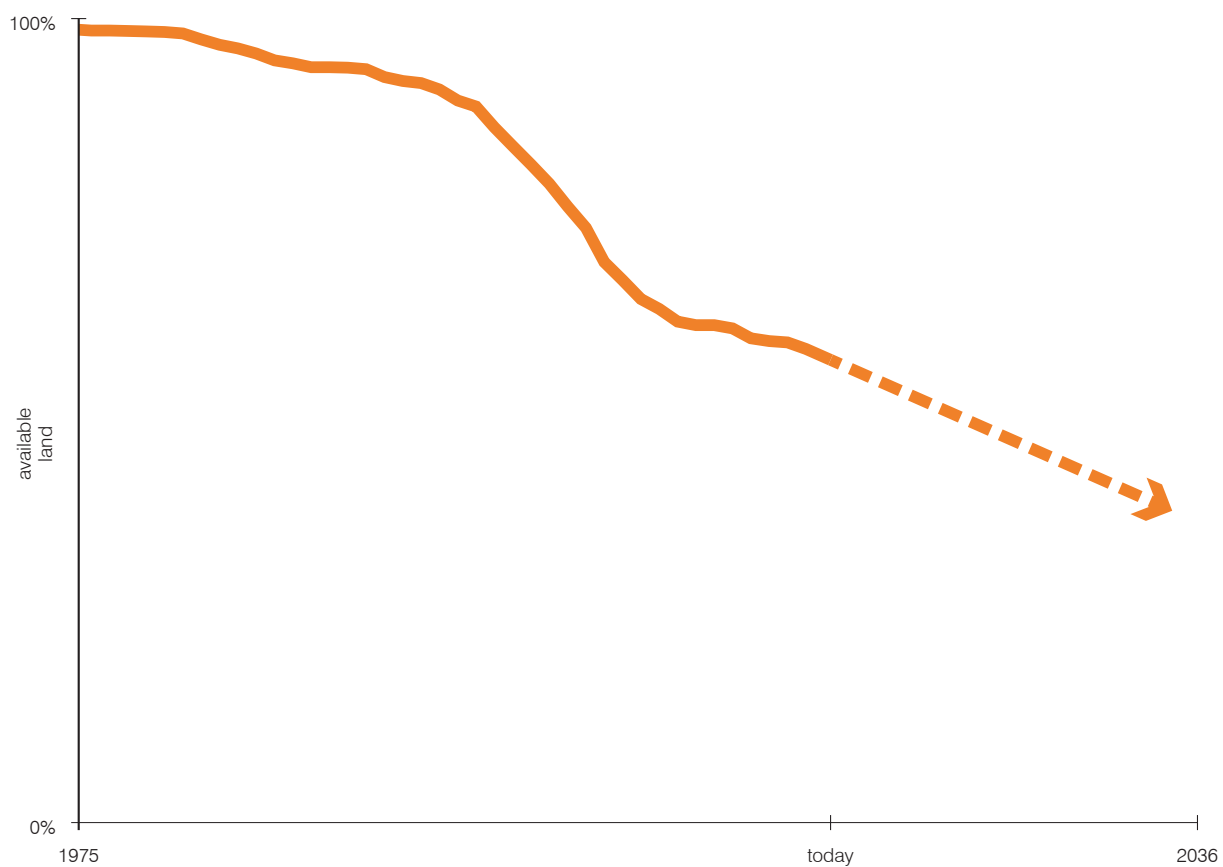
Total land area by Effective Job Density (top & bottom)

Source: SGS Economics and Planning



0_16

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

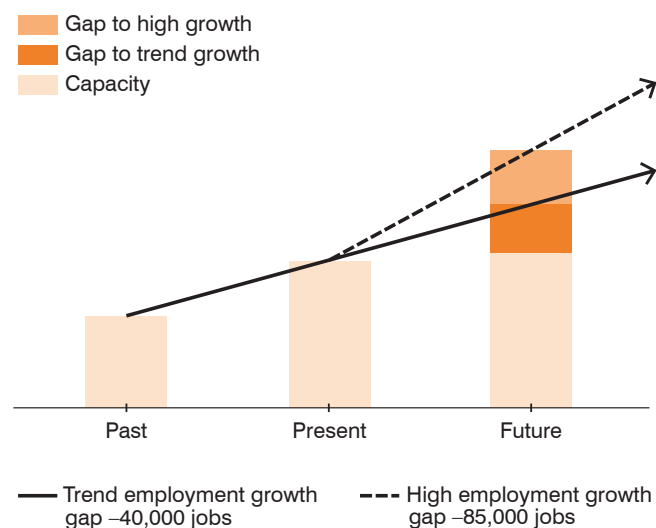


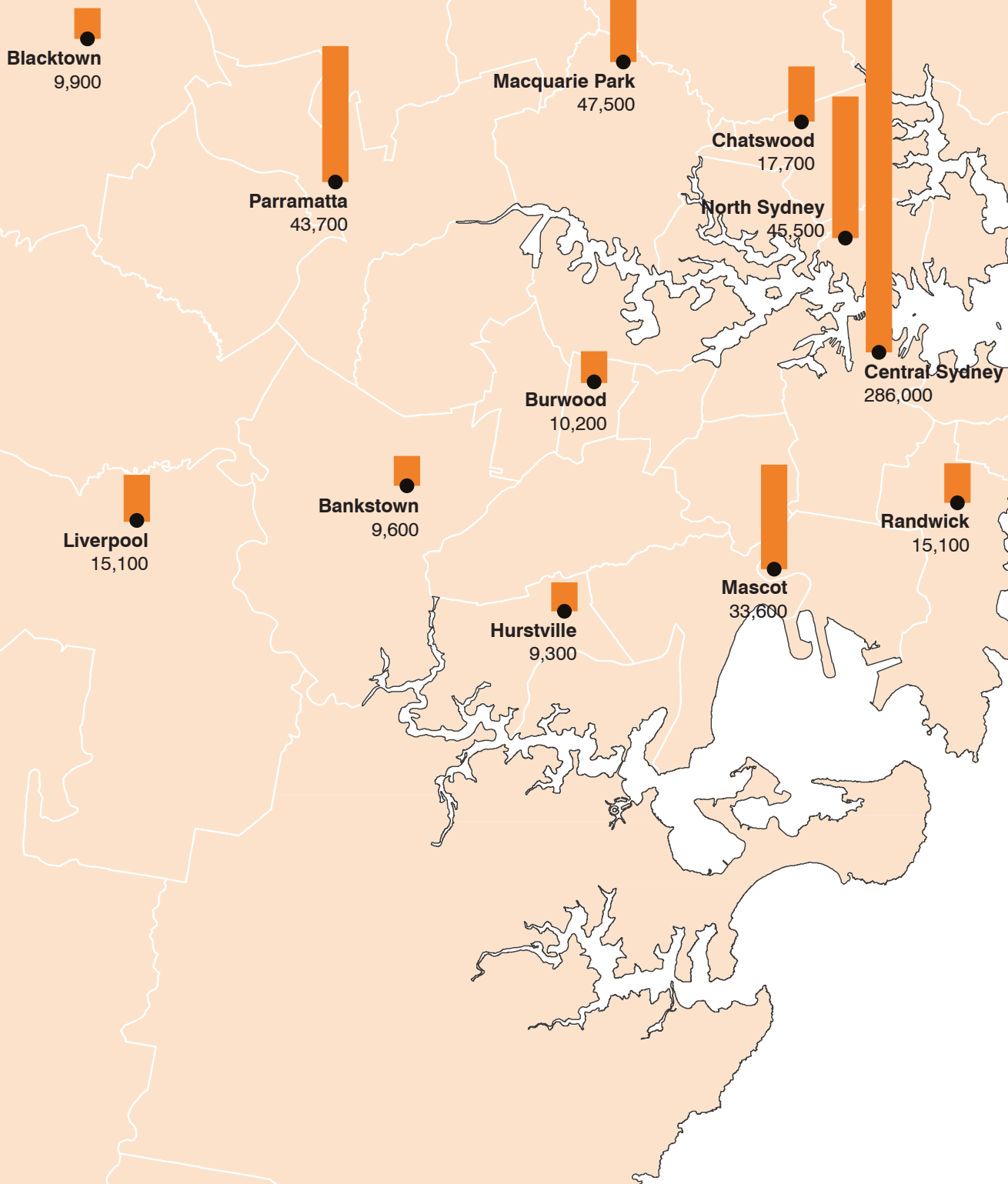
How we will plan for jobs growth

Changing demands and a changing population

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

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





Place-led and people-focused

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

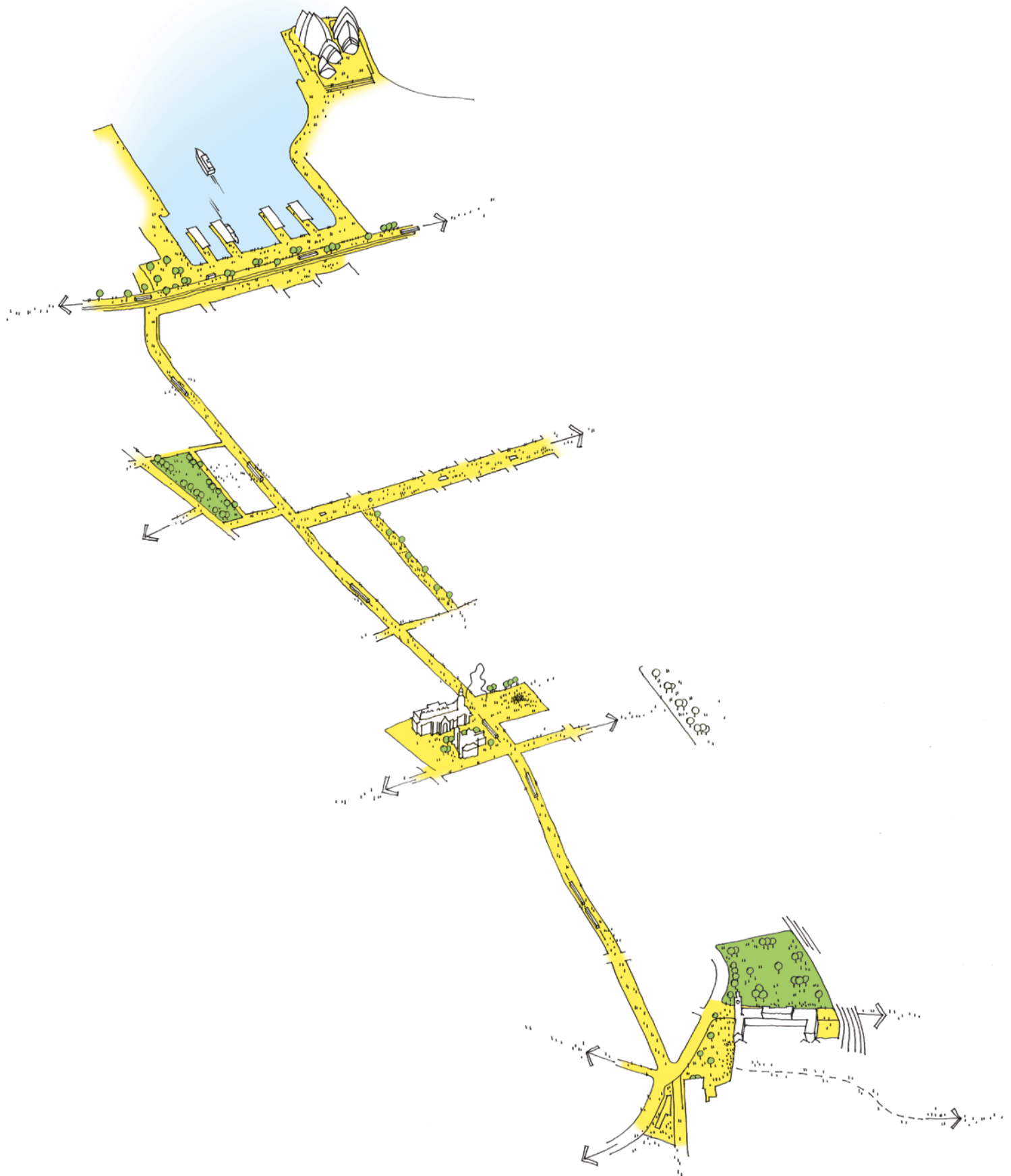
The Strategy also supports the revitalisation of the Midtown and Southern precincts. Catalytic projects by both the NSW Government and private sector will be instrumental to improving the profile and market perception of these less traditional employment areas. Proposed metro stations and their integration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

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

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

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

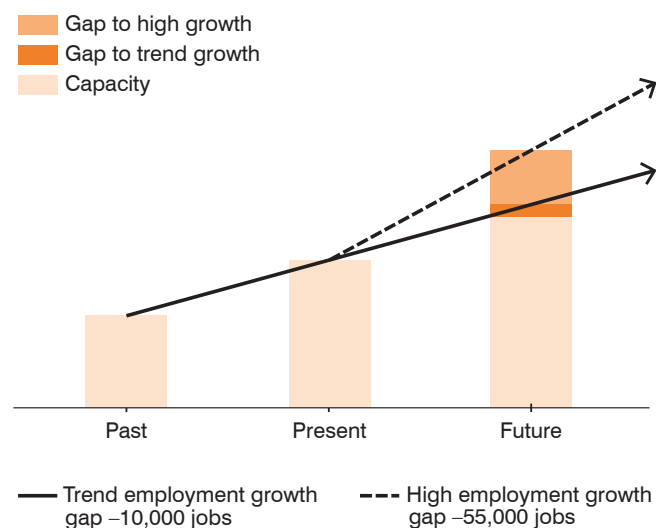




Closing the capacity gap

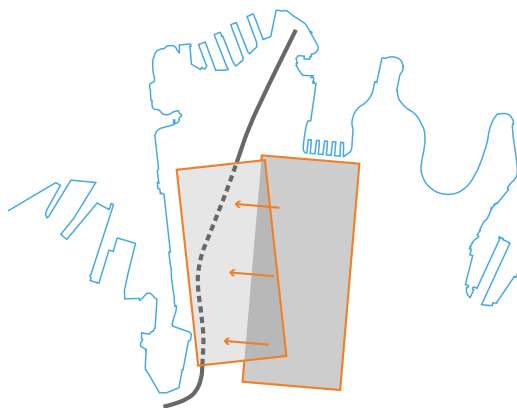
The Strategy's 10 key moves will significantly increase the quantum of employment floor space. In total, the proposed immediate changes to the Sydney LEP 2012 under key move 2, together with the floor space unlocked by identified 'growth opportunities' in key move 4, increases the amount of additional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

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



0_19

Short to medium-term capacity



1.

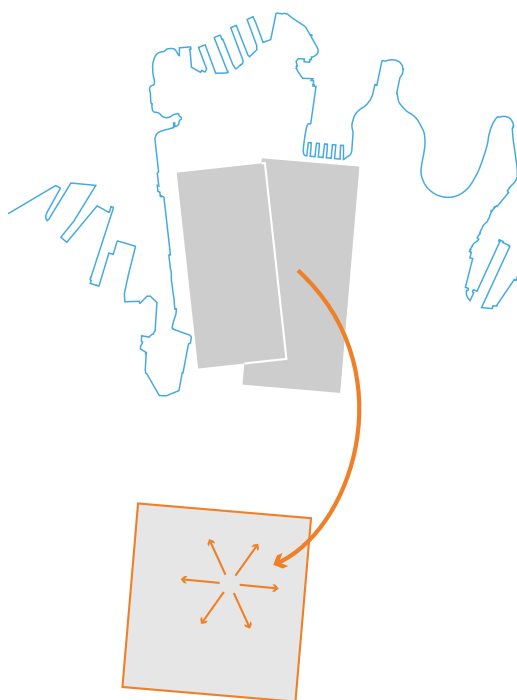
1,300,000 square metres

Short to medium-term

Today to 2030

0_20

Medium-term capacity



2.

+500,000 square metres

Medium to long-term

2024 to 2036 + beyond

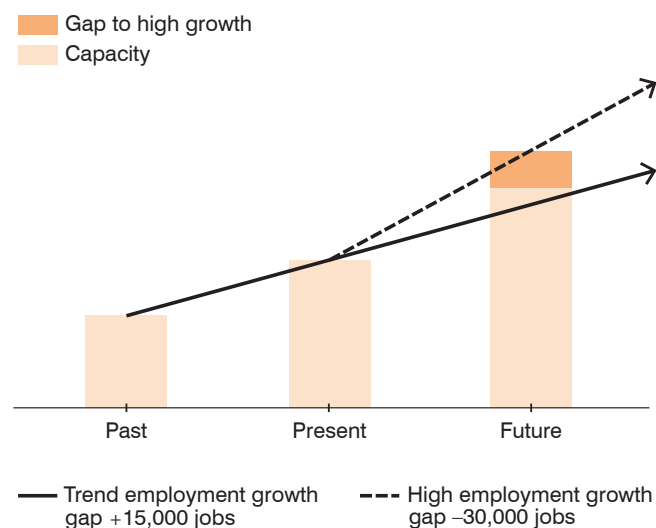
A multi-centre city

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

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

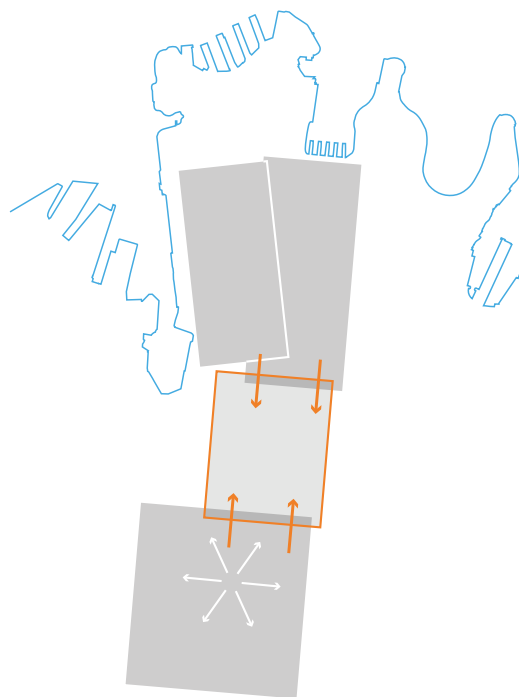
The Strategy details planning priorities for Central to Cleveland Street and the Bays Precinct, including additional public transport linkages, affordable housing, diverse employment floor space, enhanced local connections and improved local infrastructure.

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



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Medium to long-term capacity



3.

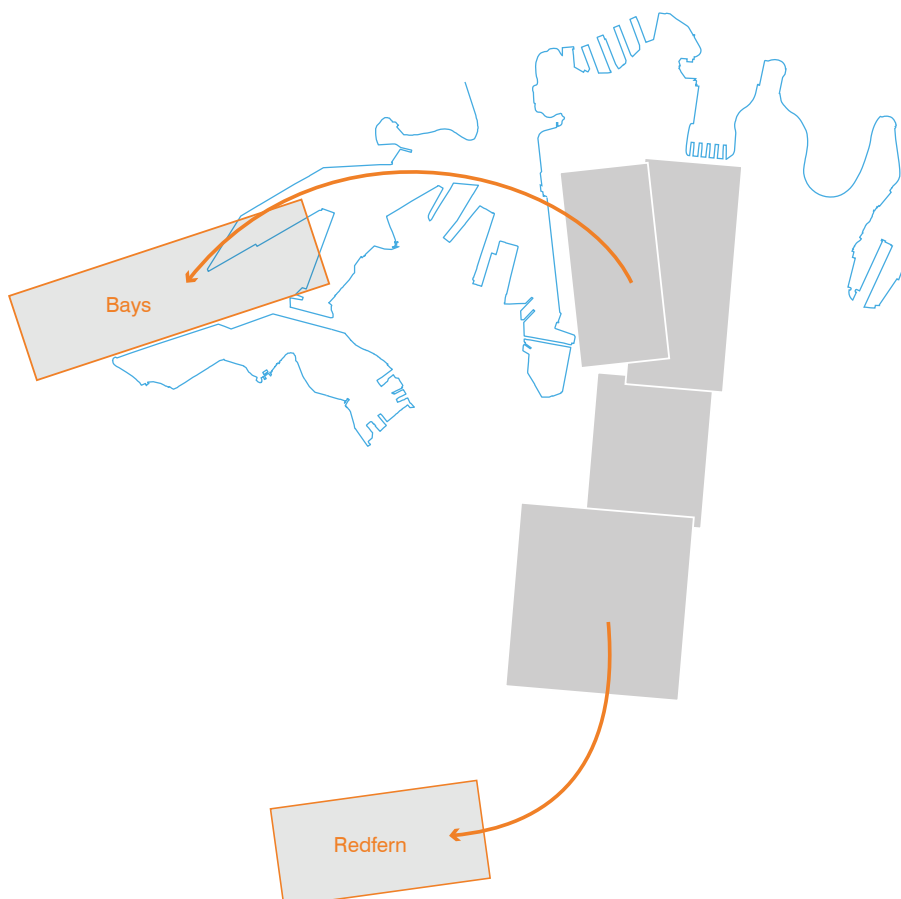
+1,100,000 square metres

Medium to long-term

2024 to 2036 + beyond

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Long-term capacity



4.

+significant employment floor space

Long-term

2036 + beyond

Implementing the Strategy

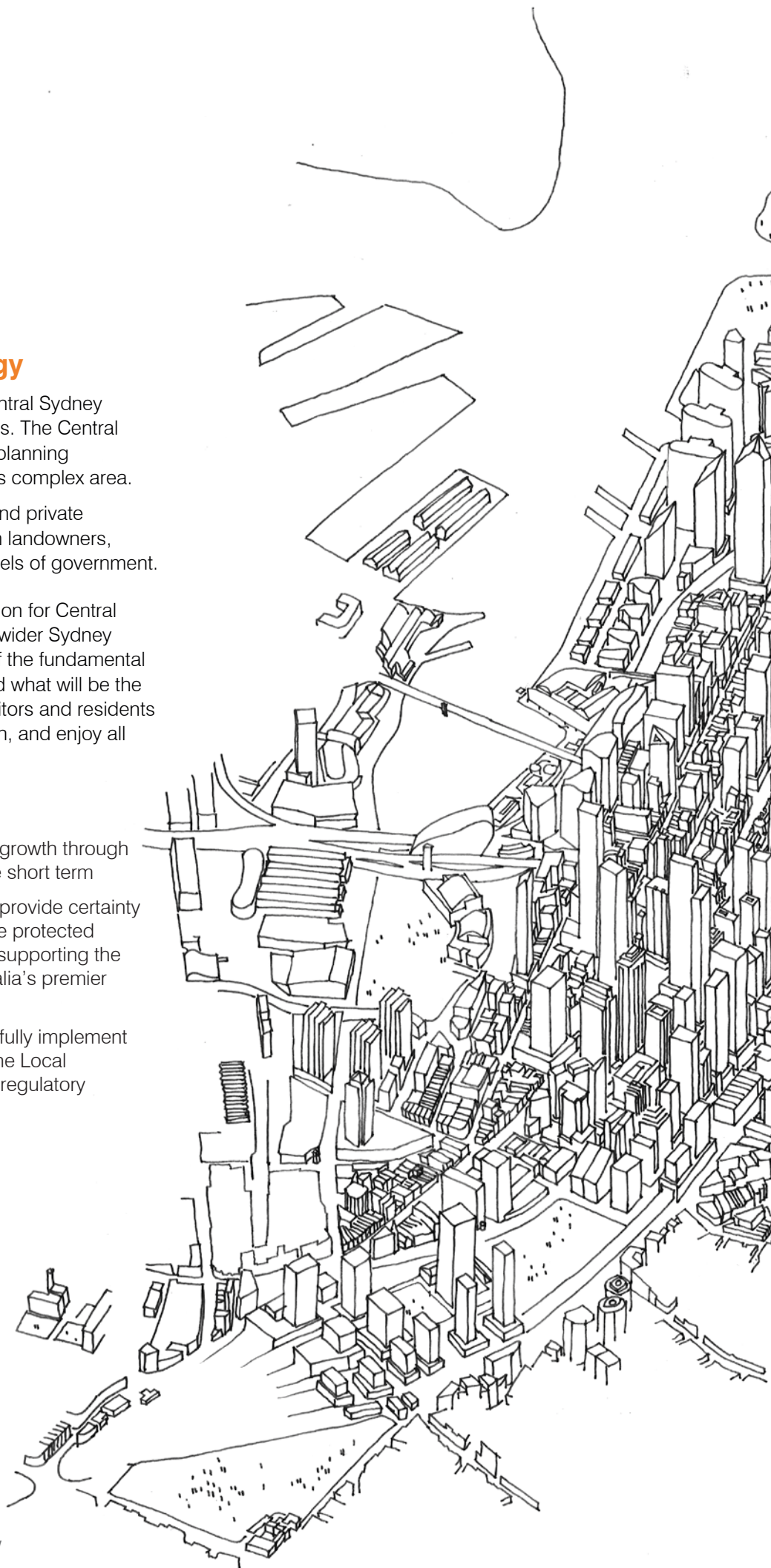
Urban growth and development in Central Sydney requires specific solutions and controls. The Central Sydney Planning Strategy provides a planning framework with clear objectives for this complex area.

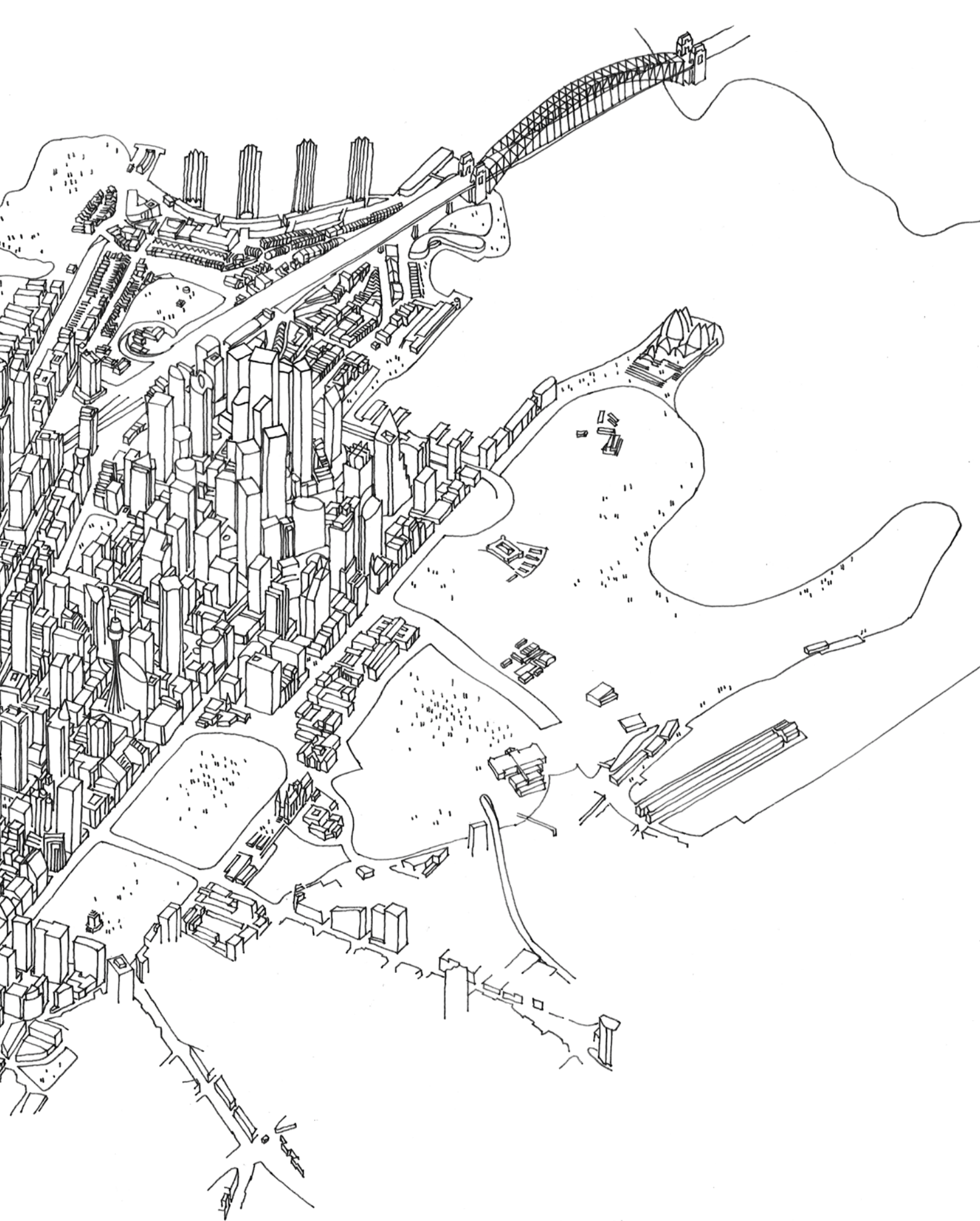
The Strategy aims to balance public and private interests and so requires support from landowners, business owners, residents and all levels of government.

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

Actions

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





1.1

Purpose, scope and vision

This introduction to the Central Sydney Planning Strategy (the Strategy) describes the Strategy's purpose, scope and guiding documents. This is followed by a vision for Central Sydney as a global city that is green, global and connected. A description is given of the nine aims that underlie the Strategy and the development controls and actions that are a key part of the Strategy's implementation.

Purpose

The Central Sydney Planning Strategy aims to ensure strong planning for Central Sydney. It outlines how Central Sydney will grow in the future and includes development controls to promote the type of growth and environment for Central Sydney to remain part of one of the world's truly unique and memorable global cities, recognising its role as the State and nation's economic, cultural and social engine. The Strategy builds upon Central Sydney's strong beginnings in urban planning and proposes nine aims for the protection and growth of a green, global and connected Central Sydney, today, tomorrow and beyond.

Scope

Central Sydney is the commercial centre and core of the Sydney Metropolitan Area. For the purposes of the Strategy, Central Sydney refers to the land that has been designated as B8 Metropolitan Centre Zone under the Sydney Local Environmental Plan (LEP) 2012 and its four precincts: the City Core, the Western Edge, Midtown and Southern (refer to 1_1).

Central Sydney is the only piece of land attributed this level of zoning in the state of New South Wales. The NSW Government prescribed three mandatory objectives for the 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.*

How Central Sydney is referred to has changed over time, from a 'Business and Commercial Centre (County)' in the 1950s, a 'County Centre' in the 1970s, and a 'City Centre' in the 1990s to today's 'Metropolitan Centre'. Central Sydney is also referred to as the 'CBD' and the 'City Core'.

Importantly, the Strategy recognises Central Sydney's importance to metropolitan Sydney, New South Wales and Australia. It includes principles and actions that go beyond the confines of the B8 Metropolitan Centre to consider how Central Sydney should grow into the future as part of a larger, connected, multicentre metropolitan Sydney.

The Strategy represents an evolution of planning strategy for Central Sydney. Central Sydney has grown in line with best practice planning and sound objectives for over 40 years. Today's Central Sydney – its density, shape, skyline and structure – was imagined in 1971 under the City of Sydney's¹ first planning strategy, which set out numerous controls and concepts that are still in place today. Its growth was then subsequently influenced by new and updated local, metropolitan and state planning strategies. Now, the Strategy recognises that urban planning strategies need to be refined and reworked in response to changing environmental, social and economic conditions, so that urban centres can continue to perform their important roles to their people and nation.

The Central Sydney Planning Strategy is the result of the Central Sydney Planning Review (the Review) that was initiated in early 2012 by the City of Sydney and reviewed the urban planning framework and controls that apply to Central Sydney and its surrounding areas. The Review, along with a range of other cross-organisational initiatives, was aimed at achieving the Sustainable Sydney 2030 vision of a green, global and connected City of Sydney.

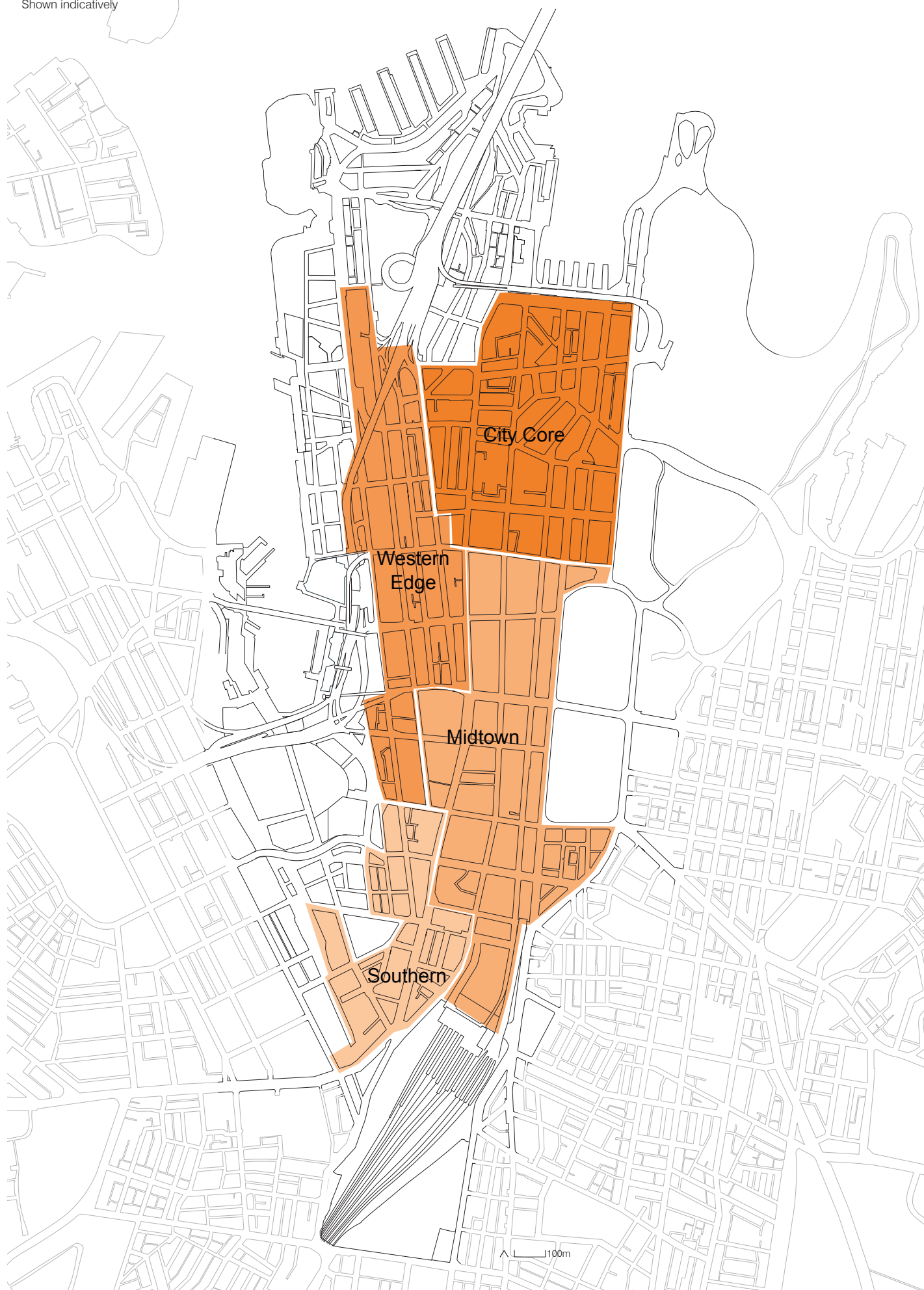
The Strategy represents the key findings and recommendations of the Review. It analyses and presents a strategy for how Central Sydney has, will and should grow. The Strategy looks at its people and places, and the challenges of balancing land use and of moving people in, out and around the City of Sydney and metropolitan Sydney.

The Strategy aims to provide certainty, consistency and continuity for planning. It recognises that its successful implementation will require effective and efficient administration and that the plan, as a whole, carries a broad range of support from stakeholders, as it will involve working with landowners, business owners, residents and all levels of government. The Strategy envisages a planning framework that is simple and clear in regards to its objectives while acknowledging that to resolve something as complex as urban growth and development in Australia's only global city will sometimes require specific, tailored, technical solutions and controls. Finally, the Strategy expects that a reasonable balance will be achieved between public and private interests in the implementation of the Strategy.

¹ Depending on its context, the Strategy uses 'City of Sydney' to refer either to the City of Sydney Local Government Area or the City of Sydney organisation.

1.1

Existing Central Sydney Precincts:
Shown indicatively



Vision and Aims

Sustainable Sydney 2030 provides a vision for the City of Sydney as green, global and connected for 2030 and beyond. The Strategy seeks to build on this to create specific principles for the development of Central Sydney. The following principles were developed as part of the Central Sydney Planning Review and act as the basis for the Central Sydney Planning Strategy. Encompassing the same values as Sustainable Sydney 2030 – green, global and connected – the Strategy adopts nine principles to carry us to 2030 and beyond:

Green

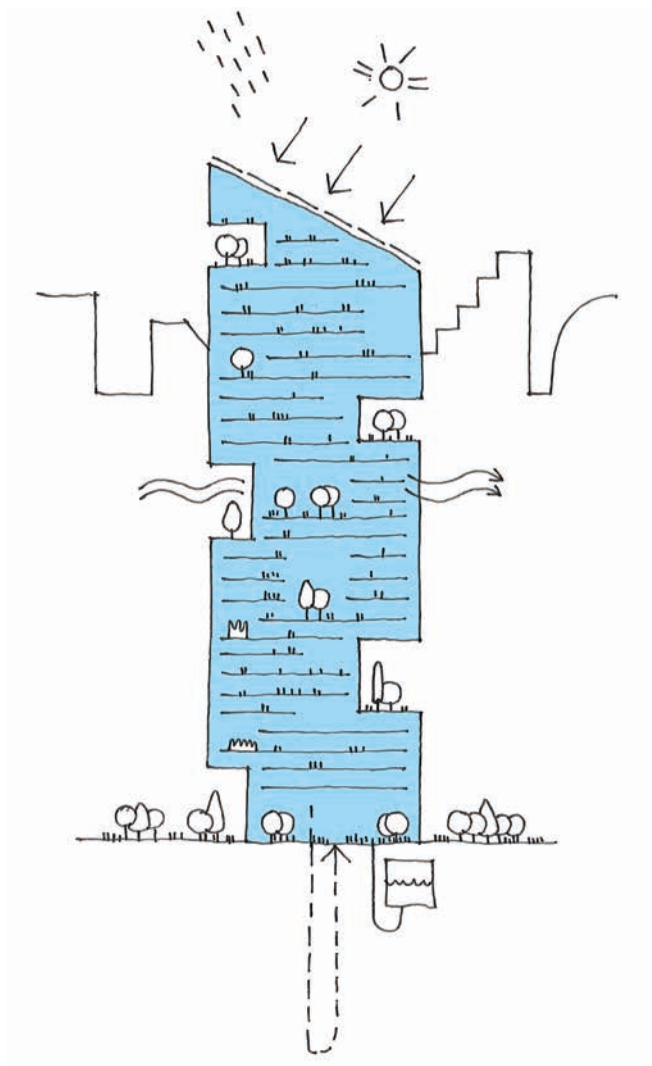
- Promoting sustainable buildings with great design and architecture
- Creating opportunities for beautiful parks and places
- Enabling the protection and adaption of our heritage

Global

- Ensuring a resilient and diverse economy
- Promoting efficient and effective transportation
- Making efficient use of land

Connected

- Supporting great streets
- Resulting in a city for people
- Ensuring strong community and service infrastructure is provided as growth occurs.



Sustainable buildings with great design and architecture

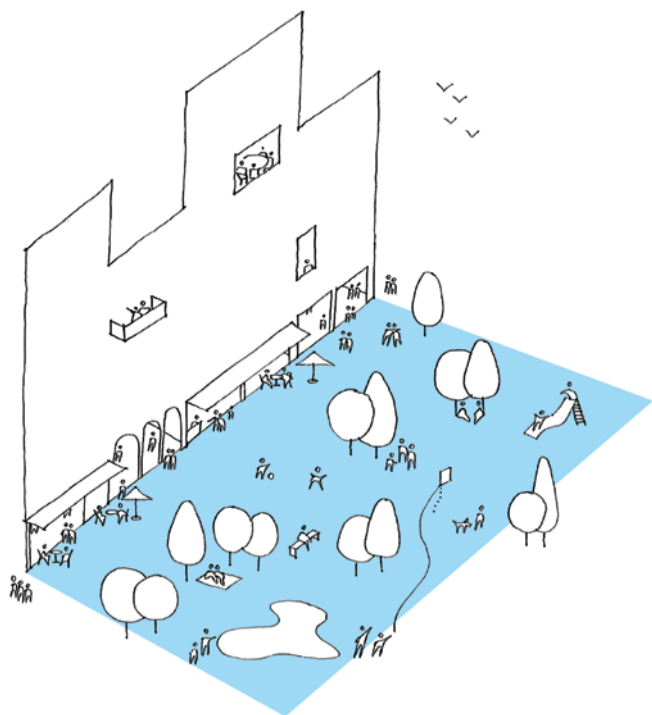
The Strategy will facilitate the development of buildings with great design and architecture that are functional and sustainable over their long-term life span. The Strategy's planning controls will minimise negative impacts on surrounding public spaces and neighbouring buildings, and protect the city from overshadowing and wind effects in the streets.

Great architecture contributes to the health and productivity of a city's workers and residents, and to the enjoyment of visitors. A great building creates a healthy and inspiring space for living and working with a sense of space, light and thermal comfort within the building. Great architecture and buildings make a city enjoyable to be in. They are an essential feature of Sydney's global image: a city with a diversity of great contemporary and heritage buildings set within a spectacular landscape. This Strategy encourages buildings that are healthy, inspiring and productive places for people. All buildings should be comfortable, safe and high quality, offering positive and memorable experiences for those who use them. The buildings should be appropriate to their function as workplaces, cultural, retail, community or mixed-use spaces.

The Strategy promotes and encourages design excellence at every scale and level of detail, so that users of these created spaces find them inspiring, satisfying and comfortable – from appreciating a building's performance and proportions to touching its finishes and viewing its placement in the skyline.

The Strategy will facilitate sustainable buildings that will contribute positively to the city. These buildings minimise their overall negative impact on the environment and dependence on non-sustainable energy, and have obvious current and future benefits.

The Strategy will support tall buildings that contribute to Sydney's iconic skyline that includes the Opera House nestled in our famous harbour, and the many skyscrapers of the City Core – a beautiful skyline that reinforces Sydney's global image.



Opportunities for beautiful parks and places

The Strategy will preserve the comfort and enjoyment of parks and other public places as important spaces for the benefit of all.

Great parks and other public spaces contribute to how people experience, visualise and remember a city – this is especially true of Sydney, an outdoor city blessed with one of the world's most enviable settings and climates.

The Royal Botanic Gardens, Hyde Park, the Domain: these are examples of Sydney's unforgettable public spaces that provide space for recreation, rest, reflection, commemoration, celebration, and civic and social gatherings, and allow contrast and relief from the city's office blocks and towers.

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.

The Strategy will also ensure buildings contribute to beautiful public spaces, not only their aesthetic qualities but also how they address their surroundings and frame a space.

Finally, the Strategy recognises the importance of beautiful public spaces to Sydney's image: their creation and protection, and keeping them maintained and updated – these actions all support major events, underlie tourism and strengthen Sydney's identity and brand.



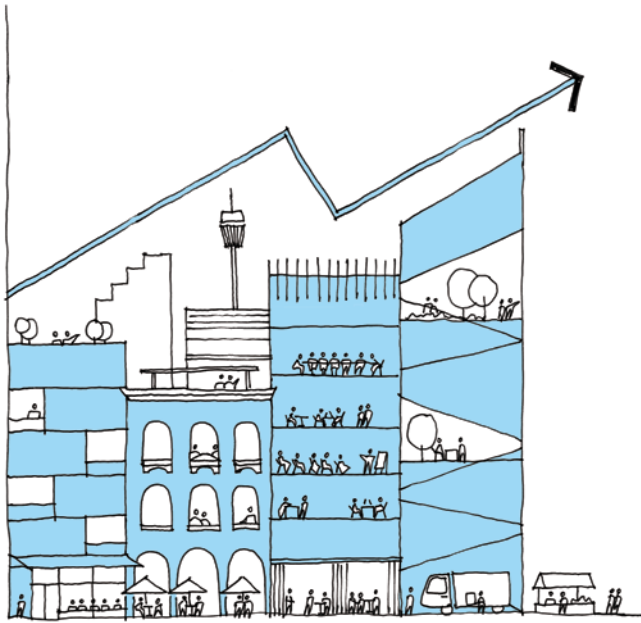
Protection and adaption of our heritage

The Strategy will continue to protect Sydney's heritage and seek innovative conservation methods. It will act to conserve, respect and celebrate the city's unique history through its buildings, places, objects and landscapes. It will do so by preserving heritage buildings, and by recognising and respecting special areas where groups of important buildings frame significant public space, and contribute to precincts of a shared character.

Sydney's heritage contributes to our distinctive identity, but change is constant. Historical buildings, precincts, structures and details are the physical expression of our history: they add to the image and memory of Sydney for visitors and residents. Sydney has some of the nation's most historically significant buildings. It's important to protect them so our collective heritage can be appreciated and understood by visitors to our city.

This Strategy will provide an improved experience of Sydney's heritage. By preserving and adapting our heritage, the layers of Sydney are built upon and enhanced to make a city that is authentic, human and soulful. Heritage buildings add quality and history to the streetscape, contributing layers of community and social significance. They are important for their intrinsic value as well as for their cultural significance.

They express different periods of time and progress and allow Sydney's major stages of development to be traced through the history and shape of its precincts. Importantly, they contribute diversity – different forms, functions and aesthetics – and provide breathing space between office towers and skyscrapers, and a contrast between the old and the new. The buildings express the city's personality and contribute to a perception of authenticity by retaining traces of past use and activity, while allowing for reuse and adaptation. At the same time, the appropriate adaptation of heritage buildings is encouraged for contemporary, economically productive and sustainable use. While the Strategy cannot define how growth can be achieved by incorporating heritage buildings into development schemes, it encourages the creative and innovative achievement of growth through heritage amalgamations, appropriate adaptations and, most importantly, through conversation – as any proposal that involves one of Sydney's unique heritage buildings will require unique consideration and collaboration outside of the planning framework.



A resilient and diverse economy

The Strategy will facilitate and encourage metropolitan Sydney's productivity, recognising Central Sydney's role as an economic engine and premier employment hub that benefits New South Wales and the nation. By positioning itself for sustainable and purposeful population and employment growth, Central Sydney can promote itself as a city open to new opportunities. Central Sydney's economy is competitive, high yielding, high value and innovative.

Central Sydney is the home of Australian and international companies, renowned cultural and tourist destinations, and vibrant shopping and entertainment quarters. It attracts industry through its significant competitive advantages: strong infrastructure, a magnificent location, a high quality of life and a skilled workforce. As a global city, it attracts talented workers and provides opportunities for innovation. It is important to maintain this role and position as a desirable environment for global firms, faced with competition from elsewhere in the country and the Asian region.

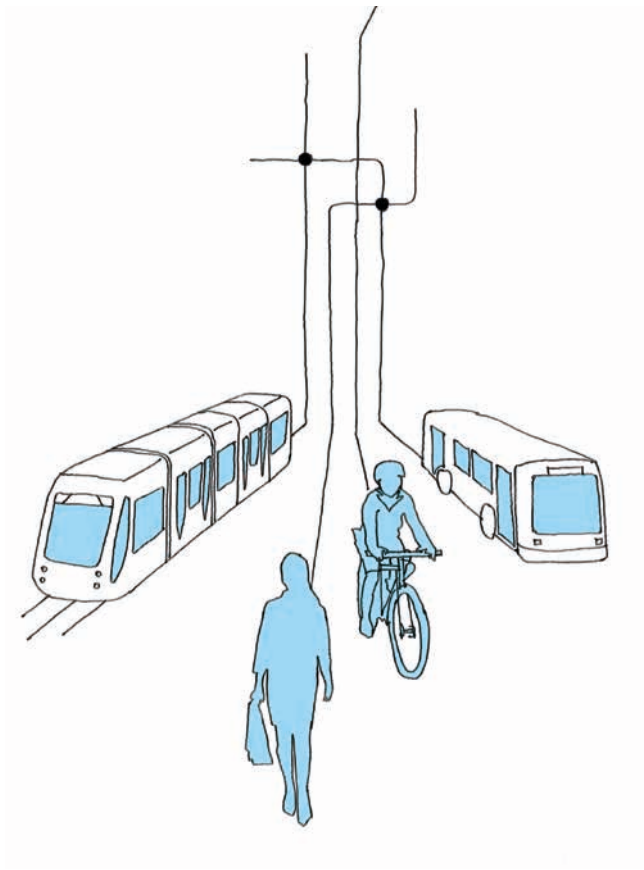
As Central Sydney grows, this Strategy will guide and encourage investment, matching it to Sydney's needs. It will clearly define a pathway for investors and developers to contribute to the city. With limited physical space for Sydney to grow into, land use must be carefully managed with attention to urban density.

This Strategy is medium-term with an eye beyond 2036. Whether the current economic cycle favours residential or commercial investment, the best use of space in the city is one that supports economic growth and facilitates an increase

in productivity. While residential investment contributes to attracting industry and individuals to Sydney as a liveable and people-friendly city, this Strategy prioritises space to be occupied by a variety of commercial, retail and hospitality businesses.

The Strategy envisions industries located in close proximity in the city, creating anchors for clusters of firms and organisations to complement and compete with each other. Regular engagement between them improves learning and innovation, draws customers and improves efficiency, including through ease of transport, movement and communication. The Strategy will protect and provide opportunities for these known industry-based precincts, such as finance, media, law and design, and those yet-unknown today, those emerging and those growing.

The strategy also recognises that different centres of economic activity and investment in metropolitan Sydney will be a part of a complex interaction with the city, nation and world. It actively reinforces links with these other locations so that each is encouraged to play to its strengths and most advantageous roles.



Efficient and effective transportation

The Strategy promotes and prioritises modes of transport with the most efficient use of space – walking, cycling, light rail and metro. It champions improved public transport and the effective use of the city's space for these modes of transport as outlined in the NSW Government's Sydney City Centre Access Strategy.

Sydney's streets are the Central Sydney's public domain; they are its arteries, the way we move through and get around the city. As Sydney grows, the demand on our streets also grows. The Strategy promotes the most productive use of streets, balancing the different ways they are utilised.

A smart transport strategy contributes to the vitality of Sydney's streets by encouraging walking and cycling and effective public transportation. It helps residents, workers and visitors move around easily. It guides policy, services and amenities to best do this, recognising that while some streets carry more traffic than others and some are prioritised for public transport, all streets are important public spaces.

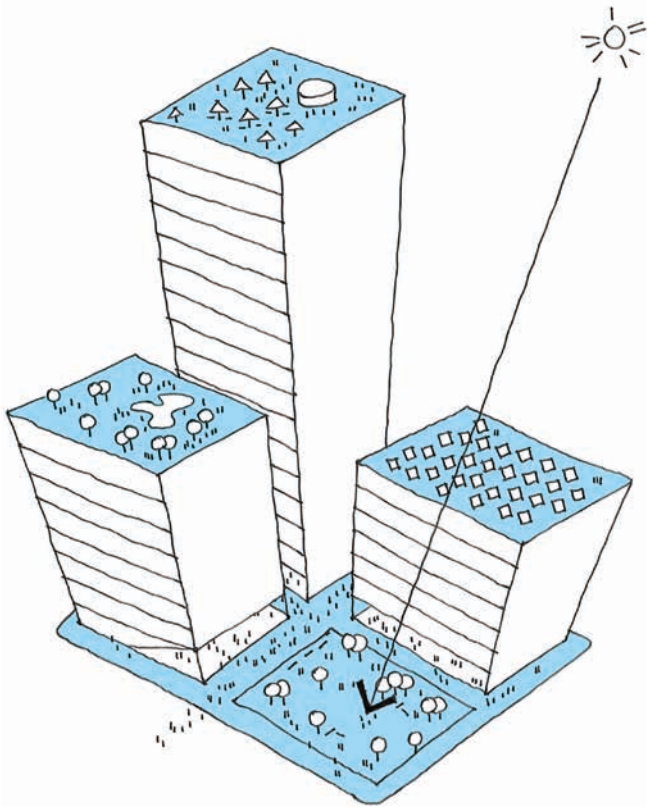
The Strategy supports the NSW Government's Sydney City Centre Access Strategy by addressing walking and cycling as the most efficient modes for short inner-city trips. This is because a higher proportion of workers in Central Sydney rely on surface transport rather than the rail network. Also, Sydney's inner neighbourhoods are rapidly growing; their residents will access Central Sydney most easily by walking and cycling. The Strategy supports Sydney in being a more accessible, attractive and safer city to explore on foot, by making walking quicker, more convenient, inviting and easy.

Public transport is fundamental to Sydney's role as a modern city, moving around increasing amounts of people, talent and knowledge in the service industries including finance and education, especially by rail and bus. The Strategy is reliant on the improved efficiency of the public transport network, particularly by planning better connections between modes of transport.

To benefit communities, urban consolidation and increased commercial development must be accompanied by high-quality transport infrastructure. The Strategy supports the progressive expansion of Sydney's emerging light rail network, superseding buses on very busy corridors, including Oxford Street, Broadway and parts of Elizabeth Street. The Strategy protects these corridors from incompatible development, such as major driveways.

Workers will continue to use private vehicles in Central Sydney but the proportion of work trips in private cars will decline as jobs and housing grow. The Strategy will stabilise the total parking supply in Central Sydney.

The Strategy will balance access to streets, footpaths and private land. It will maximise opportunities to consolidate sites for the delivery of services and goods. Where possible, sites will be encouraged to share basement connections with their neighbours and provide improved facilities for handling deliveries and goods through precinct-based freight hubs where last-mile deliveries are completed on bike. Basement and other underground connections may also help congestion and protect the amenity of streetscapes and major public transport interchanges.



Efficient use of land

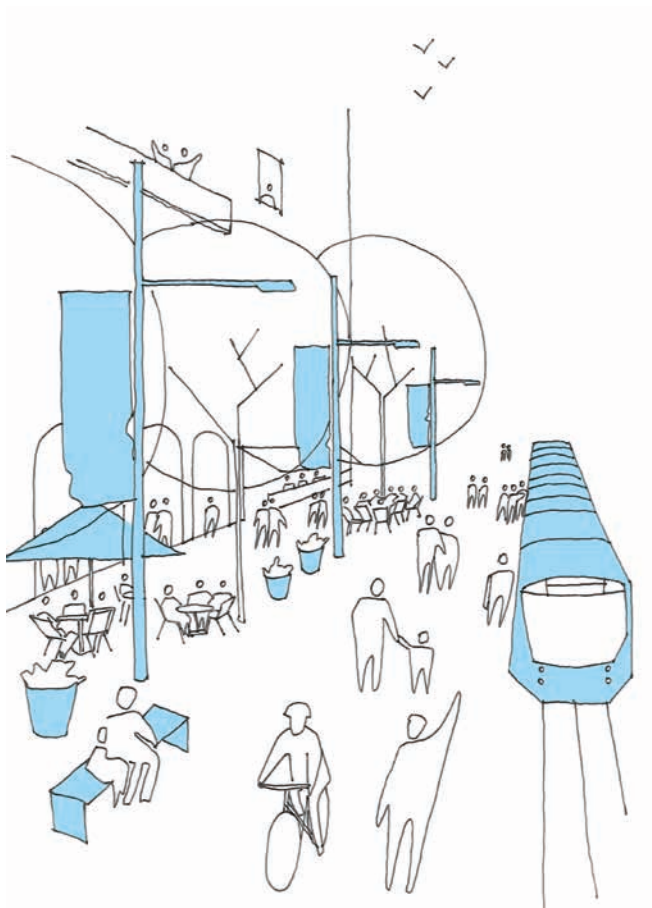
Maximising the efficiency of floor space within the height available in Central Sydney is the Strategy's key move for the efficient and productive use of land. Land is Central Sydney's most important asset. Sydney must make the most of it. We must ensure it is developed in a way that contributes to a productive city, a city that best utilises our space and land and is smart about the way we grow and encourage land use.

This benefits metropolitan Sydney, reinforcing its powerful economy, attracting investment and maintaining its global reputation, at the same time as promoting and protecting the Central Sydney's amenity. It is about a city that is adaptable and flexible, and resilient to changing economic climates. The best use of space will contribute to the most productive Sydney.

The Strategy goes beyond simple floor space ratio (FSR) calculations to consider function, form and interaction: what is expected for land use, the contribution to the public domain, and how buildings relate to each other. The Strategy will also encourage design excellence that references simple rules related to scale and built form. It will respect existing controls and permissions while prioritising the minimum requirements for comfortable and quality environments for users, the envisaged character of the precinct, and the needs of the city as a whole.

As Sydney is compact and growing, proactive efforts are needed to ensure efficiency and productivity. In acknowledging the limited space available, the Strategy will seek effective, creative and appropriate solutions. Floor space that is not committed to residential use increases our ability to stay adaptable. Where opportunities exist, the Strategy will maximise the benefits of available land by promoting amalgamation. In Central Sydney's limited space, larger towers are the most efficient and productive. Where sites redevelop together rather than on their own, they can achieve larger and higher developments that use land more effectively.

Finally, the Strategy supports sites to be self-sufficient. Redevelopment of sites will ensure adequate light, air and outlook, and will not prevent neighbouring sites from future redevelopment. Appropriate heights and setbacks of buildings from their boundaries achieve appropriate amenity in terms of light, shadow and outlook; the larger the site, the easier it is to accommodate those setbacks. The principles that encourage amalgamation and self-sufficiency go hand in hand.



Great streets

The Strategy elevates the importance of Sydney's streets as public spaces. It builds upon the principle that buildings must relate to the street, allowing for an exchange between street life and the life in buildings, contributing to the city's public life. It envisions a diversity of activity at street level by requiring buildings to have active frontages, where the front facades of buildings open towards the street, allowing active engagement between those in the street and those in the lower floors of buildings, and where the ground floor activities of buildings contribute to an interesting and dynamic street life.

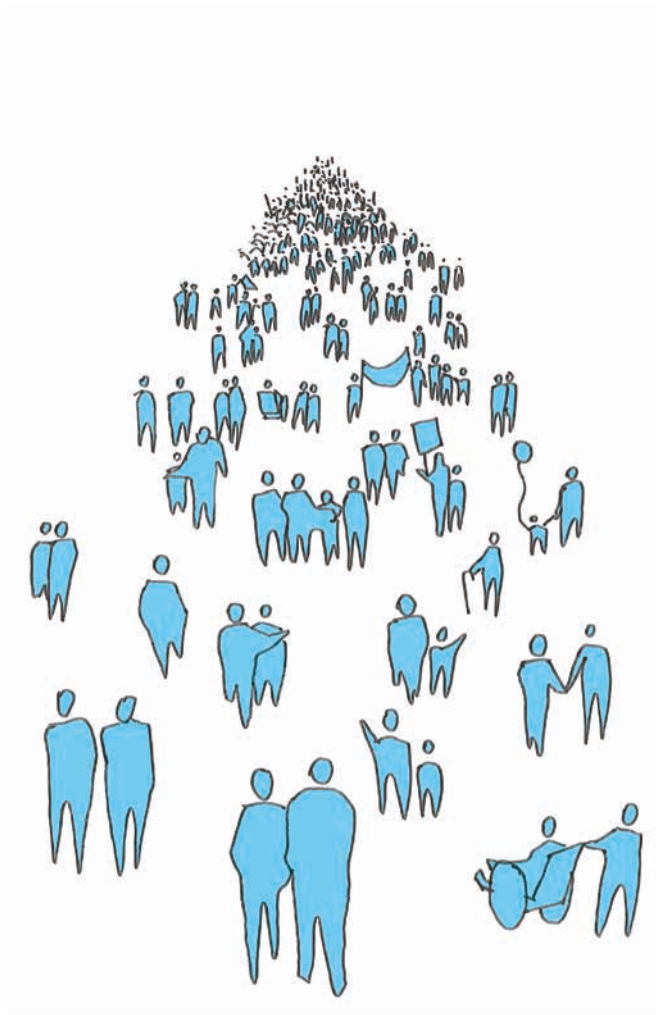
Great streets are enjoyable, comfortable and safe for all people. They define what it's like to live and work in and visit Sydney. Sydney's streets and laneways form a network of public spaces that are functional, interesting, diverse, quiet, busy, big, small, impressive and intimate. Each street has a unique combination of elements – including architecture, light, air, scale, views and function – that makes it special.

They are also the infrastructure for people to easily get around, particularly by walking and cycling, and support an active and diverse retail economy. Just as important, great streets are those that draw people out of buildings, to engage in creative conversation, ideas and activities. It's important to the City's future to recognise the benefits of public spaces and prevent their erosion. Our streets are the location of day-to-day and recreational activities, increasingly so in a compact city centre that is growing in density and population. The amenity of our streets is therefore of more and more importance, particularly

the protection of direct sunlight access. Street-level amenity plays a crucial role in establishing Sydney's character as a memorable and iconic global city with streets that are defined, lively, vibrant and comfortable.

The Strategy prioritises the comfort and enjoyment of Sydney streets. It envisions space between buildings for light to come through to the street and the minimisation of the uncomfortable effects of wind created by tall buildings. It encourages that an element of protection is integrated into the design of streets, so they are safe from the weather and people feel safe using them, including by being part of a healthy amount of activity on the streets, day and night. It includes the management of air quality.

As Central Sydney grows and increases in density, competition will intensify for the limited amount of space on Sydney's streets: the solution will be to find the most effective ways for people to get around in a safe and comfortable way. Walking and cycling save space and are the most time-efficient modes of transport; this Strategy will actively support them.



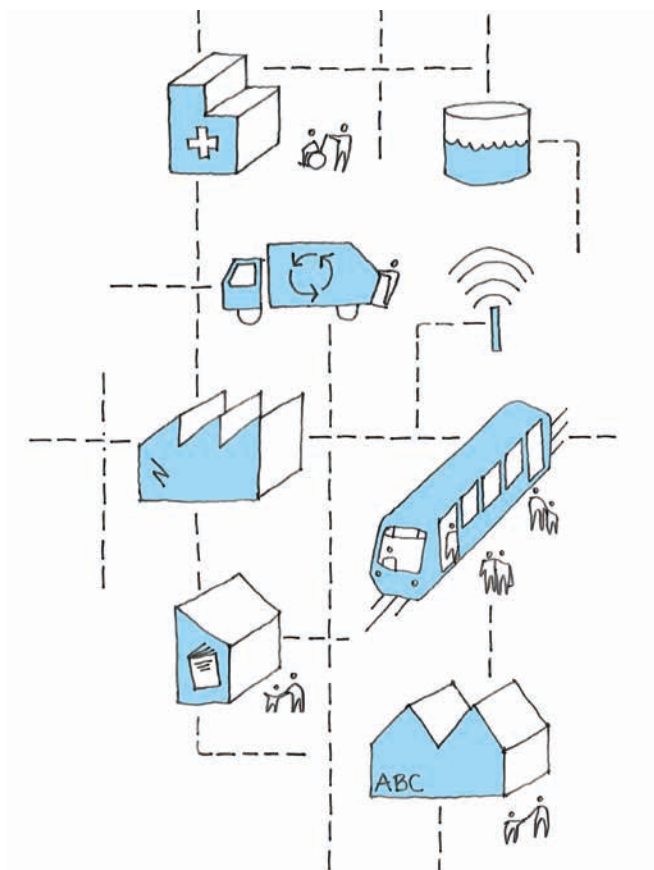
A city for people

The Strategy promotes Sydney as a city for people through actions that facilitate the values of liveability, inclusivity, tolerance and diversity. Sydney belongs to everyone: people of all ages and life stages; locals and visitors; workers, businesses and residents. Sydney's success and reputation is associated not only with economic outcomes but also with these non-economic values.

The Strategy elevates the quality of how people experience the city, whether at work or play, whether living in or visiting Sydney. Their increased enjoyment of the city leads to more benefits: attracting people to the city, supporting them to work and live, and encouraging their positive contributions to the city.

To achieve this quality and enjoyment, it is essential that people can easily get to the city, and then easily get around by public transport and by walking and cycling – the best way to get between the many services located in the city – along routes that are pleasant and comfortable.

Recognising that the city is of benefit to everyone, the Strategy seeks to facilitate spaces for public life. The city is a stage. Beautiful and memorable settings host musical events, art exhibitions, protests, celebrations and parades. They are activities that represent the diversity of how we as Sydneysiders participate in a city we love.



Strong community and service infrastructure accompanying growth

The Strategy will align urban growth with the delivery of appropriate infrastructure. A city exists first and foremost for its people. This means that as it grows, community and service infrastructure must grow with it to create an environment that is safe, pleasant and attractive. It should encourage social life with well-functioning community services such as schools and health and medical services. Significant investment is required to facilitate this infrastructure, and all levels of government must work together to achieve it.

When urban growth occurs without improving community and service infrastructure, the negative consequences are obvious. A lack of essential infrastructure means cities become unsustainable and unliveable, suffering social polarisation, urban decay and economic stagnation. It means failing transport, pressure on health and education services, unaffordable housing, damaging pollution and less access to public buildings and spaces.

Community and service infrastructure must continue to grow. It must serve both current and future communities. Opportunities for the city's growth must consider what infrastructure is needed to support it. Developers will be required to work with the City in an accountable and efficient manner to deliver community infrastructure, including libraries, child care and cultural facilities, and service infrastructure such as light rail, footpaths and affordable rental housing.

Development and good community and service infrastructure go hand in hand towards a healthy, vibrant and sustainable city. This Strategy will facilitate developers to support the growth of infrastructure through transparent and straightforward planning controls and administrative processes.

Strategy development controls and actions

As Central Sydney grows, and opportunities for growth become limited, responsibility increases for the City of Sydney to plan for and promote the efficient, orderly and economic development of land through development controls. Development controls protect the public domain and public interest. They provide for sufficient development potential to meet reasonable demand. The Strategy comprises both a strategic plan for the development of Central Sydney and a system of development controls. The development controls are based on the controls contained in the Sydney Local Environment Plan (LEP) 2012 and the Sydney Development Control Plan (DCP) 2012.

A clear understanding and consistent application of Strategy's development controls will provide certainty to stakeholders, and result in achieving the future vision of Central Sydney as the engine for a dynamic green, global and connected City of Sydney that continues to grow and serve its people.

Some areas of urban planning are beyond the influence of development controls and will require further action as part of the Central Sydney Planning Strategy. Together with short-term, medium-term and ongoing actions and key moves, the Strategy identifies where the City can influence and work with Central Sydney's various communities and state and federal governments to ensure that Central Sydney can play its role in metropolitan Sydney maintaining its global status.

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Central Sydney; one centre in a multicentre metropolitan Sydney

