

# **Attachment E**

**City Plan 2036: Draft City of Sydney Local  
Strategic Planning Statement Overview**



# City Plan 2036

## Draft Local Strategic Planning Statement Overview

CITY OF SYDNEY



Sydney 2030/ Green/ Global/ Connected

*city of villages*



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# 01 Introduction

The City of Sydney is Australia's most global city and will continue to be a major attractor for people wanting to live, work, visit and invest. Over the next 20 years, the city's people, economy and environment will change. By 2030, there will be 1.7 million people in the city each day. We will ensure the city is resilient to economic, community and environmental change. New infrastructure will support the movement, wellbeing and productivity of people. Character-filled, high-quality neighbourhoods will be home to strong communities. We will respond to climate change with a sustainable built and natural environment. The economy will evolve and grow through enterprise, innovation and creativity.

The planning system helps us manage change in our city and neighbourhoods by guiding how we use and develop land. It encourages positive change while protecting the characteristics that make places attractive. It ensures the community gets a say and balances competing demands. It ensures new development is supported by appropriate public infrastructure. It promotes transparency and fairness to achieve the agreed outcomes set out in plans and policies.

This local strategic planning statement will positively guide change towards our vision for a green, global and connected city. It sets out the land use planning context, a 20-year vision, planning priorities and actions to achieve the vision, and monitoring measures. The planning statement:

- a) explains how the city is expected to change and how the planning system will manage that change to achieve the desired outcomes
- b) provides a local response to the NSW Government's planning priorities and actions in the District Plan
- c) describes the planning priorities and actions to implement the Sustainable Sydney 2030 vision
- d) forms the basis of collaboration and advocacy on planning issues with other councils and the NSW Government
- e) supports existing planning controls, provides strategic outcomes and guides future changes to controls, including those sought by proponents through planning proposals.

This document provides an overview of the planning statement by drawing out the current context and anticipated change, the vision and priorities, and 10 key moves the City will make to achieve the vision.

## Strategic plans

The City of Sydney is one of nine councils within the Eastern City District, as shown in Figure 1, which forms the Greater Sydney Region with four other districts.

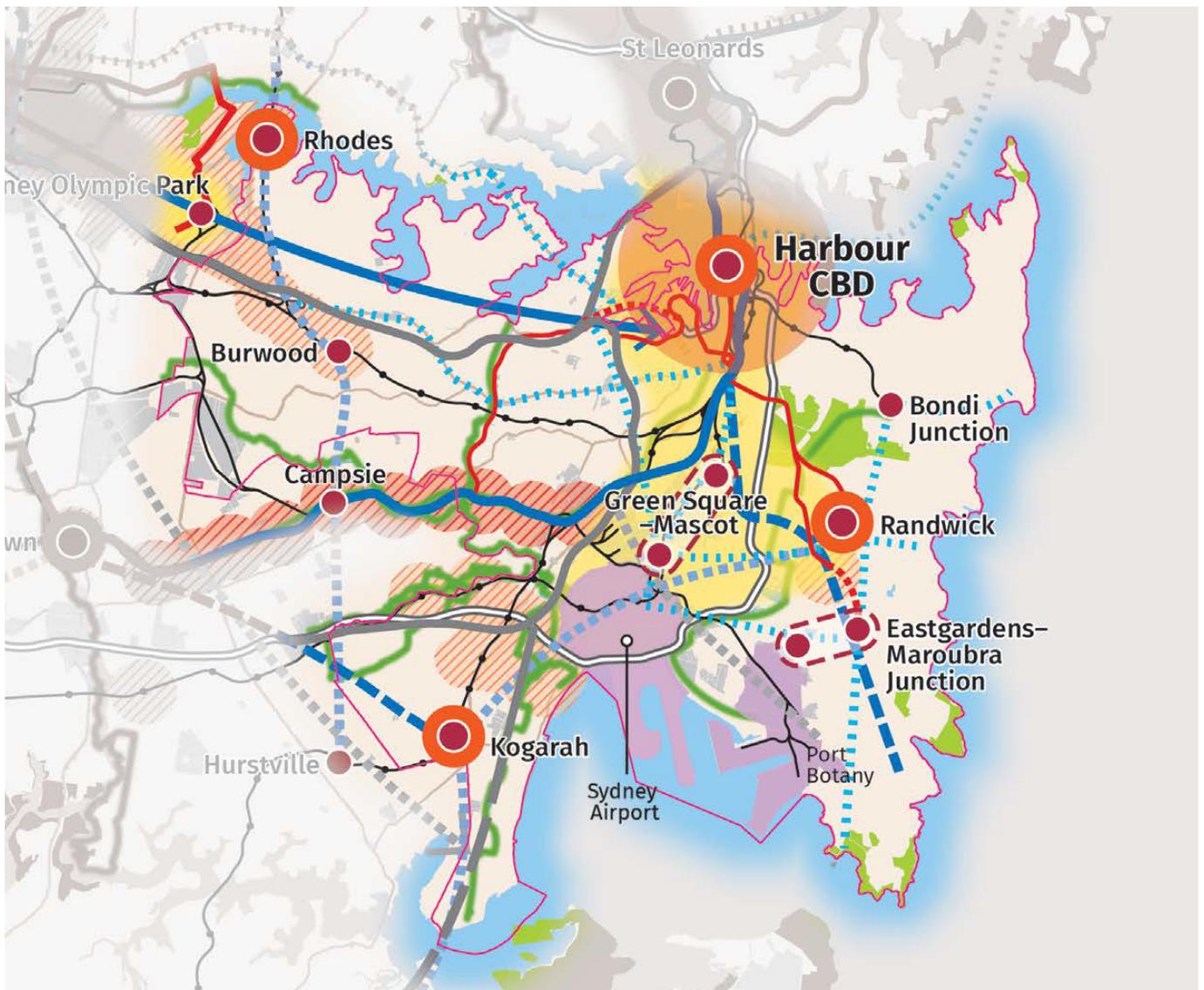
This planning statement has been prepared to give effect to the Greater Sydney Commission's Eastern City District Plan and Greater Sydney Region Plan. These strategic plans manage growth and change for Greater Sydney's growth and change across the themes of infrastructure, liveability, productivity and sustainability.

The District Plan's key priorities for the city include strengthening international competitiveness, retaining industrial and urban services land, nurturing quality lifestyles and sustaining communities through built form and public domain, aligning growth with infrastructure, and building effective responses to climate change and natural and urban hazards.

Sustainable Sydney 2030 is the City's long term vision for a green, global and connected city. This planning statement delivers on the 10 strategic directions of Sustainable Sydney 2030 and has been informed by the City's other social, environmental, economic and cultural plans and strategies. It has also been developed alongside the preparation of the City's next community strategic plan, Sustainable Sydney 2050.

The City has also prepared Housing for All: Draft City of Sydney Local Housing Strategy. The Housing Strategy supports the planning statement and details how the City will meet the District Plan's liveability priorities as they relate to housing matters. It also establishes the City's priorities, objectives and actions for future housing delivery.

Figure 1: Eastern City District structure plan



Source: Greater Sydney Commission



## The city today

Total residential population (2018)

**240,200**



**110,800**

Dwellings (2016)



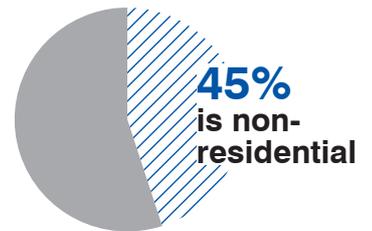
Densest local government area in NSW

**9,000**  
persons/kilometre

(30 June 2018)

Internal floor space

**38**  
million  
square  
metres



**6<sup>th</sup> largest**

LGA in Sydney metropolitan area

Economic activity (GDP)(2017/18)

**\$130**  
billion



**501,000**

Workers (2017)



**4.5 million hotel visitors**

Estimated spend

**>\$6.5 billion**

Rise in average temperatures (by 2070)

**+3.1°**



Canopy cover (2019)



**18.1%**



**We've changed a lot**

**67,000**  
more people  
over last 10 years



**30,000**  
homes built  
over last 10 years



**One of the fastest  
growing LGAs**  
in Australia



Cost of new Green Square community facilities  
**investing \$450 million**

**30%**  
jobs growth  
over last 10 years



**down  
20%**  
office space  
per worker  
(2007–2017)

**6,538**  
More student housing rooms  
(2007–2018)



Canopy cover (2008–2019)



**2.6% increase**



## A unique city



Over 50% of population

**15–34 years**

(2016)



Night-time economy

**\$4 billion per year**

PricewaterhouseCoopers global ranking (2016)

**Cities of Opportunity No.10**  
of 30 world cities



City worker

**27% more productive**  
than Greater Sydney average



Specialised  
**finance, services,  
media and design**

Strategically located

**9% urban services**

Budget for building and construction projects

**\$1.6 billion**

from 2017 to 2027



**90% of trips**

are made by foot in  
Central Sydney



## More change to come



**115,000**  
additional people  
to 2036



**14,000+**  
affordable and social  
housing dwellings  
needed to 2036

**56,000**  
dwellings to 2036



**200,000**  
more jobs  
to 2036



**5+**  
new metro  
stations



Most housing will be in high  
density apartments

**80%** households  
by 2036

**1.7 million**  
people in LGA  
each day



City target  
**net zero  
emissions**  
to 2050

# 02 The city today

The city attracts people and investment. It has increasing amenity and economic opportunity making it a desirable place to live, work, play and invest.

## People

In 2018 the City of Sydney was the sixth-largest local government area in Greater Sydney with a population of over 240,000 people.

The city's population has grown quickly. In the five years to 2018, annual residential growth averaged 4.1 per cent, compared to 1.9 per cent for the Greater Sydney Region. This represents an average of 8,782 new residents per year compared to 4,667 per year in the previous five years, showing a significant wave of growth.

The city's resident profile is distinctly different from the Eastern City District and Greater Sydney. For example over 50 per cent of its residents are born overseas, and it is home to one of Sydney's largest communities of Aboriginal and Torres Strait peoples, despite the number of Indigenous peoples falling from 2011 to 2016 as a proportion of the total population.

## Housing

The city has experienced significant housing growth. Over a five-year period to 2018, over 22,000 dwellings have been approved and over 19,000 dwellings have been built in the city. This represents almost 40 per cent of dwellings delivered in the Eastern District and is the highest number of additional homes built in a local government area in Greater Sydney over the same period.

Most of this growth in housing was provided as apartments in major urban renewal sites such as Green Square, Central Park, Harold Park and the Ashmore Precinct which continue to evolve as vibrant, diverse and sustainable communities.



## Productivity and employment

Sydney is Australia's global city and the leading knowledge-based economy. The council area generated more than \$130 billion of economic activity (GDP) in 2017/18, representing over 7 per cent of Australia's economy. The average labour productivity of a City of Sydney worker is 27 per cent higher than the Greater Sydney average. While heavily focused on financial and professional services in Central Sydney, the diversity of employment and businesses across the city contributes to the Greater Sydney and NSW economies. The city's economic role is supported by existing and planned transport which serves the wider Sydney region and Central Sydney.

The City has seen strong growth in jobs. Between 2007 and 2017, employment increased by around 30 per cent from 384,981 to 501,786 workers. Business floor space increased by 4.5 per cent to 17.2 million square metres since 2012 and accounts for 45.3 per cent of all floor space in the city. There has also been a strong ongoing trend towards less space for each worker, particularly for office-based workers, which is expected to continue. Visitor numbers continue to increase, rising by 14 per cent in the last five years to 660,000 visitors per day in 2018.

The Harbour CBD metropolitan centre and Green Square-Mascot strategic centre are identified in the District Plan. The Harbour CBD includes Central Sydney and City Fringe with the Innovation Corridor, Camperdown-Ultimo Health and Education Precinct and Eastern Creative Precinct. It is home to important clusters of financial services, professional services, information media, health, education and creative industries. The Green Square-Mascot centre includes the Southern Enterprise Area for a range of industry, business and urban services strategically located between Central Sydney and the international gateways of Sydney Airport and Port Botany.

## Local villages, high streets and heritage

The city's 10 village areas reflect the historic growth of the city. Each village has its own character, which contribute to the wide variety of housing, jobs, services and recreation available to residents. They typically have a centre or high street providing services, fresh food, entertainment options and infrastructure for the community within a 5- to 10-minute walk for most people.

The city's historic buildings and landscapes help tell Sydney's story and contribute to the character, liveability, culture and uniqueness of the area. To protect heritage, the City has listed approximately 2,250 heritage items and 75 conservation areas. These areas are diverse, liveable and relatively dense. They are living and working communities that are home to about 84,000 people and provide workplaces for almost 60,000 people.

## Sustainability

In June 2019 the City of Sydney Council declared a climate emergency in response to the serious risk that climate change poses to the community. The City has called on the Australian Government to respond to this emergency, through a range of measures including reintroducing a price on carbon. Action from all levels of government is essential to reduce climate change risk. Although the City has actively been reducing greenhouse gas emissions and increasing its resilience to the impacts of climate change, there are opportunities to accelerate the City's action through the energy, canopy cover, biodiversity, waste and resilience actions in the planning statement. As the climate emergency continues, related shocks and stresses will impact the city. By planning for change we can create more resilient buildings and places that continue to maintain the city's high liveability into the future.

## Transport and access

The city's transport and access network is under considerable strain. Greater Sydney's bus and rail networks are heavily used during peak times, with little spare capacity on most lines, and severe congestion on the bus network. Streets have also reached capacity. Dominated by motor traffic, they rarely function as useable and inviting public spaces and they do little to enrich the human experience of the city at street level.

The City needs to ensure movement can be achieved in a way that is walkable and connects to other areas. When people arrive at Central Sydney, for the most part, they walk. However, many footpaths are too narrow and waiting times at intersections are too long. Cycling in the city also requires significantly improved infrastructure to encourage a continued shift to this form of transportation.

Without more investment in transport and access as the population increases, the liveability and productivity of the city will be at risk.

## Infrastructure

The community has access to a range of infrastructure that helps make the city liveable, productive and sustainable, such as libraries, parks, pools, sporting facilities and community centres. The city's village areas are generally supported by a library plus a range of other spaces providing services to the community. About 15 per cent of the city is dedicated to publicly accessible open space, which caters to a range of recreational needs. This includes regional parks such as the Glebe foreshore, Sydney Park, Moore Park, the Botanic Gardens and the Domain. The City has about 50 subsidised cultural spaces, representing over half of the subsidised creative space in Greater Sydney, and housing 140 micro-businesses.

The City's 2018/19 Operational Plan includes a 10 year Capital Works Program that allocates \$1.6 billion for new infrastructure, with many works supporting the Green Square Urban Renewal area. Around \$790 million of these funds will be for the renewal of existing infrastructure such as roads, bridges and footways, open space and community and cultural facilities. Most of the funding will be collected through Developer Contribution Plans, the community floor space scheme and planning agreements.

## Community insights

As part of the Sustainable Sydney 2030 review, the City has consulted with the community about how they see the city growing to 2050.

### A city for people

People want a city that is green with trees and plants, has quality public spaces and different types of housing that is affordable. It is a socially supportive community that is safe, and inclusive.

### A city that moves

People want to use public transport, walking and bikes to move around. There is a reduction of cars, where streets and public spaces are easily accessible to people. The city is welcoming, and people can readily get to where they need to go.

### An environmentally responsive city

People overwhelmingly want a response to climate change. They want a city with sustainable waste management and the sustainable use of resources. People want to see a reduction in emissions, greater recycling and reusing of products, and changes to how we use our city to reduce our impact on the environment.

### A lively, cultural and creative city

People want a vibrant city, weaving its culture, heritage, entertainment and bold ideas through the workings of the city. The city has diverse shopping and entertainment options and a lively night-life that includes many options. Locals and visitors gather for events and cultural experiences using public spaces.

### A city with a future-focused economy

People want a city that is supported by digital infrastructure that sustains the creation of new jobs and allows businesses to respond to changing customer needs. People are optimistic about the opportunities that will be available in terms of education, jobs, innovation and the economy.



# 03 How will the city change to 2036?

The city will continue to be an attractor for residents and workers seeking high amenity and economic opportunity. Housing and jobs growth is set to continue with an estimated 115,000 additional residents and 200,000 additional workers by 2036. This equates to manageable average growth rates of about 2.1 per cent for residents and 2 per cent for workers in the city every year. Altogether, 1.7 million people are expected to be using the city each day, accounting for daily and overnight visitors, in 2036.

The population growth to 2036 will be accommodated in 50,000 new private dwellings including 36,531 new market dwellings, 11,175 new affordable rental housing dwellings and 2,294 new social housing dwellings. Over the same time, the provision of non-private dwellings will increase by 6,000. Table 1 shows the anticipated housing and jobs provision to 2036.

Nearly all of this new housing will be in medium to high-density apartment buildings, signalling a sustained long-term shift to apartment living. Over one third of this growth will occur in the Green Square Urban Renewal Area. Notable growth is also expected in Redfern-Waterloo and on other NSW Government urban renewal sites. Modest infill growth will continue for the City's historic residential villages.

As the population grows and more people than ever live in apartments, shared public spaces such as parks, retail centres, libraries and community facilities will see increased use. This will support more vibrant, diverse, day-round activity in the village centres, and increase the need for expansion and maintenance of the City's services and facilities.

Employment growth is expected to continue in Central Sydney with the draft Central Sydney Planning Strategy creating additional space for about 47,000 jobs or about one quarter of the total jobs target if implemented. Employment growth in sectors such as professional services, creative industries, health, education and information media sectors is also expected in Surry Hills, East Sydney, Redfern, Waterloo, Ultimo and Pyrmont around knowledge-intensive industry clusters. Workspace ratios are expected to continue contracting. Knowledge-intensive industries in connected, vibrant, high-amenity precincts will be the focus for the competitiveness of the city's economies and attracting workforce talent.

Changing climate will continue to create risks for wellbeing, environment, infrastructure and economy, causing us to adapt and be more resilient. Sydney will experience gradual warming with a projected increase of about 3.1°C by 2070 with the hottest days becoming hotter, more frequent and lasting longer. The city will experience continued variable rainfall with wet and dry periods and increased bushfire risk in the region contributing to air pollution and a long-term risk of sea-level rise.

In the last decade, Sydney's liveability and productivity has been increasingly challenged by cost and affordability issues. Affordability (cost relative to income) plays a crucial role in promoting social cohesion and the long-term ability to play an advanced role in the global and national economy. In the city, home ownership for many is unaffordable and there is a high proportion of people experiencing rental or mortgage stress. The availability of affordable work space also affects the city's productivity with fewer creative sector workers at a time when the overall workforce has grown considerably.



Table 1: Housing and jobs to 2036 (subject to market fluctuations)

Housing	Total 2016	2016–2021 (0–5 year) target	2022–2026 (6–10 year) target	2027–2036 (11–20 year) contribution	Total 2036
<b>Total private dwellings*</b>	110,138	+18,300	+14,000	+17,700	160,138
<b>private market</b>	99,587	14,933	10,633	10,965	136,118
<b>affordable+</b>	835	2,794	2,794	5,588	12,010
<b>social+</b>	9,716	574	574	1,147	12,010
<b>Non-private dwellings**</b>	15,682	+2,575	+3,033	+392	21,682
<b>Total dwellings</b>	<b>125,820</b>	<b>+ 20,875</b>	<b>+ 17,033</b>	<b>+ 18,092</b>	<b>181,820</b>

Jobs	Total 2017	Growth to 2036	Total 2036
<b>Total jobs</b>	<b>501,786</b>	<b>+ 200,000</b>	<b>701,786</b>

\* 'Private dwellings' comprise 'market housing', generally represented by homes in private ownership or being rented, 'affordable rental housing' and 'social housing'.

+ This reflects the City's target that of all housing, 7.5 per cent will be affordable housing and 7.5 per cent will be social housing. Despite this, it is acknowledged the City has limited influence over how much housing is provided as affordable or social housing.

\*\* 'Non-private' dwellings are those dwellings that typically comprise shared spaces, such as student housing, boarding houses and group homes.

# 04 Vision and planning priorities

## Vision

This planning statement adapts the City's Sustainable Sydney 2030 vision of green, global and connected in the land use planning context. The City's vision is for a city that is:

<b>Green</b>	with a low environmental impact, trees and open space, and for a health and resilient community.
<b>Global</b>	in economic orientation and partnerships, an open-minded outlook, and a diverse community.
<b>Connected</b>	physically by walking, cycling and high-quality public transport, through culture, place and social wellbeing, and to those with an interest in the city.

## Planning priorities

This planning statement contains 13 planning priorities organised into the Greater Sydney Commission's themes of infrastructure liveability, productivity, sustainability and implementation.

### Infrastructure

- 1 Movement for walkable neighbourhoods and a connected city**

To plan local neighbourhoods so people have access to daily needs within a 5 to 10-minute walk, advocate for mass transit and transport services, ensure land uses match mobility investment and managing roads to reduce impacts and create great places.
- 2 Align development and growth with supporting infrastructure**

To use the necessary planning, funding and delivery mechanisms provide local infrastructure and collaborate with NSW Government on state infrastructure.
- 3 Supporting community wellbeing with infrastructure**

To plan, collaborate and partner with others to deliver local infrastructure, such as open space and community and cultural facilities, and state infrastructure, such as health, education and emergency services for the wellbeing of our changing community.

## Liveability

4

### **A creative and socially connected city**

To take a people-focused approach to planning and place making, create inclusive and accessible places and improve planning to support cultural activity and spaces.

5

### **Creating great places**

To plan for accessible local centres and high streets to be the heart of local communities, protect the character of our distinctive heritage neighborhoods and iconic places, and deliver design excellence and high amenity in the built environment.

6

### **New homes for a diverse community**

To implement Housing for All, the City's draft Housing Strategy, and contribute to housing Sydney's growing population with a range of housing types and tenures to support a diverse community including working with others for more affordable and social housing.

## Productivity

7

### **Growing a stronger, more competitive Central Sydney**

To implement the draft Central Sydney Planning Strategy and prioritise space for business and enterprise activities while managing housing growth, providing infrastructure and guiding appropriate built form to create a world class city centre.

8

### **Developing innovative and diverse business clusters in City Fringe**

To grow knowledge-intensive business clusters with health, education, innovation, technology and creative industries in the Harbour CBD and prioritise those strategic land uses and improve connections between business and institutions.

9

### **Protecting industrial and urban services in the Southern Enterprise Area and evolving businesses in the Green Square-Mascot Strategic Centre**

To continue protecting the strategically located Southern Enterprise Area for business, industry and services to support the District, Harbour CBD and international gateways of Sydney Airport and Port Botany while planning to accommodate the next generation of businesses in accessible locations.

## Sustainability

10

### **Protecting and enhancing the natural environment for a resilient city**

To improve the city's waterways, biodiversity corridors, green spaces and tree canopy to support the environment and a healthy community.

11

### **Creating better buildings and places to reduce emissions and waste and use water efficiently**

To develop buildings and places that will be net zero energy by 2050, use water more efficiently and help reduce waste.

12

### **Increasing resilience of people and infrastructure against natural and urban hazards**

To manage the risks to people and infrastructure from flooding and stormwater, contaminated land, noise and the longer-term implications of sea-level rise.

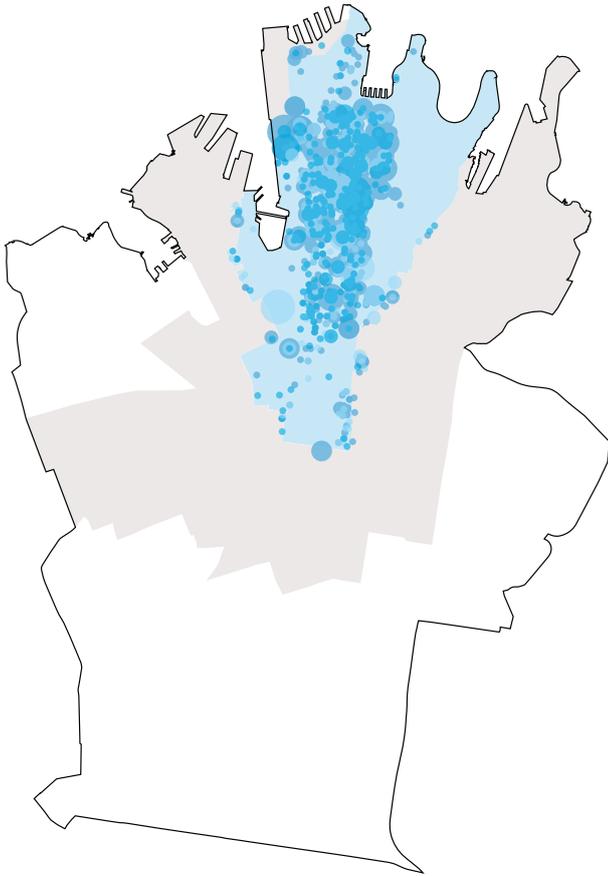
## Implementation

13

### **Open, accountable and collaborative planning**

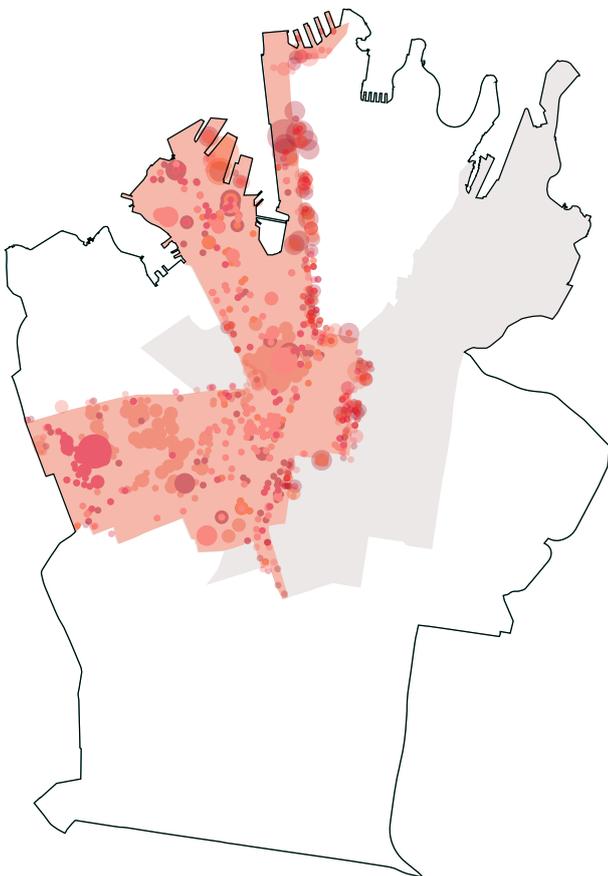
To take a long-term strategic approach to planning, work with others and report on progress to deliver good public interest outcomes and achieve the vision in Sustainable Sydney 2030 and the Region and District Plans.

# 05 Key moves



## Strengthen Central Sydney's economic role

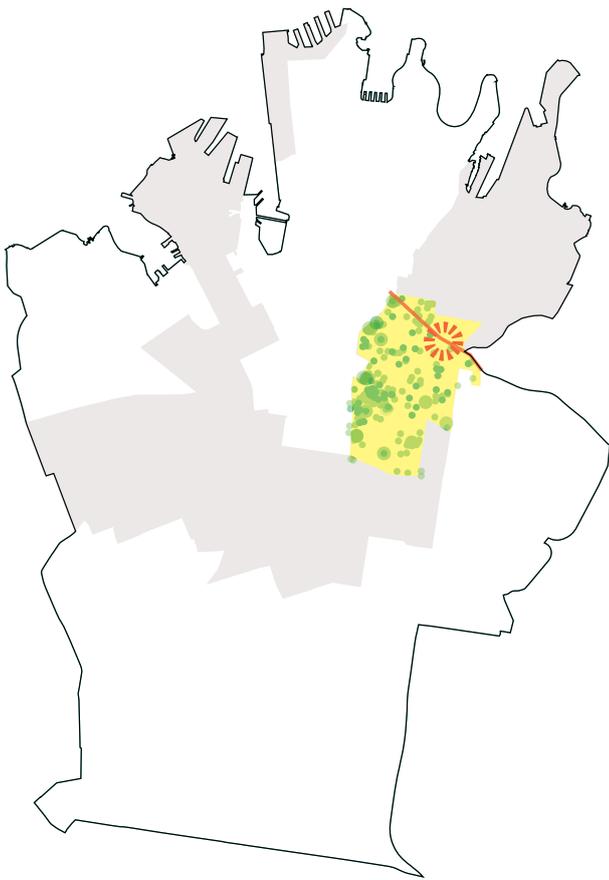
Central Sydney competes on an international stage and plays a fundamental role in metropolitan Sydney's standing as 1 of the 20 most advanced and globally connected cities. It is a strong attractor of global businesses, investment and talent with the highest concentration of top 500 companies in Australia. Central Sydney must be positioned to best take advantage of future business investment and accommodate the likely resulting increase in demand for employment floor space. Central Sydney could accommodate about 101,800 additional jobs by 2036. Almost half of these jobs are expected through the draft Central Sydney Planning Strategy which sets out a strategic process to unlock growth. Proposals will respond to market opportunities needs while achieving the high-quality design, protection of public space and infrastructure needed to support Central Sydney's global attractiveness.



## Build internationally competitive and knowledge-intensive business clusters in the Innovation Corridor

The Innovation Corridor features knowledge-intensive business clusters vital to the District's ongoing economic success and global competitiveness. It includes the Camperdown-Ultimo Health and Education precinct and areas within Pyrmont through to Central including the Sydney Innovation and Technology Precinct, Redfern and Waterloo, including the Botany Road Corridor. It can leverage the dense economic activity and global outlook of Central Sydney, and significant investment including transport infrastructure and urban amenities that attract talent. Industry, institutions and governments are collaborating on long-term strategies to realise potential and lead positive economic change. The Innovation Corridor forms part of the City Fringe area, which could accommodate up to 53,800 additional jobs by 2036.

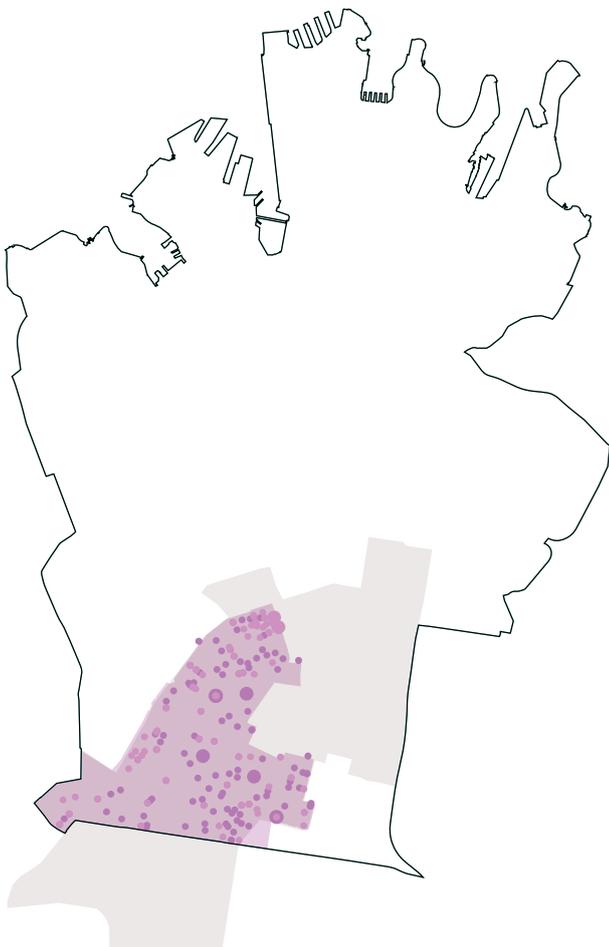
The City will strengthen the economic role of this corridor by prioritising space for specialised and knowledge-based clusters, plan for a genuine mixed-use precinct with high amenity and investigate opportunities to increase capacity for enterprise uses, including in the Botany Road corridor. The City will continue to work with others to realise the shared vision for the area.



## Support creative and cultural industries in the Eastern Creative Precinct

Creative industries and information media clusters are concentrated in the areas of Surry Hills and along high streets in the Crown and Baptist Streets and Oxford Street village areas. When combined, these areas form the Eastern Creative Precinct. These clusters take advantage of the precinct's high amenity and character to attract talent. However, affordable work space for these industries is decreasing, which affects the growth of the sector.

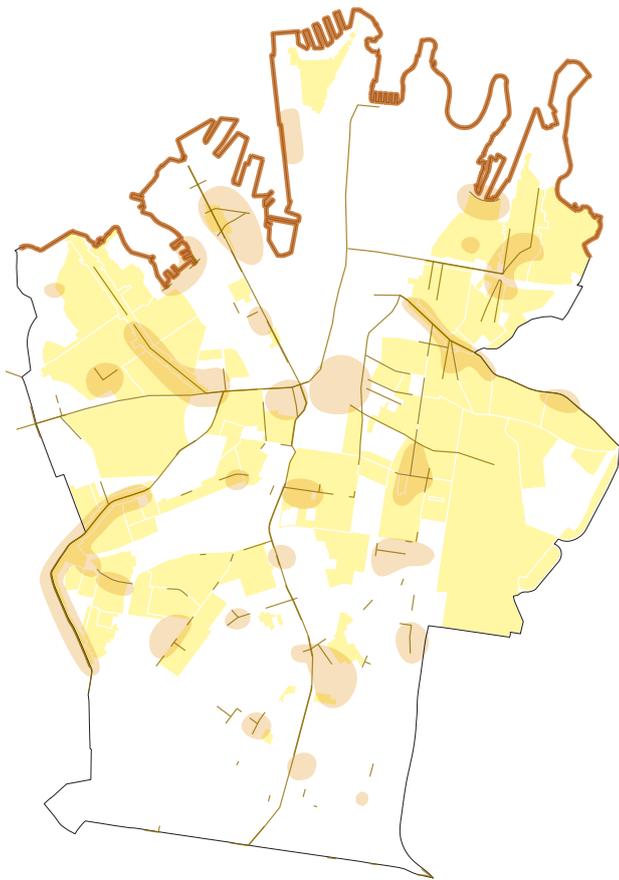
The City will prioritise diverse and well-designed workplaces, ranging in size, type and price point, and protect the character and amenity of the precinct to support creative and cultural uses. The City will continue to investigate planning reforms across the council area to support live music, night-time and cultural activities. The City will also explore a creative cultural precinct around Taylor Square and Oxford Street, leveraging the recently announced long-term lease to the National Art School. Most of the Eastern Creative Precinct falls within the City Fringe area, which may accommodate up to 53,800 additional jobs by 2036.



## Protect and evolve business in the Southern Enterprise Area

The strategically located Southern Enterprise Area is essential to efficiently servicing Central Sydney and the international trade gateways of Port Botany and Sydney Airport. It is one of the largest consolidated areas of urban service and industrial lands in the District, which makes it essential to the District's ongoing productivity. The City's planning has ensured that noisy, offensive and dangerous industries and services can continue to serve the District, buffered by business only zones that provide opportunities for new and growing businesses at a price point that enables risk and in locations that facilitate collaboration and market access.

As the City evolves the Area will need to accommodate shifts in productive activities including intensification for a range of people-based enterprise uses in accessible locations and accommodating creative and other industries that need affordable space. The City will continue to protect the strategic economic contribution of the area. We will review the employment lands strategy, and investigate planning approaches for accessible business-zoned land in North Alexandria to guide its evolution to more jobs-intensive, knowledge-driven activities. The Southern Enterprise Area forms part of the Green Square-Mascot strategic centre, which could accommodate up to 11,400 additional jobs in the city by 2036.



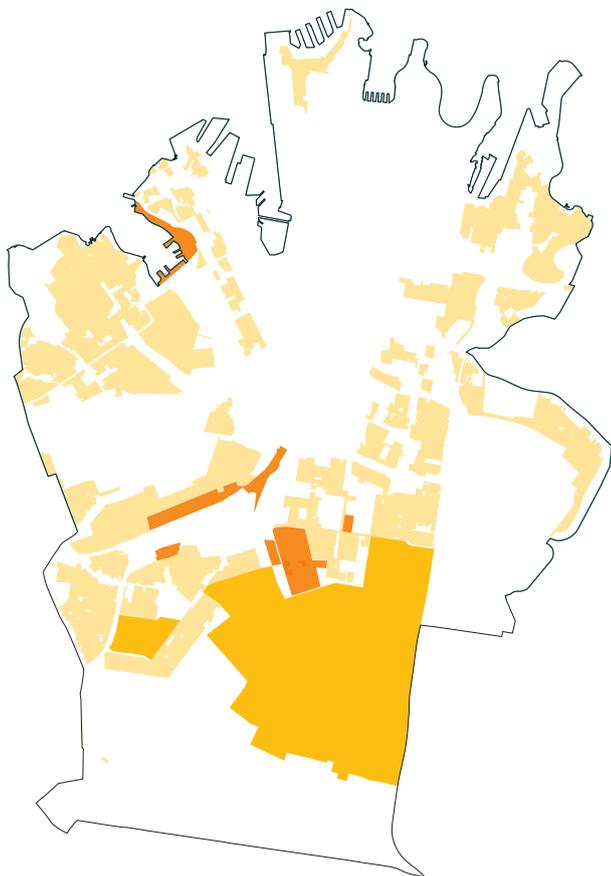
## Make great places

The distinct identity and character of the city's precincts and places draw people to live, work and study, adding to the success of local neighbourhoods.

The City will continue to conserve its local heritage items and conservation areas as their historical origins and relationships to places contribute to the local character and strengthen each community's sense of place.

Great places and improved liveability will also be achieved by supporting centres and high streets for local services, retail and recreation. Many of the high streets are in conservation areas, link the community to services and provide a connection between neighbourhoods.

The City will continue to implement its design excellence requirements, which are held up across the country as a leading example of how the planning system can deliver highly valued architectural and urban design outcomes.

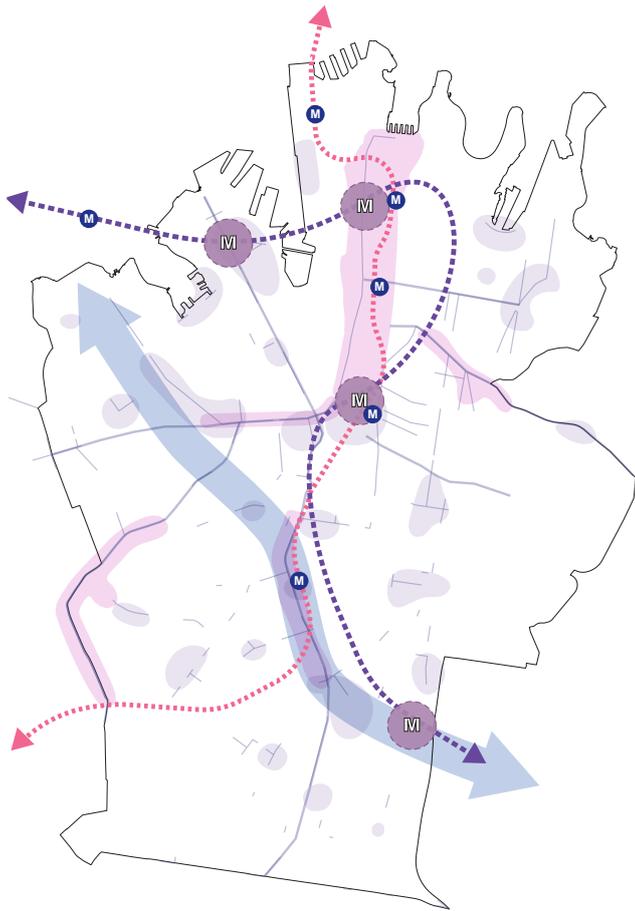


## New and diverse housing

The City's housing target of 56,000 dwellings by 2036 can be accommodated within the capacity of existing planning controls. The majority of this growth will occur in urban renewal areas and on NSW Government sites with modest growth anticipated in the heritage conservation areas.

A sustainable global city must offer a mix of housing to meet the needs of a diverse community. This includes retaining and attracting residents on lower incomes, those who identify as part of the Aboriginal and Torres Strait Islander community, families with children, people with disability, older people, long-term residents, students, people living alone, share households, and more. All these people should be able to find a home in our local area.

The City will continue to encourage and facilitate new ideas to deliver housing that improves diversity while increasing the affordable housing supply. The City will also implement the Planning Proposal: Affordable Housing Review to increase the amount of affordable rental housing. We will continue to advocate to the NSW Government to do more to increase the supply of social housing and deliver more affordable housing in state significant projects. We will also ensure the NSW planning framework delivers genuine affordable housing outcomes when incentives are offered.

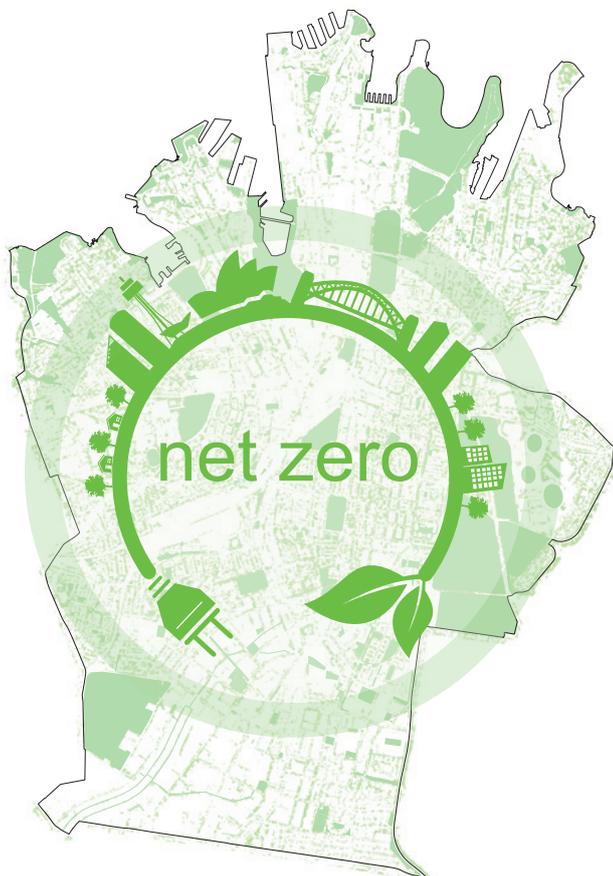


## Movement for walkable neighbourhoods and a connected city

Walkable neighbourhoods are easy to move around by walking or cycling. They are inclusive, healthy and resilient places where daily needs can be met within a 5 to 10-minute walk. We plan for walkable neighbourhoods by implementing the City's walking, cycling and liveable green network plans; planning for services, retail and recreation in the village centres and high streets; and providing infrastructure in accessible locations.

As the city's daily population grows to 1.7 million people in 2036, more space will be needed for people on the street. The City will work with the NSW Government to transition priority streets to 'people first' places through the Movement and Place framework, including in the city centre, Oxford Street and Broadway.

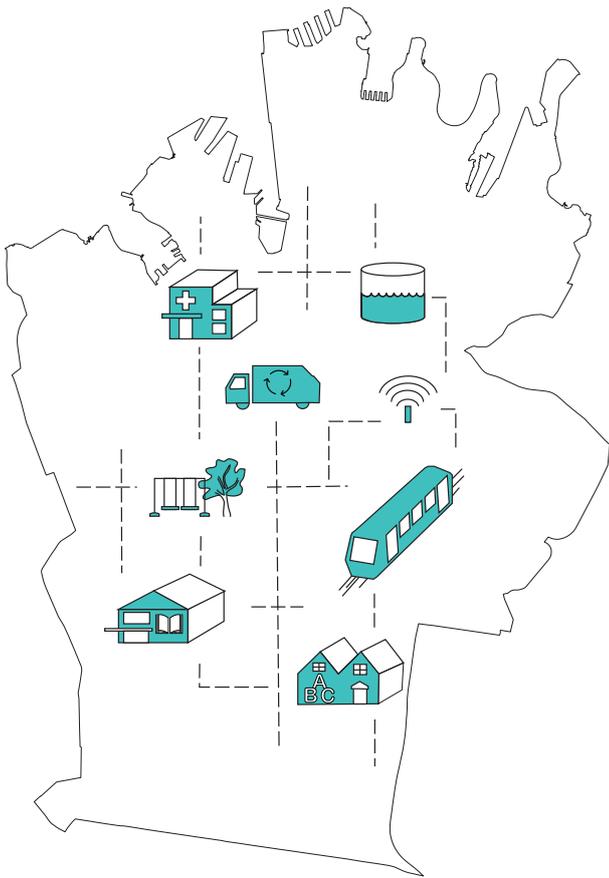
The City will work with the NSW Government to ensure Metro West stations in Pyrmont and Green Square (Zetland) serve existing and forecast populations and connecting valuable business precincts to workers. We will also ensure the city's land uses support the destination activities that appropriately respond to transport investment. In the longer term, we'll investigate east-west connections that bring together The Bays Precinct, Ultimo-Camperdown, Green Square and Randwick strategic centres.



## Greening the city and pathways to net zero

The community highly values trees and green spaces. The city is a high-density area that will continue to develop. As climate changes and population grows, every opportunity to green the city through trees, plantings and open space is required to support the health and wellbeing of the community and environment. The City will review tree canopy targets and controls for private land and review controls to identify biodiversity corridors.

Energy use in buildings makes the largest contribution to greenhouse gas emissions in the city with offices, hotels and apartments contributing 68 per cent of building emissions. The City is developing a planning pathway, with targets and time frames to achieve net zero energy for new buildings. Working with industry and government, we will identify milestones for progressive improvements to building standards which encourage the industry to innovate and adapt to a net zero future.

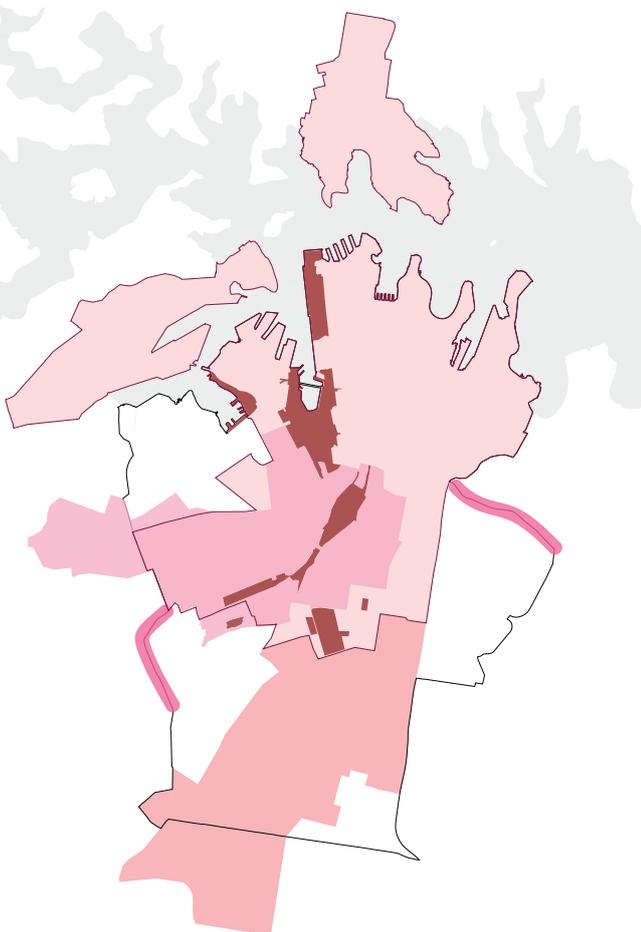


## Aligning development with infrastructure

The City will continue to deliver local infrastructure for its growing residential, worker and visitor populations with a \$1.6 billion 10-year capital works plan.

Funding infrastructure remains a significant challenge for local government with development contributions capped and general revenue subject to the rates peg. The City will continue to use and develop new innovative planning mechanisms to fund infrastructure such as value-sharing schemes and community infrastructure plans. These include the Green Square Town Centre infrastructure strategy, Green Square Community Infrastructure Scheme and the proposed Central Sydney Community Infrastructure Plan.

This planning statement is dependent on the timely delivery of infrastructure, including NSW Government infrastructure such as transit, health and education. The City will work with NSW Government to ensure delivery of infrastructure using the Growth Infrastructure Compact Model, identifying funding, staging and delivery responsibilities.



## Collaborate and plan for a shared vision

The City will collaborate with others on a range of planning issues including the NSW Government on state significant urban renewal projects, Inner West Council on the Camperdown-Ultimo Health and Education Precinct, North Sydney Council on the Harbour CBD metropolitan centre, Bayside Council on the Green Square-Mascot strategic centre, Eastern District councils on housing, sustainability and infrastructure issues and the councils within the Eastern Economic Corridor to strengthen the contribution of the Corridor to the Sydney region.

About 10 per cent of the city, equivalent to the Green Square urban renewal area in size, is currently removed from the City's planning jurisdiction. This creates challenges for consistent and effective planning and placemaking. The City will continue to work with the NSW Government on re-integrating state significant sites into the City's planning framework and adjusting thresholds so the Central Sydney Planning Committee can determine appropriate applications.



