

Attachment B1

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

An aerial photograph of Sydney, Australia, showing the city skyline with numerous skyscrapers in the background and a dense residential area with many houses and trees in the foreground. The water of the harbor is visible in the upper left.

City Plan 2036

Draft Local Strategic Planning Statement

CITY OF SYDNEY



Sydney 2030: Green/Global Connected

city of villages



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WILL BE UPDATED IN THE FINAL DOCUMENT

Aboriginal and Torres Strait Islander statement

The Council of the City of Sydney acknowledges Aboriginal and Torres Strait Islander peoples as the traditional custodians of our land – Australia. The City acknowledges the Gadigal of the Eora Nation as the traditional custodians of this place we now call Sydney.

In 1788, the British established a convict outpost on the shores of Sydney Harbour. This had far-reaching and devastating impacts on the Eora Nation, including the occupation and appropriation of their traditional lands.

Today, Sydney is of prime importance as the first place in which longstanding ways of life were disrupted by this invasion, as well as an ongoing centre for Aboriginal and Torres Strait Islander communities, cultures, traditions and histories.

Despite the destructive impact of this invasion, Aboriginal cultures endured and are now globally recognised as one of the world's oldest living cultures. Aboriginal peoples have shown, and continue to show, enormous resilience coupled with generosity of spirit towards other peoples with whom they now share their land.

The Council of the City of Sydney recognises that by acknowledging our shared past, we are laying the groundwork for a future which embraces all Australians, a future based on mutual respect and shared responsibility for our land. The ongoing custodianship of the Gadigal of the Eora Nation is an essential part of this future, as is Sydney's continuing place as a centre of Aboriginal and Torres Strait Islander cultures and communities.

There are many sites across our local government area with historical and cultural significance for Aboriginal and Torres Strait Islander communities. The City has documented many of these in Barani/Barrabagu (Yesterday/Tomorrow) as its first expression of the Eora Journey project.

The City works with, and has achieved much with, Aboriginal and Torres Strait Islander people and the City's Aboriginal and Torres Strait Islander Advisory Panel, consistent with the Principles of Cooperation signed between the City of Sydney and the Metropolitan Aboriginal Land Council in 2006. The City is deeply committed to Reconciliation in partnership with its Aboriginal and Torres Strait Islander peoples and in 2015 adopted our inaugural Innovate Reconciliation Action Plan. In 2016, the Eora Journey Economic Development Plan was adopted. These actions and others will help to ensure their political, economic, social and cultural rights are embedded in subsequent economic, social, environmental and cultural change.

Sustainable Sydney 2030 recognises Sydney's Aboriginal heritage and contemporary Aboriginal and Torres Strait Islander cultures. Aboriginal and Torres Strait Islander communities in the City were extensively consulted for Sustainable Sydney 2030 and this consultation continues today as we prepare our Sustainable Sydney 2050 plan. The City of Sydney is committed to acknowledging, sharing and celebrating a living culture in the heart of our city.

Lord Mayor's message

Since 2008, the City of Sydney has been working towards our vision of a green, global and connected city. Sustainable Sydney 2030 captures this vision and our ambitious environmental, economic, social and cultural goals. It guides everything we do.

Sydney is Australia's global city, and a key driver of the national economy. We have unique heritage villages that are home to many residents, energetic high streets, new communities in urban renewal areas and evolving knowledge-intensive business clusters.

Over the past ten years, we have supported a growing population and economy while improving liveability. We are creating walkable neighbourhoods, and environmentally and socially sustainable communities that are places for people to live, work, shop and socialise. We have improved local high streets, supported local businesses and provided local parks and community facilities.

Our city will continue to grow. By 2036, 1.7 million people will be in the City of Sydney every day, and we expect to deliver 50,000 new homes and space for 200,000 additional jobs. While the community understands that the city will grow and change, we know they want us to manage that growth to create a fair, sustainable and beautiful city.

Our planning framework, which includes local environmental plans, development control plans, strategies and contributions plans, is one of our most valuable tools to guide the making and re-making of the city. This planning statement sets out how we will grow and it will guide that change over the next 20 years.

We will continue to protect our unique heritage areas, while planning for new homes in sustainable, well-designed urban renewal areas such as Green Square. We will prioritise business and jobs in Central Sydney, Ultimo-Camperdown and the Southern Enterprise Area. We will use competitive processes to continue to deliver design excellence, and we will provide new and renovated facilities for communities and businesses with a \$1.7 billion investment over the next 10 years.

We also face significant challenges. We need to improve the sustainability performance of buildings and continue building and reshaping Sydney's cultural and night-time economy. This requires the State Government to deliver mass transport in Green Square and Pyrmont-Ultimo. The housing affordability crisis requires all three levels of government to work together to address and to support a diverse community, with the State and Federal Government investing in social and affordable housing, and the city implementing our affordable housing levy schemes.

While this statement will guide the growth of our city for the next twenty years, we cannot achieve it alone. At the City we are committed to continuing to work with residents, our business community, neighbouring councils and other tiers of government to make the strong planning decisions required to deliver outcomes for Sydney, and to create a green, global and connected city.

Introduction

Why planning?

People use and develop land so that we can house our community, produce the goods we need and want, and provide the services we seek. A planning system is a set of laws and policies that helps us decide how we use and develop land to get the greatest benefit for all and to avoid or manage any undesirable effects. A planning system also coordinates the homes and other buildings built by the private sector with infrastructure provided by government. This means the right types of land uses are located near the transport, services, schools and parks that people need.

The planning system can encourage positive change in our city while protecting the characteristics that make our local areas attractive. It balances competing and often conflicting demands to make sure that land is used and developed with the community's long-term interests in mind. It promotes transparency and fairness with all treated equally in accordance with an agreed plan.

The role of the City

The City of Sydney (the City) is responsible for long-term strategic land use planning on behalf of the local community, workers, visitors and businesses and for addressing economic, social, environmental, cultural, civic leadership and land use issues in an integrated manner.

We set the local rules for development, known as planning controls, and we assess development proposals against our controls and those of the NSW Government. Development decisions are then made by various authorities including the City's Local Planning Panel and the Central Sydney Planning Committee.

We work with the NSW Government as our planning decisions and actions function within the planning system established by NSW legislation.

The Local Strategic Planning Statement

This Local Strategic Planning Statement (the Planning Statement) reinforces the links between the NSW Government's strategic plans and the City's community strategic plan, Sustainable Sydney 2030, and the planning controls that guide development in our city.

The Planning Statement sets out:

- the 20-year vision for land use planning in the city
- the basis or context for planning
- the planning priorities and actions needed to achieve the vision
- the governance and monitoring of the priorities and actions

The requirement for local governments to prepare Planning Statements was introduced by the NSW Government in the *Environmental Planning and Assessment Act 1979* (the Act) in March 2018.

The Planning Statement will guide future changes to the planning controls in the City's local environmental plan (LEP) and development control plans (DCP). The Planning Statement may also inform other planning tools, such as contribution plans to ensure that local infrastructure is provided as the community's needs change. NSW government agencies will also use Planning Statements to inform their infrastructure planning and service delivery, such as schools, hospitals and transport, to support local communities. [It may also inform NSW government agencies on changes to legislation and policy direction.](#)

The City will also use the Planning Statement when considering proposals to change the LEP. This will ensure that LEP changes give effect to the priorities, objectives and actions in this Planning Statement.

The Planning Statement builds on the City's other land use planning strategies.

The City's draft local housing strategy, Housing for All, focuses on managing housing growth and change in the city. The strategy sets out priorities and actions to achieve a diverse range of well-designed and sustainable housing to meet the needs of the community.

The City's draft Central Sydney Planning Strategy is a plan for how Central Sydney should grow to 2036 and beyond. It will provide opportunities for employment floor space growth, promote the efficient use of land, and encourage innovative design. It unlocks opportunities for the delivery of cultural, social and essential infrastructure and improved public spaces to support growth. The draft Guideline to Preparing Site Specific Planning Proposals in Central Sydney sets a pathway for implementing elements of the strategy through planning proposals.

The Employment Lands Strategy guides growth and change in the City's employment lands. It ensures that these lands retain their productive services while providing the opportunity to evolve to new enterprise activities. The employment lands provide opportunities for new business and the industries and urban services needed to meet the needs of the region.

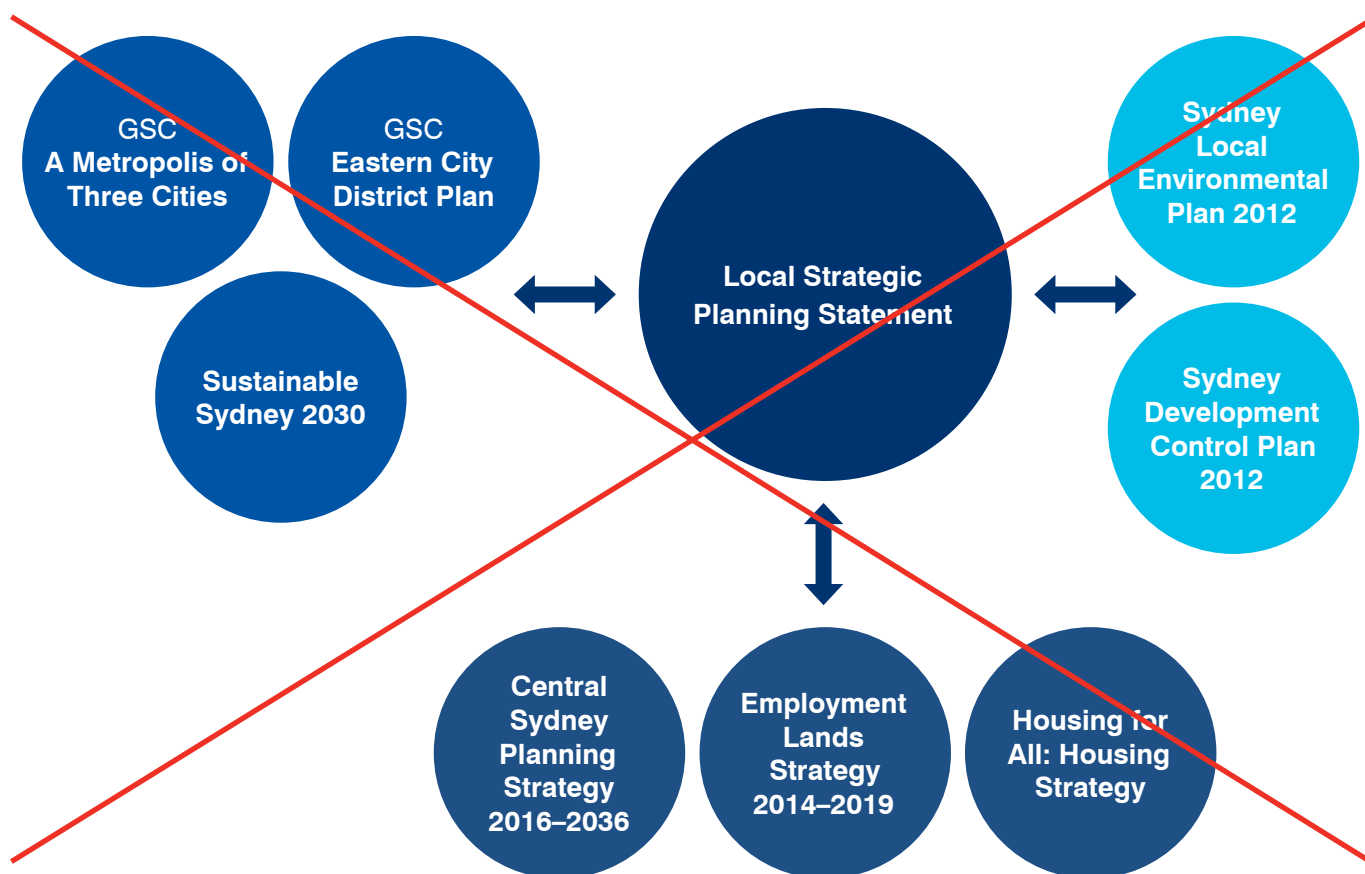
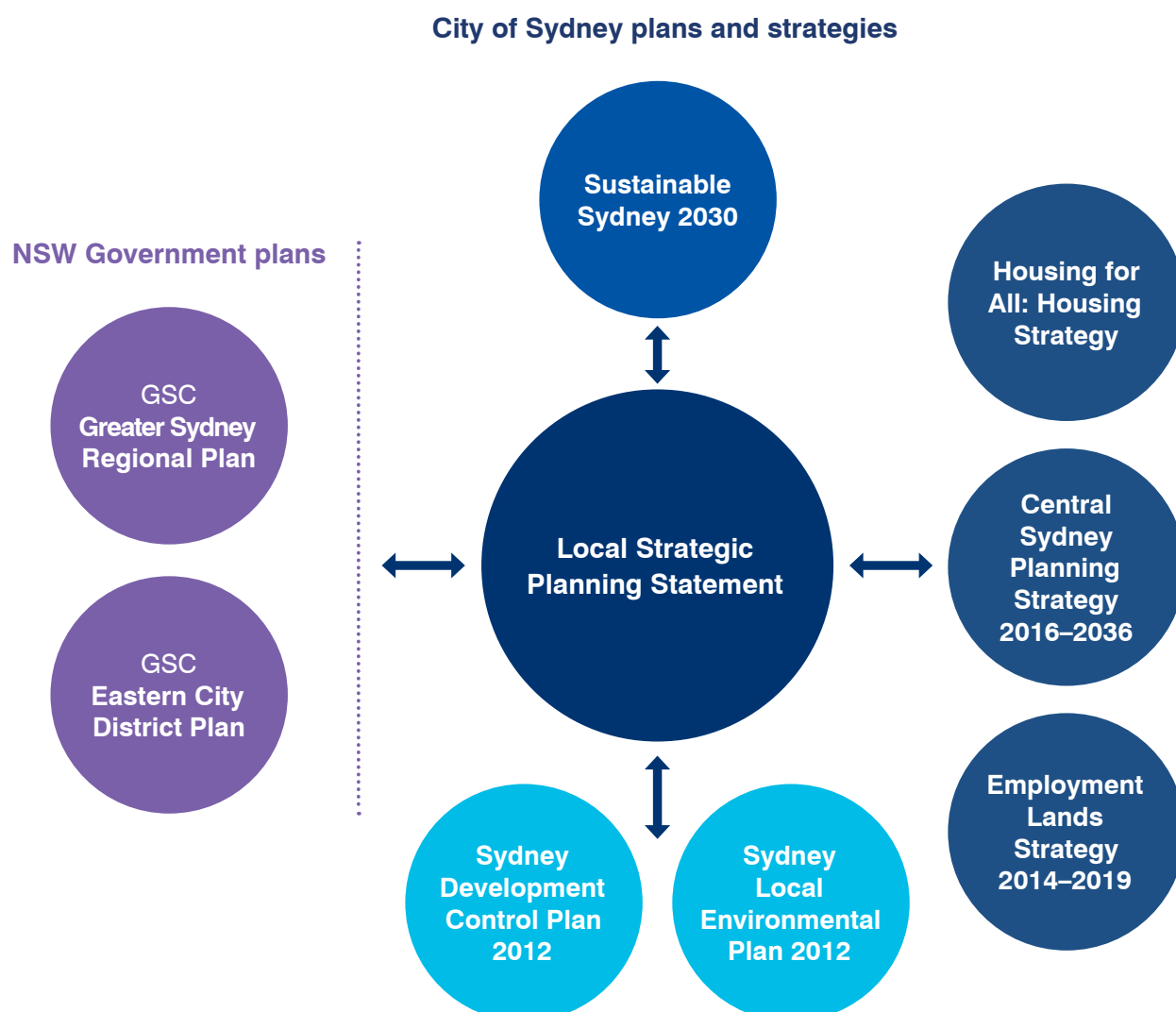


Figure 1: Strategic planning framework



Strategic plans

The Planning Statement has been prepared to give effect to the Eastern City District Plan and is informed by our local characteristics and opportunities, the directions in Sustainable Sydney 2030, the City's community strategic plan, and various local plans and strategies.

A Metropolis of Three Cities – the Greater Sydney Region Plan

A Metropolis of Three Cities – the Greater Sydney Region Plan (the Region Plan), released by the Greater Sydney Commission in March 2018, is the overarching plan for the Greater Sydney Region. The Region Plan:

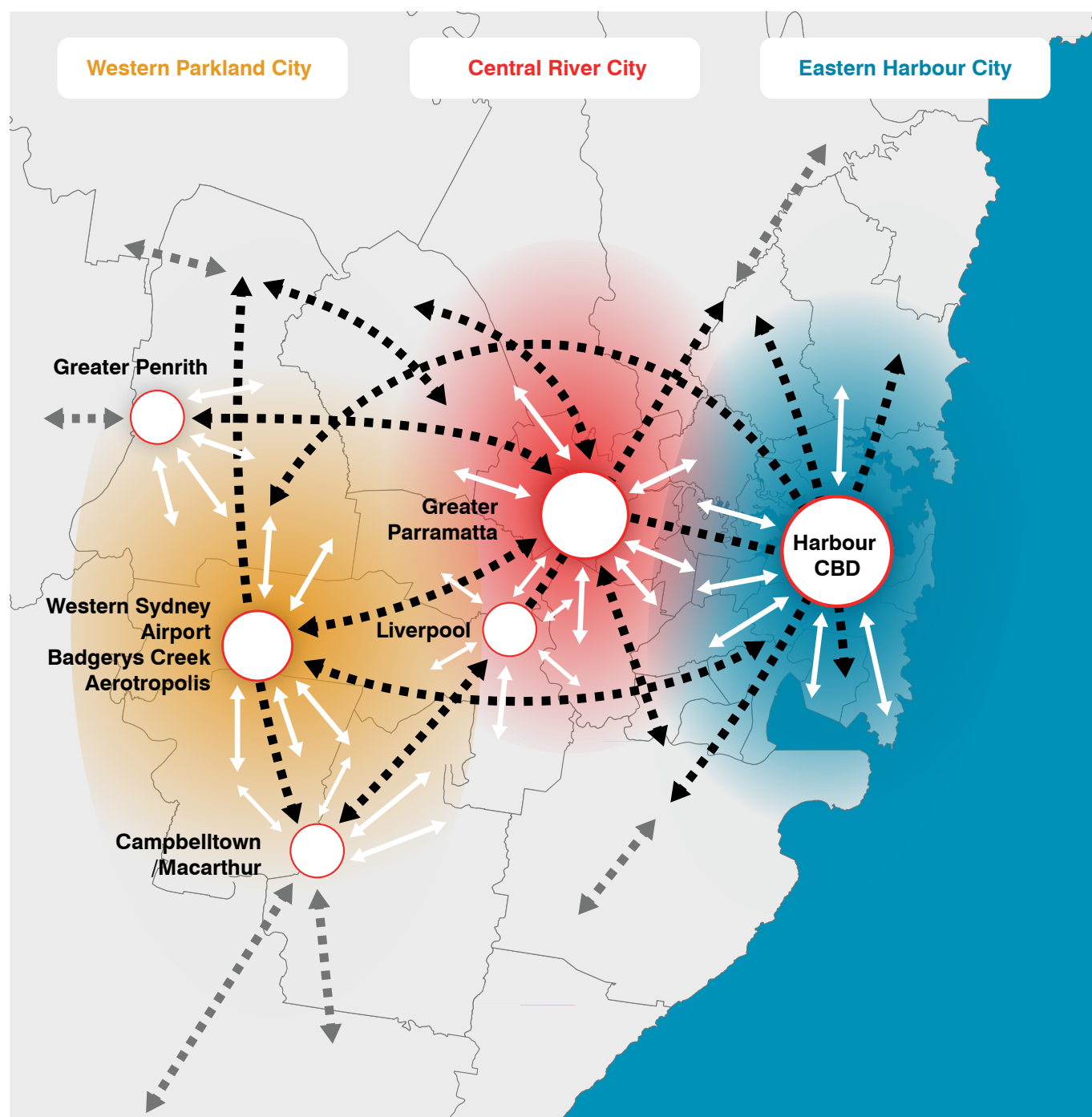
- sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic, cultural and environmental matters
- informs district and local plans and the assessment of planning proposals
- assists infrastructure agencies to plan and deliver for growth and change and to align their infrastructure plans to place-based outcomes
- informs the private sector and the wider community of the growth management and infrastructure investment intentions of government.

The Region Plan is guided by a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. The three cities consist of:

- the established **Eastern Harbour City** – for which the Region Plan builds on its recognised economic strength and addresses liveability and sustainability
- the developing **Central River City** – for which the Region Plan invests in a wide variety of infrastructure and services and improving facilities
- the emerging **Western Parkland City** – for which the Region Plan establishes a framework for the development and success of an emerging new city.

The Region Plan integrates land use, transport and infrastructure planning between the three tiers of government and across NSW Government agencies. The Region Plan has been prepared concurrently with the Future Transport Strategy 2056 and the NSW State Infrastructure Strategy 2018–2038: Building Momentum to align land use, transport and infrastructure outcomes for Greater Sydney.

Figure 2: Greater Sydney region structure plan



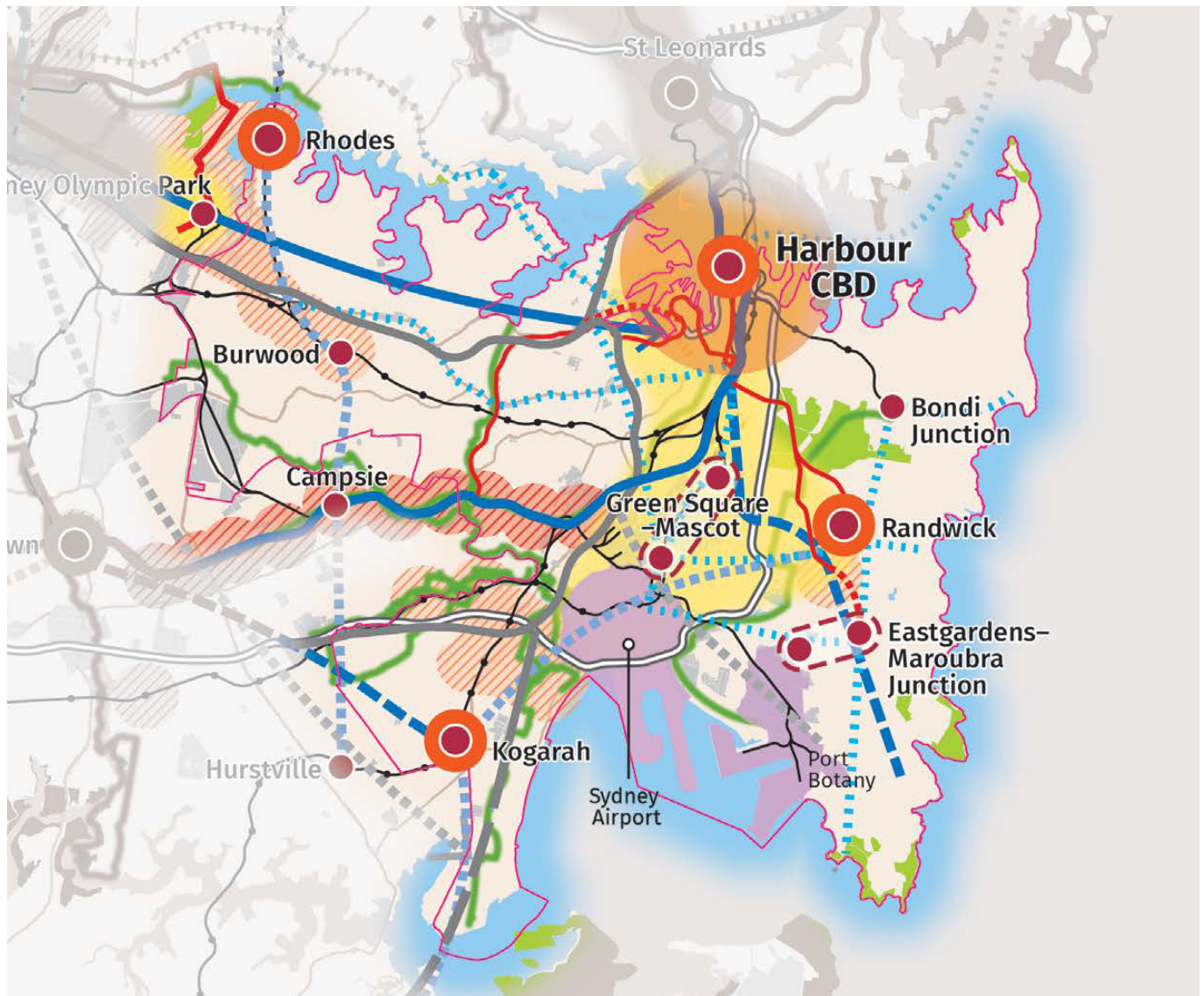
Source: adapted from the Eastern City District Plan – Greater Sydney Commission

Eastern City District Plan

The Eastern City District Plan (the District Plan), released by the Greater Sydney Commission in March 2018, sets out priorities and actions for the Eastern City District. The District Plan is a 20-year plan that guides the implementation of the Region Plan at a district level.

These two long-term plans bridge regional and local planning. They inform local environmental plans, community strategic plans and the assessment of planning proposals. The District Plan helps councils to plan and deliver for growth and change, and to align their local planning strategies to place-based outcomes.

Figure 3: Eastern City District structure plan



Source: Greater Sydney Commission

Sustainable Sydney 2030

Sustainable Sydney 2030 is the City's overarching community strategic plan that sets a vision for a Green, Global and Connected city.

Sydney 2030 came to life after we asked residents, visitors, workers and businesses what kind of city they wanted. People told us they wanted a city that cares about the environment, has a strong economy, supports the arts and that connects its people to each other and the rest of the world. Sydney 2030 is now the cornerstone of everything we do.

Sustainable Sydney 2030 is the City's highest level strategic plan, and is updated every four years. All the City's work follows from this plan. Our strategies and action plans, such as this Planning Statement, set out the commitments, projects and services we need to achieve this.

The 10 strategic directions to guide the future of the city are:

1. A globally competitive and innovative city
2. A leading environmental performer
3. Integrated transport for a connected city
4. A city for walking and cycling
5. A lively and engaging city centre
6. Resilient and inclusive local communities
7. A cultural and creative city
8. Housing for a diverse population
9. Sustainable development, renewal and design
10. Implementation through effective governance and partnerships.

In August 2018, the City resolved to develop the Sustainable Sydney 2050 Community Strategic Plan through a comprehensive plan to engage residents and businesses, government and statutory authorities, visitors, educational institutions and the cultural and creative sectors.

The Planning Statement has been informed by initial community engagement and research undertaken as part of the preparation of Sustainable Sydney 2050 – and will be updated to align with it after it is adopted by City. Generally, a reference to Sustainable Sydney 2030 is taken to be a reference to any future community strategic plan.

The Planning Statement is also informed by several City strategies, including:

- A City for All: Towards a socially just and resilient Sydney, Social Sustainability Policy and Action Plan 2018–2028
- Creative City: Cultural Policy and Action Plan 2014–2024
- Economic Development Strategy (2013)
- Environmental Action 2016–2021: Strategy and Action Plan
- Greening Sydney Plan (2012)
- Adapting for Climate Change – A long term strategy for the City of Sydney (2015)
- Leave Nothing to Waste Strategy and Action Plan 2017–2030
- Urban Ecology Strategic Action Plan (2014)
- Urban Forest Strategy (2013)
- Housing Issues Paper (2015)
- Innovate Reconciliation Action Plan 2015–2017
- Liveable Green Network Strategy and Master Plan (2011)
- Open Space, Sports and Recreation Needs Study (2016)
- OPEN Sydney: Future Directions for Sydney at Night – Strategy and Action Plan 2013–2030
- Visitor Accommodation Action Plan (2015)
- Walking Strategy and Action Plan 2015–2030
- Resilient Sydney: A strategy for city resilience 2018.

The NSW planning system

In New South Wales, the *Environmental Planning and Assessment Act 1979* (the Act) establishes the planning system and is used with other legislation and policies to manage land and development. The NSW Planning Portal (www.planningportal.nsw.gov.au) provides details of the various processes and functions of the NSW planning system.

The system is based on a series of plans, policies and guidelines that guide decision-making for development including when approval is needed and what must be considered when assessing a proposal.

Strategic plans – These plans are used to shape strategic planning and infrastructure in metropolitan Sydney and align planning from the broadest regional area down to the local area. They include the Greater Sydney Region Plan and the five District Plans prepared by the Greater Sydney Commission. Councils are required to prepare a Planning Statement that sets the land use planning strategy for the local area and aligns with the Region and District Plans. Local planning controls are then required to give effect to the strategic plans.

State Environmental Planning Policies (SEPPs) – SEPPs are NSW Government policies and planning controls that apply to certain areas or types of development. They also establish the assessment processes for different types of development such as State Significant Development (SSD), complying development and exempt development. Development proposals are assessed against relevant SEPPs.

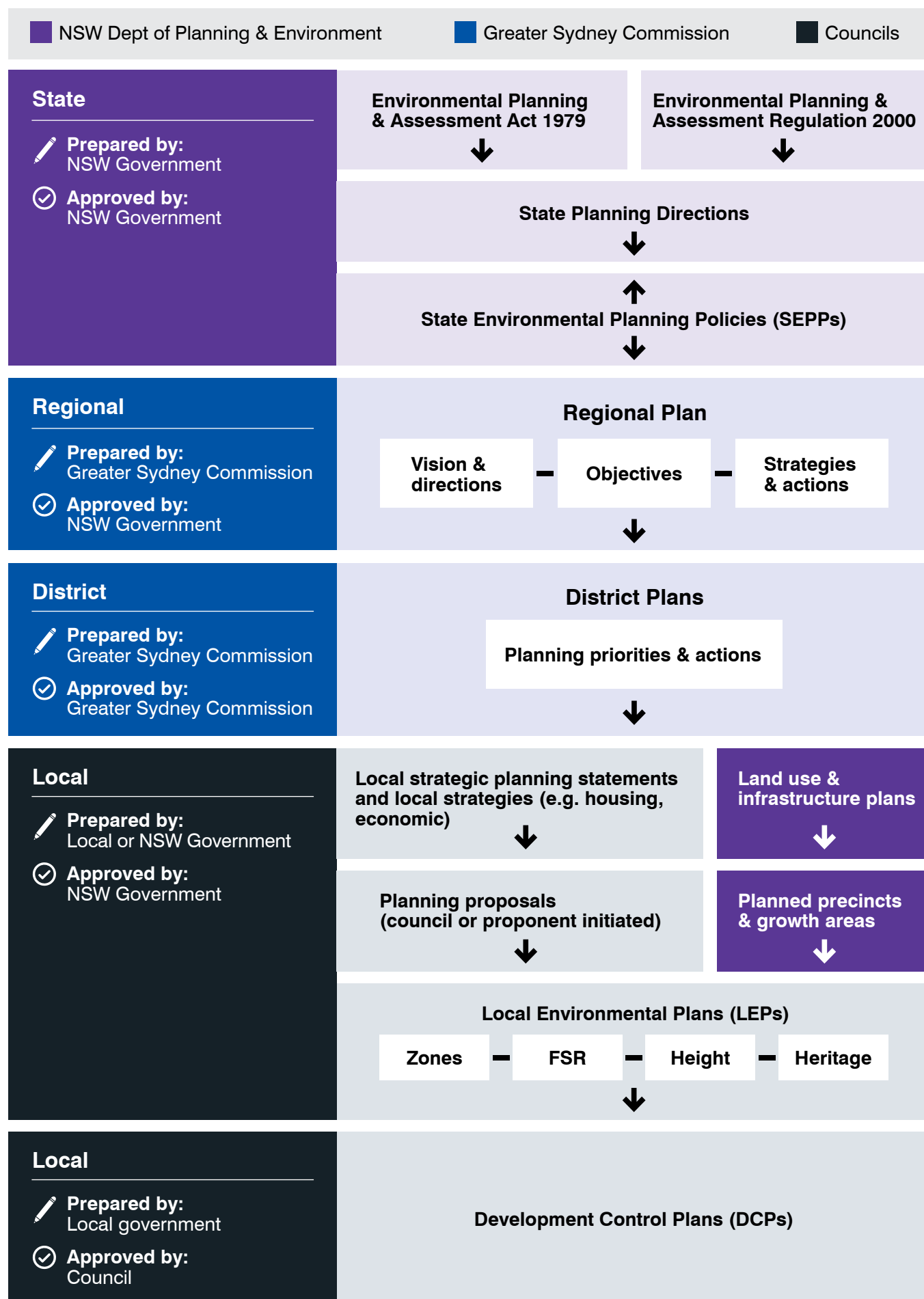
Local Environmental Plans (LEPs) – LEPs are the local planning laws prepared by councils but approved by the NSW Government. They set out what development can take place where and what places need to be protected for their heritage value. LEPs are required to give effect to the strategic plans and must be consistent with SEPPs [and Local Planning Directions](#).

Development Control Plans (DCPs) – DCPs are guidelines prepared by councils that describe the preferred way to undertake development that is enabled by an LEP to get good planning and design outcomes and manage impacts. DCPs can describe the character of an area to be protected, how much sunlight needs to be retained to a neighbour, how late a night-time business may open, or where on a site a building should be located. DCPs must be consistent with LEPs and SEPPs and are to be applied with some flexibility by the Act.

Development applications (DAs) – DAs are assessed against SEPPs, LEPs and DCPs and determined by a range of authorities, including council officers under delegation, local and district planning panels and the Minister, depending on the type of development.

[The City will use the NSW planning system to achieve and implement open, accountable and strategic planning as described in the Priority G1 of this planning statement.](#)

Figure 4: NSW planning system



Strategic context

Profile and defining characteristics

Total residential population
(2018)

240,200



Dwellings
(2016)

110,800



Workers
(2017)

501,000

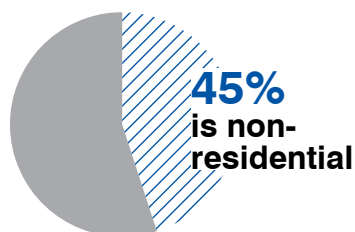


Visitors and
students

615,000

Internal floor space

**38 million
square metres**



Economic activity (GDP)(2017/18)

\$130 billion



Night-time economy

**\$4 billion
per year**



Business
establishments

23,500



**4.5 million
hotel visitors**

Estimated spend

>\$6.5 billion

Attendance at:
community
facilities,
programs and
events (2017)

809,600



PricewaterhouseCoopers
global ranking (2016)

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

Canopy cover
(2019)

18.1%



Greenhouse gas
emissions
(tonnes CO²-E)

4,695,786



Rise in average
temperatures
(by 2070)

+3.1°



Budget for building and construction projects
from 2017 to 2027

\$1.6 billion



Cost of Green Square
community facilities

**\$450
million**

Private sector development
approved in past decade

\$25 billion

Figure 5: City of Sydney LGA
Source: Nearmap



Our city

The City of Sydney is the sixth-largest local government area in metropolitan Sydney with a residential population of over 240,000 people. The city is also home to Australia's largest working population, with more than 500,000 people working in the area every day.

The City's population is growing quickly. In the five years to 2018, annual growth averaged 4.1 per cent, compared to 1.9 per cent for Greater Sydney as a whole. This represents an average of 8,782 new residents per year, compared to 4,667 per year in the previous five years.

Our residents display a demographic profile that is distinctly different from the Eastern City District and the Greater Sydney area, reflecting the City's unique social, economic and cultural role.

Our residents come from all walks of life and we are one of the most culturally diverse areas in Australia with 54.9 per cent of us born overseas and 41.3 per cent of us speaking a language other than English at home.

Our local area is home to one of Sydney's largest communities of Aboriginal and Torres Strait Islander peoples, representing 1.6 per cent of the total residents in the city in 2016. The number of Indigenous peoples in the city increased by 16 per cent between 2011 and 2016.

Around 30,000 dwellings have been built over the past decade, representing almost 38 per cent of the homes built in the Eastern City District, and over 10 per cent in the Greater Sydney Region. Most of this growth in housing was provided as apartments in the City's 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.

The resident population growth has been matched in growth in the worker population and jobs. Between 2007 and 2017, the number of persons employed by businesses in the local area increased by 30 per cent from 384,981 to 501,786, signalling a strong period of economic activity, particularly in Central Sydney where almost 65 per cent of this growth occurred.

Visitor numbers have also continued to increase, growing by approximately 14 per cent in the last 5 years to 660,000 visitors per day in 2018.

Table 1: Selected demographic profile of the City of Sydney compared to Greater Sydney

Our residents	City of Sydney	Greater Sydney
Aged 25–34	33.0%	16.1%
Aged over 50	20.7%	31.1%
Enrolled in higher education	19.3%	8.6%
Lone person households	37.5%	21.6%
Families with children	14.4%	48.4%

Source: Australian Bureau of Statistics Census of Population and Housing 2016

Aboriginal heritage

Aboriginal people have an unbroken and ongoing connection with the city. Gadigal culture and connection to this land dates back tens of thousands of years. As the town of Sydney developed into a city, the Gadigal were joined by other Aboriginal people from across the country, to live, work, and forge relationships within the urban Aboriginal community.

Archaeological or historical evidence of Aboriginal life has survived two centuries of urban development in Sydney, typically in the form of stone artefacts, campsites and middens uncovered during major excavations for developments. It is likely that more discoveries will be made through the continual redevelopment of the city. Aboriginal and Torres Strait Islander heritage informs the story of Sydney, as importantly as our European heritage. In many ways, it requires careful management and celebration, for it is not as obvious, remembered or known.

The City's Eora Journey, a cultural and economic project, celebrates the living cultures and heritage of Aboriginal and Torres Strait Islander communities in Sydney through recognition underpinned by economic opportunities. The four pillars of the Eora Journey are recognition in the public domain through major public art projects, a significant Aboriginal cultural event, a local Aboriginal knowledge and culture centre, and the Eora Journey development plan which aims to work with Aboriginal and Torres Strait Islander communities and business to achieve economic prosperity.

City heritage

The City of Sydney area has many layers of history and culture from all periods of Australia's history through Sydney's surviving historic buildings and landscapes. Buildings and landscapes from our distant and recent past tell Sydney's story and contribute to the city's character, liveability and culture. To protect our historic buildings and landscapes, the City has listed approximately 2,200 heritage items and 75 conservation areas, which cover approximately 10 square kilometres (38 per cent) of our local area. The City also contains buildings and precincts of state, national and world heritage significance, listed separately under state and national frameworks.

The city's heritage conservation areas house diverse living and working communities with strong and unique urban characteristics. They are the home for approximately 84,000 people and provide workplaces for almost 60,000 people. Places like Potts Point–Woolloomooloo, Darlinghurst, Surry Hills, Redfern–Chippendale and Glebe–Forest Lodge are among the 10 most populous areas in Greater Sydney and consist predominantly of conservation areas which are some of the most historic neighbourhoods in Sydney.

In addition to their intrinsic heritage values, the City's conservation areas play a critical role in continuing to offer diverse housing options, and ensuring the existing stock of medium-density housing in our heritage conservation areas is retained. Most of the city's local centres and high streets are heritage areas and the unique heritage character is a strong focus for local communities.



City villages

The City of Sydney is made up of 10 villages, reflecting the historic growth of Sydney. Each has its own character and contributes to the wide diversity of housing, jobs, services and recreation available to residents. The village areas typically have a centre or high street which provides services, fresh food, entertainment options and infrastructure for the community within a 5 to 10-minute walk for most people.

CBD and Harbour village covers Central Sydney north of Bathurst Street, and is known for Circular Quay and the Sydney Opera House, Martin Place, key institutions of the NSW Government, and a cluster of very tall buildings with a broad mix of uses including offices, retail, hotels, entertainment and night-life. It is home for people who live in residential buildings and in historic residential suburbs. The village offers workers and residents open space in the form of the Royal Botanic Gardens, the Domain and Hyde Park. It is well connected to Greater Sydney as the centre of a radial network of suburban train lines.

Chinatown and CBD South village covers Central Sydney south of Bathurst Street as far as Central Station. It includes the southern Central Sydney blocks of Liverpool Street, Goulburn Street and Railway Square, as well as Chinatown, Haymarket and Darling Harbour. The village includes major tourism destinations, bustling retail and entertainment uses and a cluster of hotels and backpacker hostels, making this a diverse and vibrant village.

Crown and Baptist Streets village is on Central Sydney's south-eastern fringe, known for the historic terraces and cottages of Surry Hills and eastern Redfern in a distinctive low-rise, high-density development pattern. It is also home to a strong creative and business services sector, benefiting from its proximity to Central Sydney and comparatively affordable rents.

Harris Street village is on the western fringe, encompassing the inner city suburbs of Ultimo and Pyrmont. The village is host to the regional headquarters of the broadcasting, publishing, media and technology sectors, as well as major educational institutions and tourism attractions. The village's extensive foreshore has been progressively opened up over time with new parks and waterside boardwalks, along with new residential and retail development.

Macleay Street and Woolloomooloo village is located on the eastern edge of Central Sydney. It is home to many important heritage buildings and conservation areas, with historic high-density, low-rise terraces in the west and high-rise apartment buildings in the east. The village hosts popular bars and eateries, and a strong professional and business services sector.

Oxford Street village covers Darlinghurst, Paddington and Moore Park. The village is well known for its historic residential neighbourhoods with low-rise, high-density terraces and its prominent night-life, bars, restaurants and cafes. It is also home to a major health and education cluster, and like the Crown and Baptist Streets village, Oxford Street has a strong creative sector. Moore Park serves as an entertainment precinct and a crucial open space for the village.

Glebe Point Road village is known for historic Glebe and the local shopping street of Glebe Point Road. The village features extensive parklands and new high-density residential development along the former industrial foreshore areas. It is strongly influenced by the presence of the University of Sydney with a high student population and a cluster of creative, professional, research and technology businesses.

King Street village covers the inner city suburbs of Newtown and Erskineville and includes a major health and education precinct, low-rise terraces and cottages in historic neighbourhoods, the well-known shopping and retail strip of King Street, Sydney Park and a large urban renewal area. It has seen development of new apartments and student accommodation, as well as new education and health facilities.

Green Square and City South village is the City's largest village, and encompasses the bustling, high-density urban renewal area of Green Square, the quieter residential streets of Rosebery, and the enterprise and urban services precincts in Alexandria and Rosebery. Green Square has seen rapid population growth, and is becoming the strategic centre of South Sydney centred on the train station, public square, library and future commercial and retail precinct. Urban services located in the once extensive industrial areas are evolving with new data centres, online retail distribution centres and creative manufacturing.

Redfern Street village includes city fringe suburbs south of Central Sydney, and is home to a creative, education, high technology and research industry cluster. Its historic residential areas are interspersed by new high-density residential and retail developments. The future delivery of a metro station is set to rapidly transform parts of the village, including the social housing estate at Waterloo.



Harris Street village



Macleay Street and Woolloomooloo village



Glebe Point Road village



Oxford Street village



CBD and Harbour village



Chinatown and CBD South village



King Street village



Crown and Baptist Streets village



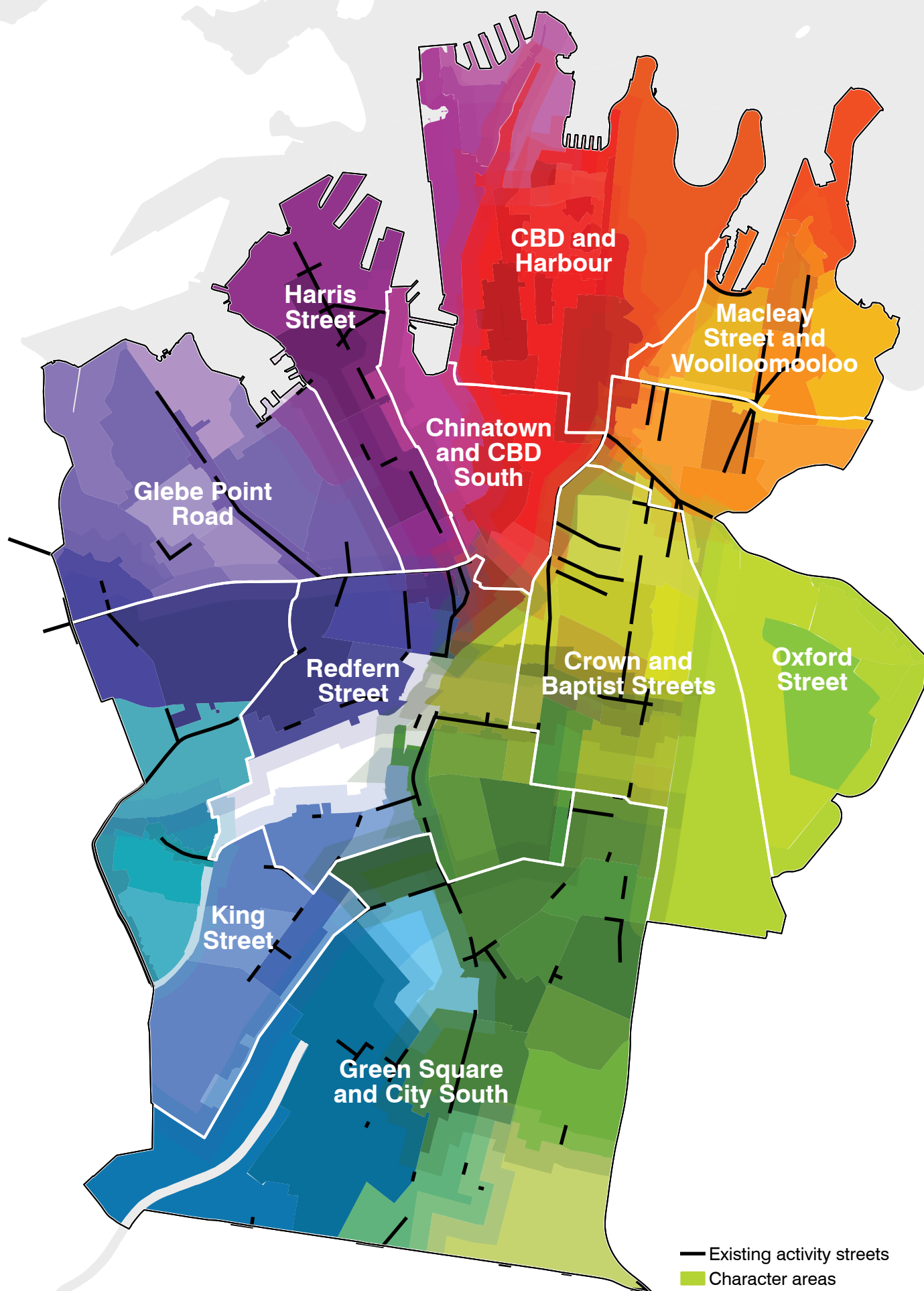
Green Square and City South village



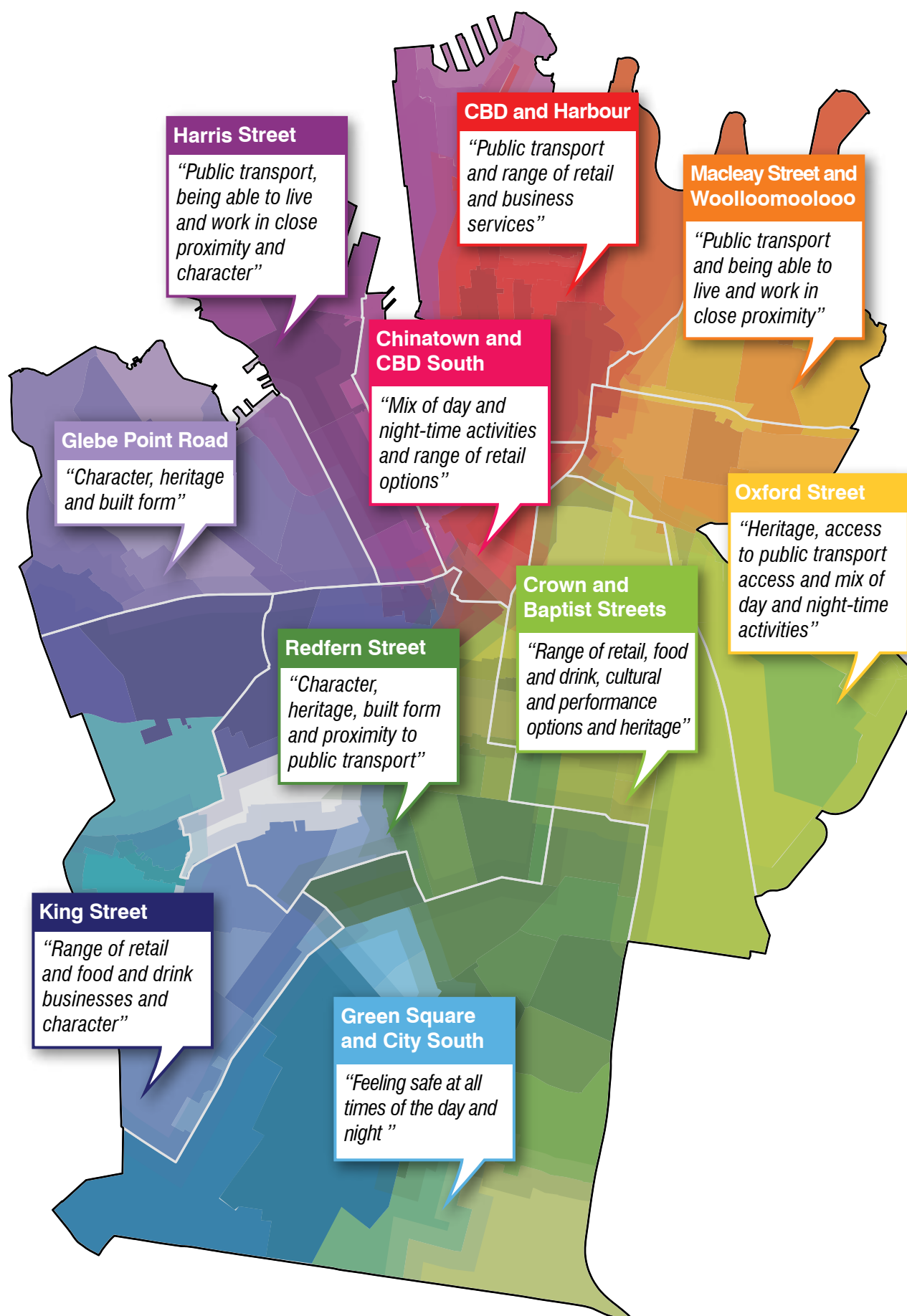
Redfern Street village



Figure 6: Character and activity streets



The community told us they like the following about each village area



City centres

The pattern of development in Sydney has historically been first along ridge lines. This is generally the location of the City's main activity 'high streets'. These centres have a wide variety of services such as fresh food and other groceries; social and recreational uses like cafes, restaurants, takeaway food, bars, pubs and other night-time and cultural venues (found in many forms); primary and allied health services like General Practitioners, chemists and physiotherapists; banks; and post and parcel offices. These activity streets form the backbone of neighbourhoods, link the community to services and provide a link between neighbourhoods.

Our villages comprise a number of small, local and distinct neighbourhoods. These neighbourhoods are served by a network of 'active streets' that play an important role in supporting and sustaining both the surrounding and wider community and shape the character of each village. Centres provide places of recreation and social connection which are vital for social and mental wellbeing. Inclusive and accessible public spaces, are one of the foundations of a liveable community.

The active streets, within and between the local centres, connect communities and the wider village. Through the co-location of goods, services and facilities, they play a vital role in creating walkable and convenient neighbourhoods.

Vital aspects of these local centres are their convenience and vibrancy. Busy local centres contribute to the local economy and foster more connected and inclusive communities through the facilities and services they provide. The distinct character of a centre acts as a focus for the local community's identity. The pivotal role centres play in supporting communities means that new housing within the city will be prioritised within walking distance of the activities, goods and services located within these centres.

In addition to already established and identifiable centres, the City has a number of emerging or potential centres which are evolving. These may evolve through demand from the nearby residential neighbourhood, or through the availability of appropriate land use zoning which enables shops that provide retail or public services to move into the area.

City culture

We aim for a liveable city with a high quality of life and wellbeing for diverse communities. Great places and spaces encourage the participation of people of all ages, abilities and identities, and enable the cultural life of the city to flourish and foster a sense of inclusion and belonging. The City's approach to the social and cultural life of its communities is guided by A City for All: Towards a socially just and resilient Sydney, Social Sustainability Policy & Action Plan 2018–2028 and Creative City: Cultural Policy and Action Plan 2014–2024.

The loss of cultural spaces threatens the long-term liveability of our city. Our research found that, between 2007 and 2017, we lost 70,000 square metres of floor space used for creative purposes. The creative industries are key drivers of innovation, have proven themselves highly resilient to automation, and will be vital to our future economy. Yet the portion of the workforce employed in cultural industries in the Sydney local government area has fallen from 8.43 per cent in 2007 to 6.64 per cent in 2018. Areas like cultural manufacturing have been reduced by more than a third, with the loss of industrial lands having significant impacts on cultural production. A growing body of research suggests we are losing cultural industries not because of market forces, but because we no longer have adequate employment land to maintain them.

The City is already a significant investor in the cultural sector through our grants and events, and increasingly through the provision of space. This includes around 50 tenancies in more than 20 buildings for creative tenancies including live/work spaces. At the time of the last audit, in December 2017, these spaces housed 140 micro-businesses and over 1,350 creative workers. The City also owns and operates four theatres, including the Hayes Theatre, City Recital Hall, Capitol Theatre and the Eternity Playhouse.

An independent assessment of the City's Creative Spaces program by the University of Tasmania identified benefits to the wider community worth \$17.70 for every \$1 we have invested in the program. These benefits are not exclusive to the City, but are returned to individuals, businesses and government at all levels.

The City is delivering new cultural infrastructure in Central Sydney and throughout the city in coming years. The City takes a major planning and advocacy role to deliver improved cultural infrastructure in Sydney and we partner in the development and operation of cultural spaces.



City infrastructure

The community has access to a range of facilities and services to support health and wellbeing and enable a vibrant social and cultural life. The City provides local infrastructure such as libraries, parks, pools, sporting facilities and community centres. Other public facilities and services such as education, hospitals and emergency services are provided by the NSW Government.

The City's ~~2018/19~~ 2019/20 Operational Plan includes a 10-year capital works program allocating \$1.66 billion for new infrastructure in the City. Significant works include \$232 million for Green Square projects (including a new aquatic facility, community facility, open space, streets and drainage), \$30 million for landscaping (including tree planting and vegetation improvements) and \$21.3 million towards child care centres.

The \$1.66 billion in infrastructure projects includes around \$790 million allocated over the next 10 years for the renewal and upgrade of existing infrastructure including \$136 million for roads and footways, \$188 million for open space and \$105 for community and cultural facilities.

Of the \$1.66 billion allocated, approximately 25 per cent or \$400 million of the capital works program, is likely to be funded through development contributions plans. Extending across and beyond the 10 year capital works program period, the City of Sydney Development Contributions Plan (2015) is expected to collect \$794 million to be spent on open space (\$505 million), community facilities (\$107 million), traffic and transport (\$130 million) and stormwater and drainage projects (\$50 million). The Central Sydney Development Contributions Plan (2013), which has collected around \$91 million since 2013, is also forecast to collect a further \$180 million (subject to development take-up rates) for infrastructure projects over the next 10 years including upgrades associated with the light rail line, parks improvements and extension of the cycleway network. Additional infrastructure projects worth several hundred million dollars are also expected to be delivered through the community floor space scheme and planning agreements.

The Operational Plan identifies that in the past few years the City has spent over \$120m on additional infrastructure and we project that from 2019/20 until 2028/29 we will spend \$495m on further additional infrastructure.

Programmed major works include green infrastructure (\$30m), child care centres (\$21m), Chinatown public domain works (\$15m) and \$180m on varied works at Green Square.

Table 2: 10 year capital works program additional infrastructure (2019/20 – 2028/29)

Additional Infrastructure	Previous years	Expenditure (over 10 years)
Cycleways and bike-related infrastructure	\$26.4m	\$99.2m
Community, Cultural and Recreation Facilities	\$40.8m	\$95m
Open Space and parks	\$39.1m	\$143.1m
Public Art	\$9.9m	\$8.2m
Public Domain	\$1.6m	\$99.8m
Stormwater Drainage	\$3.5m	\$50.5
Total expenditure	\$121.3m	\$495.8m

Table 3: Significant Infrastructure Projects programmed for expenditure (2019/20 – 2028/29)

Project	Previous years	Expenditure (over 10 years)
Barangaroo Integration and Harbour Village North	\$5.6m	\$20.8m
Child care centres	\$18.5m	\$21.3m
Chinatown Public Domain improvements	\$8.0m	\$14.9m
Erskineville Trunk Drainage	\$0.7m	\$3.3m
Green infrastructure	\$34.8m	\$30.1m
Green Square Aquatic centre and Gunyama Park	\$52.9m	\$50.3m
Green Square Community facilities and open space	\$41.5m	\$59.9m
Green Square streets and drainage	\$137.9m	\$121.7m
Johnstons Canal Master Plan & Harold Park Works	\$18.7m	\$7.8m
Light rail related streetscape works	\$178.9m	
Total expenditure	\$497.5m	\$330.1m

City economy

Sydney is recognised as Australia's global city and the leading knowledge-based economy in the nation. Our council area generated more than \$130 billion of economic activity (GRP) in 2017/18. This represents over 7 per cent of Australia's economy; one third of metropolitan Sydney's and over 22 per cent of the NSW economy. We accommodate over 500,000 jobs across skills and industries, which contribute to the diverse socio-economic character and function of Greater Sydney and NSW.

The Greater Sydney Commission has identified two strategic centres in the city: the Harbour CBD Metropolitan Centre, comprising Central Sydney and the surrounding mixed business precincts of City Fringe, and the Green Square-Mascot Strategic Centre.

Greater Sydney has a number of growing business districts including Central Sydney, North Sydney, Olympic Park, Parramatta, Westmead and Macquarie Park. They each have unique characteristics and a distinct role in the Region's economic ecosystem. In the context of these other business districts, Central Sydney continues to be Australia's global gateway and pre-eminent commercial hub, generating over \$90 billion of economic activity (as at 2017/18), specialising in finance, professional and technical services and information media.

Our local area had a gross value added (GVA) of 121 million per hour worked in 2018, an increase of 13 per cent since 2011. GVA is an economic measure used to describe gross productivity by industry in an area. The city's GVA per hour worked has remained consistently higher and has grown faster than that of Greater Sydney, which grew by 8 per cent to 95 million per hour worked between 2011 and 2018. This is largely driven by industries in the financial, real estate and administrative services sectors with a higher GVA per hour worked than the average across all industries in Greater Sydney. These industries are primarily concentrated in the CBD and Harbour village and Chinatown and CBD South village, making the GVA per hour worked in these two village areas higher than that of Greater Sydney, at 127 million and 96 million respectively in 2018.

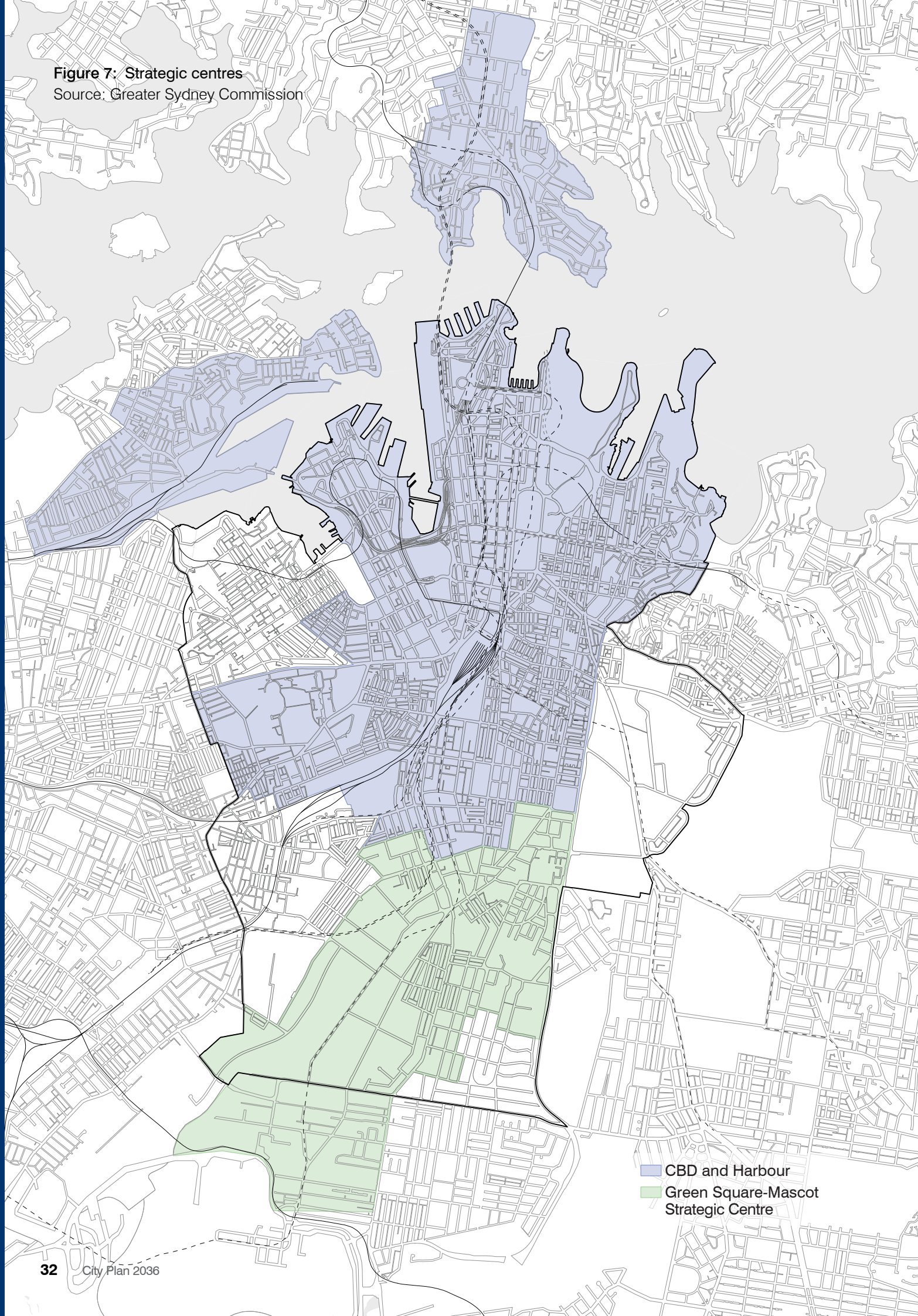
Between 2007 and 2017, employment in our local area increased by 30 per cent, while employment floor space increased by 7.8 per cent. This is driven by significant investments in transport and our local economy's continued move towards specialisation and clustering in knowledge-intensive services and industries and the contemporary workplace.

Most of this growth occurred within Central Sydney with an increase of nearly 76,500 workers over the last 10 years. The majority of this growth was through intensification, with work-space ratios in CBD and Harbour on average reducing from 27.7 square metres to 23.5 square metres per worker over the last 10 years, with further intensification of the space used still possible. Over 340,000 people come to work in Central Sydney every day, with around 30 per cent based in the financial services sector and nearly 25 per cent in the professional and business services sector.

Within the City Fringe area, which covers the areas within the Harbour CBD outside of Central Sydney, the continued emergence of specialised industry clusters has enabled continued economic and employment growth through clustering and agglomeration. Areas within City Fringe accommodate approximately 127,000 workers and over 7,500 businesses. This is largely driven by knowledge-intensive industries including professional services, education and training, health services and information media in the Innovation Corridor and the Camperdown-Ultimo health and education precinct and creative industries and arts clusters in the Eastern Creative Precinct.

The Southern Enterprise Area consists of businesses, industries and urban services strategically located between Central Sydney and the international gateways including Sydney Airport and Port Botany. It contains 70 per cent of the manufacturing sector floor space, 46 per cent of floor space related to the motor vehicle industry and 18 per cent of the transport and logistics sector floor space within the council area. However, this area experienced a 7.8 per cent decline in jobs between 2012 and 2017, largely driven by the conversion of floor space from employment to residential in the Green Square Urban Renewal Area with a 1.8 per cent decrease in employment floor space in that period.

Figure 7: Strategic centres
Source: Greater Sydney Commission



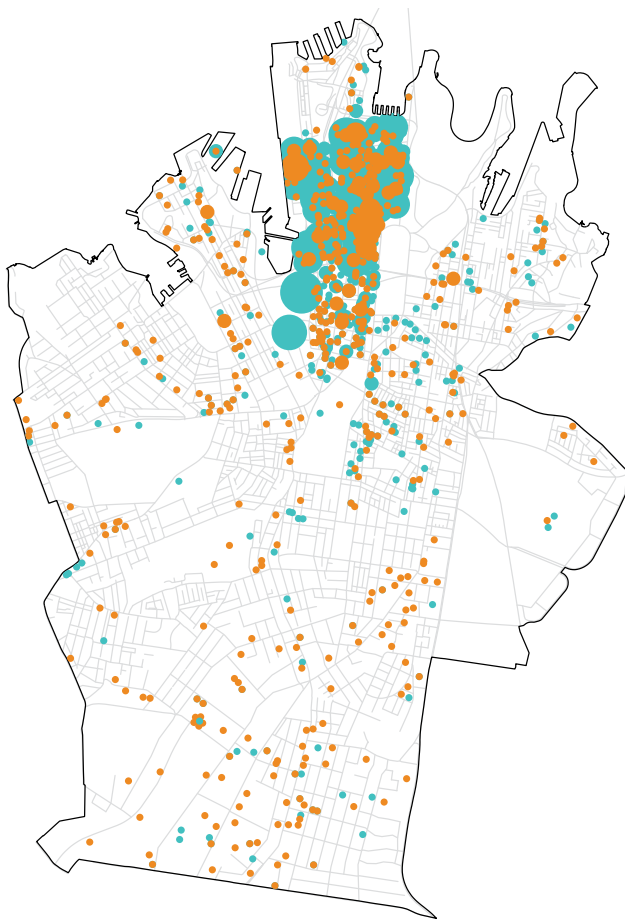


Figure 8: Finance and property services clusters

- Financial services jobs
- Property services jobs

Source: City of Sydney, 2017

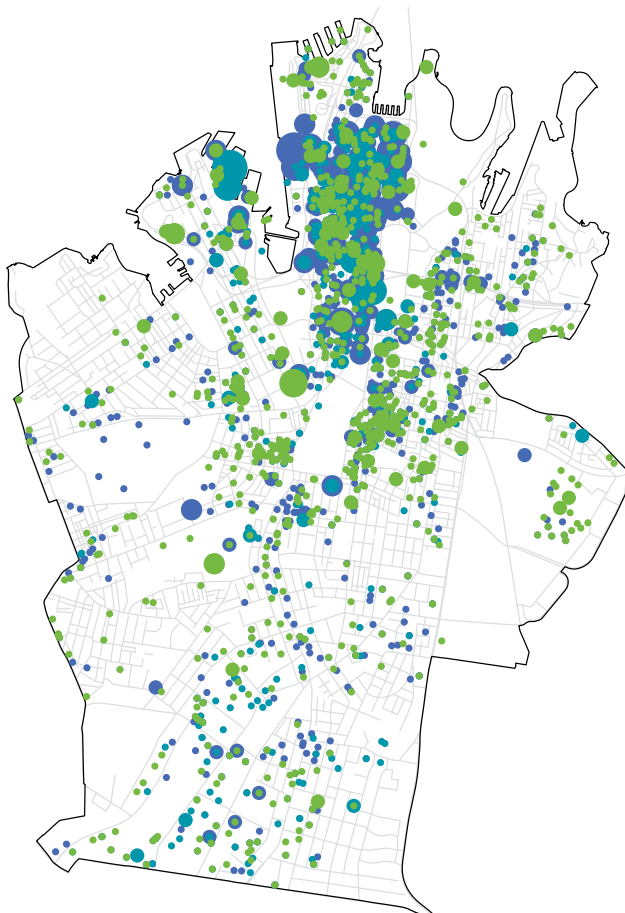


Figure 9: Professional services, information media and creative clusters

- Creative industries jobs
- Information media jobs
- Professional services jobs

Source: City of Sydney, 2017

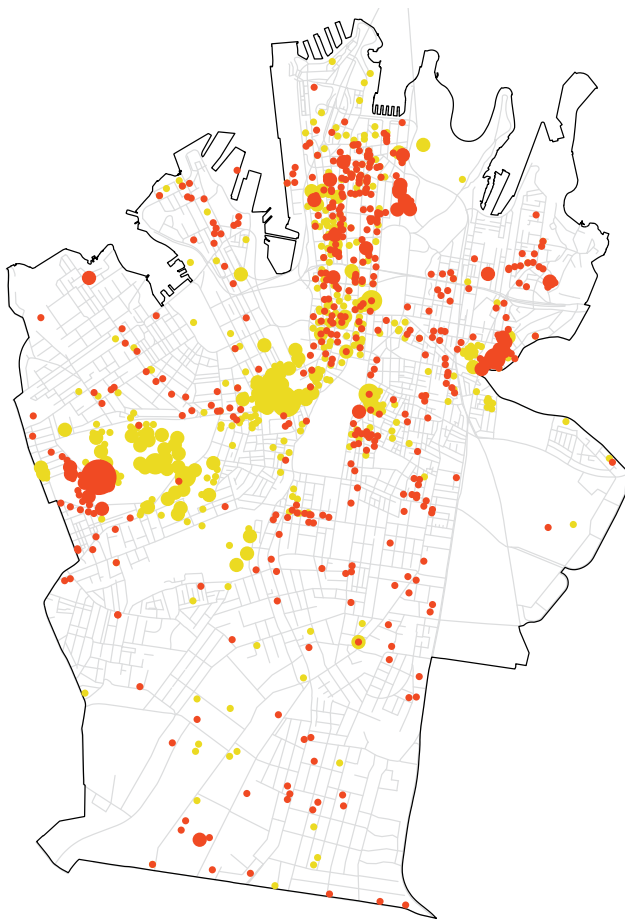


Figure 10: Health and education clusters

- Health services jobs
- Higher education jobs

Source: City of Sydney, 2017

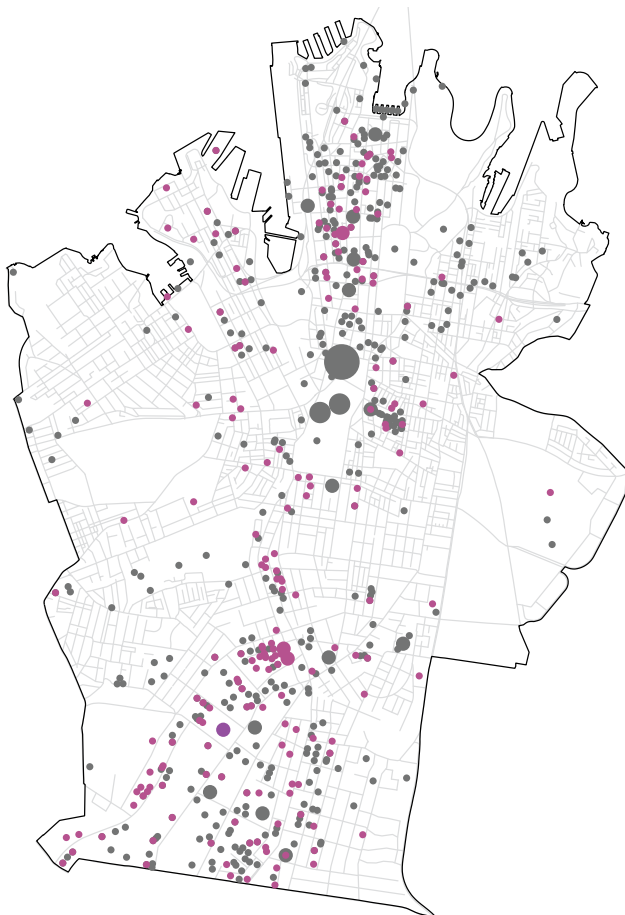


Figure 11: Transport and manufacturing clusters

- Transport and logistics jobs
- Manufacturing jobs

Source: City of Sydney, 2017

Night-time and visitor economy

Sydney is Australia's primary international gateway and most visited city with the country's largest night time economy. In 2018, the city had close to 20 per cent of hotel rooms across all major cities in Australia and received close to 45 per cent of all international visitors and 480,000 day visitors. Both the visitor and night-time economy make a significant contribution to our local area's economy, generating up to \$11 billion in both direct expenditure and economic benefits across a range of businesses, sectors and communities. Both support the city's global standing in terms of liveability and productivity by providing a diverse social and cultural offering for residents, visitors and workers of all ages. The City's commitment to continue to be both a liveable and productive city calls for us to balance priorities to enable the continued growth of the night time and visitor economy, while maintaining a high standard of facilities and services and a wide range of options for residents, businesses, workers and visitors.

City renewal

Most of the growth in housing has been provided as apartments in the City's 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. The City's urban renewal areas will continue to provide opportunities for housing to 2036.

In total, approximately 296 hectares or more than 10 per cent of the LGA is currently subject to state planning controls. This is either NSW Government-owned land or the development proposed has been identified as a State Significant Development (SSD) or State Significant Precinct (SSP). Some notable potential State Significant Precincts in the city include the Waterloo Metro Quarter, Waterloo Estate, The Bays Precinct and Elizabeth Street, part of the Redfern Estate. The City continues to advocate for good urban development outcomes on these sites. Figure 79 shows the geographical spread of sites within the City of Sydney that fall under state planning controls and which are expected to deliver housing. Such sites are concentrated in Central Sydney and Redfern-Waterloo.

City environment

Sydney has a complex system of geography, hydrology and ecology. The unique landform is made of an undulating terrain of ridges, valleys and cliffs. There is a complex system of creeks, waterways and flood paths leading to the protected harbour. Natural and human-made waterways of concrete channels define the city's urban structure through a layout of streets, blocks and parks. Both natural and human-made water systems impact on flooding within the city. Green open space is a significant natural asset to the city as it grows; it is generally located in low-lying lands adjacent to water sources, assisting in the management of localised flooding.

Figure 12: Geography and hydrology

Source: City of Sydney



Changing climate

Changing climate will continue to create serious risks for our wellbeing, environment, infrastructure and economy, causing us to adapt and be more resilient. The City believes climate change should be treated as a national emergency. Sydney will experience hotter days, 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 continue to experience variable rainfall with wet and dry periods, increased bushfire risk in the region contributing to air pollution, and a long-term risk of sea level rise. These are long-term trends that need long term management.

Urban bushland, biodiversity and canopy cover

Sydney's landscape has changed dramatically since the Gadigal of the Eora Nation cared for and sustained these lands. Today, the city's urban landscape mainly consists of residential, commercial and industrial land uses which have caused almost all of the original vegetation and other natural features of the landscape to be removed or modified.

The City's Greening Sydney Plan seeks to increase urban bushland, green open spaces and canopy cover. This is critical for connecting habitats to protect and restore biodiversity and help species thrive. A greener city also helps clean the air and water, reduces heat, improves health and wellbeing and makes the city more beautiful and appealing.

Waterways and foreshores

The local area is bound to the north and west by Sydney Harbour, which defines the character of this city and is an important recreational and cultural place. The waterways include Alexandria and Johnsons Creek Canals. Smaller waterways include Rushcutters Canal (formerly Rushcutters Creek), Munni Channel (formerly Sheas Creek), and Tank Stream. There are also remnants of smaller creeks throughout the city such as Lake Northam, a remnant of Blackwattle Creek, and Yurong Creek in Woolloomooloo which is now a stormwater pipe entering Garden Island Cove.

The waterways often flow down to harbour bays through foreshore parks on reclaimed land. Most of the waterways have been predominantly altered from their natural state, either being fully channelised or hard edged with concrete. Water and waterways continue to shape the city's urban form from the irregular street pattern of historic suburbs to flood management in the renewal of former industrial areas.

Energy, water and waste

Energy use in buildings makes the largest contribution to greenhouse gas emissions in the city. Commercial office, hotels and apartments' combined use makes up about 68 per cent of all energy used in buildings. While developments could counteract this by producing their own renewable energy, the amount of renewable energy that buildings in the city can produce is limited due to the city's density.

The City's Environmental Action 2016–2021: Strategy and Action Plan projects that water demand will rise by 30 per cent to 2030 from the 2006 baseline. Water is important in delivering the community's need for a green city of trees and parks that provides comfort and manages the effects of increasing heat.

In the City, waste is generated in homes, at work places, at its venues and events and during construction of new buildings and infrastructure. This creates more than 5,500 tonnes of waste every day and contributes approximately 9 per cent to the City's total greenhouse gas emissions.

Natural and urban hazards

The City's dense built environment makes it vulnerable to natural and urban hazards. Heatwaves, storms, drought and flash flooding are natural hazards that impact the city. Parts of the city could be impacted by a 1 in 100 year flood event. Urban hazards that impact the city include noise, air and water pollution and soil contamination. Some of the busy roads that contribute to air and noise pollution include Botany Road, Parramatta Road, South Dowling Street, Gardeners Road, Cleveland Street, City Road, William Street and Harris Street. The city contains contaminated land and waterways due to historical industrial land uses.

City movement

The pattern of streets and blocks follow the natural topography of the local area, starting with main streets located along ridge lines, the lines formed at the top of elevated areas, and historical tram routes. The city's public transport system of train, bus and light rail routes define movement and access in the council area. The City's Liveable Green Network is a system of key walking routes, aligned to connect attractors and transport anchors within and between neighbourhoods along walkable routes with high amenity. The Liveable Green Network provides cohesion between public and active transport networks.

Planned public transport projects, including the Sydney Metro and the expanded light rail network, will help address the city's and Greater Sydney's congestion challenges. But these are only part of the solution. There is still much to be done for us to be a walkable and connected city.

The city draws workers from across Greater Sydney, but the workforce is primarily from the inner and middle ring areas, particularly the eastern and northern suburbs. Over the previous decade to 2016, the inner west and inner south west have contributed an increasing proportion of our workers, reflecting population growth and demographic changes.

As Greater Sydney has grown, so too has the importance of public transport. Unlike travel in private vehicles, public transportation can move large crowds more efficiently. Our area generates intense demand for transportation with the majority of trips, especially longer trips, being by train. Buses meet about 20 per cent of the morning's peak travel demand and provide additional access to inner and middle ring suburbs that are not as well serviced by trains. Private vehicles account for around 14 per cent of the morning peak travel demand. This demand for moving vehicles must be balanced with how more people use and experience the city's streets.

When people arrive at Central Sydney, for the most part, they walk. Over 90 per cent of trips made within Central Sydney are by foot, but many footpaths are too narrow and waiting times at intersections are too long.

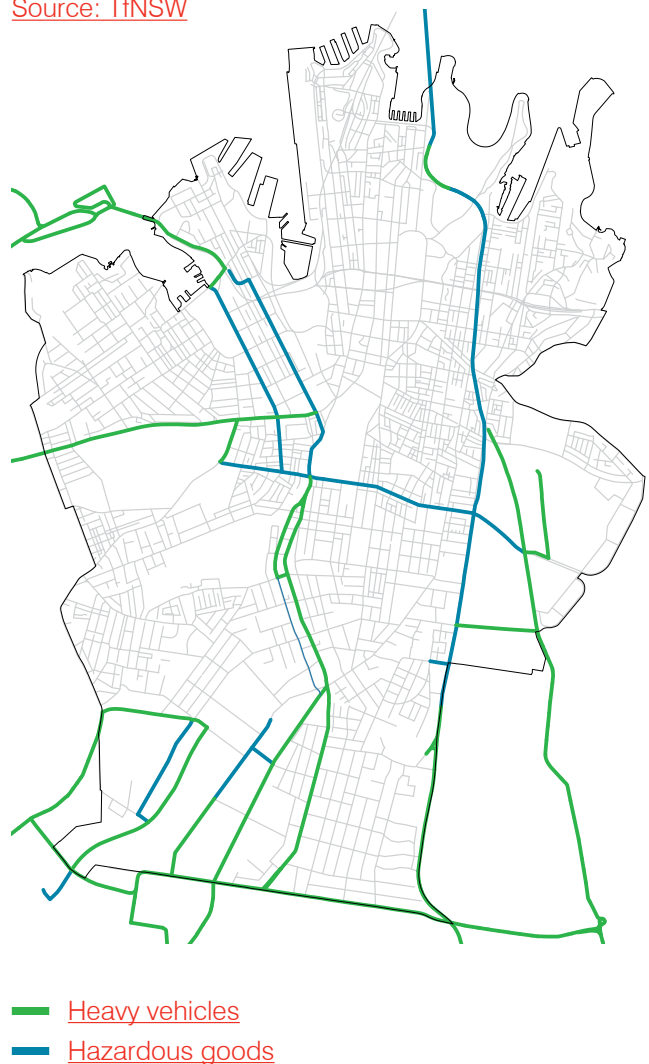
Cycling in the city also requires significantly improved infrastructure to encourage a continued shift to this form of transportation. The City is delivering infrastructure where it can but investment and support from the NSW Government is needed for regional improvements and safe cycle paths within the city.

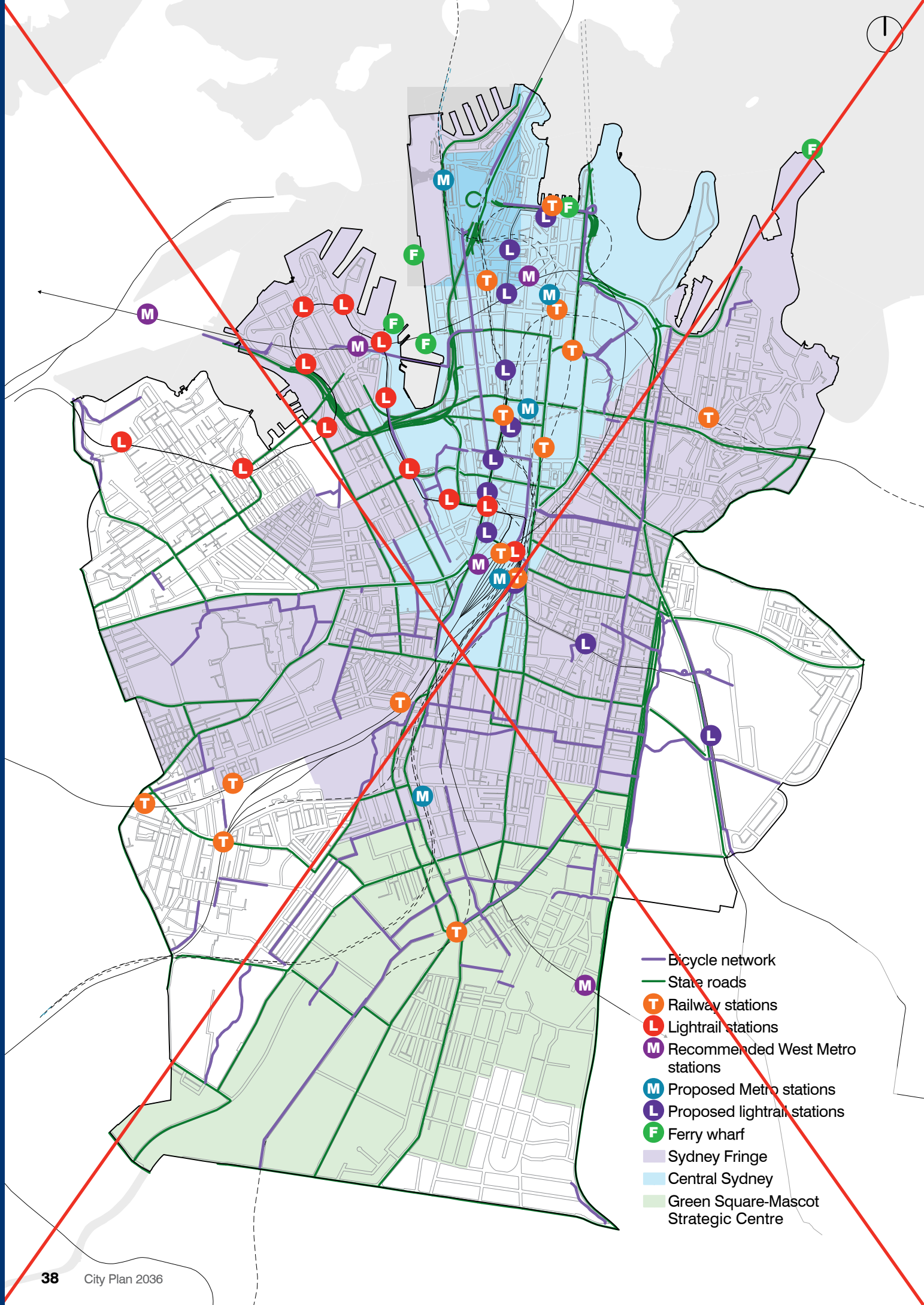
The radial structure of metropolitan Sydney's transport network directs large volumes of passengers and vehicles through the city en route to other destinations. Approximately 67,000 journeys are through the city, the majority of which are travelling to and from work places in North Sydney, Chatswood and the Macquarie Park. These through-trips can place particular pressure on inbound rail services on the Western Line, which must cope with overlapping demand for Central Sydney and North Sydney destinations, leading to heavy loading between Central and Town Hall Station.

The introduction of the CBD and South East Light Rail, the Sydney City and Southwest Metro and Metro West, continued growth in active travel (on foot and bicycle) and a range of other transport initiatives, such as the managed growth of bus, ferry and light rail corridors, could accommodate additional workforce growth to 2030.

Figure 13: Restricted access vehicle map

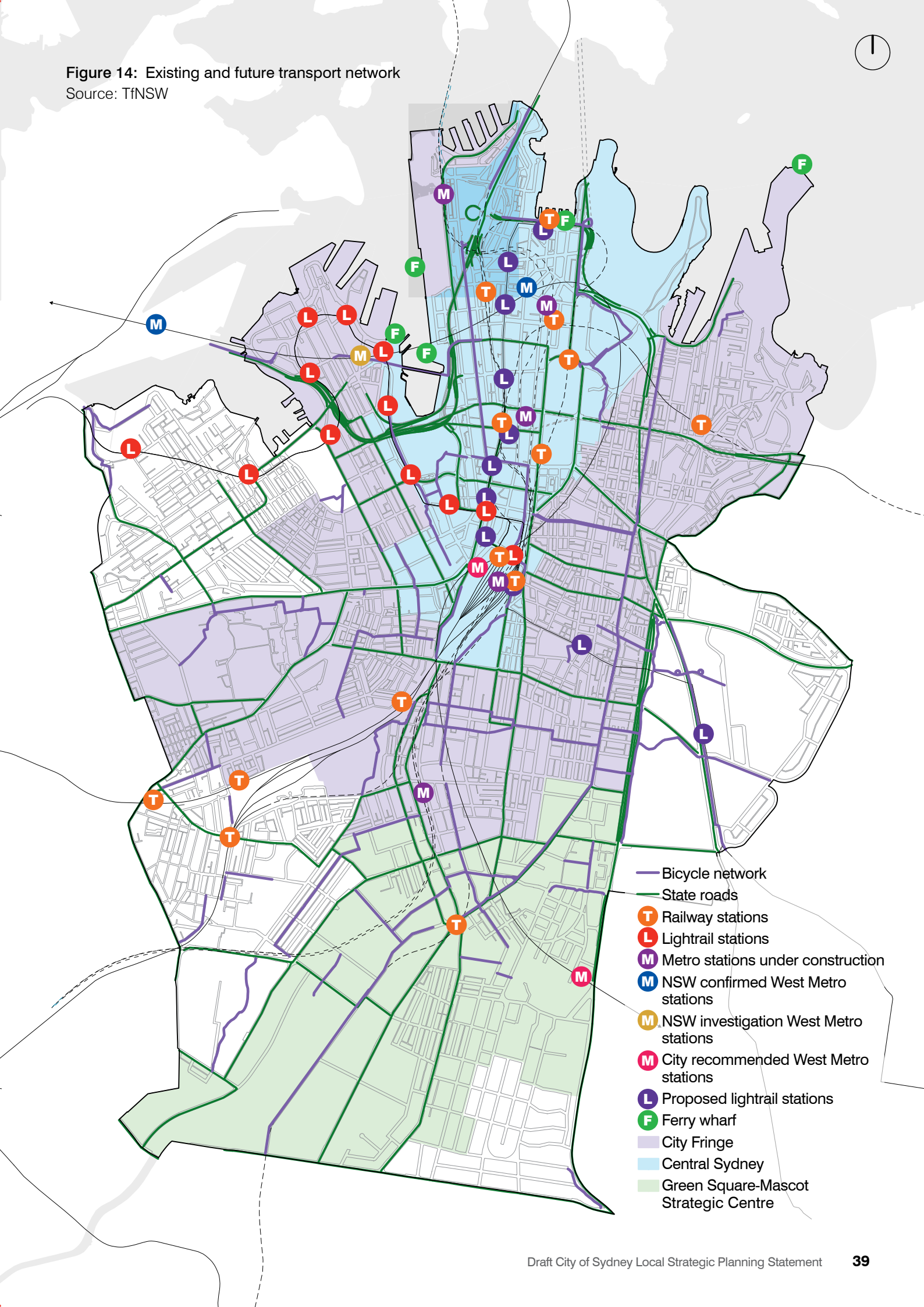
Source: TfNSW





- Bicycle network
- State roads
- T Railway stations
- L Lightrail stations
- M Recommended West Metro stations
- M Proposed Metro stations
- L Proposed lightrail stations
- F Ferry wharf
- Sydney Fringe
- Central Sydney
- Green Square-Mascot Strategic Centre

Figure 14: Existing and future transport network
Source: TfNSW



City challenges

Affordability

In the last decade, Sydney's liveability and productivity have been increasingly challenged by affordability issues. In 2016, over 13.2 per cent of people were living in housing stress, meaning more than 30 per cent of the gross household income (of a lower income household) went to rent or mortgage repayments. Housing stress is a particular problem for renters; the proportion of lower income households in housing stress has climbed to over 20 per cent (2016). The decline in housing affordability is detrimental to the socio-economic diversity which underpins the city's rich social fabric. Economic growth and social cohesion relies on opportunities to participate, which means that barriers like affordability – including of housing and workspaces – must be addressed.

However, housing affordability cannot be solved by local government alone and increasing the supply of market housing is not the only answer. Addressing the issue is complex, and requires the strong leadership of the Australian and NSW Governments to identify and implement solutions that directly target every group.

To address affordability issues, more affordable rental housing and social housing is also needed for lower income households. The City uses its planning powers to facilitate the delivery of affordable rental housing, including three existing affordable rental housing schemes in Ultimo and Pyrmont, Green Square and in the Southern Employment Lands.

In September 2018, Council approved a contribution scheme across the local government area that will apply to all land in addition to Green Square, Ultimo and Pyrmont and the Southern Employment Lands where schemes already exist. If approved by the NSW Government, it will require three per cent of residential floor area and one per cent of commercial floor area be provided as affordable rental housing.

The City also introduced preferential zoning for affordable rental housing on land zoned B7 – Business Park, where residential development is not otherwise permitted. This keeps land affordable for community housing providers and government who are seeking to purchase land in these areas to develop affordable rental housing.

The City uses planning agreements for affordable rental housing outcomes when changes are made to planning controls, for example at Harold Park in 2009 and Bay Street, Glebe in 2014.

In addition to using the planning framework, the City has materially supported the provision of affordable rental housing by contributing approximately \$24 million over the last 10 years. This has included grants to non-government organisations, as well as granting or selling land below value to community housing providers.

As at October 2018, the following affordable rental housing and diverse housing dwellings have been built or are projected to be built:

- 854 affordable housing dwellings, of which 685 are owned and managed by City West Housing
- 423 affordable rental housing dwellings in the pipeline, developments where a DA has been lodged, approved or the development is under construction
- 533 mooted affordable rental housing dwellings, developments of which the City is aware, but have not yet reached the development application stage
- 1,925 affordable rental housing dwellings projected under planning controls currently under consideration by the NSW Government
- 42 diverse housing dwellings, those dwellings built with a contribution from City's Affordable and Diverse Housing Fund.

Altogether 3,735 affordable rental housing dwellings and 42 diverse housing dwellings have been built or are being planned.

Affordability plays a crucial role in the city's economic performance and long-term ability to remain competitive in the global and national economy. It will shape how and where industry and sector growth will occur across the City's villages. Prioritising diverse and affordable workspaces in the right locations will cater to a diverse range of industry sectors and businesses.

Commercial and retail market rents remain higher in sought-after areas supporting key economic clusters, including financial, professional and business services and creative industries. Other industries that support these clusters, such as retail, tourist, cultural and leisure industries, are also threatened by a lack of affordability.

A lack of affordable space threatens opportunities for creative and innovative start-ups. The creative and cultural sector is one of our biggest single sources of employment and one of our most resilient economic drivers, yet we are losing the types of building stock required to support the sector.

Across all sectors and industries in our local area, a lack of affordability threatens the ability to attract skilled talent that drives high-value businesses and industries to be able to cluster and specialise.

Growing the economy

While the city has seen significant economic growth over the last 10 years, the recent housing boom has begun to constrain opportunities for commercially productive uses. This is a particular issue in the Harbour CBD (which covers strategic economic centres such as Central Sydney, the Innovation Corridor, the Camperdown-Ultimo Health and Education precinct and local centres in City East).

Our long-term challenge is getting the balance right to accommodate the ongoing demand for housing, while supporting our unique economic contribution to the district, region and nation. As we face an increasingly competitive global landscape, we need to ensure the city offers diverse employment floor space, in the right locations, and at a range of price points, to ensure a vibrant, productive and competitive capital city.

Infrastructure and services for a growing city

The provision of infrastructure is essential for liveable and productive higher-density environments. People who live or work in denser neighbourhoods require more frequent access to public transport, walking and cycling infrastructure, and public open space and public places.

The timely delivery of appropriate infrastructure has been an ongoing challenge for the City, particularly in areas of high growth, such as in the Green Square Urban Renewal Area that grew from 9,105 to 24,947 residents (173 per cent) in the 10 years between 2006 and 2016¹. Major concerns have arisen with delays in the provision of critical state infrastructure needed to support growth, in particular, mass transit and schools.

Providing local infrastructure, such as community facilities, local parks and bike paths, is a challenge with existing funding models placing further strain on already stretched resources to 2036. Ensuring the delivery of appropriate infrastructure in a timely manner to support growth is a critical focus of this Planning Statement.

City movement

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

As the city's daily population grows to 1.7 million people in 2036 and 2 million in 2050, it will only grow more challenging to provide space for people on our streets.

Without more investment in mass transit, in particular the corridor between Central Sydney and Green Square, significant capacity constraints in public transport place the liveability and productivity of our city at risk.

There is significant congestion on roads, buses and trains at peak times in and around Green Square. Peak-period bus services from Green Square to Central Sydney are generally overcrowded, congested and often operate slower than walking speeds along extended sections of their routes.

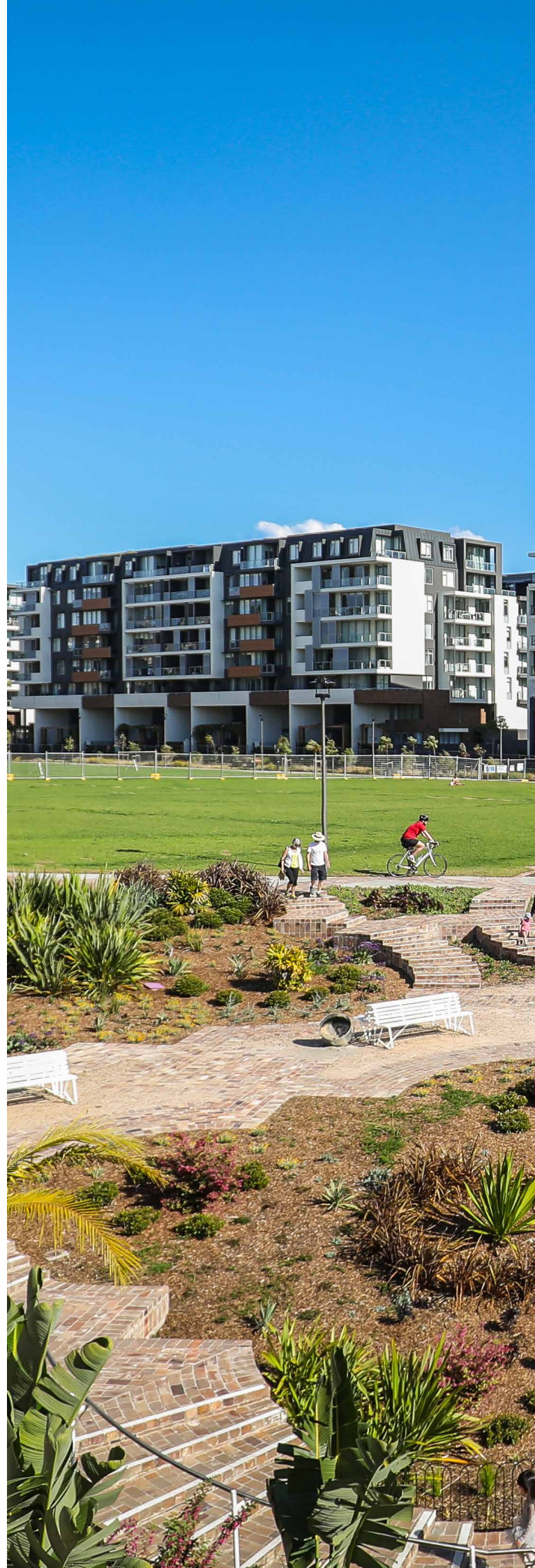
Failure to deliver a station at Zetland as part of the Sydney Metro West by 2028 will mean the area is taken over by congestion, given Green Square's position at the head of Sydney's global gateways (Sydney Airport and Port Botany) and the Eastern Economic Corridor, not to mention the negative impact it will have on the lives and health of residents in the most densely populated area in Australia.

Land availability

Over the 20-year period to 2016, the population of the local area doubled. This growth has been facilitated by the rezoning of industrial areas of the City, in part to accommodate the housing targets of various metropolitan Sydney planning strategies. The majority of this growth has been accommodated in the Green Square Urban Renewal Area, Ashmore Precinct in Erskineville and Harold Park in Forest Lodge.

Residential development opportunities will become more constrained in the medium to long term. The City's capacity is constrained by physical and environmental circumstances, in particular parks and open space, infrastructure corridors, strata-subdivided sites, industrial and business-zoned land, small sites and buildings less than 25 years old. A large proportion of the local area is in identified heritage conservation areas. These low-scale areas provide much needed diversity in the City's housing stock. While some additional housing capacity can be found in these areas, heritage protections largely preclude major redevelopment and significant additional supply.

Much of the future growth in housing will occur in the Green Square Urban Renewal Area as well as on NSW Government **controlled** sites. Areas such as Chinatown and CBD South Village and Redfern Village will also see significant amounts of development.







The City to 2036

Community insights

The City is in an ongoing dialogue with the community about their aspirations and concerns for their city and local areas. Most recently, we have been talking with them about the review of Sustainable Sydney 2030, and asking them to tell us about how they see the city growing to 2050ⁱⁱ.

The City is in an ongoing dialogue with the community about their aspirations and concerns for their city and local areas. Most recently, feedback was sought from the community during the preparation of this planning statement. Consultation activities included online engagement and targeted workshops with industry and community groups. We have also been talking with the community about the review of Sustainable Sydney 2030, and asking them to tell us about how they see the city growing to 2050.

The community have told us that they highly value a busy and vibrant city, and understand that the city will change and must play its part in the growth of the Sydney region. However, they are concerned about the key challenges that face the city, and that they are managed so that residents' quality of life does not deteriorate, businesses continue to grow, and visitors continue to enjoy our beautiful and thriving city. Common themes from the community engagementⁱⁱⁱ include:

- **A city for people** – People want a city that is green with trees and plants, has quality public spaces and different types of affordable housing. It is a socially supportive community that is safe, and inclusive.
- **A city that moves** – People want to be using 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 use of resources. People want to see a reduction in emissions, greater recycling and re-using 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-focussed 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.

How will the City change to 2036?

People and housing

The city area is forecast to continue attracting residents, reaching a population of up to 340,000 in 2036. From 2016, this represents around 115,000 additional residents, accommodated in 56,000 new dwellings. The overwhelming majority of these new homes will be provided as 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, which will grow to around 32,000 dwellings, housing around 60,000 to 70,000 people (depending on occupancy trends) when the area is expected to be fully built out by 2036. The rest of the growth will be focused on Central Sydney and Redfern-Waterloo, with modest growth forecast 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 and all-day activity in our village centres, and increase the need for expansion and maintenance of NSW Government infrastructure and of the City's facilities.

Economy

The city area plays an important role in the regional and national economy, serving as the economic, cultural and historical centre of Global Sydney. This will continue to be the case in 2036, even as Greater Sydney decentralises and shifts more economic activity westward.

By 2036, there will be an additional 200,000 people working in the local area. Ensuring new development delivers floor space to accommodate these extra workers is crucial to securing the economic growth of Greater Sydney, NSW and Australia.

Affordable employment floor space will be a pressing issue. In the mixed use precincts of the economically important Harbour CBD, including Central Sydney and the Innovation Corridor, residential development currently has equal or higher priority with the business and enterprise activities that anchor the future economic competitiveness of the Sydney Region. Competition for limited land and space is a challenge and is acknowledged by the Greater Sydney Commission's action to ensure residential development doesn't compromise commercial development. As high-value office development expands outwards into the City Fringe area, this will displace the employment uses currently taking advantage of these well-located but currently more affordable areas. This will present a challenge and opportunity for the City to support its creative, entertainment and research sectors, as well as emerging small businesses and start-ups.

With forecast growth in visitors, workers and residents, in 2036 the city area will attract 1.7 million people each day. This is half a million more people than currently use the local area daily. While this represents a great opportunity and reflects how attractive the city is, the local area will require the expansion of and increased maintenance of our streets, parks, street furniture, community facilities and other shared public resources.



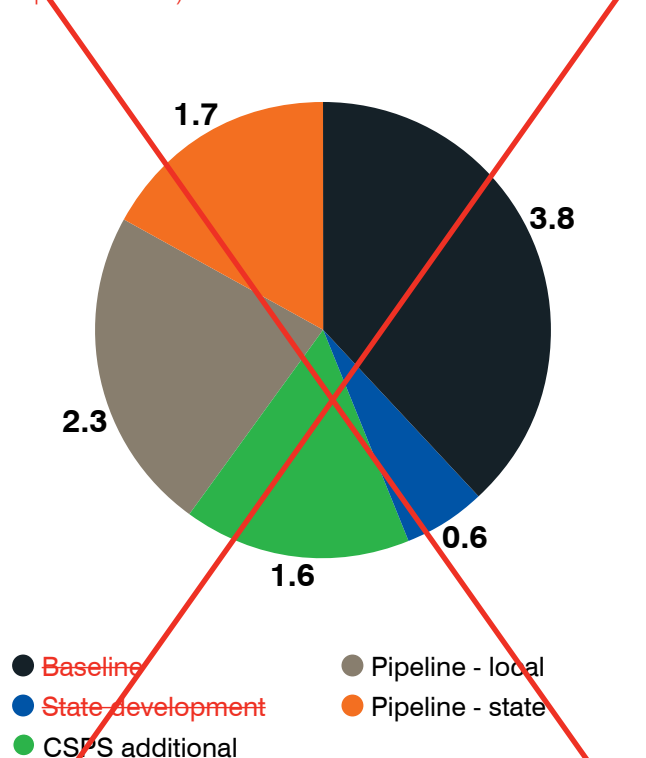
Measuring our capacity to grow

The City's capacity study (2019) measures the amount of floor space ('capacity') in the city that is available for development. Capacity is determined by measuring the difference between the floor space that is already built, and the floor space potential under the City's current planning controls, the draft Central Sydney Planning Strategy framework, and on NSW Government-controlled sites. Sites with no development capacity are removed from the count, including parks, heritage items, residential strata, recent developments of less than 20 years, sites with less than 100 square metres of development potential, and other sites that are unlikely to be developed. Once total capacity has been determined, a likely 'land use split', based on current trends, is applied.

The capacity study counted over 10 million square metres of floor space in the council area that is available for future development (as shown in Figure 14). It includes capacity in the pipeline being projects that are lodged, approved or under construction, capacity within the planning controls (baseline), other future state development projects and the capacity that can be created through the future Central Sydney Planning Strategy (CSPS). Most of the residential capacity is located in the Green Square and City South village area (as shown in Figure 15), with the CBD and Harbour and the Chinatown and CBD South villages containing most of the non-residential (commercial) development capacity (as shown in Figure 16).

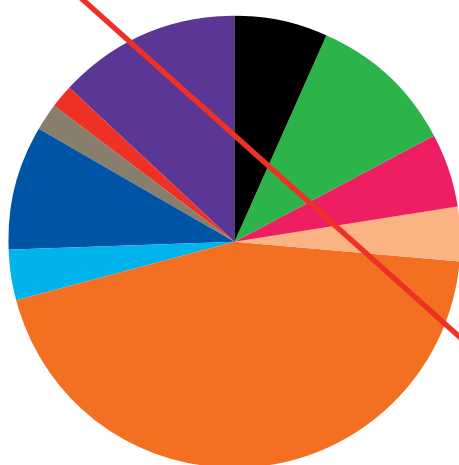
Based on current trends, the capacity study forecasts a total of 50,000 private dwellings, 6,000 non-private dwellings and 158,000 jobs can be provided in the local government area under the City's current planning controls, the future Central Sydney Planning Strategy (CSPS) and on NSW Government-controlled sites slated for redevelopment.

Figure 14: Total floor space capacity by source (million square metres)



Source: City of Sydney Development Capacity Study 2019

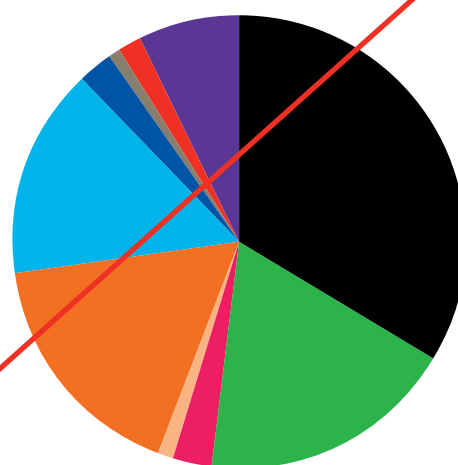
Figure 15: Distribution of residential floor space capacity



● CBD and Harbour	331,469
● Chinatown and CBD South	512,348
● Crown and Baptist Streets	252,636
● Glebe Point Road	193,936
● Green Square and City South	2,149,889
● Harris Street	180,273
● King Street	438,652
● Macleay Street and Woolloomooloo	82,273
● Oxford Street	86,484
● Redfern Street	627,451

Source: City of Sydney Development Capacity Study 2019

Figure 16: Distribution of non-residential floor space capacity



● CBD and Harbour	1,716,199
● Chinatown and CBD South	929,528
● Crown and Baptist Streets	145,254
● Glebe Point Road	51,864
● Green Square and City South	859,326
● Harris Street	767,682
● King Street	131,075
● Macleay Street and Woolloomooloo	34,964
● Oxford Street	81,372
● Redfern Street	366,040

Source: City of Sydney Development Capacity Study 2019

Measuring our capacity to grow

The City's capacity study (2019) measures the amount of floor space ('capacity') in the city that is available for development. The study is a point-in-time model that applies a series of informed assumptions to each site in the city in order to understand how much floor space can be achieved.

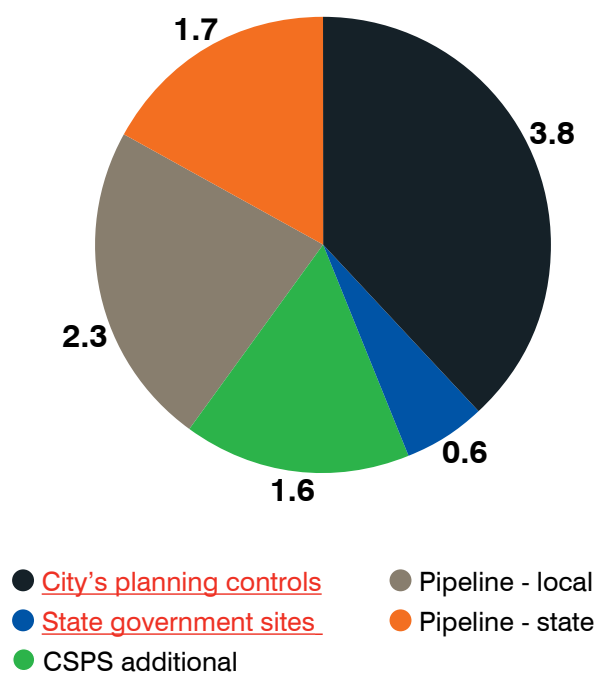
Capacity is determined by measuring the difference between the floor space that is already built, and the floor space potential under the City's current planning controls, the draft Central Sydney Planning Strategy framework, and on NSW Government sites. Sites with no development capacity are removed from the count, including parks, heritage items, residential strata, recent developments of less than 20 years, sites with less than 100 square metres of development potential, and other sites that are unlikely to be developed. Once total capacity has been determined, a likely 'land use split', based on current trends, is applied.

The capacity study counted over 10 million square metres of floor space in the council area that is available for future development (as shown in Figure 15). It includes capacity (including uncommitted capacity and pipeline projects that are lodged, approved or under construction) within the City's planning controls (61 per cent) (baseline), on State Government sites (23 per cent) other future state development projects and the capacity that can be created through the Central Sydney Planning Strategy (CSPS) (16 per cent). Most of the residential capacity is located in the Green Square and City South village area, with the CBD and Harbour and the Chinatown and CBD South villages containing most of the non-residential (commercial) development capacity.

Based on current trends, the capacity study forecasts a total of 50,000 private dwellings, 6,000 non-private dwellings and 158,000 jobs can be provided in the local government area under the City's current planning controls, the future Central Sydney Planning Strategy (CSPS) and on NSW Government-controlled sites slated for redevelopment.

The capacity study, together with dwelling forecasts prepared by ID consulting and job projections issued by the Transport for New South Wales, has been used to guide the City in establishing its housing and jobs targets. However, capacity and forecast development outcomes will change over time as sites develop, planning controls change, market trends shift and site availability becomes more constrained (particularly in the 10 – 20 year target horizon). The City will continue to annually audit and report development outcomes, and every five years, in line with the census and the City's Floor Space Employment Survey, undertake a capacity study to ensure the City's planning controls remain fit for purpose.

Figure 15: Total floor space capacity by source (million square metres)



Source: City of Sydney Development Capacity Study 2019

Housing and jobs targets

The District Plan requires the City to:

- demonstrate how it will deliver the 0–5 year private dwelling target of 18,300 (2016–2021) for the local government area
- develop, agree and demonstrate delivery of a 6–10 year dwelling target for the local government area
- identify the capacity to contribute to an 11–20 year dwelling target of 157,500 for the Eastern City District
- plan for and deliver at least 169,260 new jobs by 2036 in the Harbour CBD and Green Square-Mascot strategic centres, with a higher aspirational target of 244,260 by 2036.

The population growth to 2036 will be accommodated in 56,000 dwellings. This is made up of 50,000 new private dwellings including ~~36,531~~ 37,169 new market dwellings, ~~11,175~~ 10,856 new affordable rental housing dwellings and ~~2,294~~ 1,975 new social housing dwellings. It is also made up of 6,000 non-private dwellings. It is envisaged that jobs growth will continue to 2036 resulting in an estimated 200,000 additional workers.

The City's targets are based on its capacity study and technical studies that have informed the preparation of this Planning Statement. The targets balance the need for more homes with the need for more jobs, space for infrastructure, sustainable economic growth and the creation of great places. The draft housing and jobs targets are provided in Table 2.

Table 2: 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
Total private dwellings*	110,138 <u>105,860</u>	+18,300	+14,000	+17,700	160,138 <u>155,860</u>
private market	99,587 <u>95,309</u>	14,933 <u>+15,092</u>	10,633 <u>+10,792</u>	10,965 <u>+11,285</u>	136,118 <u>132,480</u>
affordable+ ♦♦	835	2,794 <u>+2,714</u>	2,794 <u>+2,714</u>	5,588 <u>+5,428</u>	12,010 <u>11,690</u>
social+ ♦♦	9,716	574 <u>+494</u>	574 <u>+494</u>	1,147 <u>+987</u>	12,010 <u>11,690</u>
Non-private dwellings**	15,682 <u>11,569</u>	+2,575	+3,033	+392	21,682 <u>17,569</u>
Total dwellings	125,820 <u>117,429</u>	+ 20,875	+ 17,033	+ 18,092	181,820 <u>173,429</u>

Jobs	Total 2017	Growth to 2036	Total 2036
Total jobs	501,786	+ 200,000	701,786

♦ [Data compiled and monitored using the City of Sydney Housing Audit.](#)

* '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, group homes, seniors and co-housing housing.

0–5 year dwelling target (2016–2021)

The 0–5 year dwelling target (2016–2021) of 18,300 private dwellings is established by the District Plan. It includes housing that has already been completed since 2016, as well as housing in the development pipeline that is likely to be built to 2021.

The City's Housing Audit (2018) shows that between 2016 and 2018, there was a total dwelling stock of 7,494 (including 5,876 private and 1,618 non-private dwellings).

As at 30 June 2018, the City's 2018 Residential Monitor identified a total of 26,856 dwellings in the pipeline including 23,194 private (86 per cent) and 3,662 non-private (14 per cent) dwellings. This comprises dwellings of which:

- 10,766 are under construction (including 9,415 private and 1,351 non-private dwellings)
- 10,466 are approved but not commenced (including 9,123 private and 1,343 non-private dwellings)
- 5,624 are lodged but not yet approved (including 4,656 private and 968 non-private dwellings).

At 30 June 2018, a total of 18,260 dwellings (including 15,291 private and 2,969 non-private dwellings) have been completed since 30 June 2016 or are currently under construction.

Assuming all those under construction are completed by 2021, this leave 3,009 private dwellings required to be provided to 2021 to achieve the 0–5 year District Plan target of 18,300 private dwellings.

Based on an analysis of conversion rates between 2008 and 2018, it is assumed that 80 per cent of the dwellings in the pipeline (including those dwellings approved but not commenced or lodged but not yet approved) will be completed. This means that 12,872 dwellings (including 11,023 private and 1,849 non-private dwellings) will result from the current pipeline.

Some of these dwellings will be completed in the 0–5 year period, and some in the 6–10 year period. However, it is certain that the 3,009 private dwellings required to meet the 0–5 District Plan target can be achieved.

6–10 year dwelling target (2022–2026)

The City has established a draft 6–10 year dwelling target of 17,033 (including 14,000 private and 3,033 non-private dwellings).

Following satisfaction of the 0–5 year private dwelling target, the remaining housing in the development pipeline that is expected to be completed in the 6–10 year period is 8,906 dwellings (including 8,014 private and 892 non-private dwellings). This leaves 8,127 dwellings (including 5,986 private and 2,141 non-private dwellings) required to achieve the City's draft target.

It is highly likely the remainder of the 6–10 year target will be accommodated in development that is unforeseen at this time (not counted in the pipeline data) and for which there is capacity in the planning controls. This is inferred from the average number of dwellings for which a development application is lodged between 2008 and 2018, 4,400 per year over the ten-year period.

Based on the evidence above, the City is in the position to meet the aggregated 0–10 year dwelling targets, notwithstanding some of the housing to achieve the 2026 target will be delivered earlier within the 0–5 period.

11–20 year (2027–2036) contribution to District dwelling projections

The City's capacity study has identified sufficient capacity under the City's planning controls and on NSW Government sites to contribute 18,092 private dwellings to the District target in the 10 years to 2036 (2027–2036) with a total contribution of 50,000 private dwellings over the 20 years to 2036. This is almost one third of the total dwelling target of 157,500 private dwellings for the nine councils in the District. Additional population will be accommodated in 6,000 non-private dwellings over the 20 year period.

0–5 year dwelling target (2016–2021) and 6–10 year dwelling target (2022–2026)

The District Plan establishes a 0–5 year dwelling target (2016–2021) of 18,300 private dwellings. In addition, the City has established a non-private dwelling target of 2,575 dwellings for this period.

For the 6–10 year period, the City has established a target of 14,000 private dwellings and 3,033 non-private dwellings.

At 30 June 2019, a total of 34,389 dwellings have been completed since 30 June 2016 (including 11,008 private and 2,856 non-private dwellings) or are currently in the development pipeline (including 17,831 private and 2,694 non-private dwellings). This represents about 90 percent of the total 0–10 year aggregated dwelling target.

With only 3,519 dwellings not yet accounted for in the 0–10 aggregated target (including 3,461 private and 58 non-private dwellings), it is likely the remainder will be accommodated in development applications yet to be lodged.

11–20 year (2027–2036) contribution to District dwelling projections

The capacity study has identified sufficient capacity under the City's planning controls and on NSW Government sites to achieve the 11–20 year dwelling targets. However, it is acknowledged the capacity study is a point-in-time model that applies high level assumptions across the local area, and does not fully consider the range of complex factors that influence development, such as height constraints or changes to planning controls over time. To ensure the City's planning controls remain fit for purpose to achieve the stated housing target, the City will:

- consider planning proposals to unlock existing capacity where: there is impediment in the planning controls; there is clear site-specific and strategic merit; and where they align with the City's principles for growth
- undertake a review of the capacity study every five years, in line with the census and the City's Floor Space Employment Survey, to inform future iterations of this planning statement.

The City's total contribution of 50,000 private dwellings over the 20 years to 2036 represents one third of the total dwelling target of 157,500 private dwellings for the nine councils in the District. Additional population will be accommodated in 6,000 non-private dwellings over the 20 year period.

0 – 20 year jobs target (2016–2036)

The capacity study identifies enough capacity for about 158,000 jobs under current planning controls, the draft Central Sydney Planning Strategy framework and on NSW Government sites. This generally aligns with the 166,500 additional jobs required to meet the baseline jobs target in the District Plan.

The City has set a jobs target of 200,000 to support the productivity of the Sydney region, NSW and Australia. This target exceeds the baseline targets set by the District Plan. The proposed job target is expected to be mostly achieved through:

- the uptake of available development capacity and implementation of the draft Central Sydney Planning Strategy (158,000 jobs projected)
- increased work-space ratios across all village areas. This is not quantified by the capacity study, however current trends strongly indicate a more intense use of employment space over time across the city. A work-space ratio tells us how much non-residential floor space is used per worker in any given area. For example, in the CBD and Harbour village, work-space ratios have reduced from a gross average of 27.7 square metres to 23.5 square metres per worker over the last 10 years (across all sectors), with further intensification of the space used still possible.
- the ongoing protection of non-residential floor space in the Southern Enterprise Area.

Despite the City's strong and sustained jobs growth over the last decade, without intervention the current planning controls are unlikely to facilitate the whole jobs target to 2036. This Planning Statement therefore outlines a series of strategic interventions to be investigated to facilitate additional employment capacity. These include investigation of potential increases in non-residential densities in strategic locations such as Central Sydney South, the Botany Road corridor and North Alexandria.

Private dwellings

Increasing the supply of private dwellings is a key Priority of the District Plan. 'Private dwellings' comprise three categories of 'private space' housing, including:

- market housing, generally represented by homes in private ownership or being rented
- affordable rental housing, which includes housing managed exclusively for households with very low, low and moderate incomes (lower income ~~hosueholds~~ households)
- social housing, which is secure and affordable rental housing for people typically on very low incomes with housing needs. It includes public, community and Aboriginal housing.

There is sufficient housing development opportunity already available under the City's current planning controls ~~to achieve the target for the total quantum of dwellings, it is noted the City has limited ability to influence how much private housing is provided as affordable or social housing. can be achieved with no change to current densities (floor space ratios).~~

~~Much of the growth in private market housing will occur in the Green Square Urban Renewal Area as well as on NSW Government-controlled urban renewal sites. The Chinatown and CBD South village and Redfern village will also see significant amounts of housing growth.~~

~~While there is capacity under the current planning controls to achieve the target for the total quantum of dwellings, it is noted the City has limited ability to influence how much private housing is provided as affordable or social housing.~~

Social and affordable housing

Affordable rental housing and social housing are critical social and economic infrastructure necessary to support a diverse and well-functioning city. Based on the City's housing targets, this means an ~~An~~ increase of over almost 11,000 affordable rental housing dwellings and about ~~2,300~~ 2,000 social housing dwellings is required to 2036. The social and affordable housing targets in Sustainable Sydney 2030 state that in 2030, 7.5 per cent of all housing will be social housing and 7.5 per cent of all housing will be affordable rental housing by 2030, delivered by not-for-profit and other providers.

Since this target was established in 2009, the proportion of social housing in the city has decreased from almost 11.7 per cent in 2006 to about 8.5 per cent in 2016, with only a small net increase of dwellings being added to the City's social housing stock since 2007. This proportion will continue to reduce as the number of homes in the city increases to over 160,000.

A substantial increase in the number of affordable rental housing dwellings is also required with only a modest increase being achieved since 2009, but a proportional decrease. The District Plan includes a requirement that at least 10 per cent of all new floor space in the District be provided as affordable housing. This is significantly below the City's target that 7.5 per cent of all housing be affordable housing.

This Planning Statement includes actions for more affordable rental housing and social housing with a particular focus on encouraging greater engagement from the Australian and NSW governments to address this critical issue. A key opportunity to increase the stock of social and affordable housing is on NSW government sites.

Non-private dwellings

Local government housing targets have historically focused on the delivery of 'private dwellings'. 'Non-private dwellings', which provide communal accommodation such as boarding house rooms, student accommodation rooms and residential care services (including group homes), have traditionally not been counted as dwelling stock.

More recently, the City has experienced growth in purpose-built student accommodation (student accommodation), increasing by over 2,500 rooms between 2015 and 2018. With projected increases in the student population, the market will continue to respond by providing various student accommodation options. In addition, there may be interest in the relatively unexplored area of co-housing, popular in Scandinavia, Europe and beginning to show signs in the United States.

Assuming development conditions continue for student accommodation, such as exclusions from the Apartment Design Guide and bonus floor space provisions available under the State Environmental Planning Policy (Affordable Rental Housing) 2009, the share of purpose-built student accommodation is estimated to increase from 7.5 per cent to around 13 per cent of total housing stock in the city between 2019 and 2029^{iv}. Traditional boarding houses and new-generation boarding houses, as well as other low-to moderate-income earners, also benefit from these planning conditions and are also likely to increase over time. Nearly a fifth of all residents in the City are tertiary students, where an estimated 10,000 students are living in purpose-built student accommodation.

Non-private dwellings have been incorporated into the City's housing targets. To exclude them would ignore a significant component of the City's population and result in a failure to adequately plan for the infrastructure and services needed to support them. Excluding them would also fail to recognise the diversity of housing needed in the city, that non-private dwellings use land available for other residential uses and the growing importance of this industry sector.

Where will development happen?

The City's capacity study forecasts where housing and jobs growth will locate in the city given current planning controls and how sites will typically develop for residential or non-residential uses (land-use split). Nearly half of the capacity that is expected to develop for residential purposes to 2036 is located in the City's urban renewal areas, including Green Square and Ashmore in Erskineville as well as on state government sites such as the Waterloo Estate and the Bays Precinct. There is also significant capacity identified in the Redfern Street and Chinatown and CBD South village areas (as shown in Figure XXX). Much of this housing will be provided in the 0 – 10 year dwelling target period with development slowing in the 11 – 20 year period as development opportunities become more constrained.

NSW Government sites play an important role in providing housing in the city with around 23 per cent of the housing identified in the capacity study located on these sites. Housing opportunities above those identified in the capacity study may also arise on NSW Government sites, with these likely to be delivered in the 11-20 year period.

Over half of the capacity that is expected to develop for non-residential purposes (as shown in Figure XXX) is located in Central Sydney (including the CBD and Harbour and Chinatown and CBD South village areas) with half of that capacity delivered through the Central Sydney Planning Strategy. In addition, the recently announced redevelopment of Central Station is likely to increase the City's capacity to accommodate employment beyond that identified in the capacity study.

There is also substantial non-residential capacity in the City Fringe, in particular the Harris Street Village Area. The highly skilled and diverse local resident population, the existing educational, research and technology clusters, as well as the presence of major educational institutions such as University of Technology Sydney and TAFE NSW, will continue to serve as a key attractors for jobs growth and economically productive activities. The area will be subject to the recently announced state government review of Pyrmont with the stated intention of facilitating an 'economic and jobs hub' and a 'gateway to the CBD'.

The Southern Enterprise Area in the Green Square and City South village area also provides a significant amount of non-residential capacity. This strategically located enterprise land will continue to facilitate business, industry and services to support the District, Harbour CBD and international gateways of Sydney Airport and Port Botany.

Jobs

The City will prioritise and increase capacity for economic and employment activity in Central Sydney and safeguard and grow innovative and diverse businesses and economic activities in identified strategic centres.

The capacity study identifies enough capacity (floor space at assumed occupancy rates) for about 158,000 jobs under current planning controls, the draft Central Sydney Planning Strategy framework and on NSW Government sites. This generally aligns with the 166,500 additional jobs required to meet the baseline jobs target in the District Plan.

The City has set a jobs target of 200,000 to support the productivity of the Sydney region, NSW and Australia. This target exceeds the baseline targets set by the District Plan. The target will be achieved by investigating increases in capacity for business and other enterprise activities in key strategic areas such as Central Sydney South, the Botany Road corridor, North Alexandria and other appropriate places in the innovation corridor. The target also assumes additional jobs will be achieved through a continuing reduction in work-space ratios. A work-space ratio tells us how much non-residential floor space is used per worker in any given area. For example, in the CBD and Harbour village, work-space ratios have reduced from a gross average of 27.7 square metres to 23.5 square metres per worker over the last 10 years (across all sectors), with further intensification of the space used still possible.

Managing growth and change

Very little change is required to the City's current planning controls to accommodate the proposed housing targets, given the City's capacity forecasts. The proposed job target is expected to be mostly achieved under current planning controls plus some strategic interventions to unlock further non-residential capacity. This growth will make up about 30 per cent of the projected housing growth in the Eastern City District.

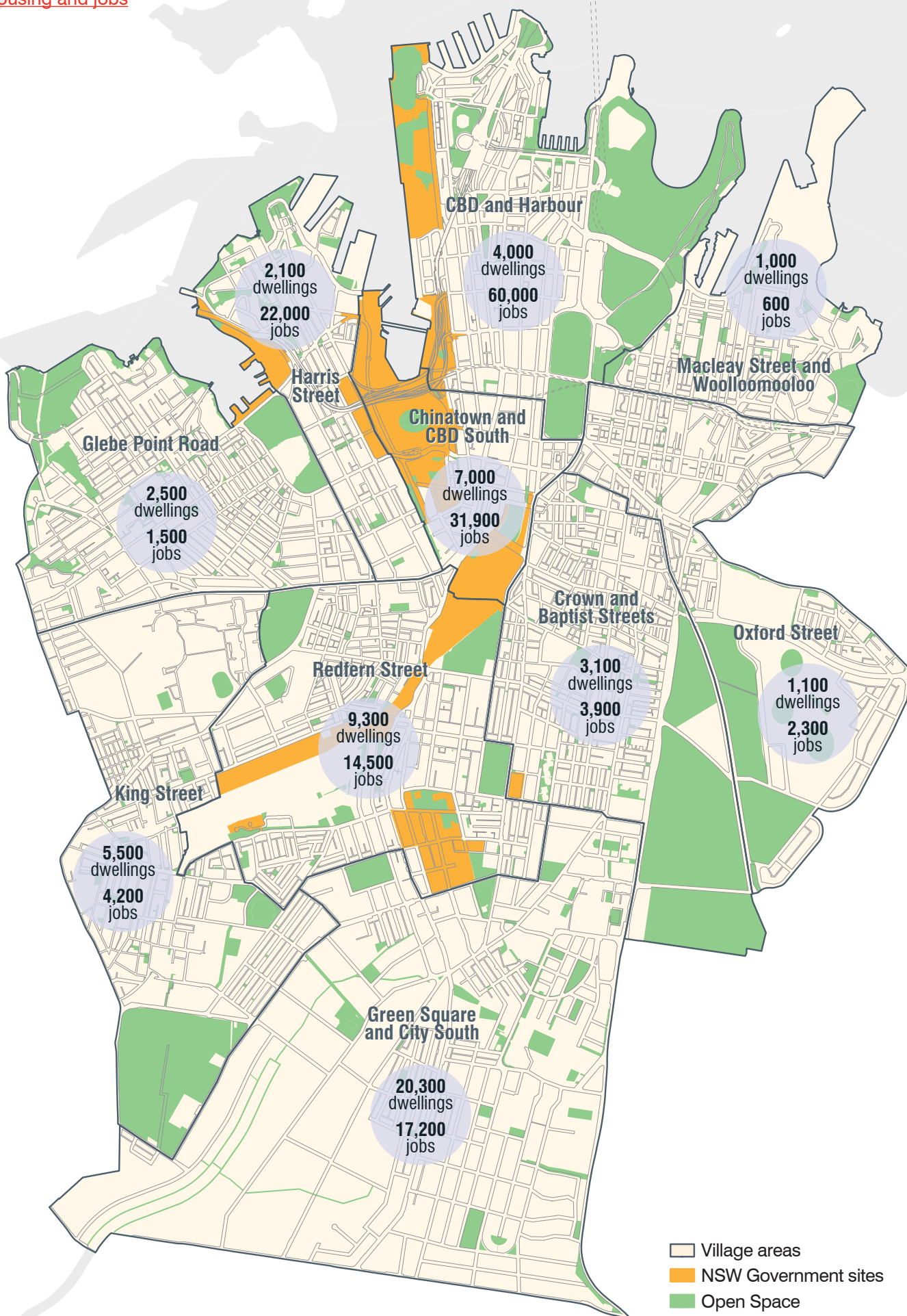
Notwithstanding the above, the City is required by planning legislation to accept and assess planning proposals from land owners and proponents seeking changes to the planning controls. While a strategic, precinct based approach to changing its controls is preferred, in some cases, site-specific planning proposals may have merit and contribute to targets by 'unlocking' previously identified capacity through a change in building height to fit the permissible floor space on the site. This may be supported where the proposal is for a strategically valuable use and the changes would result in better urban outcomes.

The City's jobs targets can be achieved under the current planning controls together with:

- planning proposals initiated in accordance with the draft Central Sydney Planning Strategy and expected increases in work-space ratios
- the prioritisation of non-residential floor space in the Harbour CBD and the protection of non-residential floor space in the Southern Enterprise Area
- potential increases in current non-residential densities in strategic locations such as Central Sydney South, the Botany Road corridor and North Alexandria, subject to further investigation
- increased work-space ratios across all village areas.

While no immediate change is required to the City's planning controls, the City is required by planning legislation to accept and assess planning proposals from land owners and proponents seeking changes to the planning controls. In some cases, these planning proposals may have merit and contribute to targets by 'unlocking' previously identified capacity through a change in building height to fit the permissible floor space on the site, particularly where the proposal is for a strategically valuable use and there is a desirable urban design outcome. Changes to the planning controls will enable an improved built form that responds better to its surrounding context and creates a better urban environment.

Figure 16: Distribution of capacity for housing and jobs



There are also circumstances where planning proposals seek greater densities, and which may also have genuine broader public benefits as well as achieving high-quality planning and urban design outcomes. Site-specific or precinct planning proposals that allow for more floor space can create opportunities for the delivery of public benefits, such as publicly-accessible open space, affordable rental housing and other identified infrastructure needs.

Planning proposals that simply seek additional residential density above the current controls will have challenges in demonstrating their strategic merit, as they are not necessary to achieve the housing targets and the planning priorities of this Planning Statement.

Principles for growth

Planning proposals for additional development capacity through 'spot rezoning' must have strategic merit and site-specific merit. The following 'principles for growth' provide a local merits test to guide the Council in the consideration of, and consistent decision-making about, planning proposals in the local area. Planning proposals will need to address the principles for growth in accordance with section 3.33 of the Act.

The principles do not aim to replace the merits test included in the NSW Department of Planning, Industry and Environment's guide to preparing local environmental plans, rather they support and complement it with local considerations.

The strategic principles for growth are:

- Proposals must be consistent with the Greater Sydney Region Plan and Eastern City District Plan.
- Proposals for sites in the Harbour CBD, Innovation Corridor (including Camperdown-Ultimo Health and Education Precinct) must be consistent with the objectives for these areas in the Eastern City District Plan.
- Proposals must be consistent with the relevant directions, objectives and actions of the City's community strategic plan, Sustainable Sydney 2030 and Sustainable Sydney 2050 in the future.
- Proposals must be consistent with the relevant liveability, productivity, infrastructure and sustainability priorities, objectives and actions in this Local Strategic Planning Statement.
- Proposals must be consistent with the relevant priorities, objectives and actions of the Local Housing Strategy.

- Proposals must support the strategic objectives in the City's adopted strategies and action plans.
- Proposals must not compromise non-residential development need to meet employment targets for strategic centres.
- Proposals which seek to respond to a significant investment in infrastructure must be considered in a wider strategic context with other sites. This may include, but is not limited to, consideration of other infrastructure demand and provision, appropriate distribution of development potential across an area, value capture for public benefit and infrastructure delivery and orderly sequencing of development.
- Proposals must give consideration to strategically valuable land uses that are under-provided by the market, such as but not limited to hotels, cultural space (including performance and production space), medical uses, education uses and childcare centres, and having regard to the appropriateness of the use for the context.

The site-specific principles for growth are:

- Proposals must locate development within reasonable walking distance of public transport that has capacity (assuming development capacity will be delivered) and is frequent and reliable.
- Proposals must meet high sustainability standards and mitigate negative externalities.
- Proposals must include an amount and type of non-residential floor space appropriate to the site's strategic location and proximity to or location within a centre or activity street.
- Proposals must create public benefit.
- Proposals must be supported by an infrastructure assessment and demonstrate any demand for infrastructure it generates can be satisfied, assuming existing development capacity in the area will be delivered.
- Proposals must make a positive contribution to the built environment and result in an overall better urban design outcome than existing planning controls.
- Proposals must result in high amenity for occupants or users.
- Proposals must optimise the provision and improvement of public space and public connections.





Vision

Green, Global and Connected is our vision for the city. Embedded in Sustainable Sydney 2030, the vision was developed with the community, adopted in 2008 and has guided the City's work since. This Planning Statement builds on the themes of **Green**, **Global** and **Connected**.

Green

with a low environmental impact, trees and open space, and for a healthy and resilient community.

- ▶ The city's building and spaces will be on a pathway to net zero energy use for new buildings that help us manage our energy, water and waste efficiently.
- ▶ The city's places, buildings and connections will support a thriving natural environment and healthy communities that are more resilient to urban and natural hazards.
- ▶ The city's places and spaces will support the community's resilience to social, economic and environmental changes including changing climate.
- ▶ Excellence in design of the city's places, spaces and buildings will attract people, encourage them to stay and make high density places healthy and enjoyable.

Global

in economic orientation and partnerships, an open-minded outlook, and a diverse community.

- ▶ Sydney will remain Australia's most significant global city, home to globally aware people, jobs and businesses and an international gateway with world-class tourism attractions and sustained investment in cultural infrastructure, icons, amenities and public spaces.
- ▶ The city will be a place of enterprise, innovation and creativity powered by collaboration between institutions, business and government across high-performing sectors and clusters to lift the competitiveness of Sydney and Australia.
- ▶ The city will offer opportunities for different people to live in the local area with a mix of homes available to people of different ages, backgrounds and household type and income.
- ▶ The city will provide spaces for people to be creative and celebrate their culture and the culture of others from local to the world stage.

Connected

physically by walking, cycling and high-quality public transport, through culture, place and social wellbeing, and to those with an interest in the city.

- ▶ The city will be easy to get around with a local network for walking and cycling, and opportunities and activities are connected by transit routes between the villages, city centre and the rest of Sydney, including new stations in Zetland and Pyrmont.
- ▶ The city's distinctive villages will celebrate their unique character and heritage and be highly liveable places where people can easily shop, work, play and see to their daily needs.
- ▶ The city will have innovative infrastructure to support the health, wellbeing and social life of the community delivered through partnerships and funding mechanisms.
- ▶ The city will be made through partnerships and collaboration between governments, the private sector and the community using joined-up thinking, processes and outcomes.

Planning priorities

Infrastructure

1

Movement for walkable neighbourhoods and a connected city

To plan local neighbourhoods so people have access to daily needs within a 5–10 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 social 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.

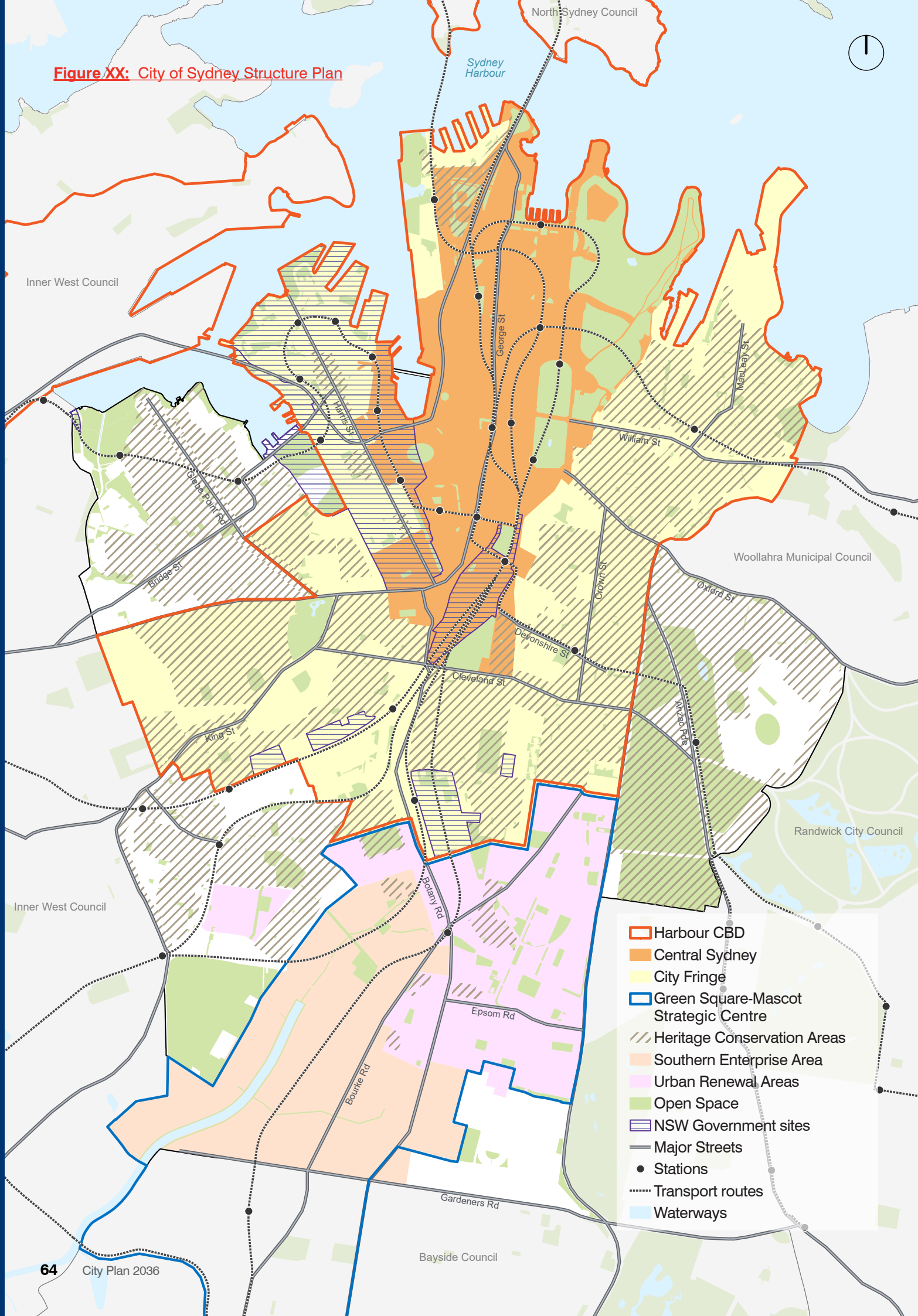
Implementation

13

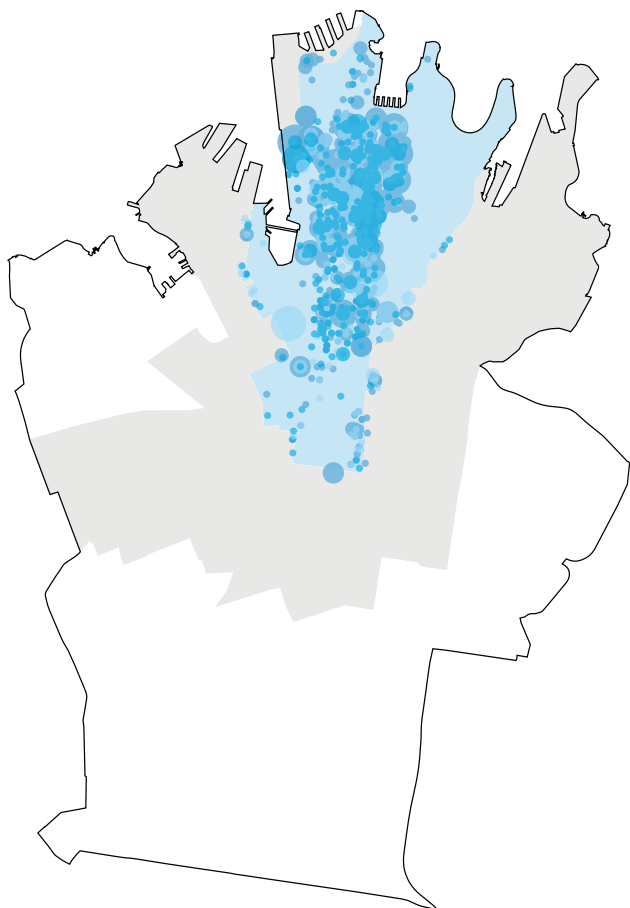
Open, accountable and collaborative planning

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.

Figure XX: City of Sydney Structure Plan

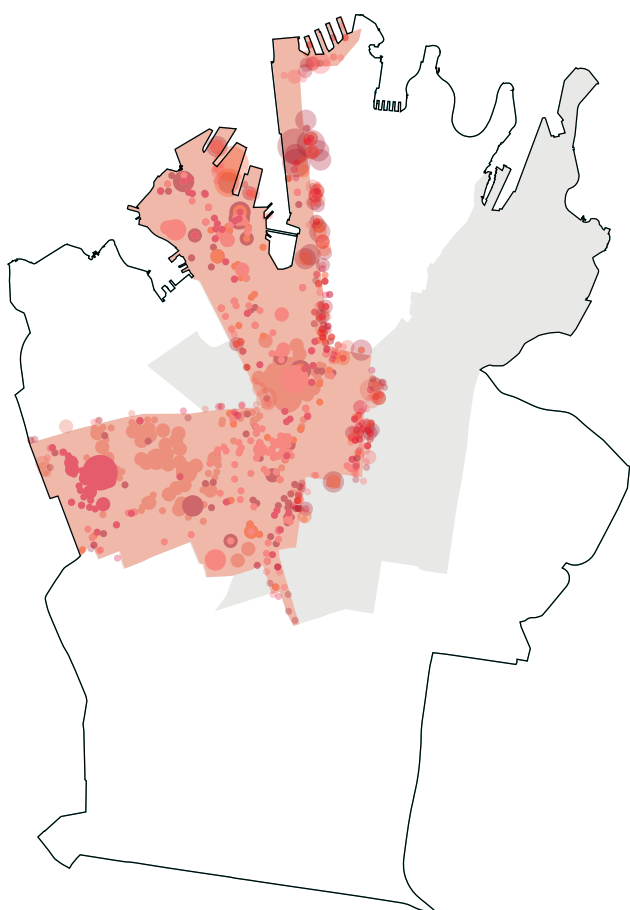


Key moves



Strengthen Central Sydney's economic role

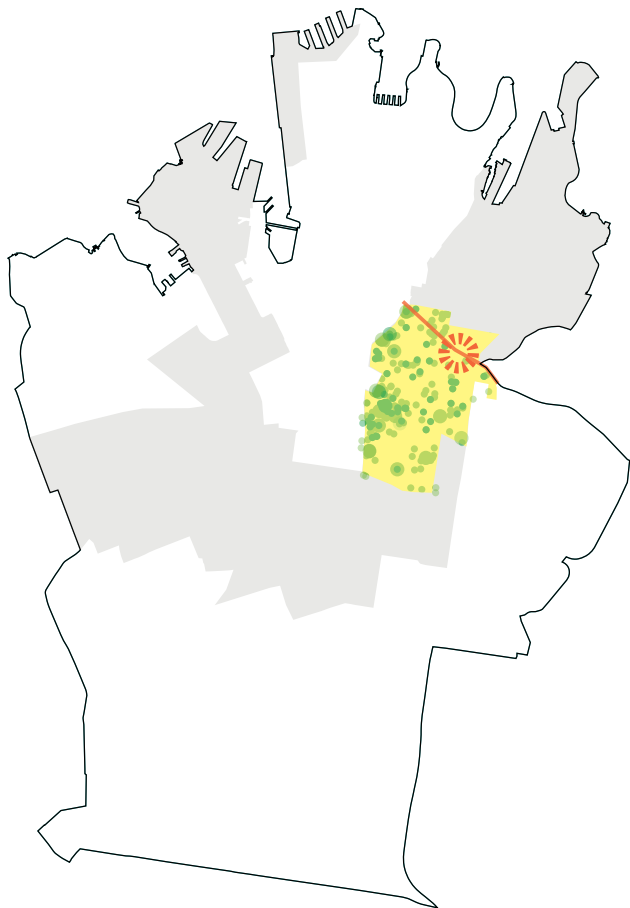
Central Sydney competes on an international stage and plays a fundamental role in metropolitan Sydney's standing as 1 of the 20 most advanced and globally connected cities. It is a strong attractor of global businesses, investment and talent with the highest concentration of top 500 companies in Australia. 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 may contribute at least 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, may contribute at least 53,800 additional jobs by 2036.

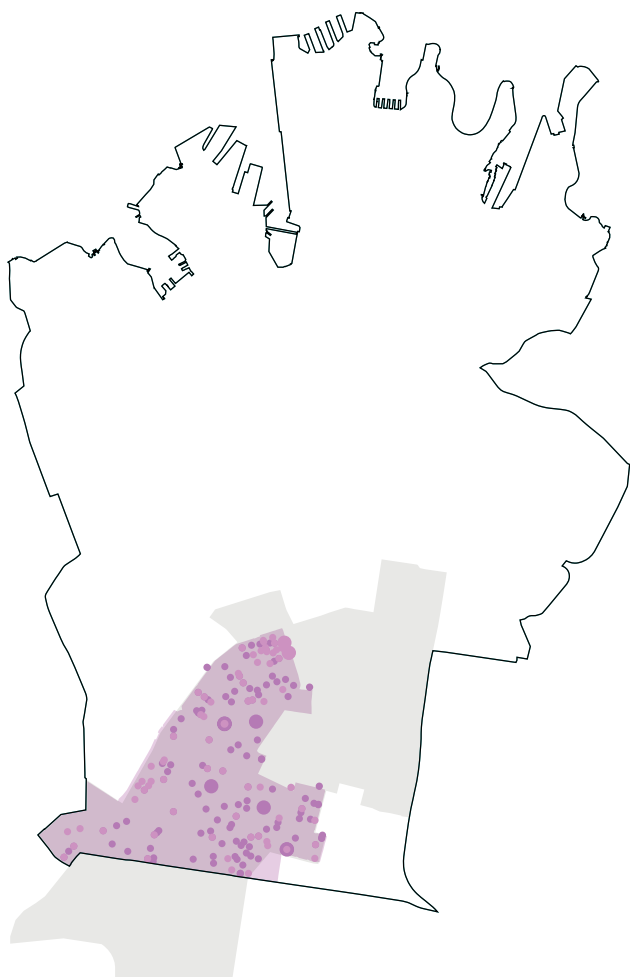
The City will strengthen the economic role of this corridor by prioritising space for specialised and knowledge-based clusters, plan for a genuine mixed-use precinct with high amenity and investigate opportunities to increase capacity for enterprise uses, including in the Botany Road corridor. The City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

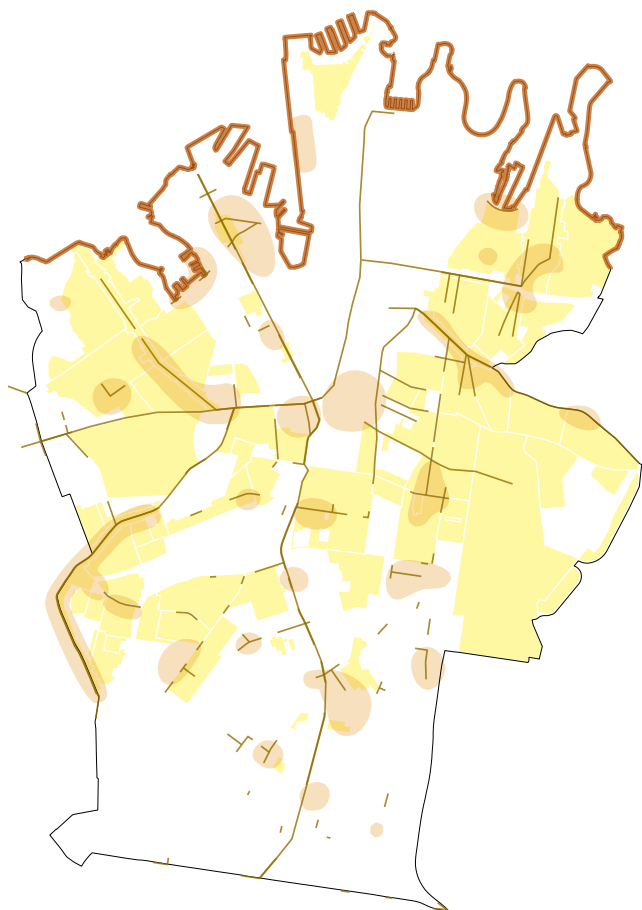
The City will prioritise diverse and well-designed workplaces, ranging in size, type and price point, and protect the character and amenity of the precinct to support creative and cultural uses. The City will continue to investigate planning reforms across the council area to support live music, night-time 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 contribute at least 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 service 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 may contribute at least 11,400 additional jobs in the city by 2036.



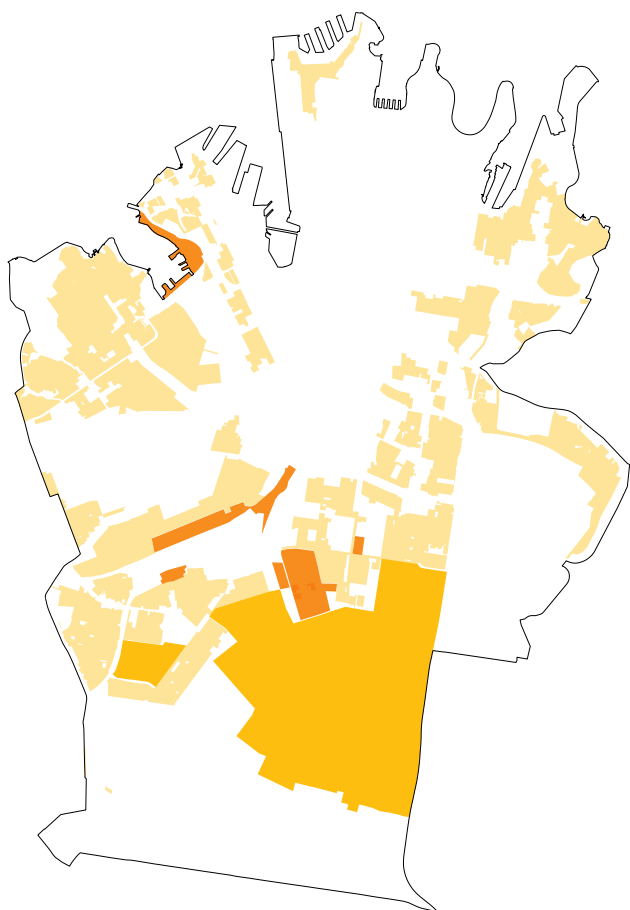
Make great places

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.

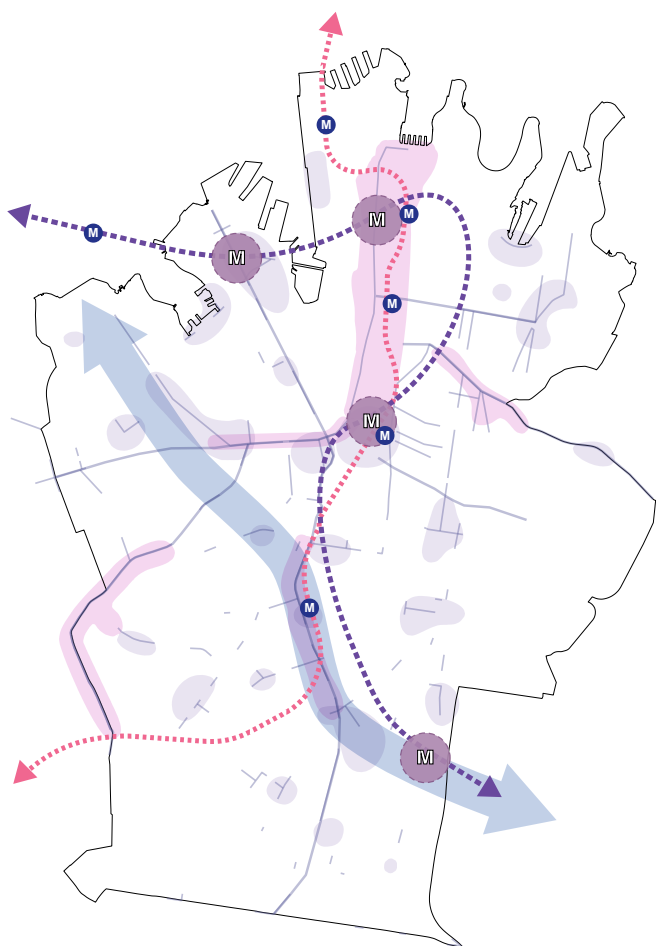


New and diverse housing

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 the 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.

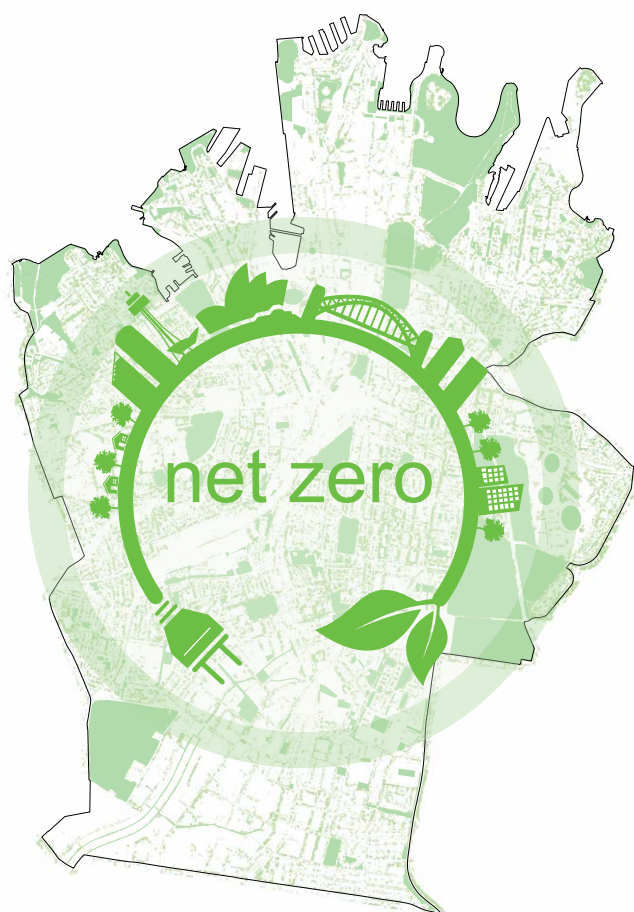


Movement for walkable neighbourhoods and a connected city

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 5–10 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.

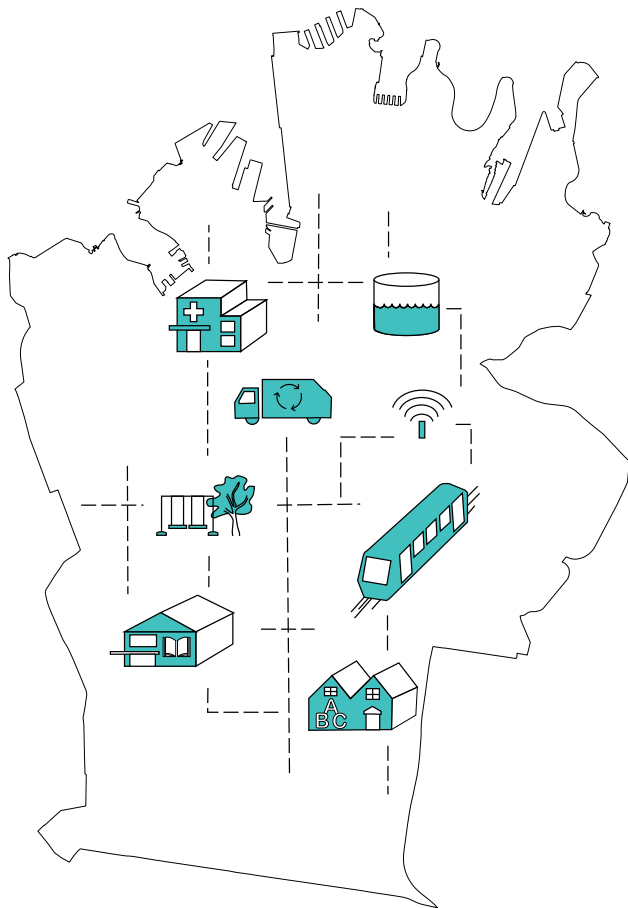
The City will work with the NSW Government to ensure Metro West stations in Pyrmont and Green Square (Zetland) serve existing and forecast populations and connecting valuable business precincts to workers. We will also ensure the city's land uses support the destination activities that appropriately 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 the climate changes and the 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.

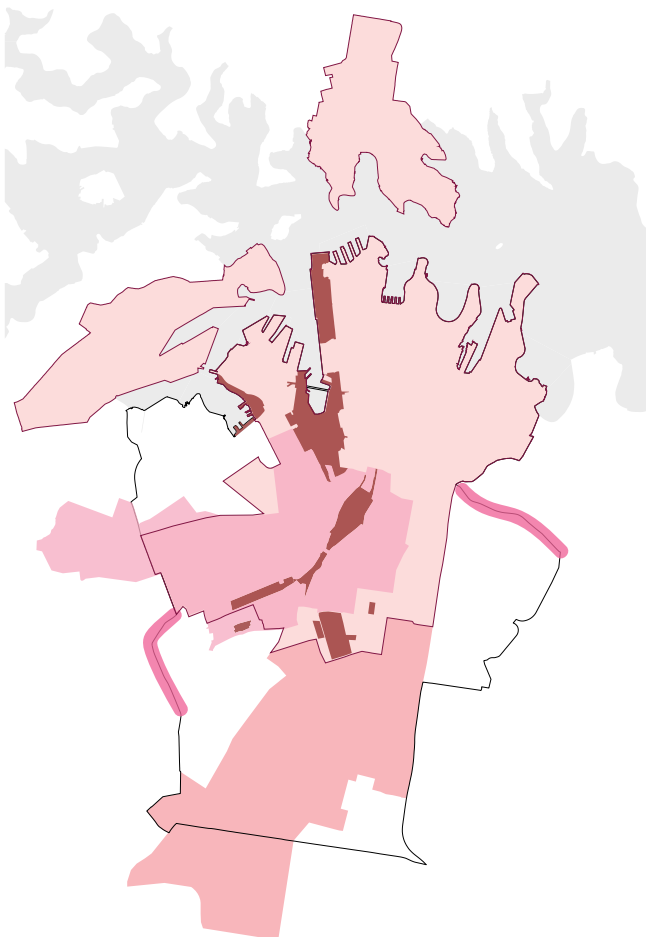


Aligning development with infrastructure

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 rates pegging. 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 in size to the Green Square Urban Renewal Area, 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.