

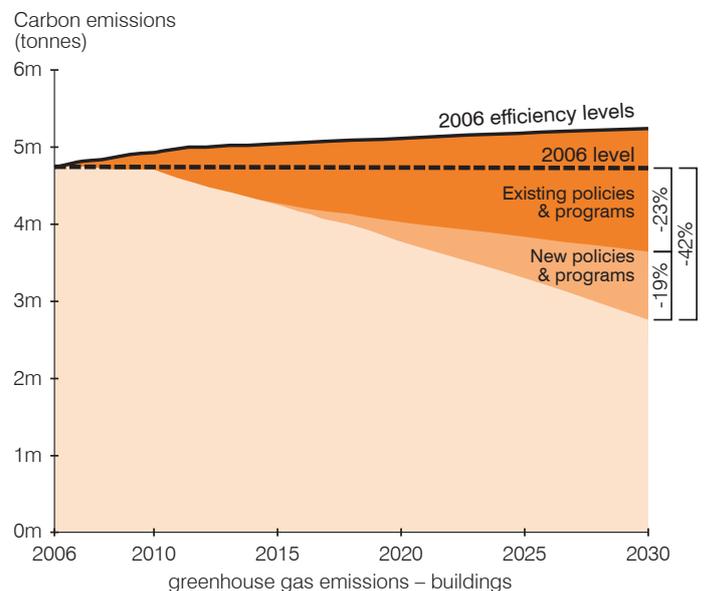
6

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

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

Actions

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



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

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

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



7

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

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

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

Actions

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





8

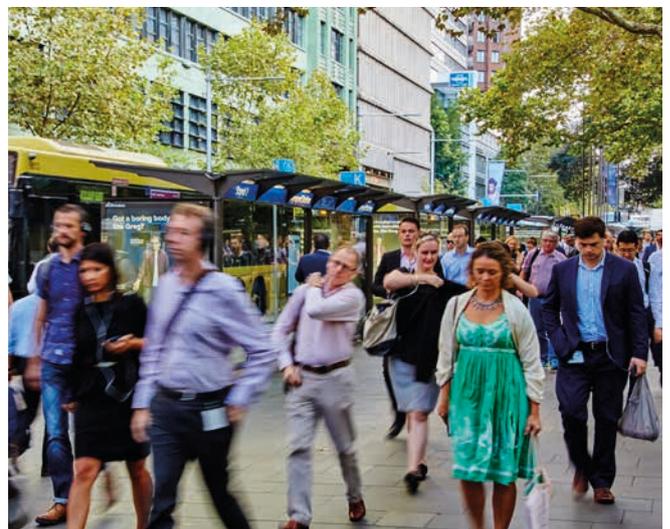
Move people more easily by prioritising streets for walking and cycling and expanding the pedestrian and open space network

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

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

Actions

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





9

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

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

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

Actions

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





10

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

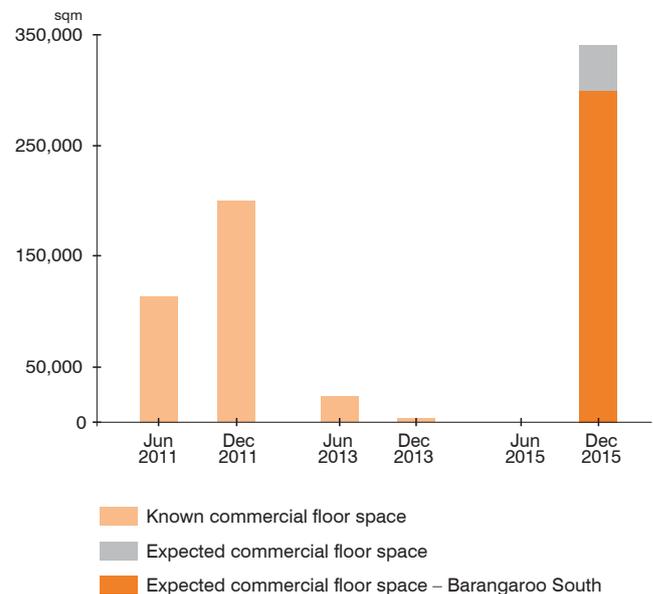
Monitoring the success and impact of these 10 key moves will help identify issues early and take action to address them.

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

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

Actions

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



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

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



Why we need to plan for jobs growth

A growing economy

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

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

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

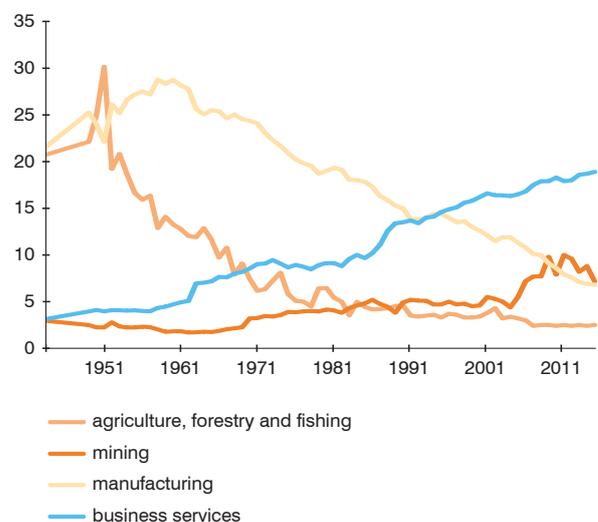
Step change in transport capacity

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

0_13

Share of Australian GDP from 1951

Source: SGS Economics and Planning



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

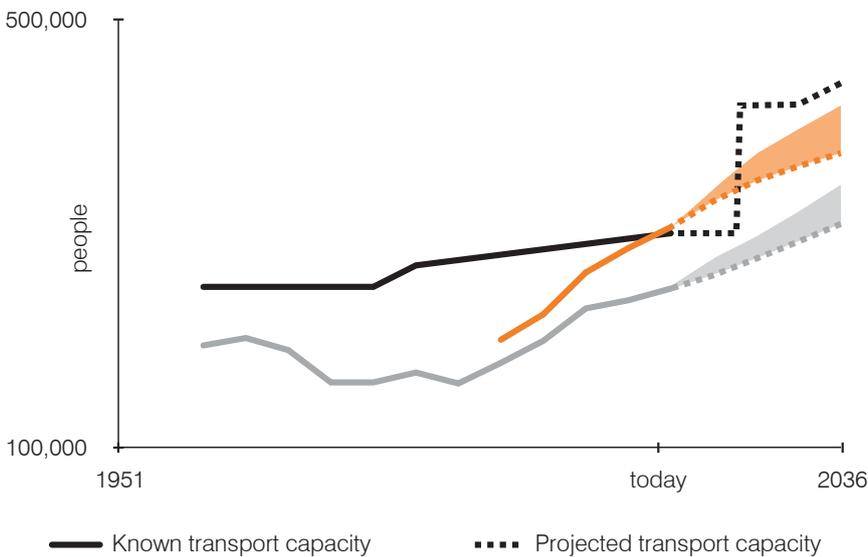
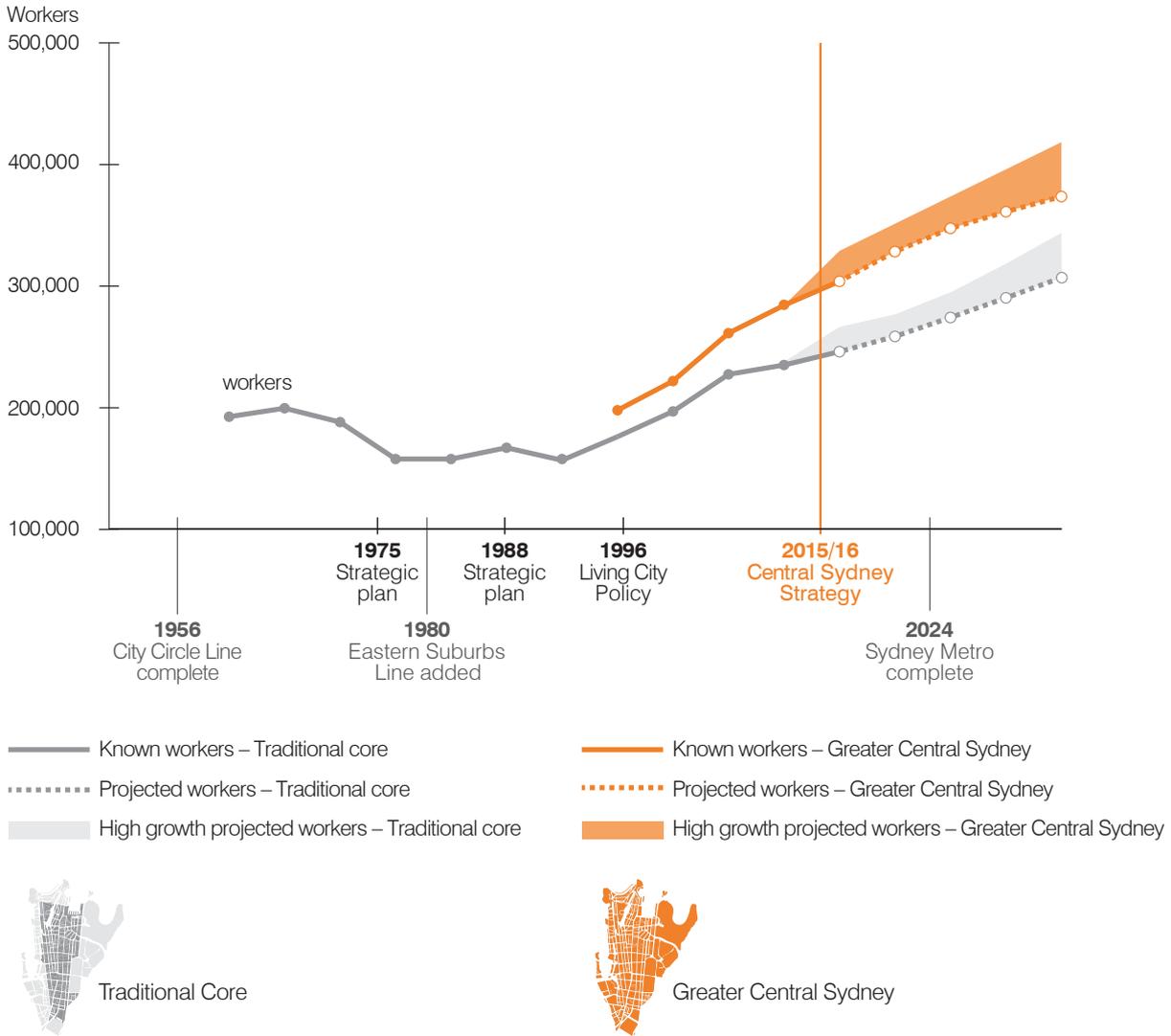
Overall, the City's working population represents just under 4 per cent of the total workforce in Australia.

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

0_14

Major planning strategy and public transport interventions
 Worker population growth

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



Planning for our future

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

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

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

Effective Job Density

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

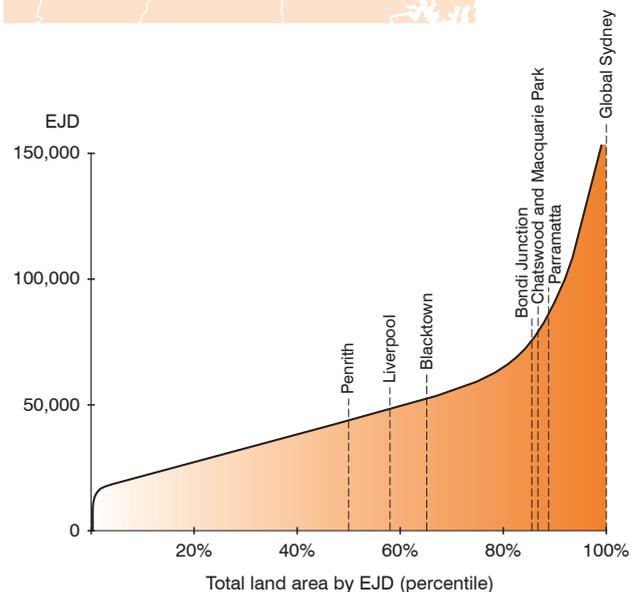
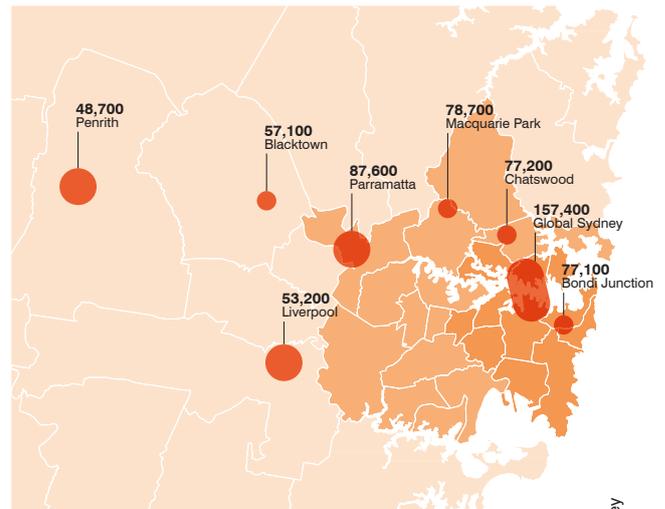
Agglomeration

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

0_15

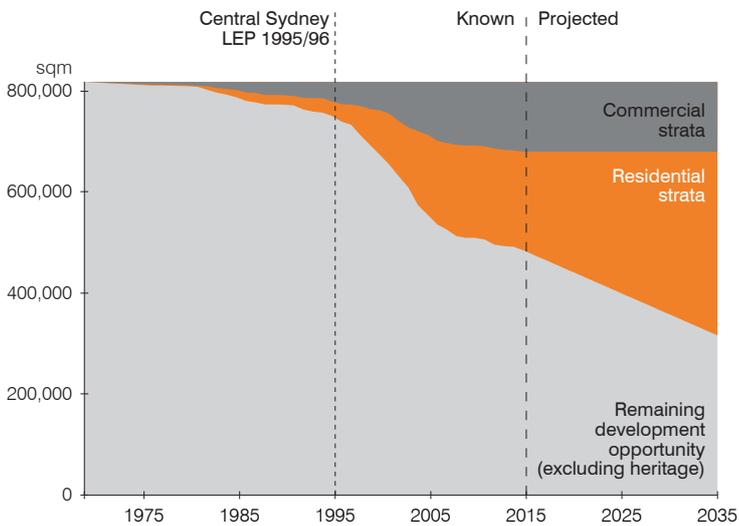
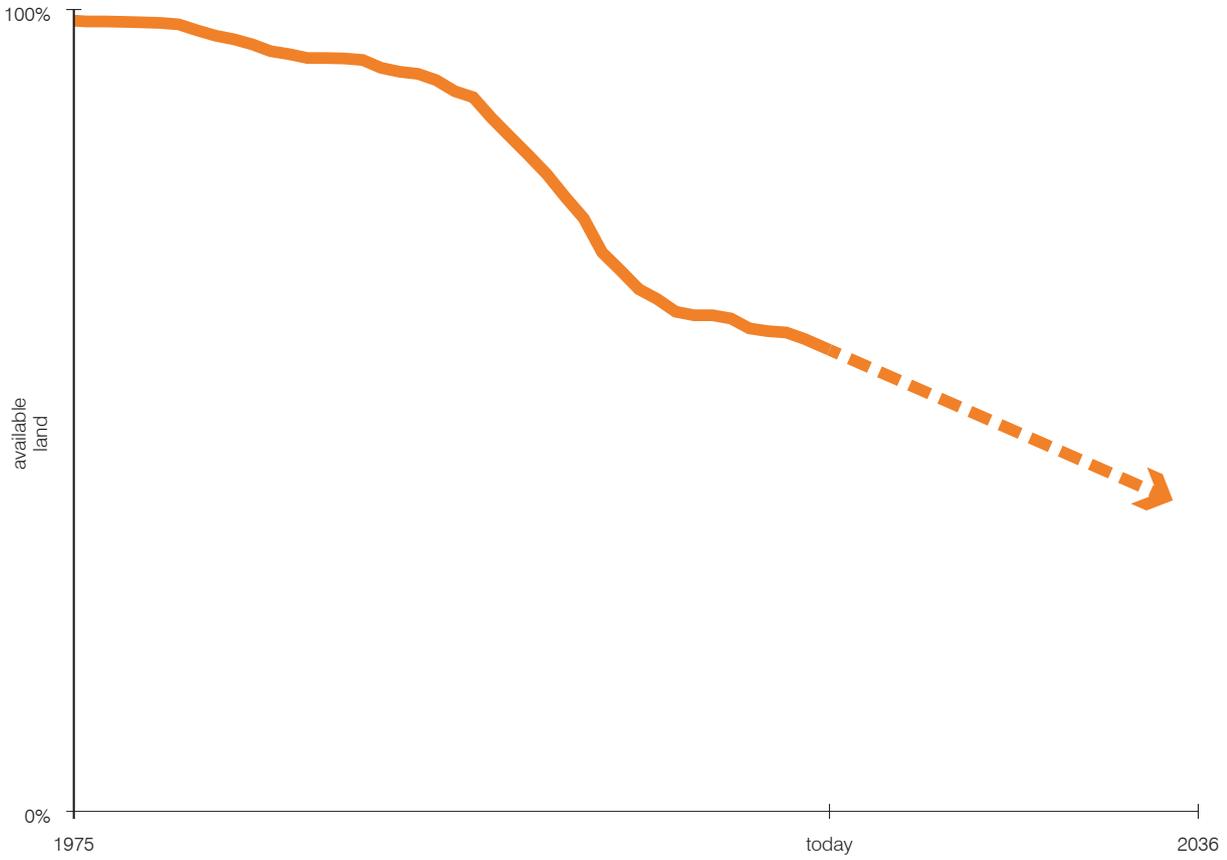
Total land area by Effective Job Density (top & bottom)

Source: SGS Economics and Planning



0_16

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

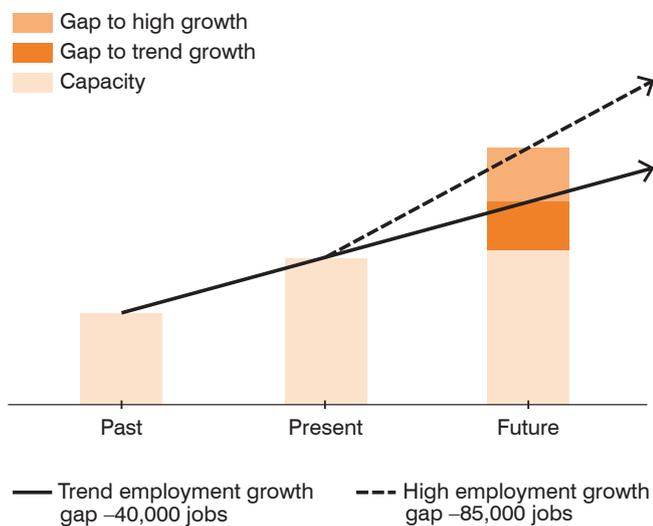


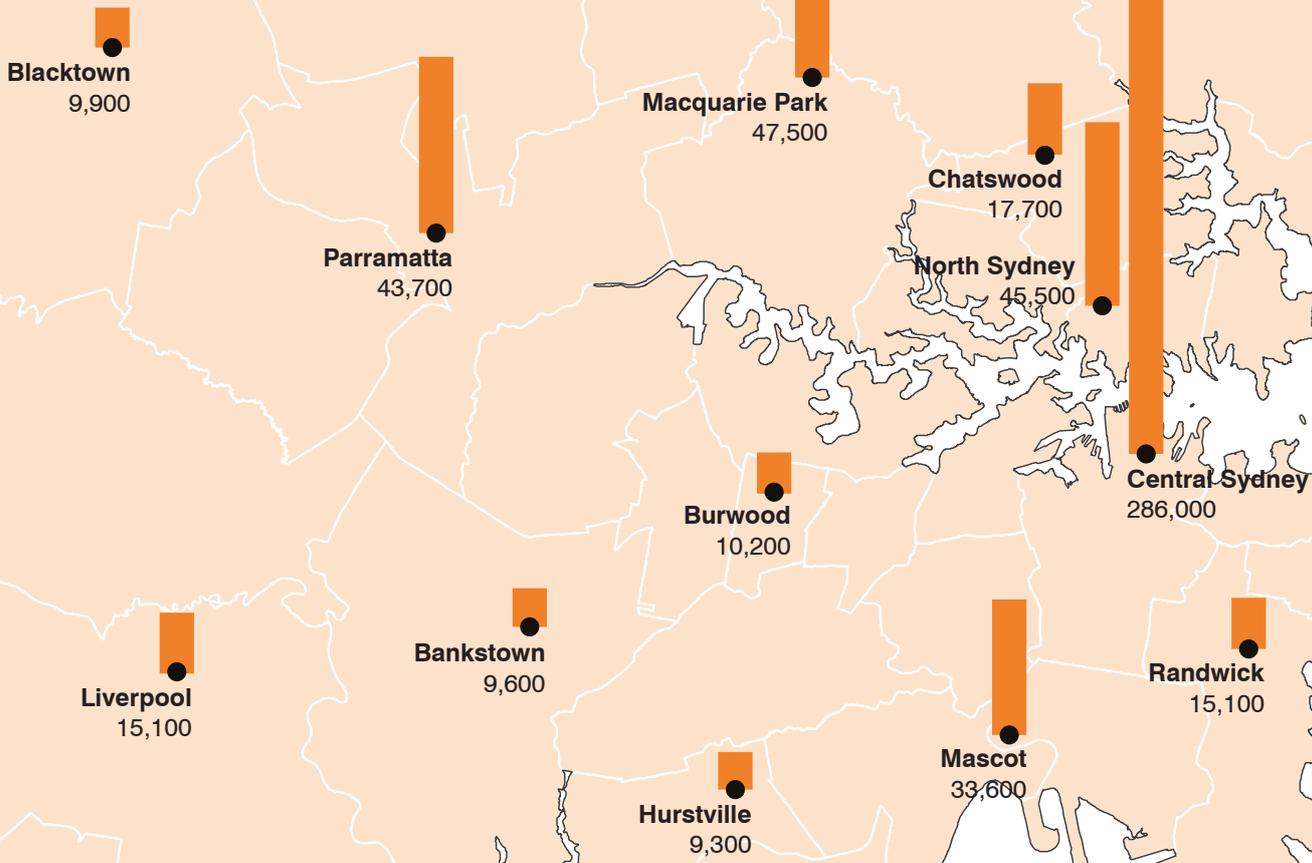
How we will plan for jobs growth

Changing demands and a changing population

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

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





Place-led and people-focused

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

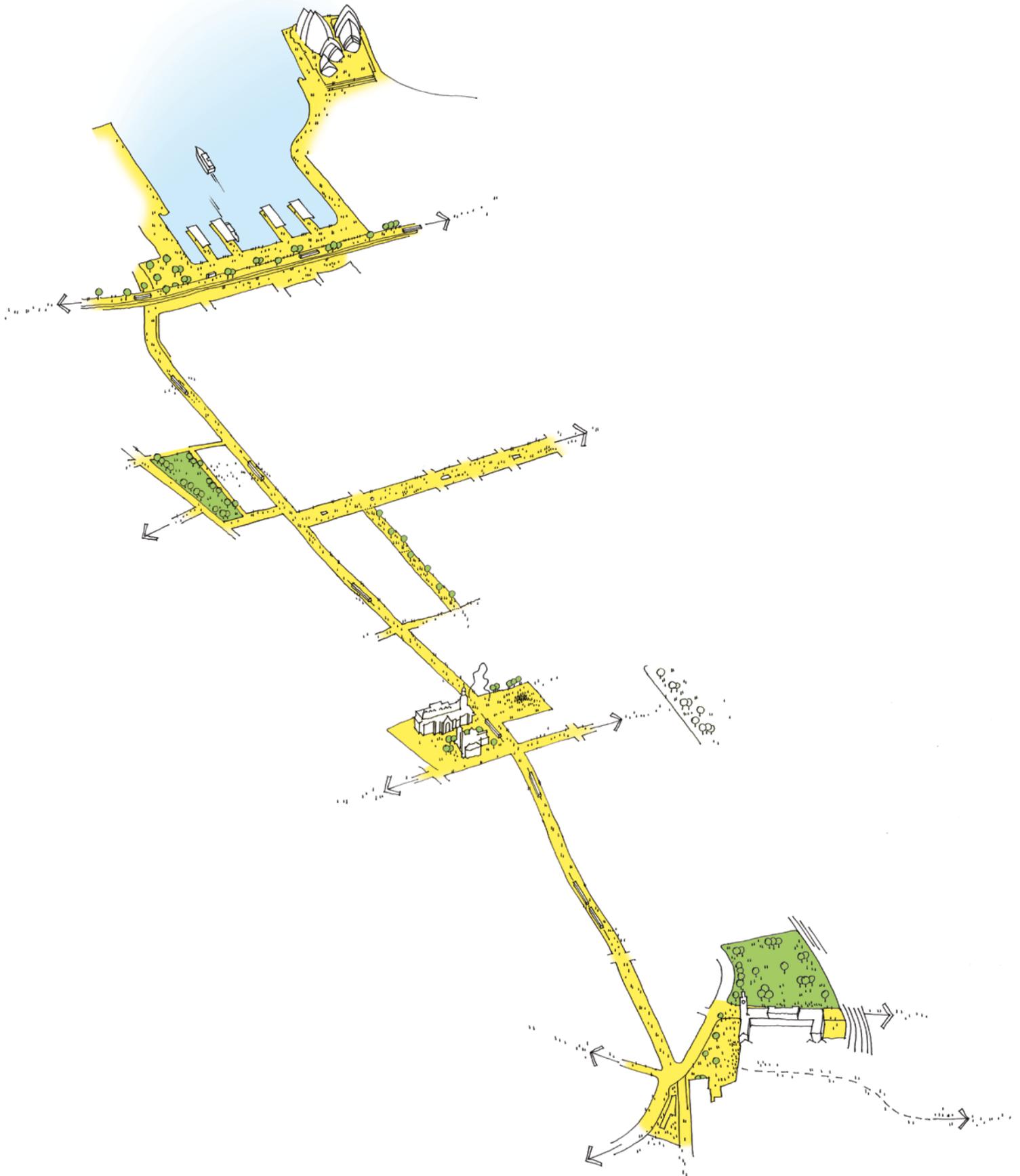
The Strategy also supports the revitalisation of the Midtown and Southern precincts. Catalytic projects by both the NSW Government and private sector will be instrumental to improving the profile and market perception of these less traditional employment areas. Proposed metro stations and their integration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

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

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

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

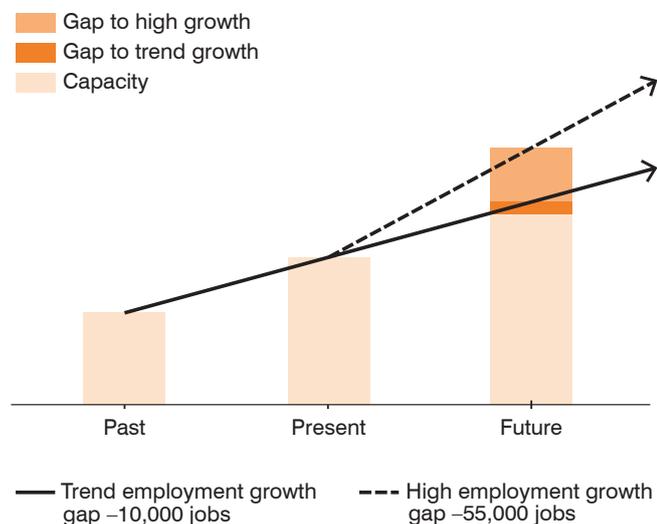




Closing the capacity gap

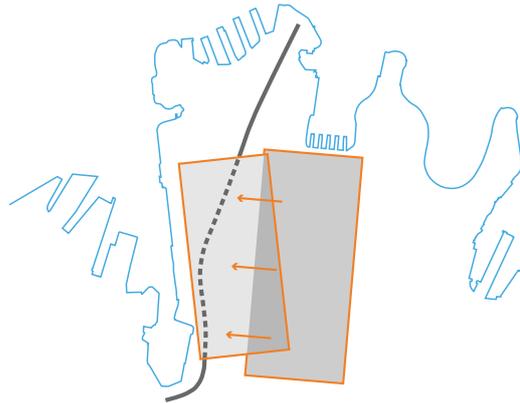
The Strategy's 10 key moves will significantly increase the quantum of employment floor space. In total, the proposed immediate changes to the Sydney LEP 2012 under key move 2, together with the floor space unlocked by identified 'growth opportunities' in key move 4, increases the amount of additional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

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



0_19

Short to medium-term capacity

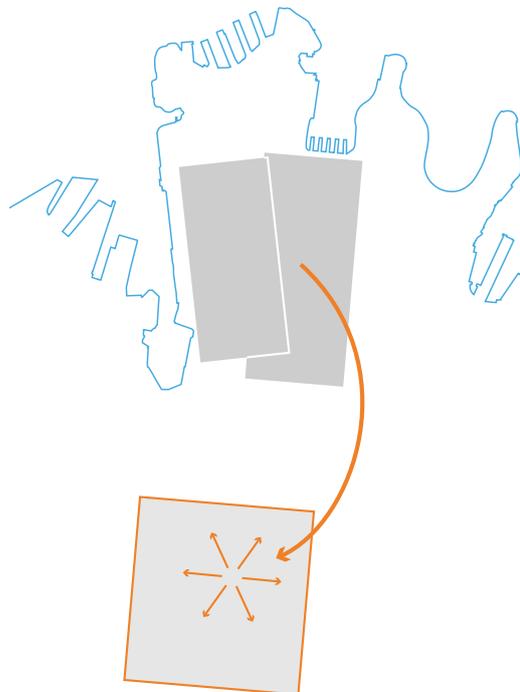


1.

1,300,000 square metres
Short to medium-term
Today to 2030

0_20

Medium-term capacity



2.

+500,000 square metres
Medium to long-term
2024 to 2036 + beyond

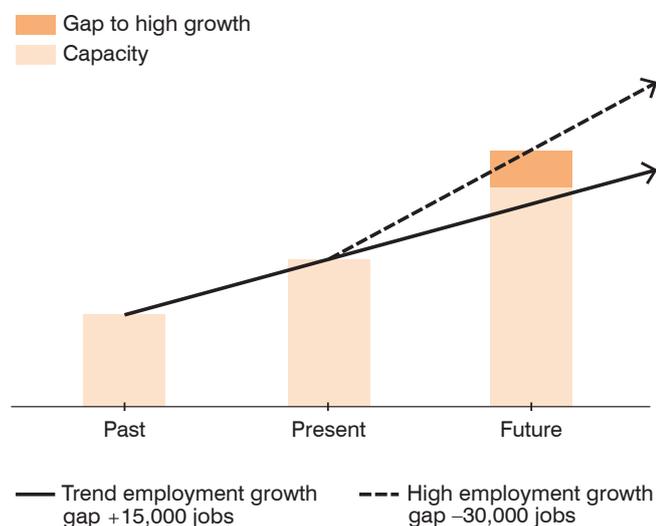
A multi-centre city

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

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

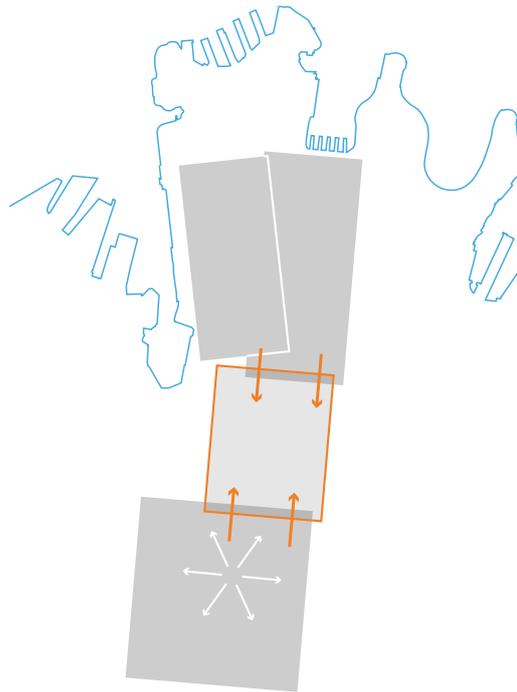
The Strategy details planning priorities for Central to Cleveland Street and the Bays Precinct, including additional public transport linkages, affordable housing, diverse employment floor space, enhanced local connections and improved local infrastructure.

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



0_21

Medium to long-term capacity



3.

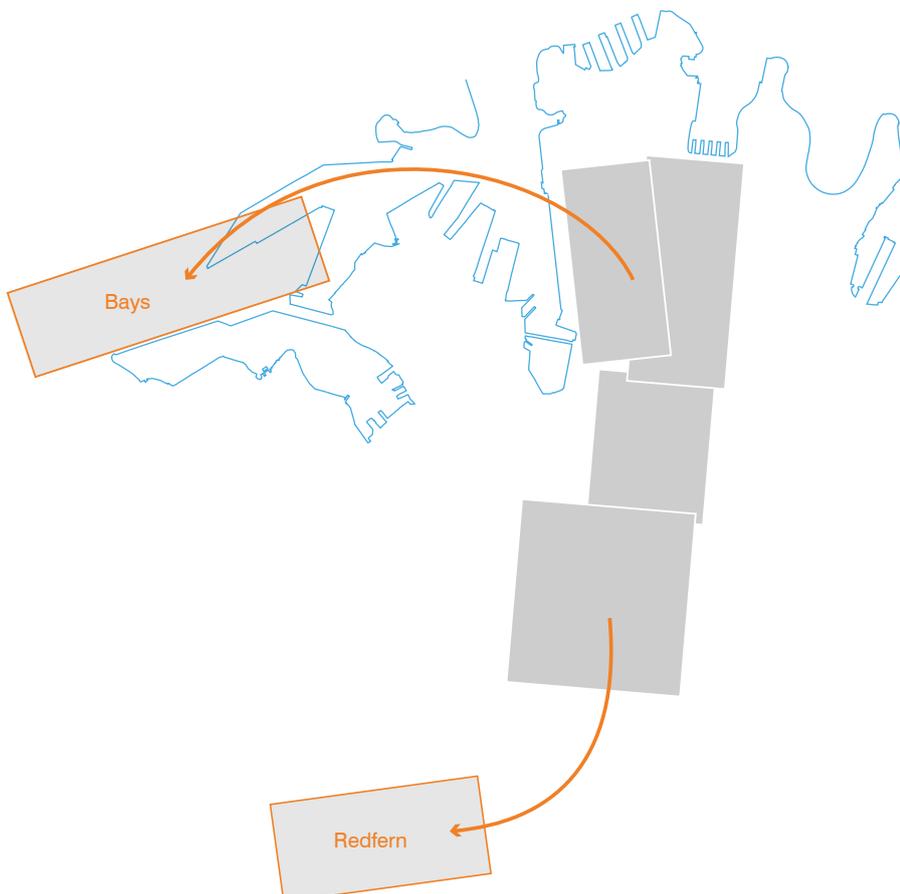
+1,100,000 square metres

Medium to long-term

2024 to 2036 + beyond

0_22

Long-term capacity



4.

+significant employment floor space

Long-term

2036 + beyond

Implementing the Strategy

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

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

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

Actions

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

