

## Item 7.

### **Public Exhibition - Planning Proposal - Sydney Local Environmental Plan and Development Control Plan - Policy and Housekeeping Amendments (LEP/DCP Update)**

**File No: X039444**

#### **Summary**

The City of Sydney has prepared an update to its land use planning framework. This report outlines proposed changes to Sydney Local Environmental Plan 2012, the Green Square Town Centre Sydney Local Environmental Plans, Sydney Development Control Plan 2012, and to the City's Competitive Design Policy.

Since 2020, the City has been implementing changes to its planning controls in line with the priorities and action of its local strategic planning statement, City Plan 2036. The planning statement is a 20-year vision to balance the need for additional housing and economic activities while protecting and enhancing individual character, heritage and public space and improving the sustainability of our area.

Significant changes to planning controls have included implementation of the Central Sydney Planning Strategy and subsequent planning proposals, the introduction of Net Zero planning controls and rezoning of strategic precincts such as Oxford Street, Botany Road corridor and the Southern Enterprise Area, including North Alexandria, to deliver additional space for jobs and housing.

The planning proposals and development control plan in this report gather a series of smaller planning control changes to implement more priorities and actions of the planning statement related to housing, parking, greening, amenity, sustainability and design excellence as well as housekeeping changes to improve the operation of controls.

This report includes two planning proposals to amend the City's local environmental plans. The first is Planning Proposal - Sydney Local Environmental Plans - Policy and Housekeeping Amendments 2023, which updates planning controls to align with the City's key strategic priorities and actions. Key outcomes will include incentives for build-to-rent housing in Central Sydney, the promotion of increased tree canopy and green roofs, and streamlining the processes for design excellence and major development applications.

The second is Planning Proposal - Sydney Local Environmental Plan 2012 - Dwelling Retention, which implements a Council resolution to support housing diversity and address the loss of smaller and more affordable dwellings from redevelopment.

The local environmental plan changes are supported by an update to Sydney Development Control Plan 2012 and updates to development guidelines including the City's Competitive Design Policy, Landscape Code and Guidelines for Waste Management in New Development.

This report recommends that Council approve the amendments to the City's planning framework and seek a Gateway Determination for the two planning proposals from the Department of Planning and Environment which will allow the City to place the amendments

on public exhibition. Updates to the Sydney Development Control Plan 2012 and other development guidelines will be exhibited concurrently.

## Recommendation

It is resolved that:

- (A) Council approve Planning Proposal – Sydney Local Environmental Plans - Policy and Housekeeping Amendments 2023, shown at Attachments A, A1 and A2 to the subject report for submission to the Department of Planning and Environment with a request for a Gateway Determination and public consultation and exhibition in accordance with any conditions imposed under the Gateway Determination;
- (B) Council seek authority from the Department of Planning and Environment to exercise the delegation of all functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect the Planning Proposal – Sydney Local Environmental Plans - Policy and Housekeeping Amendments 2023;
- (C) Council approve Planning Proposal - Sydney Local Environmental Plans - Dwelling Retention shown at Attachment B to the subject report for submission to the Department of Planning and Environment with a request for Gateway Determination and public consultation and exhibition in accordance with any conditions imposed under the Gateway Determination;
- (D) Council seek authority from the Department of Planning and Environment to exercise the delegation of all functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect Planning Proposal – Sydney Local Environmental Plan 2012 - Dwelling Retention;
- (E) Council approve draft Sydney Development Control Plan 2012 - Policy and Housekeeping Amendments 2023 at Attachments C, C1 and C2 to the subject report for public exhibition with the Planning Proposal – Sydney Local Environmental Plans - Policy and Housekeeping Amendments 2023;
- (F) Council approve updates to City of Sydney Competitive Design Policy, Guidelines for Waste Management in New Developments, and Landscape Code shown at Attachments D, E and F to the subject report for public exhibition with the Planning Proposal – Sydney Local Environmental Plans - Policy and Housekeeping Amendments 2023 and draft development control plan;
- (G) Council rescind the Green Roofs and Wall Policy as shown at Attachment G to the subject report;
- (H) authority be delegated to the Chief Executive Officer to make any minor amendments to Planning Proposal – Policy and Housekeeping Amendments 2023 shown at Attachments A, A1 and A2 to the subject report prior to public exhibition to correct any drafting errors or to ensure consistency with the Gateway Determination;
- (I) authority be delegated to the Chief Executive Officer to make any minor amendments to Planning Proposal – Dwelling Retention shown at Attachment B to the subject report

prior to public exhibition to correct any drafting errors or to ensure consistency with the Gateway Determination; and

- (J) authority be delegated to the Chief Executive Officer to make any minor amendments to the draft Sydney Development Control Plan 2012 - Policy and Housekeeping Amendments 2023 and other development guidelines, codes and policies shown at Attachments C - F to the subject report, prior to public exhibition to correct any drafting errors or ensure consistency with the Planning Proposal – Sydney Local Environmental Plans - Policy and Housekeeping Amendments 2023.

## Attachments

- Attachment A.** Planning Proposal - Sydney Local Environmental Plans - Policy and Housekeeping Amendments 2023
- Attachment A1.** Local Environmental Plan Amendments (Appendix A to the Planning Proposal)
- Attachment A2.** Local Environmental Plan Map Book (Appendix B to the Planning Proposal)
- Attachment B.** Planning Proposal - Sydney Local Environmental Plan 2012 - Dwelling Retention
- Attachment C.** Sydney Development Control Plan 2012 - Policy and Housekeeping - Overview and Explanation
- Attachment C1.** Sydney Development Control Plan - Policy and Housekeeping - Amendments (Appendix B to the DCP Update)
- Attachment C2.** Map Book - Development Control Plan Maps (Appendix B to the DCP update)
- Attachment D.** City of Sydney Competitive Design Policy - as amended
- Attachment E.** Guidelines for Waste Management in New Developments - as amended
- Attachment F.** Landscape Code - as amended
- Attachment G.** Green Roofs and Walls Policy

## Background

1. This report outlines proposed updates to the City's land use planning framework. It includes two planning proposals to amend the City's local environmental plans and a supporting update to the City's development control plan and other development guidelines.
2. The first of the two planning proposals is Planning Proposal - Sydney Local Environmental Plans - Policy and Housekeeping Amendments 2023. It proposes changes to Sydney Local Environmental Plan 2012 (Sydney LEP 2012), Sydney Local Environmental Plan (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 (Green Square Town Centre LEPs). The planning proposal is at Attachment A.
3. Planning Proposal - Sydney Local Environmental Plan 2012 - Dwelling Retention proposes to amend Sydney LEP 2012 to give effect to a Council resolution to support housing diversity and address the loss of smaller and more affordable dwellings from redevelopment. The planning proposal is at Attachment B.
4. Accompanying the Planning Proposal - Sydney Local Environmental Plans - Policy and Housekeeping Amendments 2023, is an update to Sydney Development Control Plan 2012 (Sydney DCP 2012). The updates better support the City's strategic priorities of housing, greening, parking, sustainability and amenity.
5. This report also introduces updates to the City's Competitive Design Policy, Landscape Code and Guidelines for Waste Management in New Development which are referenced by the LEPs or DCP.
6. This report recommends that Council approve the updates to the City's planning framework for public exhibition. It is also recommended that Council seek a Gateway Determination for the two planning proposals from the Department of Planning and Environment which will allow the City to place the planning proposals on public exhibition.

## The City of Sydney Planning Framework

7. The City's local strategic planning statement, City Plan 2036, set a 20-year vision for land use planning in the City. It responded to the Eastern City District Plan's three main themes of a Productive City, a Liveable City and a Sustainable City. It set a 20-year land use vision, balancing the need for housing with productive uses while protecting and enhancing local character, heritage, public places and spaces and improving sustainability. It links state and local strategic plans with our planning controls to guide development and is geared to contribute to the current and anticipated housing and employment targets for our area.
8. The planning controls in the City's local environmental plans, development control plans and other development guidelines implement the City's vision and objectives for the use and development of land. They provide for residential growth in renewal areas, and more business space in Central Sydney where the infrastructure is located, as well as the City fringe and in industrial areas, while conserving the City's characteristic higher density heritage areas and prominent high streets.
9. The review of the City's planning controls helps implement the vision, priorities and actions of the planning statement and Sustainable Sydney 2030-2050 Continuing the Vision to deliver consistent and positive outcomes for the community.

10. Since the adoption of the planning statement in 2020, the City has implemented actions through significant changes to the planning controls for strategic precincts. This report starts the process to make more changes to the planning controls in line with the priorities and actions of the planning statement and the Central Sydney Planning Strategy's Principle 10 of monitoring outcomes and responding to issues that arise.

### **Structure of the amendments package**

11. Changes to the City's local environmental plans (LEPs) are made through a planning proposal which introduces the proposed amendments and how they address State and local planning priorities and directions. This report includes two planning proposals:
  - (a) Planning Proposal - Sydney Local Environmental Plans - Policy and Housekeeping Amendments 2023 (Attachments A-A2); and
  - (b) Planning Proposal - Sydney Local Environmental Plan 2012 - Dwelling Retention (Attachment B).
12. The planning proposals are summarised in this report and included at Attachments A, A1, A2 and B. Attachment A is the covering planning proposal document and Attachment A1 provides a detailed explanation and justification for each of the policy and housekeeping amendments. Attachment A2 contains the associated LEP maps. Attachment B includes a detailed explanation and justification for the dwelling retention amendment.
13. This report includes an update to Sydney Development Control Plan to support the Planning Proposal - Sydney Local Environmental Plans - Policy and Housekeeping Amendments 2023 and make other amendments. Attachment C provides an overview of the amendments and Attachments C1 and C2 sets out the full amendments and associated maps.
14. Also included in this report are updates to the following development policies, codes and guidelines, included at Attachments D through F:
  - (a) City of Sydney Competitive Design Policy (Attachment D)
  - (b) Guidelines for Waste Management in New Developments (Attachment E)
  - (c) Landscape Code (Attachment F)
15. This report also recommends that Council rescind the superseded Green Roofs and Walls Policy and associated implementation plan. The Policy has been superseded by the Greening Sydney Strategy (2021) which addresses green roofs and sets Council's updated strategic direction and actions. The planning proposal and draft DCP implements the action to amend controls to increase the adoption and use of green roofs in new developments. The Green Roofs and Wall Policy are included as Attachment G to this report.
16. The planning proposal amendments, Sydney DCP 2012 updates and other changes proposed as part of this report are grouped into themes: housing, parking, greening Sydney, protecting amenity, sustainability, design excellence, Central Sydney, housekeeping, and planning control integration.

## Housing

17. Amendments in this theme address the current housing supply challenge. New provisions will provide a floor space bonus for the delivery of build-to-rent housing in Central Sydney to expand and diversify the City's supply of housing, most of which have been strata apartments to date. Detailed new provisions introduce guidance for flexible and adaptive dwellings to cater for families and a wider range of residents and include detailed amenity guidelines for shared rental dwellings such as boarding houses and co-living housing.

### Build-to-rent and co-living housing

18. The Central Sydney Planning Strategy was prepared at the request of the NSW Government and prioritises the productive earning capacity of Australia's global city centre (GDP) consistent with state plans for attracting investment and growing business. It established precincts for business growth and levelled the playing field for residential and business uses to conserve land for business while continuing to allow residential development that contributes to a vibrant place. The Strategy has been successful in delivering the premium business space that will attract economic investment and talent with six towers built, under construction or in the pipeline.
19. The pandemic lockdowns and resurgent waves of Covid have impacted on ways of working. According to Statista Research, office vacancy in Central Sydney is nearing 14.4 per cent as of October 2023. This is less than Melbourne (16.2 per cent) and Perth (18.5 per cent). The reduction in office demand is projected to reach around 25 percent on average across all classes of space, with uneven spread until aggregate demand catches up. Premium space will remain in demand while lower quality class B and C buildings continue to experience significantly reduced demand. While the impacts on Sydney are less onerous than on other cities such as San Francisco and New York, Sydney also needs to increase housing supply which has been stalled by pandemic and post pandemic impacts: the significant rise in construction and finance costs, supply chain disruption, skilled labour shortages, elevated interest rates and increased migration.
20. The NSW Government has proposed changing the Housing State Environmental Planning Policy (SEPP) so that build-to-rent housing in Central Sydney (the Special Purposes SP5 zone) cannot be strata subdivided. Currently the restriction on strata subdivision only lasts for 15 years. This change will provide product certainty and an opportunity to support housing supply while maintaining the integrity of the Central Sydney Planning Strategy and increasing vibrancy with a new class of occupied dwellings. Build-to-rent housing cannot sit idle with lights out as some high end investor apartments do.
21. If supported by the NSW Government, introducing floor space incentives for build-to-rent housing will pre-empt the anticipated recalibration of the City's housing and jobs targets in the next local strategic planning statement review. The City currently has agreed targets for 56,000 additional dwellings and space for 200,000 jobs between 2016 and 2036. As of June 2022, the City is on track to achieve the housing target with nearly 40,000 dwellings delivered, approved or under construction. The change will lead to some reduction in job capacity and more housing in the short to medium term.

22. The proposed changes to the Sydney LEP 2012 provide floor space incentives to encourage build-to-rent housing throughout Central Sydney and co-living housing in Haymarket (Area 4 on FSR map near the universities and Sydney TAFE). They can be applied to knock down rebuilds or building conversions. Dependent on the in-train changes to the Housing SEPP, they also provide more certainty on the maximum floor space for build-to-rent housing. As the shortage of rental housing has urgency, this amendment will apply to new applications submitted within five years of the LEP change being made to stimulate investment.
23. Build-to-rent housing and co-living housing will include active uses on ground level and non-residential or ancillary uses (such as shared facilities) on lower levels to serve as an amenity buffer from the street for residents. A definition of build-to-rent housing will be inserted to provide clarity and superseded parts of the Housing SEPP on BTR will be excluded to provide certainty about the proposed incentivised floor space ratio that will apply in Central Sydney. A maximum parking rate for build-to-rent housing and co-living housing will be provided to ensure new parking does not exceed the Housing SEPP's rate. Other than for loading and servicing, minimal or no private motor vehicle parking can be provided if a developer so chooses.

#### Retention of dwelling diversity

24. The separate Planning Proposal - Retention of Dwellings will help limit the loss of existing smaller and more affordable multi-unit housing stock through renewal. Local government areas are experiencing pressure to increase housing supply as a response to housing shortage and affordability issues. As previously noted, the City's Housing Strategy provides for an additional 56,000 dwellings to 2036 to address this demand, it is however anticipated that housing approval targets will be increased as part of the NSW Government's review of the region and city plans.
25. A City council resolution from September 2023 acknowledged housing supply issues and community concerns over the housing loss of smaller and more affordable dwellings caused by the renewal of residential flat buildings in the denser areas. This is when older, smaller apartments are demolished to be replaced with fewer, larger apartments. While it is acknowledged that renewal of a building is sometimes necessary, it is preferred that where there is additional development floor space potential the renewal does not result in a significant reduction of households on a particular site.
26. Council resolved to investigate changes to planning controls to stem the increasing loss of smaller (and more attainable) dwellings. The planning proposal at Attachment B introduces a provision that allows renewal but restricts the loss of existing dwellings by no more than a percentage of the existing - we propose a maximum loss of 15 per cent per renewal. This is for residential to residential renewal and would not affect conversions of residential floor space to other uses such as business, cultural, community and other non-residential floor space.
27. LEP Amendments:
  - (a) Amendment 1 – Build-to-rent housing and co-living housing in Central Sydney
  - (b) Planning Proposal – Sydney Local Environmental Plan 2012 - Retention of Dwellings

28. DCP Amendments:
- (a) Amendment 1 – Co-living and boarding houses
  - (b) Amendment 2 – Flexible and adaptable dwellings

### **Greening Sydney**

29. Trees play a vital role in protecting the health and wellbeing of our city. A healthy and connected urban forest reduces the impact of adverse heat events, promotes greater biodiversity and brings nature into the city.
30. To help deliver on the City's strategy to increase tree canopy cover, new controls establish deep soil requirements in new developments and update tree planting and landscape requirements. Residential amenity will be enhanced through new provisions to incentivise more communal and social rooftop gardens. New controls identify biodiversity corridors, require suitable landscaping and require assessment and management of existing habitat. Further guidance on plantings to support canopy growth and biodiversity are included in the amended Landscape Code.
31. LEP Amendment:
- (a) Amendment 2 – Deep soil
  - (b) Amendment 3 – Structures associated with green roofs
32. DCP Amendment:
- (a) Amendment 3 – Urban Ecology
33. Development guideline:
- (a) Landscape Code

### **Parking**

34. The City reviews its private vehicle parking rates for new development to ensure that the provision of parking spaces reflects vehicle ownership trends. Overprovision of parking is a sunk cost for developers and can encourage increased car ownership and traffic congestion. This in turn impacts road users and causes negative economic and environmental impacts. Car parking in new developments will be adjusted downwards to reflect recent investment in public transport, improvements in accessibility and lower car ownership trends. Other changes will streamline the provision of bicycle parking and electric vehicle charging devices to help increase usage of active and sustainable transport options. Changes to the City's Guidelines for Waste Management in New Developments ensure basement areas in new residential flat buildings are designed to accommodate a variety of waste collection vehicles.
35. LEP Amendment:
- (a) Amendment 4 – Parking in new developments
36. DCP Amendment:
- (a) Amendment 4 – Parking



37. Development guideline:
- (a) Guidelines for Waste Management in New Development

### **Protecting amenity**

38. Sunlight access to special public spaces will be enhanced by extending the City's sun access controls to Gunyama Park and Cook and Phillip Parks. Revised locality statements will strengthen the desired future character for each neighbourhood, protecting existing character where necessary. A revised approach to environmental noise measures will provide clearer guidance for reducing noise impacts for certain dwellings co located with state roads and infrastructure. The City's Urban Design controls have been updated to improve their clarity and operation.

39. LEP Amendments:

- (a) Amendment 5 – Protection of sun access to Gunyama Park and Cook and Phillip Park

40. DCP Amendments:

- (a) Amendment 5 – Locality Statements
- (b) Amendment 6 – Urban Design
- (c) Amendment 7 – Environmental Noise
- (d) Amendment 8 – Sun protection of Public Parks and Places

### **Sustainability**

41. This report includes new provisions to support and streamline sustainability initiatives. New residential solar panel systems with minor impacts will be exempt from development consent in a wider range of circumstances, encouraging greater use.

42. Intensive urban agriculture will be encouraged by removing a barrier to the reuse of existing basements. This will promote more efficient land use and reduced food miles. Superseded sustainability targets will be removed from a small number of LEP amendments for site-specific planning proposals, following the state-wide updates to the BASIX sustainability assessment targets as part of the new State Environmental Planning Policy (Sustainable Buildings), which came into force in October 2023.

43. Changes to ecological sustainable development practice will be incorporated into the development control plan with specific criteria for non-potable water connections, revised minimum water ratings in non-residential development and reporting requirements for embodied carbon to support the Sustainable Building SEPP. The City's interim Floodplain Management Policy will be integrated into the DCP with minor updates to guide the use of active flood management devices and risks associated with heritage buildings. No changes are proposed to key provisions relating to flood planning levels.

44. LEP Amendments:

- (a) Amendment 6 – Exempt Development – Solar energy systems
- (b) Amendment 7 – Basement intensive plant agriculture

- (c) Amendment 8 – Superseded sustainability targets for some residential development

45. DCP Amendment:

- (a) Amendment 9 – Ecologically sustainable development
- (b) Amendment 10 – Water and flood management

**Design excellence and site-specific development control plans**

46. Updates to the Competitive Design Policy streamline the process for design competitions whilst maintaining the focus on design excellence in development. The changes offer an alternative option for affordable housing and social housing projects to demonstrate design excellence rather than being limited to design competitions. These changes also require a minor amendment to Sydney LEP to reflect the date of adoption of the revised Competitive Design Policy. Other amendments to the City's planning framework provide further clarity on instances where site-specific development control plans may not be required.

47. LEP Amendment:

- (a) Amendment 9 – Design excellence processes and site-specific development control plans

48. DCP Amendment

- (a) Amendment 11 – Competitive design processes

Development Guideline:

- (b) City of Sydney Competitive Design Policy – as amended

**Central Sydney**

49. This report delivers on an action in the 2020 Central Sydney Planning Strategy by expanding the SP5 Metropolitan Centre zone to cover the Powerhouse Museum site which will better align with its role contributing towards Sydney's global city status. Other changes expand floor space bonuses to other appropriate business uses, maintain setback outdoor space in front of buildings and provide an incentive towards the take-up of the City's Heritage Floor Space scheme.
50. Sydney DCP 2012 Central Sydney provisions have been restructured for greater clarity and updated to include a stronger emphasis on high quality urban design analysis, including "Procedure B" for varying tower setbacks, heights and separation. Special Character Area figures have been updated so that built form setbacks better reflect both recent developments and desired future character. The Special Character Area street wall heights and setbacks for Haymarket and Chinatown are proposed to be updated to immediately implement an action from the City's Haymarket and Chinatown Revitalisation Strategy, if adopted.
51. LEP Amendments:
- (a) Amendment 10 – Change to Metropolitan Centre zone and Central Sydney zone

- (b) Amendment 11 – Additional uses for accommodation floor space
- (c) Amendment 12 – Superseded 'opportunity sites' in Central Sydney
- (d) Amendment 13 – Heritage Floor Space scheme

52. DCP Amendment:

- (a) Amendment 12 – Central Sydney

### Housekeeping

53. Ongoing and regular amendments to the planning framework is necessary to improve the operation, accuracy and effectiveness of the planning controls.
54. Changes to late night trading DCP controls adds the Central Station precinct and a site on Oxford Street to the City's Late Night Management areas for late trading businesses and make minor changes to late-night trading area maps to correct anomalies.
55. Key land in Alexandria will be rezoned to facilitate essential east-west road connections. Height of building and floor space ratio controls will be applied to a Sussex Street site to correct an omission. Several clauses will be clarified to ensure they operate as intended by providing flexibility for land adjacent to another zone, clarifying the use of former shop or pub buildings in residential areas, and clarifying that an affordable housing contribution is also applicable to modification applications where there are additional costs. An outdated provision relating to the Cross City Tunnel ventilation stack will be removed, and a new development control plan provision is introduced for landfill gas management for new development surrounding Sydney Park.
56. Amendments to the signs and advertisement controls in the DCP will relax provisions in accordance with the Haymarket and Chinatown Revitalisation Strategy, clarify top of building signage requirements and clarify when advertising may be undertaken in association with public art. Miscellaneous changes correct errors and remove outdated references to ensure Sydney DCP 2012 remains a reliable and up to date document.
57. LEP Amendments:
- (a) Amendment 14 – Rezoning of the land in Alexandria
  - (b) Amendment 15 – Development near zone boundaries
  - (c) Amendment 16 – Use of existing non-residential buildings
  - (d) Amendment 17 – 257 Sussex Street
  - (e) Amendment 18 – Affordable housing contributions
  - (f) Amendment 19 – Cross City Tunnel ventilation stack

## 58. DCP Amendments:

- (a) Amendment 13 – Late Night Trading
- (b) Amendment 14 – Signs and advertisements
- (c) Amendment 15 – Miscellaneous

**Planning control integration**

59. Some areas within the City of Sydney local government area (LGA) are not covered by the provisions of Sydney LEP 2012. These areas are subject to 'legacy' planning control frameworks, such as Part 3A Concept Plans, past state significant development approvals and site-specific or deferred planning instruments. Some of these planning control frameworks were established to encourage state urban renewal, which is now largely complete. The local strategic planning statement identified these areas for re-integration into the City's planning framework. The subject areas to be integrated into Sydney LEP 2012 as part of this planning proposal are shown in blue in Figure 1.

## 60. LEP Amendment:

- (a) Amendment 20 – Integration of planning controls

## 61. DCP Amendments:

- (a) Amendment 16 – Integration of planning controls

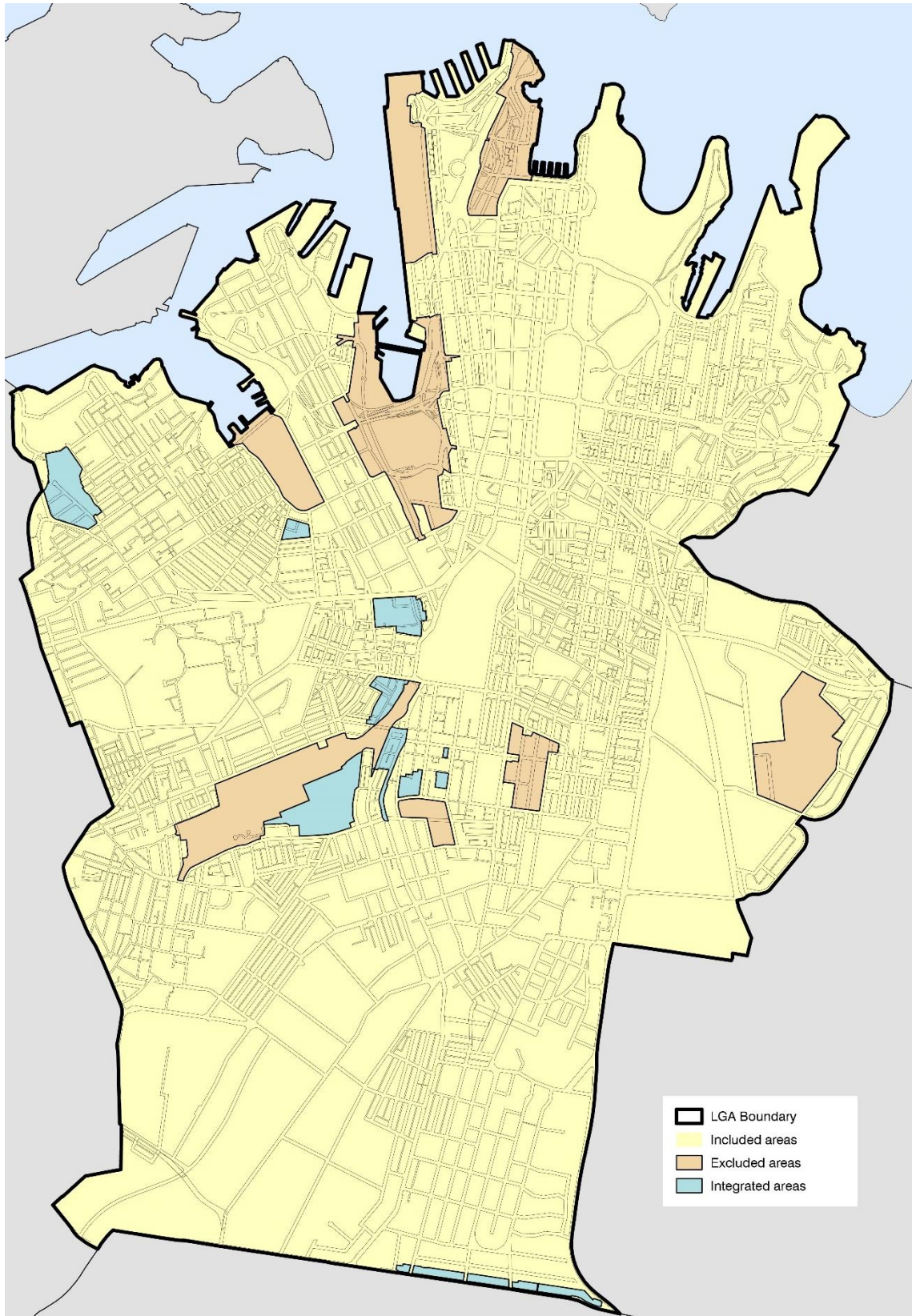


Figure 1: Land affected by the proposed policy and housekeeping amendments

## Strategic Alignment

### Strategic Alignment - Regional and Local Planning Strategies

62. The former Greater Cities Commission's Greater Sydney Region Plan and Eastern City District Plan were prepared to guide strategic planning and infrastructure delivery across metropolitan Sydney and align planning from the broad regional scale down to the local area.
63. The City's local strategic planning statement adopts planning priorities consistent with the region and district plans, being productivity, liveability, infrastructure, sustainability and governance. The planning amendments put forward in this report give effect to the productivity, liveability, infrastructure, sustainability and governance priorities in these plans. Further detail is within the planning proposals at Attachments A and B to this report.
64. As part of this planning proposal, the City is proposing to incentivise build-to-rent housing in Central Sydney to address the post-pandemic rental housing shortage. This will require a re-examination of the City's housing and job targets as set out in the Eastern City District Plan to acknowledge this re-balancing of housing and job space capacity.

### Strategic Alignment - Sustainable Sydney 2030-2050 Continuing the Vision

65. Sustainable Sydney 2030-2050 Continuing the Vision renews the communities' vision for sustainable development of the city to 2050. It includes 10 strategic directions to guide the future of the city, as well as 10 targets against which to measure progress. This planning proposal is aligned with the following strategic directions and objectives:
  - (a) Direction 1 - Responsible governance and stewardship - this planning proposal will ensure that the City of Sydney's planning control framework is up to date and reflects current policies and strategies.
  - (b) Direction 2 - A leading environmental performer - provisions will help deliver on sustainability goals of reducing carbon emissions and increasing tree canopy and vegetation cover.
  - (c) Direction 3 - Public places for all - this planning proposal will extend solar access protections to more public places so they remain inviting, comfortable and usable spaces year-round.
  - (d) Direction 4 - Design excellence and sustainable development - design excellence amendments will help update and streamline the process to deliver new buildings and alterations centred around good design and sustainability.
  - (e) Direction 5 - A city for walking, cycling and public transport - revised car parking rates and provisions to streamline EV chargers and bicycle racks will help reduce private vehicle use and provide for a city designed for walking, cycling and public and zero-carbon transport.
  - (f) Direction 6 - An equitable and inclusive city - this planning proposal will increase tree canopy, protect and improve new parks and encourage less vehicle use.
  - (g) Direction 7 - Resilient and diverse communities - this proposal includes provisions that will support and strengthen our community through greener, more resilient suburbs and greener less carbon intensive development.

- (h) Direction 9 - A transformed and innovative economy - changes continue to support Central Sydney as a global business centre and implement actions for the revitalisation of Chinatown and Haymarket.
- (i) Direction 10 - Housing for all - new controls provide bonuses for new rental housing, protect against the loss of existing housing and ensure affordable housing contributions are applied consistently.

### Relevant Legislation

- 66. Environmental Planning and Assessment Act 1979.
- 67. Environmental Planning and Assessment Regulation 2021.

### Critical Dates / Time Frames

- 68. Should Council and the Central Sydney Planning Committee endorse the attached planning proposal for public exhibition, it will be forwarded to the Department of Planning and Environment in accordance with section 3.34 of the Act for Gateway Determination to proceed with consultation or resubmit the planning proposal.
- 69. Following the issue of the Gateway Determination, the typical timeframe is 21 days for public authority consultation and 30 days for public exhibition. The Gateway Determination will also provide the required date for the completion of the LEP amendment.
- 70. Following public authority consultation and public exhibition, the outcomes will be reported back to Council and the Central Sydney Planning Committee.

### Public Consultation

- 71. The public exhibition process for this planning proposal will be determined by the Department of Planning and Environment. It is proposed that the public exhibition of the planning proposal will be run concurrently with the draft DCP amendments. The consultation will be in accordance with the requirements of:
  - (a) the Gateway Determination issued by the Department of Planning and Environment under section 3.34 of the Act;
  - (b) the Environmental Planning and Assessment Regulation 2021;
  - (c) the Local Environmental Making Plan Guideline; and
  - (d) the City of Sydney Community Engagement Strategy and Community Participation Plan 2023.

72. It is likely that the public exhibition for the planning proposal would be for a minimum of 30 days, with notification in accordance with requirements of the Gateway Determination and the City's Community Participation Plan.
73. The planning proposal, draft DCP amendments and map book will be publicly exhibited on the City of Sydney website in accordance with Environmental Planning and Assessment Regulation 2021.

**GRAHAM JAHN AM**

Director City Planning, Development and Transport

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