

December 2020

Central State Significant Precinct

What are the boundaries of the Central State Significant Precinct?

The Central State Significant Precinct is about 24 hectares comprised of Central Station and surrounding NSW Government owned land along the rail corridor, Goulburn Street Car Park and the strip of land along the Lee Street edge of the Central Precinct, known as the Western Gateway. Central Railway Station is a key feature of the precinct.

What is a State Significant Precinct (SSP)?

A State Significant Precinct must:

- be a large area of land with a single ownership or control, typically government-owned;
- be of State or regional importance in achieving government policy objectives, particularly those relating to increasing delivery of housing and jobs;
- be of State or regional importance for environmental or natural resource conservation; and/or
- be of State or regional importance for heritage or historical significance.

The key output is to determine appropriate land use and development controls for a precinct. SSPs involve comprehensive investigations, including technical studies, to determine the development potential of these areas, carefully considering environmental and social factors, and identifying the infrastructure needs of the future population. Plans are typically prepared by the relevant government agency and assessed by the Department of Planning, Industry and Environment, working closely with the community and local council.

These plans aim to realise NSW government strategies for providing well-designed buildings and public spaces, healthy environments with open space networks, trees, and links to public transport and road networks as well as jobs and housing.

Consultation with the community, local council and government agencies is a critical part of the SSP process.

More information on the SSP process is available at www.planning.nsw.gov.au/SSP

Why has the Central Precinct been identified as an SSP?

Investigation of the Central Precinct to determine its development potential supports the NSW Government's commitment to delivering Tech Central and will facilitate the renewal of Sydney's most important transport interchange.

NSW Government investment in the new Sydney Metro and Sydney Light Rail network presents a unique opportunity to transform this key transport interchange into a technology and innovation hub known as Tech Central that will reinforce Sydney's role as a global city.

Planning for the site will focus on efficient renewal of the space above and adjoining the station by identifying opportunities for:

- a connected transport precinct improving operations and addressing congestion;
- meeting the employment and housing needs of the growing population;
- heritage conservation and interpretation;
- a successful mix of land uses to activate the precinct for a range of users including service workers, visitors and residents;
- a high-quality and multi-functional public open space; and
- achieving best practice sustainability and zero net emissions outcomes.

Nomination of Central Precinct as an SSP allows Transport for NSW (TfNSW), the Department of Planning, Industry and Environment, the City of Sydney and the Greater Sydney Commission to undertake a coordinated approach to planning the urban renewal of this important area.

What is Tech Central?

The NSW Government is committed to creating the biggest technology hub of its kind in Australia. Tech Central will provide up to 50,000 square metres of affordable space for start-ups and scale-ups in the heart of Sydney — a location with great heritage, vibrancy, culture and activity, supported by excellent transport to Greater Sydney, rural and regional NSW and into international markets.

Located 1.5 km from the centre of the Sydney CBD and 8 km from Sydney Airport, the prospective Tech Central area is in southern Central Sydney. With a rich manufacturing and industrial heritage, an established creative cluster and an active community, the area has a strong and established entrepreneurial spirit.

The goals for Tech Central include:

- 25,000 additional innovation jobs;
- 250,000 square metres of net lettable floorspace for technology companies, of which 50,000 square metres of net lettable floorspace will be available as affordable work space for start-ups and early-stage companies;
- 100 new scale-up companies;
- 25,000 new students, with a focus on STEM and life sciences;
- Top five global ranking for industry-university collaboration; and
- A 15-year plan for Tech Central starting immediately.

Tech Central will be initially delivered by the Western Gateway sub-precinct within the broader Central Precinct State Significant Precinct (Central Precinct SSP). The Tech Precinct presents an opportunity to foster innovation, future employment and economic growth for the broader precinct. This is critical to deliver the overarching vision for the Central Precinct for a vibrant, exciting place that brings together a world-class transport interchange with innovative business and public spaces.

What is the Department of Planning, Industry and Environment's role?

Under the new approach to planning announced by the Minister for Planning and Public spaces in late 2019, Central Precinct was declared as State-led rezoning. Under this classification, the Department of Planning is responsible for the assessment and consideration of the plans for Central Precinct.

Transport for NSW is the applicant for the proposal and will develop the plans for the Department's consideration.

The Department will collaborate with Transport for NSW, City of Sydney Council and other agencies including Government Architect and Greater Sydney Commission to review the proposal for the Tech Precinct (Western Gateway Sub-Precinct). The Department of Planning is responsible for assessing the proposed changes to the planning controls for the Western Gateway Sub-Precinct in collaboration with the City of Sydney and Greater Sydney Commission, to ensure alignment with the overarching visions, themes and principles for the broader Central Precinct.

What has happened so far?

In 2019, the Western Gateway Sub-precinct was identified as the first stage of planning for Central Precinct. The Western Gateway includes three separate development sites, known as Blocks A, B and C.

A draft rezoning package for the Western Gateway Blocks A and B was exhibited from 16 October to 27 November 2019 alongside the Strategic Vision for Central SSP.

The Western Gateway Blocks A and B were rezoned in August 2020, to align with the delivery of Tech Central.

TfNSW has now prepared a proposal to rezone the Western Gateway Block C, which is the final part of the Western Gateway Sub-precinct.

Why have Western Gateway Blocks A and B been rezoned?

The Western Gateway will be the first sub-precinct rezoned as part of the Central SSP to align with the delivery of Tech Central.

The proposed planning framework will enable the delivery of Atlassian's new global headquarters and a significant redevelopment proposal from Dexus and Frasers that will support Tech Central. The precinct will deliver 232,000 sqm of non-residential space suitable for commercial, retail and hotel uses.

The department worked closely with the City of Sydney and the Greater Sydney Commission to review and consider the proposal at key stages of the planning process. The finalisation report details changes to Sydney Local Environmental Plan (2012) (Sydney LEP) that will help facilitate the delivery of Tech Central and the Western Gateway Sub-precinct. The finalisation report also outlines post exhibition changes to the package and the recommendations of the department in finalising the proposal.

The Western Gateway Sub-precinct rezoning is supported by the Central Precinct Strategic Framework.

This document addresses key matters including planning priorities, public domain and open spaces, strategic connections, design excellence, identifies the proposed character of sub-precincts for future

detailed planning and sets the context for consideration of the sub-precinct and the future renewal of Central SSP.

All proposals (including those within the Western Gateway rezoning proposal) will need to demonstrate consistency with the Strategic Vision and will be subject to a competitive design process.

What are the new planning controls for Blocks A and B?

New planning controls for Western Gateway Blocks A and B were finalised in August 2020 and are included in Sydney LEP 2012. The controls include:

- rezoning the land to B8 Metropolitan Centre to provide for the intensity of land uses within the precinct, and to permit land uses that are compatible with development that services the workforce, visitors and the wider community;
- introducing a site-specific provision for Blocks A and B that will:
 - allow an additional 232,000 square metres of gross floor for non-residential purposes;
 - ensure high-quality design in the development of the precinct;
 - include more stringent overshadowing controls to apply to future development within the sub-precinct; and
 - increase the height of building controls.

In addition to the changes to Sydney LEP, a Design Guide will be prepared to ensure high quality design in the Sub-precinct and the Strategic Vision will be finalised as a Strategic Framework. Once finalised, the Strategic Framework, will set the vision and principles for future stages of planning in Central SSP.

What are the proposed new planning controls for Block C?

TfNSW's proposal for the Western Gateway Block C seeks to amend the Sydney LEP 2012 to enable development above the Parcel Post building (the Adina Hotel). The proposed controls include:

- keeping the existing B8 Metropolitan Centre zone which allows commercial, retail, business and hotel premises on the site.
- a site-specific provision for Block C that will:
 - allow an additional 43,000 square metres of gross floor for non-residential purposes;
 - Increase the building height control up to RL 211.9 (or about 42 storeys)

The new planning controls would allow for the delivery of revitalised public domain in the Western Gateway including a new north-south thoroughfare and an improved public plaza linking Railway Square with the new public domain in the Western Gateway.

How can I have a say on the proposal for Block C?

The Block C proposal will be publicly exhibited until Friday 29 January 2021.

To see the plans and make a formal submission, visit www.planning.nsw.gov.au/centralprecinct.

All feedback will be carefully considered and help inform the final plans for Western Gateway Block C.

How can I find out more?

You can view more information on TfNSW's website at transport.nsw.gov.au/projects/current-projects/central-precinct-renewal-program

Call our Information Centre on 1300 305 695. If English isn't your first language and you require an interpreter, please call 131 450. You can request an interpreter in your language and to be connected to our Information Centre on 1300 305 695.

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