
Planning and Environment

Consultation Summary

for the Central State Significant
Precinct rezoning proposal

December 2022





Acknowledgement of Country

The Department of Planning and Environment acknowledges the Central State Significant Precinct is on Gadigal land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Image on front cover: Artists impression of Central Square
Artwork by Nikita Ridgeway

Overview

This document provides a high level overview of the feedback received from the community and stakeholders on the Central State Significant Precinct (SSP) rezoning proposal, the issues raised in submissions and the next steps.

The Central SSP Study and supporting documents were made available for public comment from 22 August to 4 October 2022. During the exhibition period, community members and stakeholders were invited to provide their comments and feedback on the rezoning proposal.

Central precinct

Transport for NSW (TfNSW) has prepared a rezoning proposal for the Central SSP. The rezoning proposal aims to deliver a technology and innovation precinct by enabling development over and adjacent to the railway lines at Central Station. The rezoning proposal seeks to deliver:

- about 16,000 jobs in commercial, retail, education and hotel sectors
- 850 new homes including a minimum 15% affordable housing
- 266 rooms for student housings
- more than 2 hectares of public open space
- new connections to Central Station and the surrounding suburbs.

Feedback

The Department would like to thank the community and stakeholders for providing its valuable feedback on the exhibited proposal. Feedback generally fell into the following 10 categories:

- Public open space
- Heritage
- Connecting with Country
- Built form, scale and density
- Movement
- Affordable and social housing
- Sustainability
- Tech Central vision
- Community benefit and facilities
- Process and governance.

All the issues raised are important to the future of Central SSP and will be addressed in detail in subsequent stages of the renewal. These issues will be carefully considered through the assessment and finalisation of the proposal.

Next steps

The feedback from the community and stakeholders will inform TfNSW's Response to Submissions. This will include a review of all feedback and submissions received on the exhibited proposal. TfNSW will prepare a response to those submissions for consideration by the Department. The Response to Submissions may include modifications to the Central SSP rezoning proposal. Once the Response to Submissions is lodged, the Department will assess and finalise the Central SSP rezoning proposal.

Planning process for Central SSP



Step 1

Study requirements issued for the Central SSP - October 2020

Planning for Central SSP commenced in 2020 when Study Requirements were issued by the Department to TfNSW.



Step 2

Central SSP Strategic Framework - March 2021

The Strategic Framework was prepared by TfNSW and sets the vision and principles for development at Central.



Step 3

Western Gateway sub-precinct rezoned - October 2021

Blocks A and B were rezoned in August 2020 and enabled the delivery of Atlassian's new global headquarters and a significant redevelopment proposal from Dexus and Frasers Property Australia. The planning was completed in October 2021 with the rezoning of Block C to enable development above and adjacent to the Parcel Post building (the Adina Hotel) on Lee Street.



Step 4

Exhibit the Central SSP rezoning proposal for community feedback - 22 August to 4 October 2022

The Central SSP rezoning proposal includes new planning controls to enable a technology and innovation precinct by enabling development over and adjacent to the railway lines at Central Station.



Step 5

 we are here

Response to Submissions

TfNSW is currently reviewing the submissions from the exhibition and will prepare a response to the issues raised for the Department to consider.

Feedback received from the public exhibition will inform TfNSW's Response to Submissions and it may include modifications to the Central SSP rezoning proposal.

Once the Response to Submissions is lodged, the Department will review and consider before proceeding to Step 6.



Step 6

Rezoning package

The Department will assess the amended proposal from TfNSW and once issues have been addressed, the finalisation package will be sent to the Minister for Planning and Homes to consider approving the rezoning amendments to the Sydney LEP.



Step 7

Future Planning

Future development applications for Central SSP will use the new planning controls established in Step 6 to guide the detail of the final built form. This will include consultation and engagement with the community. Construction will commence after the final detailed planning approvals.



Consultation

A total of **368** submissions were received from individuals, local council, government agencies, industry bodies, non-government organisations and interest groups.

A wide range of topics were raised during the consultation including public open space, heritage, connecting with country, built form, scale and density, movement, affordable and social housing, sustainability, tech central vision, community benefit and facilities, process and governance.



6 weeks of public engagement



Public exhibition formally notified on the Department's planning portal



368 submissions received
57 support, 228 object,
83 comment



Over **6,500** letters formally distributed, notifying surrounding properties of the exhibition



Direct email update to **348** registered Central SSP website subscribers



Physical model of the proposed reference scheme available to view at **Town Hall House**.

As the lead agency, TfNSW, also undertook a range of engagement activities during the exhibition including:



Over **17,000** postcard notifications distributed to residents and businesses 500 metres from the precinct



2 community drop in sessions at Mortuary Station on Saturday 10 September and Tuesday 13 September.



1 livestream event held on Wednesday 7 September 2022

What we heard

The Central SSP rezoning proposal was exhibited from 22 August to 4 October 2022. Submissions were received from a broad range of stakeholders including individuals, local council, government agencies, industry bodies, non-government organisations and interest groups.

Most frequently raised topics



Public open space

Many submissions valued the provision of new high quality public open spaces and prioritising its delivery early in the development of Central SPP. As well, submissions wanted to see more high quality public open space, with good amenity and the protection of existing public spaces including Prince Alfred Park and Belmore Park.



Heritage

Some submissions raised strong concerns about adverse impacts to the heritage significance of Central SSP, including individual heritage items including Mortuary Station. Key issues raised in submissions included loss of views to the Central Station Clock tower, building over the Country platforms and the use of Central Station by heritage trains. Submissions noted the need for protection and restoration of the precinct's heritage significance.



Connecting with Country

There was support for the proposed Connecting with Country initiatives. Submissions indicated that the community want to see Aboriginal culture and values in all aspects of the precinct, including co-design of the precinct with Aboriginal people and providing affordable housing for Aboriginal people.



Built form, scale and density

Some submissions raised concerns about excessive built form and density, as well as amenity impacts resulting from future development, including overshadowing, wind and visual impacts when viewed from new and existing public spaces.

Some submissions supported the redevelopment of Central SSP but noted it must be balanced with high quality public space, good design and amenity.

Several submissions raised concerned about impacts to adjacent residential properties.



Movement

Submissions raised the importance of connectivity to, from and within the precinct with a focus on more active transport infrastructure such as dedicated cycle paths, upgraded intersections and improved wayfinding.

Many submissions were supportive of the over rail bridges, including the proposal for east west connections for pedestrians and the extension of the Goods Line for walking and cycling.

Submissions noted the importance of retaining the primary use of Central Station as a transport interchange.

Some submissions raised concerns that the deck over the Country platforms may result in a poor passenger experience by restricting light and ventilation and concerns about construction impacts given the long delivery timeframe for this project.



Affordable and social housing

Submissions indicated that the community wants the proposal to provide more social and affordable housing.



Sustainability

Submissions both supported the sustainability measures proposed and considered more sustainability initiatives should be achieved. Submissions emphasised the importance of creating a sustainable precinct, committing to net-zero emissions, addressing climate change and water management.



Tech Central vision

Many submissions were supportive of the vision for Tech Central and Central SPP, although some submissions did not support redevelopment of the site.

Submissions noted building types need to be flexible to support future jobs in the technology and innovation fields and considered the proposal focuses too much on providing commercial office space.

Submissions were supportive of upgrading Central Station and surrounds and some submissions requested the precinct be expanded to include more land.



Community benefit and facilities

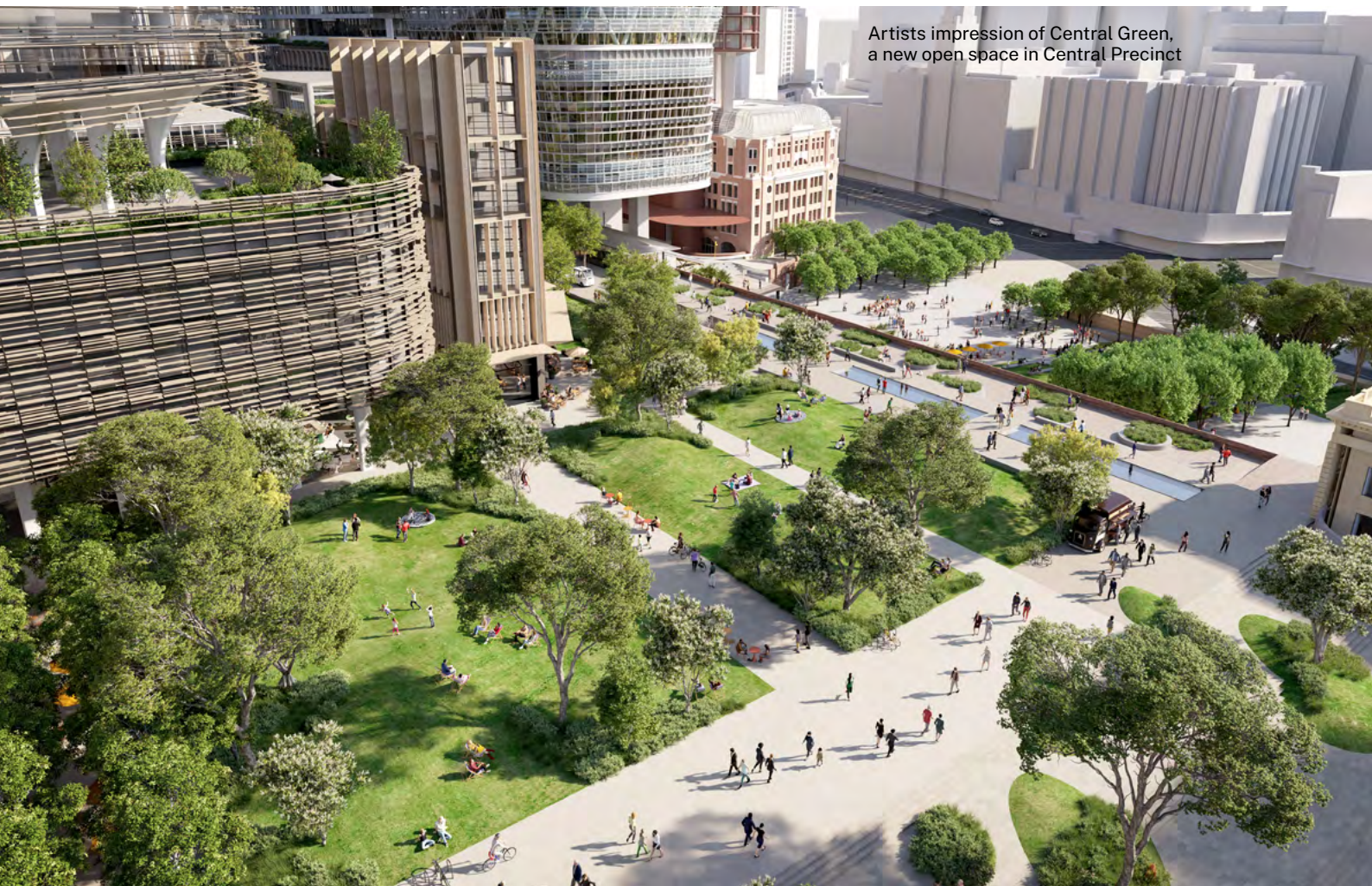
Some community members wanted to see an active and lively precinct with food, retail, cultural and community events. Other submissions considered the proposal does not provide enough new public facilities to benefit the community.



Process and governance

Some submissions noted that it was unclear how the precinct will be delivered, including staging, the length of the construction period and governance frameworks to manage the development and operation of the precinct.

Some submissions also noted inadequate time to review and comment on the proposal.



What's next

TfNSW will now respond to the submissions received and provide a Response to Submissions report to the Department.

Once the Response to Submissions report is lodged by TfNSW, the Department will assess the amended proposal, resolve any outstanding issues and prepare a finalisation package to be sent to the Minister for Planning and Homes to consider the rezoning amendments to the *Sydney Local Environmental Plan 2012*.

Once the rezoning is finalised, the rezoning controls and Design Guide will be used to shape and control any future development applications at Central Precinct. Future development applications for detailed design will include consultation and engagement with the community. Construction will only commence after final development approvals are granted.



Artists impression of fine grain laneway

More Information

You can keep up to date with the Central SSP rezoning proposal on our website: planning.nsw.gov.au/Plans-for-your-area/State-Significant-Precincts/Central-Sydney-Precinct

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