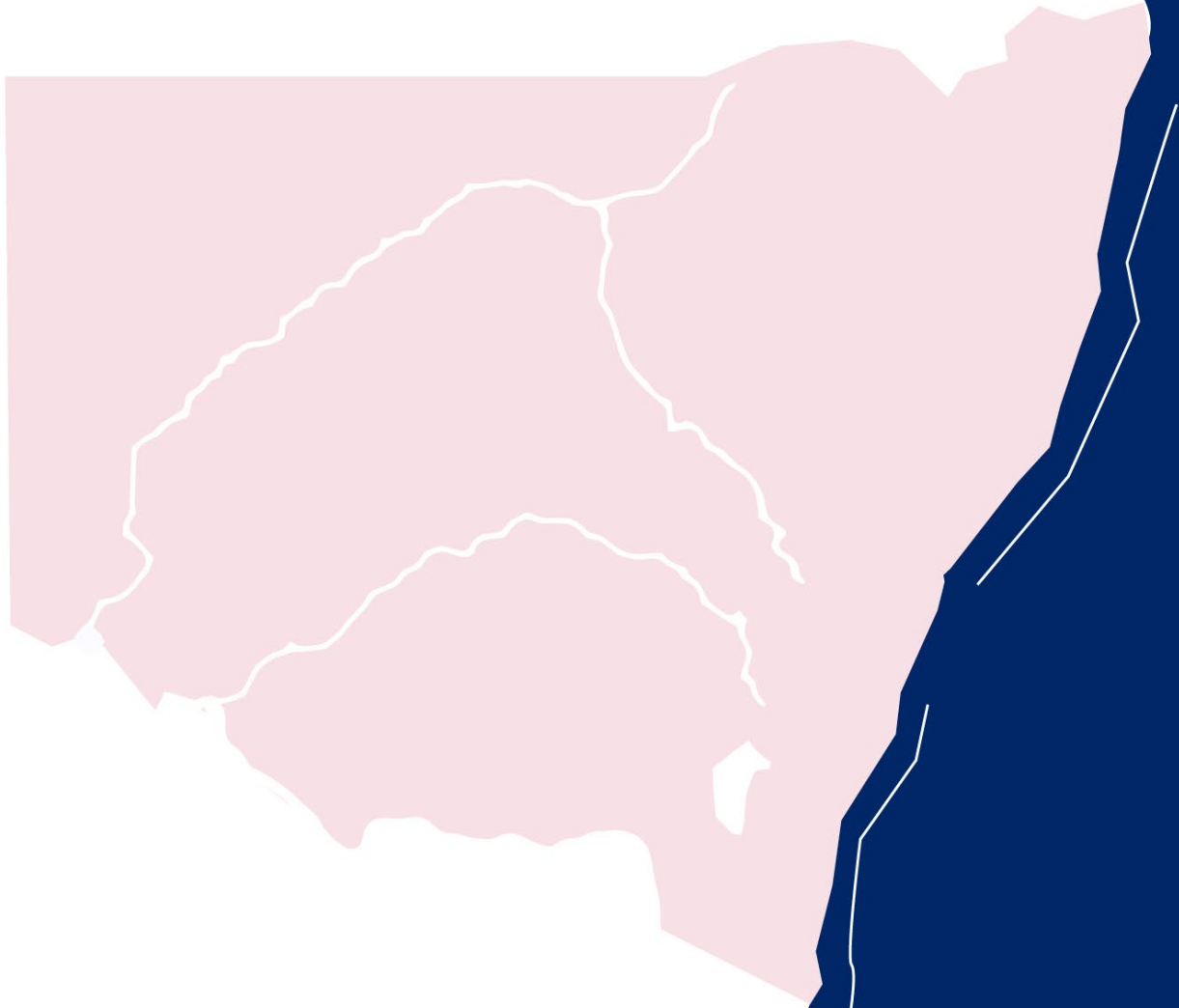


# Appendix E: NSW Centres Framework

State Plan

August 2026



# Contents

|                                                                      |           |
|----------------------------------------------------------------------|-----------|
| <b>Appendix E: NSW Centres Framework.....</b>                        | <b>i</b>  |
| <b>1 Introduction.....</b>                                           | <b>3</b>  |
| 1.1 Project Context.....                                             | 3         |
| 1.2 Metropolitan and regional centres.....                           | 4         |
| 1.3 What the framework includes .....                                | 5         |
| 1.4 Objectives of the framework.....                                 | 5         |
| 1.5 Where the framework applies .....                                | 6         |
| 1.6 Roles and responsibilities.....                                  | 7         |
| <b>2 Centre typologies .....</b>                                     | <b>8</b>  |
| 2.1 Types of centres.....                                            | 8         |
| 2.2 Categorisation process.....                                      | 10        |
| 2.3 Principles for centres categorisation.....                       | 10        |
| <b>3 Strategic guidance by typology.....</b>                         | <b>12</b> |
| <b>4 Planning for centres.....</b>                                   | <b>17</b> |
| 4.1 Defining a centre .....                                          | 18        |
| 4.2 Considerations for planning for centres.....                     | 20        |
| 4.3 Residential floor space in centres.....                          | 21        |
| <b>5 Mixed use development .....</b>                                 | <b>22</b> |
| 5.1 Planning controls in mixed-use development.....                  | 23        |
| 5.2 Planning for a mix of uses .....                                 | 24        |
| <b>6 Planning for new centres.....</b>                               | <b>26</b> |
| 6.1 Structure planning and new centre establishment.....             | 26        |
| 6.2 Planning controls for new centres .....                          | 27        |
| <b>7 Land use planning controls to achieve centre outcomes .....</b> | <b>30</b> |
| 7.1 Land use zones to strengthen employment zones .....              | 30        |
| 7.2 Height and density bonuses.....                                  | 30        |
| 7.3 Active street frontages.....                                     | 31        |
| 7.4 Supporting vibrant centres.....                                  | 31        |
| 7.5 Development control plans.....                                   | 32        |
| <b>8 Implementation.....</b>                                         | <b>33</b> |
| 8.1 Relationship to other policies and plans.....                    | 33        |
| 8.2 Monitoring Framework.....                                        | 34        |

|                                                                                  |           |
|----------------------------------------------------------------------------------|-----------|
| <b>Technical note 1: Aligning land uses with centre typologies .....</b>         | <b>35</b> |
| Strategic role .....                                                             | 35        |
| Market drivers and employment mix.....                                           | 36        |
| Land use planning framework.....                                                 | 37        |
| Infrastructure, Delivery and Context.....                                        | 39        |
| <b>Technical note 2: Principles for considering residential in centres .....</b> | <b>41</b> |
| Strategic role .....                                                             | 42        |
| Employment.....                                                                  | 42        |
| Land use outcomes.....                                                           | 44        |
| Services and infrastructure.....                                                 | 44        |

# 1 Introduction

## 1.1 Project Context

Centres are a vital component of NSW's urban structure, serving as focal points where civic, commercial, residential and other land uses concentrate. They provide access to jobs, goods and essential services, are typically supported by public transport or quality road infrastructure, and function as hubs for social, cultural and community life.

The role and function of centres is evolving in response to broader economic, social and demographic change. Since 2020, hybrid and flexible working patterns, the growth of shared workspaces, online retail and changing consumer behaviour have altered demand for office, retail and service floorspace.

Many centres are transitioning from primarily retail and employment destinations into more diverse mixed-use environments that support housing, dining, entertainment, community activity and services. While population growth will continue to support demand for retail and services, the mixed-use nature of centres will continue to evolve. In NSW, these shifts are occurring in both metropolitan and regional NSW.

Planning for successful centres over the next 20 years must support centres as mixed use environments, to balance employment and residential uses that support a centre's role, function, scale and economic profile. The appropriate mix of housing, social infrastructure and other non-commercial uses will enhance the vitality of centres by extending activity through the day and evening, and create homes closer to where people work, including key workers.

Employment markets move through cycles, and in the short term, some parts of the jobs market are contracting. This framework provides guidance to support the long-term outcomes for centres to support their economic growth, as well as creating vibrant places for people to live and access good and services.

## 1.2 Metropolitan and regional centres

Metropolitan and regional centres perform distinct but complementary roles within NSW's settlement hierarchy. Recognising these differences is critical to planning for centres. Table 1 summarises the different roles and functions of centres in the metropolitan and regional contexts.

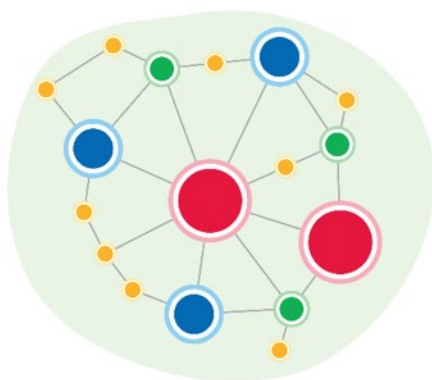
**Metropolitan centres** refers to centres within Sydney, the Central Coast and Lower Hunter, and the Illawarra-Shoalhaven. "Regional centres" refers to centres across the rest of regional NSW.

Table 1: Roles and functions of centres

| Metropolitan centres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Regional centres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Centres are generally highly connected, with residential and population serving centres catering to local communities, with higher employment centres functioning as readily accessible destinations for employment, dining, entertainment, and retail.</p> <p>From an employment perspective, knowledge intensive and specialised jobs tend to be located in higher employment centres, while local centres provide retail and services offering.</p> <p>Greater opportunities and demand for a mix of uses and mixed use developments exist in metropolitan centres.</p> | <p>Regional NSW centres often perform multiple functions and may act as the primary service, civic and administrative hub for a much wider area.</p> <p>Larger town centres act as regional hubs for employment, civic uses, education, health and tourism. With limited public transport regional communities often having to travel by car to access services and jobs.</p> <p>Smaller town and villages centre service a distinct area with a focus on local services, small scale retail and community and recreation facilities.</p> |

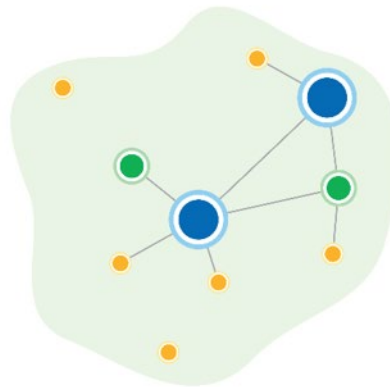
### Metropolitan Context

A dense, well-connected network of centres with strong links for trade and transport.



### Regional Context

Centres are more dispersed with fewer and more localised connections that serve distinct catchments and communities.



#### KEY



Type 1 centre



Type 2 centre



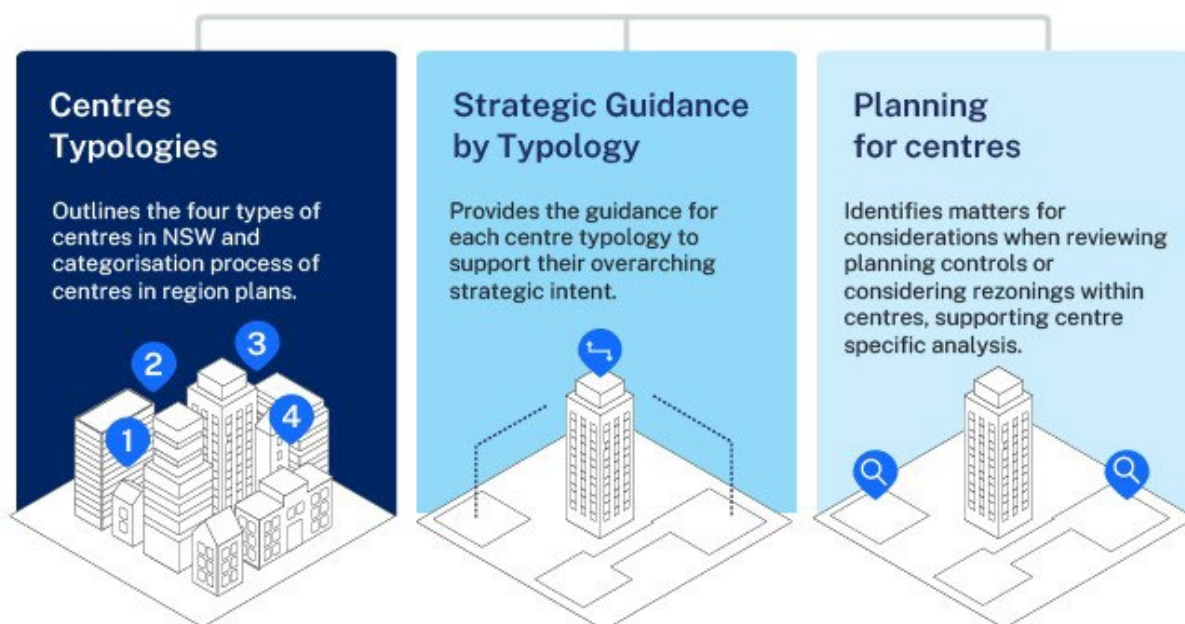
Type 3 centre



Type 4 centre

## 1.3 What the framework includes

This is a statewide framework that sets out NSW Government policy for the planning of centres. This framework provides a consistent, statewide basis for identifying and categorising centres in regional and local strategic plans. It defines the role and function of different types of centres in both metropolitan areas and regional NSW. It also provides guidance on balancing land uses in centres and sets out what this means for planning decisions. The purpose of guidance is to support both strategic planning and the assessment of rezonings. This framework consists of three sections to guide centres planning in NSW which should be applied together, alongside other relevant strategic planning documents.



## 1.4 Objectives of the framework

The Framework is underpinned by five key objectives:

1. Enable a mix of activities in and around centres close to where people live, making efficient use of land, transport and infrastructure.
2. Support economic growth by making sure development within centres reflects their role and function, with appropriate provision for commercial, retail, service and employment-generating use.
3. Create vibrant and active centres through strategic planning considerations for higher density residential or mixed-use development, accessibility to public transport, pedestrian friendly streets and well-designed public spaces.
4. Plan for sustainable growth by making sure housing, jobs, infrastructure and services are supported in the right locations and reflect the role and function of different centres across metropolitan and regional areas.
5. Provide guidance on the role of mixed-use and residential zoned land in and around commercial cores, to make sure housing growth supports centre vitality while supporting employment, retail, service and commercial functions.

## 1.5 Where the framework applies

The framework applies to the Department and councils across NSW, supporting a consistent approach to planning and strengthening centres while recognising their different metropolitan and regional contexts.

Centres across NSW primarily consist of retail, commercial, civic, community and social infrastructure uses, as well as local services including central business districts, town centres, neighbourhood centres and villages. In addition to conventional employment-generating land uses, centres also include mixed use and residential development, as well as special uses such as education and health facilities.

A centre generally includes a core that serves as the focal point for the broader centre which a hub for social, economic, and cultural activity, generating jobs, providing local or more specialised services, and creating vibrancy that attracts visitors.

These uses and activities are supported by land use zones that enable the right types of uses while limiting uses that could detract from their function. Land use zones within the centre core can include:

- Standard instrument zones:
  - E1 – Local Centre
  - E2 – Commercial Centre
  - MU1 – Mixed Use
  - RU5 – Village Centre
- The City of Sydney SP5 – Metropolitan Centre zone
- Legacy zones still active such as B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core and B4 Mixed Use
- Higher density residential development (such as R4 High Density Residential, R3 Medium Density Residential or in some cases R1 -General Residential)
- Other LEP Standard Instrument zones relevant to a centre such as land used for open space, education and health facilities like hospital, universities and TAFE.

### What are commercial and employment land?

**Commercial land** refers to land that is predominantly used or intended to be use for commercial land uses, including business, retail, office, health, education, community, civic and cultural activities, that provide services and employment opportunities for people who live, work or visit the area. Commercial land is a form of employment land.

**Employment land** refers to land that is predominantly used or intended to be used for employment opportunities and economic growth. This is not limited to commercial uses. Employment land includes both industrial land and commercial land.

## 1.6 Roles and responsibilities

The successful planning, development, and management of centres relies on coordinated efforts from a range of stakeholders across all levels of government, as well as private sector partners.

The Department is primarily responsible for the broad strategic direction and categorisation of centres across NSW through the development and implementation of region plans. Councils have the primary responsibility for reflecting this direction in their local planning strategies and Local Environmental Plans (LEPs) and managing local planning decisions to make sure the centres are planned in line with the Framework.

Landowners and developers deliver much of the investment that shapes centres and influence how they evolve. They are not responsible for the planning framework. Their decisions determine how much employment and residential floor space is delivered, and timing of delivery. A clear policy environment helps align this investment with the intended role of each centre.

Proper integration of anchor land uses and transport infrastructure requires strong relationships with Transport for New South Wales (TfNSW), Infrastructure New South Wales, and other agencies like NSW Health and the Department of Education.

Additionally, the full activation of centres relies on a diverse suite of land uses for many different demographics – and additional agencies may assist in the full activation of these centres, including the 24-Hour Economy Commissioner.

# 2 Centre typologies

## 2.1 Types of centres

Four categories of centres are defined, based on their spatial contribution to economic activity and their significance in the network of centres. An ‘emerging’ designation applies to a centre of any type that is expected to transition to a new role over time.

Previous centres policies in strategic plans have focused on a ‘hierarchy’ of centres, ranking one centre as higher than another based on their economic output. The centres typologies in this framework recognise the differing roles, functions and service of needs of centres across the State. The framework does not foster the view that a predominately employment focused centre is higher order than a centre that is largely residential. Centres should work together as a network, benefitting from each other’s features.

While centres will all be designated as a particular category, it is important to recognise that two centres that are categorised as the same type may have substantially different land use compositions. Some centres will naturally develop an agglomeration of industries that focus on particular land uses that support certain types of jobs and services, while others may be anchored on one or two large anchor uses – like a university or hospital.

This framework provides guidance for all centre types, while at the same time recognising that no two centres fill the exact same role, and some centres are highly specialised and unlike any other centres in their LGA, Region or across NSW.

Table 2: Types of centres

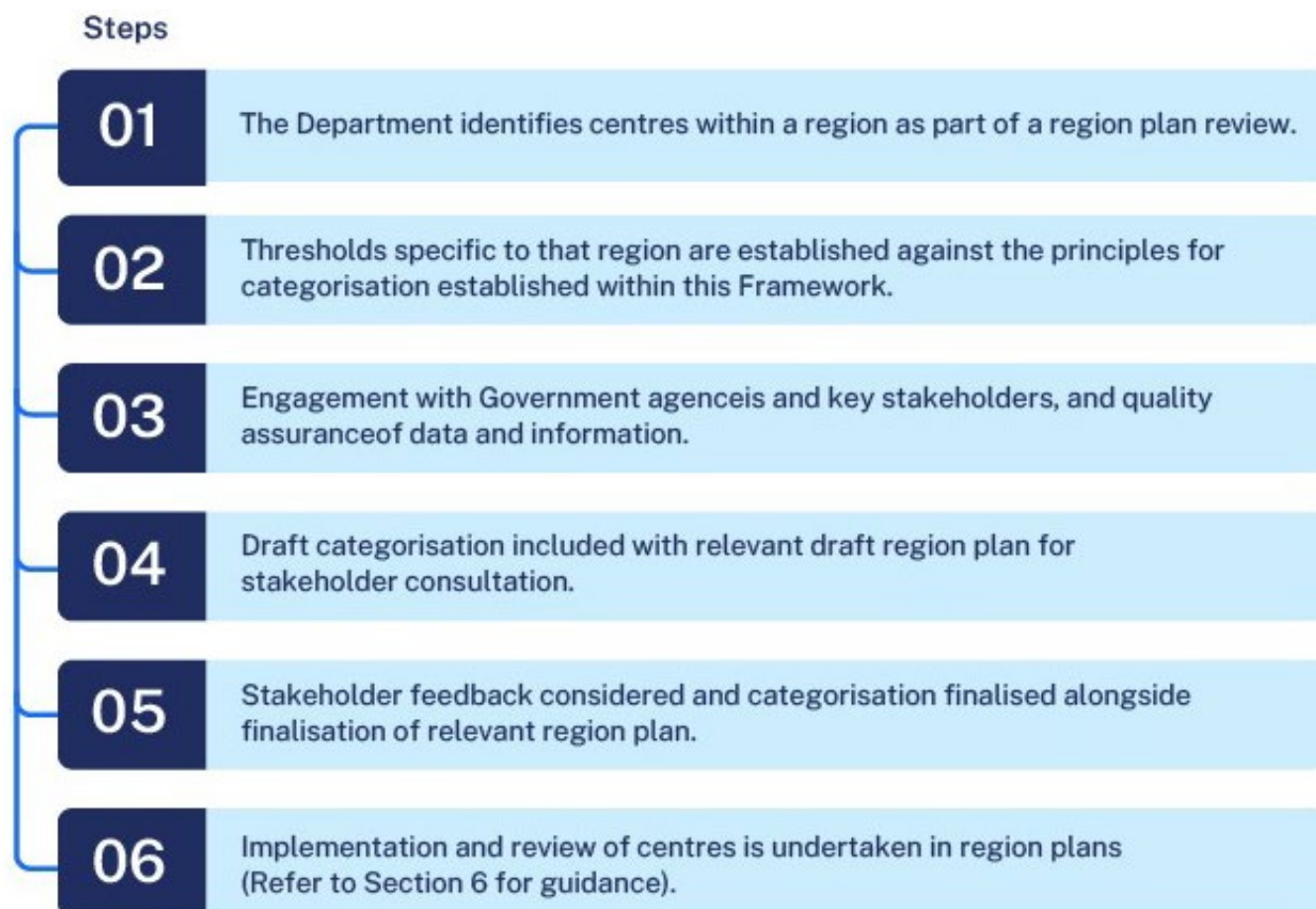
| Category            | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CBD</b>          | <p>CBDs make a national and global contribution and are only located within our metropolitan regions. They are highly accessible by mass public transport options and feature the highest concentration of social, cultural and civic infrastructure.</p> <p>These centres have a strong commercial focus and are predominately knowledge-based in role and function. They play a major service delivery role including government, health, justice and education services, alongside significant commercial tenancies and retail activity.</p> <p>Because they are national and global economic attractors, provision of sufficient employment floor space is critical to the region’s economic function. However, CBDs can also support high density residential and mixed-use development to activate these centres.</p> |
| <b>Major Centre</b> | <p>These centres have a strong economic function with substantial employment growth projected over the next 20 years. They feature a high concentration of social, cultural, civic and transport infrastructure. In the last five years, this type of centre has undergone and will continue to undergo the most change due to changes in our economic and workforce patterns.</p> <p>In metropolitan areas these centres support a high volume of commercial and specialised jobs and service a wide catchment. They may have distinct</p>                                                                                                                                                                                                                                                                                 |

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        | <p>specialisations, such as a health or education, often leveraging off infrastructure investment. These centres can also support higher density residential and mixed-use development to support their industries.</p> <p>In a regional context, these centres function as a regional hub for services, with regionally significant infrastructure such as international or major domestic airports, major sports and training facilities, civic and cultural institutions, universities and the highest order hospitals for their local health districts.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Activity Centre</b> | <p>Activity centres are major service-oriented centres that support large population catchments. They provide a broad mix of employment, housing and activities supported by strong public transport connections.</p> <p>These centres serve as key hubs for government, health, justice and education services alongside retail and commercial activity and also provide significant retail and commercial opportunities.</p> <p>In a regional context, these centres play a supporting role and function of surrounding Major centres, with some retail or commercial floor space. These centres may support local level community hubs with facilities such as a library, community health centre and childcare. Residential development tends to have a low and medium density focus.</p> <p>These centres can support significant higher density residential development, allowing residents to easily access services, while maintaining a commercial core.</p>                                               |
| <b>Local Centre</b>    | <p>Local centres provide access to local goods, services and employment opportunities for the surrounding community. They have a higher residential focus offering local service-oriented jobs alongside higher density housing. This housing might be high, mid or low-rise residential depending on the nature of the centre.</p> <p>These centres offer plenty of shops, frequent buses and a mix of residential zoned land within a short walk.</p> <p>In regional areas, these centres include local shops and some shared services, with a low density residential focus. In some regional locations, these centres may have no retail or commercial floorspace at all but may have local facilities such as a community hall or recreation facilities.</p> <p>Local centres include rural villages. As with all centre types, two Local centres may differ in their mix of uses. One may be a small commercial high street. Another may be anchored by a single community, education or health facility.</p> |
| <b>Emerging Centre</b> | <p>Emerging centres are centres that are projected to transition between typologies due to public investment, infrastructure delivery, or strategic planning direction.</p> <p>This transition is typically driven by government investment, particularly in transport, health, education or public domain, which can significantly expand a centre's accessibility, catchment and economic function over time.</p> <p>It is important that land uses decisions do not constrain long term potential in these centres. Development that limits future employment growth should be carefully managed to avoid locking in a lesser outcome before the centre has realised its potential.</p>                                                                                                                                                                                                                                                                                                                          |

## 2.2 Categorisation process

Categorisation of each type of centre across the state will be undertaken by the Department with regional plans to identify, categorise and map centres. Where a centre is not categorised in a regional plan, it is considered to be a local centre.

Figure 1: Process for identifying and categorising centres



## 2.3 Principles for centres categorisation

The following principles are used to guide the categorisation of centres within region plans. The process for categorisation includes a comprehensive assessment of the scale, economic contribution, growth potential and overall significance of the centre. This principles-based approach seeks to establish centres typologies that are responsive to both metropolitan and regional conditions, support equitable access to services and jobs and provides a robust framework for planning decisions and growth.

Recognising the different role that centres have in the metropolitan and regional NSW context, criteria and metrics for each centres type will be determined through the relevant region plan.

Table 3: Principles for categorisation of centres

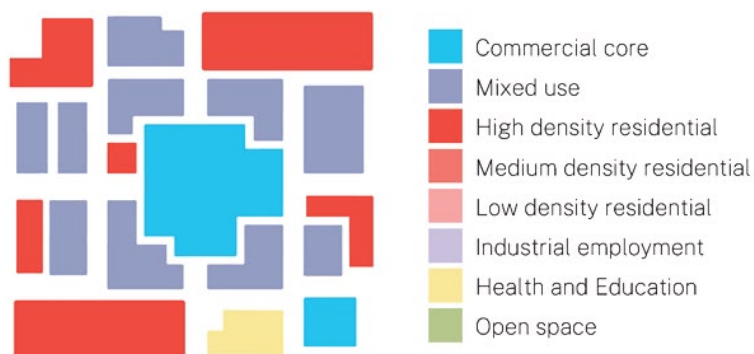
| Principles                         | Explanation                                                                                                                                                                                             | Method                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Services and infrastructure</b> | Accessibility and linkages to key infrastructure including transport, health and arts and recreation facilities is crucial for centres as they are fundamental to the centres role and community value. | Quantitative and qualitative assessment of: <ul style="list-style-type: none"> <li>• Transport provision and accessibility including number and frequency of services, multimodal connections, travel times and walkability</li> <li>• Education infrastructure measured by proximity, size/capacity of facilities</li> <li>• Health infrastructure measured by proximity, size/capacity of facilities</li> <li>• Government and communities' facilities including number, scale and type of services</li> <li>• Infrastructure density (e.g. higher employment centres exhibit greater infrastructure concentration)</li> <li>• Art and recreation infrastructure</li> </ul> |
| <b>Jobs</b>                        | Jobs analysis recognises the employment role of the centre by considering its current and future workforce, the types of jobs it supports, and the scale of employment-related activity.                | Quantitative and qualitative analysis of: <ul style="list-style-type: none"> <li>• Current jobs</li> <li>• Projected employment growth</li> <li>• Employment mix measuring the proportion of population serving jobs, compared to strategic knowledge-based jobs or corporate jobs</li> <li>• Employment floorspace including the amount, type and distribution of commercial, retail and office floorspace</li> <li>• Jobs density</li> </ul>                                                                                                                                                                                                                                |
| <b>Population catchment</b>        | Recognising the importance that the number of people within or with access to the centre and is used to understand significance within the broader network.                                             | Quantitative and qualitative analysis of: <ul style="list-style-type: none"> <li>• Residents within the centre boundary using census, and demographic data</li> <li>• Total population with access to the centre, measured through public transport travel times and drive times</li> <li>• Population projections which help understand future service needs and the centres evolving role</li> </ul>                                                                                                                                                                                                                                                                        |
| <b>Strategic role</b>              | Other matters of strategic importance that may be of relevance for centre categorisation.                                                                                                               | Qualitative analysis based on: <ul style="list-style-type: none"> <li>• Strategic intent and long-term function as outlined in state, regional and local planning strategies</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

# 3 Strategic guidance by typology

Each centre type has distinct considerations to make sure its strategic intent is achieved while enabling and supporting appropriate flexibility in delivery.

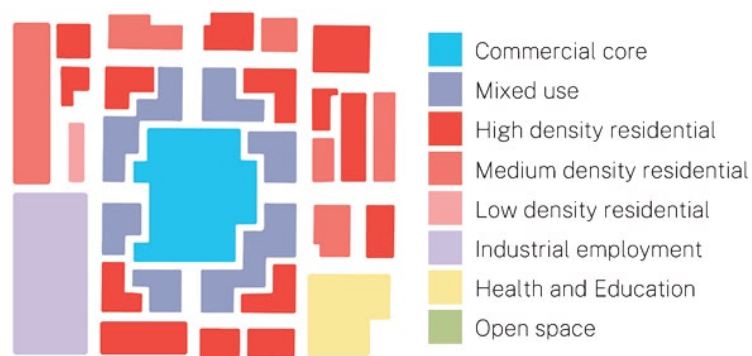
This section provides strategic guidance for each centre type to inform planning and investment decisions that align with their intended role and function of the centre. Councils and practitioners should consider guidance relevant to the applicable centre type, alongside the relevant region plan and matters for considerations outlined in Section 4 of this Framework.

## CBD



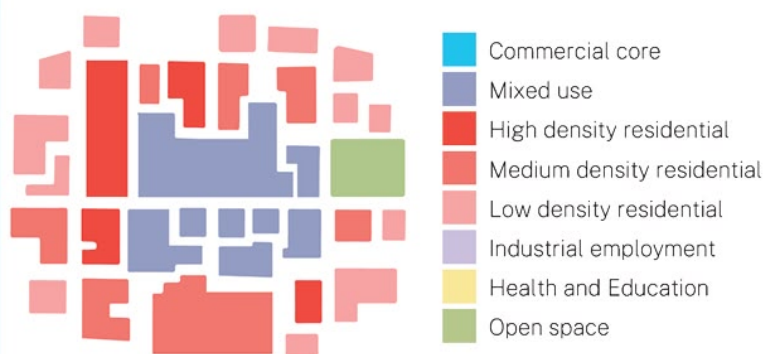
| Theme                       |                                   | Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land Use Planning Framework | Strategic role                    | <ul style="list-style-type: none"> <li>Primary metropolitan centre and largest concentration of <b>employment and economic activity</b>.</li> <li>Focal point for <b>commercial uses, government, finance and major institutions</b>.</li> <li>Opportunities for high rise <b>mixed-use development</b> to enable social and cultural activity.</li> </ul>                                                                                 |
|                             | Zoning and controls               | <ul style="list-style-type: none"> <li>Define a clearly delineated <b>commercial core</b> using <b>E2 Commercial Centre zoning</b>.</li> <li>Apply <b>MU1 Mixed Use zoning</b> or <b>R4 High Density Residential zoning</b> in surrounding areas to support complementary uses.</li> <li>Maintain a zoning framework that <b>prioritises commercial and employment uses within the core and supports long-term jobs growth</b>.</li> </ul> |
|                             | Urban form                        | <ul style="list-style-type: none"> <li>Facilitate <b>large, flexible floorplates</b> to support premium office development and major tenants.</li> <li>Concentrate the <b>highest densities</b> in locations with strong <b>mass transit access</b> to maximise employment intensity.</li> <li>Enable built form that supports ongoing renewal, intensification and adaptability of commercial stock.</li> </ul>                           |
|                             | Balancing Residential Development | <ul style="list-style-type: none"> <li>Residential uses are encouraged within the <b>broadier centre</b>, outside the distinct commercial core or high employment area.</li> <li>Make sure residential development supports centre vitality</li> <li>Mixed-use development can support dormitory employment areas of a CBD by co-locating accommodation or residential uses with significant jobs opportunities.</li> </ul>                |
|                             | Infrastructure and Investment     | <ul style="list-style-type: none"> <li>Maximise investment in <b>transport, water, sewer, health and education infrastructure</b>.</li> <li>Ensure provision of <b>social infrastructure and open space</b> commensurate with growth and workforce needs.</li> </ul>                                                                                                                                                                       |

## Major Centre



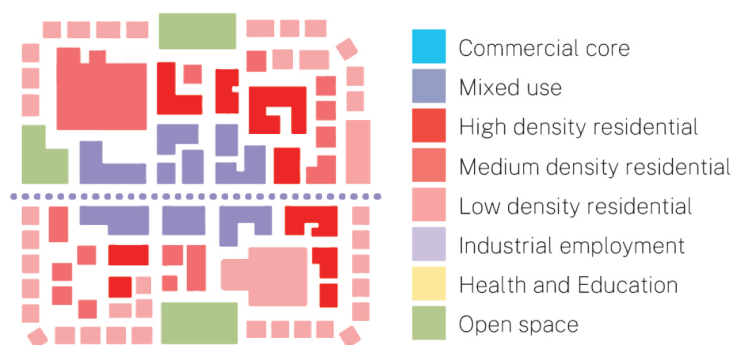
| Theme                         |                                   | Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land Use Planning Framework   | Strategic role                    | <ul style="list-style-type: none"> <li>Significant metropolitan centres with a major employment function, often anchored by health and/or education institutions.</li> <li>Key hubs for jobs, services and institutional activity within the metropolitan network.</li> <li>Opportunities for high rise <b>mixed-use development</b> to enable social and cultural activity.</li> </ul>                                                                                          |
|                               | Zoning and controls               | <ul style="list-style-type: none"> <li>Apply E2 Commercial Centre zoning to the commercial core to prioritise employment uses.</li> <li>Apply <b>MU1 Mixed Use zoning</b> or <b>R4 High Density Residential zoning</b> in surrounding areas to support complementary uses.</li> <li>Focus higher employment uses within the commercial core.</li> </ul>                                                                                                                          |
|                               | Urban form                        | <ul style="list-style-type: none"> <li>Facilitate flexible building forms that support office, health and education uses.</li> <li>Focus higher densities in locations with strong mass transit access to support employment concentration.</li> <li>Enable built form that supports institutional anchors and evolving employment uses.</li> </ul>                                                                                                                              |
|                               | Balancing Residential Development | <ul style="list-style-type: none"> <li>Focus employment development within the commercial core.</li> <li>Direct residential uses to the broader centre, including MU1, R4 and R3 zones.</li> <li>Allow residential in mixed use areas where it supports centre vitality and employment outcomes.</li> <li>Mixed-use development can support dormitory employment areas of a CBD by co-locating accommodation or residential uses with significant jobs opportunities.</li> </ul> |
| Infrastructure and Investment |                                   | <ul style="list-style-type: none"> <li>Maximise investment in <b>transport, water, sewer, health and education infrastructure</b>.</li> <li>Leverage infrastructure to deliver on jobs targets</li> <li>Align higher density development with <b>infrastructure capacity</b>.</li> <li>Ensure provision of <b>social infrastructure and open space</b>.</li> </ul>                                                                                                               |

## Activity Centre



| Theme                       |                                   | Guidance                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strategic role              |                                   | <ul style="list-style-type: none"> <li>Centres provide a local mix of jobs, services and retail alongside residential, contributing to the broader employment network.</li> <li>Support day-to-day services and smaller-scale employment uses.</li> </ul>                                                                                       |
| Land Use Planning Framework | Zoning and controls               | <ul style="list-style-type: none"> <li>Apply MU1 Mixed Use or E1 Local Centre zoning to the core to support a mix of uses.</li> <li>Ensure zoning enables ongoing provision of employment and service floor space to support residential population.</li> <li>Employment uses are enabled alongside higher density residential uses.</li> </ul> |
|                             | Urban form                        | <ul style="list-style-type: none"> <li>Support varied density development, particularly in proximity to public transport.</li> <li>Reinforce main street and fine-grain built form character.</li> </ul>                                                                                                                                        |
|                             | Balancing Residential Development | <ul style="list-style-type: none"> <li>Encourage residential uses to achieve a critical mass of population.</li> <li>Support housing that contributes to centre activation and local demand for services.</li> </ul>                                                                                                                            |
|                             | Infrastructure and Investment     | <ul style="list-style-type: none"> <li>Align infrastructure provision with <b>incremental growth and increased activity</b>.</li> <li>Deliver infrastructure that supports <b>local accessibility and centre use</b>.</li> </ul>                                                                                                                |

## Local Centre



| Theme                       |                                   | Guidance                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strategic role              |                                   | <ul style="list-style-type: none"> <li>Local centres focused on <b>serving nearby residents</b>, with limited employment beyond <b>retail and services, alongside a high proportion of residential development</b>.</li> <li>Provide <b>essential day-to-day goods and services</b>.</li> <li>Employment is primarily focused on supporting local residents, local services and day to day needs.</li> </ul> |
| Land Use Planning Framework | Zoning and controls               | <ul style="list-style-type: none"> <li>Local centres focused on serving nearby residents, with limited employment beyond retail and services.</li> <li>Provide essential day-to-day goods and services.</li> </ul>                                                                                                                                                                                           |
|                             | Urban form                        | <ul style="list-style-type: none"> <li>Support <b>varied scale, fine-grain development</b> in line with guidance set out in the region plan.</li> </ul>                                                                                                                                                                                                                                                      |
|                             | Balancing Residential Development | <ul style="list-style-type: none"> <li>Support a <b>diversity of dwelling types</b> to meet the <b>needs of different households and life stages</b>.</li> <li>Encourage housing that is <b>well integrated with local services and neighbourhood centres</b>.</li> <li>Ensure residential development responds to the future growth potential set out in the region plan.</li> </ul>                        |
|                             | Infrastructure and Investment     | <ul style="list-style-type: none"> <li>Provide infrastructure that supports <b>local convenience and accessibility</b>.</li> <li>Focus on <b>public domain and small-scale community infrastructure</b>.</li> </ul>                                                                                                                                                                                          |

# 4 Planning for centres

This section guides the planning of a centre, whether through a strategic review, a rezoning, or a precinct or structure plan.

As the categorisation of centres establishes their strategic intent within the broader regional context, this section provides guidance to support the achieving that strategic intent and considerations that apply when reviewing or changing the land use planning for a centre.

This section provides guidance on:

1. Defining a centre
2. Aligning land uses
3. Residential in centres

## Planning for successful centres

### Build on local strengths and specialisations

Recognise and support specialised services, civic uses, anchor institutions (university or a hospital) and clusters of businesses/industries to attract investment and support related businesses.

### Balance employment and residential floor space

Plan for sufficient floor space for employment uses to meet job targets and service the needs of the local community. Residential and mixed-uses should be planned in the broader centre to complement the ability for employment growth, aligning with the categorisation of centre and future needs of the community.

### Maximise investment in infrastructure

Support higher density development closer to transport, civic and regional services and where there is capacity in other enabling and social infrastructure.

### Promote vibrancy and create a sense of place

Design centres that are attractive, safe and welcoming. Support land uses that promote activity across different times of the day from early morning activity to evening and night time uses, including sufficient local residential population. Support activity with extended hours of trade, where appropriate, high quality public domain, green spaces, as well as community and cultural events. A pleasant environment makes the area more appealing to businesses, workers and visitors.

### Encourage collaboration and adaptability

Foster partnerships between Government, businesses and the community to help the precinct adapt to economic changes and seize new opportunities.

## 4.1 Defining a centre

Defining a centre is important to establish a clear spatial extent to inform land use planning decisions, reflecting the land uses and spatial extent of the centre's influence and rather than just its commercial core or core employment area. The size and configuration of the centre will vary depending on the typology and scale of the centre. For example, a CBD may have a large and complex boundary, potentially including more than one sub-precinct or commercial cluster, while a local centre may be focused on a single high street.

### What is a centre core?

The centre core is the focal point of the broader centre. It represents the highest concentration of commercial activity — generally the central clustering of office, retail, and mixed-use development — around which other uses within the centre relate. The core is the area where protection and intensification of employment uses is most critical.

### Land uses and function

The broader centre boundary captures the full extent of land uses and functions that are integral to a centre's role and can include its commercial core, mixed use and residential land, universities, health facilities, and where relevant, industrial areas that relate to the centre's economic function. Zoning provides an important reference point for identifying the centre. The centre will generally be focused on land zoned E1 Local Centre, E2 Commercial Centre, or MU1 Mixed Use.

### Spatial extent

The spatial extent of the centre boundary should also have regard to physical and natural features that form logical edges, including roads, rail corridors, waterways, and cadastral patterns, as well as the walkable catchment of the centre. A general walking catchment of between 400 and 1,500 metres from the centre core midpoint is the applicable range, with the appropriate extent varying according to the type and scale of the centre, its transport connections, and its urban form. Where the centre is oriented around a train or metro station, that station should be considered the midpoint of the centre.

### Other considerations

Centre boundaries should, where possible, align with Travel Zone boundaries. This enables consistency with existing population, dwelling, employment, and workforce forecast data, including Travel Zone Projections and ABS Census data.

## **Planning for emerging centres**

The transition of a centre to a new role requires monitoring and coordination to ensure planning for its growth aligns with investment.

### **Maximising investment**

Announcement of investment in State infrastructure, or private investment in a major employment generating development can trigger a transition to a new role. Such an investment will warrant a review of a centre's planning controls to make sure that investment can be supported and maximised. The investment may require a change to land use zones or development controls to align with the demand it will generate in employment and residential floor space.

### **Alignment of catchment growth and market demand**

Population projections, along with housing and employment projections, otherwise known as Common Planning Assumptions, are updated periodically by the Government and provide an indication of growth in a centre over time. These projections can provide an indication of when market demand for services, employment and housing in a centre is likely to increase and when planning controls may need to be reviewed to support that growth.

### **Supporting growth in employment floor space**

Planning for floor space for employment uses needs to consider longer term employment requirements. Temporary uses can provide activation in a centre in the short term without altering longer term opportunities for employment growth

### **Infrastructure capacity**

The capacity of infrastructure including social infrastructure and open space will determine whether a centre can reach its full potential as a higher employment centre. Coordination between NSW Government, the local council and utility providers is essential to ensure investment in the augmentation of existing infrastructure or delivery of new infrastructure is timed to support growth.

## 4.2 Considerations for planning for centres

Centre planning should be undertaken strategically, reviewing land use planning controls to make sure the strategic intent of the centre is able to be achieved and planning controls respond to market demand and are flexible, to encourage investment and promote economic growth.

Planning should make sure that the land use mix and zoning controls are capable of accommodating the range of uses associated with the centre's typology. Permitting the right uses is a starting point, but controls also need to make those uses feasible to deliver. Key considerations include:

Table 4 identifies the matters that should be considered when:

- reviewing the role, function and performance of a centre
- preparing a structure plan, precinct plan or masterplan
- undertaking strategic planning to identify future land uses and support growth

Technical note 1 provides further details on the key matters for consideration.

Table 4: Matters for consideration

|                                                                                                                                          |                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>Strategic role</b><br>Aligning the centre with its intended function and hierarchy.                                                   | Strategic Role and Hierarchy                             |
|                                                                                                                                          |                                                          |
| <b>Market drivers and employment mix</b><br>Supporting demand, jobs and economic growth.                                                 | Market Drivers and Employment Outcomes                   |
|                                                                                                                                          | Employment Mix and Thresholds                            |
|                                                                                                                                          | Retail and Commercial Floor Space Provision              |
| <b>Land Use Planning Framework</b><br>Establishing the land use and development settings that support the centre's strategic objectives. | Zoning Alignment                                         |
|                                                                                                                                          | Land Use Permissibility Planning Control Appropriateness |
|                                                                                                                                          | Floor Space Configuration                                |
|                                                                                                                                          | Residential Development Considerations                   |
| <b>Infrastructure, Delivery and Context</b><br>Coordinating growth with infrastructure and investment.                                   | Transport and Infrastructure Requirements                |
|                                                                                                                                          | Infrastructure and Investment Requirements               |

Region plans will identify jobs numbers for centres as a range, reflecting both current employment projections and more aspirational growth scenarios.

These ranges include:

**Base jobs:** jobs numbers that build on current employment projections

**High jobs:** more aspirational jobs numbers that assume a higher population, above average participation rates, below average unemployment rates and greater investment. This recognises that faster population growth will see higher levels of employment.

## 4.3 Residential floor space in centres

Well-planned residential development supports centre activation, provides workforce accommodation, and sustains local businesses. The critical consideration is appropriate location, scale and management to make sure residential uses complement the centre's strategic employment function and support the areas where there are opportunities for employment growth.

A risk-based approach should be adopted to balancing residential and employment functions in the core of a centre.

CBDs are often anchored by a major hospital, with good access to public transport (rail and buses), with low levels of vacancy in employment floor space, challenges with viability of residential development and opportunities for continued employment in the health and education section would be considered to have a high risk rating and allowing residential uses in the centre core could pose a risk to employment opportunities.

An Activity centre that benefits from good public transport, demand for employment is primarily associated with retail and local services, moderate development viability for housing, capacity for employment growth under existing controls, and existing employment land uses are considered to be complemented by residential would have a lower risk rating and allowing residential uses in the centre core is unlikely to pose a risk to employment opportunities.

Where there is considered to be a moderate risk that residential could pose a risk to employment opportunities, particularly for Major and Activity centres, this risk can be managed through appropriate planning controls to provide adequate employment floor space such as minimum floor space requirements for non-residential uses and requirements for active street frontages.

# 5 Mixed use development

Mixed-use developments are an increasingly prominent feature of the housing and employment landscape of NSW centres.

By integrating residential, commercial, recreational, community and sometimes transport functions within a single development or precinct, mixed-use developments play a significant role in delivering housing supply and promoting economic activity by creating places where people can live, work, shop and connect in proximity.

Despite their significant benefits mixed-use developments also bring complexities, particularly in balancing the differing needs and expectations of their diverse users (such as noise levels, operational hours, insurance and maintenance). While these tensions may occur in the short term, redevelopment of an area to a more mixed-use profile future over the medium term can see these tensions dissipate.

Mixed-use development can take the form of a single building, or multiple buildings within a site or a larger precinct where residential and employment uses may be delivered in a single or separate buildings.

Examples of mixed-use developments in NSW include:

- high rise towers combining ground floor retail, mid level office space, and residential apartments, and suburban centres that integrate housing, shopping precincts, and green public spaces
- towers combining a hotel, outdoor space with pool, and residential apartments
- mixed use centres
- transport oriented developments, which co locate residential and commercial areas around key transport hubs.

Mixed-use development is not shop top housing.

Mixed-use development within a centre, combining employment, residential, civic and recreational uses, provides an opportunity to provide housing that is located close to transport, jobs, services and conveniences, while making sure centres continue to serve as a focal point for economic activity, social interaction and cultural experiences.

Planning controls – from zoning and permissibility of uses to development standards – already guide the planning and delivery of mixed-use developments across a number of centres in NSW. As these centres evolve or new centres are planned there will be a need to review or introduce new planning controls for mixed-use development.

## 5.1 Planning controls in mixed-use development

Key considerations for developing planning controls for mixed-use development include:

### Centre typology

CBDs and Major centre have the highest proportion of office stock, significant retail and specialised services such as major hospitals and universities. Mixed-use development in CBDs and Major precincts can be within a single building or an integration of standalone office, retail and residential buildings.

Due to their significant employment functions, the centre core of CBDs and Major centres should be the focus for employment uses and as such mixed use development may be more suited in areas adjacent to the core. Where mixed use is permitted in the centre core, facilitating sufficient floor space to allow a growth in employment uses should be a key consideration.

Employment uses in Activity centres are more likely to be focused on high street retail, some enclosed retail and local services, with a mix of uses more likely to be integrated into one building. Health, Education and civic uses are frequently a key contributor of employment. With smaller employment densities and tenancies, planning controls for mixed-use development within the core of an Activity centre should be more flexible with a focus on street activation and employment floor space requirements aligned to the population catchment.

For Local centres, planning controls that enable shop top housing or active street frontage may be sufficient to facilitate a mix of uses along selected streets within a centre, subject to underlying demand considered over the medium to longer term. In some regional locations the demand for mixed-use development in Local centres may be limited and introducing specific controls for mixed-use development may not be warranted.

### Market demand and feasibility

Market cycles and drivers for employment uses (such as office, retail, health, education and civic) and residential are frequently not correlated. These uses each have individual drivers that need to be considered and accounted for. Residential is fundamentally supported and driven by population growth – a relative constant over the long term.

In times when there is less demand or initiatives supporting employment uses or standalone commercial development, the integration of residential uses and development can subsidise (as enablers) retail and commercial floor space, or provide the critical mass required to make retail, local services and businesses more viable.

To address market demand and feasibility for employment uses in centre cores, development and planning controls needs to be adaptable to future market trends or changes in demographics. This can be addressed through design, such as adaptable or flexible spaces within buildings to allow changes in uses over time or planning controls such as allowing temporary uses or providing incentives allowing additional residential when employment uses and outcomes are also delivered.

In centres where commercial and retail vacancy rates are higher, large amounts of existing floor space underutilised, where commercial areas are becoming dormitory, or older building stock requires renewal, the introduction of a greater mix of uses should be considered to promote investment.

## 5.2 Planning for a mix of uses

Key considerations in planning for mixed-use in centres include:

### Land use zoning

Suitable land use zones to support mixed use include MU1 Mixed Use, E1 Local Centre and RU5 Village. The application of each will depend on the centre typology and need for specific services. For example, E1 Local Centre zone can be applied across all centre typologies. In CBDs and Major centres, the E1 zone may designate areas where retail, businesses, and local services are suited to support residential areas in the broader centre boundary. While in Activity and Local centres, the E1 zone may form part of the centre core.

MU1 Mixed Use zone is generally applied in CBDs, Major and Activity centres where greater development densities are being delivered. MU1 zones in CBDs and Major centres should generally be located adjacent to the centre core. In Activity and local centres, a MU1 zone may form part of the centre core.

The E2 zone can also promote a mix of uses including commercial development alongside Build to rent, entertainment or recreation facilities or hotel accommodation.

As discussed in Section 3.2, permissible land uses in mixed use zones should align with the centre typology.

### Planning controls

To support a range of uses in centres, introduction of additional planning controls beyond zoning and permissible uses may be required. Mixed-use in CBDs and Major centres will generally require larger floor plates for higher order commercial and retail uses. This will require larger minimum lot sizes to accommodate larger buildings.

Controls to support a mix of uses are generally similar to planning controls that support employment outcomes and activation, such as minimum floor space requirements, active street frontages and incentives. These controls are discussed in more detail in Section 6.

Minimum floor space requirements are generally applied in mixed-use areas to promote delivery of floor space for employment uses. It is noted that in establishing floor space requirements for employment uses, the minimum requirement should not be set at the ultimate employment floor space that may be required, but rather at a level that enables employment uses to be delivered over time.

Other development controls that may be required for mixed-use development include building separation distances, heights of podiums and tower setbacks for buildings that combine a mix of employment and residential uses and ensuring privacy and amenity standards (access to sunlight, overshadowing, private open space etc) are met for residential uses. The Department's Apartment Design Guide provides guidance on a range of planning controls and building design that are also suited for mixed use areas and developments.

## Temporary uses

In centres where it may take time for employment uses and outcomes to be realised, temporary uses can be considered as an interim measure to support activation of a centre while preserving floor space for employment outcomes over time. For example, allowing above ground carparking in a podium of mixed-use development where the podium has been designed to accommodate commercial and retail uses in the future, or exhibition homes and villages in the centre core of a newly developing centre in a greenfield location. In some cases, for temporary uses, a specific provision may be required in the LEP that is in addition to the standard LEP clause for the temporary use of land (Clause 2.8) or exempt and complying provisions for temporary structures in LEPs and *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

# 6 Planning for new centres

New centres may need to be created where there is significant investment in urban renewal or greenfield development to make sure residents can access goods, jobs and services close to home.

Major urban renewal and greenfield projects provide an opportunity for structure planning, staging and co-location decisions to drive desired outcomes in new centres.

This section outlines strategic considerations for planning for new centres in this context. Establishing these features prior to rezoning is critical to resolving infrastructure constraints and land use conflicts early, reducing the risk of delays and reactive decision-making at the development assessment stage.

When considering the development of a new centre, Councils should hold early discussions with State Government to establish a well-aligned purpose and function for the centre.

## Optimising new centres

**Service need and growth:** New centres should respond to service gaps and areas of current or projected population growth.

**Population catchment:** The size and type of a centre should align with its projected catchment.

**Accessibility:** Strong transport connections are critical to support demand and activity.

**Network integration:** New centres should complement, not compete with, existing centres, informed by a gap analysis.

**Infrastructure capacity:** Delivery of enabling and supporting infrastructure must be feasible and clearly defined early.

**Strategic alignment:** Centres should align with broader long-term planning for the area.

**Housing and jobs:** Alignment with housing and employment targets ensures consistency with State and regional objectives.

## 6.1 Structure planning and new centre establishment

Early planning for new centres should address the following:

- Confirm infrastructure needs, funding sources and timing for centres ahead of rezoning – leveraging the UDP and other mechanisms for coordination – and sequence the rezoning with infrastructure delivery

- Encourage public transport, walking and cycling through site location, precinct planning and interventions that support sustainable transport modes and reduce car dependency
- Establish locations for anchor uses that support the commercial core early in structure planning to generate activity, employment and foot traffic. This includes such as supermarkets, childcare and medical centres, community facilities, and schools.
- Plan for service-based jobs initially, with longer-term diversification as the centre matures.
- Identify and provide employment capacity and opportunities for consolidated commercial development.

### **Strategic centre development**

New centres typically develop progressively, beginning with anchor uses and expanding as population and demand grow. Effective staging ensures the right conditions are in place at each phase and avoids stalled or unbalanced development.

Centre development staging should be guided by the following principles:

- Jobs and services with housing: deliver employment in line with population growth
- Infrastructure coordination: ensure enabling infrastructure is in place or funded
- Orderly progression: stage development based on resolving key constraints

Flexibility staging: allow adaptation to market conditions, while maintaining clear expectations about when and how the centre will develop.

## **6.2 Planning controls for new centres**

Planning controls should establish a clear framework for how land uses will be integrated, ensuring that employment and commercial functions are secured.

### **Zoning considerations**

Key considerations include:

- Applying an appropriate employment zone at the earliest opportunity. For example, apply E1 Local Centre or E2 Commercial Centre to the core of the future centre, ensuring that commercial and employment uses are established as the primary function of that land.
- Where a mix of uses is intended, consider spatially separating the commercial core from surrounding mixed use or residential zones, so that each zone has a clear function and residential development does not gradually displace the commercial core.

### **Employment floor space requirements**

New centres need to deliver employment and services for incoming communities. Employment floor space requirements make sure sufficient non-residential uses are incorporated from the outset to support these communities with the goods, services and employment opportunities they need.

## Application of employment floor space requirements

Employment floor space requirements may be considered in planning controls at rezoning or precinct planning and can be applied through a range of planning instruments. A better way to promote employment floor space in development or centres is through incentives, like floor space or height bonuses or dispensations, so that it does not negatively impact on the feasibility of development if the market fluctuates.

### What counts as employment floorspace?

A broad range of uses that generate jobs and services for the community, including:

- Retail and food and drink premises
- Commercial office
- Health and medical services
- Civic, community and education uses
- Hospitality and entertainment uses.

The mix of uses should be designed to support a vibrant and functional centre over time.

Table 5: Employment floor space requirements

| In the LEP                                                                                                                                                                                                                                                                                                                                                          | In the DCP                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Identify non-residential GFA as a proportion of total GFA in mixed-use development.</li><li>• Use floor space or height bonuses or dispensations to encourage greater employment generating uses.</li><li>• Promote active frontage controls that restrict ground-floor uses to employment-generating activities.</li></ul> | <ul style="list-style-type: none"><li>• Detailed non-residential floor space standards that operationalise LEP requirements.</li><li>• Lot size and subdivision controls to maintain viable commercial land.</li></ul> |

## Design standards for activation

The physical structure of a new centre, including its street network, block structure, building setbacks and frontages, has a long-term impact on whether the centre activates successfully. Early, clear design standards ensure centres develop in ways that support pedestrian activity, commercial viability and community amenity.

Table 6: Design standards for activation

| Design standards                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Block structure and street network</b> | <ul style="list-style-type: none"> <li>• Create a fine-grain, permeable network of streets that supports pedestrian access and movement through the centre.</li> <li>• Establish blocks of a size and configuration that are suitable for commercial development — avoiding oversized blocks that reduce permeability and make ground-floor activation harder to achieve.</li> <li>• Locate the centre's main commercial street or streets on routes with the highest pedestrian traffic, connecting transport access points, civic uses and open space.</li> <li>• Avoid patterns of development where large-format retail, car parking or servicing uses dominate the street frontage.</li> </ul> |
| <b>Active frontage controls</b>           | <ul style="list-style-type: none"> <li>• Apply controls to key streets and primary pedestrian routes.</li> <li>• Identify ground floor space for employment generating uses (retail, food and drink premises, commercial premise or community facilities).</li> <li>• Prevent blank walls, roller doors, parking and servicing on active frontage streets.</li> <li>• Apply consistently across all development, including mixed use buildings.</li> </ul>                                                                                                                                                                                                                                          |
| <b>Public domain quality</b>              | <ul style="list-style-type: none"> <li>• Require high-quality public domain design, including streets, footpaths and public spaces that support centre vitality.</li> <li>• Provide continuous awnings and weather protection along key commercial streets.</li> <li>• Ensure shopfronts are active and visually engaging at street level.</li> <li>• Incorporate landscaping, street furniture and public art to enhance amenity.</li> <li>• Design building interfaces (orientation, setbacks, transitions) to support both commercial and residential uses.</li> <li>• Deliver pedestrian-friendly street design that prioritises walkability.</li> </ul>                                        |

# 7 Land use planning controls to achieve centre outcomes

Centres face competing pressures for different land uses, requiring an appropriate balance to support thriving and active centres. Land use controls can help achieve this balance by guiding the mix and location of uses.

A range of land use planning tools and levers are available to support meeting employment outcomes in centres including provisions within statutory planning instruments such as land use zoning, height and floor space bonuses once certain thresholds have been met, floor space requirements for employment uses and requirements for active street frontage.

## 7.1 Land use zones to strengthen employment zones

Centres contain a mix of land uses including commercial, retail, housing and specialised uses. The land use zoning for each centre should reflect the categorisation of that centre.

CBDs and Major centres are likely to include areas preferred for employment generating development through an E2 Commercial Core zoning, while local services and retail for smaller Activity and Local centres are likely to be facilitated through an E1 Local Centre or MU1 Mixed use zoning.

A range of other land use zones support the functioning and activation of a centre, including mixed use, residential, industrial and special use zoning.

## 7.2 Height and density bonuses

Bonuses can be used to support commercial and employment outcomes by allowing development to be higher or include additional floor space beyond the requirements of a planning instrument if certain thresholds or criteria are met. The intent of these bonuses is to offset the cost of delivering and preserving employment floorspace for future market demand.

Additional height and floor space may be provided in a mixed-use development where a certain amount of floor space has been allocated for employment-generating land uses. These types of bonuses are generally more common in metropolitan centres, as height and floor space controls in regional centres may not be as relevant due to the lower demand for taller buildings.

Height and floor space bonuses can also be used to deliver a range of outcomes for centres, including provision of community facilities, affordable housing and open space. In these instances, bonuses are used to integrate community facilities into development, provide housing for key workers, or reduce the burden and complexity of land acquisition and delivery of infrastructure.

### **Height and density bonuses to support active and vibrant centres**

Across Sydney, councils have included bonus provisions within Local Environmental Plans (LEP) to support a range of outcomes for key centres.

To encourage employment-generating uses within the Liverpool City Centre, Liverpool LEP provides for additional height and floor space if 20% of the GFA of a development is used for employment uses.

Additional requirements to secure the bonus include the minimum area of the development lot, access to two street frontages and development of a site specific development control plan.

The Sydney LEP contains a number of site specific bonuses to support additional employment uses, open space, community facilities and affordable housing. Within the Sydney CBD examples include height and floor space bonus for providing childcare facilities and community facilities, or hotel or motel accommodation and commercial premises in development. In other areas of the LGA examples include bonuses for delivery of open space and through site links.

Within Parramatta CBD, Parramatta City Council has sought to encourage amalgamation of sites by providing floor space bonus for sites between 1,000m<sup>2</sup> and 1,800m<sup>2</sup>. Additional floor space bonuses are provided for the provision of commercial premises, where sites are greater than 1,800m<sup>2</sup>.

## **7.3 Active street frontages**

In identifying locations for active street frontages consideration should be given to areas with potential for high pedestrian activity, demand for retail or commercial floor space and opportunities for temporary uses to prevent ground floor vacancies if planned demand is not being met.

In CBD and Major centres, active street frontage provisions should be applied to support the concentration of retail, commercial, civic and other employment-generating uses that underpin the centre's strategic role. These provisions can contribute to vibrancy, promote pedestrian activity and reinforce the function of key commercial and mixed-use precincts.

In Activity and Local centres, active street frontage provisions should be applied more selectively and focused on primary retail streets, local activity nodes and other locations where pedestrian activity and active ground-floor uses are expected. The application of such controls should reflect the centre's scale, function, market demand and local context, recognising that extensive active frontage requirements may not be necessary or achievable across all parts of smaller centres.

## **7.4 Supporting vibrant centres**

Planning controls should support activity across a range of land uses and operating hours, consistent with the role and function of the centre. The Special Entertainment Precinct framework is appropriate for many centres and should be considered to enable vibrancy in line with the nature of a centre.

Key considerations include:

- Land use permissibility and hours of operation provisions should not inadvertently limit uses that contribute to morning and night-time activity, including cafes, food and drink premises, entertainment venues, cultural facilities and late-night retail
- Hours of operation should reflect the context of the centre or precinct — core centre locations and main streets with good transport access will generally be capable of accommodating longer trading hours than edge or residential interface locations
- Where extended hours are proposed for land uses or development in proximity to residential areas, development controls should require acoustic treatment, appropriate building design, waste and servicing arrangements and lighting as part of any approval
- Where multiple uses with extended hours are clustered together, the combined impacts of patron activity, noise, traffic and servicing should be considered collectively.

## 7.5 Development control plans

Development control plans provide detailed planning and design guidelines to support the planning controls in LEPs and SEPPs. Development controls may be centre specific or can be applied to any centre within the LGA. Examples of development controls that support a vibrant, accessible and safe centre to achieve employment outcomes include:

- **Public domain and open space:** guiding the design and quality of the public domain and open space, including streets, footpaths, public spaces and the interface between buildings and the street. High quality public domain and open space attract businesses and economic investment.
- **Active Street frontages:** identifying location for commercial premises, retail, local services and shop top housing
- **Traffic, parking and access:** addressing vehicular circulation, traffic management, parking rates, supporting access to businesses
- **Crime Prevention Through Environmental Design (CPTED)** principles to create conditions that improve safety in a centre including improving surveillance, access, and the use of public areas.

# 8 Implementation

In the NSW planning system, strategic planning tools are the frameworks, documents and processes that guide where and how development should occur over time. This framework is intended to guide the development and implementation of these planning tools.

This framework provides guidance for the identification, categorisation and planning of centres. It applies to the preparation of regional plans and local strategic plans and informs detailed land use planning within centres.

## 8.1 Relationship to other policies and plans

In applying this framework, councils, industry and government agencies will need to have regard to other government policies, directions and guidelines that inform the development of centres. The relationship between this framework and other policies and plans is outlined below.

Table 7: Relationship between the Centres Framework and other policies and plans

| Policy or plan                                    | Relationship                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Regional Plans</b>                             | Regional plans will support the implementation of this framework, identifying centres in accordance with the principles outlined. Regional plans will identify regional specific criteria and thresholds to support the categorisation of centres. Regional plans may also establish benchmarks for the mix of commercial and residential uses in each centre type to guide future land use planning and set jobs ranges for key centres. |
| <b>Local Strategic Planning Statements (LSPS)</b> | All councils across NSW have developed a LSPS, with a LSPS needing to be reviewed periodically.<br><br>In reviewing LSPSs councils will need to have regard for this framework and demonstrate consistency and to give effect to directions in the relevant Regional Plan.                                                                                                                                                                |
| <b>Statewide Policy for Industrial Lands</b>      | Centres may contain a range of uses, including areas identified for industrial purposes.<br><br>Where industrial land, as defined by the Statewide Policy for Industrial Lands, is located within or adjoining a centre that Policy will prevail when considering planning matters associated with industrial land (such as categorisation, consideration of intensification or alternate land uses).                                     |

|                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Low and Mid Rise (LMR) Housing Policy and Transport Oriented Development (TOD) Program</b> | <p>Both LMR and TOD seek to increase housing in appropriate locations, primarily near centres.</p> <p>While the Department will be responsible for planning centres in TOD-Accelerated precincts, councils will primarily have the responsibility for the planning of other centres impacted by the LMR Housing Policy and other TOD precincts. As these nominated areas grow, there will be a need to make sure there is sufficient employment floor space in these centres to support the incoming population. This framework provides relevant matters for consideration in planning for employment growth in those centres.</p> |
|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## 8.2 Monitoring Framework

### Indicators and Metrics

This section will set out the key indicators to be tracked, including employment floor space by employment type, residential floor space growth, vacancy rates, development activity and job counts.

### Data sources

This section will identify the data sources to be used for monitoring, including Common Planning Assumptions, Travel Zone Projection data, ABS, property databases, the Employment Lands Development Monitor, and council reporting.

### Roles and responsibilities

This section will clarify who is responsible for monitoring at each level — DPHI for statewide tracking and councils for local reporting — and describe how these responsibilities interact.

### Feeding monitoring data back into Regional Plans

This section will describe how monitoring findings will be used to inform updates to regional plans, employment targets and planning controls, closing the loop between monitoring and strategic decision-making.

# Technical note 1: Aligning land uses with centre typologies

Technical Note 1 provides guidance on aligning land uses with centre typology, outlining the matters that should be considered when:

- reviewing the role, function and performance of a centre
- preparing a structure plan, precinct plan or master plan
- undertaking strategic planning to identify future land uses and support growth.

|                                                                                                                                          |                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>Strategic role</b><br>Aligning the centre with its intended function and hierarchy.                                                   | Strategic Role and Hierarchy                             |
|                                                                                                                                          |                                                          |
| <b>Market drivers and employment mix</b><br>Supporting demand, jobs and economic growth.                                                 | Market Drivers and Employment Outcomes                   |
|                                                                                                                                          | Employment Mix and Thresholds                            |
|                                                                                                                                          | Retail and Commercial Floor Space Provision              |
| <b>Land Use Planning Framework</b><br>Establishing the land use and development settings that support the centre's strategic objectives. | Zoning Alignment                                         |
|                                                                                                                                          | Land Use Permissibility Planning Control Appropriateness |
|                                                                                                                                          | Floor Space Configuration                                |
|                                                                                                                                          | Residential Development Considerations                   |
| <b>Infrastructure, Delivery and Context</b><br>Coordinating growth with infrastructure and investment.                                   | Transport and Infrastructure Requirements                |
|                                                                                                                                          | Infrastructure and Investment Requirements               |

## Strategic role

Planning should consider and reinforce the strategic role of the centre as identified in the relevant Region Plan and Centres Framework.

Consideration should be given to alignment with the centre's designated function, hierarchy and intended long-term role.

# Market drivers and employment mix

## Market drivers and investment:

Economic drivers contribute to the growth and investment in centres, particularly employment and economic growth. In aligning land uses, consideration should be given to what those economic drivers are, and how they can be leveraged. This includes:

- Agglomeration of uses, such as technology innovation clusters
- Specialised uses and anchor uses, such as tertiary education and hospital uses
- Major transport infrastructure, including new metros stations
- Government investment such as justice precincts

## Employment mix and thresholds

While employment characteristics vary across centres, there is a clear correlation with the higher employment centres (CBDs and Major centres) needing a higher proportion of employment floor space.

When reviewing a centre, consideration should be given to:

- **Current job count** — the extent to which the centre's existing employment base aligns with, or is approaching, the job thresholds associated with the target typology identified in the relevant Region Plan.
- **Alignment with Region Plan job ranges** — whether development activity reflects the expected job ranges and industry profile identified in the relevant Region Plan.
- **Employment floor space capacity** — whether there is sufficient existing commercial, retail and other employment floor space to accommodate forecast job growth, or a clear and deliverable pipeline of floor space that will provide this capacity. If there is significant existing employment floor space capacity, measures should be considered to activate this floor space to move from theoretical to delivery.
- **Employment mix** — the extent to which the centre's employment profile is consistent with the function of the target typology. For example, centres progressing toward a higher employment typology should demonstrate growth in commercial and specialised employment, rather than predominantly population-serving retail and services.
- **Residential and employment balance** — whether current and forecast residential development remains aligned with the centre typology and can encourage the viability and delivery of employment floor space.

## Demand for retail and commercial floor space

A reliable indicator of a successful and growing centre is sustained and growing demand for retail and commercial floor space.

When assessing demand, consider:

- **Catchment growth** — growth in the population and worker catchment served by the centre, including accessibility by public transport and car, supports demand for an expanded range and scale of retail and commercial services

- **Anchor investment** — the presence or planned arrival of a major employment anchor, such as a hospital, university, government office or major retail facility, can catalyse demand for complementary retail and commercial uses in the surrounding centre
- **Vacancy rates** — sustained low vacancy rates in existing commercial and retail stock, sustained over time, indicate that the centre is approaching or exceeding its current floor space capacity and that demand for additional floor space is genuine
- **Rental growth** — increasing rents for employment-generating land uses signal that demand is outstripping supply, which can support the case for additional floor space and the infrastructure investment needed to attract it
- **Development activity** — a pipeline of approved or proposed employment-generating developments, including mixed use development with significant non-residential components, indicates market confidence and responsiveness to demand

Demand for retail and commercial floor space should be read alongside employment and floor space threshold data, rather than in isolation. Demand signals are most meaningful when they are consistent with the employment profile and population catchment expected of the target typology.

These indicators should be interpreted collectively to inform whether there is sufficient and sustained demand to support additional employment floor space, and whether planning settings should enable increased capacity.

Residential demand is typically realised over shorter timeframes, while commercial development occurs progressively. Planning should ensure sufficient, long-term employment capacity is retained to support ongoing economic growth.

## Land use planning framework

### Zoning alignment

Zoning should reflect and support the intended role and function of a centre within the hierarchy, including the scale and mix of employment uses

Where zoning does not align with the desired centre typology, it may limit the delivery of employment uses at the scale and intensity required.

In particular, centres intended to perform a higher employment commercial function may not achieve this outcome where zoning is predominantly mixed-use or residential.

When reviewing a centre, consider whether existing zones applied to the centre are capable of supporting the mix of employment uses expected of the centre typology.

Where current zoning is predominantly residential or mixed use, a review may be required to make sure that there is an adequate provision for commercial and employment uses. This can be done through incentives rather than restrictive approaches.

## Land use permissibility

Planning controls should permit the range of uses required to support the centre's typology, including commercial, health, education and civic uses where relevant. Permissibility should enable delivery of employment uses at scale and may require amendment to local environmental plans.

Consideration should be given to whether:

- uses associated with the centre's typology and employment objectives are permissible in the relevant zones;
- commercial premises, offices, health services, educational establishments, civic uses and other employment-generating uses can be delivered within the centre;
- existing permissibility settings constrain the delivery of employment uses needed to support jobs growth and economic activity; and
- amendments to the Local Environmental Plan are required to enable desired uses and facilitate future employment demand.

## Appropriate controls

Development standards, including height and floor space ratio, should be set to support the feasibility of employment uses and avoid unintended outcomes where residential development displaces employment capacity. Additional provisions, such as incentives to promote non-residential floor space, may be used where required.

Consideration should be given to whether:

- controls are aligned with the centre's strategic role, intended function and employment objectives;
- building heights and floor space ratios provide sufficient development capacity to support the centre's intended role, function and employment growth;
- development standards support the scale and intensity of development associated with the centre's typology;
- commercial premises, offices, health services, educational establishments, civic uses and other employment-generating uses can be delivered within the centre;
- planning controls support a vibrant and active centre by enabling an appropriate mix of employment, retail, community and residential uses;
- residential development supports centre activation, housing supply and employment capacity;
- minimum non-residential floor space requirements, employment floor space targets or other mechanisms are required to maintain employment capacity and support jobs growth.

## Floor space configuration

Planning should facilitate building forms and lot configurations capable of accommodating the employment uses associated with the centre's typology. This may include enabling site amalgamation and supporting larger floorplates in higher employment centres.

Consideration should be given to whether:

- existing lot sizes and configurations are capable of accommodating the employment uses associated with the centre's typology;

- building forms and floorplate sizes including flexible floorplates to support the delivery of intended employment uses;
- site fragmentation limits the delivery of larger employment developments;
- site amalgamation is required to facilitate commercial office, health, education, civic or other employment-generating uses; and
- planning controls or incentives are needed to support lot amalgamation and the delivery of larger employment floorplates, particularly in CBDs and Major centres

### Balanced residential development

Well-planned residential development supports centre activation, provides workforce accommodation, and sustains local businesses. The critical consideration is appropriate location, scale and management to ensure residential uses complement the centre's strategic employment function or undermine opportunities for employment growth.

A risk-based approach should be adopted to balancing residential and employment functions in the core of a centre. Key considerations should include:

- **Alignment with strategic intent** outlined in region plans including the categorisation of the centre and employment and residential benchmarks
- **Strengths and weaknesses of the centre** with a focus on transport connectivity, infrastructure capacity and physical constraints
- **Compatibility of existing employment land uses** with residential. Some uses like industrial uses may be considered to be less compatible with residential. Compatibility with commercial and retail is more appropriate and will depend on the scale and function.
- **Development feasibility and market demand** including vacancy rates, residential pricing and challenges or opportunities of development viability
- **Employment opportunities and risks** including comparison against forecasted employment growth and job targets, available capacity for employment growth, observations on competitive positioning and future employment opportunities to understand mix of current and future employment types.

## Infrastructure, Delivery and Context

### Transport and infrastructure requirements

Centres should be supported by transport and infrastructure consistent with their intended scale and function. Planning should align development intensity with existing and committed infrastructure, and sequence growth to infrastructure delivery.

Employment growth, particularly in commercial, knowledge-based and specialised uses, concentrates in centres that are well-served by public transport. A centre that is projected to transition to a new typology but lacks the transport infrastructure to support that transition is unlikely to realise its potential, regardless of the strength of planning intent.

Consideration should be given to whether:

- existing public transport services support the centre's current or intended typology;

- committed or funded transport infrastructure will improve accessibility and support the centre's planned growth;
- planning can leverage major transport investments to facilitate employment growth, economic activity and centre development;
- the road network, utilities, open space, community facilities and other infrastructure have sufficient capacity to accommodate the scale of development associated with the centre's typology;
- infrastructure constraints may limit the scale, timing or type of development that can be accommodated within the centre;
- growth is appropriately sequenced with infrastructure delivery to ensure development does not outpace available capacity; and
- transport connections, walkability and accessibility support the concentration of employment, services and activities within the centre.

**Government investment:** Government investment in transport, health, education and public domain may be the catalyst for a centre's transition. Planning should recognise this investment as a signal of strategic intent and make sure that planning controls and land use settings are aligned to make the most of it.

### **Leveraging infrastructure and anchor investment**

Planning should maximise the benefit of major infrastructure and anchor institutions by enabling complementary employment uses to cluster in surrounding areas. Zoning and controls should facilitate integration and support increased economic activity.

Consideration should be given to whether:

- major infrastructure, institutions or public assets within or adjacent to the centre create opportunities for complementary employment uses;
- zoning and development controls support the clustering of businesses and services that benefit from proximity to anchor institutions;
- surrounding land uses are capable of accommodating employment-generating activities associated with major infrastructure investments;
- planning controls enable allied health, research, education, accommodation, commercial and other complementary uses where appropriate;
- opportunities exist to facilitate knowledge, innovation or specialist employment precincts around major hospitals, universities, government facilities, transport hubs or other anchor investments; and
- zoning and development controls are aligned with the role, function and typology of the centre while maximising the economic benefits of existing and planned infrastructure.

# Technical note 2: Principles for considering residential in centres

This technical note provides guidance on the principles for considering residential in the rezoning of centres.

The Centres Framework establishes when residential and other non-commercial uses may be considered in centres (Refer to Section 3), and the principles to be applied in determining whether a rezoning should proceed. This technical note provides detailed guidance on those principles, organised under four groupings as summarised in Table 8. The principles do not establish a presumption for or against residential development, and it is not necessary to satisfy every principle for a proposal to proceed. The principles should be applied as considerations of the appropriateness of residential within the site specific context of the centre to which the proposal applies.

Table 8: Principles for considering residential Planning Proposals in centres

|                                      |                                                                      |
|--------------------------------------|----------------------------------------------------------------------|
| Strategic role                       | 1. Consistency with strategic intent and typology                    |
|                                      | 2. Location within the centre                                        |
|                                      | 3. Contribution to the required mix and cumulative effect            |
| Employment mix                       | 4. Existing capacity of employment floor space                       |
|                                      | 5. Compatibility with the centre's dominant employment character     |
|                                      | 6. Future employment capacity needed and opportunities for growth    |
|                                      | 7. Key worker housing and clustered employment                       |
| Land use planning framework          | 8. Positive benefit to delivery of employment generating floor space |
|                                      | 9. Supporting land needed for the centre's function                  |
|                                      | 10. Supporting surrounding uses and activation                       |
| Infrastructure, Delivery and Context | 11. Urban design and public domain outcomes                          |
|                                      | 12. Infrastructure capacity and delivery                             |
|                                      | 13. Access and movement                                              |
|                                      | 14. Response to catchment need and supporting infrastructure         |

# Strategic role

The strategic role principles establish whether a proposed residential use is appropriate to the role and type of the centre. They link the proposal to the centre's designated function in the relevant region plan and the Centres Framework, and should be considered before the detailed land use, employment and infrastructure implications of a proposal are assessed.

## Principle 1: Consistency with strategic intent and typology

The proposal should be consistent with the strategic intent and designated typology of the centre as established in the relevant region plan and the Centres Framework, and generally aligned with the centre's intended land use mix, scale and function.

Where a proposal is consistent with the centre's strategic intent, the assessment proceeds to the remaining principles.

## Principle 2: Location within the centre

Residential uses should be located where they support the centre's designated role, having regard to the intended function of the part of the centre in which the site sits. Key considerations include:

- Whether the site is within the commercial core or the broader centre area, and the function each is intended to perform.
- Whether residential development at this location reinforces the uses the centre is intended to deliver.

## Principle 3: Contribution to the required mix and cumulative effect

The proposal should contribute to the mix of uses the centre needs to fulfil its designated typology, rather than adding to uses already adequately provided at the expense of uses the centre still requires.

The cumulative effect of the proposal should be considered alongside other recent and approved changes to the centre. Individually minor residential changes can collectively impact a centre's intended function over time.

# Employment

The employment principles support the centre's capacity to deliver jobs. The focus is on employment floor space, the centre's jobs targets, and the compatibility of the proposal with the centre's dominant employment character reflective of the centres designated typology.

## Principle 4: Existing capacity of employment floor space

The proposal should consider the existing employment floor space capacity within the centre. Where employment floor space is reduced, the loss should be clearly justified against the centre's jobs targets, typology and the capacity of the remaining land to accommodate future employment.

A proposal involving a material loss of employment floor space should clearly justify this loss and put forward a means to appropriately offset this change

### **Principle 5: Compatibility with the centre's dominant employment character**

The proposal should be assessed against the centre's dominant employment character, which determines the level of land use conflict risk it presents:

- Higher risk — centres anchored by industrial and manufacturing, where residential development is more likely to displace employment and generate land use conflict.
- Lower risk — centres anchored by high street retail, office, food and beverage, or neighbourhood services, where residential development presents a potential benefit and supports activation.

This distinction should be explicit in the assessment, and the level of scrutiny applied to a proposal should reflect it.

### **Principle 6: Future employment capacity needed and opportunities for growth**

The proposal should consider the future employment capacity needed in the centre, support growth of employment generating uses, and, where a proposal may be displacing some employment floor space, should seek to identify further opportunities employment growth in the centre in conjunction with council. Where a proposal combines residential and employment components, the relationship between them should be clearly articulated and justified, especially if non-residential outcomes are being enabled by residential or mixed-use development.

### **Principle 7: Key worker housing and clustered employment**

Where a centre accommodates a significant health, education or research function, proposals that deliver or enable key worker housing in proximity to that function may complement the centre's employment role, provided the clustering effect those uses depend on is not undermined.

A proposal that delivers key worker housing alongside, and proportionate to, a major health or education employer may reinforce the employment function.

### **Principle 8: Positive benefit to delivery of employment generating floor space**

In varied economic conditions, alternative uses like residential as part of a mixed-use development may assist in the viability and delivery of employment generating floor space. Further, in dormitory centres or sub precincts of a centre, residential development can help reinvigorate or bolster the viability of businesses and local economies.

A proposal that seeks residential development should consider its role in providing a positive benefit to jobs generation as part of the broader centre.

## Land use outcomes

The land use outcomes principles address how a proposal sits within the physical and spatial structure of the centre. They make sure residential development reinforces the centre core, does not fragment land needed for employment, and delivers urban design and public domain outcomes that support the centre's function.

### **Principle 9: Supporting land needed for the centre's function**

The proposal should avoid fragmenting land holdings, supporting a land use pattern that boosts the potential of future commercial or employment development. Residential uses should reinforce the continuity of the centre core

A proposal on consolidated land that retains a coherent block structure for future commercial development is more readily supported than one that fragments potential commercial holdings or interrupts the core.

### **Principle 10: Supporting surrounding uses and activation**

Any residential population introduced should reinforce the centre's land use mix and support surrounding commercial and employment uses, rather than functioning as isolated residential development with little relationship to the centre.

The contribution a residential population may make to activation should be assessed on its merits. It should not be relied upon to justify additional residential scale or height where the proposal would erode the centre's employment function or land use structure.

### **Principle 11: Urban design and public domain outcomes**

The proposal should deliver high-quality urban design and public domain outcomes that support the centre's function, including:

- Active street frontages on key pedestrian routes.
- Building setbacks, orientation and interfaces that support pedestrian activity and the commercial function of the centre.
- A positive contribution to the quality and amenity of the public domain.

## Services and infrastructure

The services and infrastructure principles test whether a proposal is supported by infrastructure and responds to the genuine service and population needs of the centre's catchment. They address infrastructure capacity and delivery, access and movement, and the relationship between the proposal and the catchment it serves.

### **Principle 12: Infrastructure capacity and delivery**

The proposal should be supported by existing, or committed and funded, infrastructure. Where infrastructure upgrades are required, the assessment should address staging, sequencing, delivery responsibility and cost.

### **Principle 13: Access and movement**

The proposal should maintain or improve access to and within the centre by walking, cycling and public transport, and should not compromise the movement of people and goods on which the centre's employment and service functions depend.

### **Principle 14: Response to catchment need and supporting infrastructure**

The proposal should respond to a demonstrated or forecast service or population gap, be scaled appropriately to the current and forecast catchment, and support the delivery of social and civic infrastructure — health, education and community facilities — consistent with the centre's catchment and typology.

Where a centre has a strong employment base but a limited resident population, and evidence indicates that the absence of activation services is constraining its attractiveness as an employment location, a residential proposal to address that gap may strengthen the centre's function.

## Department of Planning, Housing and Infrastructure

---

Locked Bag 5022  
Parramatta NSW 2124  
W: [dphi.nsw.gov.au](http://dphi.nsw.gov.au)

---