
Department of Planning and Environment

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Explanation of Intended Effect Central State Significant Precinct

August 2022



Acknowledgement of Country

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

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1.0 Introduction

The NSW Government is investing in the renewal of the Central Precinct to create an innovation and technology precinct. The strategic underpinning of this proposal arises from the Greater Sydney Region Plan and Eastern City District Plan. These plans focus on the integration of transport and land use planning, supporting the creation of jobs, homes and services to grow a strong and competitive Sydney and the state of NSW.

Transport for NSW has led a detailed master planning process for the Central Precinct in consultation with the Department of Planning and Environment, Government Architect NSW, City of Sydney Council, the Greater Cities Commission, other State Government agencies and stakeholders.

This Explanation of Intended Effect (EIE) has been prepared as part of investigations to rezone Central Precinct. The EIE sets out the proposed planning controls arising from the master planning process and is informed by the Central Precinct Place Strategy, Urban Design Framework, Public Domain Strategy and supporting technical reports. The EIE is being exhibited in accordance with clause 3.30 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to allow the public to make submissions that will be considered as part of the assessment of the proposed planning controls.

The EIE outlines proposed changes to the planning controls for Central Precinct (shown in **Figure 1**), which will be contained in the *Sydney Local Environmental Plan 2012* (Sydney LEP). Changes are also proposed to *State Environmental Planning Policy (Planning Systems) 2021*, *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (the Codes SEPP)* and *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

The proposed amendments to the planning controls will occur through a State Environmental Planning Policy (SEPP) which will amend these instruments.

1.1 Tech Central

Tech Central is Australia's biggest innovation district of its kind, made up of six connected neighbourhoods near the Sydney CBD (Haymarket, Ultimo, Surry Hills, Camperdown, Darlington North Eveleigh and South Eveleigh). The district is located on Gadigal land in the Eora Nation and brings the voices of First Nations Peoples of Australia front and centre on a global stage, recognising that they have been creating and innovating on this land for at least 65,000 years.

Tech Central is an essential component of the Greater Sydney Region Plan's Eastern Harbour City Innovation Corridor. It aims to leverage the existing rich heritage, culture, activity, innovation and technology, education and health institutions within the precinct as well as the excellent transport links provided by the Central and Redfern Station transport interchanges.

The Central Precinct is located within the Haymarket neighbourhood of Tech Central. Planned to become the CBD for Sydney's 21st century, the urban renewal of the Central Precinct has been identified as a key project to achieving the vision for Tech Central.

1.2 Central Precinct

With Central Station at its core, Central Precinct is located at the south-east edge of Central Sydney. It is surrounded by Haymarket to the north, Surry Hills to the east, Redfern to the south and Chippendale to the west. It is located within the City of Sydney local government area (LGA).

Central Precinct comprises approximately 24 hectares of NSW Government owned land generally bound by Eddy Avenue, Hay Street and Goulburn Street to the north, Elizabeth Street, Chalmers Street and Prince Alfred Park Street to the east, Cleveland Street to the south and Pitt Street and Regent Street to the west (**Figure 1**).

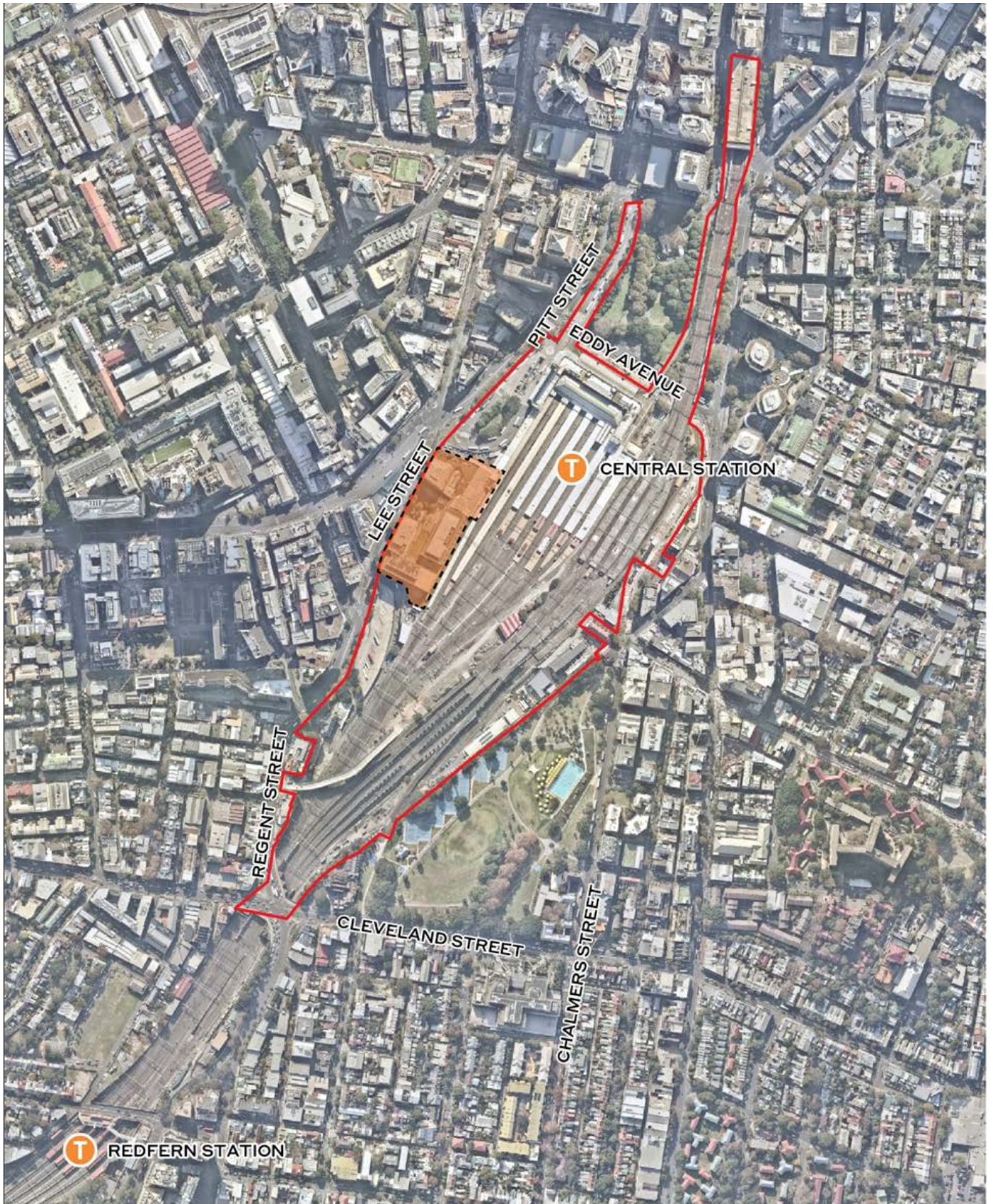
In July 2019, the Minister for Planning announced the investigation of Central Precinct as a State Significant Precinct (SSP). State Significant Precincts are areas which are deemed to have planning significance to the State of NSW because of their social, economic or environmental characteristics. The SSP process allows for planning investigations for the future redevelopment of the station and surrounding area to commence. Transport for NSW (TfNSW) is the applicant for the SSP and is responsible for leading the planning investigations.

As part of the first stage of planning for Central SSP, TfNSW adopted a Strategic Framework in March 2021. To guide planning for Central Precinct, the Strategic Framework set a vision, identified priorities and key planning considerations, established sub-precincts and made a commitment to design excellence. TfNSW also prepared a rezoning proposal for the first sub-precinct within the Central SSP, known as the Western Gateway sub-precinct. The Western Gateway sub-precinct was rezoned in 2020 and 2021.

As part of the Strategic Framework, eight sub-precincts have been defined that reflect and respond to the varying character of the surrounding areas. These sub-precincts are:

1. Central Station
2. Northern Over Station Development
3. Western Gateway (rezoned in 2020-21)
4. Regent Street Sidings
5. Southern Over Station Development
6. Prince Alfred Sidings
7. Eastern Gateway
8. Goulburn Street.

The location of these sub-precincts and relevant boundaries is illustrated in **Figure 2**.



Central State Significant Precinct Western Gateway sub-precinct

Figure 1: Central SSP and the Western Gateway sub-precinct

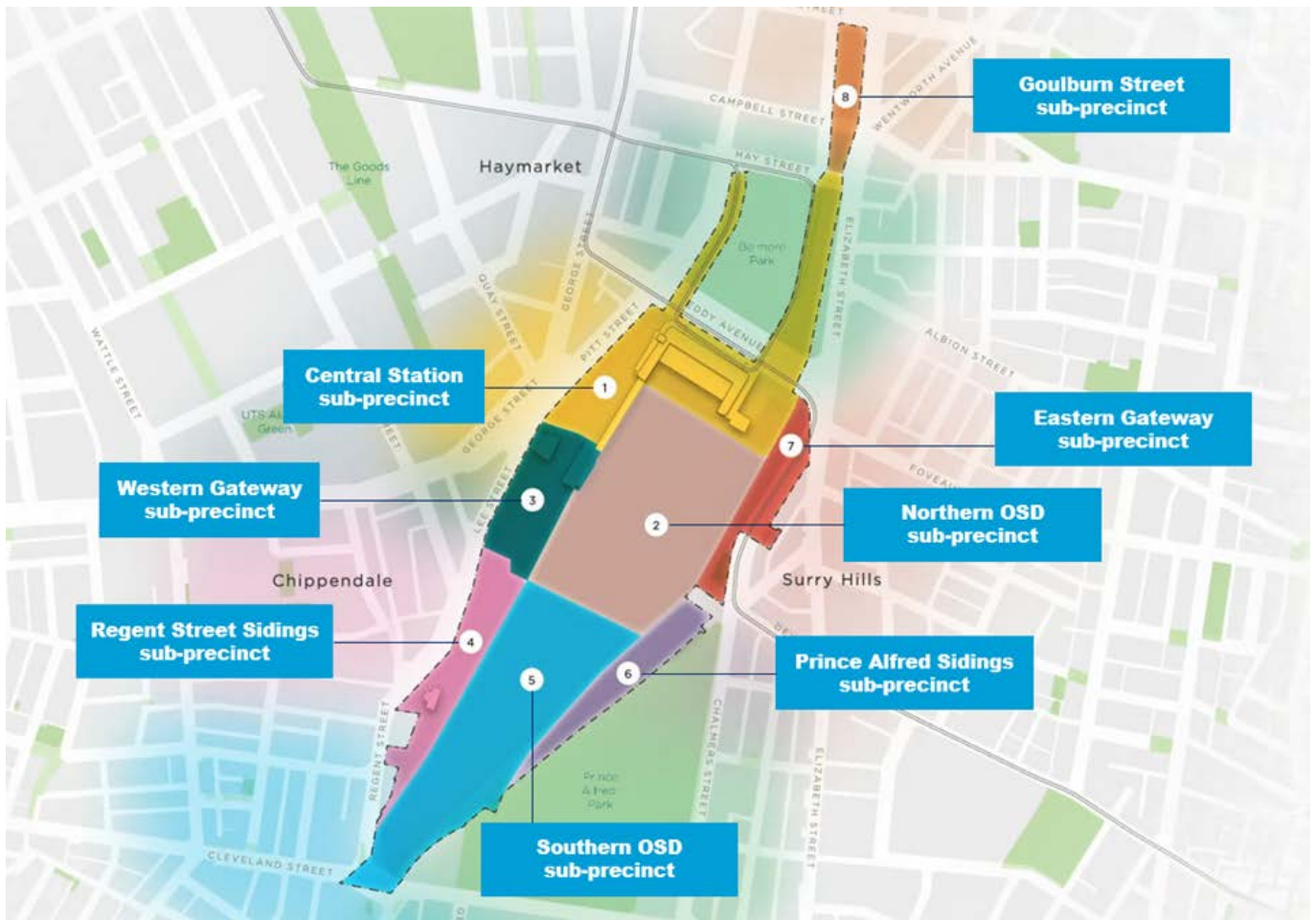


Figure 2: Central Precinct sub-precincts

1.3 Objectives and intended outcomes

New planning controls are proposed to guide future development as part of the renewal program for Central Precinct.

The intended outcome of the proposed SEPP is to amend Sydney LEP to facilitate the future development of Central Precinct as an exciting new destination within Tech Central that celebrates the area’s historical significance and delivers a new globally recognised innovation and technology precinct.

Key outcomes of the proposed amendments are to deliver on the Premier’s commitment to establishing a globally competitive Sydney Innovation and Technology Precinct and the contribution to strategic State, metropolitan and local policies for jobs, homes and publicly accessible space.

The new planning controls are intended to enable the delivery of:

- approximately 269,500 square metres of commercial gross floor area (GFA).
- approximately 22,850 square metres of retail GFA.
- approximately 47,250 square metres of education/ tech GFA.

- approximately 14,300 square metres of community/ cultural GFA.
- approximately 84,900 square metres of residential GFA.
- approximately 53,600 square metres of hotel GFA.
- approximately 22,500 square metres of student accommodation GFA.
- 15% of new dwellings to be provided as affordable housing.
- over two hectares of new and improved publicly accessible open spaces, including:
 - Central Square, a new 7,000 square metre publicly accessible square located at the George Street and Pitt Street junction
 - Central Green, a new 6,000 square metre publicly accessible park located immediately south of the Sydney Terminal building
 - Mortuary Station Plaza, a 4,470 square metre publicly accessible plaza (excluding the Mortuary Station building) located at Mortuary Station
 - Sydney Terminal building western rooftop, a 970sqm publicly accessible space above the Terminal building roof
 - upgrades to Eddy Avenue Plaza and Ibero-American Plaza.
- an integrated network of streets, laneways and other movement corridors, including:
 - Central Avenue, as Central Precinct's new main street
 - Devonshire Link, as Central Precinct's main east-west street
 - a north-south link as an intimately scaled, active laneway
 - a supporting network of other open to the sky laneways generally running east-west through the Precinct
 - a number of through-block links to provide further permeability for pedestrians
 - an eastern colonnade, having a generous, double storey height
 - three new active transport over-rail bridges
 - a revitalised Goods Line.

2.0 Explanation of Provisions

2.1 Proposed planning instrument amendments

A SEPP is proposed to amend Sydney LEP 2012. The proposed SEPP amendment will apply to the area known as the Central Precinct (excluding the recently rezoned Western Gateway sub-precinct) as shown in **Figure 1**.

To support the plans for Central Precinct the proposed amendments include:

- new statutory planning controls within Sydney LEP 2012
- a Central Precinct Design Guide to support and provide more detailed guidance for development at Central Precinct
- other environmental planning instruments to support the intended outcomes for Central Precinct, including:
 - State Environmental Planning Policy (Planning Systems) 2021
 - State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
 - State Environmental Planning Policy (Transport and Infrastructure) 2021.

2.2 Land use zoning

It is envisaged a range of land uses will be supported within the Central Precinct to support a jobs focussed precinct with a mix of commercial, hotel, education, residential, recreation and community/ cultural uses, while also continuing to enable the existing railway and associated uses. To support this, the following land use zones are proposed:

- B8 Metropolitan Centre for the over station development and Prince Alfred Sidings sub-precinct
- RE1 Public Recreation for Central Square, Central Green, Mortuary Station Plaza and Eddy Avenue Plaza, as these areas will have a predominant recreation function
- B4 Mixed Use for the Regent Street Sidings sub-precinct
- Retain the existing SP2 Infrastructure (Railways) for the suburban rail lines, the Sydney Terminal building (including ancillary areas such as the Western Forecourt) and the Goods Line.

Draft land use zoning maps have been prepared to reflect the proposed zoning (**Figure 3** and **Annexure 1**).

2.2.1 Additional permitted uses

In addition to the above land use zones for Central Precinct, an additional permitted use clause is proposed for the Sydney Terminal Building (proposed to be zoned SP2 Infrastructure (Railways)) to permit commercial premises within the building with consent. This will enable the adaptive re-use of the heritage building for other complementary uses.

2.2.2 Transition to new employment zones

The Department is working to simplify the existing employment zones framework. Existing business and industrial zones will be removed on 1 December 2022. Equivalent employment zones under the new framework will apply to Central Precinct after 1 December 2022, should the rezoning be approved.



Figure 3: Proposed land zoning map

2.3 Height of buildings

The maximum building heights proposed for development blocks in the Central Precinct range from reduced level (RL) 55 metres (Australian height datum (AHD)) to RL 204 metres (AHD).

A maximum building height of RL 35 metres (AHD) will apply to the public spaces on the over station development. This will limit any structural elements from being built on these areas, apart from public amenities and small-scale pavilions associated with community uses or use of the public open space for community activities. A maximum building height of RL 39 metres (AHD) is proposed for the southern end of the Sydney Terminal Building western rooftop to allow for a taller pavilion in this location.

The Height of Buildings map for the Goulburn Street sub-precinct is proposed to be amended from 60m to no maximum building height. Instead, it is intended that the land will be identified as Area 3 on the Height of Buildings map. As per clause 6.17 of Sydney LEP 2012, no maximum height is identified for land in Area 3 as the maximum height for buildings is determined by the Belmore Park sun access plane (refer below).

For the Sydney Terminal Building, no change is proposed to the existing building height shown on the Sydney LEP Height of Buildings map.

A draft height of building map has been prepared to reflect the proposed maximum building heights (**Figure 4** and **Annexure 1**).

The height of future buildings will also be controlled by the sun access plane and airspace operations clauses, refer below.

2.3.1 Sun access planes for Prince Alfred Park and Belmore Park

Clause 6.17 of Sydney LEP 2012 sets out sun access planes for Prince Alfred Park and Belmore Park and protects sunlight access between 10am – 2pm all year. Clause 6.17 will continue to apply to future development at Central Precinct.

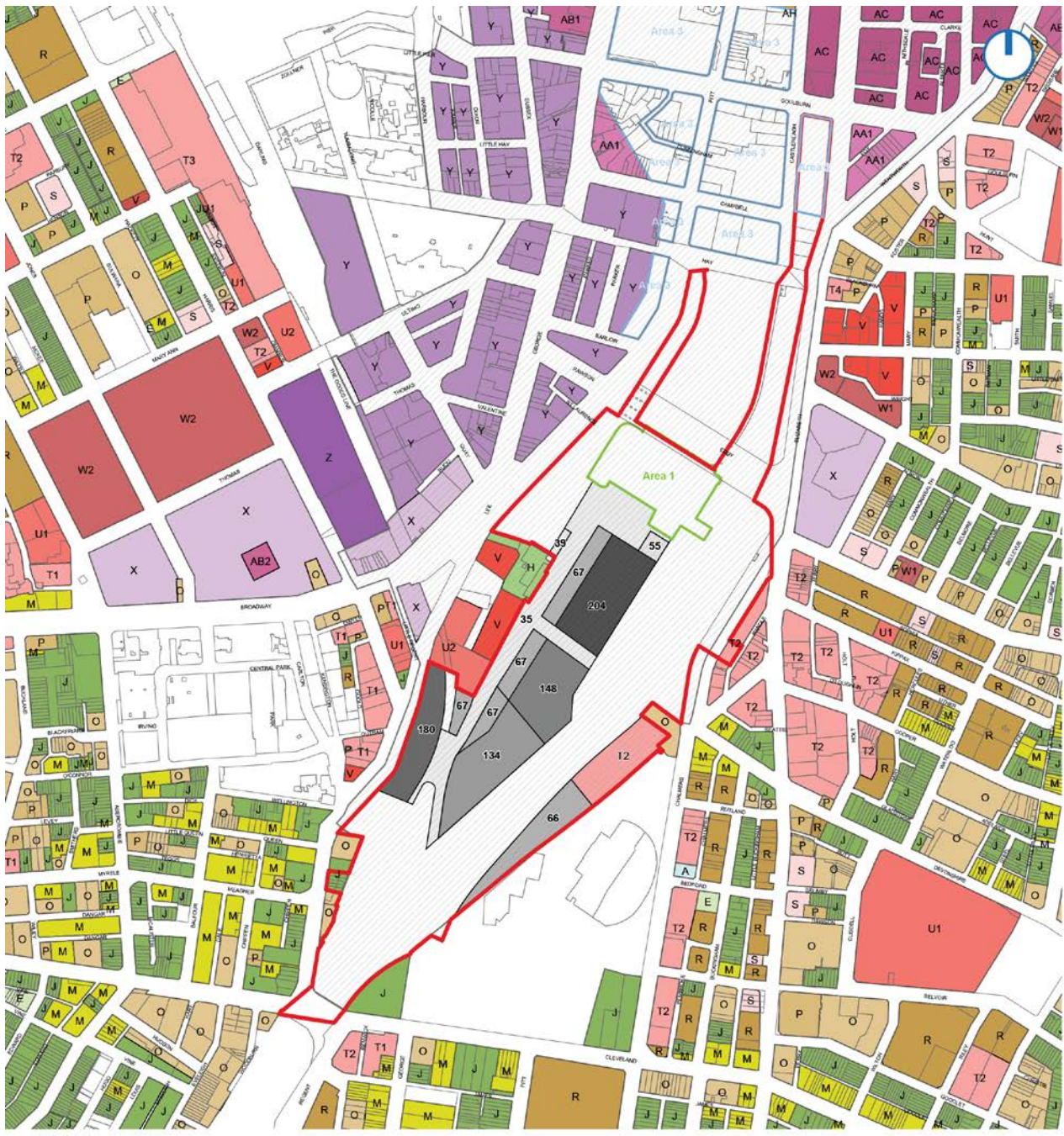
The clause sets out that the consent authority must not grant development consent to development on land if the development will result in any building on the land projecting higher than any part of the sun access plane. As such, the sun access plane will take precedence over the proposed maximum building heights described above.

2.3.2 Airspace operations

The proposed maximum building heights will exceed the prescribed Obstacle Limitation Surface (OLS) in some locations. Building height will be subject to clause 7.16 of Sydney LEP 2012, which prevents buildings from exceeding the OLS without first consulting with the relevant Commonwealth body and receiving confirmation that there is no objection to exceeding the OLS.

In addition to the above, the Regent Street Sidings sub-precinct proposed maximum building height of RL 180 metres will exceed the prescribed airspace of the Radar Terrain Clearance Charts (RTCC). A new provision is proposed to ensure the operation of Sydney Airport is not compromised by any proposed development that penetrates the RTCC surface height. Similar to clause 7.16, the new

provision will prevent buildings from exceeding the RTCC surface height without first consulting with the relevant airspace authority and Commonwealth body and receiving confirmation that there is no objection to exceeding the RTCC.



LEGEND

Subject Land

Maximum Building Height (m)										Maximum Building Height (m)					
A	3	L	11	S1	23	T4	29	W2	42	AA2	65	AD	130	RL 35	RL 134
E	6	M	12	S2	24	U1	30	X	45	AA3	70	AE	150	RL 39	RL 148
H	7.5	O	15	T1	25	U2	33	Y	50	AB1	80	AH	235	RL 55	RL 180
I	8	P	18	T2	27	V	35	Z	55	AB2	85	Area 1	RL 66	RL 204	
J	9	R	22	T3	28	W1	40	AA1	60	AC	110	Area 3	RL 67		

Land affected by clauses 6.17, 6.19 and proposed public view protection planes provision

Figure 4: Proposed height of building map

2.4 Floor space ratio

The maximum floor space ratio (FSR) proposed for each of the development blocks in the Central Precinct is:

- Block AG – 12:1
- Block AD1 – 9:1
- Block AD2 – 9.5:1
- Block AE – 10:1
- Block T2 - 2.3:1
- Block W1 – 3.5:1

Further, clauses 6.3 – 6.9 of Sydney LEP 2012 allows for additional floor space to accommodate certain uses. It is proposed this clause will not apply to Central Precinct.

A draft floor space ratio map has been prepared to reflect the proposed maximum FSR (**Figure 5** and **Annexure 1**).

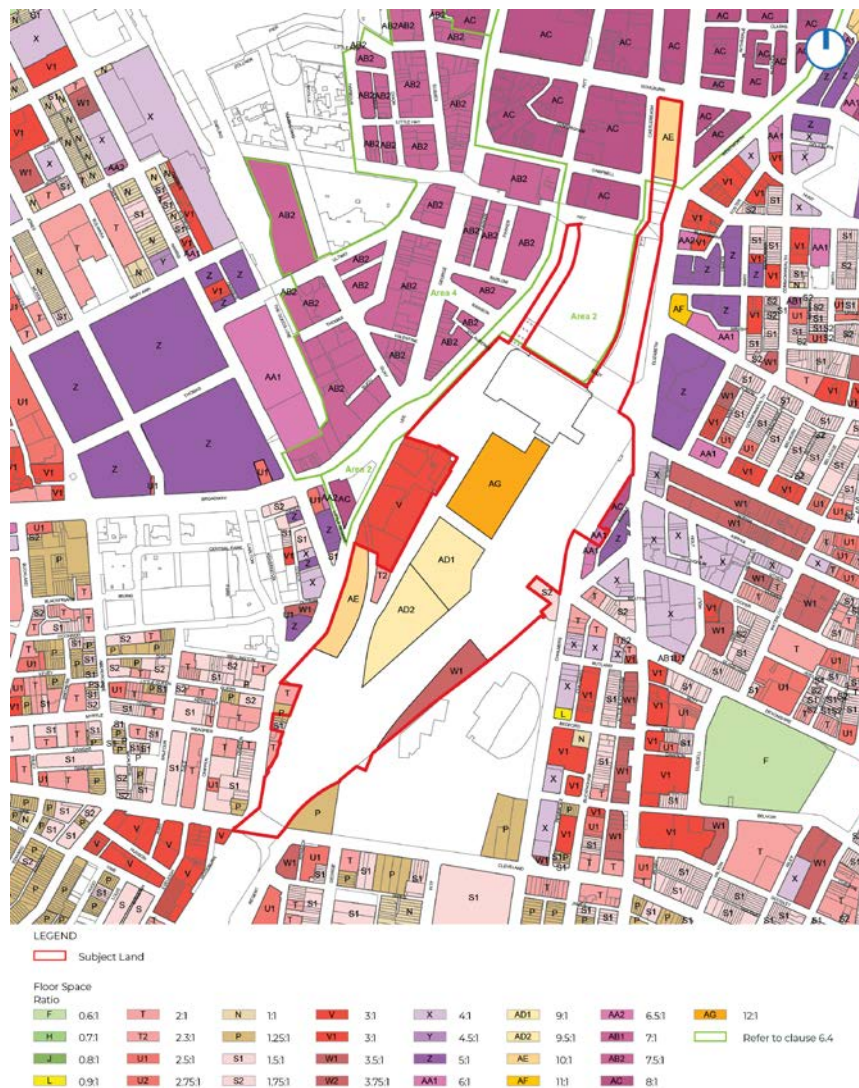


Figure 5: Proposed FSR map

2.5 Heritage conservation

The majority of Central Precinct is listed as having State heritage significance and the Precinct contains three items listed on the NSW State Heritage Register; Central Station (Sydney Terminal and Central Railway Stations Group), Mortuary Railway Station and the Railway Overbridge. Central Precinct is of exceptional heritage significance for the key role it plays as the first Sydney Station and role in the establishment, operation and growth of the NSW railways.

Clause 5.10 of the Sydney LEP contains provisions regarding heritage conservation to conserve Aboriginal and environmental heritage items. The existing heritage conservation provisions will continue to apply to the Central Precinct.

2.6 Site specific provisions

A new site-specific provision for the Central Precinct is proposed to be inserted in Sydney LEP to set out the controls that will apply to the Precinct. The following sections outline the provisions which are proposed to be included.

2.6.1 Maximum residential gross floor area

To develop Tech Central as a vibrant innovation precinct, an appropriate amount of residential and non-residential development is required. To ensure an appropriate balance is achieved, it is proposed to include a provision that will ensure no more than 107,400 square metres of the gross floor area on the site will be used for residential accommodation (including build-to-rent and student accommodation).

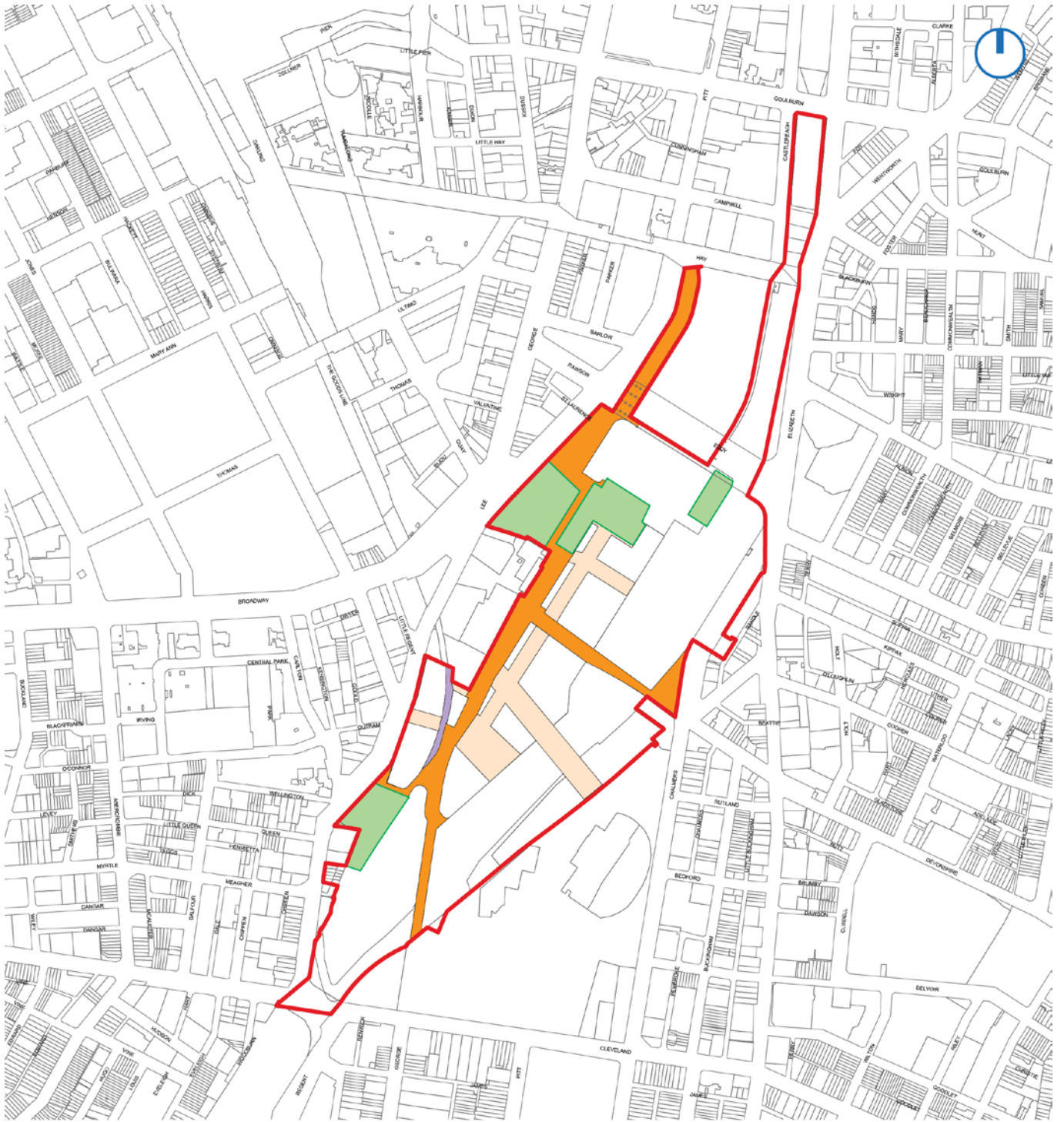
2.6.2 Publicly accessible space

A new provision is proposed to ensure the delivery of a high-quality network of publicly accessible spaces within Central Precinct. To support this provision a new map is proposed that will define the location of open spaces, streets and laneways in the Precinct. The provision will identify the specific location of the primary open spaces and streets.

The provision also identifies laneways in the Precinct (north-south laneway and the east-west laneways) but will allow some flexibility for these laneways to be delivered within a zone of variation to achieve high quality public space outcomes.

The provision will also include objectives and controls to support the delivery and location of the publicly accessible spaces and will be supported by further controls in the Design Guide.

A draft publicly accessible space map has been prepared to reflect the proposed publicly accessible spaces for the Precinct (refer to **Figure 6** and **Annexure 1**).



- LEGEND**
- Subject Land

 - Publicly Accessible Space**
 - Open Space
 - Streets
 - Lanes zone of variation
 - The Goods Line

Figure 6: Proposed publicly accessible space map

2.6.3 Airspace operations

A new provision is proposed that will prevent buildings from exceeding the RTCC surface height without first consulting with the relevant airspace authority and Commonwealth body and receiving confirmation that there is no objection to exceeding the RTCC.

The proposed provision would operate similar to, and in addition to clause 7.16 of the Sydney LEP 2012. The provisions are described in more detail in **Section 2.3**.

2.6.4 Car parking

Part 7, Division 1 of Sydney LEP contains provisions relating to car parking. It identifies the maximum number of car parking spaces that may be provided to service particular uses of land depending on the site's location.

Residential car parking

Clause 7.5 of Sydney LEP sets out the maximum number of car parking spaces for residential land uses shown as Categories A to C on the Land Use and Transport Integration Map (LUTI Map). The Central Precinct is identified as Category A on the LUTI map and will continue to apply.

Non-residential car parking

Clauses 7.6 and 7.7 of Sydney LEP set out the maximum number of car parking spaces for office, business and retail premises shown as Categories D to F on the Public Transport Accessibility Level Map (PTAL Map). The Central Precinct is identified as Category D on the PTAL map.

Clause 7.9 of the Sydney LEP sets out the maximum number of car parking spaces for other land uses including serviced apartment and hotel accommodation, child care facilities, information and education facilities, health and medical centres and entertainment facilities.

For Central Precinct, a new provision is proposed with lower maximum car parking spaces for certain non-residential uses, as outlined in **Table 1**. This is intended to further restrict the amount of car parking spaces available and help to achieve sustainable transport objectives for the Precinct. This new provision will take precedence over the existing Sydney LEP clauses for these specific non-residential uses. For any non-residential land uses not identified in **Table 1**, the relevant clauses of Sydney LEP will apply.

Table 1: Lower maximum car parking spaces for certain non-residential uses

Land use	Rate
Student accommodation	0.1 spaces per room
Hotel or motel accommodation	0.1 spaces per room
Commercial premises	1 space per 2,000 m ² GFA
Retail premises	1 space per 2,000 m ² GFA
Educational establishments	1 space per 2,000 m ² GFA
Community facilities	1 space per 2,000 m ² GFA

2.6.5 Design excellence

Mandating design excellence in both the public and private domain is one of the urban design principles underpinning development at the Central Precinct. New works including (but not limited to) buildings, parks and open space at the Central Precinct will be required to exhibit design excellence by undergoing a design excellence process in accordance with:

- a Design Excellence Strategy that has been agreed with the NSW Government Architect, or
- the City of Sydney Competitive Design Policy or the relevant NSW Government Architect competitive design policy at the time.

No additional floorspace or building height will be awarded for a building demonstrating design excellence.

A site-specific provision is proposed to address the above and identify specific matters to be considered when demonstrating design excellence. Further guidance is proposed to be provided within the Design Guide.

2.6.6 Affordable housing

Clause 7.13 of Sydney LEP 2012 sets contributions for the purposes of affordable housing and applies to land at Central Precinct. The City's Affordable Housing Program (adopted August 2020) sets contributions rates and outlines that the contribution can be satisfied by dedication of dwellings or an equivalent monetary contribution.

It is proposed that clause 7.13 not apply to land at Central Precinct. A new site-specific provision is proposed that would require a contribution towards the provision of affordable housing equivalent to a minimum of 15% of the total floor area that is intended to be used for residential purposes.

It is noted that following the public exhibition period, TfNSW will target for the Precinct, a further 15 percent of new residential floor space to be delivered as diverse housing (i.e. seniors housing, key worker housing, build to rent etc).

2.6.7 Design guide

A new provision is proposed to require the consent authority to consider a Design Guide made by the Planning Secretary relating to the design and amenity of the Central Precinct before granting consent to development in the precinct.

The Design Guide, on exhibition along with the EIE, sets out a suite of built form and urban design provisions to ensure that new development in the precinct achieves high quality outcomes for built form, public domain, heritage and seeks to improve the amenity of the precinct and its surrounds. Specifically, the draft Design Guide addresses:

- Public domain
- Amenity, including solar access, wind and views and vistas
- Transport, including vehicle access, parking and active transport
- Land use
- Built form and design

- Design excellence
- Connecting with Country
- Heritage
- Environmental sustainability
- Green infrastructure
- Water quality, flooding and stormwater
- Social sustainability and infrastructure
- Safety and security
- Night time economy
- Aeronautical
- Staging and implementation

Clause 7.20 of the SLEP 2012 requires the preparation of a development control plan for sites over 1,500 square metres in Central Sydney. It is proposed that this clause will not apply to land at Central Precinct. It is intended the Design Guide will provide suitable detailed guidance.

2.6.8 Infrastructure funding and delivery

Local infrastructure

The Central Sydney Contributions Plan (CSCP) 2020 applies to land at Central Precinct. The CSCP enables the City of Sydney to levy a contribution on new development to generate contributions for local infrastructure works and upgrades in Central Sydney, to support the delivery of infrastructure for growth between 2020-2025 in Central Sydney. The CSCP sets out contributions rates, as well as alternatives to monetary contributions including dedications of land, works in kind or other material benefits.

Consultation regarding infrastructure needs, costs and mechanisms for delivery are underway in collaboration with the City of Sydney, Transport for NSW and the Department.

State Infrastructure

To ensure the consent authority considers the impact of future development on State Infrastructure, a provision is sought to be included to require that consent must not be granted unless the consent authority has obtained the concurrence of the Planning Secretary. In deciding whether to grant concurrence, the Planning Secretary will need to consider:

- the impact of the development on State Infrastructure and the need for additional State infrastructure
- the cumulative impact of the development on existing State infrastructure and the need for additional State infrastructure, and
- any steps taken to address any impacts, including whether a planning agreement is to be entered into.

2.7 Proposed Amendments to Other Environmental Planning Instruments

To support the outcomes intended to be achieved for Central Precinct, amendments are proposed to the following State environmental planning policies:

- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Transport and Infrastructure) 2021.

2.7.1 State Environmental Planning Policy (Planning Systems) 2021

The Planning Systems SEPP declares certain types of development and development in certain sites as State Significant Development (SSD).

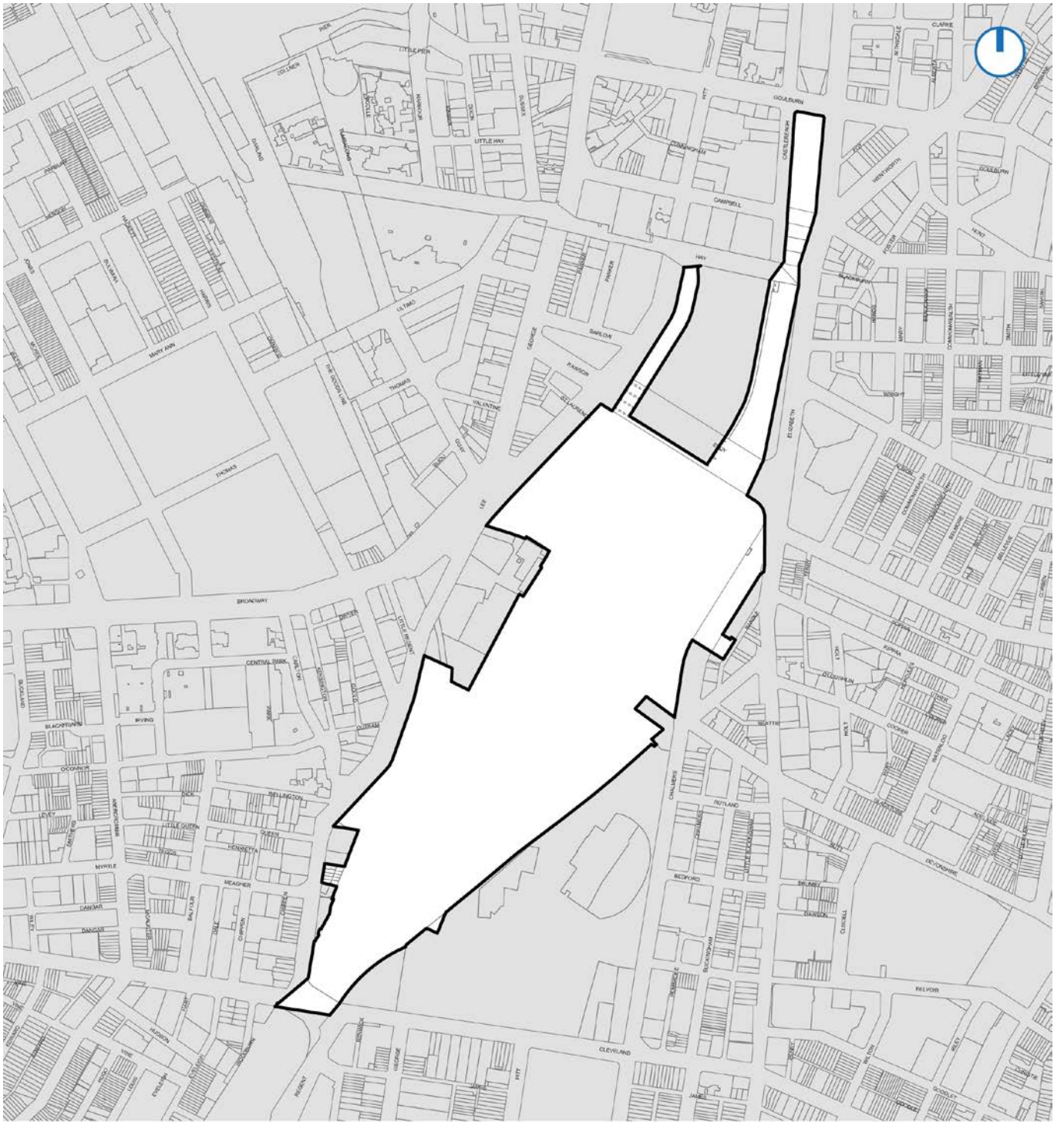
Central Precinct is within a rail corridor. Under the Planning Systems SEPP, development within a rail corridor or associated with railway infrastructure that has a capital investment value (CIV) of more than \$30 million for any of the following purposes is declared to be SSD:

- commercial premises or residential accommodation
- container packing, storage or examination facilities
- public transport interchanges.

This is considered likely to apply to most types of development envisaged by the proposed planning framework.

It is proposed to amend schedule 2 'State significant development – identified sites' of the Planning Systems SEPP to include Central Precinct and make all development with a CIV of more than \$30 million SSD. This will aim to provide a consistent and clear planning approval pathway for proponents by having a single consent authority for all types of development in the Central Precinct with a CIV of more than \$30 million.

A draft Central Precinct site map has been prepared (refer to **Figure 7** and **Annexure 1**).



LEGEND
 [White box with black outline] Central Precinct Site

Figure 7: Proposed State Significant Development Site map

2.7.2 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (the Codes SEPP)

The Codes SEPP (Part 2, Division 3, subdivision 10, clauses 2.125-2.126) enable community and commercial events to be undertaken in certain state significant precincts as exempt development subject to meeting appropriate development standards. These precincts are currently Circular Quay, The Rocks, Darling Harbour, Barangaroo and Sydney Olympic Park.

Clause 2.125 of the Codes SEPP allows development of temporary uses in the public domain, including development for the following purposes, as exempt development:

- a community event
- a commercial event (such as a product launch and sampling)
- trading for retail or other commercial purposes (such as providing a temporary dining and drinking area)
- associated storage areas and truck lay-by areas and the like.

Clause 2.126 stipulates development standards that, along with general exempt development criteria, must be met for the above activities to be undertaken as exempt development. They include matters relating to:

- maximum period and maximum number of days per year over which events may be held
- hours of operation as well as hours for bump in/bump out and cleaning
- pedestrian and emergency vehicle access.

Clauses 2.125 and 2.126 apply to events in the public domain only and do not extend to private sites (refer clause 2.125(2)).

The establishment of new entertainment, events and cultural spaces is integral to the renewal of Central Precinct as a major destination for Central Sydney and a new heart for southern Central Sydney. The holding of events in the public domain is an important element of this ambition. It is therefore proposed to add Central Precinct to the list of state significant precincts in clause 2.125 to enable events to be undertaken in the public domain as exempt development subject to compliance with the development standards set out in clause 2.126.

2.7.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

The Transport and Infrastructure SEPP (Chapter 2, Part 2.3, Division 11, clauses 2.69-2.70) enables public authorities to undertake certain works as exempt development within identified 'public authority precincts'. The public authority precincts are currently Barangaroo, Darling Harbour, Sydney Olympic Park and The Rocks. Development for any of the following purposes is exempt development if it is carried out by or on behalf of a public authority in a public authority precinct:

- roads, cycleways, pedestrian bridges, at grade car parks, ticketing facilities and viewing platforms
- recreation facilities (outdoor), other than grandstands

- amenity facilities, including toilets, change rooms and food preparation and related facilities for persons using public spaces within the site
- information boards and other information facilities (except visitor centres)
- lighting if the lighting minimises light spill and artificial sky glow
- maintenance depots used solely for the maintenance of the land or structures within the site
- environmental management works
- landscaping, including landscape structures or features and irrigation systems (Christmas trees)
- Christmas trees
- demolition of certain buildings.

Similar to the existing public authority precincts, Central Precinct is intended to be a major destination for Central Sydney and a new heart for southern Central Sydney. The State, through TfNSW, will also be active in undertaking infrastructure works consistent with its ongoing role as Sydney's main public transport hub. Considering the aims of the Transport and Infrastructure SEPP, it is proposed to include Central Precinct as a public authority precinct under the SEPP. This will enable any public authority to undertake improvements as exempt development, thereby helping to facilitate the efficient and timely delivery of public infrastructure. The improvements that could be undertaken as exempt development would be the same as those listed above.

3.0 Annexures – Proposed Statutory Mapping Amendments

The key draft statutory maps required to implement the proposed controls include the following:

- Land Use Zoning Map
- Height of Building Map
- Floor Space Ratio Map
- Publicly Accessible Space Map
- Central Precinct State Significant Development Site Map

Central Precinct SSP

Land Zoning Map

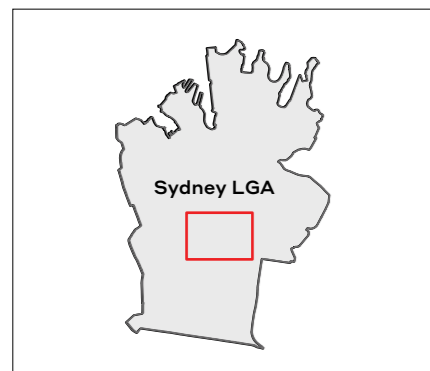
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LEGEND

- Subject Land

- Land Zoning**
- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- B7 - Business Park
- B8 - Metropolitan Centre
- IN1 - General Industrial
- IN2 - Light Industrial
- R1 - General Residential
- R2 - Low Density Residential
- RE1 - Public Recreation
- SP1 - Special Activities
- SP2 - Infrastructure

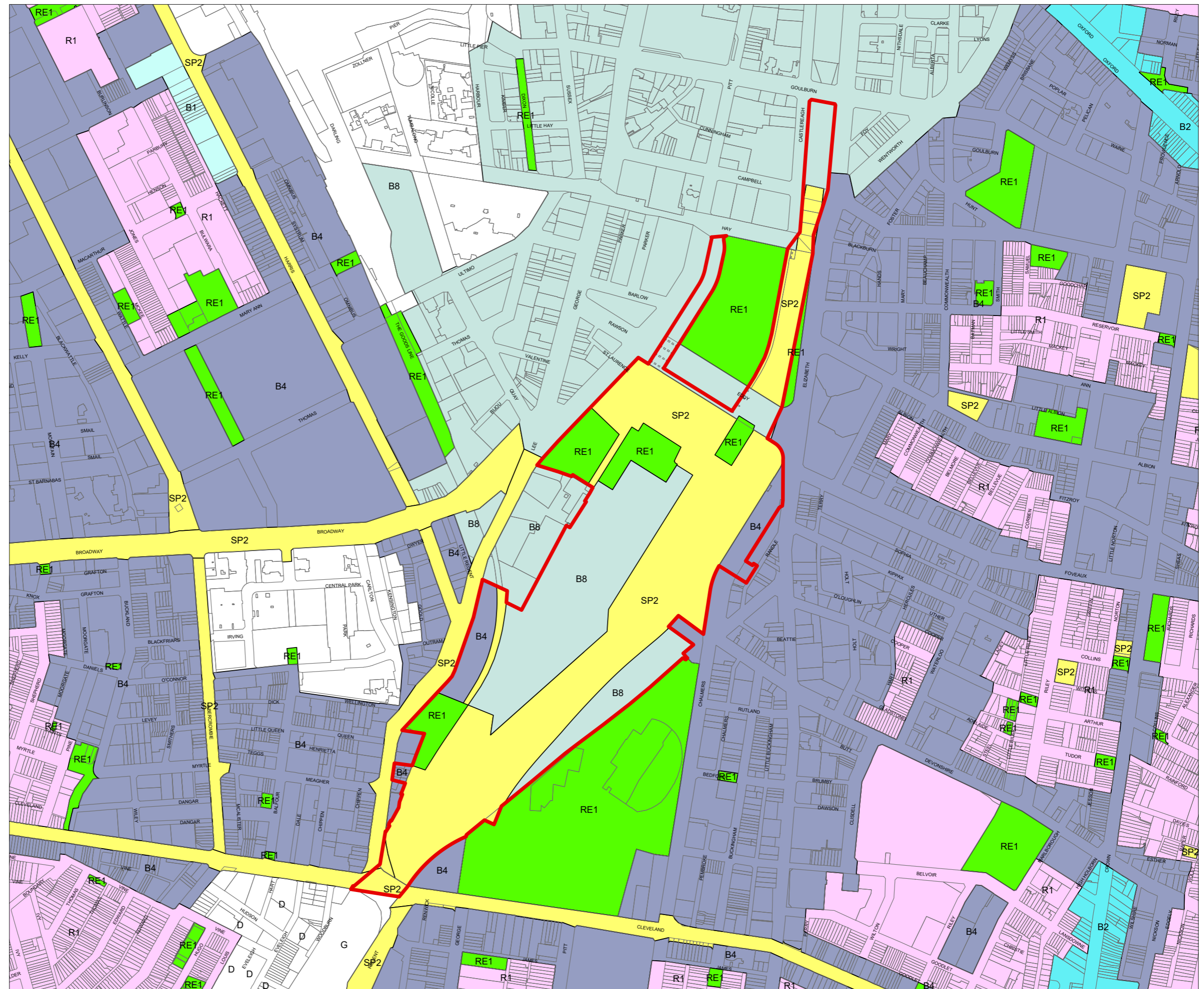
- Cadastre**
- Cadastre



Scale 1:5000@A3



Projection: MGA Zone56
Datum: GDA94



Central Precinct SSP

Height of Building Map

DRAFT

LEGEND

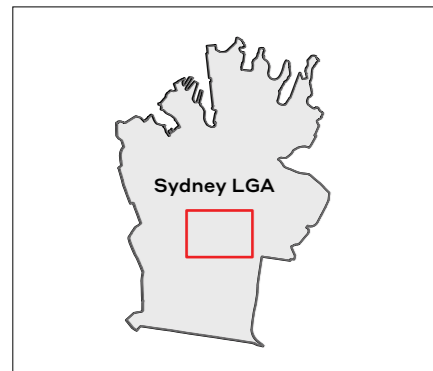
	Subject Land		
Maximum Building Height (m)			
	A 3		V 35
	E 6		W1 40
	H 7.5		W2 42
	I 8		X 45
	J 9		Y 50
	L 11		Z 55
	M 12		AA1 60
	O 15		AA2 65
	P 18		AA3 70
	R 22		AB1 80
	S1 23		AB2 85
	S2 24		AC 110
	T1 25		AD 130
	T2 27		AE 150
	T3 28		AH 235
	T4 29		Area 1
	U1 30		Area 3
	U2 33		

Maximum Building Height (m)			
	RL 35		RL 134
	RL 39		RL 148
	RL 55		RL 180
	RL 66		RL 204
	RL 67		

Land affected by clauses 6.17, 6.19 and proposed public view protection planes provision

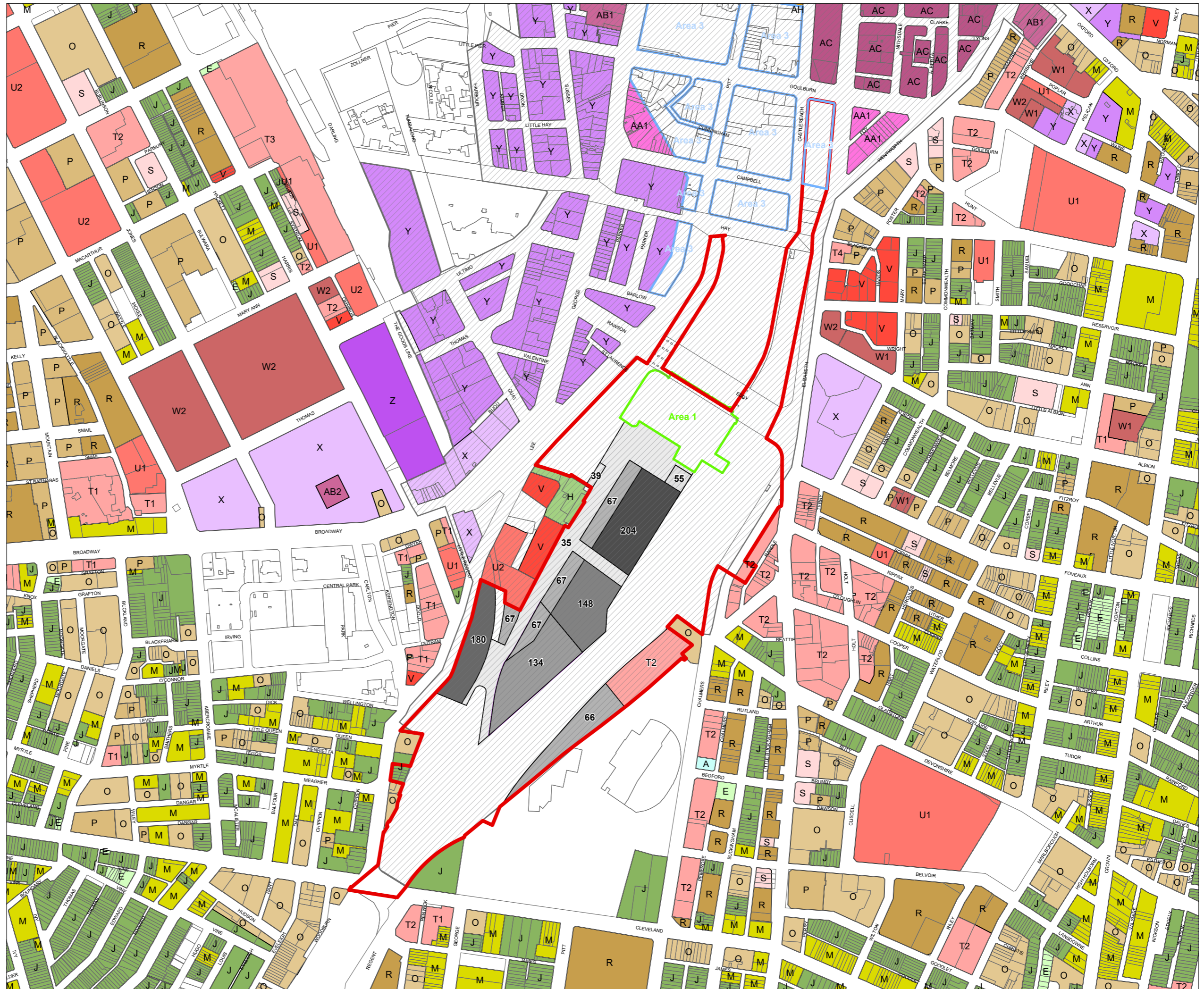
Cadastre

Cadastre



Scale 1:5000@A3

Projection: MGA Zone56
Datum: GDA94



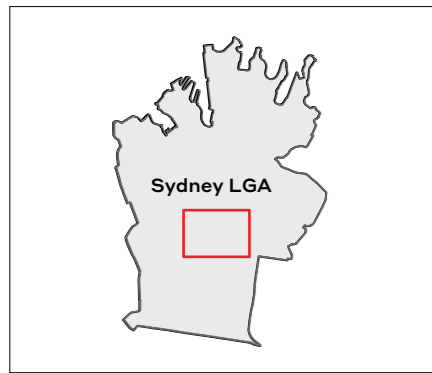
Central Precinct SSP

Floor Space Ratio Map

DRAFT

LEGEND

	Subject Land		
Floor Space Ratio			
	F 0.6:1		W2 3.75:1
	H 0.7:1		X 4:1
	J 0.8:1		Y 4.5:1
	L 0.9:1		Z 5:1
	N 1:1		AA1 6:1
	P 1.25:1		AA2 6.5:1
	S1 1.5:1		AB1 7:1
	S2 1.75:1		AB2 7.5:1
	T 2:1		AC 8:1
	T2 2.3:1		AD1 9:1
	U1 2.5:1		AD2 9.5:1
	U2 2.75:1		AE 10:1
	V 3:1		AF 11:1
	V1 3:1		AG 12:1
	W1 3.5:1		Refer to clause 6.4
Cadastre			
	Cadastre		

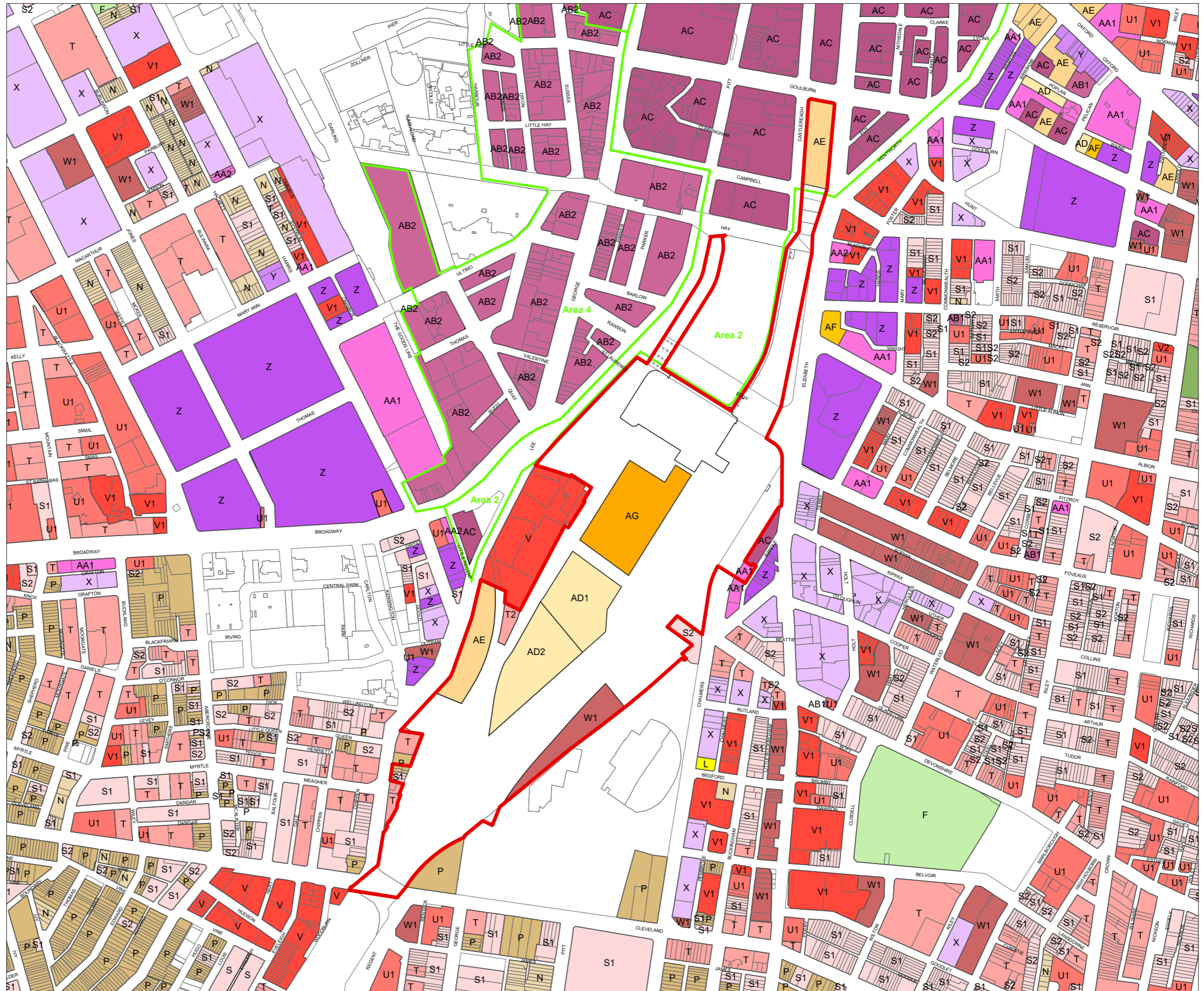


Scale 1:5000@A3



Projection: GDA94
Datum: GDA94

MGA Zone 56



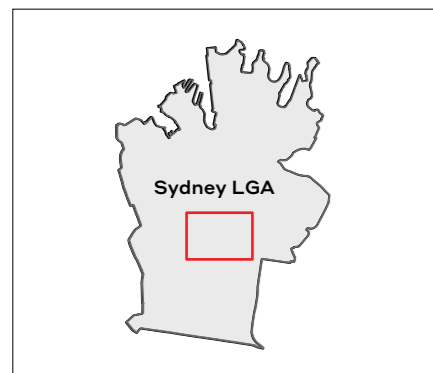
Central Precinct SSP

Publicly Accessible Space Map

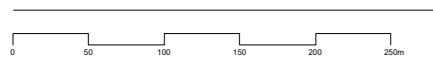
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LEGEND

- Subject Land
- Public Accessible Space**
 - Open Space
 - Streets
 - Lanes zone of variation
 - The Goods Line
- Cadastre**
 - Cadastre



Scale 1:5000@A3



Projection: MGA Zone56
Datum: GDA94



Central Precinct SSP

State Environmental Planning Policy
(Planning Systems) 2021

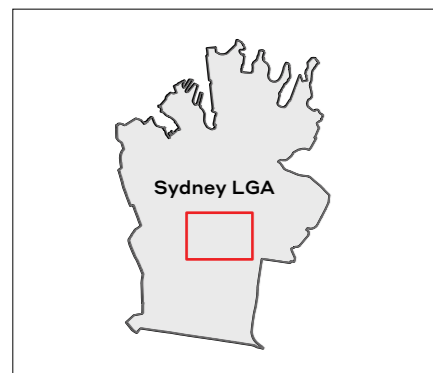
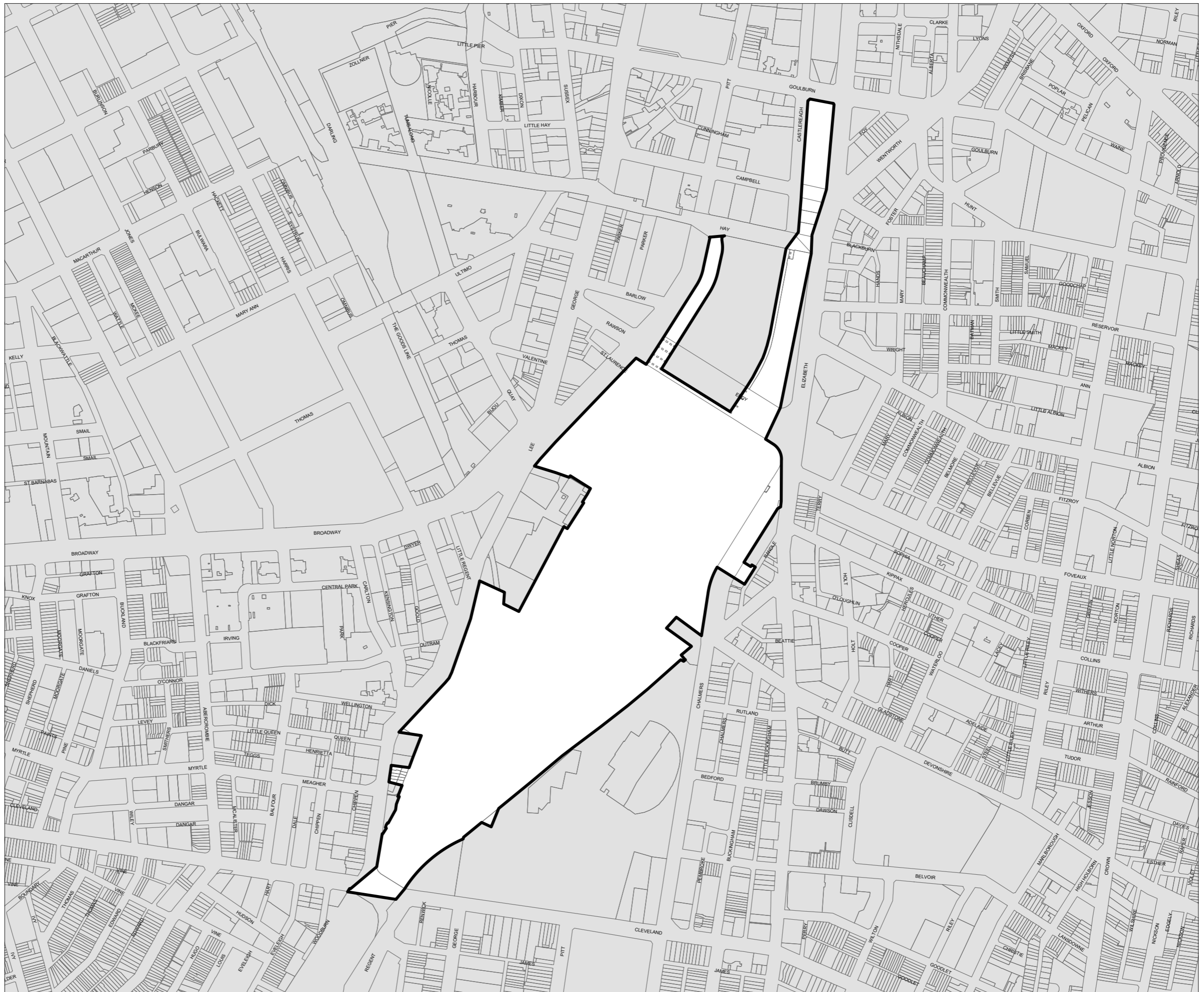
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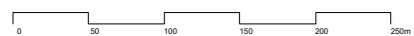
Central Precinct State Significant Development Site

Cadastral

Cadastral



Scale 1:5000@A3



Projection: MGA Zone56
Datum: GDA94

