

Central Precinct Renewal Program

Response to Submissions Addendum
– Social Infrastructure and Health
Impact Assessment

August 2023

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Acknowledgement of Country

We respectfully acknowledge the Traditional Custodians of the Central Precinct, the Gadigal and recognise the importance of the place to Aboriginal people and their continuing connection to Country and culture. We pay our respect to Elders past, present and emerging.

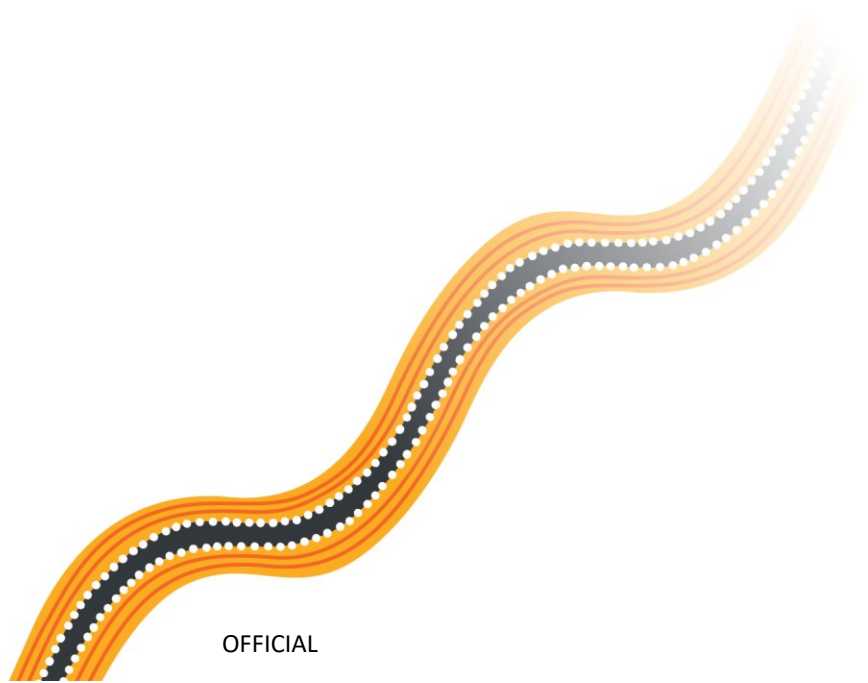


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Document control

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Versions

Version	Amendment notes
V1	First draft
V2	Second draft
V3	Final

1. Introduction

The purpose of this addendum is to respond to feedback received from the public exhibition of the Central Precinct Renewal Program State Significant Precinct Rezoning Proposal, specifically relating to the Social Infrastructure and Health Impact Assessment.

This addendum aims to:

- Respond to key technical matters relating to social infrastructure and health impact raised during the public exhibition to inform the *Response to Submissions Report* for Central Precinct
- Assess the proposed changes to the revised scheme for Central Precinct
- Provide additional recommendations for the proposed planning framework for Central Precinct.

This addendum is intended to be read in conjunction with the exhibited technical study (Attachment 22 Social Infrastructure and Health Impact Assessment).

2. The exhibited SSP Study

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

2.1 The exhibited proposal

The exhibited rezoning proposal included a Place Strategy, Urban Design Framework, draft Design Guide, Explanation of Intended Effect and supporting technical studies, which seek 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.

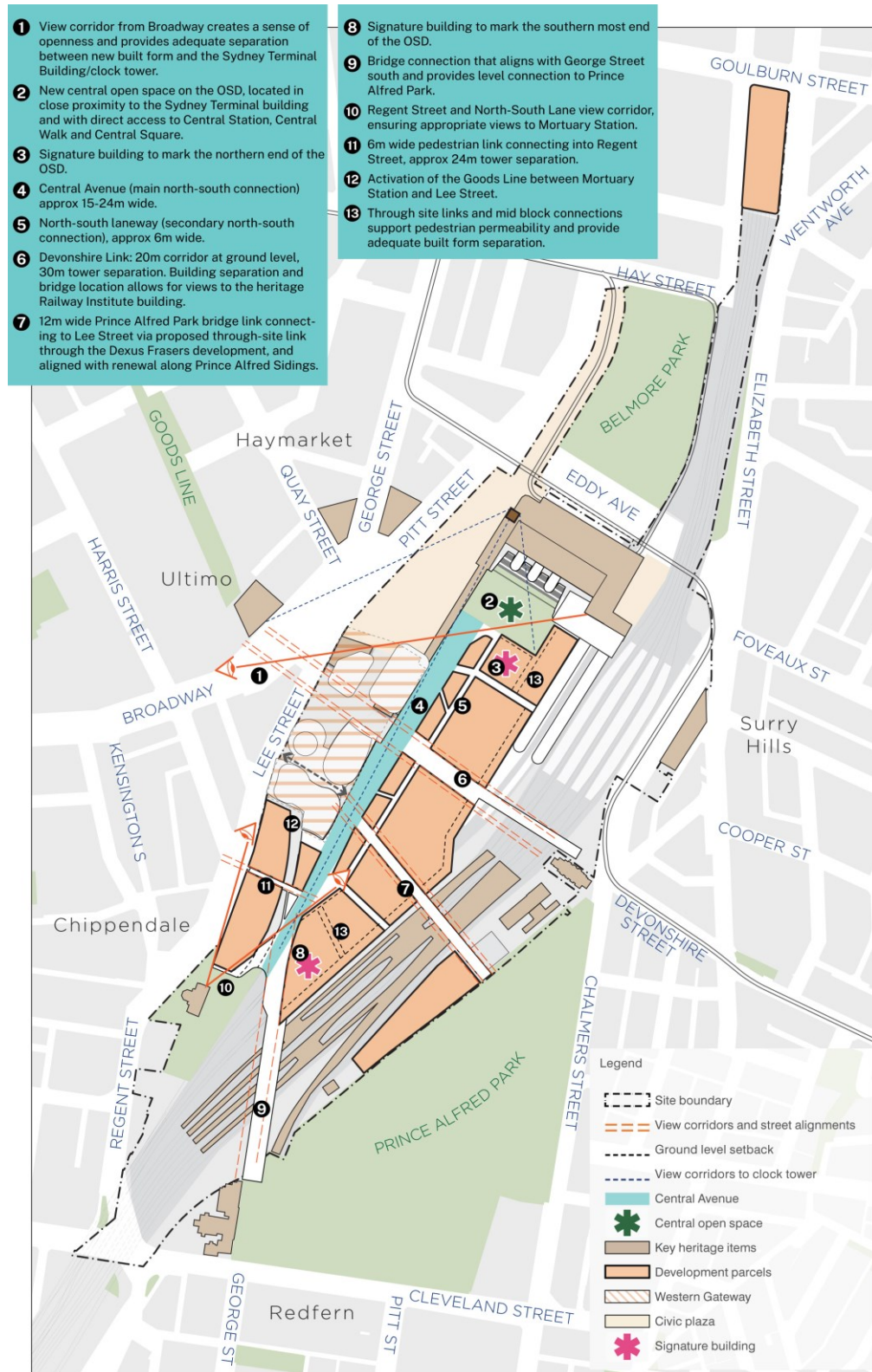


Figure 1 Exhibited Urban Design Framework

3. Feedback relating to social infrastructure and health impact received during exhibition

A total of 368 submissions were received from individuals, local council, government agencies, industry bodies, non-government organisations and interest groups. The submissions relating to the Social Infrastructure and Health Impact Assessment can be summarised as follows:

- Thirty-one (31) relating to social and affordable housing. These comments highlight broader community concern around housing affordability in Sydney, and the role of this site in that context. Additional commentary regarding how the proposal will address these concerns is given in Section 4.1 below.
- Eleven (11) comments relating to community infrastructure and facilities. Eight comments have already been addressed through the social infrastructure needs analysis, while one comment from the City of Sydney has been accommodated through a minor addition to guidance for the integrated multipurpose hub. The remaining two comments have been addressed through minor changes to the Design Guide. Section 4.4 below provides additional detail on this response.
- Three (3) relating to crime and safety. The Social Infrastructure and Health Impact Assessment comprehensively addresses these submissions. Section 4.10 provides additional detail on this response.
- Four (4) comments in relation to Indigenous housing and cultural space. The Social Infrastructure and Health Impact Assessment comprehensively addresses these submissions, accompanied by a minor addition to the Design Guide. Section 4.3 provides additional detail on this response.

Table 1 below provides a detailed overview of the feedback relating to social infrastructure and health impact based on our review of the submissions.

Table 1 *Summary of feedback from public exhibition relating to social infrastructure and health impact.*

Theme	Summary of feedback
Residential accommodation	Suggestions of higher targets for the provision of affordable housing to address the needs of the current and future population. Feedback included higher community expectations from government-owned land, 25% targets in line with City of Sydney targets for publicly owned land, and the need to balance strategic ambitions for the commercial future of the area with the needs and aspirations of the existing local community.
Residential accommodation	Indigenous housing recommended to be included within the target for general affordable housing. This includes a recommended 10% target outlined in a firm implementation plan in the Design Guide for the precinct, and the ownership and management of this housing by an Aboriginal housing provider.
Residential accommodation	Suggestions of higher targets for social housing in the precinct. Feedback included the need to align with the City of Sydney's Community Strategic Plan 2030 commitment to a 7.5% target for

Theme	Summary of feedback
	social housing, and the high needs and presence of homelessness around Central Station.
Community infrastructure and open space	The provision of additional community facilities in the precinct to meet growing resident and worker needs was generally supported in feedback. Suggestions for this provision included: design guidance for identifying strategic opportunities and local needs for creative and cultural space, the need for more green space and sport and recreation facilities, and the provision of a theatre space.
Community infrastructure and open space	Indigenous cultural space was supported in the feedback, allowing for cultural connection and expression. One suggestion for a suitable location included within the over station development.
Community infrastructure and open space	Additional facilities and supporting infrastructure were suggested in feedback. Suggestions included: further integration of smart city infrastructure (e.g. smart lighting, CCTV, public wi-fi, and other digital engagement technologies), sufficient and accessible public toilets, adequate and supportive bench seating in open spaces, covered play areas for children and families, and the provision of a visitors centre.
Community infrastructure and open space	Guidance in relation to the use and design of public spaces, including regular programming and events and a diversity of embellishments. Specifically, a number of submissions focused on ensuring that the whole precinct remained accessible and amenable to all generations through the provision of accessible public toilets, and adequate and comfortable seating.
Crime and safety	Concerns around the increase in pedestrian activity and its impact on real and perceived safety, and the potential for an increase in crime. Suggestions raised by the community to respond to these concerns included additional lighting, anti-terrorism measures, and inclusive design.

4. Responses to key issues raised

4.1 Concerns about the provision of adequate social and affordable housing in the Precinct

Issue

There is some concern relating to two aspects of proposed affordable housing provision in the Precinct. First, there has been a number of comments about the need for higher targets for both affordable and social housing. Second, some community members are concerned that the implementation of affordable housing does not prioritise on-site delivery and may not be ensured in perpetuity.

Response

Some aspects of these concerns have been sufficiently addressed in the Social Infrastructure and Health Impact Assessment. This includes that:

- The Social Infrastructure and Health Impact Assessment notes in Chapter 17.1 that the lack of affordable housing can undermine the success of innovation precincts
- There is opportunity to provide other forms of housing to address critical social need, such as key worker housing and temporary accommodation, amongst others
- The Social Infrastructure and Health Impact Assessment identifies the community need for social and supported housing in Chapter 17.5. Potential mechanisms for delivery raised by the Assessment includes partnerships with delivery agencies and the private sector, along with exploration of impact investment models. The precise quantum of such housing must be balanced with the other spatial requirements and demands on the precinct, including for affordable housing, Indigenous affordable housing, student housing, built to rent (BTR) housing, commercial and cultural activation, and various forms of social infrastructure. The outcomes of the Social Infrastructure and Health Impact Assessment thus confirms the approach taken in this project to work with the private sector and delivery partners to provide social and affordable housing at the relevant time.

Overall, the Social Infrastructure and Health Impact Assessment provides extensive detail in relation to the benefits of creating liveable, diverse, and cohesive communities. This includes catering for all people, regardless of income bracket - in a way that provides for a balanced and diverse range of housing typologies catering for a range of income brackets. The Affordable Housing Needs Analysis (Chapter 17 of the Assessment) provides additional detail.

In response to these submissions, the following changes have been made:

- The percentage of affordable dwellings target has been increased in line with the NSW Government's commitment to 30% affordable, social and universal housing on surplus public lands
- The Design Guide has been amended to include a requirement for all future Development Applications for residential towers in the precinct to conduct an Affordable Housing Needs Assessment and Implementation Strategy to accompany the application. This Strategy will include:
 - A comprehensive assessment of the affordable housing needs within the Precinct at the point of delivery and projected at least 10-15 years into the future
 - Identification of specific targets and goals for the provision of affordable housing units in the new residential towers, including the split of targets for diverse forms

of affordable housing (e.g. social housing, Indigenous housing, key worker housing, affordable student housing etc.)

- Incorporation of mechanisms to ensure long-term affordability and availability of affordable housing units
- Exploring innovative mechanisms for delivery, including partnerships with non-for-profit sector and impact investment models should be explored to generate funding for social and supported housing
- An outline of compliance with the *NSW Affordable Housing Ministerial Guidelines 2022/23*, including in relation to tenure-blind delivery
- An accompanying monitoring and reporting Plan to track progress and outcomes of the affordable housing initiative, and to enable intervention if misalignment occurs.

4.2 The role of student housing in contributing to providing more affordable housing

Issue

Feedback noted that student housing is perceived to be included within the definition of affordable housing. Concern with this inclusion centred on whether the provision of student housing on site would be at the expense of affordable housing, including whether it was contained within affordable dwelling targets for the Precinct.

Response

Student housing is often considered a form of affordable housing, but it is important to distinguish it from this broader definition. Student housing is typically designed to meet the unique needs and budget constraints of students. It therefore may offer lower rental rates in comparison to traditional housing options; however this is not guaranteed.

As identified in the Social Infrastructure and Health Impact Assessment, student housing is considered to be in addition to the affordable housing target set for the Precinct. While student housing can be one method to addressing housing unaffordability in Sydney, it is not a substitute for other forms of affordable housing.

Opportunities for affordable housing units dedicated within the student housing provided should be explored at the Development Application stage as part of the Affordable Housing Needs Assessment and Implementation Strategy to accompany any future development applications for residential buildings (see recommendation in section 4.1 above).

4.3 The delivery of Indigenous Cultural Spaces and Indigenous Housing

Issue

Feedback suggested that a greater emphasis on Indigenous cultural space and indigenous housing should be accommodated within the planning framework for the Central Precinct.

Response

The Social Infrastructure and Health Impact Assessment's recommendations have included the provision of an Aboriginal community and cultural space of at least 1000sqm. This is considered sufficient to address feedback relating to this space.

Feedback in relation to the need for Indigenous housing targets has been addressed through the amendment to the Design Guide to include a requirement for all future Development Applications for residential towers in the precinct to conduct an Affordable Housing Needs Assessment and Implementation Strategy to accompany the application. As noted in Section 4.1 above, this will be more appropriately scoped in specificity at a later stage to coincide with delivery and to respond to pressing social needs at that time, although the requirement to consider this typology of housing has been written into the Design Guide.

4.4 Demand for additional community infrastructure to meet current and future community needs

Issue

Feedback from the community focused strongly on the need for this project to consider current and future community infrastructure needs and alleviate these gaps through delivery within the Precinct. Specific identified needs include:

- Community facilities to provide services for the existing population, including culturally and linguistically diverse communities, Aboriginal and Torres Strait Islander people, and vulnerable and disadvantaged populations including people experiencing homelessness
- Increased floorspace of community and cultural space to ensure that it meets the needs of the current and future population in the locality
- Affordable spaces for community use, contributing to the purpose of the Precinct as a technology and tourism hub
- Considering the cumulative impact of urban redevelopment projects in Sydney CBD on future demand for community infrastructure
- The need to provide libraries and recreation centres, amongst other local order infrastructure including community centres and childcare to cater for growing worker and resident needs.

Response

Through the Social Infrastructure and Health Impact Assessment a comprehensive community infrastructure needs analysis was conducted to determine current and future infrastructure demand and the capacity of this Precinct to best alleviate these identified gaps. This assessment included:

- Calculation of demand, considering both worker and resident populations within the precinct at present and into the future. This quantitative component has included an audit of existing supply, analysis of population projections to the year 2036, and benchmarking against established provision ratios for infrastructure, outlined by the City of Sydney and other planning authorities.
- Qualitative considerations such as age, cultural background, and socioeconomic status (see Chapters 14.3-14.7). Catering for diverse user groups will be a key outcome embedded into the design and fitout of these spaces, at the relevant time.

As a result of this comprehensive analysis, the Social Infrastructure and Health Impact Assessment has recommended the inclusion of 14,300sqm of social infrastructure to accommodate both the existing and cumulative local worker and resident demand to 2036, as well as the impact of this Proposal on that demand.

In addition, it is recommended that for certainty that the community facility will be used as a community facility for use by the public into the future, that a public positive covenant be registered on the community facility title that provides that the registered proprietor and any occupier of the site must only use the community facility as a public use community facility. The terms would also provide that any lease granted must include a restriction on the permitted use to the same effect. The benefit of the public positive covenant could be in favour of Council and/or another government entity which is a Prescribed Authority.

4.5 The need for a Youth Foyer in the Precinct

Issue

The need for the development and ongoing operational funding of a Youth Foyer in the precinct.

Response

There are opportunities within existing infrastructure recommendations to accommodate a Youth Foyer. The facility may be considered as an element within proposed infrastructure, such as within the integrated multipurpose hub or indoor recreation facility. The social and health services hub also has the potential to host youth service providers. This would be scoped most appropriately at the Functional Design Brief stage for these new facilities.

The Design Guide has been amended to include youth foyer and services provision as a specific consideration for inclusion in the relevant community infrastructure, to be further scoped at the functional design brief stage.

4.6 The need for a Tourist Centre in the Precinct

Issue

The need for a world class visitors centre in recognition of Central's role as a major gateway to Sydney.

Response

The Social Infrastructure and Health Impact Assessment has considered this sort of facility, and it was generally supported by key stakeholders. This will be provided through the integrated multipurpose facility, including the 'traveller's aid space' (changing rooms, rest spaces, luggage storage). Further enhancements to the design to accommodate for visitors may be considered at the functional brief stage, in consultation with relevant organisations. No amendment to the Design Guide is considered necessary to respond to this issue.

4.7 The provision of cultural and creative spaces in the Precinct

Issue

Feedback has related to whether the proposed quantum of cultural and creative spaces is sufficient to meet growing demand on this typology. Specific feedback has included:

- The need to strategically identify opportunities and local needs for creative and cultural space in the Precinct
- Delivering mid-sized theatres and music venues to meet existing and growing infrastructure need
- For 1,500 square metres of the 4,000 square metre facility to be set aside specifically for a creative space (which will act as an anchor to attract people), established in alignment with the City of Sydney Creative Spaces Design Guides
- The need for a higher provision of cultural space to contribute to the strategic direction of the precinct as a technology and innovation hub.

Response

The Social Infrastructure and Health Impact Assessment makes detailed recommendations in relation to creative and cultural infrastructure (Chapter 16.6):

- The provision of cultural and creative spaces throughout the precinct - aside from within the integrated multipurpose facility – to support the activation and vibrancy of the precinct
- The provision of cultural and creative spaces to allow for creative participation as part of the integrated multipurpose facility. This would act as an anchor, and be of at least 1,000 square metres
- In addition to the community creative facility, the provision of performance, exhibition and event spaces within the integrated multipurpose facility.

In addition to the outcomes of that assessment, the Design Guide has been amended to specify provision of performance, exhibition, and event spaces within the integrated multipurpose facility be of at least 500sqm. This will ensure that the total quantum of creative infrastructure to be provided within the integrated multipurpose facility meets the City of Sydney standard of 1,500sqm.

4.8 The quality and quantity of open spaces in the Precinct

Issue

Feedback received generally supported the high level of open space provided in the Precinct. Concern remained, however, in relation to:

- Whether there was a need to provide a higher quantum of open space
- The opportunity to provide play spaces within the Precinct
- The need for sufficient seating of a high quality to cater for the diverse needs of community members. This includes a preference for comfortable seating with back support that is dedicated (i.e not integrated with other landscaping, such as garden beds or other barriers)
- Programming of public spaces, such as with community events, concerts, and markets.
- The opportunity to provide a diverse range of embellishments that provide a space for inner city resident and workers to connect with nature.

Response

The Social Infrastructure and Health Impact Assessment provided a number of detailed recommendations and findings in relation to the delivery of open space. This included:

- Benchmarks guiding the sufficient provision of open space, in alignment with the *Draft Greener Places Guideline* (Government Architect, 2020). These benchmarks are aimed at ensuring that all residents and workers within the precinct are within an appropriate

distance of local open space of a minimum size. It does not provide guidance in relation to an appropriate total quantum of infrastructure, being access-based as opposed to purely population-based. The proposal satisfies and exceeds the minimum standards outlined in *Greener Places*.

- The Social Infrastructure and Health Impact Assessment's recommendations have included play spaces integrated throughout the civic domain.
- Quality considerations. Among our recommendations are: quiet spaces for respite, biophilic design features, and native plantings. Further, we have recommended programming of spaces through public events and activations to contribute to the precinct's ongoing vibrancy.

These recommendations are thoroughly supported in principle, and will require integration at the post-rezoning phase with landscape architects and Council.

In addition to the existing recommendations provided by the Social Infrastructure and Health Impact Assessment, the Design Guide has been amended to specify alignment with the City of Sydney's public domain policies and codes to reflect feedback in relation to seating quality and provision (see Section 5.1 of the Design Guide).

The revised proposal's open space provision, detailed in Section 5.0 below, is supported by the findings of the Social Infrastructure and Health Impact Assessment.

4.9 Providing adequate public toilet infrastructure

Issue

Feedback relating to the provision of public toilet infrastructure focused on the opportunity provided by this Precinct renewal to ensure that the number and quality of public toilets were sufficient. Specifically, feedback related to:

- The need to provide accessible public toilets at street level of transport passengers
- The role of public toilet infrastructure in allowing for inclusion for persons who are older, persons with children, and those who are experiencing disability
- The role of public toilet infrastructure in improving the overall amenity and quality of public spaces in the Precinct.

Response

The Social Infrastructure and Health Impact Assessment has recommended the inclusion of inclusive public amenities, including changing places, toilets, mothers and babies' rooms, and gender-neutral toilets. These will be located throughout the precinct. This is a key recommendation in Chapter 16.7.

There is a high-level commitment as part of this Proposal to meet future targets for amenities, acknowledging that Central Station is particularly important in this regard as a major Transport Hub. This delivery is in addition to the proposed quantum of social infrastructure, given that public toilets typically form part of an embellishment of a separate piece of infrastructure (e.g. co-located with public open spaces).

The role of this Precinct in contributing to this need will be primarily restricted to the over-station development. Nevertheless, the provision of adequate public toilet infrastructure will be a key outcome of the design of public spaces.

In response the Design Guide has been amended to include specific guidance for the provision of public toilet infrastructure within proximity of open space within the Precinct (see Section 15.5 of the Design Guide).

4.10 Ensuring that the precinct remains safe and inclusive

Issue

The need for crime prevention and safety considerations to be adequately provided in the design of the Precinct. This includes that:

- Adequate safety measures are put into place to ensure safety at night and that increased pedestrian traffic does not impact on existing residential neighbourhoods
- Terrorism concerns due to the co-location of the technological hub with a transport hub
- Enhancing peoples experience of the Precinct's surroundings through solutions that sensitively manage poverty and crime.

Response

The Social Infrastructure and Health Impact Assessment details the following in relation to crime, safety and inclusion:

- Chapter 14.6 of the Social Infrastructure and Health Impact Assessment provides detail around safety, including potential measures to improve safety and reduce crime through this Proposal
- The Social Infrastructure and Health Impact Assessment recognises the importance of integration of the precinct with the surrounding areas through the design of public domain. This design will align with CPTED principles in order to ensure safety for users of the area. Universal design will also be employed to ensure accessibility for all members of the community.

In addition, the requirement in the Design Guide for the comprehensive emergency management plan to be developed for the Central Precinct to consider the provisions of the NSW Counter Terrorism Plan is considered to adequately respond to the challenge of anti-terrorism in this location.

5. The revised proposal

Based on the feedback received during the public exhibition of the Central Precinct rezoning proposal, a revised proposal has been prepared for Department of Planning and Environment (DPE) consideration as part of its assessment. The revised proposal includes an updated Urban Design Framework and Public Domain Strategy, which establishes the updated Reference Masterplan and has informed updates to the proposed planning framework for Central Precinct. The updated Reference Masterplan comprises:

- approximately 263,000 square metres of commercial gross floor area (GFA).
- approximately 24,450 square metres of retail GFA
- approximately 46,000 square metres of education/ tech GFA
- approximately 14,800 square metres of community/ cultural GFA
- approximately 82,350 square metres of residential GFA
- approximately 53,000 square metres of hotel GFA.
- approximately 20,700 square metres of student accommodation GFA.
- 30% of new dwellings to be provided as affordable housing
- over two hectares of new and improved publicly accessible spaces, including:
 - Central Square, a new approximately 7,000 square metre publicly accessible open space located at the junction of George Street and Pitt Streets at street level
 - Central Green, a new approximately 6,200 square metre publicly accessible open space located immediately south of the Sydney Terminal building at deck level, including the Sydney Terminal building western rooftop
 - Devonshire Square, an approximately 3,700 square metre publicly accessible plaza at the junction of Central Avenue and the Devonshire link
 - Southern Plaza, an approximately 4700 square metre publicly accessible plaza at the junction of Central Avenue and the George Street Bridge
 - Mortuary Station Plaza, an approximately 6,500 square metre (excluding the Mortuary Station building) publicly accessible plaza located at street level at the junction of the Mortuary Station and the Goods Line
 - 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 sequence
 - 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
 - through-block links to provide further permeability for pedestrians
 - three active transport over-rail bridges
 - a revitalised Goods Line as an active transport corridor.

The key features of the updated Reference Masterplan, include:

- A network of new and enhanced public spaces linked together by green connections. This will include:

- A new Central Square that will deliver on the vision for a new public square at Central Station, as one of three major public spaces within the Sydney CBD connected by a people-friendly spine along George Street
- A Central Green (Dune Gardens) at the north of Central Precinct will create a new civic park extension of the Sydney Terminal building and a new vantage point for Central Sydney
- A new civic space (Devonshire Square) at the proposed entry/exit point to Central Walk from the OSD, giving access to all platforms within Central Station.
- Mortuary Station Plaza at Mortuary Station will be a key public domain interface between Chippendale and the over-station development and a public link to the Goods Line
- A reconfigured Southern Square at the southern end of the OSD deck will provide a new arrival and meeting space when coming from Redfern and a key connection to Redfern when coming from the city
- Henry Deane Plaza which will prioritise the pedestrian experience, improving connectivity and pedestrian legibility within the Western Gateway sub-precinct and provide clear, direct links to and from Central Station and its surrounds
- Eddy Avenue Plaza will transform into a more civic environment with improved amenity and an enhanced interface with the Sydney Terminal building.
- A new network of circulation spaces that are legible and provide for public access and use of the place. This will include:
 - Central Avenue, with a consistent minimum width of 18 metres located to provide long views of the Sydney Terminal Building clocktower. Central Avenue will be a place for people to dwell and move through while linking together a sequence of publicly accessible spaces on the OSD deck, including the Central Green, Devonshire Square and the Southern Plaza
 - A minimum 6-metre wide north-south laneway providing an additional intimate and active link between the sequence of publicly accessible spaces on the OSD deck, and opportunities for smaller courtyard experiences
 - Three new over-rail connections to enhance pedestrian and bicycle access to and from Surry Hills, Prince Alfred Park, Redfern and Chippendale and circulation to and through the Central Precinct
 - The extension of public access along the Goods Line offering a new connection to Darling Harbour from Mortuary Station Plaza
 - New vertical transportation locations throughout the precinct provide accessible vertical connections to the OSD.

The revised proposed land allocation for Central Precinct is described in **Table 2** below.

Table 2: Breakdown of allocation of land within Central Precinct

Land allocation	Proposed
Open-air rail corridor (Infrastructure)	89,781 sqm
Western Gateway	16,638 sqm
Developable area (Total)	131,593 sqm
Public Space (Including open space, squares, plazas, movement zones, streets and links)	71,603 sqm /54.4 % of Developable area
Building area	59,990 sqm / 45.6 % of Developable area
Central SSP total area	238,012 sqm (23.8 ha)

The revised Indicative Reference Master Plan for Central Precinct is illustrated in **Figure 2** below.

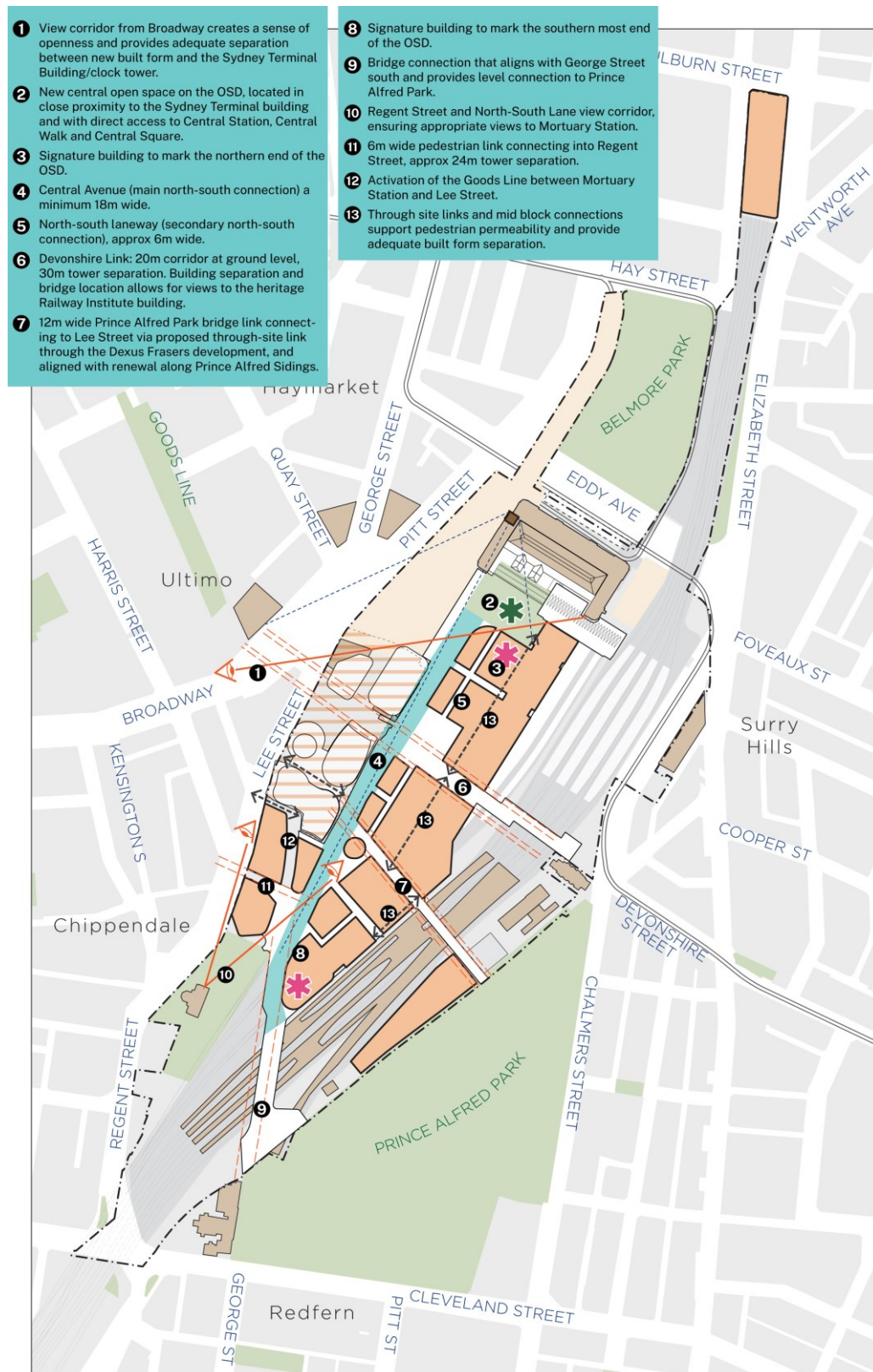


Figure 2: Revised Urban Design Framework

Source: Architectus, 2023

5.1 Key changes from the exhibited proposal

The feedback on the exhibited rezoning proposal has informed subsequent amendments to the Reference Masterplan. A summary of the key changes adopted as part of the revised Reference Masterplan are described below:

- **Improved interface between Terminal and OSD:** The interface relationship between the OSD deck and the Terminal Building has been further rationalised to improve the function of the station as a major interchange and better respect the heritage of Central Railway Station. The following changes have been made:
 - a reduced spatial extent of the stairs between the OSD deck and the Terminal to now be a consolidated vertical connection (stairs, lift and escalators) to the north-eastern edge of Central Green
 - an expanded concourse level with greater access to daylight and new opportunities for landscaping that will improve the passenger experience on the platforms and in the concourse, compared to the exhibited proposal
 - incorporating an interpretation of the platform canopies to deliver a heritage-responsive and weather-protected connection.
- **Consistent 18-metre-wide Central Avenue:** A consistent width of 18 metres has been provided for Central Avenue. The future role and function of this link has been revised from an avenue between the north and south of the OSD deck to now becoming a connector of a sequence of public spaces on the OSD deck.
- **Additional mid-block through-site links:** The introduction of additional mid-block connections to reinforce breaking up the podiums on the OSD deck level into interconnected smaller building forms.
- **Removal of the Eastern Colonnade:** The eastern colonnade has been removed from the revised Reference Masterplan.
- **Reconfiguration of Central Green:** The layout of Central Green has been adjusted to be a squarer geometry compared to the exhibited proposal. The primary movement path through Central Green is now focused toward the southern and eastern edges of this open space. The indicative design of Central Green has also been adjusted to improve its relationship with the Terminal Building through the incorporation of seating and greater landscaping at the northern edge of the park.
- **An enlarged Mortuary Station Plaza:** The reduction of the podium building envelope of the Regent Street Sidings building brought about through changes to the bus layover and basement entry /exit pathways provide for an enlarged public space at Mortuary Station Plaza by 2,030 square metres to a total area of 6,500 square metres. The increase in the size of this public space also presents the opportunity to retain the existing fig tree at Mortuary Station and provide a new playground that is accessible to the broader community.
- **Devonshire Square:** A new square of approximately 3,700 square metres has been included into the revised Reference masterplan at the junction of Central Avenue and the Devonshire link, which will provide a new civic space at the entry point to the proposed extended Central Walk. (Central Walk will provide access to all of the rail platforms in Central).
- **Southern Plaza:** A new reconfigured civic space of approximately 4,700 square metres at the southern end of Central Avenue, providing a new arrival and meeting space when coming from the south. Within the Southern Plaza, there is the potential for a marker building that is designed with a Connecting with Country focus.
- **Regent Street Sidings:** The podium envelope at Regent Street Sidings has been further rationalised to improve the integration between the OSD deck level and Regent Street

Sidings, the Goods Line and Mortuary Station Plaza. This has been through the following changes:

- undergrounding the bus layover into the basement to enable the reduction of the podium footprint
 - consolidating basement entry/exit into a single location for loading, residential parking and bus layover
 - locating basement entry/exit at a signalised intersection
 - increase the opportunity to activate the Goods Line and Mortuary Station Plaza
 - extending the OSD deck level to integrate with the podium rooftop of Regent Street Sidings.
- **Increased green cover:** An increase to the overall green cover in the precinct has been adopted as part of the revised Reference Masterplan.
 - **Enhanced east-west view lines:** The indicative building envelopes on the OSD deck have been refined in location and shape to increase the separation of tower forms and enhance east-west view lines.
 - **Reduction in overall GFA:** Based on refinements to the Reference Masterplan, the overall proposed GFA of Central Precinct has reduced by approximately 10,600 square metres.

6. Assessment

The provision of additional public open space in the proposed changes to the proposal is supported by the findings of the Social Infrastructure and Health Impact Assessment.

7. Recommendations

In addition to those identified in the exhibited Social Infrastructure and Health Impact Assessment, the following recommendations have been adopted in the design guide in response to key issues raised in the submissions:

- Amendment to the Design Guide to increase the affordable, social, and universal housing target to 30% of residential dwellings.
- Amendment to the Design Guide to include a requirement for all future Development Applications for residential towers in the precinct to conduct an Affordable Housing Needs Assessment and Implementation Strategy to accompany the application. Additional details on the content of this Strategy is provided in Section 4.1 of this Addendum.
- Amendment to the Design Guide to include a requirement to consider cultural and creative infrastructure needs within future development applications.
- Amendment to the Design Guide to include a requirement to provide high quality and supportive seating within public spaces that is accessible to all members of the community, including older persons.
- Amendment to the Design Guide to provide standards and guidance in relation to public toilet provision in the precinct. Additional details on the content of these standards is provided in Section 4.9 of this Addendum.
- Amendment to the Design Guide to provide for a minimum of 500sqm of performance, exhibition, and event spaces within the integrated multipurpose facility. This will ensure that the total quantum of creative infrastructure to be provided within the integrated multipurpose facility meets the City of Sydney standard of 1,500sqm.
- Amendment to the Design Guide to provide for guidance relating to the delivery of a youth foyer within the integrated multipurpose community centre, and accommodate youth services within the future social and health services hub. The precise quantum of floorspace dedicated to these items is to be determined at the functional design brief stage for each of these components, in line with evidenced need and any applicable standards.

In addition, it is recommended that for certainty that the community facility will be used as a community facility for use by the public into the future, that a public positive covenant be registered on the community facility title that provides that the registered proprietor and any occupier of the site must only use the community facility as a public use community facility. Further detail on this response can be found in Section 4.4 of this Addendum.

8. Conclusion

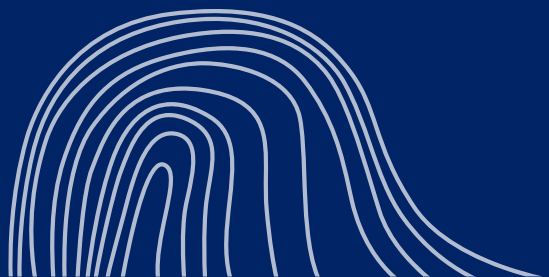
The feedback received during exhibition has highlighted a number of community concerns, aspirations and priorities for the Precinct. In relation to social infrastructure and health impact, this has focused on three key areas:

- The role of the precinct in the context of increasing housing unaffordability in Central Sydney.
- The ability for the existing social infrastructure network to accommodate for a growing population of residents and workers in the locality, and the role of this Precinct in providing social infrastructure that meets these needs and reinforces its role as a technology and innovation destination.
- Ensuring that the Precinct is safe and accessible in its design, including through best practice open space embellishments and a consideration of equity and inclusion throughout the life of the project.

The Social Infrastructure and Health Impact Assessment as exhibited generally addresses the issues raised in submissions and adequately considers measures to respond. Particularly, feedback typically affirms findings gathered through the Assessment – such as in relation to affordable housing needs, and the social infrastructure gaps and recommended inclusions within the Precinct.

It is considered that the recommendations provided in this Addendum will sufficiently respond to the issues raised in submissions that are not currently addressed through the Social Infrastructure and Health Impact Assessment. These recommendations consider the role of this proposal in the context of the overall project, and the need to consider time and scale in the response at this stage. Specific requirements in the Design Guide, particularly around affordable housing delivery, placed on future development partners at the post-rezoning phase are employed to maintain flexibility in the Precinct's response to evolving community needs.

Overall, it is considered that the Proposal in its amended form adequately responds to both the issues raised in submissions and the outcomes of the Social Infrastructure and Health Impact Assessment.



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