



CENTRAL STATE SIGNIFICANT PRECINCT

Submissions Summary

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Overview

Executive Summary

The Department of Planning, Industry and Environment (the Department) publicly exhibited the draft Strategic Vision for Central State Significant Precinct (SSP) and the Western Gateway Rezoning Proposal for six weeks between 17 October and 27 November 2019. During the exhibition period a total of 94 submissions were received, including 66 submissions for the draft Strategic Vision document, 17 submissions for the Western Gateway rezoning proposal and 11 submissions which addressed both proposals. Across both exhibited documents, 65 submissions were received from community members, 22 submissions from non-government organisations, 2 submissions from the City of Sydney Council and 5 submissions from government agencies.

This report provides an overview of the issues identified during the public exhibition for both proposals with the key issues raised including the following:

- Support for the proposed land uses of **commercial uses** for **technology and knowledge-based industries** and **active uses** such as retail, food and beverage, entertainment and night-time activation uses in the precinct.
- Support for the provision of new and additional **open space** and **public domain** complementing existing public open space.
- Improving **pedestrian movement** and connections and linking key neighbourhoods (Surry Hills, Haymarket, Chippendale) is strongly supported.
- More detail and emphasis should be provided on the provision of **cycling network/infrastructure** for the precinct and surrounds.
- Creating an **upgraded multi-modal transport hub** and interchange including improvements to the **rail network** is supported.
- Amenity concerns due to the proposed **density** which will have a poor **visual impact** and will **reduce open to the sky views**.
- Submissions noted that development should not generate uncomfortable **wind conditions** in the existing and future public domain.
- Some concern that the proposal will not respond to the **local character** and **heritage** context of Central Station and may negatively impact the significance of its buildings and function as a rail yard.
- The precinct should have a strong commitment to **sustainability** and net zero emissions.

The applicant, Transport for NSW (TfNSW), will need to consider issues raised in submissions and prepare a report responding to the issues. Following receipt of the applicant's response to submissions and updated proposal (if applicable) the Department will work with the City of Sydney and the Greater Sydney Commission to assess the proposal.

The Department will then prepare a recommendation to the Minister for Planning and Public Spaces to decide whether to approve the new planning framework. The Minister's decision will be made public on the Department's website.

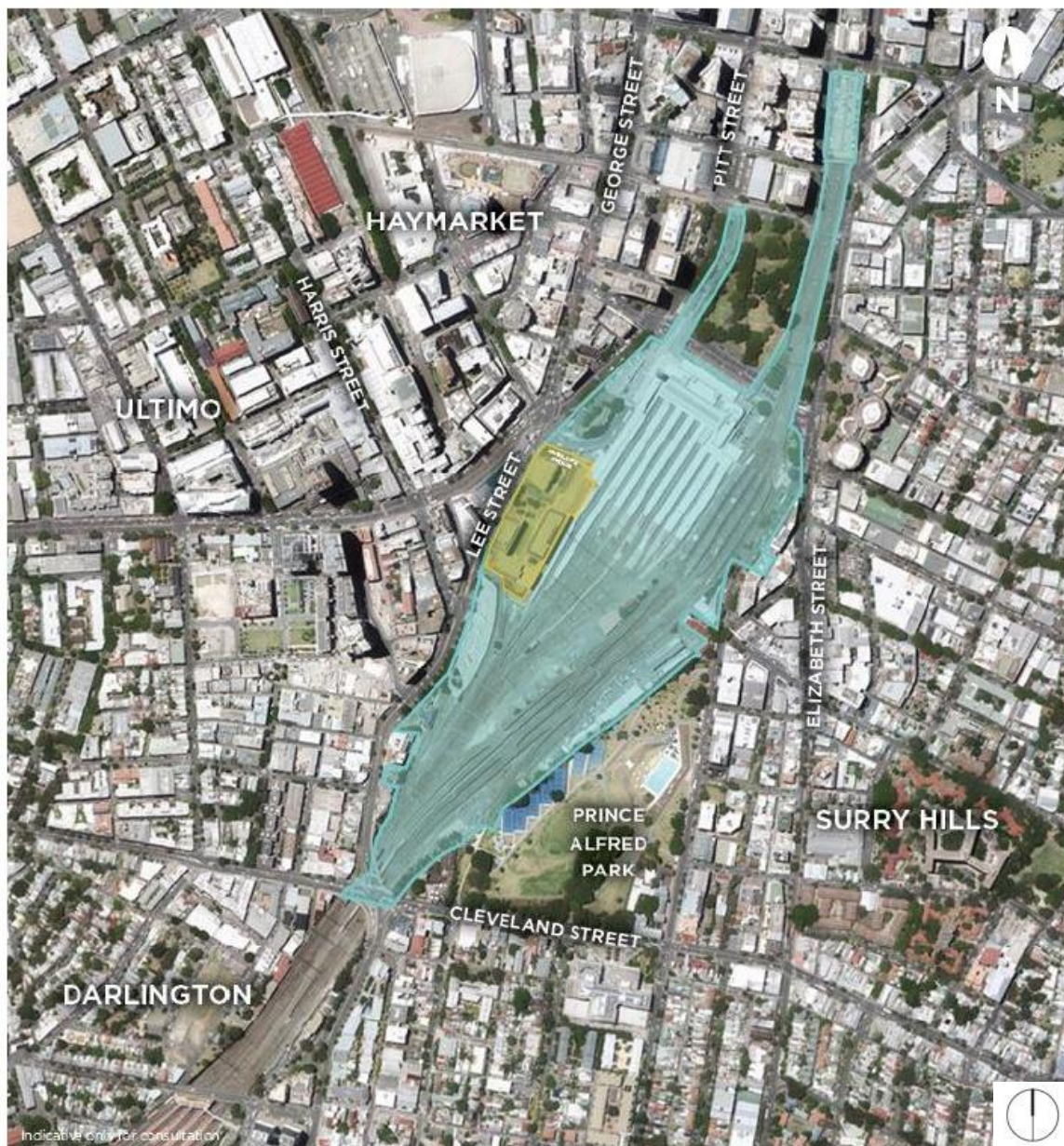
Purpose

This report summarises the key issues that were raised in submissions to exhibition of the Draft Strategic Vision for Central SSP and the Western Gateway Rezoning Proposal.

Planning for Central Station

In July 2019, the Minister for Planning and Public Spaces announced the investigation of Central Precinct as a State Significant Precinct (SSP). SSPs 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. TfNSW is the applicant for the SSP and is responsible for leading the planning investigations.

The nominated Central SSP area is 24 hectares, bounded by Pitt Street and Regent Street to the west, Cleveland Street to the south, Eddy Avenue, Hay Street and Goulburn Street to the north, and Elizabeth Street and Chalmers Street to the east **Figure 1**.



Central Precinct SSP study area

— SSP study area
— Western Gateway

Figure 1. Central SSP (outlined in blue) - Western Gateway Sub-precinct (shaded green). Source: Draft SEPP Report, Western Gateway Rezoning Proposal, TfNSW, 2019

As part of the first stage of planning for Central SSP, TfNSW has prepared a draft Strategic Vision, based around sub-precincts, to set the vision for the site, identify priorities and key planning considerations, and establish a commitment to design excellence to guide planning for the Central Precinct.

TfNSW has also prepared a proposal for the first sub-precinct for renewal within the Central SSP, known as the Western Gateway. The proposed amendments to the planning controls for the Western Gateway sub-precinct have been developed to align with the Draft Strategic Vision to deliver an innovation and technology precinct.

The Western Gateway Sub-Precinct

The Western Gateway sub-precinct is located on the western edge of Central Station, bounded by Lee Street and Railway Square to its west, Devonshire Street Tunnel and Central Station to its east, Ambulance Avenue to its north and the Lee Street Bus Layover to its south. **Figure 2.** identifies the Western Gateway sub-precinct within the Central SSP area.

The sub-precinct is defined by the following sites:

- The Railway Square YHA site (referred to as Block A)
- The Henry Deane office block (referred to as Block B)
- The Adina Apartment Hotel building and the Henry Deane Plaza (referred to as Block C)

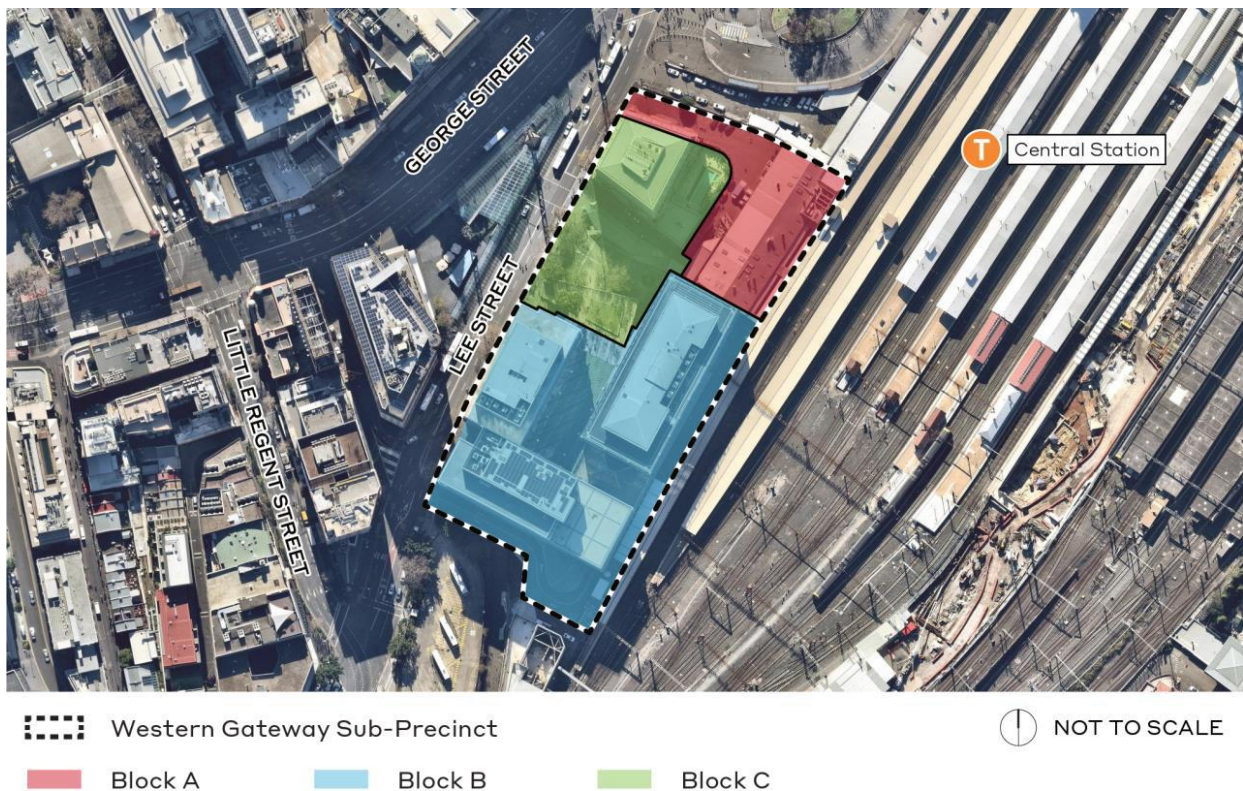


Figure 2. Aerial photograph of the Western Gateway sub precinct

Source: Draft SEPP Report, Western Gateway Rezoning Proposal, TfNSW, 2019

State Significant Precinct Process

The renewal of Central Precinct is being considered through the SSP process. **Figure 3.**

Under the SSP process, the Department, is responsible for the consideration and assessment of TfNSW's plans for Central precinct.

The Department will undertake an assessment of both the Draft Strategic Vision and the Western Gateway Rezoning Proposal.

At the request of the Minister, the Department is working in close collaboration with the City of Sydney Council and the Greater Sydney Commission.

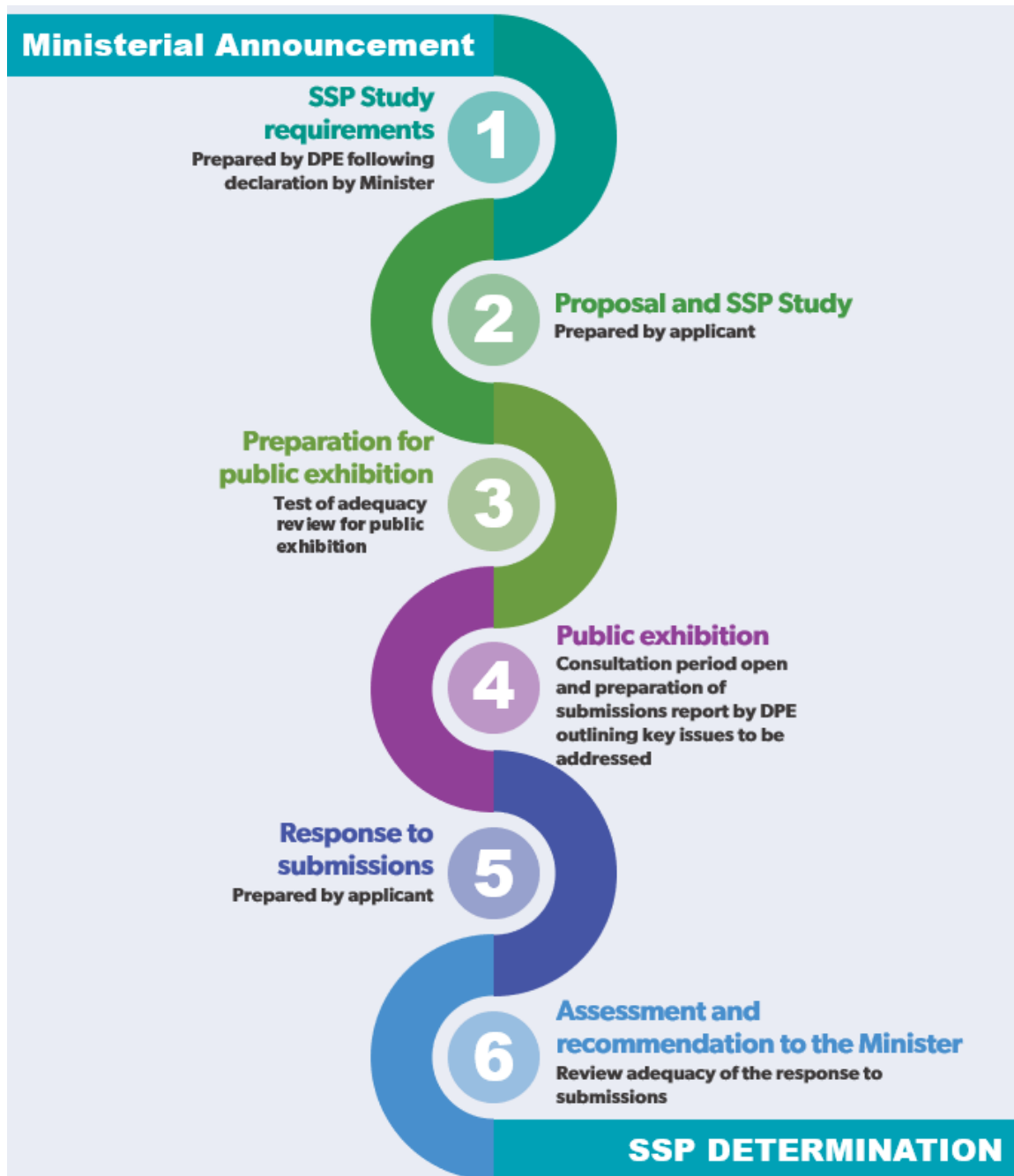


Figure 3. State Significant Precinct Process Diagram. Source: DPIE

Proposal

Draft Strategic Vision for Central Precinct

TfNSW is exploring opportunities to revitalise and plan for the future Central Precinct and have developed a Draft Strategic Vision for Central SSP. The draft Strategic Vision sets the vision for development of the precinct, identifies priorities and key planning considerations, establishes key sub-precincts and character areas and provides a commitment to design excellence for the precinct.

Site Specific Provision – Western Gateway sub-precinct

A new site-specific provision for the Western Gateway sub-precinct is proposed to be inserted into *Sydney Local Environmental Plan 2012* (Sydney LEP 2012) to set out controls that apply only to this sub-precinct. The Western Gateway sub-precinct will be identified on the Locality and Site Identification Map, Foreshore Building Line Map. It is proposed to include the following in the site-specific provision:

- Alternate building height and gross floor area controls (despite the existing development standards under the Sydney LEP 2012), based on site boundaries, where development is for the purposes of non-residential land use only. These provisions are proposed to ensure the objectives for an innovation and technology based sub-precinct are achieved, in accordance with the Draft Strategic Vision prepared for Central SSP.
- The maximum building heights proposed to be included for the Western Gateway sub-precinct are:
 - Block A – RL 200.2m, increased from 7.5m
 - Block B – RL 205.8m, increased from 35m
 - Block C – no change.

There is opportunity for the planning controls for maximum building height to be expressed through an amendment to the height of buildings map or as a maximum height in the text of the Sydney LEP 2012.

- The maximum floor space provisions proposed to be included for the Western Gateway sub-precinct are:
 - Block A – 70,000sqm
 - Block B – 155,000sqm
 - Block C – no change. The current maximum FSR permitted on the site is 3:1.
 - Note that the proposed planning amendments would not amend the maximum Floor Space Ratio limits provided by Clause 4.4 of the Sydney LEP 2012 but rather introduce site specific provisions to allow maximum Gross Floor Areas to each block of the Western Gateway for non-residential uses.
- A provision requiring future development for new buildings to demonstrate Design Excellence (no design excellence FSR or height bonuses will apply). Future development will need to:
 - undertake a competitive design process in accordance with the City of Sydney's Competitive Design Policy; or
 - undertake a design excellence process that has been agreed with the NSW Government Architect.
 - include reference to Design Guidelines to inform future development of the sub-precinct and enable the arrangements for the provision of State infrastructure.

- Include more stringent overshadowing controls to apply to future development within the sub-precinct. This will ensure nearby parks, in particular Prince Alfred Park, will continue to be protected from overshadowing at specified times (in this case, from 10pm – 2pm).
- A provision disapplying the requirement for a Development Control Plan in Clause 7.20 of the Sydney LEP 2012.

Exhibition

The Department publicly exhibited the Draft Strategic Vision and Western Gateway rezoning proposal for a period of 6 weeks between 16 October 2019 and 27 November 2019.

The exhibition was publicly notified on the Department website and advertisements were placed in Sydney Morning Herald and Daily Telegraph on 21 November 2018. An Electronic Direct Mail (EDM) advising of the exhibition was issued to 84 subscribers. The Department's Twitter and Facebook social media platforms were additionally updated on the 16th October 2019.

A letterbox drop was undertaken by TfNSW to 20,500 members of the community within 500m of Central Station and held four community information sessions at Central Station and distributed 9,000 flyers to passengers at Central Station.

The exhibition package consisted of the following documents:

- Draft Strategic Vision for the Central SSP
- Western Gateway rezoning proposal Explanation of Intended Effects (EIE)
- Western Gateway rezoning proposal planning report and technical documents, including:
 - Appendix A - Site Survey
 - Appendix B - Western Gateway Design Guide
 - Appendix C - Central Precinct Draft Strategic Vision
 - Appendix D – Block A Technical Documents, including:
 - Block A Planning Statement Report
 - Annex A Planning Proposal Design Report
 - Annex B - View Analysis
 - Annex C - Solar Analysis
 - Annex D - Draft Design Guideline
 - Annex E - Heritage Impact Statement, CMS and Deconstruction Strategy
 - Annex F - Cultural Heritage Assessment
 - Annex G - Economic Impact Assessment
 - Annex H - AeroImpact
 - Annex J - Survey Plan
 - Annex I - Transport Assessment
 - Annex K - Geotechnical Investigation Report
 - Annex L - Environmental
 - Annex M - Services and Infrastructure Statement
 - Annex N - Wind Report
 - Annex O - Solar Reflectivity
 - Annex P - Structural Viability Report
 - Appendix E – Block B Technical Documents, including:
 - Planning Statement
 - Annex A - Urban Design Report
 - Annex B - Concept Design Report
 - Annex C - Survey
 - Annex D - The Business of Cities Report
 - Annex E - Colliers Research Report
 - Annex F - Economic Contribution Analysis
 - Annex G - Sustainability Report
 - Annex H - Contamination Report
 - Annex I - View Impact Analysis

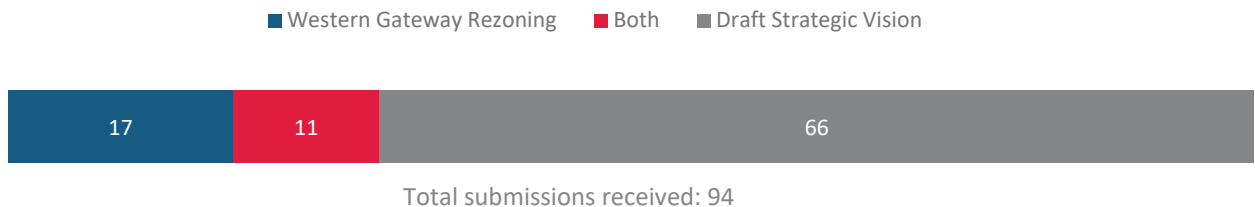
- Annex J - Heritage
- Annex K - Archaeological
- Annex L - Wind Report
- Annex M - Traffic
- Annex N - Aeronautical impact Assessment
- Annex P - Stormwater Management
- Annex Q - Infrastructure Report
- Annex R - Structural Report
- Annex S - Economic Contribution Report
- Annex T - Commercial Space Scale Response

Exhibition documents were made available for the public to view at the following locations:

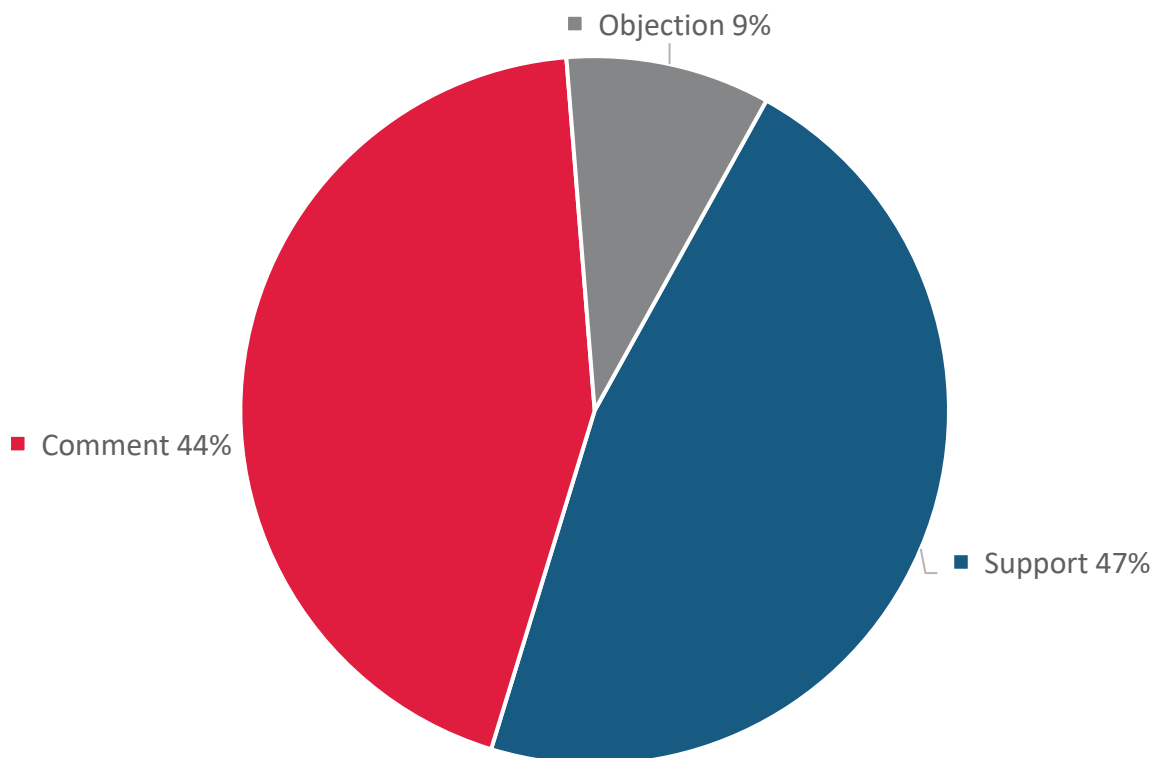
- Town Hall Customer Service Centre, Level 2, 456 Kent Street, Sydney
- Surry Hills Library, 405 Crown Street, Surry Hills
- Ultimo Library, Level 1, Ultimo Community Centre, 40 William Henry Street, Ultimo

Feedback Overview

A review was undertaken of the submissions received during the dual exhibition to identify those made in relation to the Draft Strategic Vision, those made in relation to the Western Gateway rezoning proposal and those which referred to both proposals. A total of 94 submissions were received for both proposals. Below is a summary of submissions received for each proposal and the key issues raised for each.



Draft Strategic Vision Submission Overview



A total of 77 submissions in response to the draft Strategic Vision were received. This includes the following.

- 58 submissions received from the community.
- 15 submissions received from non-government organisations including:
 - BIKEast;
 - YHA Australia;
 - ISPT Pty Ltd;
 - The National Trust;

- Save the Powerhouse;
- University of Technology Sydney (UTS)
- Property Council NSW;
- Action for Public Transport NSW;
- Architecture Foundation Australian
- Camperdown Ultimo Collaboration Area Alliance; and
- Toga.
- 3 submissions received from government agencies including:
 - Environment Protection Authority;
 - Sydney Local Health District; and
 - Heritage NSW.
- 1 submission received from the City of Sydney Council.

Of the 77 submissions received, 8 object to the proposal and 69 are in support or neutral.

It should be noted that some submissions which objected to the proposal did raise support for certain aspects of the proposal such as:

- improved pedestrian connections across the precinct linking the surrounding character areas (Redfern, Surry Hill, Chippendale, etc); and
- introducing green open space over the rail yard.

The submissions in support of the proposal indicated support on the grounds that development of the Central Precinct would revitalise the area and lead to an improved and diverse range of **active uses** and services for the public, workers, domestic and international visitors and the local community. Submissions in support particularly approved of the proposal for **commercial uses** and **jobs** (10% of submissions received) in the precinct and active uses such as **retail**, food and beverage, **entertainment** and **night-time activation** uses in the precinct (12% of submissions received).

Submissions also supported the opportunity to **improve pedestrian and active transport connections** across the Central Precinct, linking currently disconnected neighbourhoods and unique character areas of Surry Hills, Chippendale, Haymarket and Redfern (24% of submissions received).

A review of the community submissions (excluding agency) identified the following key issues raised across the submissions:

- The potential of the proposed development to improve **pedestrian connections** across the Central precinct linking disconnected surrounding suburbs was supported (24% of submission received);
- The provision and quality of additional **open space and public domain** across the precinct is generally supported (21% of submissions received) while there are some concerns relating to potential **overshadowing** of key existing public space of Prince Alfred Park created by the new development (5% of submissions received);
- Improvements to the **cycling network** through the precinct and surrounds, was a key issue raised through submissions (18% of submission received); The proposed improvements to **transport interchange** (9% of submissions received), in particular **rail infrastructure and service upgrades** were generally supported (17% of submissions);
- Concern the proposed development may not appropriately respond to **heritage significance** of Central Station and surrounds and in particular the proposed development may detract from the prominence and character of the sandstone clock tower (9% of submissions received);
- The proposed commitment to **environmentally sustainable design** for the precinct is supported (9% of submissions) and;

- **Pedestrian safety** was raised for specific intersections (Devonshire and Elizabeth Street crossing) due to the existing high volumes of pedestrian movements intersecting traffic and light rail movements. (2% of submissions received).

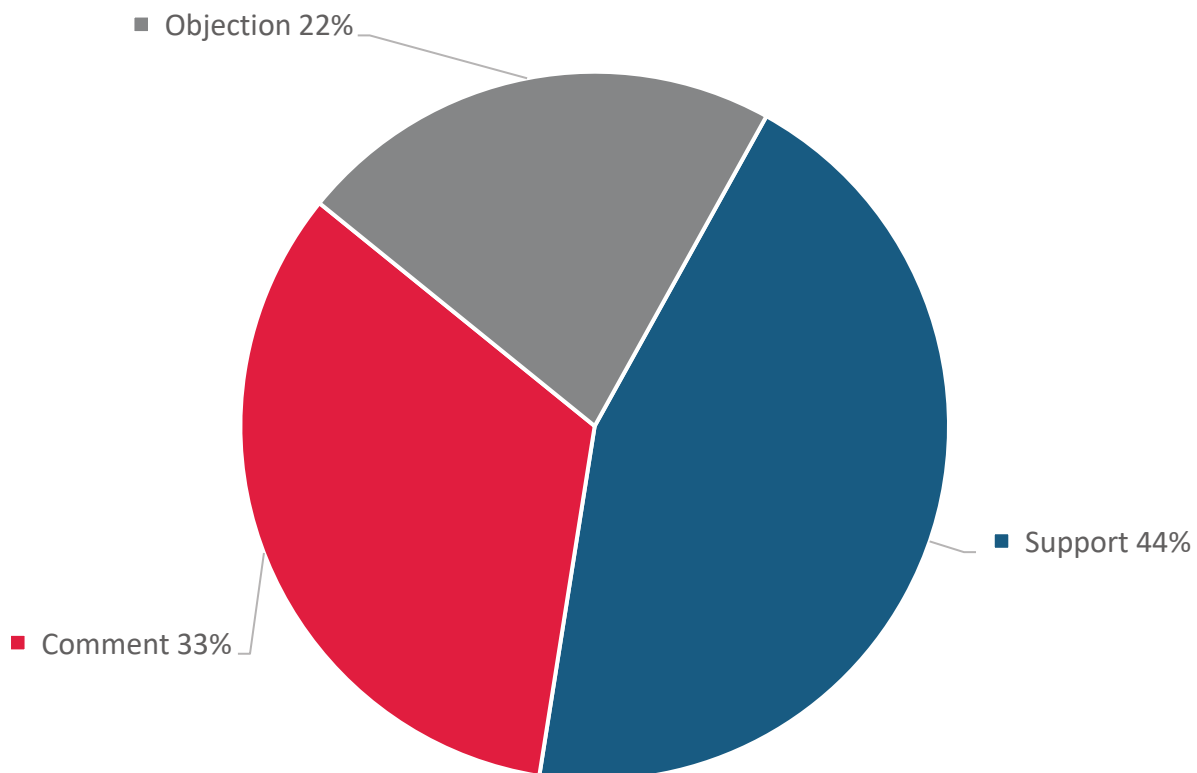
Other issues raised by the community include:

- Concern the proposed over station development would negatively impact the visibility, character and experience of the Central rail yards and tracks (5% of submissions received);
- The preference for certain land uses including **community spaces** such as a library and a **tourist information** centre (5% of submissions received); and
- Objection to **student accommodation** uses in the precinct (1% of submissions received).

Other matters raised in the submissions but not relevant to the matters placed on exhibition include:

- Alternate proposals for the development of Central Precinct to include the development of a sports stadium above the station;
- The potential for the proposal to support any future plan for high speed rail; and
- The potential to extend the proposed over station development towards Redfern station.

Western Gateway Rezoning Proposal Submission Overview



A total of 28 submissions in response to the Western Gateway Rezoning Proposal were received. This includes the following.

- 16 submissions received from the community.
- 8 submissions received from non-government organisations including:
 - YHA Australia;
 - Save the Powerhouse;

- The National Trust;
- UTS
- Property Council NSW
- Frasers Property Australia and Dexus Funds Management Limited Consortium
- Toga
- Action for Public Transport NSW;
- 3 submissions received from government agencies including:
 - Environment, Energy and Science (EES) Group
 - Heritage NSW; and
 - Sydney Local Health District.
- 1 submission received from the City of Sydney Council.

Of the 28 submissions received, 6 object to the proposal and 22 are in support or neutral.

It should be noted that submissions received for the Western Gateway rezoning proposal also raised issues that considered broader issues relating to the Draft Strategic Vision for Central Precinct. Submissions which referred to both the draft Strategic Vision and the Western Gateway raised issues of pedestrian connectivity, active transport and heritage concerns.

The submissions received for the Western Gateway rezoning were mostly in support of the proposal or neutral. Submissions in support indicated approval of the proposed **commercial uses** and floorspace for the Western Gateway (19% of submissions received), particularly **technology and knowledge-based industries** occupying the space as major tenants of the Western Gateway and the wider Central precinct (30% of submissions received).

A review of the community submissions (excluding public agencies) identified the following key issues raised across the submissions:

- Concern the proposed development may not appropriately respond to **heritage significance** of Central Station and surrounds (5% of submissions received), in particular submissions noted the concern that proposed development may detract from the prominence and character of the sandstone clock tower and the rail yards;
- The proposed **land uses** considered for the precinct including the **technology ecosystem** commercial floorspace and proposed **retail** and **entertainment/nightlife** active uses are generally supported (19% of submissions received);
- The provision of **public space** in the Western Gateway sub-precinct (33% of submissions received) and the introduction of additional or upgraded **western access** to Central station was viewed as a significant benefit of the proposal (11% of submissions received);
- Concern that the **density** and **height** proposed would create negative impacts (14% of submissions received);
- High **sustainability** targets should be included to address the increased energy and emissions the proposed density will introduce (14% of submissions received); and
- Ensuring that the proposed planning framework and development of the Western Gateway does not **overshadow Prince Alfred Park** (7% of submissions received).

Secondary issues raised by the community include:

- **Minimising car access** into the Western Gateway.
- Submissions viewed the proposal as an opportunity **to improve and upgrade the streetscape** to Railway Square however also noted concern that the proposal did not indicate upgrades to **existing pedestrian street connections** surrounding the precinct.

Key Feedback - Community

Draft Strategic Vision – Key Community Feedback

Land Use

- The Central Precinct should be an extension of the Central Business District (CBD) with jobs focused around Central Station.
- Unused space should be improved by the proposal, in particular commercial uses supplemented with retail and entertainment uses.
- The proposal will make Sydney a more attractive place for businesses, start-ups, entrepreneurs and tech companies.
- The proposal provides an opportunity to rejuvenate nightlife and support Sydney's night time economy.
- More community uses and spaces should be planned for the precinct.

Heritage

- The proposal is an opportunity to revitalise the area whilst emphasising unique heritage aspects.
- The proposed development may obscure views of Central Station and impact its heritage value.
- The heritage significance of the rail yards and flying junctions should be acknowledged. **Appendix A, Figure 4.**

Pedestrian and Cyclist Connections

- The pedestrian connections in the area should be improved. In particular, access between Surry Hills, Chippendale and Haymarket.
- The proposal should address pedestrian safety.
- The proposal should prioritise walkability and people rather than cars.
- The project should incorporate an expansion of separated bike lanes to allow for better connections into the CBD. The proposal should describe proposed cycling infrastructure upgrades.

Transport

- The proposal is an opportunity to improve access to Central Station, increase rail capacity and upgrade Central Station.
- The proposal does not address capacity issues in the rail network. The plans should consider increasing the capacity of the rail network.
- The proposal is an opportunity to improve the bus interchange.

Open Space and Public Domain

- A proportion of the Central precinct should maintain public open space and open sky views.
- The proposal should consider the potential for a major public square.
- Public space should be provided as part of the over station development to balance the proposed density.
- Roads and walkways should be lined with trees and public spaces with parks and green spaces.

- Prince Alfred Park should not be encroached upon by future development.

Overshadowing

- The proposal should not overshadow Prince Alfred Park.

Environmentally Sustainable Design

- The proposals should increase urban tree canopy and be sustainable in terms of energy use and use recycled water.
- The proposal should seek net zero emissions by 2050 to 2040, to drive more sustainable approaches.

Western Gateway Rezoning Proposal – Key Community Feedback

Land Use

- Having tech companies as major tenants is supported and could create a Silicon Valley style tech precinct in Sydney.
- Proposal should encourage retail and hospitality venues with character with licences that allow trading into the night.

Built Form

- The proposal provides opportunity to upgrade the streetscape of Railway Square
- Concern the increases in height are excessive and will increase canyoning, sky-exposure and visual impacts.

Heritage

- The historical Central Station building should not be overwhelmed by the modern additions of the proposed Western Gateway development.

Open Space and Public Domain

- Extra public space and a new western access to the station are supported.
- Support for more trees and greening in the precinct.

Pedestrian and Cyclist Connections

- The proposal should include and prioritise active transport, including walking and cycling and minimise access for cars.
- Safe, easy movement should be maintained for all, including people with specific mobility requirements.
- Cycling access should better connect the Central transport interchange with surrounding local areas, as well as local and regional cycling routes.

Overshadowing

- The proposal should ensure that Prince Alfred Park is not overshadowed by the new development.

Wind Impacts

- Concern that the proposed development would contribute to the negative wind impacts in an existing wind-affected part of Sydney.

City of Sydney Submissions

Draft Strategic Vision Submission

The City of Sydney submission noted strong support for the redevelopment of the land above and around Central Station with a planning approach that is people focused, place led and prioritises jobs growth. The City's submission supports the strategic aims presented in the draft Strategic Vision in particular:

- The delivery of employment space to accommodate jobs growth
- The focus on providing globally competitive innovation and technology jobs
- Providing high urban amenity in the built form and improving the transport function of the precinct
- The strategic intent to reconnect Central Sydney to Ultimo, Haymarket, Chippendale and Surry Hills
- Commitment to design excellence ensuring well designed people focused places
- Enabling improvements to pedestrian safety and comfort of the precinct.

Summary of Key Issues and Recommendations

Vision Statement

The City supports the draft Vision however suggests a stronger emphasis on the place and social characteristics of the precinct and on achieving high-quality design to support the proposed range of land uses:

“Central Precinct will be a vibrant and exciting place that unites a world-class transport interchange with innovative **and diverse** businesses and **high-quality** public spaces. **It will be an exemplar for design, sustainability and connectivity**, celebrate its **unique built form and social and cultural** heritage and become a centre for the jobs of the future and economic growth”.

The City suggests that greater consideration should be given to strategic land uses which support the night time economy including cultural infrastructure, diverse entertainment, food and beverage and creative uses to help attract skilled workers and visitors to the precinct.

Preliminary Precinct Plan

The Precinct Plan should include the boundaries of each sub-precinct and include a high-level indication of land use priorities to provide a better transition and understanding of the character statements. The Precinct Plan should also provide guidance on the purpose and potential uses of proposed public space and movement corridors. **Appendix A, Figure 6.**

The City supports the proposed Precinct Plan principles however recommends that these principles be incorporated into the planning priorities for the sub-precincts in order to provide a clear direction for developing the strategic framework for the precinct.

Planning Priorities and Character Statements

The City supports the themes and planning priorities however suggests a series of recommended changes to wording to emphasise key points. See example below:

“Add a planning priority relating to building design that appropriately responds to the precinct's heritage elements and builds on the vibrant intimately-scaled network of businesses and uses that to serve the local community”

The City support the Character Statements developed for each sub-precinct however suggest strengthening the statements to provide clearer place and function specific guidance for the future development of each sub-precinct. Recommendations include:

- a contextual analysis of the specific challenges for each sub-precinct;
- a high-level indication of staging for each sub precinct; and
- addition of movement corridors as an overlay.

Future Strategic Framework and Planning Pathway

The City note that the draft Strategic Vision will be developed into a Strategic Framework for the precinct. The City expresses concern that making the planning controls for the Western Gateway prior to developing and finalising the Strategic Framework for the whole precinct could impact the design quality and objectives of the other sub-precincts.

The City recommends developing the whole precinct Strategic Framework prior to finalising the planning controls for the Western gateway sub-precinct to ensure:

- The orderly delivery of key public spaces, movement corridors and public domain elements, such as the 'Third Square' in the Western Forecourt sub-precinct;
- The equitable distribution of uplift and precinct-scale solutions relating to solar access, wind, air quality, waste and water management issues;
- Transparency in decision-making in relation to planning outcomes for the entire Precinct; and
- Holistic consideration of both State and local infrastructure, including needs assessment and a framework for contributions and timely delivery.

Western Gateway Rezoning Proposal Submission

The City supports the focus on public transport and walking, the provision of detailed design guidance through the draft 'Western Gateway Design Guide' and the requirement for a competitive design process in the Western Gateway rezoning proposal however raises a number of issues to be addressed in the draft SEPP.

Summary of Key Issues and Recommendations

Infrastructure

State and local infrastructure required to support the proposal and the provision of a definitive contributions framework to ensure the commitment for the timely delivery of infrastructure should be considered and determined prior to finalising the planning controls;

Strategic Land Uses

The planning controls need to ensure that the future development applications for Block A and B provide a strong emphasis on innovation and technology-based uses in order to ensure the vision is met.

Movement Access and Public Space

The Design Guide should:

- delineate useable public space from vestigial publicly accessible spaces as part of movement corridors;
- ensure that an overarching transport strategy for the entire sub-precinct is provided to ensure consistent approach to managing traffic impacts, servicing, car parking, staging and managing pedestrian and vehicular access for the precinct; and

- ensure cyclist and pedestrian access and safety is prioritised by ensuring future movement corridors are at-grade.

Sustainability

The Design Guide should:

- ensure new development in the sub-precinct is to include an ESD Strategy that demonstrates how the following targets will be met:
 - 6-star NABERS Energy Rating for commercial uses with a commitment agreement
 - 4.5-star NABERS Energy Rating for hotel uses with a commitment agreement
 - 4.5-star NABERS Water Rating for commercial uses
 - 4-star NABERS Water Rating for hotel uses
 - Platinum core and shell WELL Rating (version 2) for commercial uses
 - 6-star Green Star Design and As-Built rating (version 1.2)
- ensure that new development achieves net zero emissions by being highly efficient and using a minimum of 100% renewable electricity and employing other strategies such as maximising on-site generation, purchasing renewable electricity generated off-site and purchasing gold class offsets for remaining energy; and
- ensure new development in the precinct includes an Integrated Water management Strategy.

Design Quality

The Draft Design Guide should:

- ensure protection of sun access on existing and future public spaces;
- apply 75-80% envelope efficiencies to ensure flexibility for articulation and design;
- provide appropriate building separation to address interface issues, maintain view corridors and address wind issues, including:
 - providing an absolute minimum 30m separation between Block A and B;
 - ensuring open to sky between Block A and C; and
 - ensuring a minimum 3 metre setback above the podium for Lee Street setback.
- ensure building envelope design does not generate public domain wind effects (temporary structures are not considered sufficient to adequately mitigate wind impacts);
- Provide a wind map identifying critical points in the public domain;
- Maximise active building frontage to 80%; and
- Specify that architectural design competitions involve no less than five competitors.

Submissions from NSW Government Agencies

Heritage NSW (Delegate of the Heritage Council of NSW)

Submission on the Draft Central Precinct Strategic Vision and Western Gateway Rezoning Proposal

Key Issues: Impacts of the proposed density and height on existing significant heritage items.

Summary:

The submission notes the State and local heritage listings in the Central SSP and in particular identifies the Main Terminus Building, the Clocktower, Mortuary Station, the Bradfield Flyovers, the former Parcels Post Office and the Inward parcel Shed as items of high heritage significance.

Appendix A, Figure 4.

The submission recommends that a consistent approach is taken in the design of the various proposed sub precincts (**Appendix A, Figure 5**) to ensure the legibility of the whole State heritage listed site and to additionally retain the character of the predominate use of the railway station.

The submission notes the Draft Strategic Vision identifies potential areas of density and height across the precinct. The submission does not support large scale development in the:

- Central Station sub-precinct, noting that large scale development would significantly impact the landmark qualities of the Main Terminus building, the Clocktower and the northern concourse. **Appendix A, Figure 4**; and
- Regent Street Sidings, noting that the proposed scale does not respond to the character and scale of the area and would adversely impact the prominence of Mortuary Station. **Appendix A, Figure 5**.

Other precincts are recommended to ensure that well considered design ensures heritage values and views are maintained in the precinct.

Regarding the Western Gateway rezoning, the submission notes the sensitive heritage environment, in particular the design, siting, visual connection and dominance of the Main Terminus/Clocktower and the former Parcels Post Office buildings in the precinct. It is recommended that detailed consideration of the form of any approved buildings in the precinct respect the heritage values and legibility of these existing items.

The submission notes that the proposed forms of the Western Gateway rezoning proposal are not sympathetic or responsive to the predominate heritage items in the precinct or the streetscape and recommend reducing the maximum building heights to reduce adverse visual impacts to heritage items.

It is recommended that any new development contribute to a uniform connected public realm which includes high end heritage interpretation to inform the public of the unique heritage values of the area from the Aboriginal custodianship to nineteenth century urbanism and industrial revolution.

Environment, Energy and Sciences Group (Formerly Office of Environment and Heritage)

Submission on the Western Gateway Rezoning Proposal

Key Issues: Habitats for threatened and protected species.

Summary:

It is unlikely that the Grey-headed Flying-fox will be impacted by the rezoning.

It is recommended a microbat survey is undertaken as the sub precinct may provide habitat for threatened and protected microbats.

Sydney Local Health District

Submission on the Draft Central Precinct Strategic Vision

Key Issues: Public health and wellbeing; Aboriginal culture and community, Sydney Dental Hospital heritage listing.

Summary:

The submission recommends public health, equity and wellbeing are promoted to be a key theme of the strategy – designing for people with disability, homeless populations and the ageing/elderly.

The submission recommends a stronger emphasis on culture and identity of Aboriginal communities should be introduced into the Draft Strategic Vision and any future planning.

In respect of the sub-precincts, SLHD would like greater clarity on the impact of the proposed developments on the heritage listed Sydney Dental Hospital. It should be noted as well in the commentary that the SLHD is currently supporting the development of primary health care services at the Sydney Dental Hospital.

Environment Protection Authority

Submission on the Draft Central Precinct Strategic Vision

Key Issues: Air quality; noise; water quality; waste and resource recovery; contamination.

Summary:

The submission recommends that the draft vision would benefit from recognition of the urban hazards and the opportunities to preserve amenity and protect the health of the community.

Planning of the Central District provides opportunity to reduce local air emissions and exposure to air pollution impacts through promoting active transport; promoting high sustainability performance and rating tools (NABERS, Green Star, Sustainability Advantage).

The submission recommends that future planning for the precinct considers public health impacts. It is recommended that consideration is given to planning sensitive land uses (residential, child care and aged care) adjacent to road/rail infrastructure which have the potential for significant air or noise emissions. The submission recommends reference to a number of guidance documents from EPA, the Department and City of Sydney to guide future planning.

An acoustic study is recommended to develop appropriate mitigation and management approaches in order to support the proposed day and night activated precinct amongst the other land uses.

The submission notes that the precinct is subject to urban hazards of soil and groundwater contamination and recommends that the precinct is investigated for contamination. Upfront planning of the area is recommended to be developed to set directions for the planning controls and development which could ultimately support the requirements of SEPP 55.

The submission additionally recommends water sensitive urban design should be a key element of built form and public domain achieving design excellence in the precinct.

Submissions from Organisations

University of Technology Sydney (UTS)

Submission on the Draft Central Precinct Strategic Vision

Issues: Governance; land use; connectivity.

Summary:

The submission recommends that an appropriate governance structure will need to be put in place to ensure the continued involvement of key stakeholders, such as UTS and other local education and health institutions.

UTS advocates that a more holistic approach to unlocking the full potential of the Innovation Corridor is necessary. Focussing and fast tracking the Central Precinct should not be at the expense of other equally important areas of the Innovation Corridor, such as UTS, Powerhouse Museum, Sydney University and Royal Prince Alfred Hospital. Great leadership and collaboration between all stakeholders are key to success.

UTS requests that residential uses on the Central SSP edge adjoining existing low scale neighbourhoods should be a subordinate use in the context of the overall SSP and should remain low-rise.

Expansion and improvement of the Lee Street tunnel and redevelopment of underground tunnel from the Western Gateway sub precinct through to Mortuary Station and the Goods Line must be delivered as part of the first stage of works for the overall renewal of Central Station.

UTS would like to be consulted and involved in the design phase of the new bus interchange at Railway Square.

Submission on the Western Gateway Rezoning Proposal

Issues: Commercial land use; pedestrian connectivity; upgrading existing pedestrian networks beyond the precinct.

Summary:

UTS is supportive of the Western Gateway concept. The submission recommends that the proposed technology and innovation strategic land uses are ensured in the planning framework and that residential land uses are restricted.

The submission requests that improvements to existing pedestrian networks beyond the sub-precinct should be considered in order to address the high volume of movement in the area. Additional analysis of future pedestrian flows should be undertaken. Improvements to connections such as the Lee Street Tunnel are recommended to be required as part of the Western Gateway rezoning proposal and should be delivered as part of development of the precinct.

Camperdown-Ultimo Collaboration Area Alliance

Submission on the Draft Central Precinct Strategic Vision

Issues: Connectivity; transport; day and night activated uses; Aboriginal culture.

Summary:

The Camperdown Ultimo Collaboration Area Alliance support the Draft Strategic Vision and request that they are consulted with throughout the planning process. The Alliance emphasise the following issues as important for the success of the precinct:

- A key role in delivering a connected place – at a local, metropolitan and regional level (an “integrated transport strategy” - transit, local public transport, active transport, linking the three collaboration area nodes - Haymarket, Camperdown, Eveleigh);
- A 24 x 7 place, and a generational place for 15-30yr age group (attract tech sector targeted talent);
- An opportunity for catalyst projects including delivery of “more dignified” and higher amenity connections along Broadway/Parramatta Rd and City Rd;
- A place which celebrates the connection to Aboriginal heritage, lands and cultural assets; and
- A place for transport innovation (eg. fast train/very fast train) and an urban test bed for a broad range of new technologies.

The National Trust

Submission on the Draft Central Precinct Strategic Vision

Key Issues: Built form; heritage preservation.

Summary:

The National Trust agree with the stated vision and Precinct Plan (**Appendix A, Figure 6**) aims regarding built form and heritage, in particular those which reinforce the heritage architecture and promote context-responsive design.

The National Trust’s submission cites international examples of railway station renewal projects which were achieved without the construction of multiple high-rise buildings.

Submission on the Western Gateway Rezoning Proposal

Issues: Height; Heritage Significance.

Summary:

The National Trust Submission considers that there is a disconnect between the stated aims of ‘context responsive’ design ‘reinforcing the iconic architecture’ as presented in the draft Strategic Vision and the ‘city-scale’ commercial proposals for Block A and B of the Western Gateway.

The height and bulk of the proposals is considered to have an impact on the heritage significance of the Parcels Post Office, Central Station Clocktower and Marcus Clarke Tower. The Rail Yards sub precinct is considered more appropriate for this level of density. **Appendix A, Figure 4.**

The National Trust submission further states that the clearance between the Block A proposal and the Inwards Parcel Shed is not a good example of celebrating the heritage significance of that item.

Property Council NSW

Submission on the Draft Central Precinct Strategic Vision and Western Gateway Rezoning Proposal

Key Issues: Commercial land use; mixed land use and activation; public space; governance.

Summary:

The Property Council submission notes the demand for commercial floor space in the Sydney CBD and the importance of commercial floorspace in generating a globally competitive city.

High quality retail, commercial and community uses are supported and considered important to expand the function of the precinct beyond transport.

The Property Council submission supports residential uses in the Sydney Rail Yards precinct to deliver mixed use activation of the precinct. **Appendix, Figure 5.**

Public space to support the private development is considered important for the success of the precinct. Late night activation, cultural and community uses (including galleries and community spaces) should also be considered in the precinct planning.

A clear governance structure for the precinct should be established to ensure efficiency for private sector involved in the precinct.

YHA Australia

Submission on the Draft Central Precinct Strategic Vision and Western Gateway Rezoning Proposal

Key Issues: Pedestrian connectivity; active land uses; shortage of tourist accommodation.

Summary:

The YHA submission is supportive of the proposals and raised the following issues as important considerations for the precinct:

- Reconnection of the Central Precinct to surrounding suburbs is important to deliver a connected city for visitors and tourists;
- The youth demographic of YHA hostels will benefit from a high quality and 24 hour activated precinct. This is considered to ensure the success of the Precinct; and
- YHA note that the Central precinct is a unique opportunity to deliver short term tourist accommodation in a high quality and well-connected precinct in line with the City of Sydney 2030 Tourism Activation Plan.

BIKEast

Submission on the Draft Central Precinct Strategic Vision

Key Issues: Cycling Network

Summary:

The BIKEast submission raises the issue of the gap in the City's current cycling network and proposes the following new cycling routes to address this:

- East-West cycling connection alongside Cleveland Street to link the George St cycleway and Prince Alfred Park route to Meagher Street Chippendale;
- East-West cycling link between the proposed East-West replacement for the loss of Devonshire St (Randle-Cooper-Arthur) to Railway Square, UTS, the Goods Line and Ultimo;
- Belmore Park needs to be improved for cycle access with a fully dedicated cycle path linked seamlessly to the new facilities in Castlereagh and Campbell streets; and
- North-South access should also be created on the western edge of the site via the Regent Street - Pitt Street

The BIKEast submission notes that a high-quality cycle network and end of trip facilities will be essential for visitors and workers in the Central Precinct.

Next Steps

The applicant, TfNSW will need to consider issues raised in submissions and prepare a report responding to the issues. Based on the submissions received, the applicant will need to consider undertaking additional analysis and consider whether the proposal should be amended to address concerns.

Following receipt of the applicant's response to submissions report and updated proposal (if applicable) the Department will work with the City of Sydney and the Greater Sydney Commission to formally assess the proposal. The Department will then prepare a recommendation regarding the draft Strategic Vision for the Central Precinct and the proposed planning framework for the Western Gateway sub-precinct for consideration by the Minister for Planning and Public Spaces.

Community members who have registered for updates on the Department's Central Precinct webpage will be kept up-to-date by email communications.

Appendix A - Diagrams



Figure 4. Central SSP Key Significant Items Map. Source: Draft Central Precinct Strategic Vision, TfNSW, 2019

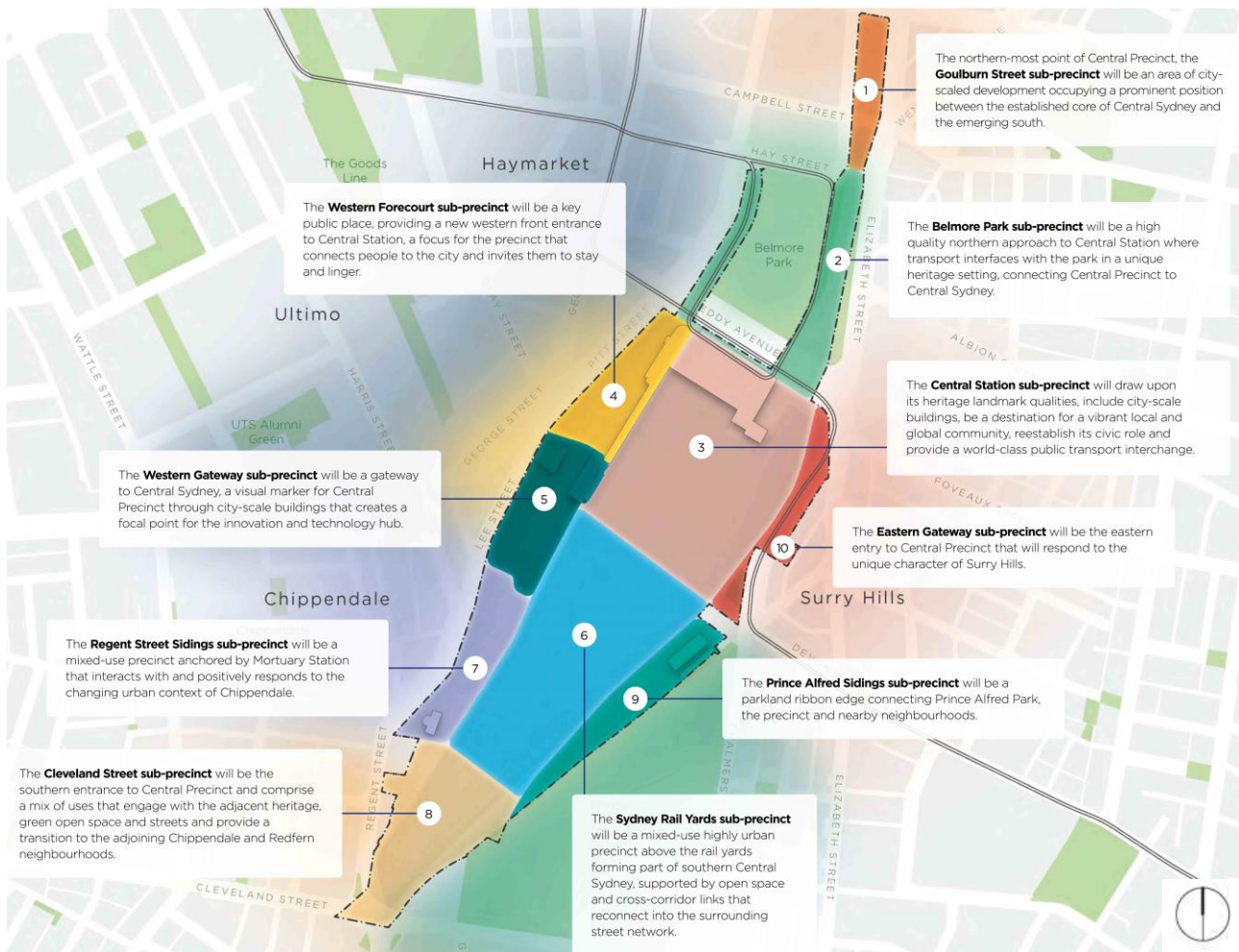


Figure 5. Central SSP Sub-precincts Map. Source: Draft Central Precinct Strategic Vision, TfNSW, 2019



Figure 6. Central SSP Preliminary Precinct Plan. Source: Draft Central Precinct Strategic Vision, TfNSW, 2019

Appendix B - Glossary

State Significant Precincts

State Significant Precincts are areas with state or regional planning significance because of their social, economic or environmental characteristics. They are typically large sites owned by the state government that are of state or regional importance for:

- achieving government policy objectives, particularly those relating to increasing delivery of housing and jobs
- environmental or natural resource conservation
- heritage or historical significance.

State Environmental Planning Policies (SEPPs)

SEPPs are the mechanism by which the State Government rezones and amends planning controls for urban renewal sites, controls development through development standards, protects the environment and ecosystems and controls certain other activities.

In most cases, a SEPP made for a State Significant Precinct will amend the relevant local environmental plan. i.e. the Sydney LEP.

Central Precinct

Central precinct was announced for investigation as a SSP by the Minister for Planning and Public Spaces in July 2019. The Central Precinct is an area of 24 hectares including the lands in and around the Central Station transport interchange, bounded by Pitt Street to the West, Elizabeth and Chalmers Street to the east, Cleveland Street to the south and Eddy Avenue to the north. Central Precinct is proposed to be a new destination for local, regional and global community and will foster new jobs and support the establishment of a technology and innovation precinct within Sydney CBD.

Western Gateway sub-precinct.

The Western Gateway sub-precinct is as the first sub precinct for renewal within the broader Central Precinct SSP. The Western Gateway sub-precinct comprises the Sydney Railway Square YHA site (referred to as Block A), the commercial office block at Lee Street, Haymarket (Henry Deane office block) (referred to as Block B) and the Adina Apartment Hotel and the Henry Deane Plaza (referred to as Block C). A draft SEPP seeks to amend the SLEP 2012 planning controls as they relate to the Western Gateway to facilitate the future redevelopment of the area as the first stage of the renewal program for the broader Central Precinct.

Central Precinct Draft Strategic Vision

The Draft Strategic Vision document sets out the vision for the development of the Central precinct, identifies priorities and key planning considerations including land use and key connections and establishes sub-precincts within the Central SSP. This document will be formalised as a Strategic Framework which will inform the future planning investigation of the SSP Study.

Department of Planning, Industry and Environment (DPIE)

The NSW Department of Planning, Industry and Environment which includes the functions of assessment and determination of major projects, including State Significant Precincts. DPIE are the assessor of the Central Precinct

Transport for NSW (TfNSW)

The landowner and applicant for the Central Precinct and Western Gateway sub-precinct. TfNSW are seeking amendments to the planning controls to support development and renewal of these precincts and are responsible for leading the planning investigations.