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About the Program

What is the Central Precinct Renewal Program?

Central Precinct is the NSW Government's vision to renew up to 24 hectares of underutilised land in and around Australia's busiest transport interchange – Sydney's Central Station, into an exciting new place for business and the community.

We are looking to create a great destination for people, drive the success of [Tech Central](#) and support the vision for a 24-hour economy. The renewal is a long term, city shaping program that will extend the southern Central Business District (CBD), create jobs, improve the area with new and enhanced public open spaces and celebrate the heritage of this iconic world class transport interchange.

What is the planning process for Central Precinct?

Central Precinct has been nominated by the Minister for Planning as a State Significant Precinct, in recognition of its potential to boost investment and deliver new jobs and must follow the SSP planning process set out by the Department of Planning and Environment (DPE).

With the [Central Precinct Strategic Framework](#) in place to guide the renewal, we've been working with stakeholders and the community to develop an SSP Study and indicative masterplan of the Precinct. The SSP planning process for Central Precinct identifies a new statutory planning framework for Central Precinct. This involves two key stages:

- **Stage 1:** Development of the Central Precinct Strategic Framework from a draft Strategic Vision
- **Stage 2:** Preparation of an SSP study with associated technical analysis and community and stakeholder consultation which will culminate in the gazettal and adoption of a precinct specific planning framework.

What Stage of the planning process is Central Precinct at?

The Central Precinct is currently in Stage 2 of the SSP process. In this stage, Transport is required to complete a State Significant Precinct Study, which includes a range of technical studies, a program of consultation and the development of an indicative masterplan and draft planning controls.

The State Significant Precinct Study is now on public exhibition by DPE from Monday 22 August to Monday 19 September 2022. Submissions to the exhibition will be assessed, and a recommendation will be made to the Minister for Planning for determination. All submissions are to be sent to DPE before the close of the exhibition period.

Following this determination and the adoption of the new planning framework, more detailed planning processes such as State Significant Development Applications (DA) can be prepared and lodged for specific parts of the precinct.

What is a State Significant Precinct?

State Significant Precincts are areas that the Minister for Planning considers to be matters of State or regional significance, because of its social, economic or environmental characteristics. These areas can play a particularly important role in achieving Government policy objectives, including those relating to increasing the supply of housing and employment in key locations, and improving housing choice and affordability.

What are the criteria for a State Significant Precinct?

A State Significant Precinct must demonstrate it is a matter of State or regional planning significance because of its social, economic or environmental characteristics. Proposals are assessed against the following criteria to determine their significance to State or regional planning objectives:

- a large area of land within a single ownership or control, typically Government owned
- be of State or regional importance in achieving Government policy objectives, particularly those relating to increasing delivery of housing and jobs
- be of State or regional importance for environmental or natural resource conservation
- be of State or regional importance for heritage or historical significance.

For more information about the State Significant Precincts Guidelines visit <https://www.planning.nsw.gov.au/Plans-for-your-area/State-Significant-Precincts>

What is a SSP Study?

The SSP Study is a series of documents that describe the proposal and provide technical analysis. Key benefits, function, form, impacts and mitigations are detailed throughout the SSP Study to demonstrate how the proposal will operate and to inform the Minister for Planning's decision on whether to approve the proposed new planning framework.

What is the purpose of the Central Precinct indicative masterplan?

Before Central Precinct can become an exciting new place for the community and businesses, we need to update the planning controls. The SSP Study proposes a new planning framework that will guide the design of the Precinct and includes an indicative masterplan to demonstrate the potential outcome.

What is the difference between a rezoning process, a DA and a SSP process?

A **rezoning** process **changes the existing planning controls** that apply to land such as land use zoning, height and floor space ratio. While a rezoning changes the things that are considered as part of development, it doesn't lock in specifics, and a State Significant Development Application still needs to be lodged to actually develop land.

A State Significant Precinct (SSP) process is a form of rezoning to change the existing planning controls that apply to land for a precinct that the Minister for Planning deems to be State Significant. They are often large and complex projects however, **a SSP process does not go into a detailed DA level. This means it does not lock in a single solution and does not approve particular buildings.** Like a rezoning, a DA will also be required after the SSP process.

A Development Application (DA) or **State Significant Development Application (SSDA)** provides planning approval for a **specific, detailed proposal**. A DA or SSDA locks in specifics, including floorplans, colours scheme and landscaping. An important consideration in deciding a DA or SSDA is whether it is consistent with existing controls.

Why are we rezoning the land?

In order to support the needs of a growing southern CBD, we need to rezone the area. Building on the strengths of the area, the SSP rezoning proposal will seek to revive Central Station as a world class transport interchange, deliver new public opens places and mixed-use spaces for commercial, housing, education, cultural and community facilities. The SSP Study also identifies the need for design excellence to ensure quality buildings and community outcomes are delivered in the future renewal of the Precinct.

Can the indicative masterplan be amended following its approval?

The Central Precinct masterplan will be a blueprint for the precinct's vision and development. This masterplan will set out a long-term plan for the site and will be developed further as more detailed plans for the site are made following further engagement with stakeholders and the community.

Why renew Central now?

As the needs of the city are changing, we're planning for the future now. Renewing Central Precinct will expand and revitalise Central Station and transform this underutilised part of Sydney from a place that people simply move through to one where they want to visit, work, relax, connect and socialise.

The rezoning proposal builds on the strengths of the area and supports the needs of a growing southern CBD including reviving Central Station as a world class transport interchange, delivering new public opens places and mixed-use spaces for commercial, housing, education, cultural and community facilities.

The SSP Study also identifies the need for design excellence to ensure quality buildings and community outcomes are delivered in the future renewal of the Precinct.

Who has been consulted to date about the proposed renewal?

We are committed to consulting with key stakeholders and the community throughout the planning process for a renewed Central Precinct.

Community and stakeholder engagement has been an important factor in shaping the broader framework for the site, and informed the development of the Strategic Vision, which was publicly exhibited in 2019.

Consultation with key stakeholders in 2021 and 2022 helped to inform the SSP and indicative masterplan. Feedback from a diverse range of stakeholders has helped to inform the renewal plans including First Nations stakeholders, City of Sydney, key agencies, precinct neighbours, peak bodies, social service providers, regional and outer metropolitan customers, students, young women, disability representatives and community representatives. We'll continue to work with key stakeholders and the community on the plans for the project.

How does the planning for Central Precinct address Aboriginal culture and the importance of country?

Aboriginal Cultural heritage and Connection with Country are key components of the Central Precinct SSP Study. Country and its significance within Aboriginal cultures will inform all planning for Central Precinct. The Central Precinct Connecting with Country framework ensures Country is considered in each phase of the development with the chance to expand and build upon it at all levels of governance, design and experience. The Central Precinct Connecting with Country Framework aligns with the Government Architect NSW's draft Connecting with Country Framework and was developed with on-Country input and advice from the aboriginal community.

Has the planning for Central Precinct been coordinated with other precincts and projects?

The Central Precinct Renewal Program has worked with stakeholders to ensure that neighbouring precincts and major projects in the area are integrated with the planning for Central Precinct. This includes [Tech Central](#), [Redfern and North Eveleigh Precinct](#) as well as [Central Station Metro](#) and [More Trains, More Services](#).

What is Tech Central and what is its role in Central Precinct?

Tech Central is the Government's commitment to create the biggest technology hub of its kind in Australia. Tech Central will provide up to 50,000 square metres of affordable space for start-ups and scaleups in the heart of Sydney — a location with great heritage, vibrancy, culture and activity, supported by excellent transport to Greater Sydney, rural and regional New South Wales (NSW) and into international markets.

Renewing Central Precinct will drive the success of Tech Central by realising a significantly expanded Central Business District (CBD) economy by creating the jobs of the future in an exciting and vibrant setting.

How can I provide feedback?

DPE has placed the Central Precinct Renewal SSP Study on public exhibition until **Monday 19 September 2022**. We encourage the community and stakeholders to make a submission during this time.

Making a submission is an important part of the SSP planning process. DPE must receive your submission before the close of the exhibition period.

To provide feedback online, visit [DPE webpage](#)

If you cannot lodge online, a written submission can be posted to:

Attention: Director Eastern
Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

To make a written submission you must include:

1. Your name and address
2. The name of the proposal application
3. The application number that your submission is relevant to
4. A brief statement on whether you support or object to the proposal
5. The reason(s) why you support or object to the proposal

Anyone lodging submissions must declare reportable political donations (including donations of \$1000 or more) made within the previous two years. For more details, and a disclosure form, go to planning.nsw.gov.au/donations or call 1300 305 695.

All submissions and information obtained during the public exhibition period will be used in accordance with the *Privacy Act 1988*. All submissions received are regarded as public documents and any information contained in them can be published in subsequent assessment documents. Copies of the submissions received may be issued to interested parties.

If you want DPE to delete your personal information before publication or do not wish for the information to be distributed, please make this clear at the top of your submission.

If you have any questions about the submissions process, call DPE on **1300 305 695** or email **majorprojectssupport@planning.nsw.gov.au**

What happens after the exhibition period?

After the exhibition period, DPE will provide Transport with a copy of all submissions and a summary of issues raised. Transport will prepare a Response to Submissions Report and submit it to DPE for assessment. The report will be made publicly available and will inform the Minister for Planning's decision on the proposal.

Want to know more?

This Frequently Asked Questions document provides an overview of Central Precinct Renewal Program and the planning process for a rezoning proposal.

To learn more about the Central Precinct Renewal Program and view more Frequently Asked Questions on Culture and Heritage, Place and Destination, People and Community, Environmental Sustainability, and Mobility and Access visit:

<https://www.transport.nsw.gov.au/projects/current-projects/central-precinct-renewal-program>

For more information about the planning process visit:

<https://www.planning.nsw.gov.au/Plans-for-your-area/State-Significant-Precincts>