



Green Square Town Centre – Town Core Sites Statement of Community Benefits and Contributions

Summary

The City of Sydney has established a comprehensive regime of contributions to ensure that appropriate infrastructure and community facilities are provided in and around the Green Square Town Centre. The contributions embrace:

- provision of community facilities and other benefits under Section 94
- affordable housing provision, and
- delivery of essential infrastructure for the Town Centre via Development Rights Contributions under the Infrastructure Strategy.

Green Square Consortium (GSC) and Landcom propose to make monetary contributions in respect of these various policies. Specifically, GSC and Landcom propose to make monetary contributions for Development Rights and will rely on the City of Sydney to deliver essential infrastructure and public domain, as contemplated in the Infrastructure Strategy.

It is anticipated that the final arrangements for payment across the range of contributions will be negotiated as part of a voluntary planning agreement.

Section 94 Contributions

The required Section 94 contributions are set out in the City of Sydney Development Contributions Plan 2006, with Green Square Town Centre located within the Southern Precinct contribution area.

GSC and Landcom propose to make monetary contributions based on the current plan and rates applicable at the date of lodgement, and calculated on the total floor space proposed.

GSC and Landcom retain an interest in delivering the proposed community facility within the Town Centre as works in kind and would welcome the opportunity to discuss this further with Council.

Affordable Housing Contributions

The Green Square Affordable Housing DCP 2002 establishes requirements for the provision of Affordable Housing throughout Green Square. The provisions can be satisfied through delivery of affordable housing within a development or by payment of a monetary contribution.

At this point in time GSC and Landcom intend to make monetary contributions towards the provision of affordable housing based on the rates applicable at the date of lodgement, and calculated on the total floor space proposed.

However, GSC and Landcom are also actively exploring a range of opportunities to deliver affordable housing within the Town Core Sites and may adopt a delivery approach if possible.

GSC and Landcom further note that the current affordable housing provider for Green Square, City West Housing, has reached agreement with the City of Sydney to purchase a portion of the former South Sydney Hospital Site (within Green Square Town Centre) for the delivery of affordable housing. While there is no direct nexus between affordable housing contributions and specific projects, it is likely that any monetary contributions from the Town Core Sites will in part fund the delivery of affordable housing within the Town Centre on the former South Sydney Hospital site.

Development Rights Contributions

The Infrastructure Strategy outlines the required essential infrastructure to service development of the Town Centre and establishes a regime for delivery of this infrastructure. The establishment of a Development Rights Scheme is central to funding the essential infrastructure costs.

In accordance with the Infrastructure Strategy, Landcom GSC and Landcom will:

- Dedicate land identified as Public Domain Zone to Council, and
- Make monetary Development Rights contributions.

GSC and Landcom will rely on the City of Sydney to deliver the essential infrastructure, as contemplated in the Infrastructure Strategy, on a timetable that supports the proposed staging of the development. It is expected that the staging and timetable for infrastructure delivery will be agreed in a voluntary planning agreement.

GSC and Landcom propose to make monetary contributions calculated on the 'base' gross floor area permitted under the current Town Centre LEP for the relevant sites – being 161,100 sqm. The total Development Rights contribution payable on this floor area is \$35.8 million.

GSC and Landcom believe that the Planning Proposal does not materially alter the scope or cost of the majority of essential infrastructure and there is no justification for levying additional Development Rights contributions. While GSC and Landcom Consortium do not have access to Council's detailed cost plan to carry out a detailed analysis, indicative analysis suggests that the various changes resulting from the Proposal will balance out in terms of overall costs.

The exception to this statement is utility services, which account for less than 5% of the Council's published essential infrastructure budget. GSC and Landcom confirm that they will meet the costs associated with any additional utility capacity that is specifically required to service the proposed additional floor space.

Public Benefits

A range of additional public benefits will be delivered through development of the Town Core Sites. These public benefits have been classified in two broad categories – general benefits that arise from development of the Town Core Sites under this Proposal, and specific proposals for various program and initiatives.

There are a range of benefits that will result from the Proposal, including:

- Providing a vibrant and active retail environment that will service the local community and foster a strong local character
- Facilitating the delivery of a major new public domain (plazas) by activating the adjoining sites as a catalyst for delivery
- Creating a fine-grain, pedestrian friendly environment that embraces the Sustainable Sydney 2030 principles
- Improving access and permeability through sites that are currently inaccessible to the public, which will particularly benefit existing communities to the east of the Town Centre seeking to access the Green Square Railway Station
- Providing of a variety of retail and office spaces that will support key services, such as medical suites, small business and child care.

Landcom and Green Square Consortium have also developed proposals for a range of initiatives that will be implemented as part of the development, including:

- Appointing a Place Manager for a period of four years following occupation of the first development to coordinate community development activities
- Delivering a range of community and social programs in partnership with local organisations
- Implementing a 'welcome program' and providing key community information to all new residents
- Providing a bicycle to each new household with the Town Core Sites to support sustainable and health transport options
- Consulting with independent experts such as City Futures Institute, UNESCO Growing Up in Cities Project, Heart Foundation and UTS Designing Out Crime Unit to ensure a safe, healthy and inclusive design
- Fostering training and development through existing corporate programs, such as the Leighton Indigenous Program.