



## 5.0 EVOLUTION OF THE PLANNING PROPOSAL

### 5.1 Landcom's investment in the Town Core Sites of Green Square Town Centre

Landcom has demonstrated the capacity to acquire key sites and to facilitate the future availability of key sites as part of its role in implementing the Metropolitan Strategy. In order to realise key development sites Landcom has:

- acquired and demolished the former Waterloo Incinerator site;
- funded the relocation of NSW Police operations from the Town Centre and secured control of this site; and
- entered into a commercial agreement with the City of Sydney Council to secure the former Bourke Street depot site.

This active involvement of Landcom has been undertaken in order to ensure that a single entity is able to integrate and coordinate property what constitutes approximately 40% of the future Town Centre – and most importantly, land that is to deliver the majority of the future public domain.

This investment in key sites within the Town Core is in addition to the investment and additional roles mentioned in Section 2.3 of this report.

Without the active involvement of Landcom in purchasing and taking control of the key sites ownership of the majority of the area for the future public domain would remain fragmented and incapable of being effectively coordinated.

The cost associated with making the Waterloo Incinerator and NSW Police sites available for the development of the Town Centre public domain has proven to be disproportionate to the value of the land.

The Incinerator structures, now demolished by Landcom, were unique and substantial unlike anything in the Town Centre or surrounding area. Landcom is also required to relocate the existing NSW Police operations at considerable cost that is not entirely recoverable by the development potential the LEP offers.

### 5.2 Development partner process

Landcom undertook a comprehensive tender process during 2008-09 to select a development partner for the Town Core Sites, an approach consistent with all of Landcom's major urban renewal projects. GSC was selected as Landcom's development partner as a result of this process.

The City of Sydney Council, as the planning authority, provided input to the tender process via:

- A 'SS2030' brief that was included in the Invitation to Tender and articulated key principles emerging from the SS2030 process at the time (included at Annexure O),
- A 'Community facilities' brief that provided details of the proposed facilities in and around the Town Centre, and
- A briefing presentation to all tenderers.

The process revealed the following:

- No responses conformed with the planning controls and all responses proposed variations, to varying degrees, of the planning controls



- The variations, although resulting in quite different outcomes among the responses, all included common matters:
  - Changes to the layout and placement of development sites and buildings
  - Changes to the layout and design of the public domain and street system
  - Changes to the prescribed percentages of residential, commercial and retail land uses
  - Changes to the prescribed building heights
  - Increases in development floor space

The City of Sydney Council was invited to participate in the tender evaluation process through nominated representatives who provided specialist commentary on key issues relating to urban design, planning, architectural merit and sustainability. Due to the Council's involvement in the process, Landcom advised the Council representative at the time that, based on the response of the development industry, the planning regime for the Town Centre would need to be updated, if development of the relevant Town Core Sites is to be financially viable.

### 5.3 Evolution of Tender Proposal

As detailed in Section 2.4 of this report, Landcom and GSC representatives held a series of meetings with senior representatives of the Council during mid 2009, in the form of an agreed "charette" or workshop process. Landcom's role in these meetings was as a potential future co-developer and not in its role established in the Implementation Agreement.

The key strategic matters dealt with through the charette process were:

- The proposed increase in development outcomes, building heights and floor space associated with the preferred scheme
- Environmental sustainability outcomes associated with proposed development outcomes
- The proposed public domain and urban design outcomes of the preferred scheme
- The strategic importance of the Waverley Depot site to the future roll-out of the Town Centre
- The staging of infrastructure works associated with the subject sites
- The timing of future community facilities

The charette process provided the opportunity for the successful tender scheme to be tabled and considered. While there were no firm actions or outcomes to take the matter forward, the various comments from Council representatives have been taken into account in refining the proposal now presented.