

Draft Infrastructure Schedule – Waterloo Estate (South)

As prepared jointly by:

City of Sydney Council

Land and Housing Corporation

Date: 1st March 2022

Explanatory Note

Purpose

The purpose of this draft infrastructure Schedule (the Schedule) is to provide the community with a summary of proposed public infrastructure that will be provided to support the redevelopment of the Waterloo Estate (South).

The items identified in the Schedule will be formalised in a Voluntary Planning Agreement (VPA) between the NSW Land and Housing Corporation (LAHC) and the City of Sydney (City). The terms of a VPA are under active discussion and a draft VPA will be publicly exhibited for community feedback as soon as is practicably possible.

Background

The City and LAHC have been working together on a package of public infrastructure to support the redevelopment of the Waterloo Estate (South).

The basis for this schedule is the extensive investigation into community infrastructure and open space needs undertaken by the City and LAHC.

Waterloo Estate (South) – Public infrastructure to be provided

The VPA will establish the terms for the dedication of land for roads, parks and community facilities from LAHC to the City, and works to be undertaken by LAHC prior to dedication. The VPA does not establish terms for the provision of social or affordable housing.

The key items to be covered by the VPA include:

Public open space

The Waterloo Estate (South) planning proposal provides for more than 2 hectares of land embellished for public open space and dedicated by LAHC to the City to an agreed value.

The draft VPA, that will be placed on public exhibition, will include more details on the timing and design process of the public open space.

Further community consultation will be undertaken after the VPA is executed to talk about the design of the open spaces.

The open space will service the needs of the whole of the Waterloo Estate and the wider community.

Community facilities

The Waterloo Estate (South) planning proposal provides for 2,400 square metres for multi-purpose community facilities to be built and dedicated by LAHC to the City to an agreed value.

The draft VPA, that will be placed on public exhibition, will include more details on the timing and design process of the community facility.

Further community consultation will be undertaken after the VPA is executed to talk about what the uses the community facilities need to accommodate.

The community facility will service the needs of the whole of the Waterloo Estate and the wider community.

Roads

The Waterloo Estate (South) planning proposal and Waterloo Estate (South) Design Guide requires new roads be provided to facilitate the development. New roads are to be built by the developer, in accordance with required standards, and dedicated to the City at no cost.

All road reserves will be constructed in accordance with the Waterloo Estate (South) Design Guide. Road carriage way works will be generally limited to the extent of make good.

Contribution Plans in Waterloo Estate (South) and other precincts in the Estate

The cost of providing the public infrastructure detailed in this Schedule is generally to be met by the landowner / developer, with all costs to be offset against contributions payable to the City under its contributions plan (excluding roads which are to be delivered as per this schedule).

The Redfern Waterloo Authority Contributions Plan 2006 and the Redfern Waterloo Authority Affordable Housing Contributions Plan currently applies to the Waterloo Estate. It is the intention of the Department to repeal these plans. Where the Redfern Waterloo Authority Contributions Plan 2006 is repealed, the City of Sydney Contribution Plan 2015 (or any replacement of that Plan) will apply.

It is not intended the City of Sydney Affordable Housing Program apply to LAHC owned land in the Waterloo Estate (South).

Cost estimates indicate the cost of providing the public infrastructure in this Schedule will exceed contributions payable to the City under its contribution plan, where it applies. In recognition that the open space and community facilities to be provided in Waterloo Estate (South) will provide for the whole of Waterloo Estate, it is the intent of the City and LAHC to reach agreement about the offset of future contributions payable to the City in conjunction in Waterloo Estate (North) and Waterloo Estate (Central).

This may be set out in the VPA or in a separate agreement.

Draft Infrastructure Schedule

Item	Public Benefit	Target Quantity (m ²)	Offset value (\$AUD)	Delivery Date	Additional Requirements
1	Land for New Road Reserves	As identified in the Planning Proposal.	NA	Staged – Prior to the first Occupation Certificate for each development site to ensure provision of: a. entire street frontage of each site b. pedestrian and vehicle access to each site.	Land must be remediated fit for purpose. No long-term Environmental Management Plan to be required on transfer.
2	Embellishment of Road Reserves	Quantity required for new road reserves and street frontages of development sites.	NA	Staged – Prior to the first Occupation Certificate for each development site to ensure provision of: a. entire street frontage of each site b. pedestrian and vehicle access to each site.	All road reserves must be constructed in accordance with the Waterloo Estate (South) Design Guide, and the City of Sydney Streets Code, Lighting Code and Technical Specification. Road carriage way works will be limited to the extent of make good. Except where Australian Standards and/or flood management requires an adjustment of road levels.
3	Land for Public Open Space	≈ 21,000 m ² Note: where road closures are incorporated into the amount of parkland, this will be excluded from the attributed value.	\$200/ m ² (as at September 2015), to be indexed using CPI All-groups Sydney.	To be agreed by the City of Sydney and the Land and Housing Corporation.	Land will be located in accordance with the Planning Controls – unless otherwise agreed by the City of Sydney and the Land and Housing Corporation. No long-term Environmental Management Plan to be required.
4	Embellishment of Public Open Space	≈ 23,600 m ²	Capped at \$1,000/ m ² (as at September 2015), to be indexed using CPI All-groups Sydney,	To be agreed by the City of Sydney and the Land and Housing Corporation.	The concept design for all public open space will be prepared by the City of Sydney in accordance with the agreed budget.

Item	Public Benefit	Target Quantity (m ²)	Offset value (\$AUD)	Delivery Date	Additional Requirements
		<p>Note: quantity to include any road closures.</p>	<p>with any additional costs to be borne by City of Sydney.</p> <p>Note: Final offset value to be determined by Quantity Surveyor.</p>		
5	Community Facilities	<p>2,400 m²</p> <p>Note: community facilities are to be located across no more than 2 separate locations unless otherwise agreed by the City of Sydney and the Land and Housing Corporation.</p>	<p>Capped at \$7,500/ m² (as at September 2015) to be indexed using CPI All-groups Sydney, with any additional costs to be borne by City of Sydney.</p> <p>Note: Final offset value to be determined by Quantity Surveyor.</p> <p>Provision of land component for community facilities at no cost.</p>	<p>To be agreed by the City of Sydney and the Land and Housing Corporation.</p>	<p>No long-term Environmental Management Plan to be required on transfer.</p> <p>A process for the development of the design of the Community Facilities at the target budget to be agreed by the City of Sydney and the Land and Housing Corporation.</p> <p>Location of Community Facilities to be agreed with the developer in accordance with the requirements set out in the Waterloo Estate (South) Design Guide.</p>