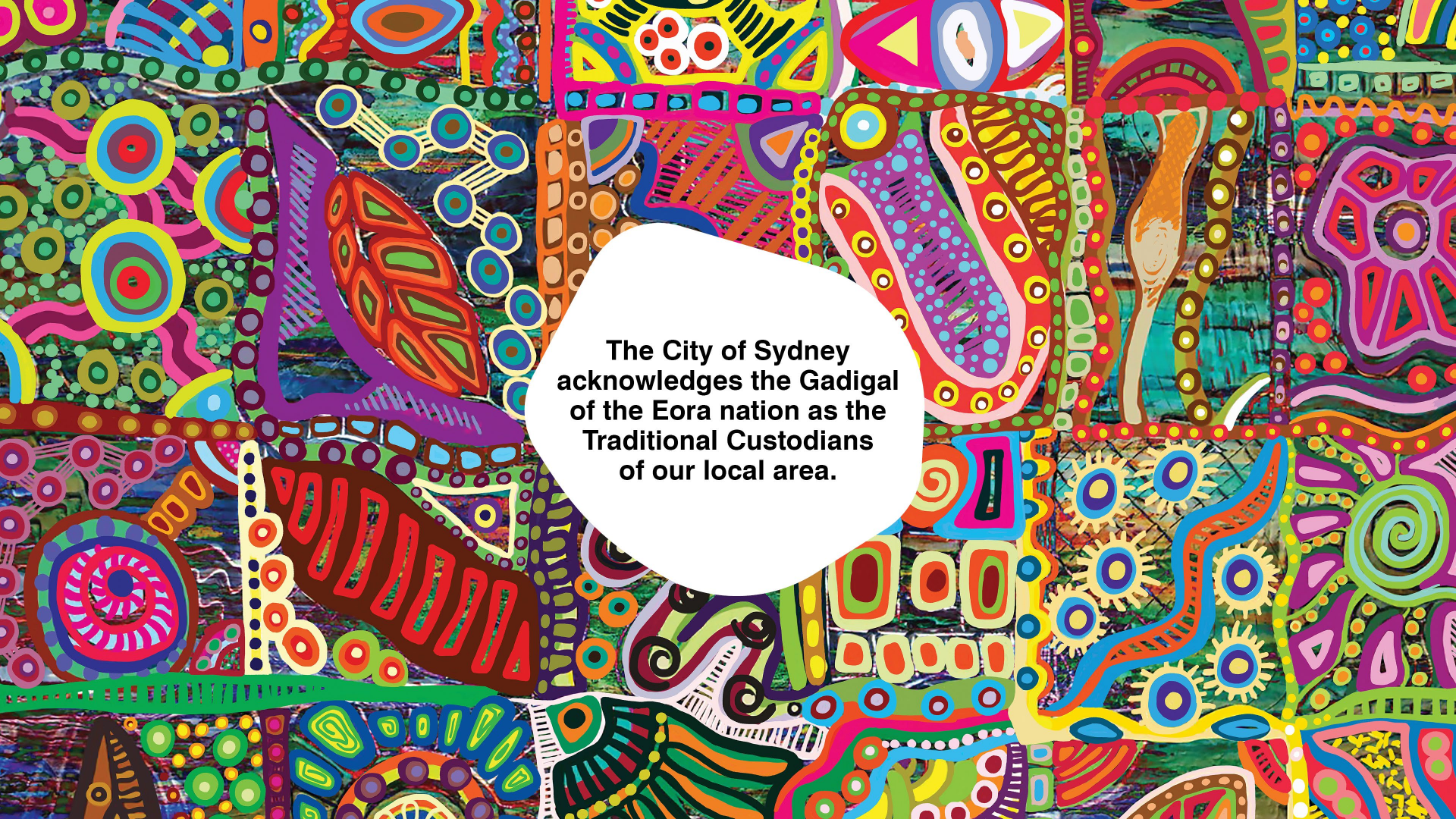


# Planning Agreements City of Sydney

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Agreements







**The City of Sydney  
acknowledges the Gadigal  
of the Eora nation as the  
Traditional Custodians  
of our local area.**

# Agenda

1. What are Planning Agreements?
2. Examples at the City
3. Our Journey
4. Lessons Learnt

*Please keep questions until the end!*

# Context

## What are planning agreements?

### Voluntary agreements to deliver public benefits

- dedication of land
- monetary contributions
- public infrastructure
- community facilities
- affordable housing
- public art
- other material public benefits

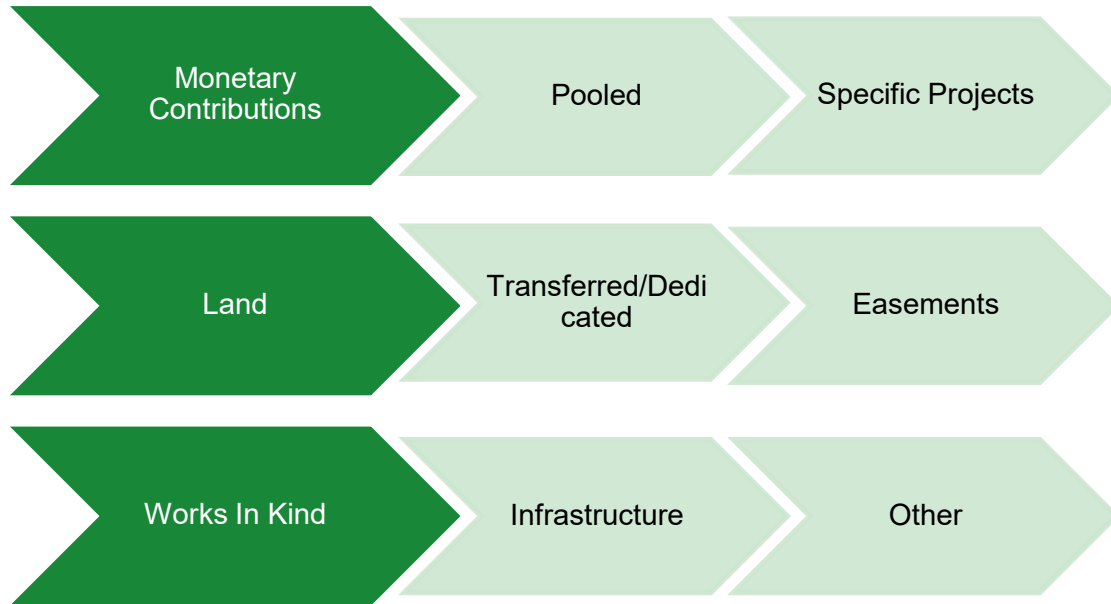
### Statutory Framework

- EP&A Act and Regulation
- Practice Note
- Triggers
- Acceptability test

### At the City

- 268 agreements executed
- 94 agreements currently active
- 23 offers currently under consideration
- \$9K–\$89M per agreement

# Types of Public Benefits





# Project Examples

- Harold Park
- Green Square Town Centre, Zetland
- 180 George Street, Sydney
- Bridge & Loftus Streets, Sydney
- Waterloo Estate



# Harold Park

## Mirvac

### Planning Proposal

- Former Harold Park Paceway
- Rezoning to allow for high density residential development, mixed use and open space
- Project commenced in 2009
- Planning Agreement executed in 2011



Overview  
Public Park at Harold Park  
detailed design update  
March 2015

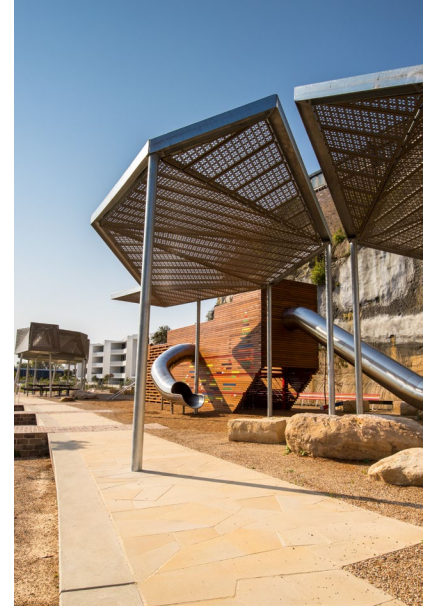


# Harold Park

## Mirvac

### Public Benefits

- 3.8ha open space
- Monetary contribution for embellishment of open space
- 500sqm land in strata for community space
- 2,500sqm land for affordable housing
- Essential infrastructure including roads and stormwater system.





# Green Square Town Centre

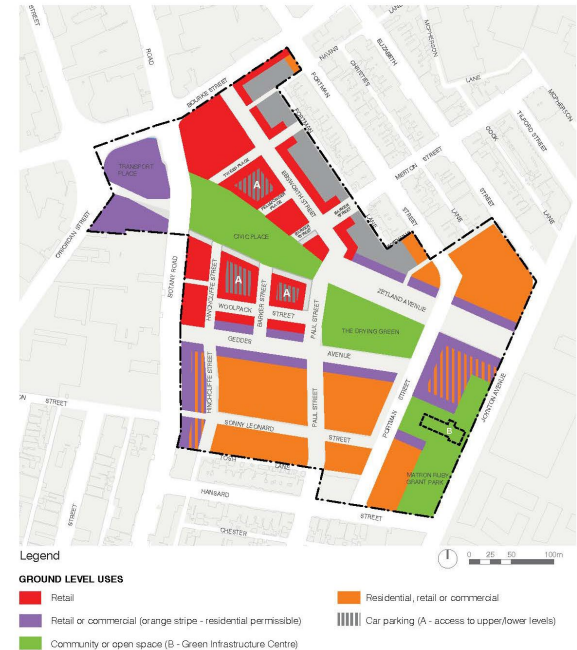
## Various

### Development Rights Scheme

- Rezoning to create new town centre, the first of its kind in Sydney in over 100 years
- Developers able to access the new zoning and density once they entered into a planning agreement

### Green Square Urban Renewal Area

- Accommodates approx. 63,000 people in 33,000 dwellings
- Provides approx. 21,000 jobs
- Total local public infrastructure cost of approx. \$1.8billion



# Green Square Town Centre

## Various

### Public benefits

- Essential infrastructure including roads and stormwater system
- Land for future community facilities
- Environmental sustainability initiatives
- Monetary contribution for the City to develop facilities including plaza, open space, aquatic centre, library, water recycling plant and trunk drainage upgrades.



# Bridge and Loftus St, Sydney AMP

## Planning Proposal

Public Benefits include:

- Upgrade of Loftus Lane to a pedestrian laneway
- New pedestrian through-site inks
- Public art
- Dedication of airspace above low-rise heritage buildings
- Covenants for the protection of fine grain retail adjacent to the laneways
- Environmental performance targets
- Monetary contribution for public domain upgrade





# 180 George St, Sydney

## Lendlease

### Planning Proposal

- New commercial tower
- Reconfigured publicly accessible open space and activated laneways
- Design excellence competition incorporating public benefits

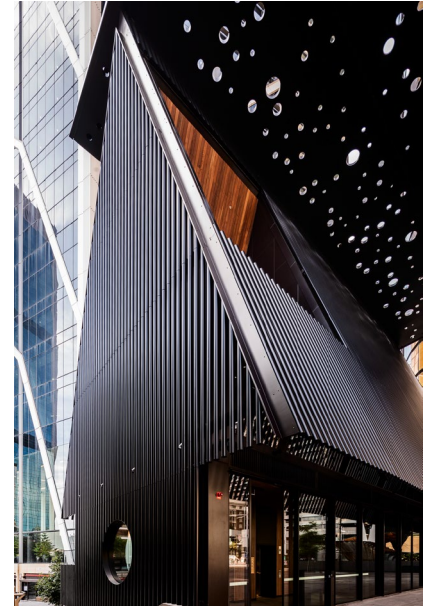


# 180 George St, Sydney

## Lendlease

### Public benefits

- Public plaza, laneways and road widening
- Public art
- Public cycle facility
- Business Innovation Space
- Plaza building
- Easements and covenants to the commercial tower to deliver commercial floor space
- Covenants for fine grain retail
- Environmentally sustainable development initiatives
- Monetary contribution for fit-out to Business Innovation Space



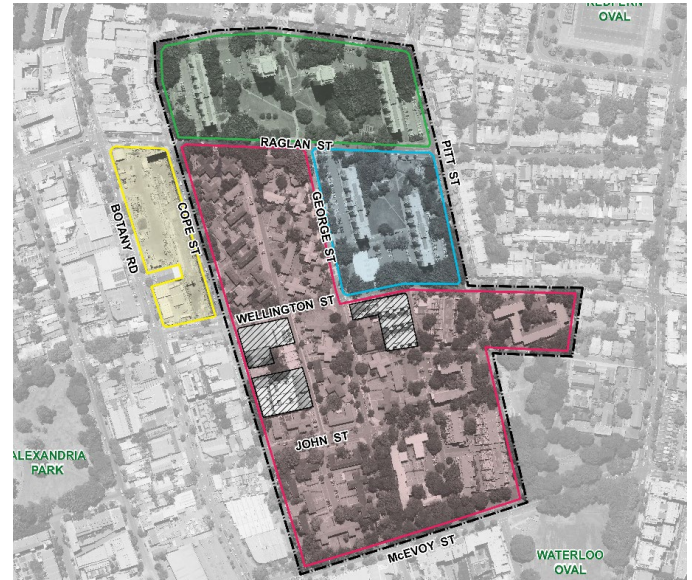
# Waterloo Estate

## Homes NSW (formerly LAHC)

### Planning Proposal

#### Waterloo Estate - South

- around 3,000 dwellings
- main park of approx. 2.4ha and a small park
- about 231,000sqm of residential floor space, and about 22,000sqm of non-residential floor space for retail, commercial and community facilities
- 3 towers of 30 storeys and most other around 8 stories (with some 4 stories and others up to 13 storeys where fronting parks or on George Street)
- new streets and through-site links
- a new cycleway





# Waterloo Estate

## Homes NSW (formerly LAHC)

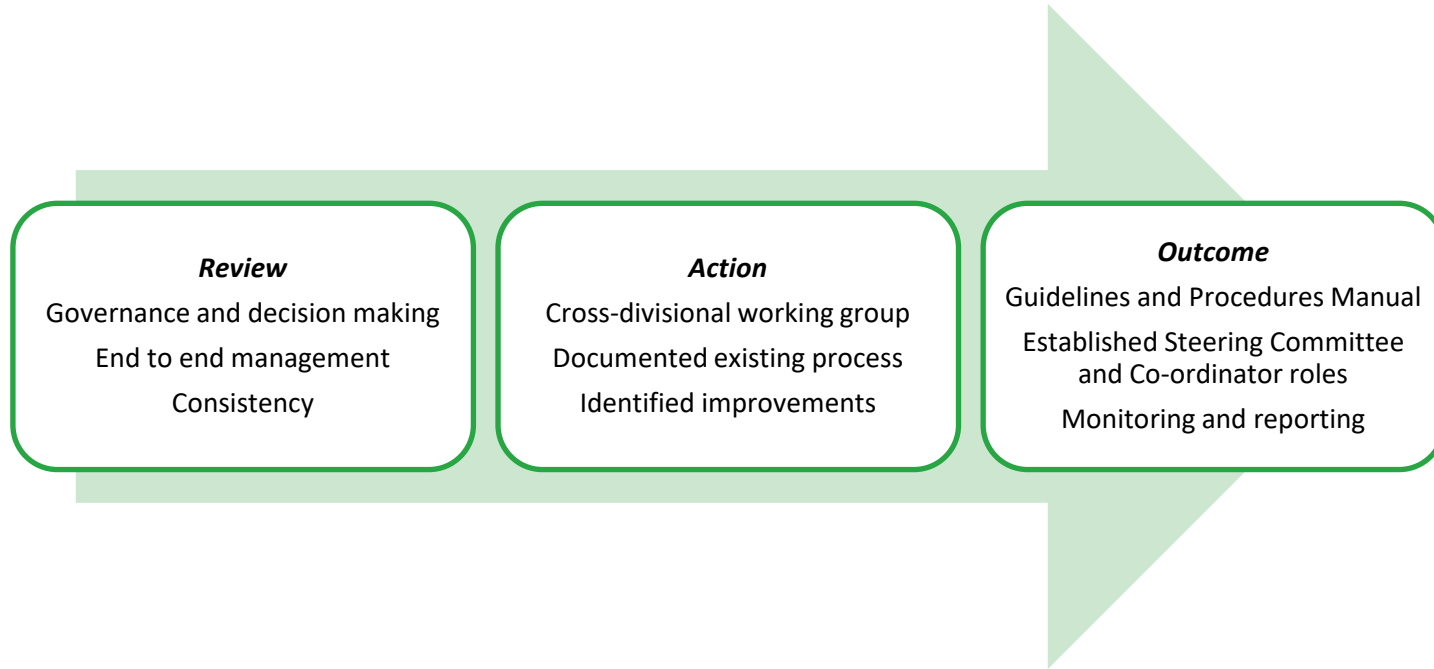
### Public Benefits

- Essential Infrastructure including roads and stormwater system
- New open space
- New community facilities



# How did we get here?

# Our Journey

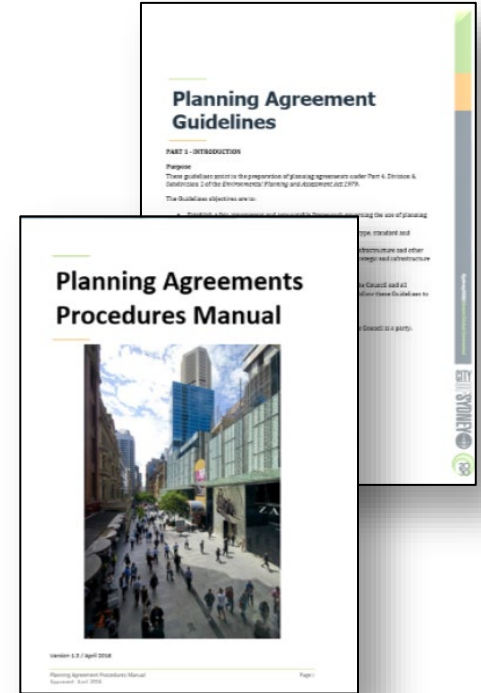




# 2020 Guidelines & Procedures Manual

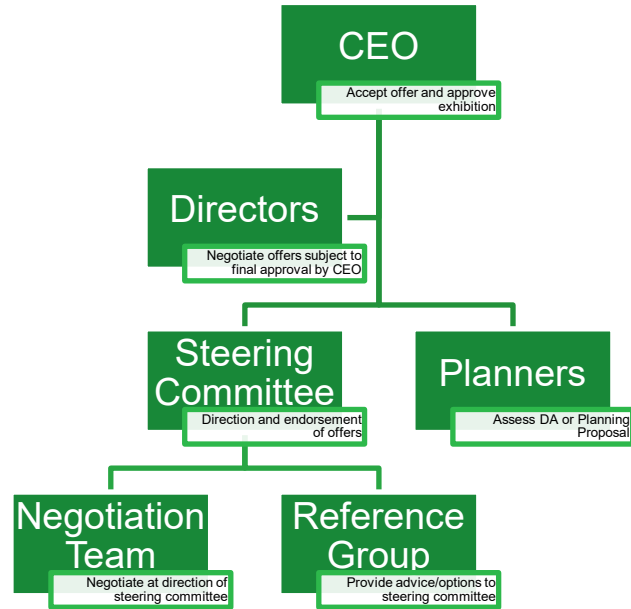
## Purpose

- Outline how the City deals with planning agreements
  - Establish fair, transparent and accountable governance framework
  - Adopt innovative and flexible approaches to infrastructure delivery
  - Ensure consistency with Council's strategic and infrastructure plans
- 
- Manage planning agreements at the City
  - Ensure a clear and consistent approach
  - Protect public interest and integrity of the process
  - Ensure discretion is exercised appropriately
  - Clarify roles and responsibilities and guide staff



# Governance Framework

## Roles and Responsibilities



# Lessons Learnt

## Governance

- Ensure oversight across whole process
- Decision making is clear and effective
- Clarity of roles and responsibilities of all staff
- Treat developers fairly and equally

## Design outcomes

- Clear strategic goals
- Council policies guide infrastructure requirements
- Council controlled design process
- Community consultation





# Lessons Learnt

## What works well?

- Discuss with proponents early in process
- Infrastructure is delivered with the development
- Standard Templates
- Valuation process
- City has ultimate say on accepting the benefit

## What are the limitations?

- Anticipating the future need or innovation
- The timing of the delivery of the public benefits is only as fast as the development
- Some public benefits must be delivered in stages



# Questions