

EXPLANATORY NOTE PURSUANT TO REGULATION 25E OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

881-887 BOURKE STREET & 207-231 YOUNG STREET WATERLOO

Development Application No. D/2020/45

Background

On 21 January 2020, the Council of the City of Sydney received a development application from Jeffman Pty Ltd seeking concept approval for a mixed use development at 881-887 Bourke Street & 207-231 Young Street Waterloo (**Land**).

The proposed development under the development application comprises Concept building envelopes for three mixed-use buildings and one residential apartment building, staged subdivision, public benefits including land dedication for a new road, pedestrian link, shareways, a park, footpath widening to Bourke Street and a first stage of works including demolition, remediation, construction of the new road and pedestrian link. . (**Development Application**).

A public benefit offer was made by the property owner of 881-887 Bourke Street & 207-231 Young Street Waterloo to enter into a Planning Agreement in relation to the Development Application for the creation of new public infrastructure.

The purpose of this explanatory note is to provide a summary to support the notification of a Planning Agreement, under Section 7.4 of the *Environmental Planning and Assessment Act 1979* (**Act**).

This explanatory note has been prepared jointly by the parties as required by Reg 25E of the *Environmental Planning and Assessment Regulation 2000* (**Regulation**).

The public benefits will be a partial offset to the monies otherwise payable under s.7.11 of the Act.

The public benefits do not in any way exclude the developer or owner (as the case may be) from paying monies under s.7.11, 7.12 or 7.24 of Act.

This explanatory note is not to be used to assist in construing the Planning Agreement.

1. Parties to the Planning Agreement

The parties to the Planning Agreement are Jeffman Pty Ltd and Red Breast Pty Limited (together the **Developer**), and the Council of the City of Sydney (**Council**).

2. Background to the Planning Agreement

The Sydney Local Environment Plan 2012 (**LEP**) limits the Floor Space Ratio (**FSR**) on the site. Clause 6.14 of the LEP allows an additional FSR where a development provides community infrastructure.

The Development Guidelines - Providing Community Infrastructure in Green Square (December 2012) states that public benefit works within Green Square for community infrastructure to a value of \$475/m² for the additional residential floor space, \$275/m² for the additional retail floor space and \$200/m² for other non-residential floor space should be provided.

3. Summary of the Objectives, Nature and Effect of the Proposed Agreement

The objective of the Planning Agreement is to secure public benefits in connection with the Development Application for the Land.

The nature of the Planning Agreement is to secure land dedication and embellishment works to new road reserves, pedestrian link and park and the upgrade of a signalised intersection.

4. Assessment of the Merits of the Proposed Agreement

(a) How the Planning Agreement promotes the public interest and one or more of the objects of the Act

The Planning Agreement promotes the objects of the Act, in particular the objects identified in Section 1.3 (c) and 1.3(g) of the Act which is to promote the orderly and economic use and development of land and to promote good design and amenity of the built environment. The agreement will provide a contribution towards community infrastructure which will support and service the existing and future population and will contribute to greater amenity and infrastructure of those areas.

(b) How the Planning Agreement promotes the elements of the Council's charter

The Planning Agreement promotes a number of elements of the Council's charter under section 8 of the *Local Government Act 1993* (NSW). In particular, the Planning Agreement through the delivery of the public benefits allows Council to:

- (i) provide directly or on behalf of other levels of government, after due consultation, adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively;
- (ii) exercise community leadership;
- (iii) properly manage, develop, protect, restore, enhance and conserve the environment of the area for which it is responsible, in a manner that is consistent with and promotes the principles of ecologically sustainable development;
- (iv) bear in mind that it is the custodian and trustee of public assets and to effectively plan for, account for and manage the assets for which it is responsible;
- (v) engage in long-term strategic planning on behalf of the local community; and
- (vi) keep the local community and the State government (and through it, the wider community) informed about its activities.

(c) The impact of the Planning Agreement on the public or any section of the public

The Planning Agreement will benefit the public and local community as it will improve community infrastructure in the immediate vicinity of the site as part of the Green Square urban renewal area.

(d) Whether the Planning Agreement conforms with Council's capital works program

Yes. The Planning Agreement conforms with Council's capital works program.

(e) The planning purpose or purposes of the Planning Agreement

The Planning Agreement will serve the planning purpose by enhancing the public domain and local infrastructure to reflect the changing nature of the area and the needs of the anticipated incoming population.

It is considered that the Planning Agreement provides for a reasonable means by which to achieve these planning purposes given the extent of the statutory tools that are available to Council by which it can deliver the proposed public benefits.

(f) Compliance of certain requirements prior to issue of construction, occupation or subdivision certificates.

The following requirements of the Agreement must be complied with before:

- (i) A construction certificate is issued:** The provision of the Bank Guarantees to secure the Developer's Works of each relevant phase, and approval of detailed design drawings for each phase
- (ii) An occupation certificate is issued:** Dedication of the Transfer Land and embellishment of the Developer's Works for each relevant phase of the Development
- (iii) A subdivision certificate is issued:** Nil.