

Attachment A – Terms of Reference for Collaborative Working Arrangements with the City of Sydney



Anthony Roberts MP

Minister for Planning, Minister for Housing, Special Minister of State

Our ref: 17/03179

Councillor Clover Moore
Lord Mayor
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

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Dear Councillor *Clover* Moore

I am writing to advise that I have determined that redevelopment of the Waterloo Precinct (incorporating the Waterloo Estate and Metro Station Block) is a matter of State planning significance and should be considered a potential State Significant Precinct.

I would like to thank you for your considered input into finalising the collaborative working arrangements between the Department of Planning and Environment and City of Sydney for assessment of the Waterloo Precinct State Significant Precinct. Please see attached the final Terms of Reference including your requested key principles and reference to additional Project Review Panel meetings requested by Urban Growth NSW.

The Department in collaboration with Council is now preparing study requirements for Waterloo Estate and for the Waterloo Metro Station Block, in consultation with relevant State agencies, outlining the matters to be addressed in the studies.

The Department looks forward to working with your Council on this important city shaping project.

Should you have any further enquiries please contact Ms Sarah Koshy, Director, Urban Renewal Team, at the Department of Planning and Environment on (02) 9274 6542.

Yours faithfully,


Anthony Roberts MP
Minister for Planning
Minister for Housing
Special Minister of State

11 APR 2017

Encl:

- Tag 1 City of Sydney and Department of Planning and Environment Terms of Reference
- Tag 2 Waterloo Estate and Botany Block State Significant Precinct – Governance Chart
- Tag 3 Waterloo Estate and Botany Block State Significant Precinct – Process Chart

Tag A – Waterloo Precinct State Significant Precinct (SSP) including Waterloo Estate and Metro Station Block

City of Sydney and Department of Planning and Environment – Terms of Reference

January 2017

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1. Subject site

This collaborative working arrangement covers the Waterloo Estate SSP as outlined in the enclosed map (**Tag 1**).

2. Key objectives

This working arrangement will be guided by the following key objectives:

- to establish a partnership and foster a collaborative working arrangement between CoS and DPE.
- to ensure that CoS takes the lead on planning and urban design parameters, ongoing review and the assessment report tasks of the project; and
- to ensure DPE obtains accurate forecasts for housing and employment delivery through implementation of the project in order to undertake Special Infrastructure Contribution forecasts.

3. Key principles

3.1 Working arrangement key principles

This working arrangement will be guided by the following key principles:

- that DPE's and CoS's vision, policies and guidelines are complied with;
- that future development is driven by a set of agreed strategic planning principles and delivered through an agreed design excellence process;
- enhanced BASIX targets for sustainable development of buildings;
- compliance with the Apartment Design Guide (ADG);
- floor space ratio within the precinct will be maximised, while complying with the ADG and other study requirements in an effort to ensure the sustainable delivery of housing;
- the plan is based around the delivery of high quality new parks, squares and other public domain areas. These should have good sunlight, be located to be safe and accessible and be of sufficient size to accommodate the range of activities required to support future residents and workers;
- streets should be people-focused vibrant social places with abundant street trees and protected from wind;
- to ensure solar access to enhance the amenity of existing public open

spaces;

- to encourage low car dependency within a highly walkable precinct;
- to ensure the provision of sufficient development space on-site to provide for local retail, services, public schools, childcare, community health care and other land uses required to support a highly walkable precinct;
- to protect conservation areas;
- to agree on timeframes for the delivery of urban analysis, strategic plans and staged development applications;
- to agree and jointly direct the preparation of a Development Control Plan (DCP) consistent with Sydney Development Control Plan 2012 for the precinct, prior to submission of the rezoning proposal by the proponent to ensure that adequate infrastructure is provided to meet the needs of the proposed development;
- to ensure that the necessary funding mechanisms and funding allocations between government and the proponent are agreed prior to the rezoning proposal stage; and
- to ensure that infrastructure is delivered in a coordinated manner and is consistent with proposed development staging.

3.2 *City of Sydney Precinct key principles*

Where practical and the extent that it relates to the rezoning of land, assessment of the State Significant Precinct should have regard to the following key principles:

- ensure that the current number of social housing homes is maintained;
- ensure that the affordable housing targets set in the draft Central District Plan be a minimum requirement for the renewal of this precinct; specifically the target of 5-10% (subject to development feasibility) be applied at the rezoning stage
- ensure the historical connections and importance of the Waterloo area to our First nations people is maintained and strongly reflected in the design of the precinct, the services and employment opportunities provided and maintaining Waterloo as a welcoming and culturally inclusive place
- ensure that social housing tenants are supported and relocated temporarily together and within the local area, where practical to retain the strong community connection and cohesion that currently exists
- ensure that the redevelopment process delivers a mix of public, affordable rental and private housing, arranged through the site to promote equity, social cohesion and inclusivity, with essential tenant support services available locally
- ensure that throughout the planning and development of the precinct, the capacity building and information sharing with residents (social housing tenants and private owner/occupiers), businesses, Aboriginal elders and local aboriginal organisation, community organisations, local service providers and other stakeholders is transparent, supportive and open.

4. Governance arrangements

4.1 Governance chart

- The project will be undertaken based on the governance chart enclosed (**Tag 2**). The project will primarily be governed by a Project Working Group (PWG) and a Project Review Panel (PRP).

4.2 Project Working Group (PWG)

The following government entities will form part of the PWG within designated roles:

- Department of Planning and Environment (DPE) – strategic planning and assessment tasks, including preparation of final recommendations and reports;
- City of Sydney (CoS) – urban design, strategic planning and assessment tasks;
- Transport for NSW (TfNSW) – landowner and project sponsor; provide traffic and transport advice to project, as required;
- Land and Housing Corporation (LAHC) – landowner and project sponsor, as required; and
- UrbanGrowth NSW (UGNSW) – project proponent and developer, as required.

The PWG is proposed to meet at least every two weeks at CoS, DPE or UGNSW offices.

The PWG will guide the key stages of the project, with participation of individual members at various stages, according to designated roles within the PWG. These key stages include:

- State Significant Precinct study requirements;
- State Significant Precinct study;
- adequacy assessments;
- proposed SEPP amendments;
- stakeholder engagement and exhibition;
- review of submissions and further study requirements;
- response to Submissions report; and
- review of proposed SEPP amendments.

4.3 Project Review Panel (PRP)

A PRP will be set up to review the project at key stages. The PRP will be coordinated by DPE, with agendas and minutes of meetings issued in a timely manner. The PRP will review the project at strategic points during the project. These review points have been indicated in the enclosed SSP Process Chart enclosed with this letter.

The PRP will confirm that the project is ready to progress through the review points indicated in the process chart.

The following key personnel will form part of the PRP:

- Director, City Planning, Development and Transport, CoS;
- Government Architect, DPE;
- Principal Urban Designer, TfNSW; and
- Executive Director, Infrastructure, Housing and Employment, DPE.

4.4 State Significant Precinct (SSP) Process Chart

The project will be subject to the SSP Process Chart which has been included in this letter.

4.5 Nominated points of contact for this working arrangement will be:

Mr Andrew Thomas

Executive Manager, Strategic Planning and Urban Design

City of Sydney

T: 02 9265 9616

E: athomas@cityofsydney.nsw.gov.au

and

Ms Sarah Koshy

Director, Urban Renewal

Department of Planning and Environment

T: 02 9274 6542

E: sarah.koshy@planning.nsw.gov.au

5. Provision and funding of infrastructure

The PWG will discuss and agree a Schedule of Infrastructure (regional and local, including funding options) for the public exhibition and will finalise funding sources for the required infrastructure at or before Project Review Panel No. 4.

6. Media and communications

DPE and CoS will work together on the content and timing of joint media releases and communication on this project.

This arrangement does not prevent each party conducting their own communications and engagement based on publicly available project information after consultation with the other party.

7. Sharing of resources

DPE will allocate resources to work in close collaboration with CoS, at CoS offices, on an as-needs basis.

8. Termination of the arrangement

If circumstances arise such that either body no longer wishes to be part of the arrangement, it can terminate its involvement in writing after consultation with the other party.

Tag 2 – Waterloo Estate and Botany Block State Significant Precinct – Governance Chart

Minister for Planning

- Agrees to consider the site a State Significant Precinct
- Approves Draft Rezoning Proposal for exhibition
- Makes recommendation to the Governor to rezone Waterloo Estate & Botany Block (Station Site) using the SSP SEPP

Deputy Secretary, Growth, Design and Programs, DPE

endorses exhibition and finalisation package, and consistency with objectives and principles of partnership

Project Review Panel (PRP)

undertakes urban design review of proposal pre and post exhibition

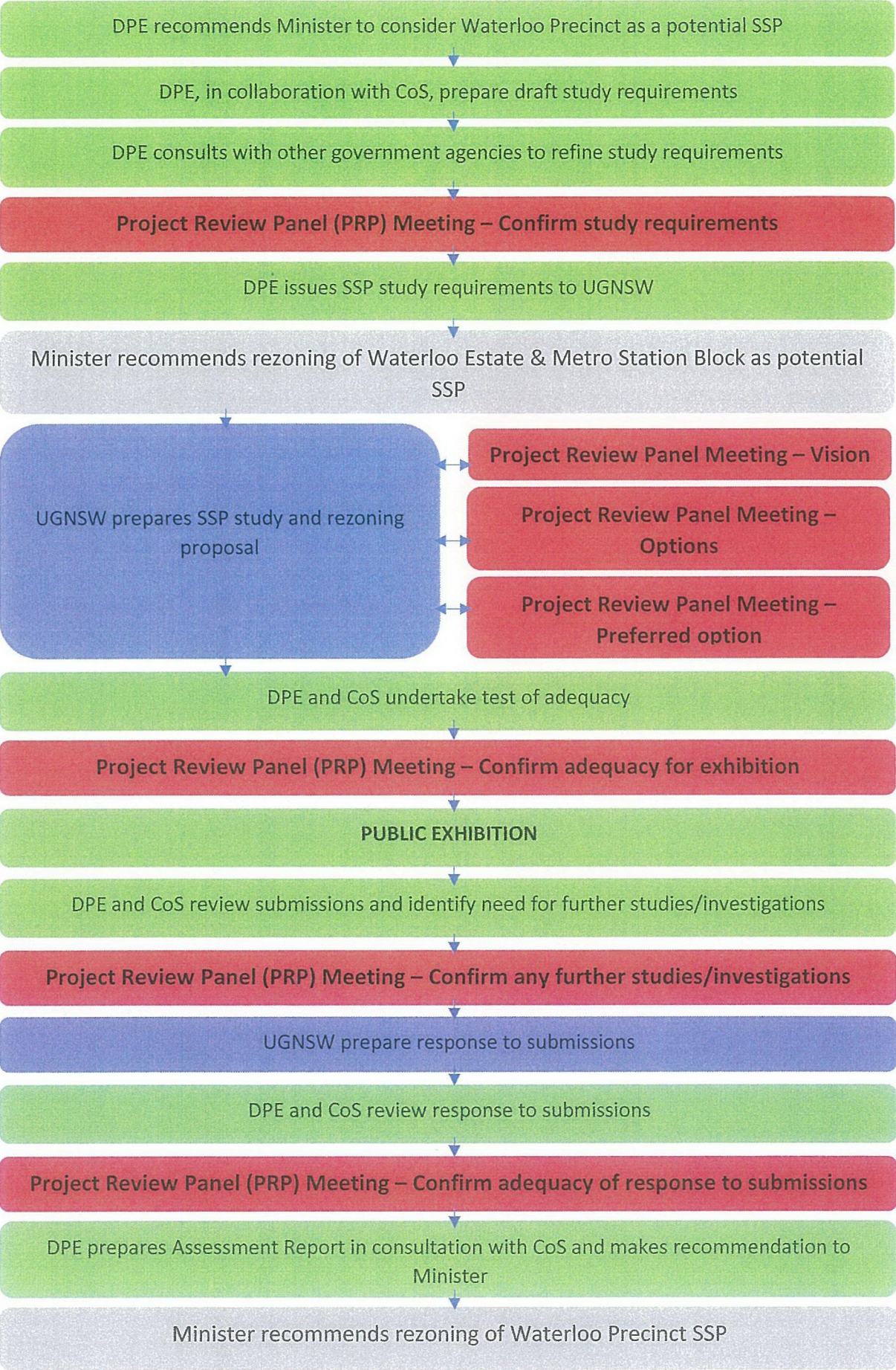
Membership of PRP:

- City of Sydney, Director of Planning
- Government Architect, DPE
- Executive Director, Infrastructure, Housing and Employment, DPE
- Principal Manager Urban Renewal, TfNSW

Project Working Group (PWG)

- **City of Sydney** – urban design, strategic planning and independent project assessment
- **Department of Planning & Environment** – strategic planning and assessment, including final recommendations
- **TfNSW** – transport advice, as required
- **Urban Growth NSW** – preparation of rezoning proposal, as required
- **Land and Housing Corporation** – preparation of rezoning proposal with UGNSW, as required
- **Others**, as required

Tag 3 – Waterloo Estate and botany Block State Significant Precinct – Governance Chart





REDFERN

WILSON ST

RECENT ST

GEORGE ST

CHAMBERS ST

PHILLIP ST

ISLIP ST

Waterloo

Metro Station Block

Waterloo Estate

BUCKLAND ST

DOAN RD

GEORGE ST

MCREEHEAD ST

DANKS ST

MCEVOY ST

ELIZABETH ST

BELMONT

WINDYBELL

WINDYBELL ST

Proposed Waterloo Precinct SSP

- Proposed SSP
- Existing Rail Station
- Proposed Sydney Metro Station

