

Waterloo south: Planning Agreement

This document answers frequently asked questions about the planning agreement for Waterloo south.

What is a planning agreement?

Development contributions help cover the cost of delivering infrastructure needed to support new businesses, communities and homes.

Planning agreements are a method of securing these contributions. A planning agreement is a legal agreement between a developer and a planning authority, such as the Minister for Planning and Public Spaces, or local councils.

The development contributions system operates under the *Environmental Planning and Assessment Act, 1979*. Planning agreements can deliver or fund:

- public amenities and services
- affordable housing
- transport or other infrastructure
- conservation or enhancement of the natural environment.

What is in this agreement?

This is an agreement between Land and Housing Corporation as the major landowner, City of Sydney and the Minister for Planning. The planning agreement secures public benefits in connection with the Waterloo South planning proposal.

This planning agreement will require the following public benefits:

- Roads - Providing land and the construction of new roads
- Open space - Creating new public open space of approximately 23,600m²
- Community facilities – Providing land and construction for approximately 2,400m² of community facilities.

Where can I find out the details of what will be delivered?

The planning agreement is a legal document and does not include information such as the type of community facilities or the locations of open space. The Waterloo Estate (South) Design Guide provides requirements which will need to be addressed by future redevelopment of the site relating to community facilities and open space. The Design Guide is available on the [Planning Portal](https://pp.planningportal.nsw.gov.au/ppr/finalisation/waterloo-estate-south) (<https://pp.planningportal.nsw.gov.au/ppr/finalisation/waterloo-estate-south>), under the View the final plan tab.

The detailed design and specific locations of these spaces will be provided by future development applications for the redevelopment of the site. These development applications will be publicly exhibited, and you'll have an opportunity to have your say.

How can the community get involved?

The department has notified the community and stakeholders of the planning agreement for a period of 28 days. During this time, the community can provide comment via the NSW planning portal.

The planning agreement sets up the process for how the developer, Council and the Minister will work together to deliver the infrastructure. The location and designs will be part of future development applications, which will be publicly exhibited and you will have an opportunity to have your say.

What are the next steps?

After the notification ends on Monday 20 February 2023, the department will consider the comments. If no amendments are required, the planning agreement will be finalised.

Once the agreement is finalised, the changes to planning controls will come into effect allowing new development applications to be submitted.

All future development will go through the development assessment process, including consultation with the community, prior to any development occurring.