

25.0 Statement of Commitments and Voluntary Planning Agreements

25.1 Draft Statement of Commitments

The Minister has declared the proposed redevelopment of the CUB site is of State significance. Part D of the Director General's requires the proponent to prepare a Statement of Commitment to ensure the provision of required infrastructure arising as a result of the future development of the site.

CUB had been in negotiations with the City of Sydney to provide certain infrastructure arising as a result of the proposed development and in excess of what would normally be required under the provisions of section 61 of the City of Sydney Act 1988. When the Minister declared that Part 3A applies to the development on the CUB site, negotiations with the Minister as the new consent authority were undertaken by the proponent. The public benefits that had been negotiated with the City have been included into the draft Statement of Commitments along with other public benefits or infrastructure provision/augmentation that would normally be required as conditions of any development consent. Benefits in addition to those proposed in discussion with the City of Sydney include the dedication of the shared ways as public land (in stratum). This is consistent with the CPTED report and recommendations. No private structures e.g. connecting bridges are proposed over these shared zones, however, common basements will run under them. In addition, it is proposed that Wellington Street park be dedicated (in stratum) into public ownership.

The draft Statement of Commitments is required to be exhibited with the Concept Plan Application and is included in **Appendix FF**.

25.2 Draft Voluntary Planning Agreement Redfern Waterloo– Affordable Housing Contribution

The site is affected by the Redfern Waterloo Authority Act (RWA Act). The RWA Act enables the Minister to require a levy as a percentage of the cost of development for Affordable Housing. The percentage levy agreed forms the basis of the draft Voluntary Planning Agreement (VPA) negotiated between CUB and the Minister. The terms of the VPA will be exhibited together with the Concept Plan Application.

25.3 Voluntary Planning Agreement – Minister for Planning

As part of this submission CUB has requested the Minister to amend the planning controls applying to the site through an amendment to Schedule 3 of the Major projects SEPP. CUB intends to enter into a Voluntary Planning Agreement with the Minister to deliver a number of public domain benefits. These are outlined in the draft Statement of Commitments. As stated, the proposed benefits maintain all the public benefits that CUB had proposed in discussion with the City of Sydney as well as some additional benefits. It is intended by CUB that the Voluntary Planning Agreement will be registered on title of the privately owned land the subject of this application.