

**ITEM 9. RECONCILIATION OF ULTIMO PYRMONT SECTION 94 CONTRIBUTIONS PLAN 1994****FILE NO: S096051****SUMMARY**

This report recommends that the Central Sydney Planning Committee note the City's reconciliation of the *Ultimo Pyrmont Section 94 Contributions Plan 1994* ('the Ultimo/Pyrmont Plan'), shown at **Attachment A** to the subject report, and note the City will conclude the Plan subject to concluding the *Ultimo Pyrmont Public Amenities and Services Agreement* ('the Services Agreement') and preparing a new draft plan.

The Ultimo/Pyrmont Plan was prepared in 1994 to provide infrastructure alongside the urban renewal of Ultimo Pyrmont. The Plan is governed by the Services Agreement, an agreement between the Government, the Central Sydney Planning Committee and the City. Under the Services Agreement, the Government is responsible for delivering \$120 million of the \$143 million of infrastructure works items listed in the Plan. The Government forward funded most of the works items and the Plan recoups the Government's expenditure with contributions paid to the City and passed onto the Government.

On 18 February 2010 the Central Sydney Planning Committee endorsed concluding the *Ultimo Pyrmont Public Amenities and Services Agreement* and noted the update of the Ultimo/Pyrmont Plan would be integrated into the update of the *City of Sydney Development Contributions Plan 2006*. The Central Sydney Planning Committee also noted the City would carry out a reconciliation of infrastructure delivered under the Plan based on information to be sought from the Government and noted the reconciliation would be forwarded to the New South Wales Auditor General for assessment. The Central Sydney Planning Committee's resolution of 12 May 2011 related to difficulties in obtaining information from the Government and the timing of the reconciliation.

The City has completed the reconciliation, a copy of which appears at **Attachment A**, and referred it to the Audit Office of New South Wales. In preparing the reconciliation the City:

- (a) wrote to the Department of Planning and Infrastructure in June 2011 who retrieved and reviewed 57 historical development assessment files;
- (b) wrote to key developers in July 2012 seeking information about infrastructure works they provided as 'works in-kind' under the Plan;
- (c) obtained and reviewed more than 300 pages of additional income and expenditure information from the Sydney Harbour Foreshore Authority in October 2012; and
- (d) commissioned consultant works in-kind valuation reports shown at **Attachment B** in December 2012.

The reconciliation confirms that total expenditure on the Ultimo/Pyrmont Plan's infrastructure works items exceeds both income under the Plan and the Plan's 1994 estimate of the total cost of the works items. The works in-kind valuations found in all cases developers' expenditure on infrastructure exceeded their financial obligations under the Plan, and expenditure was generally consistent with the Plan's 1994 estimates of the cost of the infrastructure.

In previous discussions, the Sydney Harbour Foreshore Authority has indicated a willingness to forego recoupment of its outstanding expenditure under the Plan so the Plan can be concluded and a new plan prepared. This would also enable the City to apply contributions towards new infrastructure that better reflects anticipated community needs.

The City referred the reconciliation to the Audit Office of New South Wales and staff met with officers from the Audit Office. The Audit Office advised in the letter at **Attachment C** they do not have the legal mandate to fulfil a request from the City to audit the reconciliation. The Audit Office discussed with staff the major difficulties in forming a conclusive audit opinion of the reconciliation based on the available evidence of records over a long period of time.

Local community members have raised issues about the Ultimo/Pymont Plan's administration and operation and this was communicated to and this was communicated to the Sydney Harbour Foreshore Authority and the Department of Planning and Infrastructure. Staff met with local community members in October 2012 and April 2013 to explain the reconciliation process and its findings, provide copies of the detailed information used to carry out the reconciliation and advise them of the Audit Office's position.

## RECOMMENDATION

It is resolved that:

- (A) the Central Sydney Planning Committee note the reconciliation, shown at **Attachment A** to the subject report, confirms the NSW Government's total expenditure to date on infrastructure works in the *Ultimo Pymont Section 94 Contributions Plan 1994* exceeds its total income under the Plan;
- (B) the Central Sydney Planning Committee note the works in-kind valuation reports, shown at **Attachment B** to the subject report, found expenditure on infrastructure works by developers as 'works in-kind' exceeds their financial obligations under the Plan;
- (C) the Central Sydney Planning Committee note the Audit Office of New South Wales' advice, shown at **Attachment C** to the subject report, that it does not have a legal mandate to audit the City's reconciliation;
- (D) the Central Sydney Planning Committee note the reconciliation provides a detailed summary of the financial status of the *Ultimo Pymont Section 94 Contributions Plan 1994* that exceeds NSW legislative requirements for accounting and reporting of development contributions;
- (E) the Central Sydney Planning Committee note the City will conclude the *Ultimo Pymont Section 94 Contributions Plan 1994* subject to the conclusion of the *Ultimo Pymont Public Amenities and Services Agreement* as outlined in the existing Council resolution of 22 February 2010, and the preparation of a new draft contributions plan for public exhibition; and
- (F) authority be delegated to the Chief Executive Officer to conclude the *Ultimo Pymont Public Amenities and Services Agreement* on behalf of the Central Sydney Planning Committee on the commencement of a revised City of Sydney Development Contributions Plan for Ultimo-Pymont.

**ATTACHMENTS**

**Attachment A:** Reconciliation of *Ultimo Pyrmont Section 94 Contributions Plan 1994*

**Attachment B:** Consultant works in-kind valuation reports

**Attachment C:** Letter from the Audit Office of New South Wales

**Attachment D:** Resolutions of the Central Sydney Planning Committee of 18 February 2010 and 12 May 2011

## BACKGROUND

### Previous Resolutions of the Central Sydney Planning Committee

1. Previous resolutions of the Central Sydney Planning Committee are shown at **Attachment D**, with key resolutions summarised below:
  - (a) on 18 February 2010 the Central Sydney Planning Committee endorsed, as a signatory to the *Ultimo Pyrmont Public Amenities and Services Agreement*, the conclusion of this Agreement subject to the concurrence of the other respective signatories, being the City of Sydney, the Sydney Harbour Foreshore Authority and the Minister. The Central Sydney Planning Committee also noted the update of the Ultimo/Pyrmont Plan would be integrated into the update of the *City of Sydney Development Contributions Plan 2006* and noted that, before updating the Ultimo/Pyrmont Plan, the City would seek further advice from the NSW Government for a detailed assessment and reconciliation of infrastructure delivered under the Plan and that this must include an assessment of the New South Wales Auditor General's report and any subsequent recommendations; and
  - (b) on 12 May 2011 the Central Sydney Planning Committee noted the City's actions to undertake the reconciliation and refer the reconciliation to the Audit Office and noted the Chief Executive Officer would write to the Department of Planning asking that information needed for the reconciliation be provided within three months.

### Overview of NSW development contributions

2. In 1993 the NSW Government amended Section 94 of the *Environmental Planning and Assessment Act 1979* to authorise Councils to seek contributions from new developments to fund capital costs of new and upgraded infrastructure and facilities required as a result of the new residents or workers who will be using the new developments. Local infrastructure and facilities include new or upgraded roads, parks, childcare centres, community centres, libraries and aquatic centres.
3. Over the past decade, the Sydney Local Government Area has been both the fastest and largest growing area in NSW, with an increase of over 50,000 people. By 2031 the City's population is expected to increase by 35 per cent. This creates significant demand for new and upgraded local infrastructure and facilities.
4. Councils can only impose a contribution if it is in accordance with a contributions plan that has been publicly exhibited and approved by the council. The City has three development contributions plans applying to different parts of the local Government area:
  - (a) *Ultimo Pyrmont Section 94 Contributions Plan 1994* – applying to Ultimo/Pyrmont;
  - (b) *Central Sydney Contributions (Amendment Plan) 2002* – applying to Central Sydney; and
  - (c) *City of Sydney Development Contributions Plan 2006* – applying to all other areas.

5. The plans each contain a schedule of local infrastructure works items to be partially or fully funded from contributions received under the plan, estimates of the costs of the works items, and a development contribution rate that partially or fully apportions the cost of the works items between the existing population (e.g. through rates) and the future population (through contributions under the plan). Income received under the plan can only be allocated to the projects listed in the plan.

### **Updating the City's development contributions plans**

6. The City is in the process of updating its three development contributions plans to make them simpler and better reflect community needs. Council approved draft updates to the existing *Central Sydney Contributions (Amendment Plan) 2002* for public exhibition in 2011 and 2012 and the City is awaiting the Minister for Planning and Infrastructure's concurrence to the draft update before seeking Council's approval to adopt it. It is anticipated the draft update will be submitted to Council in the coming months. With regards to the Ultimo/Pymont Plan and the *City of Sydney Development Contributions Plan 2006*, the City will commence drafting updates to these for Council's consideration and public exhibition, subject to the Central Sydney Planning Committee's and Council's consideration of the reconciliation.
7. The Ultimo Pymont Plan needs updating as most of the anticipated development on which the Plan is based has been completed, and most of the infrastructure works items funded by the Plan have been delivered. The small number of works items that have not been completed can be considered when drafting a new plan. On 18 February 2010, the Central Sydney Planning Committee noted the update of the Ultimo Pymont Plan would be integrated into the larger review of the City of *Sydney Development Contributions Plan 2006*. This report relates only to the reconciliation of the Ultimo/Pymont Plan.

### **Historical background to the Ultimo Pymont Plan**

8. The Ultimo/Pymont Plan was prepared as a 30-year Plan in 1994 to provide local infrastructure alongside the urban renewal of Ultimo Pymont. The Plan is governed by the *Ultimo Pymont Public Amenities and Services Agreement* ('the Services Agreement'), an agreement between the Government, the Central Sydney Planning Committee and the City. Under the Services Agreement, the Government is responsible for delivering \$120 million of the \$143 million of the infrastructure works listed in the Plan. The Government undertook the majority its expenditure on infrastructure works items in the Plan during the Plan's early years, in advance of contributions under the Plan being received. Consequently, the Plan recoups the Government's expenditure with contributions paid to the City and passed onto the Government in accordance with the Services Agreement.
9. In implementing its urban renewal program, the Government assumed some of the City's key planning responsibilities that affected the Plan's operation. In particular, the Government introduced *Sydney Regional Environmental Plan No 26—City West* ('SREP26') in 1992, which introduced new land use zonings and development controls. SREP26 also transferred responsibility for assessing and determining development applications for all key development sites from the City to the Government.

10. The Government restored the City's land use zoning and development control responsibilities in 2004, after most of the redevelopment and infrastructure anticipated under the Plan had been completed. The City is required to continue forwarding all contributions received under the Plan to the Government until a new plan is prepared and the Services Agreement is extinguished.

### Reconciliation of the Ultimo/Pymont Plan

11. On 18 February 2010 the Central Sydney Planning Committee noted the City would seek further advice from the NSW Government for a detailed assessment and reconciliation of infrastructure delivered under the Plan before updating the Plan. In a notice of motion on 4 April 2011 Council acknowledged the difficulties experienced by the City in obtaining sufficient information from the NSW Government to enable a detailed reconciliation and requested the Chief Executive Officer to report to the Audit Office by 20 June 2011 and report back to Council detailing information obtained from the Government. In May 2011 the Central Sydney Planning Committee and Council noted the Chief Executive Officer would write to the Department of Planning asking that information needed for the reconciliation be provided within three months.
12. In June 2011 the City wrote to the Department of Planning and Infrastructure who retrieved and reviewed 57 historical development assessment files. Following a review of the Department of Planning's historical assessment files in late 2011 and receipt of the more than 300 pages of additional income and expenditure information from the Sydney Harbour Foreshore Authority in October 2012, the City prepared the reconciliation at **Attachment A**.
13. Key findings of the reconciliation are:
  - (a) total expenditure on the Plan's infrastructure works items by the NSW Government, the City of Sydney and developers exceeds the Ultimo/Pymont Plan's 1994 estimate of the total cost of the works items; and
  - (b) the NSW Government's total expenditure on the Plan's infrastructure works items to date exceeds the Government's total income under the Plan.
14. In particular:
  - (a) total expenditure to date of \$176 million exceeds the estimated cost of all works in the Plan of approximately \$143 million (refer **Attachment A**, Part "A" and Part "C"). This includes expenditure by the NSW Government and the City of Sydney as well as developers' expenditure on works in-kind;
  - (b) the total expenditure to date able to be recouped through cash contributions under the Plan is approximately \$111 million. Total cash contributions received to date are approximately \$90 million (refer **Attachment A**, Part "A" and Part "B");
  - (c) 39 of the 46 infrastructure works items in the Plan are complete (refer **Attachment A**, Part "C"). This equates to \$128 million out of the \$143 million of the infrastructure works listed in the Plan; and

- (d) Seven of the 46 works items are not complete (refer **Attachment A**, Part “C”). The NSW Government is responsible for delivering five of the facilities while the City is responsible for two of the facilities. These items are public domain improvements that will most likely be constructed by developers as works in-kind when development occurs. These works items will be considered when compiling a new works list as part of a new draft contributions plan.

### Works in-kind valuations

15. The City’s reconciliation confirmed that six of the 46 infrastructure works items listed in the Ultimo/Pyrmont Plan were constructed by developers under the Plan’s ‘works in-kind’ provisions. Under these provisions, developers may offer to construct works items listed in the Plan either instead of, or in addition to, paying a financial contribution under the Plan. In all six cases, the NSW Government was the relevant consent authority, infrastructure delivery authority, original landowner, and lead negotiating authority.
16. The Department of Planning and Infrastructure’s review of its 57 historical development assessment files indicated they did not contain detailed information about the developers’ works in-kind. In July 2012 the City wrote to key developers seeking information about their works in-kind, however, respondents advised their records were outside of the seven year statutory record keeping period and they were unable to assist.
17. Given the NSW Government and developers were unable to provide detailed information about the works in-kind, in December 2012 the City commissioned a quantity surveyor consultant and a land valuation consultant to prepare the valuation reports. The valuations focused on the two infrastructure works items delivered by developers for which the City had limited information. This comprised the *Cliff Walk – Bayview to Point Street* (‘the Cliff Walk’) and the *Darling Island Foreshore Promenade* (‘the Foreshore Promenade’).
18. The Cliff Walk was constructed by a developer in 2001 while the Foreshore Promenade was constructed in three stages by three separate developers between 2002 and 2007. The Department’s development consents and the Sydney Harbour Foreshore Authority’s financial records indicate that the Cliff Walk was constructed by a developer instead of paying a financial contribution, while the Foreshore Promenade was constructed by developers in addition to paying a financial contribution.
19. The valuation reports are shown at **Attachment B** and summarised in Table 1 and Table 2 below. Key findings are:
- (a) developers’ total contributions including their works in-kind contributions and any financial payments exceeds their financial obligations under the Plan;
  - (b) developers’ expenditure on works in-kind items ranged from being significantly greater to slightly less than the Plan’s 1994 estimates of the cost of the infrastructure works – this is consistent with the ability of authorities to adjust the actual scope and cost of infrastructure works constructed from the initial scope and cost estimated in a contributions plan; and
  - (c) the land value of works in-kind items dedicated by developers exceeds the Plan’s 1994 estimates of the land value.

**Table 1: Comparison of developer's contribution against Plan requirements**

S94 Plan works in-kind item	Developer's works in-kind contribution	Developer's contribution payment	Developer's total contribution	Ultimo/Pymont Plan requirement	Difference
Cliff Walk and Giba Park east	\$1.28 million*	\$0	\$1.28 million*	\$0.88 million*	+46%
Foreshore Promenade	\$1.4 million**	\$4.8 million**	\$6.23 million**	\$4.8 million**	+30%

\*In year 2000 dollars

\*\*In 1994 dollars

**Table 2: Comparison of developer's expenditure against Plan cost estimates**

S94 Plan works in-kind item	Developer's works in-kind contribution	Ultimo/Pymont Plan cost estimate	Difference
Cliff Walk – capital works	\$0.4 million*	\$0.26 million*	+56%
Cliff Walk – land	\$3.45 million**	\$0.88 million**	+294%
Foreshore Promenade – capital works	\$1.4 million*	\$1.6 million*	-13%
Foreshore Promenade – land	NA***	NA***	NA***

\*In year 1994 dollars

\*\*In year 2000 dollars

\*\*\*The Foreshore Promenade land was not valued as the developers did not obtain credit for their land dedication against their financial obligations under the Ultimo/Pymont Plan

20. The valuations' findings are consistent with information previously provided by Lend Lease, who constructed the remaining four infrastructure works items as part of its Jacksons Landing development. In letters dated 9 May 2011 and 29 April 2011 and reported to the Central Sydney Planning Committee on 12 May 2011 Lend Lease advised its overall expenditure on local infrastructure and facilities of approximately \$41 million (including the four infrastructure works items listed in the Ultimo/Pymont Plan) exceeded its financial obligation under the Plan of approximately \$12 million. Lend Lease also advised that the accounting information on which their advice was based was audited annually as part of their Financial Statements audit process. It is also noted that all works in-kind items including Lend Lease's four works items were subjected to independent assessment by the NSW Government at the development application stage.
21. Lend Lease's expenditure on the four infrastructure works items listed in the Plan is further analysed in Table 3 below, which indicates:
- Lend Lease's overall expenditure on the four infrastructure works items of approximately \$26.6 million exceeds its financial obligation under the Plan of approximately \$12 million by approximately 121%; and
  - Lend Lease's overall expenditure on the four infrastructure works items of approximately \$26.6 million exceeds the Plan's 1994 estimates of the cost of the works of approximately \$13.2 million by approximately 100%.



**Table 3: Analysis of Lend Lease expenditure on Ultimo/Pyrmont Plan works items**

s94 Plan item	Equivalent Lend Lease works	s94 Plan cost estimate	Lend Lease expenditure
1. Foreshore Promenade	Waterfront East Park + Western Park near evolve building	\$3.5m	\$10.7m (\$7.5m+\$3.2m)
2. Cooperage Square	Bowman and Refinery Drive	\$2.4m	\$7.0m
3. Cliff Walk 4. Stables Park	Knoll Park and Public Domain: including Park G – The Knoll – and Public Domain area near McCafferys, including Park F – Carmichael Park	\$7.3m	\$8.9m (\$5.3m+\$3.6m)
<b>Total</b>		<b>\$13.2m</b>	<b>\$26.6m</b>

**Auditor General's consideration of the reconciliation**

22. On 18 February 2010 the Central Sydney Planning Committee noted the City's reconciliation must include an assessment of the New South Wales Auditor General's report and any subsequent recommendations. In a notice of motion on 4 April 2011 Council acknowledged the difficulties experienced by the City in obtaining sufficient information from the NSW Government and requested the City to report to the Audit Office by 20 June 2011. On 12 May 2011 the Central Sydney Planning Committee noted the City's actions to refer the reconciliation to the Audit Office.
23. Following a review of the Department of Planning's historical development assessment files in late 2011 and receipt and analysis of more than 300 pages of additional income and expenditure information from the Sydney Harbour Foreshore Authority in October 2012, the City prepared the reconciliation and referred it to the Audit Office of New South Wales in December 2012. City staff met with the Audit Office on 31 January 2012 where they advised they do not have the legal mandate to fulfil a request from the City to audit the reconciliation. The challenges of undertaking a comprehensive audit given the limited availability of source documents that are outside the statutory record-keeping period was also discussed. The Audit Office provided written confirmation of their advice in a letter dated 3 April 2013 shown at **Attachment C**.

**Concluding the Ultimo/Pyrmont Plan and preparing a new plan**

24. As the Ultimo/Pyrmont Plan is still under recoupment, the NSW Government is using contribution received under the Plan to recoup its past expenditure on completed works items. As reported to the Central Sydney Planning Committee on 12 May 2011, the Sydney Harbour Foreshore Authority has indicated its willingness to forego recoupment of its outstanding expenditure to allow the Plan to be concluded. Subject to successful negotiations between the City, the Central Sydney Planning Committee and the Government, the Services Agreement can be concluded and a new contributions plan adopted.
25. Subject to the Central Sydney Planning Committee's consideration of this report, the City will commence preparing a new draft development contributions plan in accordance with the Central Sydney Planning Committee's and Council's resolutions of February 2010. The draft plan will be simpler, fairer, and include a new infrastructure works list that better reflects community needs.

26. Development contributions plans have evolved since the Ultimo/Pymont Plan was prepared in 1994 and the draft contributions plan will include measures to provide increased transparency and accountability. A key measure is adopting a simplified administrative framework and incorporating an 'accountability' subsection that includes commitments to maintain a publicly accessible development contributions register and review the plan at least every five years to ensure it reflects community needs.
27. As noted, the reconciliation confirmed that seven of the Ultimo/Pymont Plan's 46 infrastructure works items are not complete. These are detailed in the reconciliation at **Attachment A** and can be considered when preparing a new draft plan for public exhibition. The City will also continue negotiations with signatories to conclude the *Ultimo Pymont Public Amenities and Services Agreement* in accordance with the Central Sydney Planning Committee's and Council's resolutions of February 2010.

## KEY IMPLICATIONS

### Organisational Impact

28. The reconciliation has required significant City staff resources over an extended period due to the Ultimo/Pymont Plan's significant age and complex administrative framework. Completion of the reconciliation means that resources can be directed to preparing a new draft plan for public exhibition. Fewer resources will be required to administer the new plan as it will involve a simplified administrative framework. The new plan will also provide increased service levels as it will be easier to use by applicants and will include a new infrastructure works items list that better reflects community needs.

### Risks

29. Risks involved in preparing a new contributions plan include ensuring the new plan is appropriately transparent and accountable, adequately reflects community needs over time and addresses impending NSW legislative reforms. Transparency and accountability issues will be addressed by adopting a simplified administrative framework and preparing a new plan that is simpler, fairer and includes an 'accountability' subsection with a commitment to maintain a publicly accessible development contributions register, among others. Community needs issues will be addressed by including a commitment in the new plan to review the plan at least every five years in consultation with the local community to ensure the infrastructure works list reflects community needs as they evolve over time. Legislative reform issues will be addressed by closely monitoring the NSW Government's proposed reforms to the NSW planning system. The Government has recently released a White Paper outlining its proposed reforms and the City will make a detailed submission.

### Social / Cultural / Community

30. The reconciliation provides increased transparency and accountability for the local community, while the new plan will be simpler, fairer and include a new infrastructure works list that better reflects community needs.

## Economic

31. The reconciliation confirms the Ultimo/Pymont Plan has not resulted in any negative economic impacts. A new plan will have a positive economic impact as it will allow the City to direct contributions to new local infrastructure that better reflects community needs. Currently, the City is required to forward all contributions received under the Ultimo/Pymont Plan to the NSW Government. As noted, the Sydney Harbour Foreshore Authority has indicated its willingness to forego its future income under the Plan so that a new plan can be prepared.

## BUDGET IMPLICATIONS

32. There are no budget implications arising from this report. Future reports on the proposed new contributions plan will address the long term financial impacts.

## RELEVANT LEGISLATION

33. Part 4 Division 6 of the *Environmental Planning and Assessment Act 1979* and Part 4 of the *Environmental Planning and Assessment Regulation 2000*.

## CRITICAL DATES / TIME FRAMES

34. The City anticipates publicly exhibiting a new draft plan for Ultimo Pymont in the second half of 2013 and adopting the draft plan in 2014. This is contingent on the NSW Government providing any required concurrence to the draft plan in a timely manner and the Government's proposed reforms to the NSW planning system.

## OPTIONS

35. City staff have explored all known potential sources of information to determine the most accurate representation of the financial transactions and events related to the Ultimo/Pymont Plan. The NSW Audit Office discussed with staff the major difficulties in forming a conclusive audit opinion of the reconciliation based on the available evidence of records over a long period of time.

## PUBLIC CONSULTATION

36. Local community members have raised issues about the Ultimo/Pymont Plan's administration and operation. Staff met with local community members in October 2012 and April 2013 to explain the reconciliation process and its findings, provide copies of the detailed information used to carry out the reconciliation and advise them of the Audit Office's position. Additional public consultation opportunities will be provided during the public exhibition of a new draft contributions plan.
37. Residents groups of Ultimo Pymont previously raised issues about the Ultimo/Pymont Plan's administration and operation at the Central Sydney Planning Committee's meeting on 18 February 2010, at Council's meetings on 22 February 2010, 4 April 2011 and 16 May 2011, and the Planning Development and Transport Committee's meeting on 15 February 2010. In particular, the report to Council on 22 February 2010 noted the Committee meetings heard representations from residents' groups that the Committee reports:
  - (a) proposed the early conclusion of the *Ultimo Pymont Public Amenities and Services Agreement* without full accountability and reconciliation of income, expenditure, and infrastructure provided including facilities provided by developers as works in-kind;

- (b) did not address ongoing representations of residents regarding the quality, quantity, or funding of infrastructure listed in the Plan; and
  - (c) did not provide sufficient consultation opportunities with residents before being presented to the Committee(s).
38. In response to the residents' representations, in February 2010 the Central Sydney Planning Committee and Council noted that, before concluding the Services Agreement, the City would carry out a reconciliation of infrastructure delivered under the Plan based on information to be sought from the Government and noted the reconciliation would be forwarded to the New South Wales Auditor General for his assessment and recommendation. The reconciliation and Audit Office's advice is detailed in this report.
39. Issues raised by residents about the quality and quantity of social infrastructure in Ultimo Pyrmont will be further addressed through the City's current strategic review of the draft Integrated Community Facilities Plan.

**GRAHAM JAHN, AM**

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