



UrbanGrowth NSW Development Corporation

Suite 4D, Level 4, 219-241 Cleveland Street
PO Box 1198, Strawberry Hills, NSW 2012
www.ugdc.nsw.gov.au

T 02 9202 9100
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15 March 2013

Ms Karen Jones
Director, Metropolitan & Regional Projects South
NSW Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Roy Wong

Dear Ms Jones

Project Application (MP09_0068) – former Rachel Foster Hospital Site

Thank you for your letter dated 15 February 2013.

As you are aware, the former Redfern-Waterloo Authority no longer exists and the former Sydney Metropolitan Development Authority has been merged with Landcom, with matters related to urban renewal in Redfern and Waterloo within the purview of Urban Growth NSW Development Corporation (UGDC). UGDC is not a consent authority and will not be involved in precinct management in Redfern-Waterloo, although is involved in urban renewal in the area.

In terms of the former Rachel Foster Hospital site, UGDC does not intend to comment on the merits of the application, as this will be fully assessed by the Department of Planning and Infrastructure. However, it is pleasing to see that a project application for development has finally been made, after many years of the site being vacant and in a state of disrepair.

The previous approval of the Concept Plan for the site required the payment of contributions in accordance with two Contributions Plans and the Statement of Commitments committed to these being paid prior to the Construction Certificate.

If consent is granted, the following conditions will need to be placed on the consent:

S94 CONTRIBUTION CONDITIONS

RWA1 Redfern-Waterloo Authority Contributions Plan 2006

To meet the demand for additional public facilities and infrastructure generated by the development on the site, contributions will be as required based on the Redfern-Waterloo Authority Contributions Plan 2006.



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The levy is to be calculated in accordance with Redfern-Waterloo Authority Contributions Plan 2006, and is 2% of the proposed cost of development. The amount payable is 2% of that proposed cost as indexed between the date of determination and the date the levy is required to be paid in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 and clause 10 of Redfern-Waterloo Authority Contributions Plan 2006.

Pursuant to the Redfern-Waterloo Authority Contributions Plan 2006, a contribution in the amount of \$ (planner to add amount based on 2% of cost estimate verified by QS) plus indexation in accordance with Consumer Price Index (All Groups Index) for Sydney, is to be paid to Urban Growth NSW Development Corporation (UGDC) for deposit into the Redfern-Waterloo Fund (Account Number 223110318392) towards the cost of one or more of the public facilities set out in the Works Schedule to that Plan.

Proof of payment of this contribution to the UGDC shall be provided to the Certifying Authority prior to the issue of a Construction Certificate. No deferred or periodic payments are permitted.

Actual payment must be made to the Urban Growth NSW Development Corporation (phone 92029100 for any queries)

A copy of Redfern-Waterloo Authority Contributions Plan 2006 is available for inspection at the offices of UGDC, Level 4, 219-241 Cleveland Street, Strawberry Hills or from the website www.smda.nsw.gov.au.

RWA2 Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006

To contribute to the provision or refurbishment of affordable housing within the Redfern-Waterloo Operational Area, contributions are required in accordance with the Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006 or other applicable Contributions Plan.

The levy has been calculated in accordance with Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006 as 1.25% of the total gross area of the proposed development at \$73.12 per square metre (current until 30 June 2013) and to be indexed from 1 July in each year in accordance with (Consumer Price Index - All Groups Index) for Sydney.

Pursuant to the Redfern-Waterloo Affordable Contributions Plan 2006, a contribution in the amount of \$ (planner to add amount based on rate above) is to be paid to the Urban Growth NSW Development Corporation (UGDC) for deposit into the Redfern-Waterloo Fund (Account Number 223110318392) towards the provision of affordable housing within the Redfern Waterloo area as set out in the Works Schedule to that Plan. Such payment is to be accompanied by a calculation of indexing as applicable.

Proof of payment of this contribution and calculation of any indexing shall be provided to the Certifying Authority prior to the issue of a Construction Certificate. No deferred or periodic payments are permitted.

Actual payment must be made to the Sydney Metropolitan Development Authority (phone 92029100 for any queries)



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A copy of Redfern-Waterloo Affordable Housing Contributions Plan 2006 is available for inspection at Level 4, 219-241 Cleveland Street, Strawberry Hills or from the website www.smda.nsw.gov.au

These conditions will be sent in “word” version by email to assist in their utilisation.

If you have any queries, please do not hesitate to call me on 9202-9127.

Yours sincerely

Jason Perica
A/Director Planning and Urban Renewal