

Minoshi Weerasinghe  
Key Sites Assessments  
Level 17, 4 Parramatta Square  
12 Darcy Street  
Parramatta NSW 2150  
By email: Minoshi.Weerasinghe@planning.nsw.gov.au

02/03/2022

Dear Minoshi,

**State Significant Development (SSD 12618001) Application for Student Accommodation at 104-112 Regent Street, Redfern – advice on RWA Contributions Plans**

I refer to your request by email for advice on the application of the RWA Contributions Plans for the above development. We provide the following advice on the requirements.

**Redfern-Waterloo Authority Affordable Housing Contributions Plan**

In accordance with Clause 8 of the above plan, the current rate for affordable housing contributions (at 1 July 2021) is \$98.83/m<sup>2</sup>. The contribution is levied on the additional floor space of the development, less any affordable rental housing floor space that may be proposed.

The application proposes the gross floor area as 9,562m<sup>2</sup>. The affordable housing contribution based on the floor area is \$945,012. Before payment, the amount may need to be indexed in accordance with the Building Price Index – Sydney published by Rawlinson's. The index is updated annually and due to be published in July 2022.

**Redfern-Waterloo Authority Contributions Plan**

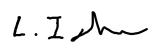
The contribution under this plan is calculated as a rate of 2% on the proposed cost of carrying out the development including GST. The application provides the proposed cost of development as \$52,800,000 (ex GST). The contribution is calculated as \$1,161,600 (inclusive of GST). Before payment, the amount may need to be indexed by the CPI – Sydney. The index is updated quarterly in accordance with the plan.

INSW requests that DPE ensures that conditions of consent requiring payment of the relevant contributions are included within the development consent that may be issued for the application.

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If you have any questions, please contact our consultant, Janina Olmos-New, GLN Planning ([janina@glnplanning.com.au](mailto:janina@glnplanning.com.au)) if you require further information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'L. Iskander'.

Laura Iskander  
Director, Legal