

From: [Jason Perica](#)
To: [Simon Truong](#)
Subject: RE: SSD 6371 - Notification of Exhibition 175-177 Cleveland Street, Redfern
Date: Thursday, 4 September 2014 9:11:44 AM
Attachments: [image001.png](#)
[DEVELOPER CONTRIBUTION CONDITIONS updated 2014-15.docx](#)

Hi Simon

Please take this email as a submission from UrbanGrowth NSW Development Corporation (UGDC).

As a broad principle, UGDC supports the provision of student housing in the precinct, on appropriate sites. The site is appropriate for student housing (despite and acknowledging an incentive towards commercial development in the area).

In terms of the urban design and "planning" aspects of the proposal, the Department of Planning and Environment, together with feedback from the City Council, will thoroughly assess these matters, as is appropriate. In this context and regard, UGDC does not provide comment. UGDC wishes to ensure that all development in the Precinct pays developer contributions in accordance with obligations under the applicable Contribution Plan(s). In this regard, please find attached appropriate conditions should consent be granted

Regards

Jason Perica

A/Director Planning and Urban Renewal
UrbanGrowth NSW Development Corporation
Suite 3220, Locomotive Workshop, 2 Locomotive Street
Eveleigh NSW 2015
Ph: 9209 4238 m: 0448 413 558

From: Simon Truong [<mailto:Simon.Truong@planning.nsw.gov.au>]
Sent: Tuesday, September 02, 2014 1:48 PM
To: Jason Perica
Subject: RE: SSD 6371 - Notification of Exhibition 175-177 Cleveland Street, Redfern

Hi Jason,

Further to the departments email and letter (attached and below), I note comments were due on Friday 22 August 2014.

Can you please advise whether Urban Growth NSW Development Corporation will be providing comments for the proposal?

Please do not hesitate to contact me should you wish to discuss further.

Regards

**Simon Truong|Senior Planning Officer|Industry, Key Sites and Social
Projects|NSW Department of Planning and Environment
www.planning.nsw.gov.au**

Room 303, 23 - 33 Bridge Street, NSW SYDNEY 2000|GPO Box 39 SYDNEY NSW 2001|☎: 02 9228 6457|

✉: simon.truong@planning.nsw.gov.au

From: Fiona Gibson
Sent: Monday, 7 July 2014 3:14 PM
To: contactus@ugdc.nsw.gov.au
Cc: Simon Truong
Subject: SSD 6371 - Notification of Exhibition 175-177 Cleveland Street, Redfern

Hello Jason,

Please find attached a letter to Urban Growth NSW Development Corporation in relation to the above project

The application will be on public exhibition from **Wednesday 9 July 2014** until **Friday 22 August 2014**. Your agency is invited to comment on the application.

A copy of the EIS documents have been sent via courier to arrive at your office tomorrow, as outlined in the attached letter your assistance is appreciated in making the hard copy publicly available at your office.

The documents will also be available on the department's website from Wednesday (09.07.14) at the below link:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6371

Should you wish to discuss any of the above, please contact the assessing officer, Simon Truong on 9228 6457 or simon.truong@planning.nsw.gov.au.

Kind Regards,

Fiona

Fiona Gibson | Industry, Key Sites & Social Projects
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DEVELOPER 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.

The levy is to be calculated as 2% of the proposed cost of development, 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 between the date of approval and date of payment, in accordance with Consumer Price Index (All Groups Index) for Sydney, is to be paid via bank cheque for deposit into the Redfern-Waterloo Fund (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 (or other timing in accordance with the Contributions Plan). If the amount is not to be paid prior to Construction Certificate, written verification of this should be provided by UrbanGrowth NSW Development Corporation and provided to the Certifier. No deferred or periodic payments are permitted.

Phone 9209 4220 to confirm indexed amount of the contribution, prior to preparation of a bank cheque made out to the UrbanGrowth NSW Development Corporation.

A copy of Redfern-Waterloo Authority Contributions Plan 2006 is available for inspection at the offices of UGDC, Suite 3220, Bay 4 Locomotive Workshop 2 Locomotive Street Eveleigh NSW 2015 or from the website www.ugdc.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.

In accordance with Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006 the levy is 1.25% of the additional total gross floor area of the proposed development and is calculated at \$76.83 per square metre (being the rate at 1 July 2014). Between the date of determination and the date the levy is required to be paid, the levy is indexed in accordance with the Building Price Index, Sydney as published in *Rawlinson's Australian Construction Handbook*. This is in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 and clause 9 of the Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006.

Pursuant to the Redfern-Waterloo Affordable Contributions Plan 2006, a contribution in the amount of \$ (planner to add amount based on rate above, valid until 30 June 2015) plus indexation in accordance with the Building Price Index is to be paid via bank cheque or

deposit into the Redfern-Waterloo Fund (towards the provision of affordable housing within the Redfern Waterloo area).

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.

Phone 9209 4220 to confirm indexed amount of the contribution, prior to preparation of a bank cheque made out to the UrbanGrowth NSW Development Corporation.

A copy of Redfern-Waterloo Affordable Housing Contributions Plan 2006 is available for inspection at the offices of UGDC, Suite 3220, Bay 4 Locomotive Workshop 2 Locomotive Street Eveleigh NSW 2015 or from the website www.ugdc.nsw.gov.au.