UrbanGrowth NSW Development Corporation

20 September 2018

Ms Luisa Maguire
DA Coordinator, Key Sites and Industry Assessments
Department of Planning and Environment
320 Pitt Street
SYDNEY NSW 2001

Dear Luisa,

Review of contributions conditions of State Significant Development Application (SSD 7317 Modification 12) for the Australian Technology Park

I refer to the request for comment of 23 July 2018 on the modification to amend the approved landscape masterplan and signage strategy for the Australian Technology Park. We provide the following advice as administrator for the contributions schemes in Redfern-Waterloo.

Redfern-Waterloo Affordable Housing Contributions Plan

In accordance with Clause 8 of the above plan an affordable housing contribution is levied on the additional floor space of the development, less any affordable rental housing floor space that is proposed.

Our review of the landscape masterplan modification application has concluded that there has been no change to the floorspace of the approved development. The original condition A10 should remain unchanged.

Redfern-Waterloo Contributions Plan

This contributions plan requires a contribution to be levied which is based on 2% of the estimated development cost (Capital Investment Value (CIV)). We understand that there has been no change to the development CIV.

Further, there is a Works-in-kind Agreement between UGDC and the developer for the delivery of public domain works in lieu of development contributions. Our review of the landscape masterplan modification has concluded that there is no significant change to the proposed works outlined in the agreement. In summary, the proposed modification would have no impact on the contributions conditions in the original approval that would require re-calculation of the contribution offsets in the agreement. The original condition A11 should remain unchanged.

The UGDC requests that in determining the modification, the Department of Planning and Environment ensures that conditions A10 and A11 requiring payment of the relevant contributions remain unchanged.

If you have any questions, please contact our consultant, Janina Olmos-New, GLN Planning on 9249 4100 or janina@glnplanning.com.au.

Yours sincerely,

Stephen Driscoll
Head of Projects

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