

13 March 2019



UrbanGrowth NSW
Development Corporation

Ms Ellen Mannix
Senior Planning Officer
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Mannix,

State Significant Development (SSD 9194) Application for Student Accommodation at 13-33 Gibbons Street, Redfern

Thank you for the opportunity for Urban Growth NSW Development Corporation (UGDC) to comment on the application for the proposed student accommodation development in Redfern. We provide the following advice as administrator of the contribution schemes in Redfern-Waterloo.

Redfern-Waterloo Authority Affordable Housing Contributions Plan

In accordance with Clause 8 of the *Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006* (AH Plan), the current rate for affordable housing contributions (as at 1 July 2018) is \$86.88/m². The contribution is levied on the additional floor space of the development, less any affordable rental housing floor space that is proposed.

The application provides the proposed gross floor area to be 11,470m² and the area of existing floorspace on the development site is 2,805m². The additional floorspace is therefore 8,665m² (11,470 - 2,805m²). The affordable housing contribution is \$752,815. Before payment the contributions will need to be indexed annually by Building Price Index - Sydney, in accordance with the affordable housing contributions plan.

The Environmental Impact Statement submitted with the application contained a request for consideration to waive the affordable housing contribution on the premise that student accommodation should be considered a form of affordable housing. Clause 6 of the contributions plan provides that contributions will not be levied only for the part of the development that is for affordable housing dwellings and where the developer is a registered community housing organisation. The proponent is required to provide appropriate evidence to satisfy both requirements.

Redfern-Waterloo Authority Contributions Plan

The contribution under this plan is calculated as a rate of 2% of the proposed cost of carrying out the development including GST. The application provides the proposed cost of development as \$68,530,000 (including GST). The contribution is \$1,370,600. Before

payment, the contributions will need to be indexed quarterly by the CPI, in accordance with the contributions plan.

There may be opportunities to provide public domain and/or road works in lieu of contributions. The applicant should investigate this option with UGDC and Sydney City Council. Accordingly, we propose the following (or similar) condition of consent is imposed regarding the Redfern-Waterloo contributions plan:

1. *In accordance with the provisions of the Redfern-Waterloo Authority Contributions Plan, prior to the issue of any occupation certificate for the development, the proponent shall either:
(a) pay a contribution of \$1,370,600; or
(b) undertake public domain and /or road improvement works to a minimum value of \$1,370,600. The works may include pavement treatment, improved lighting and/or landscaping and street tree planting.*
2. *If a credit for public domain and road works is sought as per item 1(b) above, prior to the issue of a construction certificate for the works, the proponent must provide an outline of the proposed works and estimated cost to the City of Sydney Council and UrbanGrowth NSW Development Corporation.*
3. *Prior to the issue of any occupation certificate, evidence of the costs and satisfactory completion for the public domain and/or road improvement works shall be provided to the City of Sydney Council and UrbanGrowth NSW Development Corporation.*

The UGDC requests that the Department of Planning and Environment ensures that conditions requiring payment of the relevant contributions are included within any development consent that may be issued for the development application.

Please do not hesitate to contact our consultant, Janina Olmos-New, GLN Planning on (02) 9249 4100 or janina@glplanning.com.au should you require further information.

Yours sincerely,



Stephen Driscoll

Head of Program Strategy