

5 December 2018



UrbanGrowth NSW
Development Corporation

Ms Teresa Gizzi
Planning Officer
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Via email – Teresa.Gizzi@planning.nsw.gov.au

Dear Ms Gizzi,

State Significant Development (SSD 8636) Application for the renewal of the engineering and technology precinct, University of Sydney Darlington Campus

Thank you for the opportunity for Urban Growth NSW Development Corporation (UGDC) to comment on the application for the proposed renewal of the engineering and technology precinct by Sydney University at Darlington Campus. The development sits within the operational area of the contribution schemes. 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 gross floor area as 13,567m². The area of existing floorspace on the development site is 7,495m². The additional floorspace is therefore 6,072m² (13,567 – 7,495m²). The affordable housing contribution is calculated as \$527,535. Before payment, the contribution will need to be indexed annually by the Building Price Index – Sydney, in accordance with the affordable housing contributions plan.

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, excluding any floorspace for affordable housing dwellings. The application includes a proposed cost of development of \$128,967,832 (including GST, at November 2018).

The contribution is calculated as \$2,579,357. Before payment, the proposed cost of development will need to be indexed quarterly by the Consumer Price Index – Sydney and the contribution adjusted, in accordance with the Redfern-Waterloo contributions plan. There may be an opportunity for the contributions to be offset as works-in-kind.

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 \$2,579,357; or*
 - (b) *undertake public domain improvement works to a minimum value of \$2,579,357. 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 Urban Growth NSW Development Corporation.*

Prior to the issue of any occupation certificate, evidence of the costs and satisfactory completion for the public domain improvement works shall be provided to the City of Sydney Council and Urban Growth 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.

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