



22 August 2017

Mr Brent Devine  
Department of Planning & Environment  
320 Pitt Street  
SYDNEY NSW 2000

Dear Mr Devine,

**RE: Exemption of contributions for Student Housing**

Thank for you for the opportunity to provide a submission on the State Significant Development Application (SSDA) request for an exemption and Environmental Impact Statement (EIS) prepared by Urbis for the Regiment Student Housing development

UrbanGrowth NSW Development Corporation (UGDC) is the administrator for the Redfern-Waterloo Contributions Plan and the Redfern Waterloo Affordable Housing Contributions Plan and is providing a submission in this context.

It should be noted that the Environmental Impact Statement, prepared by Urbis to support the application incorrectly refers to the City of Sydney's Development Contributions Plan 2015 and Section 94 contributions. This plan is not applicable as UGDC is the responsible authority for the collection of contributions in the Redfern Waterloo Operational Area, not City of Sydney. The relevant contributions plans listed below apply.

We have reviewed the application and EIS and make the following comments.

**Redfern-Waterloo Affordable Housing Contributions Plan**

The UGDC supports the request to provide an exemption for the payment of affordable housing contributions. Justification is provided based on the legislation identifying that the applicant is a representative of the Crown and that it is not a private developer.

**Redfern-Waterloo Contributions Plan 2006**

The UGDC does not support an exemption from the payment of development contributions under this plan. A contribution amount is to be paid and calculated at a rate of 2% of the total development cost (CIV), including GST. This amount would need to be indexed annually until the contribution is paid.

The proponent has provided a high level list of works they consider to be material public benefits provided by the University. However, these are works which have been provided since 2012 and are not benefits provided through this SSDA (SSD15\_7417), see additional information correspondence dated 7 August 2017, provided by Urbis.

In terms of the Contributions Plan, the Works Schedule identifies a number of projects to which contributions in the local area are intended to fund. Detail has not been provided in the SSDA of the specific works proposed which the proponent is seeking an exemption. As such, the proposed benefits do not present automatically as a contributions offset or works-in-kind arrangement under the Contributions Plan.

In assessing the proponent's request, we have considered the current Practice Note issued by the NSW Government in the Revised Development Contributions Manual (DIPNR 2005) (Practice Note) as required by the Contributions Plan. Page 3 of the section of the Practice Note (which relates to exemptions, discounts, credits and refunds) sets out key considerations in assessing a material public benefit.



UGDC considers that a case for complete exemption from the payment of those levies has not been demonstrated.

Ultimately the Minister for Planning will decide whether to waive the development contribution as part of the Minister's assessment of the application for consent. The Minister must have regard to the key considerations in assessing a material public benefit set out in the Practice Note.

We do not believe the proponent has provided sufficient information with the SSDA for the Minister to adequately assess the material public benefits against the key considerations. Particularly, more information is required in relation to the needs of the population that will be satisfied; timing of works; and any future dedication, handover and management arrangements for the land and/or works.

Based on the information provided with the SSDA at this stage, UGDC does not support the proponent's request to waive the contribution.

Please do not hesitate to contact Sarah Glennan on (02) 9391 2906 or [sglennan@urbangrowth.nsw.gov.au](mailto:sglennan@urbangrowth.nsw.gov.au) should you require further information.

Yours sincerely,

**Stephen Driscoll**

Interim Chief Executive Officer  
UrbanGrowth NSW Development Corporation