

5 December 2018



UrbanGrowth NSW
Development Corporation

Ms Megan Fu
Planning Officer
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Via email – Megan.Fu@planning.nsw.gov.au

Dear Ms Fu,

State Significant Development (SSD 7539) Application for Student Accommodation at Darlington Terraces, Darlington

Thank you for the opportunity for Urban Growth NSW Development Corporation (UGDC) to comment on the application for the proposed student accommodation development by Sydney University at Darlington. The development sits within the Redfern – Waterloo operational area and is affected by the Redfern-Waterloo contribution plans. We provide the following advice as administrator of the contribution schemes.

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 7,175m². The area of existing floorspace on the development site is 3,427m². The additional floorspace is therefore 3,748m² (7,175 – 3,427m²). The affordable housing contribution is calculated as \$325,626. The applicant has requested that the affordable housing contributions are waived in recognition that the accommodation is low-rental housing for students. While student housing does not strictly fall under the definition of affordable housing, the UGDC supports the request to provide an exemption to the affordable housing contributions, in recognition that the application is on behalf of the Crown for the provision of lower cost accommodation.

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 \$44,220,000 (including GST).

The contribution is calculated as \$884,400. The applicant has indicated to UGDC that it is willing to provide public domain and roadworks along Darlington Lane and a pocket

park located at the intersection of Codrington Street and Darlington Street. The proposed combined cost of works has been estimated at \$830,000 (May 2018). The UGDC is willing to accept the proposed works to be offset as works-in-kind provided the park remains accessible to the general public.

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 \$884,400; or*
 - (b) *undertake public domain improvement works to a minimum value of \$884,400. 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 Development Corporation.*
3. *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