



27 October 2017

Mr Brian Kirk
Department of Planning & Environment
320 Pitt Street
SYDNEY NSW 2000

Dear Mr Kirk,

RE: Pemulway Project Redfern – New Student Accommodation Building (SSD 8135)

Thank you for the opportunity to provide a submission to the revised development application prepared by Ludvik & Associates for the Pemulway Project Redfern.

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.

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

Redfern-Waterloo Contributions Plan

The revised application includes a total development cost of \$97,800,000. Under the *Redfern-Waterloo Contributions Plan 2006* the contributions are calculated at a rate of 2% of the total development cost. The expected contribution currently equates to \$1,956,000, which would need to be indexed annually until the contribution is paid.

The applicant has outlined Section 16 of the Plan in reference to an exemption to the levy for the delivery of the proposed works-in-kind. The applicant will need to demonstrate further how the public domain improvements and traffic management facilities are over and beyond what is required for a functioning Precinct, or expected for a Precinct of this magnitude.

The applicant is invited to provide further detail for the UGDC to consider prior to the levy becoming due, if approved.

Redfern-Waterloo Affordable Housing Contributions Plan

In accordance with Clause 8 of the *Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006* (Contribution Plan), the current rate for the contribution is 84.60/m². With a new proposed total gross floor area (GFA) of 28,510m² (previously 17,365m²) the contribution payable is approximately \$2,411,946. The contribution rate would need to be indexed annually until the contribution is paid and subject to change if any further modifications to the concept plan are sought.

The applicant has outlined Clause 12 of the Plan in reference to an exemption to the levy for the delivery of affordable housing accommodation for the local ATSI community and the provision of student housing.

The applicant is invited to provide further detail to satisfy the definition of affordable housing as set out in the Plan and the EP&A Act for the UGDC to consider prior to the levy becoming due, if approved.



UrbanGrowth NSW Development Corporation

The UGDC requests that Department of Planning and Environment ensure that conditions for development and affordable housing contributions are included within any development consent which may be issued for this development application.

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

Yours sincerely,

Stephen Driscoll
Head of Projects
UrbanGrowth NSW Development Corporation