



14 March 2018

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

Dear Mr Kirk,

Pemulway Project Redfern – Student Accommodation Building (SSD 8135)

We refer to our previous submission dated 24 October 2017 in relation to the above application and note we met with the applicant on 15 February 2018.

Further to that meeting and after discussion with your office we recommend that the conditions of consent be modified to reflect the current contributions rates, and that the condition retain the requirement that this be paid prior to Occupation Certificate to reflect the intent of the original assessment.

We therefore submit that the conditions of consent be modified as follows.

Deleted text is shown struckout and new text shown in **bold**.

E16 Contribution levied under Redfern-Waterloo Authority Contributions Plan (RWCP)

In accordance with the provisions of the RWCP, prior to the issue of an Occupation Certificate for the development, the Proponent shall either:

- a) pay a contribution of ~~\$1.4 million~~ **\$1,956,000** (based on 2% of the estimated development cost); or
- b) undertake public domain improvement works to a minimum value of ~~\$1.4 million~~ **\$1,956,000** (or 2% of the estimated cost of development). Such works could include ~~widening of the railway overbridge~~, pavement treatment to the share ways, improved lighting to the public domain and/or landscaping and street tree planting.

If a credit for public domain works is to be sought under item (b) above, the Proponent must provide an outline of the proposed works and estimated cost and must obtain the agreement of the consent authority to those works. Prior to Occupation Certificate evidence of the costs of the public domain improvement works shall be provided to Council and the Director General.



E17 Contribution levied under Redfern-Waterloo Authority Affordable Housing Contributions Plan (RWAHCP)

In accordance with the provisions of the RWAHCP, prior to the issue of an Occupation Certificate for the development, the Proponent shall either:

- a) pay an affordable housing contribution of ~~\$1,271,118~~ **\$2,411,946 (based on a rate of \$84.60/m2 of GFA)**. This rate is indexed and a final calculation of the amount owing will be made prior to payment; or
- b) Upon:
 - i. Registration of the Aboriginal Housing Company Limited as a community housing provider under the Housing Act 2001 (NSW); and
 - ii. The registration of a restriction as to user under Section 88B of the Conveyancing Act 1919, (or similar restrictive covenant on the Title of the consolidated allotments), to the effect that the 62 dwellings on Precinct 1 will be provided as affordable housing in perpetuity.

The contribution levied under the RWAHCP will be waived. Evidence of the registration of the AHC as a community housing provider and the restriction on the title of the land shall be provided to the Director General prior to the issue of an Occupation Certificate for the development.

If you have any questions or require any further information on this submission please contact Sarah Glennan on (02) 9391 2906 or sglennan@urbangrowth.nsw.gov.au.

Yours sincerely,

Stephen Driscoll
Head of Projects
UrbanGrowth NSW Development Corporation