

## Matthew Rosel

**From:** Duncan Read <dread@ugdc.nsw.gov.au>  
**Sent:** Wednesday, 13 June 2018 3:15 PM  
**To:** Matthew Rosel; Amy Watson  
**Cc:** Sarah Glennan; Steve Driscoll; Aoife Mullan  
**Subject:** RE: Pemulwuy (SSD 8135) - meeting to discuss contributions  
**Attachments:** Pemulwuy - Contribution Calculations Updated 20180531.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Important

Hi Matthew,

Thanks for discussing this with me today and sorry for the delay in our response. We note the revisions that apportion floorspace and CIV calculations by precinct. For your information, I have summarised below the table we used to confirm the calculations, which match yours (as follows).

Proposed modification application/s	CIV	GFA	Rate		Contribution	
			AHC	DC	AHC	DC
Precinct 3 (SSD 8135)	\$ 65,791,450	16,530	\$ 84.60	2%	\$ 1,398,438	\$ 1,315,829
Precinct 1 & 2 (estimated - applicant to confirm)	\$ 44,196,250	10,405	\$ 84.60	2%	\$ 880,263	\$ 883,925
All precincts	\$ 109,987,700	26,935			\$ 2,278,701	\$ 2,199,754
<b>Project approval MP11 0093</b>	<b>CIV</b>	<b>GFA</b>	<b>AHC</b>	<b>DC</b>	<b>AHC</b>	<b>DC</b>
Original approval - Dec 2012	\$ 70,000,000	17,380	\$ 73.12	2%	\$ 1,270,826	\$ 1,400,000

We support your attached draft conditions of consent and confirm they are consistent with our letter dated 14 March 2018, updated with new contribution amounts that reflect the apportionment of floorspace and CIV by precinct.

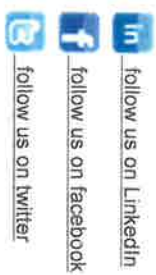
Please let me know if you need anything further from UrbanGrowth NSW.

Regards,



**Duncan Read**  
Program Director

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# PEMULWUY CONTRIBUTION CALCULATIONS

## STATE SIGNIFICANT DEVELOPMENT APPLICATION SSD 8135

### Pemulwuy Contributions for the proposed student accommodation development (SSD 8135)

Application	Total Precinct 3 GFA / CIV	Contribution Rate	Precinct 3 Contribution
SSD 8135	\$65,791,450 CIV	2%	\$1,315,829
(within Precinct 3 only)	16,530 m <sup>2</sup> GFA	\$84.60 / m <sup>2</sup>	\$1,398,438

### PROPOSED CONTRIBUPTION CONDITIONS ON SSD 8135

#### Schedule 2 Part B – Prior to the Issue of a Construction Certificate

##### Public Domain Contribution Levy Credit

- B1. Prior to the issue of a Construction Certificate, and if a contribution levy credit for public domain works is to be sought under Condition F1(b), the Proponent must provide an outline of the proposed public domain works and estimated cost for the Secretary's approval.

#### Schedule 2 Part F – Prior to the Issue of an Occupation Certificate

##### Contribution levied under Redfern–Waterloo Authority Contributions Plan (RWCP)

- F1. In accordance with the provisions of the RWCP and prior to the issue of an Occupation Certificate for the development, the Applicant shall either:
- pay a contribution of \$1,315,829 (based on 2% of the estimated development cost); or
  - undertake public domain improvement works to a minimum value of \$1,315,829 (or 2% of the estimated cost of the development). Such works could include pavement treatment to the share ways, improved lighting to the public domain and/or landscaping and street tree planting.
- F2. Prior to the issue of an Occupation Certificate evidence of the costs of the public domain improvement works shall be provided to Council and the Secretary.

##### Contribution levied under Redfern– Waterloo Authority Affordable Housing Contributions Plan (RWAHCP)

- F3. In accordance with the provisions of the RWAHCP, prior to the issue of an Occupation Certificate for the development, the Proponent shall either:
- pay an affordable housing contribution of \$1,398,438 (based on a rate of \$84.60 /m<sup>2</sup> of GFA). This rate is indexed and a final calculation of the amount owing will be made prior to payment; or
  - Upon:
    - Registration of the Aboriginal Housing Company Limited as a community housing provider under the *Housing Act 2001 (NSW)*; and
    - 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 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.