

3 August 2018



UrbanGrowth NSW
Development Corporation

Mr Matthew Rosel
Senior Planner, Key Sites Assessments
Department of Planning and Environment
320 Pitt Street
SYDNEY NSW 2001

Dear Matthew,

Update of contributions for conditions of modified project approval (MP11 0093) and State Significant Development Application (SSD 8135) for the Pemulwuy site

I refer to the request for advice of 13 June 2018 to update the contributions for the Pemulwuy to separate an original project approval into Precincts 3 (SSD 8135) and Precincts 1&2 (MP11 0093) respectively. The contribution rate for affordable housing has recently been indexed. We provide the following advice as administrator for the contributions schemes in Redfern-Waterloo.

Redfern-Waterloo Affordable Housing Contributions Plan

In accordance with Clause 8 of the above 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.

MP11 0093 – Precincts 1 & 2

Precincts 1 and 2 of the project modification revises the additional floor space to be 10,405m². This results in a contribution of \$903,986.40. We note that part of the development is proposed for affordable housing. Condition E17 of the approval states that the contributions will be waived on the affordable housing component where the proponent provides appropriate documentation to confirm they are an affordable housing provider as described under the EP&A Act.

SSD 8135 – Precinct 3

Precinct 3 development application provides the additional floor space to be 16,530m². This results in a contribution of \$1,436,126.40.

Prior to payment, the contributions will need to be indexed annually by BPI – Sydney, in accordance with the affordable housing contributions plan.

Redfern-Waterloo Contributions Plan

We understand that there has been no revision to the estimated development cost (Capital Investment Value (CIV)) for Precinct 1 and 2. The only change has been to

remove the costs associated with Precinct 3. An updated development cost has been provided for Precinct 3 works.

MP11 0093 - Precincts 1 & 2

The revised contribution amount is \$883,925 (2% of \$44,196,250).

SSD 8135 - Precinct 3

The revised contribution amount is \$1,315,829 (2% of \$65,791,450).

Prior to payment, the contributions will need to be indexed quarterly by the CPI, in accordance with the contributions plan.

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@glplanning.com.au.

Yours sincerely,



Stephen Driscoll
Head of Projects