



UrbanGrowth NSW Development Corporation

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1 December 2015

Amy Watson
Team Leader, Key Site Assessments
Department of Planning and Environment
23-33 Bridge Street
Sydney, NSW 2000

Dear Ms Watson.

**RE: Notice of Exhibition for a proposed State Significant Development
Application for Mixed Use Hotel, Residential and Retail Development at 175-177
Cleveland Street and 1-5 Woodburn Street, Redfern (SSD 7064)**

Thank you for the opportunity to provide input on the conditions of consent for SSD 7064).

UrbanGrowth NSW Development Corporation has reviewed the documentation supporting the above application, including the EIS prepared by Sutherland & Associates Planning. We have no issues in relation to the calculations stated in the EIS under the Redfern Waterloo Contributions Plan 2006 and request that they be included as a condition of consent.

We note that the calculation of the Voluntary Planning Agreement is based on the City of Sydney rate of \$275/sqm for bonus non-residential floor area and \$475/sqm for bonus residential floor area. This will be made payable to the Redfern-Waterloo Fund for development contributions as set out in the Redfern-Waterloo Contributions Plan 2006. This approach secures the contributions for public benefits associated with the proposed development. It is expected that this will be included as a condition of consent.

Please contact Sarah Glennan, (02) 9391 2906 or sglennan@urbangrowth.nsw.gov.au should you require further information.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Stephen Driscoll", written over a horizontal line.

Stephen Driscoll
General Manager
UrbanGrowth NSW Development Corporation