



26 May 2017

Mr Andy Nixey
Department of Planning & Environment
320 Pitt Street
SYDNEY NSW 2000

Dear Mr Nixey,

RE: Re-notification of a proposed Mixed Use Residential and Retail Development at 80-88 Regent Street, Redfern (SSD 7080)

Thank you for the opportunity to provide a submission to the revised development application prepared by SJB Architects for the abovementioned site.

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 \$25,000,000. 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 \$500,000, which would need to be indexed annually until the contribution is paid.

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 82.30/m². With a new proposed total gross floor area (GFA) of 5,754m² (previously 5,752m²) the contribution payable is approximately \$473,554.20. The contribution rate would need to be indexed annually until the contribution is paid.

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,

per:

Michael Brodie
Chief Executive Officer
UrbanGrowth NSW Development Corporation