From:	Tamara Bruckshaw
To:	Andrew McAnespie
Cc:	Jarrod Booth
Subject:	RE: Rosehill Street Redfern
Date:	Friday, 8 February 2019 3:10:37 PM
Attachments:	image001.png image002.png image003.png image004.png

Hello Andrew,

The City's Planning Proposal: Affordable Housing Review has been publicly exhibited and was approved by Council and the Central Sydney Planning Committee on 17 and 13 September 2018 respectively. The Planning Proposal is now with the Department of Planning and Environment for legal drafting.

The Planning Proposal includes:

- a new affordable housing levy that would apply to existing floor space; and
- an affordable housing contribution requirement for "planning proposal lands", which are sites that have achieved FSR uplift due to a change in planning controls. This contribution would apply to new floorspace achieved under a change to the planning controls.

The site would come under this provision and would require a contribution rate of 12 per cent of the new floor area under the City's proposal. A contribution of 3 per cent for residential and one per cent non-residential would also be applied to existing floor space. This is estimated at around 2,662 square metres, or 33 dwellings, based on the planning proposal request.

The public benefit offer from the proponent for 5 – 8 of residential floor space to be provided as affordable falls well short of the City's affordable housing aspirations in the of 12 per cent of new floor space, and meets only the minimum affordable housing contribution target of 5 per cent in the Region Plan.

You can find the Council report and planning proposal on the City's website at:
https://meetings.cityofsydney.nsw.gov.au/ieListDocuments.aspx?CId=137&MId=729 (item 7)

Please let me know if you would like any additional information.

I understand Jarrod has forwarded the images we spoke to in the meeting. Apologies for the delay.

Regards

Tamara

Tamara Bruckshaw
Manager Green Square & Major Development Projects
Strategic Planning & Urban Design

Telephone: +612 9265 9743
Mobile: +61 408 485 781
cityofsydney.nsw.gov.au

From: Andrew McAnespie <Andrew.McAnespie@ipcn.nsw.gov.au>
Sent: Friday, 8 February 2019 2:40 PM
To: Tamara Bruckshaw <tbruckshaw@cityofsydney.nsw.gov.au>
Subject: Rosehill Street Redfern

Hello Tamara

I am writing to you to follow up on a couple of issues related to the Commission meeting last Tuesday.

The Commission would like to know the Council's position on affordable housing. Is there a policy document or a planning control that the City uses?

You also indicated that you could provide a digital copy of the plan showing the strategic plan overlays that you presented at the meeting.

Thanks for your help.

regards

Andrew McAnespie | Senior Planning Officer
Independent Planning Commission NSW
Level 3, 201 Elizabeth Street SYDNEY NSW 2000
e: andrew.mcanespie@ipcn.nsw.gov.au | p: +61 2 9383 2109 | f: 9383 2133 | www.ipcn.nsw.gov.au

New South Wales Government
Independent Planning Commission

FOLLOW US ON:

Please consider the environment before printing this e-mail.

This email and any files transmitted with it are intended solely for the use of the addressee(s) and may contain information that is confidential or subject to legal privilege. If you receive this email and you are not the addressee (or responsible for delivery of the email to the addressee), please note that any copying, distribution or use of this email is prohibited and as such, please disregard the contents of the email, delete the email and notify the sender immediately.