

From: Tamara Bruckshaw [REDACTED]
Sent: Wednesday, July 11, 2018 10:20 am
To: Chris Wilson
Cc: Nick Knezevic; Andrew Thomas
Subject: 44-78 Rosehill

Dear Chris,

The initial feedback received from the City's Planning Agreement Reference Group in response to your public benefit offer is as follows:

1. It was suggested that you explore an affordable housing allocation that better aligns with the City's proposed changes to affordable housing planning controls. In particular, by giving consideration the proposed contribution rates for site-specific planning proposals that seek a floor space ratio increase. Details regarding the proposed changes can be found here:
<https://www.sydneyoursay.com.au/affordable-rental-housing-proposed-changes-planning-controls>
2. Concern was raised over the location and size of the open space and laneway dedications. Most of the spaces appear to be residual lands that would otherwise be leftover from necessary setbacks and the like from the development. This is not a public benefit as the spaces would be an outcome of the development assessment process.
3. The Reference Group is giving further consideration to the affordable commercial space component of your offer and looks forward to further discussion on this matter. As a reference for your consideration, I refer you to the Lendlease commercial floor space arrangement for the APDG Block in Central Sydney where similar arrangements have been put in place. You can read the report here:
<https://meetings.cityofsydney.nsw.gov.au/documents/s11670/Leasing%20Term%20for%20Business%20Innovation%20Space%20-%20Planning%20Agreement%20at%20Lendlease%20Circular%20Quay%20-%20Alfred%20.pdf>

The above are the key issues raised, and the City is yet to finalise its position on your public benefit offer, noting that you may review the offer on the basis of the feedback provided. The above does not imply acceptance or refusal of the offer.

The City is currently reviewing the planning proposal documentation you have submitted, with a view to make a recommendation to Council in September 2018 regarding the appropriate way to progress the planning proposal.

Regards

Tamara Bruckshaw
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Strategic Planning & Urban Design



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