

COPY

18 July 2005

File No : SO33483

Jennifer Westacott
Director General
Department of Infrastructure Planning and Natural Resources
GPO Box 39
Sydney NSW 2001

Dear Ms Westacott,

**Carlton and United Breweries Site and the Redfern-Waterloo Authority Act
2005**

I write to you seeking clarification on the affordable housing contributions under the *Redfern Waterloo Authority Act 2005 (RWA Act)* for "state significant development" at the Carlton and United Breweries Site, Chippendale (CUB site). As you are aware the City has been in discussions with the owner of the site on a possible planning agreement for the redevelopment of the CUB site.

One of the issues of particular concern for the owner is the possible contribution for affordable housing, as provided for in the Redfern Waterloo Act. Please advise:

- (a) Who will be responsible for preparing the possible Contributions Plan for affordable housing contemplated by s30 of the RWA (a contact person would be useful);
- (b) The timing of such a Contributions Plan;
- (c) Whether there is any likely contribution range (eg based on cost of work or number of units);
- (d) Whether DIPNR would be satisfied with a provision in any planning agreement that states the agreement does not cover any separate contributions that may be required under the RWA (and that the City will not look to levy a separate contribution on affordable housing).

Clarification of the above matters will assist in the process of negotiating a possible planning agreement with the owner of the site. Please feel free to contact me on 9265 9753 or jperica@cityofsydney.nsw.gov.au if you wish to discuss this matter further.

Yours sincerely



Jason Perica
Director - City Planning