

11 July 2017

Mr Peter Wood
Development Services Manager
Penrith City Council
PO Box 60
PENRITH NSW 2751

Dear Mr Wood,

RE: Development Application No. 15/0198 at 11-15 Phillip St, St Marys

Thank you for your letter dated 6 July 2017 in response to our request to defer payment of the Section 94 contributions for both stages of the above approved development.

We appreciate the time you have taken to consider this request and the courtesy given to us by advising of your assessment and the likely recommendation in advance of reporting the request to Council.

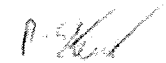
The development provides significant social, economic and environmental benefit to the local community, by providing housing which is affordable for key workers who may suffer severe housing stress in the local private rental market. Provision of affordable housing is beneficial to the wider community as key workers on low to moderate incomes are needed to support the local economy, and would otherwise have difficulty meeting the relatively high market rents or mortgage payments in this locality. The development also contributes much needed affordable housing stock in the Penrith area by housing a range of clients with lower socio-economic situations including older people, single people households and people with disability.

Although you would appreciate that it can be substantiated that both stages of the project provide significant benefit to the community and therefore should both benefit from the waiver of Section 94 contributions, we have considered your advice that Council are more likely to be supportive of a request to waive contributions for Stage 1 only and retain the payment of Section 94 contributions for Stage 2 of this development. Accordingly, we are happy for you to put this recommendation to the Ordinary Meeting of Council for endorsement.

We look forward to hearing the outcome regarding the waiver of the contribution for Stage 1.

Thank you for your continuing support to develop affordable housing in the Penrith LGA.

Kind regards



Peter Stenvert
Acting Chief Executive Officer