

General Manager  
Liverpool City Council  
33 Moore St  
Liverpool NSW 2170

March 28, 2022

Attn: Emmanuel Torres – Senior Development Assessment Planner

Dear Emmanuel,

**Re: DA50/2021 – 23-25 Charles Street, Liverpool**

I refer to previous correspondence between Council and our planning consultant and note the request to confirm the proposed tenure of the development.

We confirm that 100% of the development will be affordable housing. Indeed, the proposal has received grant funding from the Department of Communities and Justice Community Housing Innovation Fund that will assist in ensuring 12 of the units of the building will be used to house applicants on the NSW public housing waitlist (Pathways) with the balance of 11 units to be provided as affordable housing under the applicable NSW affordable housing guidelines. I note this has been confirmed with Liverpool Council in correspondence dated 2<sup>nd</sup> March and 9<sup>th</sup> March.

I also note the Registered Quantity Surveyors Report accompanying the application provides on page 6 the following summary.

<b>Total Development Cost</b>	\$ 5,551,072
<b>Total Construction Cost</b>	\$ 5,442,228
<b>Total GST <i>(Included Above)</i></b>	\$ 504,643

Any way you look at it, the cost of the development exceeds \$5m and therefore we understand the Sydney Western City Planning Panel has jurisdiction.

I trust this assists in responding to the Department. Please feel free to call me on 0421040121 if you require any further information.

Sincerely



Michael Clark  
Executive Director, Assets and Growth