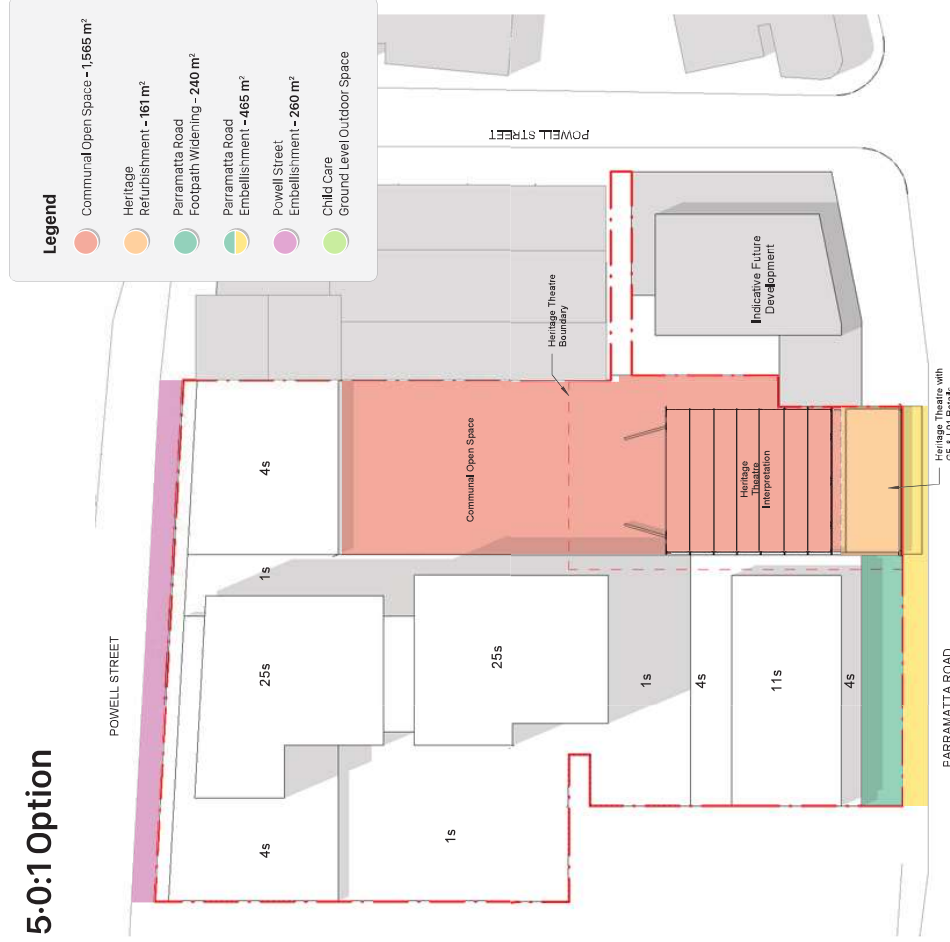
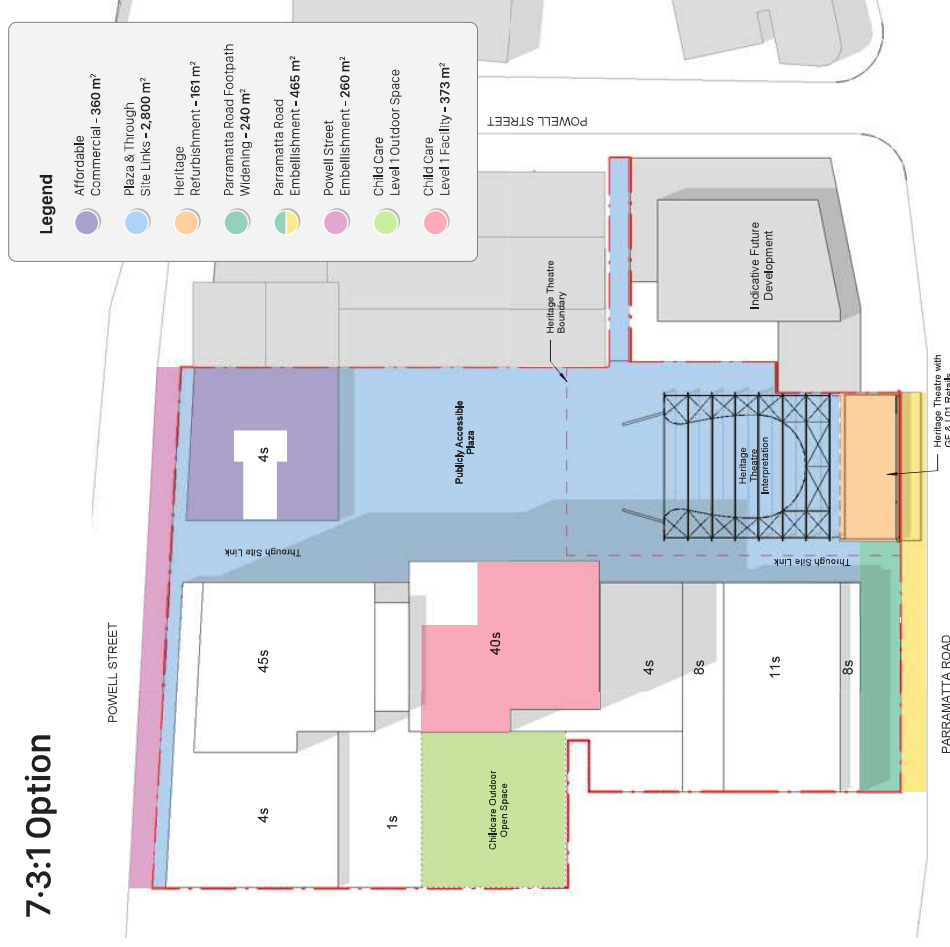


5:0:1 Option



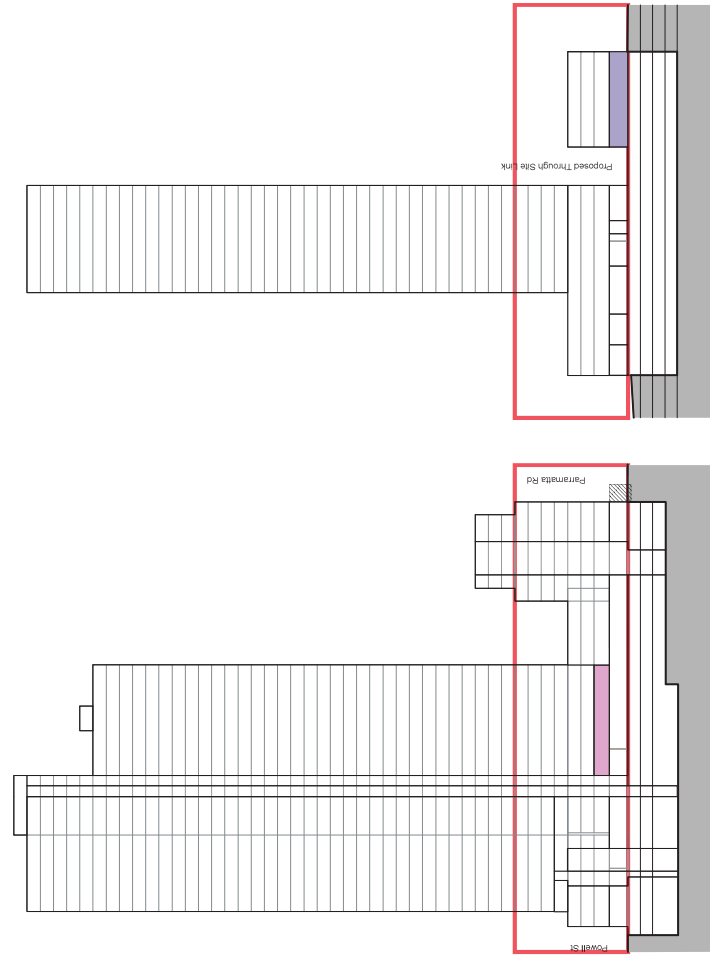
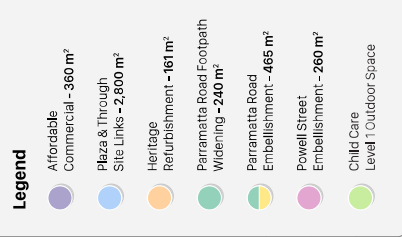
7:3:1 Option



Direct		6	Section 713 Contributions	As per final Section 94 Plan	
1	Total GFA	37837m2	7	Special Infrastructure Charges (SIC)	As per final SIC Plan
2	Residential GFA	35,416m2	8	Dedication to Council widen footpath along Parramatta Road	As recommended in Clause 78 of the PRCUTS Planning and Design Guidelines
3	Apartment Yield	401	9	Public Domain Embellishments	Embellishment in accordance with PRCUTS
4	Commercial retail and service GFA	2,427m2			
5	Affordable Housing		Indirect		
			1	Refurbishment of the Homebush Theatre	

Direct		As per final Section 94 Plan
1	Total GFA	54,880m2
2	Residential GFA	51,578m2
3	Apartment Yield	577
4	Commercial, retail and service GFA	3,302m2
5	Equivalent of 21 (2 bed) units to be built and dedicated to Council. Calculation based on 5% of the uplift in residential floor space.	
6	Section 713 Contributions	As per final Section 94 Plan
7	Special Infrastructure Charges (SIC)	As per final SIC Plan
8	Dedication to Council widen footpath along Parramatta Road	As recommended in Clause 7.8 of the PRCUTS Planning and Design Guidelines

9	Public Domain Embellishments	Embellishment design by landscape architect over and above PRCUTS
10	Childcare	Childcare for circa 50 children
11	Affordable Commercial Space	Commercial space offered at affordable rent for a 5 year period
Indirect		
1	Refurbishment of the Homebush Theatre	
2	Creation of a publicly accessible Plaza that will integrate with the Paramatta Rd public domain creating an urban focus	
3	An architectural design competition	
4	Additional commercial, retail & service GFA	813m2
5	Through site links	



7.3:1 - Section