

Ref: HOG12/18021

Mr Robert Byrne
 Metropolitan and Regional Projects South
 Department of Planning and Infrastructure
 PO Box 39
 Sydney NSW 2001

Dear Mr Byrne

RE: Pemplwuy Mixed Use Development
Modification of Concept Plan No.MP 06-0101

Thank you for getting in contact with the Centre for Affordable Housing (Housing NSW) in relation to this matter. As previously advised, in relation to the original concept plan application, the Pemplwuy mixed use development is supported by Housing NSW.

In relation to the provision of affordable rental housing on site, 62 National Rental Affordability Scheme (NRAS) Incentives have been allocated to the Pemplwuy Project by the Australian and NSW Governments. The NRAS Incentives will provide the Aboriginal Housing Company with an annual payment for a 10 year period for 62 dwellings, once the dwellings are completed and occupied by eligible tenants, to provide below market rental housing. It is a requirement that the dwellings are delivered and occupied by June 2016 to enable the Aboriginal Housing Company to receive the Incentives.

NRAS is an Australian Government initiative, in partnership with state and territory governments to stimulate the supply of new affordable rental dwellings. Successful NRAS applicants are eligible to receive an NRAS Incentive for each approved dwelling where they are rented to eligible low to moderate income households at a rate that is at least 20 per cent below market rent.

The two key funding elements of the Incentive are:

- A Australian Government Incentive currently at \$7,143 per dwelling per year (indexed annually) as a refundable tax offset or payment; and
- A State or Territory Government Incentive currently valued at least \$2,381 per dwelling per year (indexed annually) in direct or in kind financial support.

The NSW Government provides the State NRAS Incentive either as an annual payment for a period of 10 years or an upfront capital grant which is only available to registered community housing providers. The NRAS Incentives allocated to the Penrith Project by the NSW Government will provide an annual payment for a period of 10 years, subject to the program requirements being met. Together with the Australian Government Incentive this will assist in providing affordable rental housing on the site.

If you require any further information please contact me on 8753 8182.

Yours Sincerely



Renée With 2.4.12

A/Manager

Centre for Affordable Housing