

Attachment A

**Applicant Request and Supporting
Documents**

Max Di Rosario

From: Dennis Zhang [REDACTED]
Sent: Tuesday, 25 November 2025 4:52 PM
To: Max Di Rosario
Cc: [REDACTED]
Subject: Re: Housing contribution - 18 - 28 Briggs Street CAMPERDOWN
Attachments: Request to Delete Condition 23 - 18-28 Briggs St, Camperdown.pdf; RENTAL MARKET APPRAISAL.pdf

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Max,

Apologies for the late reply. As per our previous discussion, please find attached supporting letter and a rental appraisal for your consideration before the panel meeting.

Btw, I noted the AHC has been calculated incorrectly anyway. The total floor area of the proposed development is 1828.25sqm. The contribution based on the current rate will be circa \$638,797.86

- (b) The contribution is \$1,067,610.91 (indexed at 26 November 2025). It is calculated by establishing the sum of the equivalent monetary contribution of \$11,646.80 multiplied by 3% of the total floor area for residential development (3055.52sqm).

Kind regards,

Dennis Zhang

Development Manager

ACE Property Development Group Pty Ltd
[REDACTED]
[REDACTED]

Confidential Communication

This email (including any attachments) is confidential. Unless you have the writers consent you must not use, reproduce, copy, duplicate or plagiarize the company's templates, documents or files. Furthermore you must not distribute the company's templates, documents or files, or disclose the information contained in it, to any other party not authorised to be in possession of such documents or information. If you have received this email in error, please notify the sender immediately by reply email and delete the email from your system. Confidentiality privileges attached to this communication are not waived or lost by reason of mistaken delivery to you. ACE does not guarantee that this email or the attachment(s) are unaffected by computer virus, corruption or other defects and accepts no liability for any damage caused by this email or its attachments due to viruses interception corruption or unauthorised access.

25 November 2025

Max Di Rosario
City of Sydney
GPO Box 1591
Sydney 2001

Dear Max

City of Sydney Local Planning Panel 26 November 2025 – Item 4 – 18-28 Briggs St, Camperdown
– Request to Delete Condition 23

We refer to the above matter which is being considered by the Local Planning Panel tomorrow, Wednesday 26 November 2025.

We have had an opportunity to review Council's draft conditions of consent and would like to query the need for Condition 23. Condition 23 is currently worded as follows:

(23) *AFFORDABLE HOUSING CONTRIBUTION – RESIDUAL LAND OR CENTRAL SYDNEY – PAYMENT IN LIEU OF FLOOR SPACE CONTRIBUTION – PRIOR TO CONSTRUCTION CERTIFICATE*

- (a) *In accordance with the City of Sydney Affordable Housing Program and prior to the issue of a Construction Certificate, the applicant must provide evidence that a monetary contribution towards the provision of affordable housing has been paid to the City of Sydney Council.*
- (b) *The contribution is \$1,067,610.91 (indexed at 26 November 2025). This is calculated by establishing the sum of the equivalent monetary contribution \$11,646.80 multiplied by 3% of the total floor area for residential development (3055.52sqm).*
- (c) *If the contribution is paid after the indexation period in which the consent is granted, being March 2025 to February 2026, the above contribution will be adjusted according to the Sydney LGA median strata dwelling price ('MDP') using the following formula.*

- (d) *Contribution payable at Time of Payment = $C \times MDP2 / MDP1$, where:*
- (i) *C is the original total contribution amount payable to the City of Sydney as shown above;*
- (ii) *MDP2 is the Median Strata Dwelling Price in Sydney LGA taken from the most recent NSW Government Rent and Sales Report at the time of indexation of the equivalent monetary contribution rate; and*
- (iii) *MDP1 is the Median Strata Dwelling Price in Sydney LGA taken from the NSW Government Rent and Sales Report used to establish the current equivalent monetary contribution rate, being March 2025 to February 2026.*

*Contact Council's Planning Assessment Unit at
planningsystemsadmin@cityofsydney.nsw.gov.au for written confirmation of the amount payable,
with indexation as necessary, prior to payment.*

Reason

To ensure development contributions are paid to contribute to the provision of essential affordable rental housing infrastructure.

Comment / Response

Clause 7.32 is the source of power allowing a consent authority to impose a condition of consent requiring the payment of contributions. Subclause 7.32(3) states that a condition may be imposed under this section only if –

- (a) *the condition complies with all relevant requirements made by a State environmental planning policy with respect to the imposition of conditions under this section, and*
- (b) *the condition is authorised to be imposed by an environmental planning instrument, and is in accordance with a scheme for dedications or contributions set out in or adopted by such an instrument, and*
- (c) *the condition requires a reasonable dedication or contribution, having regard to any other dedication or contribution required to be made by the applicant under this section or section 7.11.*

In a recent case in the Land & Environment Court *Freecity Alpha Development Pty Ltd v The Council of the City of Sydney* [2025] NSWLEC 1694 the court declined to impose an Affordable Housing contribution

“because the development is likely to accommodate residents that meet the description of a household with a very low, low or moderate income band. Such a conclusion is also reasonable, in my view, when the modest scale of individual units is understood, designed in conformity with the requirements of S 69 of the Housing SEPP that limits the size of each private room to not more than 25m² and not less than 12m², for a private room intended to be used by a single occupant, or otherwise 16m².”

Having regard to above, it is our opinion that condition 23 should be deleted for the following reasons:

- The subject site is located within close proximity to Sydney University and Royal Prince Alfred Hospital and located within the “Camperdown Heath, Education and Innovation Precinct and will provide affordable accomdation (please see market rent appraisal).
- The rooms are all modest in scale, designed in conformity with the requirements of S69 of the Housing SEPP with each private room limited to not more than 25m2.

If you have any questions or need me to clarify anything, please do not hesitate to call on 0438 398 079.

Yours sincerely,



Jeremy Swan
Director | THE PLANNINGHUB

RENTAL MARKET APPRAISAL

PROJECT: 18-28 BRIGGS ST, CAMPERDOWN – CO-LIVING

DATE: 25.11.2025

PROPERTY DESCRIPTION & OPINION

The property enjoys a very convenient location, walking distance to bus stops on Parramatta Road, being close access to Royal Prince Alfred Hospital and The University of Sydney.

With all of quality features & the benefits with property is in a sought after location, we are very certain of strong tenant interest, especially from tenant who have registered on our database.

We are currently managing various co-living properties in the area, including Camperdown, Newtown, Chippendale and Annadale.

We are expecting the development will achieve the following weekly rental.

Type	Base Scenario (standard internal fit-out)	High Scenario (premium internal fit-out)
Co-living Studio without parking	\$550/pw	\$650/pw
Co-living Studio with parking	\$600/pw	\$700/pw

If you need any further information please contact me.



Chris Ellsmore

Managing Director