

Attachment D

**Summary of Changes to Development
Wesley Mission – RJ Williams, Glebe
(Confidential)**

Summary of Changes - Affordable and Diverse Housing Fund – Wesley Mission - RJ Williams, Glebe Redevelopment

The below information provides a comparison between the original development application and the modified consent application for the Wesley Mission - RJ Williams redevelopment in Glebe.

Project design

Original development application - Approved July 2020

The original design consisted of 74 rooms to cater for a maximum of 113 residents configured as below:

Quantity	Bedroom configuration	Target group
5	4 bedroom	Families
4	4 bedroom (accessible)	Families
9	Studio with double bed	Singles or couples
3	Studio with double bed (accessible)	Singles or couples
8	Studio	Singles
20	Studio (able to interconnect to neighbouring studio)	Singles
24	Studio (including one managers)	Singles

Modified consent application - Approved August 2023

The modified design consists of 56 rooms in 39 dwellings to cater for a maximum of 92 residents configured as below:

Quantity	Bedroom configuration	Target group
2	4 bedroom	Key worker/s with 2 children
4	3 bedroom	Key worker/s or multi-generational co-living
3	2 bedroom	Key worker/s with 1 child
25	1 bedroom	Key worker/s, youth, women +55
4	1 bedroom (accessible)	Key worker, youth, women +55
1	1 bedroom	Manager

Project Timeline

Original development application - Approved July 2020

Phase	Timing
Service Agreement executed	November 2020
Detailed design	November 2020 – May 2021
Construction Certificate	May 2021
Tender	April 2021 – June 2021
Construction	July 2021 – July 2022
Property handed over to Wesley Community Housing	July 2022

Modified consent application - Approved August 2023

Phase	Timing
Minor change approved	August 2023
Detailed design	September 2023 - February 2024
Construction Certificate	March 2024
Tender	April 2024 - June 2024
Construction	August 2024 - July 2025
Property handed over to Wesley Community Housing	August 2025

Estimated project costs**Original development application - Approved July 2020**

Item	Budgeted Cost (excl GST)	Details
Construction costs	\$7,410,481	As per Quantity Surveyor Report by MCG Quantity Surveyors dated 2 September 2020
Development fee	\$1,000,000	Estimated cost for development management including detailed design, procurement and project management
Internal fit out	\$2,448,470	Estimate only for internal business case purposes Estimate will be validated following detailed design
Total	\$11,600,000	

Modified consent application - Approved August 2023

Item	Budgeted Cost (excl GST)	Details
Construction costs (including internal fit out)	\$13,049,600	As per Quantity Surveyor Report dated 3 July 2023
Professional services	\$1,396,000	Legal and professional service fees
Contingency	\$1,691,945	Estimate only for internal business case purposes Estimate will be validated following detailed design
Total	\$16,500,000	