



Kerry Keogh
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Mr Ben Woods
Director, Property Development
Sydney Olympic Park Authority
Level 1, 8 Australia Avenue
Sydney Olympic Park NSW 2127

Dear Mr Woods,

Affordable Housing Contribution

Persuant to Clause 13 of the Project Delivery Agreement for Lots 1 (Site 1) & 2 (Site 2) Murray Rose Avenue, we write to advise that we agree to undertake and provide to SOPA (at our sole cost and risk) the SOPA Works in the form of fourteen (14) affordable housing units based on a 294 unit development.

The units will be allocated equitably across each site with eight (8) units in Site 1 and six (6) units in Site 2.

All units in Site 1 will be allocated eight single car space and five single car spaces will be allocated at Site 2. This latter allocation is consistent with the overall allocation of car spaces for Site 2 where eighty (80) car spaces are available to be allocated over one hundred and four (104) one and two bedroom units.

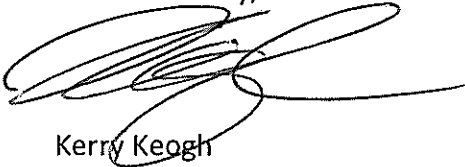
The units are all two bedroom and two bathrooms with 64% with studies. The average size of the units is 82.9 sqm and the average size of the balconies is 16.5 sqm bringing total **average unit size with balcony to 99.4 sqm**. 71.4% of all units have an area greater than 80sqm and have a balcony size greater than 15sqm. The finish of the affordable housing units will be of the same standard and quality for two bedroom units throughout the proposed development. Further, all units will have equal access to the significant amenities both properties offer.

Although we understand that the units have to be suitable for renting to people who are on very low to moderate incomes, offering units well above the minimum unit size of 75sqm we believe is still consistent with intended purpose (Clause 13.3(c) (i)).

We set out overleaf a summary of the affordable housing units and attach a set of plans highlighting the affordable units in the development.

We request SOPA's endorsement that the Affordable Housing as described herein is in accordance with clauses 13.5 to 13.7.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Kerry Keogh', with a large, stylized flourish extending to the right.

Kerry Keogh
Planning Manager

Summary of Affordable Units: 1 and 2 Murray Rose Avenue Sydney Olympic Park

Site	Floor	Aspect	Unit Area (sqm)	Balcony Area (sqm)	Total Area (sqm)	Description
1	00	N	92.8	22.5	115.3	2xbed,2xbath,study
1	00	E	87.8	22.2	110.0	2xbed,2xbath,study
1	01	SW	87.7	13.9	101.6	2xbed,2xbath,study
1	01	NW	84.5	15.5	100.0	2xbed,2xbath,study
1	02	SW	87.7	13.9	101.6	2xbed,2xbath,study
1	02	NW	83.0	15.5	98.5	2xbed,2xbath,study
1	03	NW	81.6	20.1	101.7	2xbed,2xbath,study
1	06	W	80.2	21.6	101.8	2xbed,2xbath
2	01	W	75.7	18.3	94.0	2xbed,2xbath
2	01	SW	86.3	15.2	101.5	2xbed,2xbath,study
2	02	N	75.5	10.3	86.0	2xbed,2xbath
2	02	SW	86.3	15.2	101.5	2xbed,2xbath,study
2	03	N	75.5	10.3	85.8	2xbed,2xbath
2	03	W	75.4	17.5	92.9	2xbed,2xbath
AVERAGE			82.9	16.5	99.4	