

From: [Sarah Castro](#)
To: [Megan Fu](#)
Cc: [Michael Rowe](#)
Subject: Re: New University Campus (SSD-83956216)
Date: Tuesday, 17 February 2026 6:29:34 PM
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[Outlook-wu0uqda5.png](#)

Hi Megan,

As discussed over the phone, Housing and Productivity Contributions (HPC's) do not apply to educational establishments. While "educational establishment" is not explicitly listed as an exempt development type, it is not captured by any of the development classes identified in the Ministerial Order as being required to pay the contribution.

The table below sets out the relevant development types that are required to pay the contribution, along with the corresponding definitions in Schedule 1 of the Order. Based on these definitions, it is evidently clear that an educational establishment does not fall within any of the applicable classes of development, and therefore, is not subject to HPCs.

This position also reflects that educational establishes are a form of infrastructure in their own right and therefore, should be required to pay any additional infrastructure contributions.

In relation to the commercial/retail component, the proposal includes 387.4sqm of GFA. However, the Order applies the \$30 rate to **new** GFA. The existing building already contains 29,604sqm of commercial GFA, and therefore the retail component does not constitute any additional or new commercial GFA. On that basis, no HPCs are payable for the retail component either.

Region	HPC Class of Development	Definition (Schedule 1)	Amount
Greater Sydney	Residential Subdivision	Clause 5(2)(a) of the Minister Order 2024 defines residential subdivision as <i>"subdivision of land (other than strata subdivision) on which development for the purposes of residential accommodation is permitted with development consent by an environmental planning instrument applying to the land"</i>	\$12,000 per new dwelling lot

	Medium or high density residential development	In Schedule 1 of Ministerial Order 2024, <i>medium or high-density residential development means development for the purposes of medium or high-density residential accommodation.</i>	\$10,000 per new dwelling
	Commercial development	In Schedule 1 of Ministerial Order 2024, <i>commercial development means development for any of the following purposes--</i> 1. <i>amusement centre,</i> 2. <i>animal boarding or training establishment,</i> 3. <i>centre based child care facility,</i> 4. <i>co-living housing,</i> 5. <i>commercial premises (being business premises, office premises or retail premises)</i> 6. <i>entertainment facility,</i> 7. <i>function centre,</i> 8. <i>highway service centre.</i> 9. <i>marina,</i> 10. <i>medical centre,</i> 11. <i>registered clubs,</i> 12. <i>restricted premises,</i> 13. <i>service station,</i> 14. <i>sex services premises,</i> 15. <i>tourist and visitor accommodation, other than bed and breakfast accommodation and farm stay accommodation,</i> 16. <i>veterinary hospital,</i> 17. <i>wholesale supplies.</i>	\$30 per new sqm of GFA
	Industrial development	In Schedule 1 of Ministerial Order 2024, <i>industrial development means development for any of the following purposes-</i> 1. <i>industrial training facility,</i> 2. <i>industry (being general industry, heavy industry or light industry)</i> 3. <i>storage premises,</i> 4. <i>warehouse or distribution centre.</i>	\$15 per new sqm of GFA

If you have any questions on the above, please feel free to reach out.

Best regards,
Sarah

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