

5 September 2023

Department of Planning and
Environment Locked Bag 5022
PARRAMATTA NSW 2124

**RE: PLANNING PROPOSAL REQUEST FOR 249, 259 & 271 RAILWAY TERRACE, SCHOFIELDS –
LOTS 3 & 4 DP 1268701 AND LOT 5 DP 26987**

Dear Sir/Madam,

Provincial Investments (NSW) Pty Ltd is the owner of the subject property. As the Department of Planning & Environment (DPE) are aware, Provincial Investments (NSW) Pty Ltd has engaged Premise to prepare and submit a Planning Proposal Request for the subject land on its behalf.

The Planning Proposal is being submitted as part of the State Assessed Planning Proposal (SAPP) pilot scheme. As DPE have requested in email correspondence dated 1 August 2023, Provincial Investments (NSW) Pty Ltd provide this letter to address the requirement for an affordable housing statement.

In response, please accept this letter as Provincial Investments (NSW) Pty Ltd's commitment to deliver a minimum 33 percent of the total dwelling yield generated by the Planning Proposal as a mix of build- to-rent, social and affordable housing.

The delivered build-to-rent component will be used for a minimum period of fifteen (15) years from the date of the issue of Occupation Certificate/s.

The social and affordable housing components will be used as affordable housing, as defined at Section 13 (Affordable housing – the Act, s 1.4(1) of State Environmental Planning Policy (Housing) 2021 for a minimum period of fifteen (15) years from the date of the issue of Occupation Certificate/s.

Yours Sincerely,



Mr. Felix Bigeni

DIRECTOR

Provincial Investments (NSW) Pty Ltd