

Affordable housing contribution rates - Hornsby Transit Oriented Development Preinct (indexed)

The following contribution rates apply to the total gross floor area for new residential development in the Precinct.

| Area 1 - State Government and Council owned land | Area 2 - Privately owned land | Area 3 - Privately owned land | Remainder of precinct |
|--|-------------------------------|-------------------------------|-----------------------|
| 10% | 4% | 5% | 3% |

Monetary contribution rates are adjusted based on changes in the median strata dwelling price in the Hornsby Shire LGA, as reported in the sales tables published by the NSW Department of Communities and Justice. For further information, consult the Hornsby Precinct Affordable Housing Contribution Scheme.

| Period | Monetary contribution rate (per m ²) | | Median strata sales price | Sales table period |
|-------------------------|--|----------|---------------------------|------------------------|
| June 2025 - August 2025 | \$ | 6,437.64 | \$730,000.00 | December 2024 Quarter |
| March 2025 - May 2025 | \$ | 6,543.46 | \$ 742,000.00 | September 2024 Quarter |
| Dec 2024 - Feb 2025 | \$ | 6,525.82 | \$ 740,000.00 | June 2024 quarter |
| Nov 2024 | \$ | 6,420.00 | \$ 728,000.00 | March 2024 quarter |

Note: Sales tables are updated quarterly with a six-month delay.

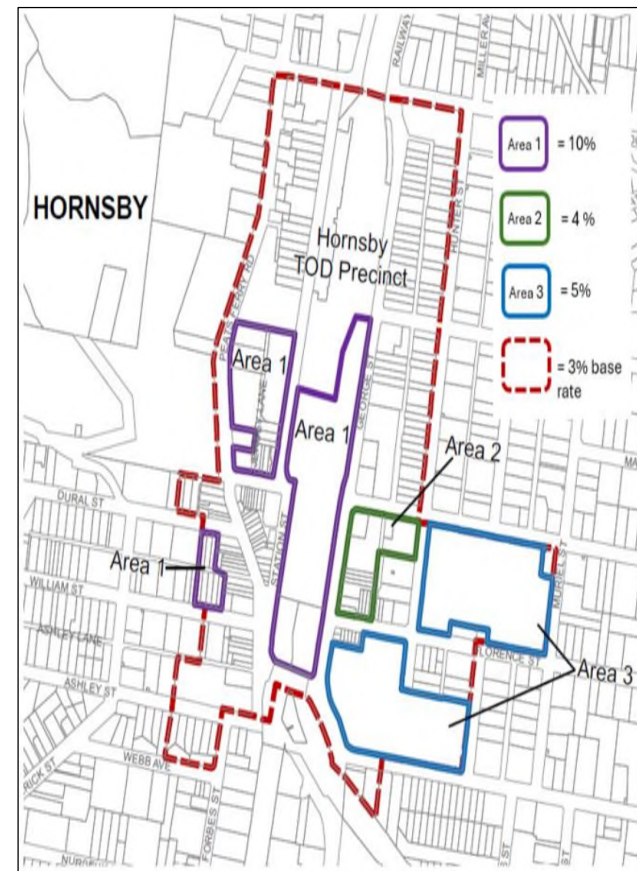


Figure 1 - Affordable housing contribution rates in the Precinct