

Attachment E

Public Benefit Offer

APPLICANT'S DRAFT PUBLIC BENEFIT OFFER IN CONNECTION WITH A DEVELOPMENT APPLICATION

This is a DRAFT offer by: City West Housing

For: Affordable housing development with Commercial uses under

At: 216-220 Wyndham Street, Alexandria

This offer has been made with the consent of the registered owner(s) of the land.

The general nature and extent of the provision to be made under the offer, the time or times and the manner by which the provision is to be made are as follows:

- Footpath widening setback of 3m off McEvoy Street
- Shared zone/through site link of 318m² off Wyndham Street

The Tables below provide further details of the material public benefits:

Site Area	2,735	General Scope of Works	Value (excl. GST)
Base FSR / FSA permitted by LEP/DCP	0.5:1 / (1,368m²)	Land dedication 443sqm @ \$200/sqm as per City of Sydney sale price	\$88,800.00
Amount of additional FSR / FSA sought	Residential 0.45:1 (1,238.54m ²) Non-residential 0.05:1 / (128.96m ²)	Shared zone roadway 318sqm @ \$759/sqm (tbc once designed and costed)	\$241,362.00
Additional FSA rate (incl. GST) :- Residential Use Retail Use Non-Residential Use	Residential Use \$475 per 1m ² \$588,304.70 Non-Residential Use \$200 per 1m ² \$25,792.76	Footpath widening 126sqm @ \$398/sqm (tbc once designed and costed)	\$50,148.00
Total Value of additional FSR	\$614,097.46	Monetary contribution	\$233,787.46
		Total Value of Scope of Works	\$614,097.46

It is intended that the benefits under the offer do not include development contribution under section 7.11 of the Environmental Planning and Assessment Act 1979.

It is intended that should development consent be granted, this offer will be consolidated and crystallised into a voluntary Planning Agreement with the Council.

The agreement will comply with the requirements of the Environmental Planning and Assessment Act and Regulations, and contain mechanisms for completion of any works and / or land dedication. The Planning Agreement may be registered with NSW Land Registry Services (LRS).

Name of Applicant: **City West Housing Pty Ltd**

Signature of Applicant:



Lisa Sorrentino – Head of Development

Date: 7 May 2024

Name of all Registered Owner(s): **City West Housing Pty Ltd**

Signature of all Registered Owner(s):



Diana D'Ambra (Director)

Date: 8 May 2024



Timothy Ambler (Director)

Date: 8 May 2024