

Attachment E

Public Benefit Offer

**BOURKE ROAD, ALEXANDRIA PTY LTD (A.C.N 634 028
845) ATF ADD 9 DISCRETIONARY TRUST**
A.B.N. 44 676 948 073

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

This is a DRAFT offer by: **Bourke Road, Alexandria Pty Ltd (ATF Add 9 Discretionary Trust)**

For: Commercial Office Development

At: **20-26 Bourke Road, 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:

- Setback and dedication of 2.4m off Bourke Road fronting 20-24 Bourke Road (80sqm – 33m frontage x 2.4m);
- Street wall setback and dedicate of 3m to the rear of the site (20-26 Bourke Road, Alexandria) for a future laneway (141qm - 47m frontage x 3m); and
- Monetary contributions in accordance with the guidance provided under Sydney Development Control Plan 2012.

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

Site Area	3,307m ²	General Scope of Works	Value (excl. GST)
Base FSR / FSA permitted by LEP/DCP	2:1 (6,614m ²)	Land dedication 221 sqm @ \$200/sqm	\$44,200.00
Amount of additional FSR / FSA sought (as Green Square Community Infrastructure	Commercial 1.5:1 (4,960.5m ²)	Embellishment in accordance with Street codes \$370/sqm (tbc once designed and costed)	\$81,770.00
Additional FSR rate (incl. GST): Non- Residential Use	<i>Other non-residential</i> (Commercial) 4,960.5sqm, x \$200 per 1m ² = \$992,100	Monetary contribution	\$866,130
Total Value of additional FSR	\$992,100	Total Value of Contribution	\$992,100

Rates above are based on those set out within Sydney Development Control Plan 2012

Residential floor space	\$475 per square metres (excl. GST)
Retail floor space	\$275 per square metres (excl. GST)
Other non-residential floor space	\$200 per square metres (excl. GST)

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*.

This offer is provided to accompany an initial Concept Development Application, as required by Sydney Local Environmental Plan 2012 (LEP 2012). It is intended that should development consent be granted, this offer will be consolidated and crystallised into a voluntary Planning Agreement with the Council – with the timing of payment to be made, and the offer revised to reflect, the detailed Development Application, following a competitive design process (as required by LEP 2012)

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 : NED O'NEIL

Signature of Applicant:



Date: 18/07/2023