

Attachment E

Public benefit offer

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

This is an offer by: Sincourt Pty Ltd

For: Stage 1 Mixed use retail and commercial office building

At: 22 – 28 Mandible Street, Alexandria (Lot A DP 155704, Lot 4, 5 & 11 DP 37767, & Lot B DP 155803)

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:

- 10m wide land dedication and embellishment on the western boundary for a new public road (810m²);
- 6m wide land dedication and embellishment on southern boundary for new public livable green network (230m²);
- 0.5m wide land dedication and embellishment on northern boundary for footpath widening (19.5m²);
- Drainage and stormwater works in the new western road reserve;

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

Site Area	3,732m ²	General Scope of Works	Value (excl. GST)
Base FSR / FSA permitted by LEP/DCP	2:1 / (7,464 m ²)	Land 1,060m ² (19.5m ² footpath, 810m ² road and 230.5m ² green network)	\$212 000.00
Amount of additional FSR / FSA sought	1.5:1 / (5,598 m ²)	Footway works (@\$355/m ²)	\$6,922.50
Additional FSA rate (incl. GST) :-	\$250 per 1m ² 739m ² = \$184 750	Road works, green network drainage works (QS estimation)	\$476,354 \$197,589 \$127,402
Retail Use	\$200 per 1m ² 4,859m ² = \$971 800	Monetary Contribution	\$136,282.50
Non-Residential Use			
Total Value of additional FSR	\$1,156,550	Total Value of Scope of Works	\$1,156,550

It is intended that the benefits under the offer do not include development contribution under section 94 of the Environmental Planning and Assessment Act 1979.

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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 and Property Information (LPI).

Name of Applicant MATTHEW SEVE

Signature of Applicant *M. Seve*

Date 15/1/20

Name of all Registered Owner(s) SINCOURT Pty. Ltd)

Signature of all Registered Owner(s) *Bernard Seve* *Roselyn Patricia*

(Owners which are companies must indicate consent by signing under seal or as otherwise authorised under Corporations Law.)

Date 15 JANUARY 2020

