

# **Attachment C**

**Public Benefit Offer**

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

This is an offer by: **110 Victoria Street Pty Limited (owner)**

For: **Residential Development**

At: **108 Victoria Street, Beaconsfield NSW 2015**

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:

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

Site Area	136 m <sup>2</sup>	<b>General Scope of Works</b>	<b>Value (incl. GST)</b>
Base FSR / FSA permitted by LEP/DCP	<b>1:1 / (136 m<sup>2</sup>)</b>	Roads	\$0.00
Amount of additional FSR / FSA sought:-	<b>0.18:1 / (24 m<sup>2</sup>)</b>	Footways	\$0.00.
Additional FSA rate (incl. GST) :-  (a) Residential Use	<b>\$475 per 1m<sup>2</sup></b>	Green Square Town Centre Contribution	\$11,400.00
<b>Total Value of additional FSR</b>	<b>\$11,400.00</b>	<b>Total Value of Scope of Works</b>	<b>\$11,400.00</b>

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.

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 by the Registrar-General.

Name of Applicant and Registered Owner: **110 Victoria Street Pty Limited**



Signature .....

Albert Haddad, Sole Director/Secretary

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

Date: 14/04/2021

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

This is an offer by: **110 Victoria Street Pty Limited (owner)**

For: **Residential Development**

At: **110 Victoria Street, Beaconsfield NSW 2015**

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:

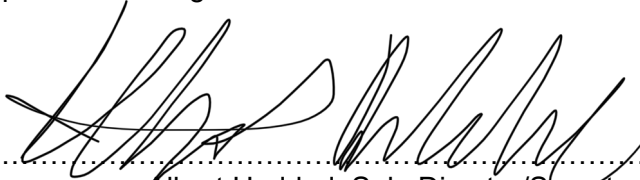
The Tables below provide further details of the material public benefits:

Site Area	131 m <sup>2</sup>	<b>General Scope of Works</b>	<b>Value (incl. GST)</b>
Base FSR / FSA permitted by LEP/DCP	<b>1:1 / (131 m<sup>2</sup>)</b>	Roads	\$0.00
Amount of additional FSR / FSA sought:-	<b>0.22:1 / (29 m<sup>2</sup>)</b>	Footways	\$0.00.
Additional FSA rate (incl. GST) :-  (a) Residential Use	<b>\$475 per 1m<sup>2</sup></b>	Green Square Town Centre Contribution	\$13,775.00
<b>Total Value of additional FSR</b>	<b>\$13,775.00</b>	<b>Total Value of Scope of Works</b>	<b>\$13,775.00</b>

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.

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 by the Registrar-General.

Name of Applicant and Registered Owner: **110 Victoria Street Pty Limited**

Signature .....  .....

Albert Haddad, Sole Director/Secretary

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

Date: 14/04/2021

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

This is an offer by: **110 Victoria Street Pty Limited (owner)**

For: **Residential Development**

At: **112 Victoria Street, Beaconsfield NSW 2015**

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:

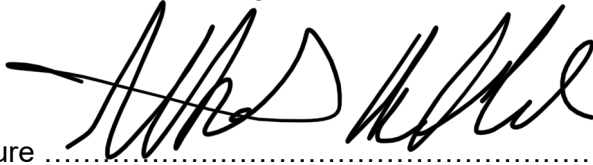
The Tables below provide further details of the material public benefits:

Site Area	131 m <sup>2</sup>	<b>General Scope of Works</b>	<b>Value (incl. GST)</b>
Base FSR / FSA permitted by LEP/DCP	<b>1:1 / (131 m<sup>2</sup>)</b>	Roads	\$0.00
Amount of additional FSR / FSA sought:-	<b>0.18:1 / (23 m<sup>2</sup>)</b>	Footways	\$0.00.
Additional FSA rate (incl. GST) :-  (a) Residential Use	<b>\$475 per 1m<sup>2</sup></b>	Green Square Town Centre Contribution	\$10,925.00
<b>Total Value of additional FSR</b>	<b>\$10,925.00</b>	<b>Total Value of Scope of Works</b>	<b>\$10,925.00</b>

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.

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 by the Registrar-General.

Name of Applicant and Registered Owner: **110 Victoria Street Pty Limited**



Signature .....

Albert Haddad, Sole Director/Secretary

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

Date: 14/04/2021