

Attachment C

Letter of Offer

6 March 2018

Ms Monica Barone
Chief Executive Officer
City of Sydney
GPO Box 1591
Sydney NSW 2000

RE: 4-6 Bligh Street, Sydney – Public Benefit Offer in connection with Planning Proposal for site-specific FSR control for mixed hotel/motel and commercial development

Dear Ms Barone,

This letter has been prepared as an indication of Public Benefit Offer (PBO) to accompany a Planning Proposal submitted to the City of Sydney Council (Council) for the site at 4-6 Bligh Street, Sydney (the site).

This letter outlines the scope and background to the Planning Proposal, and indication to provide a public benefit offer upon finalisation of the Planning Proposal by Council.

For: Site-specific Floor Space Ratio (FSR) control of 22:1 under the Sydney Local Environmental Plan 2012 for the purposes of commercial premises, hotel and motel accommodation, and recreational facility (indoor).

At: 4-6 Bligh Street, Sydney – The land legally described as Lots 1 & 2 DP 134866; Lot 1 DP 919932; and Lot A DP 184770.

Details: In association with the Planning Proposal for the site, the land owner, One Investment Management Pty Ltd, intends to offer:

- A one-off monetary contribution consistent with, and calculated against:
 - The City's Affordable Housing Program; and
 - Central Sydney infrastructure – subject to commentary below.
- Environmental excellence initiatives in the development.

One-off monetary contribution

City of Sydney Affordable Housing Program

A one-off monetary contribution is offered to Council for the project in accordance with the City's Sydney Affordable Housing Program.

Central Sydney Infrastructure

One Investment Management Pty Ltd is committed to a one-off monetary contribution equivalent to \$1,003/sqm of gross floor area (GFA) above that for which a development of the site would be eligible under Clause 4.4 and Subdivision 2 of Part 6 Division 1 (Clauses 6.4 – 6.9) of the Sydney Local Environmental Plan (LEP) 2012 - up to an FSR of 20:1.

The development will be eligible for up to an additional 10% FSR (up to a maximum 22:1). This floor space does not form part of the PBO.

Further note the benefits of the offer do not include development contributions under Section 61 of the City of Sydney Act 1988.

Environmental excellence initiatives

We offer the following environmental excellence initiatives as part of the development:

- 5 star NABERS Energy for the base building Commercial/Office component;
- 4.5 star NABERS Energy for the Hotel component; and
- 4 star NABERS Water for the commercial component.

The rationale for delivery of the environmental excellence initiatives of these standards, is detailed under separate cover.

It is intended that should support be provided by Council for amendment to FSR controls at the site, that the public benefit offer will be consolidated and crystallised into a Voluntary Planning Agreement (VPA) with Council. The VPA will comply with the requirements of the Environmental Planning and Assessment Act 1979 and Regulations, and is to be registered on title by the Registrar-General.

Should you wish to discuss matters, please feel free to contact either:

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Regards,



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