

# **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 Retail/Commercial uses under

At: 330-332 Botany 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:

- Street wall setback of 2.4m off O'Riordan Street
- Street wall setback of 0.5m off Geddes Avenue
- Street wall setback of 1.4m off Botany Road

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

Site Area	6,708	General Scope of Works	Value (excl. GST)
Base FSR / FSA permitted by LEP/DCP	2:1 / (13,416 m <sup>2</sup> )	Land dedication 228.32 sqm @ \$200/sqm as per City of Sydney sale price	\$45,664.00
Amount of additional FSR / FSA sought	Residential 1.4:1 / (9,357.66m <sup>2</sup> ) Retail 0.1:1 / (704.35m <sup>2</sup> )	Embellishment in accordance with Street codes \$845/sqm (tbc once designed and costed)	\$192,930.40
Additional FSA rate (incl. GST) :- (a) Residential Use (b) Retail Use (c) Non-Residential Use	Residential \$475 per 1m <sup>2</sup> \$4,444,888.50		
	Retail/Commercial \$275 per 1m <sup>2</sup> \$193,693.50	Monetary contribution	\$4,399,987.60
<b>Total Value of additional FSR</b>	<b>\$4,638,582.00</b>	<b>Total Value of Scope of Works</b>	<b>\$4,638,582.00</b>

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:   
**Michelle Barron – Company Secretary**

Date: **06 June 2023**

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

Timothy Ambler (Director): 

Michelle Barron (Company Secretary): 

Date: **06 June 2023**