

Attachment G

Public Benefit Offer

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

This is an offer by: William St Nominee Pty Ltd

For: D/2022/139 relating to a stage 1 concept proposal for a mixed use development including a concept envelope up to a height of approximately 35m (RL59.99), indicative future residential and retail land uses, vehicular and loading access from Forbes Street, 4 indicative basement levels for parking, services and storage as well as provision of a publicly accessible through-site link off Dowling Street that connects to Judge Lane.

At: 164-172 and 174-194 William Street, Woolloomooloo – the land legally described as Lot 52 DP 1049805 and Lot 1 DP 816050

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:

- Excise approximately 355m² land from 174-194 William Street, Woolloomooloo (allowing a minimum below ground clearance of 1.5m between paving and any waterproof membrane associated with any underlying basement) and dedicate to City of Sydney Council for the purposes of a pedestrian through site link.
- The pedestrian through site link will be constructed to Council's requirements and technical standards.
- The dedication of the finished laneway to Council as a public reserve.
- Necessary remediation of the land for a through site link in accordance with the recommendations of the Remediation Action Plan prepared by Douglas Partners dated January 2022.
- The pedestrian through site link will be constructed to Council's requirements and technical standards, with the design of the laneway to be determined during the detailed DA stage.
- Provision of necessary services within the boundaries of the land dedication area.

Provision of DDA access including construction of a lift.

The value of the above scope of works is to be determined once the precise details are confirmed and agreed between the parties. The value of the works will be determined by a Quantity Surveyor.

The land dedication area is to be used for the purposes of calculating floor space ratio and site area of the development, including other relevant provisions such as deep soil planting and communal open space.

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: William St Nominee Pty Ltd

Signature of Applicant *J. Fitzgerald*

Date: 17/11/2023

Please see attached to this letter relevant owners consent.

21st November 2023

City of Sydney
GPO Box 1591
Sydney NSW 2000

Re: Owners Consent for lodgement of Authority Approvals

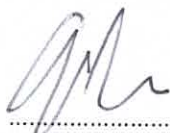
To whom it may be appropriate,

We, **Kenmure Holdings Pty Ltd**, are the registered owners of Lot 1, DP 816050, at **174-194 William St, Woolloomooloo**.

We are aware a development application for a mix used development has been lodged with the City of Sydney Council and provide owner's consent to William St Nominee Pty Ltd, at their own cost:

- a) Lodging any development related application, including any development application, modification of any development application, planning proposal or variation of any planning proposal with the Council or any other relevant authority, in respect of or relating to the Land, or any rights of appeal;
- b) Lodging any application to vary approvals or consents or agreements, including any development consents, arising from such applications or proposals;
- c) Commencing or instituting legal proceedings in connection with pursuing any form of approval or consent;
- d) Lodging any other documents, evidence or submitting any other correspondence or instruments in relating to any application, proceedings or approve or proposal referred to in paragraphs (a), (b), or (c);
- e) Dealing with Council and every other authority in relation to the Land, including inspecting their records and taking copies of records and documents in relation to the Land; and
- f) Negotiating and pursuing any voluntary planning agreement, or similar, for any relevant development application or modification, and consent to such process is hereby irrevocably given provided that the:
 - a. Owner is not required to enter into, or register on title to the Land, any voluntary planning agreement; and
 - b. Any voluntary planning agreement must not place any financial obligation on the Owner

Executed by **Kenmure Holdings Pty Ltd**



.....
Arnold Kluck
Director
Kenmure Holdings Pty Ltd
Sydney: 180 William St Kings Cross NSW
Date: 21/11/23



.....
Ben Kluck
Director
Kenmure Holdings Pty Ltd
Sydney: 180 William St Kings Cross NSW
Date: 21/11/23

Attachment 3 Consent Letter

TO:

Authority	Address
City of Sydney	GPO Box 1591, Sydney NSW 2001
Roads and Maritime Services	Locked Bag 928, North Sydney NSW 2059
Sydney Water	PO Box 399, Parramatta NSW 2124
Endeavour Energy	PO Box 811, Seven Hills NSW 1730
Water NSW / Sydney Catchment Authority	PO Box 323, Penrith NSW 2751
Environmental Protection Authority	PO Box 513 Wollongong NSW 2520
Fire and Rescue NSW	Locked Mail Bag 12, Greenacre NSW 2190
Jemena	PO Box 1220 North Sydney NSW 2059
Department of Planning, Industry and Environment	4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150

AND: Any other relevant authority, body, entity, Court, planning panel, government entity or agency and including any of their successors

RE: 164-172 William Street, Woolloomooloo, Folio Identifier: 52/1049805 (Land)

Gwynvill Trading Pty Ltd ACN 002 224 517 (**Owner**), as the registered proprietor of the Land, hereby irrevocably consents to:

and their representatives, contractors, consultants, agents, and nominee:

- (a) lodging any development related application, including any development application, variation or modification of any development application, planning proposal or variation of any planning proposal with the Council and any other relevant authority, in respect of or relating to the Land, or any rights of appeal;
- (b) lodging any application to vary any approvals or consents or agreements, including any development consents, arising from such applications or proposals;
- (c) commencing or instituting legal proceedings in connection with pursuing any form of approval or consent;
- (d) lodging any other documents, evidence or submitting any other correspondence or instruments in relation to any application, proceedings or approval or proposal referred to in paragraphs (a), (b) or (c) above;
- (e) dealing with Council and every other authority in relation to the Land, including inspecting their records and taking copies of records and documents in relation to the Land; and
- (f) negotiating and pursuing any voluntary planning agreement, or similar, for any relevant development application or modification, and consent to such process is hereby irrevocably given.

Dated:

25 MARCH 2021.



Executed by Gwynvill Trading Pty Ltd ACN)
 002 224 517 in accordance with Section 127 of)
 the Corporations Act 2001 (Cth))

[Handwritten signature of Stephen Tieck]

[Handwritten signature of David Brown]

Signature of director

Signature of ~~director~~/company secretary*

STEPHEN TIECK

DAVID BROWN

Name of director
(BLOCK LETTERS)

Name of ~~director~~/company secretary*
(BLOCK LETTERS)
Delete whichever does not apply