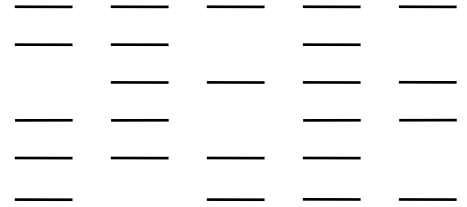


Attachment D

Public Benefit Offer

letter



smart design studio

14 stokes avenue
alexandria nsw 2015
tel 02 8332 4333

22 May 2023

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

This is an offer by: THE TRUSTEE FOR SMART DESIGN PROPERTY TRUST

For: D/2023/388 involves the demolition of the existing warehouse at 18 Stokes Avenue and construction of a new 5-storey office building with basement car parking. The DA involves 1270 m² of land dedication for the planned extension of Stokes Avenue and a new lane.

At: 12-18 Stokes Avenue Alexandria NSW 2015

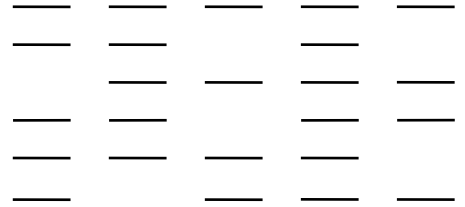
This offer has been made with the consent of the registered owner(s) of the land.

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:

- 1270 m² of land to be dedicated to council for the planned extension of Stokes Avenue and the construction of a new lane along the south boundary of 12-18 Stokes Avenue.

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

Site Area	3600 m ²	General Scope of Works	Value (excl. GST)
Base FSR / FSA permitted by LEP/DCP	1:1 / (3600 m ²)	[eg land dedication]	\$.....
Amount of additional FSR / FSA sought	0.48:1 / (1741 m ²)	[eg roads]	\$.....
Additional FSA rate (incl. GST) :- Residential \$475 Retail \$275 Non-Residential \$200	\$200 per 1m ²	[eg footways]	\$.....
Total Value of additional FSR	\$348,200	[eg parks]	\$.....
		Total Value of Scope of Works	\$.....



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 THE TRUSTEE FOR SMART DESIGN PROPERTY TRUST

Signature of Applicant 

Date 22 May 2023

Name of all Registered Owner(s) THE TRUSTEE FOR SMART DESIGN PROPERTY TRUST

Signature of all Registered Owner(s) 

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

Date 22 May 2023