

Attachment B

**Public Benefit Offer from Deicorp Projects
(Joynton Ave) Pty Ltd for 130 Joynton
Avenue, Zetland**

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

This is an offer by: Deicorp Projects (Joynton Ave) Pty Ltd

For: A mixed use development comprising nine new buildings and two levels of basement car parking.

At: 130 Joynton Avenue, Zetland NSW 2017

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

The general nature and extent of this 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:

- Delivery and dedication of the eastern extension of Zetland Avenue (7,956sqm).
- Delivery (interim treatment) and dedication of Woolwash Park (904.4sqm).
- Delivery and dedication of the southern extension of Grandstand Avenue (525.5sqm).
- Delivery and dedication of the southern extension of Victoria Park Parade (678.8sqm).
- Delivery and dedication of Biyanbing Park (476sqm).
- Delivery and dedication of the southern extension of George Julius Avenue (1,280sqm).
- Delivery and dedication of the southern extension of Ascot Avenue (823.3sqm).
- Delivery (interim treatment) and dedication of the extension of Zetland Avenue open space (1,172sqm).
- Dedication of land for proposed Letitia Street (7.7sqm)
- Dedication of land for proposed Defries Avenue (8.8sqm)
- Dedication of land for proposed George Julius Avenue, south of Zetland Avenue (34.4sqm)
- Dedication of land for proposed Gunyama Park Stage 2 (128.3sqm)

Total land dedication: 13,995.2sqm

The Table below provides further details of the material public benefits:

Item	Value (excl GST)
Community infrastructure floor space contribution	\$6,765,662
Site area:	
- Lot 1 DP 850686: 28,487m ²	
- Lot 11 DP 1271716: 300.5m ²	
- Total: 28,788m ²	
Base FSR permitted by LEP:	
- Lot 1 DP 850686: 1.25:1	
- Lot 11 DP 1271716: 0.35:1	
Amount of additional FSR sought as Green Square Community Infrastructure under cl 6.14:	
- 0.5:1 applicable to Lot 1 DP 850686 only :	
- 0.5 x 28,487m ² = 14,243.50m ²	
- Bonus FSR rate: \$475.00 per m ²	

14,243.50m ² x \$475.00 = \$6,765,662	
S7.11 contribution	\$10,361,293
Total contributions	\$17,126,955
Land dedications (13,995.2sqm)	\$2,799,040
Developer's WIK	\$16,707,654
Total value of planning agreement	\$19,506,694
Difference	\$2,379,739

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:

Deicorp Projects (Joynton Ave) Pty Ltd

Signature of Applicant:



Fouad Deiri

Sole Director/Secretary

Date:

7 November 2024