

Attachment E

Public Benefit Offer

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

Date: 28 October 2024

This is an offer by: **Blueshore Development Group Limited (CAN 161 001 255) ATF Blueshore Development Group Trust (ABN 96 224 290 601).**

For: **Concept Development Application (D/2023/102) and 158 Wyndham Street, Alexandria – Development Application (D/2024/803)**

At: **158 + 158A Botany Road and 158 Wyndham Street, 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:

- Dedication and embellishment of land at the rear of 158 Wyndham Street for future laneway in accordance with Botany Road Precinct controls
- Dedication and embellishment of land at the rear of 158 Botany Road Street for future laneway in accordance with Botany Road Precinct controls
- Dedication and Embellishment of SP2 zoned land to the frontage of Botany Road, immediately adjoining 158 Botany Road, for footpath widening.

158+158A Botany Road, Alexandria

Green Square Community Infrastructure Provisions

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

Site Area	968sqm	General Scope of Works	Value (excl. GST)
Base FSR / FSA permitted by LEP/DCP (Botany Road Corridor)	4:1 (3,872m ²)	Land Dedication (Botany Laneway)	\$24,000 (120sqm @ \$200/sqm)
		Embellishment for interim landscaping – Botany Lane	\$21,971 <i>Refer to Attachment A – Embellishment and Public Domain Works</i>
		Embellishment Works – Botany Road Frontage	\$39,434 <i>Refer to Attachment A – Embellishment and Public Domain Works</i>
Amount of additional FSR / FSA sought (as Green Square Community Infrastructure	Commercial 0.5:1 (484m ²)	Land Dedication (SP2 Zoned Land – Botany Road Frontage)	\$0
		Monetary Contribution (Difference)	\$11,395
Additional FSR rate (incl. GST): Non- Residential Use	<i>Other non-residential (Commercial)</i> 484sqm, x \$200 per 1m ² = \$96,800		
Total Value of additional FSR	\$96,800	Total Value of Contribution	\$96,800

158 Wyndham Street, Alexandria
Green Square Community Infrastructure Provisions

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

Site Area	271.8sqm	General Scope of Works	Value (excl. GST)
Base FSR / FSA permitted by LEP/DCP (Botany Road Corridor)	1.25:1 (339.75sqm)	Land Dedication (Laneway)	\$6,800 (34sqm @ \$200/sqm)
		Embellishment for interim landscaping – Botany Lane	\$10,253 <i>Refer to Attachment A – Embellishment and Public Domain Works</i>
Amount of additional FSR / FSA sought (as Green Square Community Infrastructure)	Residential 1:1 (271.8m ² @ 475sqm)	Monetary Contribution (difference)	\$112,052
Total Value of additional FSR	\$129,105	Total Value of Contribution	\$129,105

Rates for the dedication of land above are based on those set out within Sydney Development Control Plan 2012 - Schedule

Residential floor space	\$475 per square metres (excl. GST)
Retail floor space	\$275 per square metres (excl. GST)
Other non-residential floor space	\$200 per square metres (excl. GST)

Notes:

- The terms of the planning agreement will not require the provision of any monetary contribution or bank guarantee until prior to the issue of a construction certificate for the detailed development consents on the site
- The planning agreement will be structured so as to allow for separately dedication of land and embellishments between 158 Botany Road and 158 Wyndham Street, acknowledging that each lot may be progressed to a detailed DA at different times.
- Easement for Access to Future Botany Lane Lands:
 - The Future Botany Lane Lands will be retained in ownership by the current owners until such time as the adjacent Botany Lane extension lands are secured from other properties (generally with 12 months notice).
 - To provide interim maintenance access to these Future Botany Lane Lands, an easement for access benefitting those future lots will need to be created across the 158 Botany Road property, which will be identified as a requirement in the planning agreement .
 - Such as easement may be placed across the landscape setback area along the northern boundary (as current show in the Concept Envelope) but will be subject to the outcome of the competitive design process and future detailed DA for 158 Botany Road.
 - The easement would be removed on the dedication of the Future Botany Lane Lands.
 - The Planning Agreement will remain on the title of the Future Botany Lane Lands until it is dedicated

- The dedication and transfer of the SP2 Zoned Land on Botany Road is subject to preserving any future economic rights to the land for the benefit of the applicant on acquisition or transfer to TfNSW. The applicant reserves the right to transfer the SP2 Zone to TfNSW directly at any time prior to issuance of an Occupation Certificate.
- It is intended that the benefits under the offer do not include development contributions under section 7.11 of the *Environmental Planning and Assessment Act 1979*. This offer is provided to accompany an initial Concept Development Application, as required by Sydney Local Environmental Plan 2012 (LEP 2012) along with D/2024/480 relating to Wyndham Street.
- 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 : **Blueshore Development Group Limited (CAN 161 001 255) ATF Blueshore Development Group Trust (ABN 96 224 290 601).**

Signature of Applicant:

Date:

This document has been signed in formal legal manner (much the same as any contract or agreement) in accordance with section 127 of the Corporations Act 2001 (NSW).