

# **Attachment E**

<b>Public Benefit Offer</b>
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# BRIGHTWELL REAL ESTATE PTY LTD

ACN 000 063 927

508/17 Hickson Road, Dawes Point, NSW 2000

01 April 2025

The Chief Executive Officer  
City of Sydney  
Town Hall House  
Sydney NSW 2000

**Public Benefit Offer - Accompanying Concept Development Application  
D/2024/652 at 7-19 Coulson Street, 5 Goddard Street and 23 Eve Street,  
Erskineville**

Dear Ms Barone,

Brightwell Real Estate Pty Ltd has lodged a Concept Development Application for the land known as 7-19 Coulson Street, 5 Goddard Street and 23 Eve Street, Erskineville. The application primarily seeks concept approval for five building envelopes for residential uses on the land.

The site is located within the Ashmore Precinct of the Sydney Development Control Plan (DCP) 2012. A range of public benefits are identified to be provided on the site in Figure 5.121 Ashmore Dedication Map of SDCP 2012.

This letter forms a Public Benefit Offer (PBO) to enter into a local voluntary planning agreement (VPA) under section 7.4 of the Environmental Planning and Assessment Act 1979 to provide public benefits on the site, as identified in SDCP 2012.

The PBO to be discussed includes future public benefit works, with the following estimated costs as provided by Mitchell Brandtman (QS):

- Extension of Goddard Street 963m<sup>2</sup> – Estimated Cost: \$1,779,737 + GST
- Construction of Carters Park, 500m<sup>2</sup> – Estimated Cost: \$500,629 + GST
- Landscaped setback on Coulson Street 75.5m<sup>2</sup> – Estimated Cost: \$97,961 + GST

The abovementioned areas will only be offered to be dedicated to Council following the approval of the Stage 2 DA. It is imperative that during the assessment of the Stage 2 DA, the 'site area' is inclusive of the above-mentioned areas, and as such the floor space ratio is calculated based on the entire site area (inclusive of public benefit works areas). This approach was utilised during the assessment of the Concept DA and should be carried through during the assessment of Stage 2.

We look forward to working with Council on the progress and consideration of the VPA offer.

Yours sincerely,



IAN BRIGHTWELL  
Director