

1 August 2017

Ms Monica Barone
Chief Executive Officer
City of Sydney
GPO Box 1591
Sydney NSW 2000

Architecture
Urban Design
Planning
Interior Architecture

RE: 4-6 Bligh Street, Sydney – Draft Public Benefit Offer in connection with Planning Proposal for site-specific FSR control for mixed hotel/motel and commercial development

Dear Ms Barone,

This letter has been prepared as an indication of Draft Public Benefit Offer (PBO) to accompany a pre-request for advice from the City of Sydney Council (Council) on a Planning Proposal for the site at 4-6 Bligh Street, Sydney (the site).

This letter outlines the scope and background to the Planning Proposal, and indication to provide a public benefit offer upon lodgement of the Planning Proposal to Council.

For: Site-specific Floor Space Ratio (FSR) control of 7.12:1 under the Sydney Local Environmental Plan 2012 for the purposes of commercial premises and hotel and motel accommodation. This will facilitate a total FSR on the site from 14.88:1 inclusive of accommodation floor space and design excellence bonus, to a maximum FSR of 22:1 inclusive of accommodation floor space, design excellence bonus and proposed site-specific FSR control.

At: 4-6 Bligh Street, Sydney – The land legally described as Lots 1 & 2 DP 134866; Lot 1 DP 919932; and Lot A DP 184770.

Details: In association with the Planning Proposal for the site, the land owner, One Investment Management Pty Ltd, intends to offer a one-off monetary contribution consistent with, and calculated against:

- The Draft Central Sydney Affordable Housing Program; and
- Proposed Infrastructure delivery fund

The below table provides the material public benefits.

Material public benefit		Total
Infrastructure delivery fund		
Site Area	1216 sqm	
Maximum FSR /FSA permitted by Draft LEP/Draft DCP	14.88 (18,094.08 sqm)	
Amount of additional FSR/FSA sought	7.12:1 (8,657.92 sqm)	
50% of FSR/FSA sought	3.56:1 (4,328.96 sqm)	
Additional FSA rate (incl. GST)	\$1,003 per square metre	
Total value of additional FSR	\$4,341,946.88	\$4,341,946.88

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Draft Central Sydney Affordable Housing Program		
Site Area	1216sqm	
FSR of new build	22:1 (26,752sqm)	
Additional FSA rate (incl. GST)	\$48.71/sqm	
- Non-residential contribution rate		
Total value of new FSR	\$1,303,089.92	\$1,303,089.92
TOTAL		\$5,645,036.80

The benefits of the offer do not include development contributions under Section 61 of the Environmental Planning and Assessment Act 1979.

It is intended that should support be provided by Council for amendment to FSR controls at the site, that the public benefit offer will be consolidated and crystallised into a VPA with Council. The agreement will comply with the requirements of the Environmental Planning and Assessment Act 1979 and Regulations, and may be registered on title by the Registrar-General.

Should you wish to discuss matters, please feel free to contact Jane Fielding, Senior Associate at Architectus (jane.fielding@architectus.com.au), or Taylar Vernon, Senior Planner at Architectus (taylar.vernon@architectus.com.au) on 8252 8400 .

Regards,

One Investment Management Pty Ltd