WESTGATE BJ PTY LTD

W1107, 310-330 Oxford St, Bondi Junction 2022
Ph.02 8668 5407|ABN 12 601 663 343

DRAFT PUBLIC BENEFIT OFFER

This Draft Public Benefit Offer (PBO) offers a contribution which accompanies, and is in conjunction with, a revised Planning Proposal dated September 2016 for the properties located at 194-214 Oxford Street and No.2 Nelson Street, Bondi Junction. The components of the contribution are as follows:

1. Land, for the purpose of road/footpath widening and/or traffic improvements, along the Oxford Street frontage of the site will be dedicated to Waverley Council. Approximately 60m in length by 3.5m in width (208sqm), (page A35-ADR),

2. Creation of a Pedestrian/Cycle thru-site link from Oxford Street to Osmund Lane for improved connectivity in and around the area. Approximately 136sqm, (page A35-ADR),

3. Creation of a Public Plazetta at street level at No.2 Nelson Street, Bondi Junction. Approximately 311sqm, (page A35-ADR),

4. Public Domain works as set out in the public works plan (page A35-ADR) and landscape plan prepared by Tract (page A45-ADR), including but not limited to:
   - Street paving
   - Street lighting
   - Street furniture
   - Public Art
   - Landscaping
   - Stormwater Drainage

It is intended that the benefits under the offer do not include development contributions under section 94 of the *Environmental Planning and Assessment Act, 1979.*

It is intended that should development consent for the future Concept DA be granted, this offer will be confirmed in a Voluntary Planning Agreement with Council. The agreement will comply with the requirements of the *Environmental Planning and Assessment Act, 1979* and Regulations and, under the agreement, the owner of the land will acknowledge that the issue of an occupation certificate will be made conditional on the proposed works above being completed.