

Attachment E

Public Benefit Offer

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

This is an offer by: Angreb Ply Ltd/ Sentra Investments Ply Ltd (The developer)

For: Concept approval for a part 7/ part 8 storey mixed-used development with a co-living residential component. The development consists of 232sqm of retail space and 9032 sqm of residential space that includes bicycle storage and EOT facilities, 1 level of basement parking, storage and servicing, associated landscaping, and public domain works.

The co-living portion of the development will be located mostly above ground level with a portion of communal space at ground level, held in single ownership and professionally managed. The development would provide an extensive contribution to the Green square's community with an emphasis on providing rental housing in the area; whilst addressing housing supply shortage, improving cultural and social aspects, and providing a benefit to the community infrastructure, details of which are outlined below.

At: 290 – 294 Botany Road, Alexandria – The land legally described as Lot 1 DP 82006 and Lot 1 DP85829.

This offer is made with the consent of the registered owners 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:

1. Land dedication – an excuse of 102.804sqm of land area from 290-294 Botany Road, Alexandria from street level up only, and to dedicate to the City of Sydney Council for the purposes of footpath widening along Botany Road.
2. Provision of services within the boundaries of 290-294 Botany Road, Alexandria including cut and demolish existing roads and excavation, concrete pipework, backfill, connection to existing main, surcharge inlet pits, street lighting to be connected into existing grid in consultation with

the City of Sydney Council.

3. A necessary remediation of the subject site in accordance with the recommendations of the relevant Remedial Action Plan/s to be prepared and submitted along with the Stage 2 Detailed Development Application.
4. Construction of the civil works required to deliver the above.

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

Site Area	2,561.1m'
Base FSR permitted by LEP/DCP (Excluding Design Excellence potential)	2:1 / (5,122.2m)
FSR bonus	
Amount of additional FSR / FSA sought:-	1.5:1 / (3,841.65m ²)
Additional FSA rate (incl. GST) :-	
(1) Residential floorspace (TBC% of site area)	\$475 per m ² x TBC m ² = \$TBC
(2) Retail floorspace (2.35% of site area)	\$275 per m ² x 90.28m ² = \$24,5826.66
(3) other non-residential Floorspace (x% of site area)	\$200 per m ² x TBC m ² = TBC
Total value of additional FSR	\$TBC

Package of Public Benefits	Value (Exe. GST)
Public Domain Works to be completed during construction	\$907 x 102.8m ² = =\$93,239.6
Dedicated Land (102.8m')	\$200 x 102.8m ² = \$20,560.00
Balance of community infrastructure	\$TBC
Total value of package of public benefits	\$TBC

It is intended that the benefits under the offer do not include development contribution under section 7.11 of the Environmental Planning and Assessment Act 1979.

It is intended that should development consent be granted, this offer will be consolidated and crystallised into a voluntary Planning Agreement with the Council.

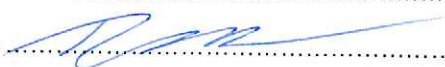
The agreement will comply with the requirements of the Environmental Planning and Assessment Act and Regulations, and contain mechanisms for completion of any works and / or land dedication. The Planning Agreement may be registered with NSW Land Registry Services (LRS).

Name of Applicant : Angreb Pty Ltd / Sentra Investments Pty Ltd

Signature of Applicant 

Date: 20/02/2026

Name of all Registered Owner(s) THEO CHRISTOFOROU

Signature of all Registered Owner(s) 

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(Owners which are companies must indicate consent by signing under seal or as otherwise authorised under Corporations Law.)

Date 20.2.2026