

DRAFT PUBLIC BENEFIT OFFER (PBO)

This Draft PBO offers a contribution which accompanies, and is in conjunction with, a Planning Proposal dated March 2015 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. Provision of a Public Carpark facility within the first basement level below the sites containing not less than 50 carspaces, bicycle parking and lockers/showers, to be owned and operated by Waverley Council for the benefit of the local community (page A43 + A45 -ADR).
This will be additional to the parking required to comply with retail and residential uses resulting from any approved development on the land (the subject of the PP),
2. 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 (210sqm), (page A43-ADR),
3. Creation of a Pedestrian/Cycle thru-site link from Oxford Street to Osmund Lane for improved connectivity in and around the area. Approximately 224sqm, (page A43-ADR),
4. Creation of a Public Plazetta at street level at No.2 Nelson Street, Bondi Junction. Approximately 391sqm, (page A43-ADR),
5. Street works as set out in the public works plan (page A44-ADR) landscape plan prepared by Tract (page A48-ADR), including but not limited to:
 - Street paving
 - Street lighting
 - Street furniture
 - Public Art
 - Landscaping
 - Stormwater Drainage

Reference above should be made to pages in the Architectural Design Report (ADR).

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.