

DRAFT PUBLIC BENEFIT OFFER IN CONNECTION WITH A DEVELOPMENT APPLICATION

This is an offer by: Cicihour Pty Ltd c/o Corio Projects Pty Ltd

For: Forest Lodge Seniors Housing Development (SSD-75493483)

At: 2-32 Junction St, Forest Lodge, NSW 2032

This offer has been made with the consent of the registered owner of the land and seeks to provide the following public benefits, to be formalised via a Voluntary Planning Agreement (VPA) with the City of Sydney (the Council):

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 A** - The dedication of 567m²* of land noted as 'A' on the site plan in annexure A. This land will form part of the Larkin St extension.
2. **Land Dedication B** – The dedication of 362m²* of land noted as area 'B' on the site plan in annexure A. This land will form a through site link from Junction Street to Larkin Park Reserve.

**Exact Land dedication area to be confirmed following proposed plan of sub-division*

3. **Land Dedication Works-in-Kind**

- The offer includes all physical works to deliver the improvements to the land dedication areas.

This will be completed prior to the issue of an Occupation Certification for the proposed development.

4. **Easement for Public Access** – the delivery of 298m² landscaped public open space as part of the extended Larkin Park reserve, shown as area 'C' on the site plan in Annexure A. An easement for public access will be granted to the land, but the land title will remain in private ownership.

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

Offer	Area	Monetary Value (excl GST)
Land dedication A & B	894m ²	894m ² x \$5,000m ² = \$4,470,000
Works in Kind Land Dedication A		\$495,520
Works in Kind Land Dedication B		\$250,520
Works in kind - easement for public access works in kind		\$75,510
Total Public Benefit Offer		\$ 5,291,550.00

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.

The public benefit offer provided will in part offset required Developer Contributions.

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 Jim McBirnie, Development Director, Corio Projects Pty Ltd



James McBirnie
Date 4/07/2025

Name of all Registered Owner(s) Cicihour Pty Ltd

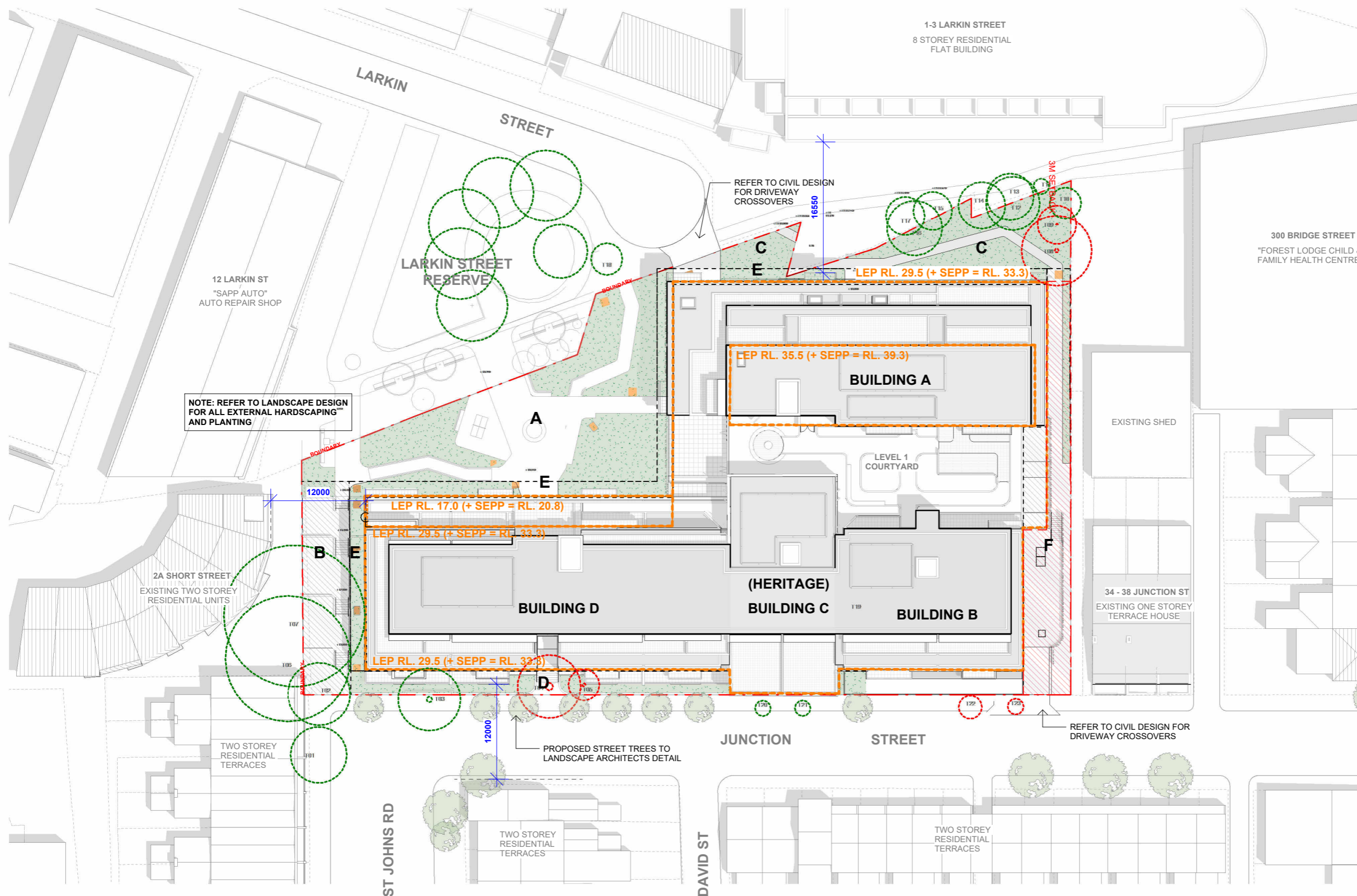
Signature of Registered Owner:



Blake Cottle
Date 04.07.2025

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

Annexure A



GRAPHICAL LEGEND:

- A** Dedication - Park (At Grade With Larkin Street Reserve)
- B** Dedication - Lane (Even Grade from St Johns Road to Larkin Street Reserve)
- C** Easement for Public Access - Larkin Street Extension
- D** Primary Setback 3m - Clear to Sky
- E** Above Ground Parking Screen Planting 2m - Clear to Sky
- F** Paved Driveway & Pedestrian Access - Cert to Sky, includes landscaped screening



Dimensioned drawings to take precedence over scaling. Contractor to verify all dimensions on site before construction. All inconsistencies to be reported to the Architect immediately. This drawing and its contents remain the copyright of WMK Architecture Pty Ltd © Nominated Architect Greg Barnett (NSW ARB. 6092)

Issue	Description	Date
1	Development Application	19.06.2025

Client
CORIO PROJECTS

Project
 Seniors Living Development
 2-32 Junction Street, Forest Lodge NSW

Title
SITE PLAN - LEP HEIGHT

Drawing No. DA012	Issue 1
Scale 1 : 500	Drawing Size A3
Project No. 23110	Drawn By JT
CAD Reference	
19/06/2025 4:18:12 PM	

**DEVELOPMENT APPLICATION ONLY
 NOT FOR CONSTRUCTION**