

EXPLANATORY NOTE TO SUPPORT NOTIFICATION OF PROPOSED PLANNING AGREEMENT

PROPERTY: 114-124 CHURCH STREET, PARRAMATTA

Parties to the Planning Agreement

The parties to the Planning Agreement are:

GLORY PROPERTY DEVELOPMENTS (AUSTRALIA) PTY LIMITED (“the Developer”)

AND:

PARRAMATTA CITY COUNCIL (“the Council”)

The Developer has made an offer to carry out certain works on its land, to construct a laneway which would then be dedicated to the Council as public road, the resurfacing of adjoining pedestrian and vehicular laneways to the north and south and other associated infrastructure including lighting, drainage, signage and Arts Plan.

Description of the Subject Land

The Planning Agreement applies to the eastern part of the land known as:

- 114-124 Church Street, Parramatta, being Lot 1 & 2 in Deposited Plan 543456, Lot 8 in Deposited Plan 548344 and Lot 20 in Deposited Plan 979263; and
- the adjoining land set out in the Works Plan, a copy which is Annexure “A” to this note.

Description of Proposed Development

The section 96 modification proposes to amend the original Consent which was for

- 4 levels of basement car park
- 3 levels of retail, commercial and restaurant uses within podium
- 20 level residential tower

The amendments will permit a development which is:-

- 4 levels of basement car park
- 5 levels providing for retail, restaurant and commercial uses

- 20 level residential tower

The proposed amendments are as follows:-

1. The addition of 2 commercial levels (3A & 3B), generally within the approved podium footprint.
2. The deletion of 24 car parking spaces.
3. Minor reduction in maximum height of loading dock.
4. The rationalisation and replanning of the podium plan, including removal of the swimming pool and relocation of gym.
5. Moving the restaurant to level 2 from level 3.
6. Reduction in balcony area (Church Street elevation) – unit type B.
7. Internal replanning of units generally.
8. Addition of operable multi-fold windows to balconies on all units.

Summary of Objectives, Nature and Effect of the Planning Agreement

The Planning Agreement provides that the Developer will construct wholly as works-in-kind the following works:

- Construct a new laneway link on the Land and adjoining Council Land as shown on the Works Plan.
- Reconstruct or resurface the existing laneways as set out on the Works Plan.
- Construct all drainage works related to the laneways.
- Construct and implement the urban design features and landscaping shown in the Landscape Plan.
- The provision and erection of approved lighting as agreed with Council.
- The provision and implementation of the Arts and Signage Plan as agreed with Council.
- The provision and implementation of the CCTV Crime Prevention Video Surveillance Program.

The works set out above may be reduced proportionately if the gross additional commercial floor area proposed as part of the section 96 modification is reduced by more than 200 square metres.

WHAT ARE THE MERITS OF THIS PLANNING AGREEMENT?

The Planning Purpose of the Plan

In accordance with section 93(f)(2) of *the Act*, the Planning Agreement has the following public purposes:

1. The provision of public amenities.
2. The provision of the laneway link, traffic calming device, shared zone and resurfacing of existing laneways.
3. The provision of safer and more direct pedestrian connections within the Parramatta CBD and in particular to the Parramatta Bus\Rail Interchange.

The Council and Developer have assessed the Planning Agreement and both hold the view that the provisions of the Planning Agreement provide a reasonable means of achieving the public purposes set out above. This is because the Council has been provided by the Developer with a quantity surveyor's report which confirms that the cost of the above works will be approximately \$614,000.00. A summary table of the public benefits of the VPA offer is attached at Annexure "B"

How the Planning Agreement Promotes the Public Interest?

The Planning Agreement promotes the public interest by taking advantage of a planning opportunity to:-

- Create a public domain focal point which will activate the secondary frontage of 124 Church Street and provide for new pedestrian routes prior to an Occupation Certificate being issued;
- The connection of two existing laneways by the construction of a shared pedestrian traffic calming device;
- The provision of the vehicular link will allow an additional route for taxis and private vehicles to drop customers and others conveniently at the Parramatta Bus\Rail Interchange;
- The implementation of Council's Laneway Policy including the improved lighting, casual surveillance and generally, by activating the area create a safer environment;
- Create a place where quality urban design and landscape treatment, coupled with an Arts Plan can significantly improve the amenity of the laneway precinct and pedestrian thoroughfare between Church Street and the transport interchange.

The Developers' offer to do the above additional works does not in any way affect the regular section 94 Contributions being paid as a part of the original Development Consent process.

How the Planning Agreement Promotes the Objects of the Act

The Planning Agreement promotes the following objects of the Act:

- The proper management and development of the Parramatta CBD for the purpose of promoting the social and economic welfare of the community and a better environment;
- The promotion and co-ordination of the orderly and economic use and development of land;

The Planning Agreement promotes the object of the Act set out above by requiring the Developer to provide works set out in this explanatory note under the heading "*Summary of Objectives, Nature and Effect of the Planning Agreement*". Each of the purposes set out above represents an important public benefit, and the development's offer to contribute towards these purposes will provide an important positive impact on the public who use the infrastructure to which these purposes relate.

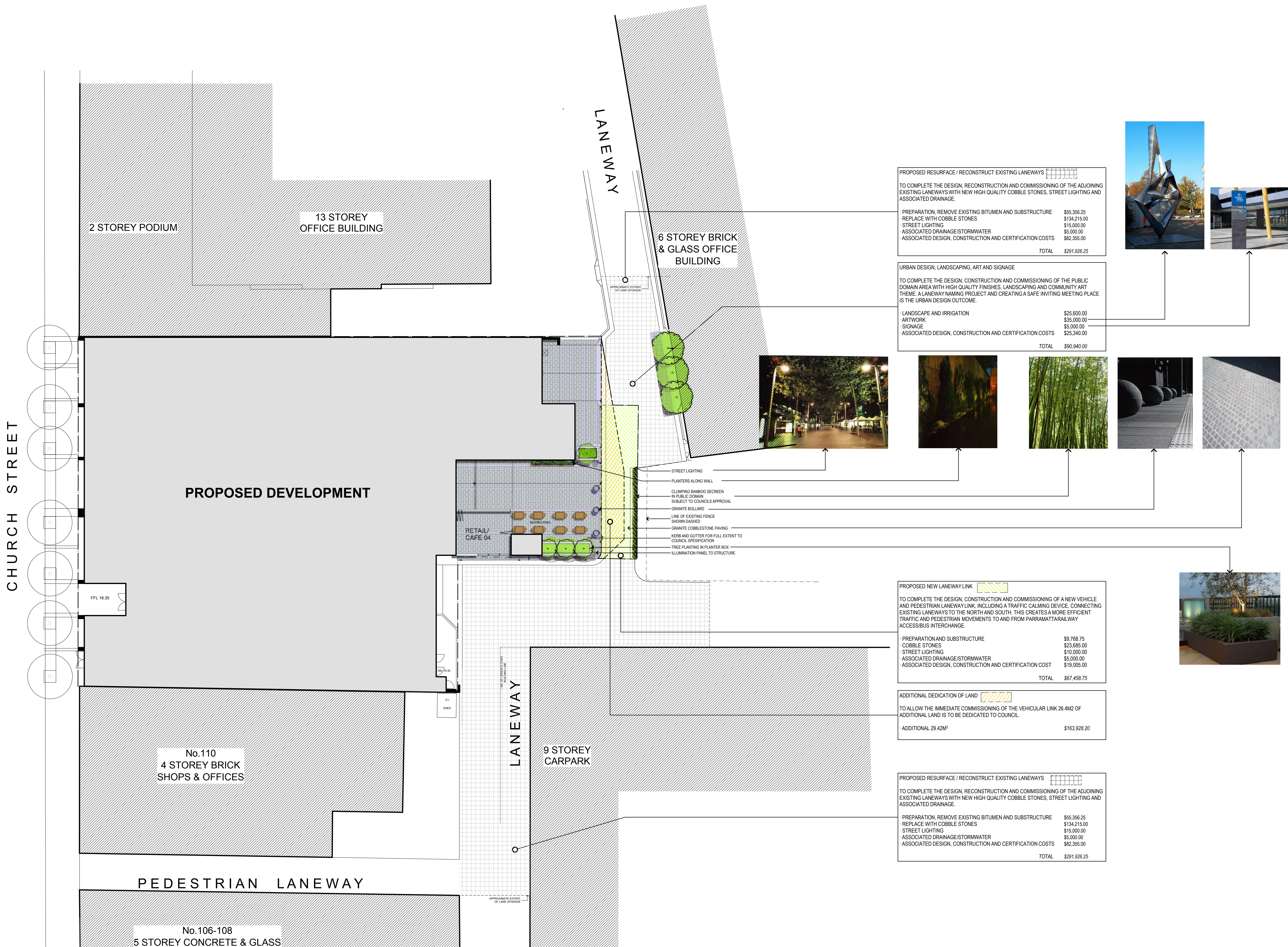
Interpretation of Planning Agreement

This Explanatory Note is not to be used to assist in construing the Planning Agreement.

Explanatory Note:

Proposed Planning Agreement 124 Church Street, Parramatta Development

ANNEXURE A TO EXPLANATORY MEMORANDUM**VPA Works Plan**



CHURCH STREET

2 STOREY PODIUM

13 STOREY OFFICE BUILDING

6 STOREY BRICK & GLASS OFFICE BUILDING

PROPOSED DEVELOPMENT

RETAIL/ CAFE 04

No.110
4 STOREY BRICK
SHOPS & OFFICES

PEDESTRIAN LANEWAY

No.106-108
5 STOREY CONCRETE & GLASS

9 STOREY CARPARK

LANEWAY

LANEWAY

PROPOSED RESURFACE / RECONSTRUCT EXISTING LANEWAYS	
TO COMPLETE THE DESIGN, RECONSTRUCTION AND COMMISSIONING OF THE ADJOINING EXISTING LANEWAYS WITH NEW HIGH QUALITY COBBLE STONES, STREET LIGHTING AND ASSOCIATED DRAINAGE.	
PREPARATION, REMOVE EXISTING BITUMEN AND SUBSTRUCTURE	\$55,356.25
REPLACE WITH COBBLE STONES	\$134,215.00
STREET LIGHTING	\$15,000.00
ASSOCIATED DRAINAGE/STORMWATER	\$5,000.00
ASSOCIATED DESIGN, CONSTRUCTION AND CERTIFICATION COSTS	\$82,355.00
TOTAL	\$291,926.25

URBAN DESIGN, LANDSCAPING, ART AND SIGNAGE	
TO COMPLETE THE DESIGN, CONSTRUCTION AND COMMISSIONING OF THE PUBLIC DOMAIN AREA WITH HIGH QUALITY FINISHES, LANDSCAPING AND COMMUNITY ART THEME: A LANEWAY NAMING PROJECT AND CREATING A SAFE INVITING MEETING PLACE IS THE URBAN DESIGN OUTCOME.	
LANDSCAPE AND IRRIGATION	\$25,600.00
ARTWORK	\$35,000.00
SIGNAGE	\$25,340.00
ASSOCIATED DESIGN, CONSTRUCTION AND CERTIFICATION COSTS	
TOTAL	\$90,940.00

PROPOSED NEW LANEWAY LINK	
TO COMPLETE THE DESIGN, CONSTRUCTION AND COMMISSIONING OF A NEW VEHICLE AND PEDESTRIAN LANEWAY LINK, INCLUDING A TRAFFIC CALMING DEVICE, CONNECTING EXISTING LANEWAYS TO THE NORTH AND SOUTH. THIS CREATES A MORE EFFICIENT TRAFFIC AND PEDESTRIAN MOVEMENTS TO AND FROM PARRAMATTARAILWAY ACCESS/BUS INTERCHANGE.	
PREPARATION AND SUBSTRUCTURE	\$9,768.75
COBBLE STONES	\$23,685.00
STREET LIGHTING	\$10,000.00
ASSOCIATED DRAINAGE/STORMWATER	\$5,000.00
ASSOCIATED DESIGN, CONSTRUCTION AND CERTIFICATION COST	\$19,005.00
TOTAL	\$67,458.75

ADDITIONAL DEDICATION OF LAND	
TO ALLOW THE IMMEDIATE COMMISSIONING OF THE VEHICULAR LINK 26.4M2 OF ADDITIONAL LAND IS TO BE DEDICATED TO COUNCIL.	
ADDITIONAL 29.42M ²	\$163,928.20

PROPOSED RESURFACE / RECONSTRUCT EXISTING LANEWAYS	
TO COMPLETE THE DESIGN, RECONSTRUCTION AND COMMISSIONING OF THE ADJOINING EXISTING LANEWAYS WITH NEW HIGH QUALITY COBBLE STONES, STREET LIGHTING AND ASSOCIATED DRAINAGE.	
PREPARATION, REMOVE EXISTING BITUMEN AND SUBSTRUCTURE	\$55,356.25
REPLACE WITH COBBLE STONES	\$134,215.00
STREET LIGHTING	\$15,000.00
ASSOCIATED DRAINAGE/STORMWATER	\$5,000.00
ASSOCIATED DESIGN, CONSTRUCTION AND CERTIFICATION COSTS	\$82,355.00
TOTAL	\$291,926.25



- STREET LIGHTING
- PLANTERS ALONG WALL
- CLUMPING BAMBOO SCREEN
- IN PUBLIC DOMAIN SUBJECT TO COUNCIL'S APPROVAL
- GRANITE BOLLARD
- LINE OF EXISTING FENCE SHOWN DASHED
- GRANITE COBBLESTONE PAVING
- KERB AND GUTTER FOR FULL EXTENT TO COUNCIL SPECIFICATION
- TREE PLANTING IN PLANTER BOX
- ILLUMINATION PANEL TO STRUCTURE

LEGEND

DISCLAIMER
ALL IMAGES SHOWN ARE FOR ILLUSTRATION ONLY
AND SUBJECT TO COUNCIL APPROVAL

AMENDMENTS

No	DETAILS	DATE
----	---------	------

CLIENT
GLORY PROPERTY GROUP

PROJECT
MIXED DEVELOPMENT
COMMERCIAL AND RESIDENTIAL

ADDRESS
114-124 CHURCH ST
PARRAMATTA
2150

PROJECT No
242/PARRAMATTA



Level 11, 68 Alfred Street,
MILSON'S POINT, NSW 2061
Ph: (02) 9922 5922 Fax: (02) 9922 5977
Email: josint@jarch.com.au

Copy Right of Josiah International Pty Ltd. Do not scale off this drawing. Use figured dimension only. Contractor is to check all site levels and dimensions and must verify these before commencing work or making any shop drawings.

PROPOSED 'WORKS PLAN'
LANEWAY UPGRADE

DATE COMMENCED 04/11/2009	SCALE NOT TO SCALE
DRAWN JIC	CHECKED AS
FILE Church St plan	REVISION A
ISSUED DATE 06/11/2009	

Explanatory Note:

Proposed Planning Agreement 124 Church Street, Parramatta Development

ANNEXURE B TO EXPLANATORY MEMORANDUM

Table 1 identifies the Public Benefits offered under the Voluntary Planning Agreement between **Glory Property Development (Australia) Pty Ltd** and **Parramatta City Council**.

Voluntary Planning Agreement Offer – Public Benefits	Offer Value
New Laneway Link To complete the design, construction and commissioning of a new vehicle and pedestrian laneway link, including a traffic calming device, connecting existing laneways to the north and south. This creates a more efficient traffic and pedestrian movements to and from Parramatta Railway Access/Bus Interchange.	
<ul style="list-style-type: none"> Preparation, demolition and substructure Cobble stones Street lighting Associated drainage/stormwater Associated design, construction and certification costs 	\$9,768.75 \$23,685.00 \$10,000.00 \$5,000.00 \$19,005.00
<i>TOTAL</i>	<i>\$67,458.75</i>
Resurface/reconstruct existing laneways To complete the design, reconstruction and commissioning of the adjoining existing laneways with new high quality cobble stones, street lighting and associated drainage.	
<ul style="list-style-type: none"> Preparation, demolition and substructure Replace existing bitumen with cobble stones Street lighting Associated drainage/stormwater Associated design, construction and certification costs 	\$55,356.25 \$134,215.00 \$15,000.00 \$5,000.00 \$82,355.00
<i>TOTAL</i>	<i>\$291,926.25</i>
Dedication of Land To allow the immediate commissioning of the vehicular link 26.4m ² of additional land is to be dedicated to Council.	
<ul style="list-style-type: none"> Additional 29.42m² 	<i>\$163,928.20</i>
Urban design, landscaping, art and signage To complete the design, construction and commissioning of the Public Domain Area with high quality finishes, landscaping and community art theme. A laneway naming project and creating a safe inviting meeting place is the urban design outcome.	
<ul style="list-style-type: none"> Landscape and irrigation Artwork Signage Associated design, construction and certification costs 	\$25,600.00 \$35,000.00 \$5,000.00 \$25,340.00
<i>TOTAL</i>	<i>\$90,940.00</i>
SUBTOTAL VPA OFFER (Excluding Development Costs)	\$614,253.20