

**EXPLANATORY  
NOTE  
Planning Agreement for  
12A Parkes Street, Harris  
Park**

Prepared in accordance with the requirements of Clause 25E of the *Environmental Planning and Assessment Regulation 2000*.

### **1. Introduction**

The purpose of this explanatory note is to provide a plain English summary to support the notification of the proposed Planning Agreement prepared under Subdivision 2 of Division 7.1 of Part 7 of the *Environmental Planning and Assessment Act 1979* (“the **Act**”).

This explanatory note has been prepared jointly by the parties as required by Clause 25E of the *Environmental Planning and Assessment Regulation 2000*.

### **2. Parties**

The parties to the draft Planning Agreement are:

- The City of Parramatta Council (the “**Council**”)
- SOHO (Parramatta) Pty Ltd (the “**Developer**”)

### **3. Description of Subject Land**

The draft Planning Agreement applies to land identified at 12A Parkes Street, Harris Park comprised of Lot 1 DP 623527 (“**Subject Land**”).

### **4. Description of Planning Proposal**

The draft Planning Agreement is associated with planning proposal (Council reference RZ/22/2014) which seeks to amend the Parramatta Local Environmental Plan 2011, to increase the maximum floor space ratio from 4:1 to 8:1 and to apply a number of site specific clauses.

(the “**instrument change**”)

The proposed development is described as a mixed use development with a Gross Floor Area (GFA) of approximately 8175m<sup>2</sup>. Concepts of the proposed building form demonstrate a podium element expressed as a four storey height and a tower form above that accommodates a ground floor cafe and approximately 102 residential units.

### **5. Summary of Objectives, Nature and Effect of the Draft Planning Agreement**

The objective of the Planning Agreement is to provide public benefits in the form of:

- 1) A Monetary Contribution of \$266,580 to be used towards community infrastructure within the Parramatta CBD.

## **6. Assessment of the Merits of the Draft Planning Agreement**

### ***How the draft planning agreement promotes the public interest***

The draft Planning Agreement is in the public interest as it will contribute \$266,580 to be used towards community infrastructure within the Parramatta CBD.

### ***How the draft planning agreement promotes the objects of the Environmental Planning and Assessment Act 1979***

In accordance with Part 1 Section 5 of the Act, the draft Planning Agreement promotes the following Objects of the Act:

*(ii) the promotion and co-ordination of the orderly and economic use and development of the land.*

*(iv) the provision of land for public purposes*

*(v) the provision and co-ordination of community services and facilities, through the monetary contribution*

The Planning Agreement promotes the public interest as it will require the Developer to pay a monetary contribution to Council to be used towards community infrastructure within Parramatta CBD.

### ***How the draft planning agreement promotes elements of Council's Charter***

The charter for all councils is provided at Clause 8 of the Local Government Act 1993 and provides objectives for Council to adhere to throughout its decision making and operation. The following objectives outlined in the Local Government Act are achieved through the deliverables of the draft Planning Agreement:

*(b) Councils should carry out functions in a way that provides the best possible value for residents and ratepayers.*

*(c) Councils should plan strategically, using the integrated planning and reporting framework, for the provision of effective and efficient services and regulations to meet the diverse needs of the local community.*

*(g) Councils should work with others to secure appropriate services for local community needs.*

### ***The planning purposes served by the draft planning agreement***

In accordance with Section 7.4 (2) of the Act, the draft Planning Agreement has the following public purposes:

*(a) The provision of (or the recoupment of the cost of providing) public amenities or public services.*

The objectives of the draft Planning Agreement (as outlined in Part 5) will provide a suitable means for achieving this purpose.

***Whether the agreement, amendment or revocation conforms with Council's capital works program***

The Planning Agreement will be providing a monetary contribution to assist with community infrastructure. The monetary contribution will be spent on works to be carried out by Council on Council land. In this respect, the terms of the Planning Agreement conform to that intent.

***Whether the agreement, amendment or revocation specifies that certain requirements of the agreement must be complied with before a construction certificate, occupation certificate or subdivision certificate is issued***

The Monetary Contribution to be used towards community infrastructure within Parramatta CBD is required to be paid prior to the issue of the first Occupation Certificate for the development on the land.