

4 June 2019

The General Manager
City of Parramatta Council
PO Box 32
Parramatta NSW 2124

Dear Sir/Madam

Planning Agreement Offer

The Owners Corporation of Strata Plan 47006 offers to enter into a Planning Agreement with Council under section 7.4 of the *Environmental Planning and Assessment Act 1979* in connection with RZ 18/2016 for the site located at 23-25 Windsor Road, Northmead.

Strata Plan 47006 accepts the terms as generally set out in the Council's Planning Agreement template and in the following table:

Item	Terms
Parties	City of Parramatta Council The Owners Corporation of Strata Plan 47006
Land	23-25 Windsor Road, Northmead Strata Plan 47006
Planning Proposal / Development Application	RZ 18/2016 seeks to amend, by Schedule 1, the development standard for height of buildings to a maximum RL of 55.6 at the western end of the site and RL 52.5 at the eastern end of the site, excluding the provision for building services, which may be above this. RZ 18/2016 also seeks to impose a floor space ratio in accordance with Clause 4.4 of the PLEP of 1.8:1
Monetary Contribution	The monetary contribution offered will be 50% of the value uplift, between the existing floor space ratio and the proposed floor space ratio, less the valuation of works to establish the pedestrian pathway from the south-eastern corner of the subject site to Campbell Street.
Works	No works are proposed.
Dedication of Land	Land to facilitate the pedestrian pathway along the eastern site boundary will be dedicated to Council, at no cost and

Item	Terms
	effected through a subdivision of the land. The width of the dedication is to comply with the relevant Australian Standards for pedestrian pathways, or as otherwise agreed with Council.
Other Public Benefits	The public benefit from the proposal is that there is no other available pedestrian access for properties to the east of Windsor Road. This is a poor pedestrian environment and the implementation of the walkway will significantly improve this experience from the higher density developments that will benefit from this. There will also be greater opportunities for passive surveillance, therefore improving the safety of pedestrians through this area.
Application of section 7.11, 7.12 and 7.24	Sections 7.11, 7.12 or 7.24 of the Act will continue to apply.
Registration	The terms of the template planning agreement relating to registration are accepted.
Dispute Resolution	The terms of the template planning agreement relating to dispute resolution are accepted.
Security	The relevant bank guarantees would be provided as security.
Restrictions on Issue of Certificates	The monetary contribution is payable prior to the release of any occupation certificate (interim or final).
Other Terms	
Costs	SP 47006 agrees to pay Council's reasonable costs of and incidental to the negotiation, preparation and entering into the agreement, as well as administration and enforcement of the planning agreement in accordance with the terms set out in the template planning agreement.

Yours faithfully

Owners Corporation of Strata Plan 47006