



MN/SG
15519
March 2016

Mr Gregory Dyer
Chief Executive Officer
Parramatta City Council
P.O. Box 32
PARRAMATTA NSW 2124

Dear Mr Dyer,

**LETTER OF OFFER FOR VOLUNTARY PLANNING AGREEMENT:
1-7 STATION STREET, PARRAMATTA**

We write to you on behalf of Greenrock Property Pty Ltd to provide this letter of offer to enter into a Voluntary Planning Agreement (VPA) with Parramatta City Council in respect to provision of public benefits associated with a Planning Proposal affecting land at 1-7 Station Street, Parramatta. The Planning Proposal seeks to amend the controls applying to the site under the *Parramatta Local Environmental Plan 2011*, to increase the building height and FSR controls and remove the heritage listing of the item at 7 Station Street. The LEP amendment will facilitate the redevelopment of the site for a high quality mixed use residential development.

Greenrock Property Pty Ltd have been examining options that will realise an outstanding development for the site in terms of design excellence, amenity and delivery of additional housing adjacent to the Harris Park train Station.

In order to achieve the desired outcome, it has been determined that the best solution can be reached by consolidating the four existing sites and retaining the heritage item at 1 Station Street for adaptive reuse to facilitate a high quality development on the site. This involves an increase in the height and floor space ratio applicable to the site that requires an amendment to Parramatta LEP 2011.

It is Greenrock Property Pty Ltd vision not simply to build a residential development but to contribute to the amenity and well-being of the Parramatta community. This Letter of offer proposes how those benefits can be delivered through a VPA linked to the Planning Proposal.

Greenrock Property Pty Ltd has consulted with Council and its independent consultants in determining the items to be included in the contribution to ensure that a maximum benefit to the community is received. Accordingly a range of items have been identified allowing Council and the proponent to determine the most desired items. The value of the items has not been determined by a quantity surveyor at this stage however this can be undertaken in conjunction with Council once the Planning Proposal is progressed and Council has determined the desired items. Council may therefore determine the range of items listed below to be included in a VPA.

Public Benefits to be offered by Greenrock Property Pty Ltd include:

1. **Construction works for the creation of a linear park along Station Street to be known as Harris Park, as designed by Context and provided with the Planning Proposal documents. The linear park represents a substantial public benefit and contribution values in excess of \$1,000,000;**
2. **Embellishment of the Linear park along Station Street with landscaping, street furniture, CCTV cameras, LED lighting and wayfinding signage;**

3. The registration of an easement or encumbrance across the portion of the site fronting Station Street to form part of the Linear Park and be accessible to the public;
4. The provision and management of publically accessible car sharing spaces above that of Council's DCP requirement. A letter of offer from GoGet is provided attached to this letter.
5. Maintenance and ongoing restoration works to the heritage item at 1 Station Street in accordance with the Conservation Management Plan for the item;

Greenrock Property Pty Ltd would also consider a monetary contribution to the upgrade and embellishment of toilets and amenities at Rosella Park;

We note that Council are currently preparing a Development Guideline to help inform contributions for Community Infrastructure. While the contributions outlined above are considered to represent a significant public benefit, Greenrock Property Pty Ltd is willing to engage with Council on the terms of the VPA should any future policy be developed around contributions.

Greenrock Property Pty Ltd are committed to making this project a signature development that will add to the architectural character of Parramatta and provide much needed housing adjacent to the Harris Park Train Station.

We would be pleased to discuss with you and the Council the proposed items being offered as part of the VPA. If you have any queries in relation to the above, please contact me on 9956 6962.

Yours faithfully



Stephen Gouge
Principal Planner

1/12/2015

Attention:
Matthew Norman
JBA Planning
North Sydney
2059

Car Sharing for proposed development at Harris Park Station

CarShare Australia would like to confirm our support for a car sharing bay in the new development at **Harris Park station**. CarShare Australia is keen to install and manage at least one car sharing vehicle in this location, for the benefit of owners/tenants and the surrounding community. GoGet has **27 members within 250 metres** on this development with **no** carshare cars within 250 metres currently.

CarShare Australia Pty Ltd, operator of GoGet, is a unique business partnership formed to take advantage of business, policy, academic and research skills to launch Australia's first and largest car sharing service. Founded 10 years ago by directors Nic Lowe and Bruce Jeffreys, the company has developed a range of strategic partnerships, including formal working relationships with a number of Local Government authorities.

A car sharing program offers local residents and businesses access to a fleet of cars parked close to where they live and work for occasional use. The vehicles are parked in a dedicated location, called a pod, and are returned to that spot at the end of each trip. Car sharing services operate to fill a mobility 'gap' that exists between private car ownership, which is inefficient, expensive and unsustainable and public transport, walking and cycling, which can generally suit most local transport needs. A car sharing service in the development would increase transport efficiencies in the area, and encourage public transport usage by residents. Car sharing is a sustainable form of transport that will contribute to the green credentials of the building.

A car sharing program provides a reliable, convenient and affordable alternative to private car ownership. It has the following advantages:

1. Allows people to live car-free;
2. Promotes alternative transport options such as public transport, cycling or walking;
3. Decreases car usage which improves local air quality and promotes local businesses;
4. Removes private cars from local streets.

Should you require further information please don't hesitate to contact me directly.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Vanneste'.

Christopher Vanneste PhD
Head of Locations
GoGet CarShare
Chris@goget.com.au

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