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15519  
19 June 2017

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

Dear Mr Dyer,

**REVISED 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 revised letter of offer to enter into a Voluntary Planning Agreement (VPA) with the City of Parramatta Council with 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.

The purpose of this letter is to outline additional public benefits to be included in the VPA offer that have been identified as necessary public benefits since the time of the initial offer. The public Benefits offered by Greenrock Property Pty Ltd in the original offer 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; and**
6. **Greenrock Property Pty Ltd would also consider a monetary contribution to the upgrade and embellishment of toilets and amenities at Rosella Park.**

Greenrock note that Council have endorsed the preparation of a Draft CBD Infrastructure Strategy that provides for a Phase 1 Value sharing rate of \$150/sqm, to be applied to the amount of additional floor space gained through the CBD Planning Proposal or site specific Planning Proposals. Greenrock express their support for this policy position that will result in a contribution of approximately \$2,208,000 to be allocated to the items identified above or other Council nominated projects in the CBD.

In addition to the items previously offered in the VPA (as outlined above), Greenrock property have identified the following public benefits in response to current housing affordability issues in Sydney. The below items form part of a mechanism developed by the applicant to address housing affordability for key workers and First Home Buyers in Sydney. The Mechanism includes:

- **5% of the total floorspace of the proposed development (i.e. 920m<sup>2</sup> or approximately 19-18 units) are to be leased to a Community Housing Provider (CHP) for a period of 10 years.**
- **The dwellings will be leased to low-medium income members of the community as affordable housing.**

The proposal aligns with the key principles preferred by Council as outlined in the Parramatta Affordable Housing Discussion Paper released in May 2017. The offer represents a substantial contribution towards affordable housing located in close proximity to public transport as well as key public infrastructure and amenities and the developer's willingness to contribute towards public infrastructure.

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 an overwhelming 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 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. Greenrock consider that this VPA offer will provide a substantial contribution towards affordable housing in Parramatta. In this regard, Greenrock request a meeting with Council to discuss the revised VPA offer and the significant benefits it entails. If you have any queries in relation to the above, please contact me on 9956 6962.

Yours faithfully



Matthew Norman  
Senior Planner