

**EXPLANATORY NOTE**  
**Planning Agreement for**  
**180 George Street,**  
**Parramatta**

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 6 of Part 4 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 Karimbla Properties Pty Ltd (the “**Developer**”) and City of Parramatta (the “**Council**”).

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

The draft Planning Agreement applies to land identified as 180 George Street, Parramatta known as; lots 201-204 in DP1082194 and SP74916 (“**Subject Land**”).

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

The draft Planning Agreement is associated with planning proposal RZ/24/2015 which seeks to amend the Parramatta Local Environmental Plan 2011 to increase the maximum height limit from 36m to 190m, increase the maximum floor space ratio from 4:1 to 10:1 and apply a site specific clause requiring a minimum 1:1 of the floor space ratio be utilised for employment generating floor space such as retail, serviced apartments and the like.

The design of the built form will be finalised through the development application process however concepts of the proposed form provided as part of the planning proposal demonstrate two mixed use towers with two levels of existing basement car parking, a three to six storey podium containing ground floor retail uses and 750 dwellings.

## **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 \$7,179,300 to be put towards the revitalisation of the Parramatta River foreshore.

2) A 6m pedestrian easement located on the eastern boundary of the site, connecting George Street to the Parramatta River foreshore.  
The deliverables above are in addition to Section 94A contributions.

## **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 \$7,179,300 to be put towards the revitalisation of the Parramatta River foreshore. In addition a 6m pedestrian easement will contribute to the activation of the Parramatta River. The proposed easement will enhance accessibility within the Parramatta CBD, to the Parramatta River foreshore and to public transport facilities. This laneway currently exists as a private pedestrian access way, it provides a clear separation and buffer between the proposed development on 180 George Street and the adjoining heritage listed Harrisford House. The through site link will increase permeability, improve connections to the river foreshore and provide interaction for the enjoyment of the public with the adjoining heritage item.

### ***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 Objects of the Act and achieves the Objectives in the following ways:

- The draft Planning Agreement will represent a social benefit to the community, responding to Section 5(a) (i) by funding the revitalisation of the Parramatta River foreshore.
- The pedestrian easement responds to Section 5(a) (ii) and (v) as the easement will improve access to the river foreshore and public transport.

### ***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 93F(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.

(f) the conservation or enhancement of the natural environment.

The Developer's obligations outlined in the draft Planning Agreement provide a suitable means for achieving these purposes.

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

The draft Planning Agreement will contribute to the revitalisation of the Parramatta River foreshore and reconnect the city to the river by enhancing pedestrian linkages. This is in keeping with Parramatta City Centre S94A Development Contribution Plan (Amendment No. 4), outlined in Section 2.3 of the public domain projects.

***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 Planning Agreement specifies that the pedestrian easement is to be established within 100 days of the first Occupation Certificate for the Development. The monetary contribution to be put towards the Parramatta River foreshore is required to be paid prior to the issue of an Occupation Certificate.