

8 March 2021

Chief Executive Officer
City of Parramatta Council
PO Box 32
Parramatta NSW 2124

Dear Sir/Madam

Planning Agreement Offer

Century 888 Pty Ltd offers to enter into a Planning Agreement with Council under section 7.4 of the *Environmental Planning and Assessment Act 1979* in connection with Planning Proposal 85-91 Thomas Street, Parramatta [RZ/11/2016].

Century 888 Pty Ltd 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 Century 888 Pty Ltd
Land	<ul style="list-style-type: none"> • Lot 13 DP 1239 known as No. 85 Thomas Street • Lot 142 DP 537053 known as No. 87 Thomas Street • Lot 15 DP 1239 known as No. 89 Thomas Street • Lot 16 DP 1239 known as No. 91 Thomas Street
Planning Proposal / Development Application	<p>RZ/11/2016 seeks to amend the Parramatta Local Environmental Plan 2011 in relation to the land by:</p> <ul style="list-style-type: none"> • Maintaining the R4 – High Density Residential zone for the developable part of the site (3,825sqm) and extending the RE1 – Public Recreation zone for the undevelopable land affected by the Natural Resources - Biodiversity control, • Increasing the maximum Building Height (HOB) control from 11 metres to 22 metres across the R4 zoned part of the site, and removing the HOB control from the undevelopable land, • Increasing the Floor Space Ratio (FSR) control from 0.8:1 to 1.3:1 across the R4 zoned part of the site, and removing the FSR control from the undevelopable land, • Removing No.85 Thomas Street from the Land Reserved for Acquisition Map, subject to agreement being reached regarding the Planning Agreement
Monetary Contribution	Nil
Works	Nil

Item	Terms
Dedication of Land	The 2496sqm of land to be dedicated to Council must be subdivided from any development lots prior to the issuing of a Construction Certificate for development on the site. The transaction of land dedication and subdivision will be made at nil cost to Council.
Other Public Benefits	Dedication of open space shown as part of Parramatta LEP 2011 – Amendment No.20
Application of section 7.11, 7.12 and 7.24	Remain application
Registration	The developer is required to register the Planning Agreement under the <i>Real Property Act 1900</i> at the developer's expense in accordance with section 7.6 of the Environmental Planning and Assessment Act 1979.
Dispute Resolution	The Council will require a planning agreement to provide for mediation of disputes between the parties to the agreement, at their own cost, before the parties may exercise any other legal rights in relation to the dispute in accordance with section 5.14 of Councils Planning Agreements Policy 2018.
Security	The dedication of the land can only occur once lots are created, as part of a development application process. The dedication of the land will be triggered as a condition of consent prior to the issue of a Construction Certificate and offset contributions as part of this development consent.
Restrictions on Issue of Certificates	Yes. The dedication of land will be triggered as a condition of consent prior to the issue of a Construction Certificate.
Other Terms	Nil
Costs	Century 888 Pty Ltd 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

Century 888 Pty Ltd