

25 May 2020

Cumberland Council  
Attention : Town Planning, Harinee De Silva

**Planning Agreement Offer for 2 to 22 William St, Granville : DRAFT**

On behalf of our Client, Mr Sid Arida, he 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 for 2 to 22 William St, Granville.

Sid Arida accepts the terms set out in the Council's Planning Agreement template and in the following table, subject to these being finalised with Council:

<b>Item</b>	<b>Terms</b>
<b>Parties</b>	Cumberland Council Mr Sid Arida
<b>Land</b>	2 to 22 William St, Granville
<b>Planning Proposal</b>	The planning proposal seeks to amend the development controls for this land by amending the Parramatta Local Environmental Plan 2011 as follows : <ul style="list-style-type: none"><li>• increase in the Height of Building from 14m to 16m</li><li>• increase the maximum Floor Space Ratio from 1:1 to 1.7:1</li><li>• remove the local heritage item I205 (10 William St ~ Lot 27 DP 2371) from Schedule 5 of the Parramatta Local Environmental Plan</li></ul>
<b>Monetary Contribution</b>	The monetary contribution offered will be 50% of the value uplift between the existing floor space ratio and the proposed floor space ratio. We note that this will be subject to the Owner reviewing Council's calculations and seeking advice on their reasonable accuracy in this current market where both land values and apartment values have significantly been effected by market downturn that has come since the Covid virus.



<b>Works</b>	Nil
<b>Registration</b>	The terms of the template planning agreement relating to registration are accepted.
<b>Dispute Resolution</b>	The terms of the template planning agreement relating to dispute resolution are accepted.
<b>Security</b>	The security to be offered will be a bank guarantee.
<b>When payment is required</b>	The monetary contribution is payable prior to the release of any Occupation Certificate for the site
<b>Costs</b>	Mr Sid Arida 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

PTI Architecture

Peter Israel, Nominated Registered Architect and Principal

For and on behalf of our Client Mr Sid Arida