

29 January 2021

Amy Watson  
Department of Planning, Industry and Environment  
4 Parramatta Square  
12 Darcy Street  
PARRAMATTA NSW 2150

BY EMAIL: [Amy.Watson@planning.nsw.gov.au](mailto:Amy.Watson@planning.nsw.gov.au)

Dear Amy,

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***Powerhouse Parramatta- SSD-10416***

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**Re: Development Contributions**

On behalf of Infrastructure NSW as applicant for SSD-10416, an exemption is requested for payment of development contributions for the project.

The Powerhouse Parramatta site is covered by City of Parramatta Council's *Parramatta CBD Development Contributions Plan 2007*. The purpose of the Plan is to raise funds from private, commercially driven developments to be put towards the cost of public facilities and infrastructure which are burdened by those developments. Imposing a levy on the Powerhouse Parramatta project (a new piece of public infrastructure) would conflict with the public policy of the Plan, particularly as the proposed development will provide upgraded infrastructure which will deliver a significant public benefit to residents of the City of Parramatta. While Council's Plan does not expressly exclude Crown Developments or public infrastructure projects from the payment of Section 7.12 contributions, an exemption is considered appropriate in this instance. The Applicant is a government agency which relies on government funding to provide and operate cultural facilities for the community. The levying of a development contribution would divert a portion of these public funds, which have been specifically provided to fund the redevelopment of cultural infrastructure, to local services without any direct nexus to the impact on those services. The nature of the development is to support the delivery of new cultural infrastructure and public open space within the Parramatta CBD, so the development will not generate significant demand for new infrastructure.

## **Provision of infrastructure by the project for which the Plan levies**

In addition to the delivery of a nationally-significant piece of cultural infrastructure that will provide direct benefits to the City of Parramatta community, the project also delivers a number of improvements that are identified as forming part of the CBD Infrastructure Strategy (Appendix B) for which the Contributions Plan levies, including:

- Delivery of elements of the Parramatta River Foreshore Park (Appendix B, Section B.1) including improved pedestrian connections, additional open space, enhanced physical pedestrian connections from the CBD to the river, tree planting, street furniture, lighting, heritage interpretation and flood management/mitigation works;
- Reconnect the CBD with the Parramatta River (Appendix A, Section A.2 and A.10), including pedestrian links through the site;
- Create a new piece of cultural infrastructure and support the growth of creative industries within Parramatta (Appendix A, Section A.3);
- Providing new flexible spaces that will cater for a range of arts and cultural activities including events, festivals, markets, outdoor dining by implementing infrastructure improvements including design of flexible and robust public spaces (Appendix A, Section A.4)
- Delivering arts/cultural infrastructure which may complement and support creative activities/programs to be delivered by Council's local facility (Appendix B, Section B.2)
- Embodying an increase in public transport use and decrease reliance on private vehicular transport through the redevelopment of the Riverside Carpark (Appendix A, Section A.8)
- Achieves development at the rear of the St George's Terraces that respects the scale of the heritage buildings, better defines Smith Street, includes public access to the foreshore (Appendix A, Section A.13)

## **Crown applications – Department of Planning Circular D6**

The Applicant's position is supported by the provisions of Circular D6, which states: *"Crown Activities providing a public service or facility lead to significant benefits for the public, in terms of essential community services and employment opportunities. Therefore, it is important that these essential community services are not delayed by unnecessary disputes over conditions of consent. These activities are not likely to require the provision of public services and amenities in the same way as developments undertaken with a commercial objective."* It is noted that Council does not automatically grant exemptions to Crown Developments. However, the Department of Planning's Circular D6 sets out the reasons why Crown developers can seek exemptions from development contributions.

The exemption from payment of contributions is considered appropriate, for the reasons outlined above. The project will deliver significant improvements to public infrastructure through delivery of both the museum and the associated public domain for use by the community which duplicates a number of items for which Council's contributions plan is levying.

If you wish to discuss any aspects of this letter, please contact me on 0421 595 766.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Tom Kennedy', written in a cursive style.

Tom Kennedy  
**Director**