

Item No: C0518 Item 13

Subject: **VOLUNTARY PLANNING AGREEMENT - MARRICKVILLE METRO - 34 VICTORIA ROAD AND 13-55 EDINBURGH ROAD, MARRICKVILLE**

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SUMMARY

This report provides Council the outcomes of the Voluntary Planning Agreement (VPA) community consultation. The VPA is for the Planning Proposal for the redevelopment of Marrickville Metro – 34 Victoria Road and 13-55 Edinburgh Road, Marrickville. This Planning Proposal was assessed and approved by the State Government Under Section 75O of the Environmental Planning & Assessment Act 1979 on the 19th March 2012. The approval noted the agreed requirements of the VPA. It is recommended that Council enter into the VPA provided in ATTACHMENT 1.

RECOMMENDATION

THAT Council enter into the Voluntary Planning Agreement for Marrickville Metro – 34 Victoria Road and 13-55 Edinburgh Road, Marrickville provided in ATTACHMENT 1.

BACKGROUND

The Planning Proposal for Marrickville Metro – 34 Victoria Road and 13-55 Edinburgh Road, Marrickville was approved by the State Government Under Section 75O of the Environmental Planning & Assessment Act 1979 on the 19th March 2012 and modified by the Minister under Section 75W of the Environmental Planning & Assessment Act 1979 on 23 April 2015

The approval stated in section E24 that a Voluntary Planning Agreement be entered as follows:

The Proponent shall enter into a Voluntary Planning Agreement with Marrickville Council (*at the time there was no Innerwest Council*) for the purpose of upgrade to the local shopping strip within the Marrickville LGA in accordance with Council's Urban Centre Program. This agreement shall be based on the following parameters:

- A total monetary contribution of \$600,000
- The first \$300,000 contribution to be paid in equal instalments over three consecutive years from the date first issue of an Occupation certificate for Stage 1 of the Project
- The second \$300,000 contribution to be paid in equal instalments over three consecutive years from the date first issue of an Occupation certificate for Stage 2 of the Project
- The contribution made pursuant to the VPA is over and above any other contribution payable pursuant to this consent

FINANCIAL IMPLICATIONS

The proponent will enter into the Voluntary Planning Agreement (VPA) with Council and provide the following

- A total monetary contribution of \$600,000

- The first \$300,000 contribution to be paid in equal instalments over three consecutive years from the date first issue of an Occupation certificate for Stage 1 of the Project
- The second \$300,000 contribution to be paid in equal instalments over three consecutive years from the date first issue of an Occupation certificate for Stage 2 of the Project
- The contribution made pursuant to the VPA is over and above any other contribution payable pursuant to this consent

PUBLIC CONSULTATION

The Voluntary Planning Agreement documentation was exhibited for 28 days from 27th February 2018 to 27th March 2018. During this period, the material was made available on Council's Your Say website and in the Leichhardt and Petersham Customer Service Centre.

The public exhibition was advertised in the Inner West Courier on 27th February and 6th March 2018.

Start typing the "public participation" section here. Please enter "Nil." if public participation did not occur, or "Not applicable." if public participation does not apply.

Submission Overview

During the exhibition period, Council's Your Say Inner West website received the following response:

- No. of visitors who viewed the page - 493
- No. of visitors who clicked the page to download documents - 104
- No. of visitors who engaged and made an online submission - 25

The public exhibition process generated twenty five (25) submissions in all with the following mix of opinion on the proposal:

- 7 objected to the Voluntary Planning Agreement;
- 7 submissions supported the Voluntary Planning Agreement;
- 11 submissions supported the Voluntary Planning Agreement in principle and suggested changes to the proposed agreement

Public Authority Submissions

No public authority consultation was required.

Local resident / Inner West Your Say submissions

Eighteen of the Twenty five submissions from local residents expressed support for the Voluntary Planning Agreement.

The other seven local resident didn't support the Planning Proposal but didn't have a comment on the Voluntary Planning Agreement.

Issue – The Amount of Monetary Contribution
Six submission raised concerns regarding the amount of the contribution to be provided to the Council and stated it should be much higher
RESPONSE
Council did not approve the development and did not negotiate the VPA.
No change to the exhibited document is recommended.

ISSUE – Where the Contribution should be spent

Three submissions expressed concern about how and where the monetary contribution should be spent

RESPONSE

The Voluntary Planning Agreement parameters have been set out by the State Government and Council will allocate these funds to upgrading the local shopping strip in the Marrickville area.

No change to the exhibited document is recommended.

ISSUE – Why is the development needed

Three submissions expressed concern around why the development needs to happen and that the current development is sufficient

RESPONSE

The Voluntary Planning Agreement does not deal with the Planning issues and planning approval. The State Government set the parameters for the VPA and Council has no control over this approval

No change to the exhibited document is recommended.

Post Exhibition Amendments

Consideration has been given to the public and proponent's submissions. It is recommended that no changes be made to the Voluntary Planning Agreement

CONCLUSION

The Public Exhibition of the Voluntary Planning Agreement for Marrickville Metro – 34 Victoria Road and 13-55 Edinburgh Road, Marrickville was in accordance with the *Environmental Planning and Assessment Act* and Council's Community Engagement framework.

This report has assessed the submissions and recommends that no change be made to the Voluntary Planning Agreement. It is recommended that this Voluntary Planning Agreement be endorsed by Council.

ATTACHMENTS

1. [↓](#) Marrickville Metro VPA