Engagement outcomes report

# **Precinct 75, St Peters Voluntary Planning Agreement public exhibition**



**Summary**

The Voluntary Planning Agreement (VPA) was publicly exhibited for 28 days from 22 May to 21 June 2020 on Your Say Inner West. This public exhibition was undertaken in accordance with Council resolution. For more information read [meeting minutes (item 11)](https://innerwest.infocouncil.biz/Open/2020/04/C_28042020_MIN_3749_WEB.htm).

A total of 88 submissions were received during the public exhibition period. Total of 25 related to the VPA.

The top three themes in the comment section related to:

* The amount of monetary contributions allocated to affordable housing
* Method of assessing contributions
* Amount of open space provided in VPA

Majority of comments submitted by the community were beyond the scope of this engagement.

Information about the voluntary planning agreement was made available via Your Say Inner West [yoursay.innerwest.nsw.gov.au](https://yoursay.innerwest.nsw.gov.au). People could provide feedback:

* Online via Council’s Your Say Inner West (YSIW) engagement hub
* By mail

This was promoted through Council’s social media and website.

**Background**

The site is located at 67, 73-83 Mary, 50-52 Edith & 43 Roberts Streets, St Peters. The total site area is approximately 15,200 square metres. The site is located within a predominantly residential area, characterised by one and two storey developments.

The Planning proposal seeks the following:

* Rezoning from IN2 Light Industrial & R2 Low Density Residential to B4 Mixed Use;
* A Maximum Floor Space Ratio (FSR) of 2.20:1;
* A range of Maximum Building Heights, varying from 3 metres, 17 metres, 20 metres and 23 metres to 29 metres; and
* A number of site-specific administrative changes to facilitate redevelopment of the Site.

As Council did not support the planning proposal, it is now in its final stages of assessment by the Department of Planning.

In 2018, the landowner had negotiated the terms of a public benefit offer to executed in the form of a planning agreement. Council proposed a value capture methodology and engaged a valuer who established the value. HillPDA have undertaken a valuation which is dated 7th September 2017. This valuation assessed the 50% of the value uplift due to the Planning Proposal at $5,160,000. The valuation was undertaken near the peak of the market and would still be the current market value especially under the current economic climate. The public benefit and associated value includes:

* Dedication of fully fitted out Artist Studios of more than 239m2 in size; **Value: $3,500,000**
* Central open public space of more than 600m2 in size. An artist’s impression of the central public space is provided below; **Value: $500,000**
* Pocket Park open space on Roberts Street; **Value: $250,000**
* At least half of the monetary contribution of $2,000,000 to be used for affordable housing or public domain upgrades be used for affordable housing by way of contribution to the affordable housing fund. **Value: $2,000,000**

Total VPA value = **$6,250,000**

The proponent will be providing $6,250,000 worth of public benefit within the Voluntary Planning Agreement which is significantly more than the 50% uplift in land value as assessed by HillPDA. Council has worked very hard to keep this offer current as there will be no provisions within the planning approval (provided by the State Government) which will state that the proponent must enter into a VPA with Council. If Council doesn’t accept this proposal, the proponent will not provide any additional public benefit for this development.