
Victoria Road Precinct Planning Proposal Public Exhibition

COMMUNITY ENGAGEMENT REPORT



January 2017

Summary

The Victoria Road Precinct Planning Proposal public exhibition was held from 23/9/16 – 23/11/16. During the public exhibition period 549 individual submissions were logged by Council. Petitions received as part of the public exhibition process were logged as individual submissions and signatory numbers were noted.

Background

This plan began with Danias Holdings (the proponent) and other landowners making initial representations to Marrickville Council in the lead-up to the making of the Marrickville Local Environmental Plan (MLEP) 2011.

A preliminary planning proposal was considered by Council in September 2014, but was later withdrawn.

In August 2015, the proponent submitted a Revised Victoria Road Planning Proposal and in November 2015, Council resolved to support it and sent it to the Department of Planning & Environment (DP&E) for Gateway determination.

In March 2016 Gateway approval was granted by DP&E, but included a number of conditions requiring the proponent to make changes and provide further justification for inconsistencies.

Those changes and justifications were completed and in September 2016 the DP&E approved the proposal for public exhibition.

Purpose

The purpose of the engagement was to satisfy the statutory requirements for public exhibition of a planning proposal as determined by the NSW Department of Planning & Environment.

The aim of the process was to identify stakeholders, inform them of the proposal and report their feedback.

Stakeholders

Stakeholders included:

- Property owners and occupiers within the precinct
- Occupiers within a certain radius from the precinct
- A School adjacent to the precinct
- Business and community organisations within the precinct
- General community

Information provided

Information available to stakeholders included:

- Map of the precinct
- Statutory exhibition material in both hard copy and online versions
- Relevant Council business papers
- FAQs
- Glossary of terms

Promotion of engagement

The engagement was promoted through:

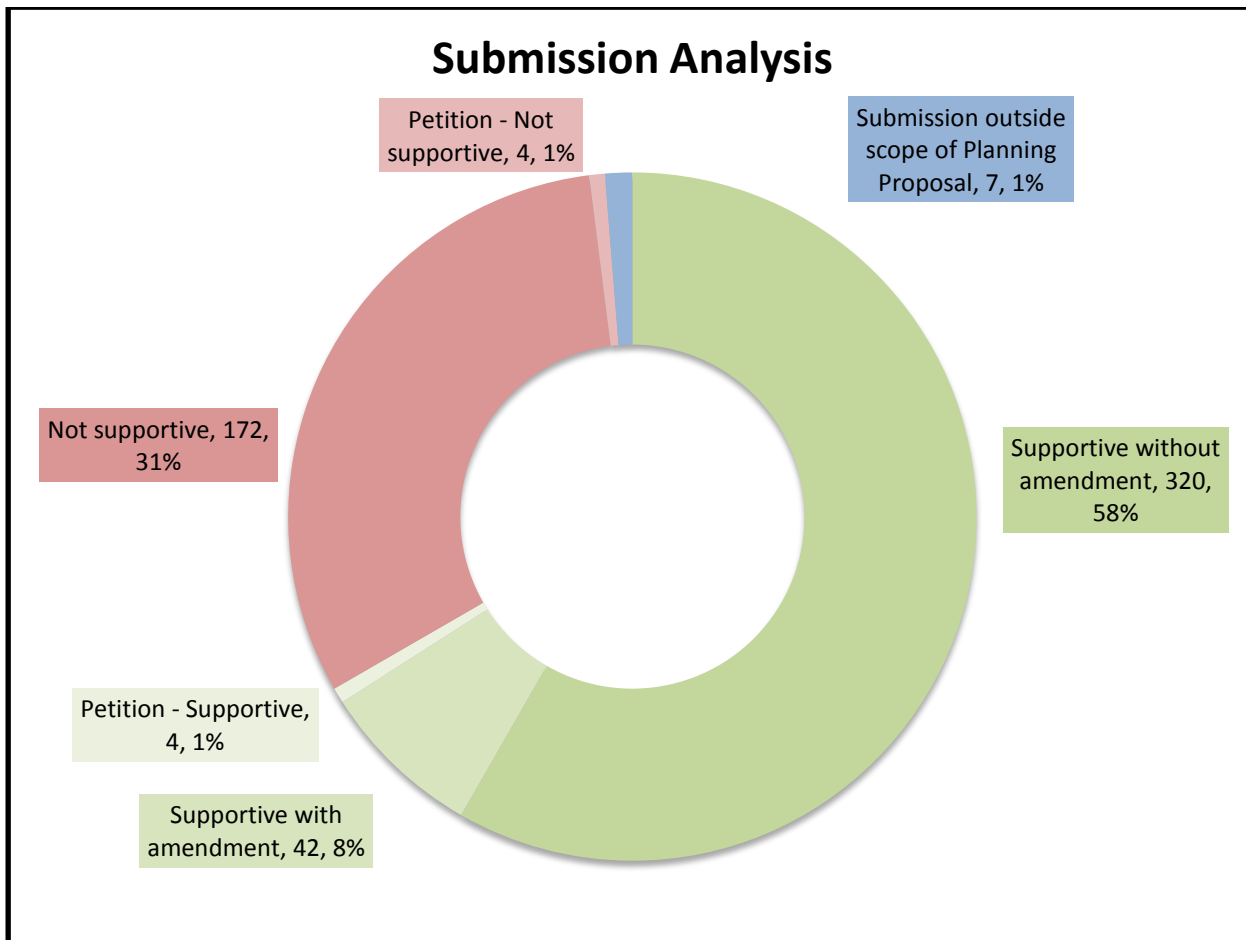
- A project page on Your Say Inner West - Council's online engagement hub
- A letter mailed to all property owners and occupiers within the precinct
- A letter mailed to all occupiers within a certain radius of the precinct
- Advertising in Inner West Courier
- Media release 27/9/16
- Social media
- Council's e-news
- Your Say Inner West e-news

Submissions

During the public exhibition period of 23/9/16 – 23/11/16, 549 individual submissions were logged by Council. Submissions were received via an online submission form on the Your Say Inner West website, by email and directly posted to Council. Petitions received were logged as individual submissions and signatory numbers were noted.

Submission analysis

Submission Category	Number of submissions logged	Percentage of total submissions logged
Supportive without amendment	320	58%
Supportive with amendments	42	8%
Petition - Supportive	4 (98 signatories in total)	1%
Not supportive	172	31%
Petition - Not supportive	4 (43 signatories in total)	1%
Submission outside scope of Planning Proposal	7	1%



Submission format

A number of submissions were presented in a 'pro-forma' format, so that while these submissions were from individually named people, the wording of the submissions were substantially similar to each other.

Submission Category	Number of submissions logged	Number/percentage of pro-forma submissions logged
Supportive without amendment	320	98 (31% of submissions in category)
Supportive with amendments	42	2 (5% of submissions in category)
Petition - Supportive	4 (98 signatories in total)	0
Not supportive	172	5 (3% of submissions in category)
Petition - Not supportive	4 (43 signatories in total)	2 (50% of the petitions in category)
Submission outside scope of Planning Proposal	7	0

Issues raised in submissions

Each submission was analysed to determine the main issues raised. Many, though not all, submissions raised multiple issues.

Submission category	Issues raised (listed in descending order of frequency raised)
Supportive without amendment	<ul style="list-style-type: none"> Proposal will improve the area Proposal will improve housing options Proposal will improve local businesses Proposal is in keeping with the location of the precinct Proposal will improve amenity and facilities Proposal will improve social and economic future Proposal is of a good quality Proposal has positive open space provision Proposal will improve public transport Proposal will improve traffic and parking Proposal will have minimal impact on surrounding areas
Supportive with amendments to	<ul style="list-style-type: none"> Reduce building heights Improve traffic and parking provision Improve amenities Increase the provision of affordable housing Improve conditions for creative industries Reduce density and scale Increase parks and open space Reduce the impact of changes to the precinct character Reduce noise pollution Improve the environment Zoning Improve provision for existing business Setting a development precedent for the area

	Improve public transport provision
Not Supportive	<p>Proposal will negatively affect traffic and parking conditions in and around the precinct</p> <p>Building heights in the proposal are too high and will negatively affect the precinct</p> <p>Scale and density of the proposal is too large and will negatively affect the precinct</p> <p>Proposal will result in loss of precinct character</p> <p>Proposal will negatively affect the amenities in the precinct</p> <p>Proposal will negatively affect creative and start up industries</p> <p>Proposal will negatively affect existing business operations in the precinct</p> <p>Proposal will negatively affect public transport capacity</p> <p>Proposal will negatively affect surrounding properties</p> <p>Proposal will negatively affect local schools' capacity and resources</p> <p>Proposal has not sufficiently taken into account aircraft noise</p> <p>Proposal will negatively affect quality of life in and around the precinct</p> <p>Proposal will negatively affect traditional industries</p> <p>Proposal will negatively affect employment in and around the precinct</p> <p>Proposal does not provide enough affordable housing</p> <p>Planning proposal process is unsatisfactory</p> <p>Proposal sets a negative planning precedent</p> <p>Proposal will reduce property values and reduce property rent values in and around the precinct</p> <p>Proposal will result in increased flooding</p> <p>Proposal does not include bike lanes</p> <p>Proposal does not address issues about contaminated land</p>
Outside scope of planning proposal	<p>Suggested changes to zoning outside planning proposal area</p> <p>Suggested change to traffic conditions outside planning proposal area</p>