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Planning &
Environment

From: Rankin, Roger [<mailto:Roger.Rankin@innerwest.nsw.gov.au>]

Sent: Monday, 9 January 2017 3:47 PM

To: Karen Armstrong <karen.armstrong@planning.nsw.gov.au>

Cc: Dawson, Gill <Gill.Dawson@innerwest.nsw.gov.au>

Subject: Lords Road Planning Proposal - PRUTS Infrastructure Provision and District Plan Affordable Housing

Importance: High

Hi Karen,

Hope you have had a relaxing break.

It has occurred to us that the Lords Road Planning Proposal, for which you kindly arranged an extension to the public exhibition period, poses something of a problem in relation to the funding of PRUTS infrastructure provision and the District Plan affordable rental housing target. The proposed SIC levy policy will not be available for some time and neither will the Council's new Section 94 Plan. Consequently can you please clarify how your post-exhibition report to the Planning Panel will address the issue of how the proponent for the Lords Road Planning Proposal will be required to make appropriate contributions to infrastructure and affordable housing over and above the standard, capped developer contributions that would have to be made if this Proposal progressed to DA stage.

Will you on behalf of the Planning Panel be requesting the proponent to confirm prior to the Panel's consideration of the post-exhibition report that he will enter into a VPA with the Department or Council? This factor and indeed adoption of a Post-exhibition VPA by a planning authority and a proponent to reflect the PRUTS and District Plan should be a key factor in the Panel's consideration of the merits of such a Planning Proposal.

Roger

Roger Rankin | Team Leader Strategic Planning

Inner West Council

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