

(ITEM 28/16) DRAFT VOLUNTARY PLANNING AGREEMENT - NOS. 39-47 BELMORE STREET, 6-14 CONDER STREET AND 11-19 WYNNE AVENUE, BURWOOD

File No: 16/21463

Summary

A draft Voluntary Planning Agreement (VPA) and Explanatory Note (EN) prepared in connection with Development Application at Nos. 39-47 Belmore Street, 6-14 Conder Street and 11-19 Wynne Avenue, Burwood have been publicly notified in accordance with the relevant legislation. The draft VPA provides for the Applicant to dedicate to Council 3,962sqm of office space plus 55 car parking spaces and a stratum subdivision of these areas, and to construct a linking bridge between the proposed building and the Burwood Library and Community Hub. In exchange, the Applicant would achieve additional development on the site, a higher proportion of residential development, and an offset of Section 94A developer contribution charges. Council's endorsement is sought to enter into the VPA.

1/16 RESOLVED (Carried Unanimously)

1. That Council enter into the Voluntary Planning Agreement (VPA) for Nos. 39-47 Belmore Street, 6-14 Conder Street and 11-19 Wynne Avenue, Burwood for the provision of commercial office space, car parking spaces and a linking bridge after the granting of consent for the Development Application, which would include a condition requiring that the VPA be entered into.
2. That Council authorise the General Manager to sign the VPA and any related documentation under his Power of Attorney.
3. That Council authorise the General Manager to endorse revisions of the VPA documents prior to execution.
4. That Council, in principal, supports a FSR variation of 14.8% (approximately 6,199 sqm of FSR) for this proposal in light of the public benefit of approximately 3,962 sqm of office space, 55 council car parking spaces, a bridge linking the proposed buildings and our Library & Community Hub, the possible location of the new Council Chambers.
5. That Council forward a submission in support of the proposal and the 14.8% FSR variation to the Joint Regional Planning Panel.

(Moved Deputy Mayor George Mannah/Seconded Councillor Justin Taunton)