

25th May 2016

Tim Moore
Director Planning and Environmental Services, Marrickville
Inner West Council
Petersham Service Centre
2-14 Fisher Street
Petersham
NSW
2049

RE: Marrickville Shopping Centre Project Approval MP 09_0191
Proposed Modification to Conditions B4.A and B4.B

Dear Tim,

Further to our recent correspondence, it is proposed to amend conditions B4.A and B4.B both which require the provision of monetary contributions to Inner West Council. The conditions require entering into a Voluntary Planning Agreement (VPA) between Council and the owners.

It is proposed to amend the conditions with the effect of ensuring that the contributions are still made but without the need for a VPA to be entered into.

The proposed amendments to the wording are shown in **bold underline** and ~~strikethrough~~.

The key changes are that:

- The specific monetary payment required is linked to the issue of the relevant stage Construction Certificate
- The provision of instalments for the payments associated with condition B4.A is deleted with the full payment to be made upfront at the time of the relevant Construction Certificate issue.

All other provisions including the specific amounts, timing of payment and relationship with other contributions remains unchanged.

Suggested Condition Wording

Monetary Contribution - Upgrade local shopping strips

B4.A The proponent **shall make monetary contributions** ~~enter into a voluntary planning agreement with Marrickville Council~~ for the purpose of upgrading local shopping strips within the Inner West Council LGA in accordance with Council's Urban Centres Program.

This agreement The monetary contributions shall be based made as follows: on the following parameters:

- (a) A total monetary contribution of \$600,000.
- (b) The first contribution of \$30,000 is to be paid prior to the issue of the Construction Certificate for Stage 1A of the development.
- (c) A \$270,000 contribution to be paid in three equal instalments over three consecutive years commencing from the date of prior to the issuing of the Construction Certificate for Stage 1B of the development.
- (d) The second \$300,000 contribution to be paid in equal instalments over three consecutive years commencing from prior to the date of the issuing of the Construction Certificate from the date of the issuing of the Construction Certificate for Stage 2 of the development.
- (e) The contributions required to be paid by this condition made pursuant to the VPA is over and above any other contribution payable pursuant to this consent.

The contributions must be paid to the Council in cash or by unendorsed bank cheque (from an Australian Bank only) or EFTPOS (Debit only) before the issue of the relevant Construction Certificate.

Evidence of the execution of the VPA between both parties shall be provided to the Director General prior to issue of the Construction Certificate for Stage 1A of the development.

Monetary Contribution - Upgrade local shopping strips - Community facilities

B4.B The proponent shall make monetary contributions enter into a voluntary planning agreement with Marrickville Council to contribute towards community facilities within the Inner West Council LGA. The monetary contributions This agreement shall be made as follows: is to be based on the following parameters:

- (a) A total monetary contribution of \$600,000.
- (b) The monetary contribution to be directed to a Council capital works fund or program to be used for the development of new community facilities or extensions to existing facilities within the Inner West Council LGA.
- (c) The contribution is to be paid in two equal instalments, being \$300,000 to be paid prior to the issue of the Construction Certificate for Stage 1B and Stage 2 respectively.
- (d) The contributions will be adjusted at the time of payment in line with any change in the Consumer Price Index: All Groups Index Number for Sydney provided by the Australian Bureau of Statistics.
- (e) With the agreement of the proponent and Marrickville Council, the community facilities may be provided in-kind within the development at an equivalent value.
- (f) The contributions required to be paid by this condition made pursuant to the VPA is over and above any other contribution payable pursuant to this consent.

The contributions must be paid to the Council in cash or by unendorsed bank cheque (from an Australian Bank only) or EFTPOS (Debit only) before the issue of the relevant Construction Certificate.

~~Evidence of the execution of the VPA between both parties shall be provided to the Director General prior to issue of the Construction Certificate for Stage 1B of the development.~~

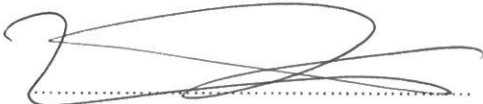
Could you please review the above proposal and sign in the area below as confirmation of your endorsement.

Yours sincerely



Robert Lewis
Development Manager
AMP Capital Shopping Centres Pty Limited
T 9257 1665
M 0413 027 689
E robert.lewis@ampcapital.com

I confirm that Inner West Council support the changes to the DA conditions as proposed in the letter above.



Tim Moore
Director Planning and Environmental Services, Marrickville
Inner West Council

25.5.16

Date:

