FAQ's – Voluntary Planning Agreement – 152-190 Rowe Street, Eastwood

1. **What is a Voluntary Planning Agreement?**
   Voluntary Planning Agreement's (VPA's) are agreements entered into by a planning authority (such as Council or State Government) and a developer. Under the agreement a developer agrees to provide or fund community benefits such as public amenities, public services, affordable housing, transport or other infrastructure as part of their development.

2. **When will the upgrade to the Plaza occur?**
   The upgrade will occur during the reconstruction of Eastwood Shopping Centre, which will reduce closure time for the Plaza, as the works are being done at the same time. The upgraded plaza will integrate the development into Eastwood through the careful selection of materials and functional design. If approved the Eastwood Shopping Centre redevelopment will be scheduled for late 2019 at the earliest.

3. **How long will the upgrade to the plaza take?**

   Ultimately this will be part of the developer's development schedule. However it is envisaged the reconstruction of the Plaza will take place over a number of months, but will be complete for the opening of the new Eastwood Shopping Centre.

4. **Will my business be affected and will customers and deliveries still be able to access the shops on the plaza?**

   There will be impacts to businesses fronting the Plaza, as access will become restricted to safe pedestrian paths as the plaza is reconstructed. Council will be working with the developer to ensure minimal interruption, especially during normal business hours. The developer will need to provide Council with a construction management plan that includes pedestrian traffic management during the construction phases that provides access to businesses and shops fronting the Plaza during normal business hours.

5. **What will happen to the arbour/green arch/wisteria that is in the plaza?**
   The arbour/green arch/wisteria will be retained. The developer has submitted a comprehensive arborists report on how the arbour will be managed during the Eastwood Plaza upgrade works.

6. **Will the Pedestrian Rail Underpass be upgraded?**
   No. The railway pedestrian underpass is not part of the planning agreement.

7. **What will happen to the water fountain?**
   The water fountain feature in Eastwood Plaza will be replaced with a new water feature. The proposed location for the new water feature is shown on the concept plans.

8. **Flooding – will the development upgrade Eastwood's flooding issues?|**
   Stormwater disposal is a major part of the assessment of the development application. Comprehensive stormwater modelling has been provided with the development application.

The redevelopment of Eastwood Shopping Centre will not create any additional flooding issues for Eastwood, as the development will manage the catchment and discharge of its stormwater such that it has no greater impact than the current development on the site. However, the major issues with flooding through Eastwood are throughout the suburb and this one development will not fix it, hence the flooding issues will remain a long term project of Council.

9. **Where do I find out more about the development?**

   This consultation is on the Voluntary Planning Agreement only. The development application is to be determined by the State Planning Panel and will follow their processes. For more information on the development application please see the separate FAQs on our website.

10. **What are the next steps?**

    The VPA will be reported back to Council following the community consultation process. The report to Council will outline the results of the community consultation including information received during the drop in sessions and any written submissions. Council will then decide whether or not to enter into the VPA as proposed or negotiate further with the developer to resolve matters raised during the public consultation. Depending on the level of change the VPA may or may not be re-exhibited.

    Once the VPA is finalised, the Development Application can be determined by the Sydney North Planning Panel.