

20 January 2015

The Secretary
NSW Department of Planning and Infrastructure
23-33 Bridge Street, Sydney
GPO Box 39, Sydney NSW 2001

Attn: Fiona Gibson

Dear Fiona,

Request to modify Major Project Approval MP 09_0191: Marrickville Metro Shopping Centre, Victoria Street, Smidmore Street and Edinburgh Road, Marrickville

On behalf of AMP Capital (the Proponent), and in relation to a request to modify the major project approval (MP 09_0191) to amend the staging for the redevelopment of the Marrickville Shopping Centre, please find enclosed the Proponent's response to issues raised in the public submissions.

In summary, the issues have been grouped into three broad subject headings related to concerns with:

- design and/or construction management relating to the redevelopment,
- traffic management associated with the existing Shopping Centre or the redevelopment, and
- other management issues relating to the Shopping Centre.

A number of the concerns relate to compliance with the conditions of the major project approval where the required details will be provided, or the required actions taken at the time the relevant stage of works is carried out.

Concerns raised in relation to trolley and litter management have effectively been addressed by Marrickville Council endorsing separate trolley and litter management plans. Once implementation commences these management plans will apply to the existing Shopping Centre operations and will be updated as the staged redevelopment progresses.

Marrickville Council unconditional support of the modification request is noted and is a result of the Proponent's consultation with Council staff prior to lodging the modification request. The Proponent would look to continue this consultative approach on matters such as the design of the Victoria Street façade through the established community reference group. This group has been set up to ensure appropriate and timely communication is maintained between various parties, and it is an appropriate forum to generate feedback for consideration on this matter.

We look forward to the Department's review of this response and the completion of the assessment of the request to modify the project approval. We would also welcome an opportunity to review the redrafted conditions which may be imposed as result of this modification request.

If you would like to discuss further, please contact me on 8233 7647 or 0402 454143.

Yours sincerely,



Shayne Watson
Associate Director

Enc. Proponent's response to submissions

Response to Public submissions to MP09-0191 MOD2: Marrickville Metro Shopping Centre

Summary of issue raised	Response
DESIGN AND CONSTRUCTION ISSUES	
The design of the new/extended façade and landscaping is not disclosed.	In accordance with Condition B2 of the conditions of approval, these works will be addressed at the time of a Construction Certificate for Stage 1A.
Loss of existing vegetation (because of glass façade)	The issue of the removal of existing street trees was addressed as part of the initial application and is not a relevant consideration for this modification request to split the project stages.
Proposed entrance will impact on heritage of Mill House - have Marrickville heritage society been consulted?	The issue of the impact on the Mill House was addressed as part of the initial application and is not a relevant consideration for this modification request to split the project stages. The Mill House in its current setting will be recorded as required by Condition C7.
Consultation about the façade design and landscaping should be offered to local residents.	The final façade design and the required traffic calming measures will be in accordance with the approved plans and relevant conditions of consent. The proponent would consult with the community and consider their feedback on the design of the Victoria St works.
Civic Place be a 'passive seating area', with no active retail activity directly fronting Victoria Rd – would like further consultation on this.	In accordance with Condition F12 of the conditions of approval, civic place will be used as a passive seating area only.
Timing and duration of construction should be disclosed.	AMP anticipates that works under Stage 1A may commence in the second half of 2015.
TRAFFIC MANAGEMENT ISSUES	
Operational Delivery Management Plan not included in the application for Stage 1A.	In accordance with Condition B40 of the conditions of approval, an Operational Delivery Management Plan will be prepared. Stage 1A does not propose any change to the existing loading arrangements for the shopping centre and does not include additional retail tenancies. Therefore this requirement can only practically relate to Stage 1B of the development which expands the shopping centre and requires current loading arrangements to be changed.
Develop an operational delivery plan for truck drivers - regards to delivery routes and time schedule.	In accordance with Condition C16 of the conditions of approval, an Operational Delivery Management Plan will be submitted to Council prior to the commencement of Stage 1B works for the same reason as above.
Trucks should be encouraged to use Edinburgh Road and Smidmore Road.	In accordance with existing Condition B15(f) of the consent (to be reinserted as Condition B17(a)), works and signage will be undertaken to prevent vehicles over 6 metres in length from accessing or leaving the centre via the intersection of Victoria Road and Murray Street. The proposed works and signage will occur as part of the early works Stage 1A as this change can be accommodated within the Shopping Centre's existing operations.

Summary of issue raised	Response
Would like traffic calming measures to occur on all adjacent roads.	<p>The issue of the impact of traffic was addressed as part of the initial application and is only relevant to this modification request in regard to which works are undertaken with each stage.</p> <p>Traffic calming measures and other works to the Victoria Road frontage will occur Stage 1A as this stage involves work the existing building fronting this road. Other works will be completed as part of Stage 1B and Stage 2 as relevant to the road frontage of the works included in those stages.</p>
Would like input into developing traffic calming measures and where they are to occur.	<p>Further consultation on the design detail for Traffic calming measures is not considered necessary or appropriate.</p> <p>These works are to be in accordance with the requirements specified in Condition B17 and will also need to meet the technical standards and requirements of Marrickville Council and other authorities, and are to be submitted to Council for approval.</p>
OTHER MANAGEMENT ISSUES	
Greater encouragement for shoppers to park on site rather than the street and thus to stop trolleys being left on the path.	<p>The overall development will provide for an additional 528 car parking spaces that results in a total of 1628 spaces on site. This will provide additional car parking options and reduce on street car parking.</p> <p>Further, in accordance with Condition B15(h) no parking restrictions during the morning and afternoon peaks at the locations as per the conditions of approval will also encourage on site car parking.</p> <p>A Trolley Management Plan has been approved by Council and is to be implemented to address trolleys being taken onto the footpath.</p>
Would like an effective system to prevent trolleys leaving the centre.	<p>In accordance with Condition B42 of the conditions of approval, a Trolley Management Plan has been approved by Council and is to be implemented to address trolleys being taken onto the footpath.</p> <p>Anticipated commencement of the approved plan is mid-2015.</p>
Litter management not included in the application for Stage 1A.	<p>In accordance with Condition B41 of the Conditions of Approval, a strategy for preventing litter has been submitted and approved by Council.</p>
Street address of the Shopping Centre to change from Victoria Rd to Smidmore St.	<p>The Shopping Centre retains its principal frontage and main public entry from Victoria Road. It is not proposed to amend the address while this remains the case.</p>