

Notice of Modification

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation dated 16 February 2015, I modify the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin
Acting Director
Modification Assessments

Sydney 11 FEBRUARY 2016

SCHEDULE 1

Concept Plan:	MP 09_0191 granted by the Planning and Assessment Commission on 19 March 2012
For the following:	Authorise the use of the existing building for retail premises and business premises, and expand the Marrickville Metro Shopping Centre including a first floor addition to the existing building at 34 Victoria Road, a new 2 level retail building at 13-55 Edinburgh Road and two levels of rooftop parking above each building.
Proponent:	AMP Capital Investors Ltd
Consent Authority:	Minister for Planning
The Land:	34 Victoria Road and 13-55 Edinburgh Road (Lot 100 DP 715231 and Lot 1 DP 612551)
Modification:	MP 09_0191 MOD 3: amendments to conditions B17 and E22.A relating to traffic requirements and condition D28 relating to tree management.

SCHEDULE 2 CONDITIONS

The above Project Approval for MP 09_0191 is modified as follows:

- (a) Schedule 2 Part B – Traffic Calming in Victoria Road Condition B17 is amended by the insertion of the **bold and underlined** words / numbers and deletion of ~~struck-out~~ words/numbers as follows:

Traffic Calming in Victoria Road

B17. Prior to issue of a Construction Certificate for Stage 1A of the development, the Proponent shall submit detailed plans and specifications for traffic management works to Council for Approval, which are to include:

- (a) ~~works and signage to prevent vehicles over 6~~ **8.8** metres in length from accessing ~~or leaving the Shopping Centre~~ **Victoria Road** via the intersection of Victoria Road and Murray Street;
- (b) **signage to prevent Shopping Centre delivery vehicles over 6 metres in length to access the site via the intersection of Victoria Road and Murray Street;** and
- (c) two thresholds in Victoria Road, at the entry (at the intersection with Murray Street) and in the middle of the block (indicative location west of 37 Victoria Road).

The works shall be at no cost to Council.

- (b) Schedule 2 Part D – Tree Protection Condition D28 is amended by the insertion of the **bold and underlined** words / numbers as follows:

Tree Protection

D28. All trees to be retained shall be protected in accordance with the Tree Protection Specifications outlined in Appendix 6 of the *Arboricultural Impact Assessment Report* prepared by Integrated Vegetation Management (Report No. MA/ME/AIARTPS/E dated 2 November 2010) **and Report No: MAR/ME/AIA/B Rev B by Tree IQ dated 17th December 2012.**

- (c) Schedule 2 Part E – Traffic Improvements Stage 1A Condition E22.A is amended by the insertion of the **bold and underlined** words / numbers and deletion of ~~struck-out~~ words/numbers as follows:

Traffic Improvements Stage 1A

E22.A The following works shall be completed to the satisfaction of the Certifying Authority prior to issue of an Occupation Certificate for Stage 1A of the development, and shall be at no cost to Council:

- i. ~~traffic management works and signage to prevent vehicles over 6~~ **8.8** metres in length from accessing ~~or leaving the Shopping Centre~~ **Victoria Road** via the intersection of Victoria Road and Murray Street;
- ii. **signage to prevent Shopping Centre delivery vehicles over 6 metres in length to access the site via the intersection of Victoria Road and Murray Street;** and
- iii. two thresholds in Victoria Road, at the entry (at the intersection with Murray Street) and in the middle of the block (indicative location west of 37 Victoria Road).

End of Modification