

# Secretary's Environmental Assessment Requirements

## Section 75W of the *Environmental Planning and Assessment Act 1979*

<b>Application Number</b>	MP 09_0191 MOD 6
<b>Proposal Name</b>	<p>Various modifications to the Concept Approval for the Marrickville Metro Retail Centre, including:</p> <ul style="list-style-type: none"> <li>• revisions to the retail layout for the Edinburgh Road site and redistribution of gross floor area across the site</li> <li>• minor increase in height and changes to the façade materials on the Smidmore Street elevation</li> <li>• extension of operating hours for ground floor tenancies</li> <li>• a new pedestrian bridge linking the new shopping centre to the existing shopping centre</li> <li>• amendments to Smidmore Street, access and car parking</li> <li>• introduction of signage zones and zones for public art.</li> </ul>
<b>Location</b>	34 Victoria Road, 13-55 Edinburgh Road and a portion of Smidmore Road
<b>Proponent</b>	Urbis Pty Ltd on behalf of AMP Capital Investors Pty Ltd
<b>Date of Issue</b>	8 September 2017
<b>Expiry date</b>	If the modification application is not exhibited within two years of these SEARs being issued, you must consult further with the Secretary in relation to the preparation of the environmental assessment (EA).
<b>General Requirements</b>	<p>The modification application must include:</p> <ul style="list-style-type: none"> <li>• An executive summary.</li> <li>• A description of the existing and surrounding environment.</li> <li>• A thorough description and justification of the proposal, including: <ul style="list-style-type: none"> <li>○ a detailed justification for proposed changes in GFA, height and floor plate size;</li> <li>○ identification and analysis of alternatives and environmental impacts; and</li> <li>○ description of the public benefits arising from the proposal.</li> </ul> </li> <li>• Consideration of any statutory provisions (see below).</li> <li>• A detailed assessment of the key issues specified below, including: <ul style="list-style-type: none"> <li>○ a description of the existing environment; and</li> <li>○ an assessment of the potential impacts of the modifications, including cumulative impacts.</li> </ul> </li> <li>• An amendment to the approved Statement of Commitments (where relevant).</li> </ul> <p>A conclusion justifying the proposal, taking into consideration the environmental impacts of the proposal, and the suitability of the site.</p>
<b>Key issues</b>	<p>The EA must address the following specific matters:</p> <p><b>1. Statutory and strategic context</b></p> <p>The EA shall address the statutory provisions applying to the site contained in all relevant environmental planning instruments (EPIs), including:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy 55 – Remediation of Land</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy 64 – Advertising and Signage (and the exhibited draft)</li> <li>• Marrickville Local Environmental Plan 2011.</li> </ul>

The EA shall address the relevant planning provisions, goals and strategic planning objectives in the following:

- *A Plan for Growing Sydney*
- *Draft Central District Plan*
- *Guide to Traffic Generating Developments*
- *Development Near Rail Corridors and Busy Roads – Interim Guideline*
- *RTA Guide to Traffic Generating Developments*
- *NSW Planning Guidelines for Walking and Cycling*
- *NSW Bicycle Guidelines*
- *Transport Corridor Outdoor Advertising and Signage Guidelines (2007)*
- *Draft transport corridor outdoor advertising and signage guidelines*
- *Marrickville Development Control Plan*
- *Marrickville Public Art Strategy.*

## **2. Relationship to existing project approval (MP09\_0191)**

The EA shall:

- Demonstrate how the proposed modification can be assessed and determined within the scope of section 75W of the EP&A Act, and in particular demonstrate and address any environmental impacts beyond those already assessed for the concept approval
- Provide a comparative assessment of the proposed modification against the approved scheme (qualitative and quantitative), including comparison plans clearly identifying the proposed amendments in plan and elevation, and provide a rationale for the amendments and an analysis of benefits / impacts, including measures to mitigate any potential impacts
- Outline and justify any proposed changes to the existing terms of approval, future assessment requirements and commitments.

## **3. Built form urban design/public domain**

The EA shall address any modifications to the height, bulk and scale of the proposal within the context of the locality and how the proposed modifications integrate with the local environment and streetscapes.

The EA shall address the design quality of any proposed changes with specific consideration for the façade, setbacks, building articulation, materials, activation, permeability through the building and public domain.

The EA shall include:

- Detailed design of the pedestrian bridge, including materials and visual impacts from the surrounding area
- Justification for any increase in height including analysis of the likely visual impacts
- Consideration given to the integration of proposed modifications with the public domain along Smidmore Street, Murray Street and Edinburgh Road.

## **4. Environmental and residential amenity**

The EA shall:

- Consider and address any impact of the proposed modifications and measures required to maintain a high level of environmental and residential amenity to the surrounding area
- Have particular regard to potential impacts of extending the operating hours of the food and beverage shops on surrounding residential amenity, such as acoustic and social impacts

- Consider and address the impact of construction works on surrounding residential amenity, having regard to the cumulative impact of other construction projects in the area.

### **5. Transport & accessibility impacts (operational and construction)**

The EA shall address the following matters relevant to the proposed modifications:

- Provide an updated Traffic Management and Accessibility Plan and Transport & Accessibility Impact Study addressing:
  - the impact of the proposed modifications (including the proposed extension of hours) on the existing and future traffic performance, public transport and parking demand (including on-street parking) in the surrounding area, and identify any required mitigation measures
  - review the daily and peak traffic movements resulting from the development having regard to the proposed modification, including consideration of the impacts on intersections and the need / funding for upgrades or road improvement works (where required)
  - operation and safety of priority controlled right-turn movements into the site from Edinburgh Road having regard for current traffic conditions
  - vehicular access arrangements and controls, and consideration of any potential queuing and/or pedestrian / vehicle conflict;
  - any required road / intersection upgrades, such as changes in signage and traffic management controls to accommodate the proposed changes to Smidmore Street
  - service vehicle movements, including vehicle type and likely arrival and departure times, and access and loading dock(s) arrangements, such as location and parking
  - measures to promote public transport usage and pedestrian and bicycle linkages
  - compliance with the requirements of the relevant Australian Standards (i.e. turn paths, sight distance requirements, aisle width, etc.) and relevant parking codes.
- Provide a revised assessment of the implications of the proposed modifications for non-car travel models (including public transport, walking and cycling), including further consideration of enhancements to encourage sustainable transport options
- Provide an updated construction traffic management plan for all demolition/construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements, and traffic control measures, having regard to cumulative impacts of other construction projects in the area.

### **6. Consultation**

During the preparation of the EA, you are required to consult with the relevant local, State or Commonwealth Government authorities, service providers, and the local community.

The EA shall describe the pre-submission consultation and community engagement process, issues raised and how the proposed development has been amended in response to these issues. A short explanation should be provided where amendments have not been made to address an issue.

## **7. Signage and public art zones**

The EA shall:

- Include details of the proposed signage including details of signage zones and any signage design guidelines, and an explanation of how the proposed signage relates to the architectural style of the development and will maintain the design quality of the building and public domain
- Provide an assessment against *State Environmental Planning Policy 64 – Advertising and Signage* and the associated guidelines, together with the draft SEPP and guidelines
- Provide a public art strategy setting out the locations for public art zones, an assessment of the potential impacts associated with the public art (such as on traffic or surrounding residents) and how the public art will relate to the building design, having regard to the Marrickville Public Art Strategy.

## **8. Ecologically Sustainable Development (ESD)**

The EA shall:

- Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development, as it relates to the modification
- Include details of how the proposal will achieve best practice sustainable building principles to improve environmental performance and water conservation
- Outline any sustainability measures that will reduce the demand for potable water, including proposed alternative water supply and potable / non-potable water use.

## **9. Heritage**

The EA shall identify and assess the impacts of the proposed modification on the heritage significance of the area, including Aboriginal heritage significance and archaeology. Should any potential heritage or archaeological impacts be identified, the EA shall include a Heritage Impact Statement prepared in accordance with the guidelines in the *NSW Heritage Manual*.

## **10. Utilities**

The EA shall:

- Address drainage and groundwater / flooding issues associated with the modification, including stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design (WSUD)
- Ensure the proposal does not adversely impact on any existing utilities, assets, easements or property, having regard to building footings and landscaping and planting options
- Demonstrate demand and satisfactory servicing arrangements for potable water, wastewater and recycled water
- Address the existing capacity and requirements of the development, and justify any staging of proposed infrastructure works.

## **11. Statement of Commitments**

The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project, as it relates to the proposed modification.

<b>Plans and Documents</b>	<p>The EA must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>EP&amp;A Regulation 2000</i>. Provide these as part of the EA rather than as separate documents. In addition, the EA must include the following:</p> <ul style="list-style-type: none"> <li>• an existing site survey plan</li> <li>• a site analysis plan</li> <li>• a locality / context plan</li> <li>• architectural drawings, showing the proposed modifications</li> <li>• public domain and landscape plan, showing the proposed modifications</li> <li>• updated Traffic Management and Accessibility Plan</li> <li>• Traffic and Accessibility Impact Study</li> <li>• updated construction traffic management plan</li> <li>• public art strategy</li> <li>• signage assessment</li> <li>• stormwater concept plan</li> <li>• visual impact assessment and photomontages</li> <li>• crime prevention through environment design assessment</li> <li>• heritage impact statement or addendum</li> <li>• an assessment of likely construction impacts</li> <li>• revised draft Statement of Commitments</li> <li>• landowner's consent.</li> </ul>
----------------------------	---