



Marrickville Metro Shopping Centre development - Stage 1B

Community engagement summary report

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1 Project and consultation overview

In March 2012, AMP Capital (the proponent) received development approval to carry out extension and refurbishment works at Marrickville Metro Shopping Centre. The approved master plan emerged following consultations with Marrickville Metro's neighbours, customers and retailers.

AMP Capital is moving forward with the next phase of that master plan, stage 1B, to extend the centre to the south between Smidmore Street and Edinburgh Road. That site is currently an industrial warehouse.

Hames Sharley architects are designing the new building. That design includes modifications to the original 2012 proposal that will require approval. A SEARs request to guide the modification was made on 8 August 2017 and SEARs were issued on 8 September 2017.

Community engagement

Elton Consulting is carrying out community engagement activities for the proposed modification to the master plan.

The purpose of the community engagement is to:

- » Inform community stakeholders of the proposed development application and process
- » Provide an overview of the modifications including the proposed design and layout
- » Seek feedback and answer queries from the community.

Engagement activities supporting the community engagement included:

- » A letter/email to members of the 2012 and 2015 community liaison groups informing them of the proposed modification and inviting them to a briefing (see appendix 1)
- » A memo to centre retailers informing them of the proposed modification and inviting them to a briefing (see appendix 2)
- » A letter to neighbouring residents informing them of the proposed modification, with high level details of the changes (see appendix 3)
- » A meeting held on 7 September 2017 (6.30 – 7.30pm), attended by members of the previous community liaison groups
- » A meeting held on 7 September 2017 (5.00 – 6.00pm), attended by community transport operators
- » A meeting held on 26 September 2017 (4.00 – 5.00pm), attended by retailers from Marrickville Metro Shopping Centre.

Community meetings included a presentation on:

- » Development history of the site
- » 2012 approval
- » 2017 SEARs request
- » Revised design

Following the presentation there was an opportunity for questions and discussion on the revised proposal.

Common themes from community consultations

Traffic management

- » Issues relating to customer, bus and delivery traffic for the centre and surrounding area. This included the direction of vehicles and changes to roundabouts.

The proponent committed to developing a revised traffic management plan that would take these concerns into consideration.

Smidmore Street

- » Changes to Smidmore Street. Questions on the type of activities that would occur on the new public domain, restaurant opening hours, noise, pedestrian safety, signage, surface materials, seating arrangements and access for local community buses.

The proponent committed to community and retailer input into activities on the public domain and to address other issues in the design specifications.

Access across the site

- » Ease of pedestrian and customer access between the new and existing centre.

The proponent indicated that the proposed floor layouts, link bridge and pedestrian route across Smidmore Street were designed to allow for and encourage natural routeways across the site.

Accessibility measures such as passenger lifts and travelators are incorporated into the design.

2 Details of community consultations

2.1 Meeting with former community liaison groups

Community liaison groups were previously established for the master plan development application process (2010 -2012) and for the implementation of stage 1A, the upgrade of the Victoria Road entrance (2015-2017).

All previous community liaison group members were invited to attend a meeting at the centre management office at 6.30pm on 7 September 2017. 9 people attended the meeting.

Topics discussed and the proponent's responses are outlined in the following table:

Topic	Question/Issue	Proponent's Response
Smidmore Street	<ul style="list-style-type: none"> » Lighting, awnings and noise » Night time closing times for restaurants » Uses of the public domain » Movement of existing bus stops 	<ul style="list-style-type: none"> » Opening times for restaurants will be extended and regulated. » AMP are working with acoustic consultants to minimise noise and mitigation measures have been identified. » Public domain has the potential for many uses from markets to mini-festivals, public events and more. Community, retailer and Council input would determine possibilities. » Bus stops will be moved to Edinburgh Road.
Marrickville Metro extension	<ul style="list-style-type: none"> » Details of the retail plan » Location of the second loading dock » Impacts on the existing food court » Rubbish from dining outlets » Access to parking lots » The link bridge » Impacts on local Marrickville retailers 	<ul style="list-style-type: none"> » Majority of the ground floor plan will be for a food market/food offering. » The location of the loading dock was visually identified as consistent with the current approved masterplan. » Food court in the existing centre will be retained. » Access to the parking lots will be via travelators and lifts. » Litter management plan will be put in place for new tenants and extension. » Discussions have taken place with Council regarding the link bridge but DA approval must still be secured. » It is anticipated that the extension will have a positive impact on local retailers as greater numbers of people will be attracted to Marrickville for the new shopping experience. Increasing population due to densification will

Topic	Question/Issue	Proponent's Response
		support both new and existing retailers in Marrickville.
Traffic movements	<ul style="list-style-type: none"> » Changes to roundabouts » Impact of loading dock and roundabout changes on non-residential traffic on Murray Street » Delivery route guidance away from Murray Street » A plan for delivery traffic » The status of plans to change the centre address to Smidmore Street » The nature of the drop off on Smidmore Street 	<ul style="list-style-type: none"> » The roundabout changes and location of the loading dock are consistent with the current approval and are not changing materially. » A new traffic management plan will be put in place to cater for changes and to address residents' concerns where feasible. » Change of centre address to Smidmore Street is still intended. » Smidmore Street drop off will cater for the community bus.

Other issues raised:

- » The timing of Stage 2 (redevelopment of the existing centre) and the enclosure of the Murray Street loading dock.

The proponent advised that enclosing the Murray Street loading dock is a condition of the planned Stage 2 development. A date for when the works would begin could not be given but will not be in the short term. Planning requirements have mandated a three-year gap between the Smidmore Street extension and Stage 2 development.

- » Operational issues including trolley management and delivery times.

2.2 Meeting with community transport operators

Three community transport operators provide services to Marrickville Metro Shopping Centres. These operators are:

- » Leichardt Marrickville Community Transport Group
- » Access Sydney
- » Newtown Neighbourhood Centre.

Representatives from each organisation attended a meeting at the centre management office at 5.00pm on 7 September 2017.

Topics discussed and the proponent's responses are outlined in the following table:

Topic	Question/Issue	Proponent's Response
Smidmore Street	<ul style="list-style-type: none"> » Covered and sheltered seating » Pedestrian safety at the shared surface location » Consideration for elderly, frail and visually impaired persons » An appropriate age-friendly surface 	<ul style="list-style-type: none"> » It is anticipated that the seating area will be covered. » Special paving/surfaces for Smidmore Street are being considered. » Different surfaces at entry and exit locations will signal motorists/cyclists of the shared surface nature of the area. Signage will also play a role.

Topic	Question/Issue	Proponent's Response
	<ul style="list-style-type: none"> » Minimum space of 1.5 metres between bollards to allow for the use of the community bus hoist » Potential blockages/abuse of community bus set down zone » Link bridge height 	<ul style="list-style-type: none"> » Pedestrian safety will be discussed with engineering consultants. » Minimum bollard width of 1.5 metres will be accommodated. » Link bridge height will be sufficient for community buses.
Alternative location	<ul style="list-style-type: none"> » Possibility for a second drop off location for the community bus 	<ul style="list-style-type: none"> » Alternative drop off locations will be investigated.
Construction phase	<ul style="list-style-type: none"> » Location of community bus drop-off location during construction 	<ul style="list-style-type: none"> » A construction management plan will cover issues such as community bus drop off location while works are underway.

Other issues raised:

- » Operators said their overarching message was the importance of their clients being "safe, covered and seen".
- » Ease of access within the entire centre for community transport users, especially for those with reduced mobility and visual impairments.

The proponent responded that clear and defined walkways will be a key feature to ensure customer flow. Accessibility measures such as travelators and elevators are integrated into the design.

2.3 Meeting with centre retailers

Over 100 retailers currently operate in Marrickville Metro Shopping Centre. All retailers were invited to a meeting at the centre management office at 4.00pm on 26 September 2017. 7 people attended representing five retail outlets.

Topics discussed and the proponent's responses are outlined in the following table:

Topic	Question/Issue	Proponent's Response
Marrickville Metro extension	<ul style="list-style-type: none"> » Activities on the Smidmore Street public domain » Height of the brick façade on Smidmore Street » Parking levels in the new extension » Loading dock for the new centre 	<ul style="list-style-type: none"> » The public domain has the potential for many uses from markets to mini-festivals, street entertainment, public events and more. Community, retailer and Council input will determine possibilities. » The height of the façade was outlined including the step-back on the level above. » There will be three parking levels in the new extension. The top level may not be for public use. » The location of the loading dock was visually identified as consistent with the current approved masterplan.

Topic	Question/Issue	Proponent's Response
Traffic movements	<ul style="list-style-type: none"> » Changes to roundabouts » Impact on traffic flow » Movement of bus stops from Smidmore Street 	<ul style="list-style-type: none"> » The roundabout changes will be consistent with the current approval and are not changing materially. Discussion have taken place with RMS. » A new traffic management plan will be put in place to cater for changes. » Buses are being moved to allow for the new public domain and pedestrian friendly route across Smidmore Street. » Extension is designed to allow for a natural flow of customers from bus, to new centre and to existing centre.
Restaurants and retail mix	<ul style="list-style-type: none"> » Number of food outlets on the new site » Restaurant closing times » Serving of alcohol » Retail mix across the centre » Identity of the new retailers 	<ul style="list-style-type: none"> » There will be approximately 11 food/dining outlets on the Smidmore Street site. » The opening times for restaurants will be later than the existing centre and will be regulated. » It is anticipated that the restaurants will serve alcohol. » There will be a general mall on the top floor of the new centre. » Extension will allow for improvements in retail mix across the site. » New retailers have not been identified.
Access across the site	<ul style="list-style-type: none"> » Impact of the link bridge from the existing car park to the new centre » Integration of the new centre with the existing » Shopping trolleys management across the two sites. 	<ul style="list-style-type: none"> » Architectural design is intended to create natural linkages and encourage customer flow between the two sites. » The extension is an addition to the existing centre. There will be one integrated centre. » It is envisaged that technology will allow trolleys to transfer between the existing shopping centre and the new extension.

Other issues raised:

- » The retail trading environment.

The proponent responded that they were aware of the need for retailer success across the centre and that integration of the two sites was a key consideration.

Appendices

1. Letter to members of the 2012 and 2015 community liaison groups
2. Letter to retailers
3. Letter to surrounding residents



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<<Name>>
<<Address 1>>
Marrickville
NSW 2204

17th August 2017

Re: Marrickville Metro Shopping Centre – Community Liaison Group Update August 2017

Dear CLG Member, Resident,

I am writing to you because you took part in the Community Liaison Group that helped inform the future development of the Marrickville Metro Shopping Centre or because you have recently been involved in consultation groups on the Victoria Road precinct works and have expressed an interest in Marrickville Metro's future development.

Community input helped us put together a DA masterplan for the extension and refurbishment of the existing Marrickville Metro Shopping Centre and the property south of Smidmore Street. The development application for these works was approved in March 2012.

Since that time, we have made some modifications to the design of the Smidmore Street property that we will need to have approved by the Department of Planning and Environment. We remain fully committed to engaging with residents, retailers and centre users in this phase of the project.

Our first step is to apply to the Department for the Secretary's Environmental Assessment Requirements (SEARs). This happened last week. These requirements will allow us to prepare an Environmental Assessment Report that will guide the preparation of the proposed amendment to be lodged later this year. While the Department is the approval authority we will continue to work constructively with Inner West Council at each step in the process.

I am working with AMP Capital Investors Pty Limited, who manage the Marrickville Metro Shopping centre. **We would like to invite you to a briefing with the design team so that we can update you on the revised plan and get your views and input. The briefing will take place at the Shopping Centre on the evening of Thursday 7th September.** If you would like to come along or have any other queries, please contact me at derek.nolan@elton.com.au or on (02) 9387 2600.

AMP Capital is very grateful for the help of the community in guiding our plans to date. Our aim is to create a new modern centre that reflects this unique area.

Your sincerely,

Derek Nolan
Elton Consulting



Memorandum

To	All Retailers
From	Centre Management
Date	14 th August 2017
Subject	Future Development update

Dear Retailer,

As you may know, we received development approval to carry out extension and refurbishment works to Marrickville Metro and the adjoining property south of Smidmore Street in March 2012. Since then we have made some modifications to the design of the Smidmore Street property that we need to have approved by the Department of Planning and Environment. This will take the form of a DA modification.

Our first step is to apply to the Department for the Secretary's Environmental Assessment Requirements (SEARs). This happened last week. These requirements will allow us to prepare an Environmental Assessment Report that will guide the preparation of a revised development application to be lodged later this year. While the Department is the approval authority we will continue to work constructively with Inner West Council at each step in the process.

We are very grateful for the help of the community in guiding our plans to date and remain fully committed to engaging with our retailers, residents and our customers in this next phase of the project.

Our aim is to create a new modern centre that reflects our unique area. We will soon be arranging opportunities for retailers to meet with our design team so that we can update you on our revised plan and get your views and input. For your convenience, these meetings will take place outside business hours. If you would like to attend, please contact Centre Management.

Marrickville Metro and AMP Capital look forward to working with you as we progress these plans.

Should you have any questions please do not hesitate to contact us.

Kind Regards,

Alex Brown
Centre Manager

The Householder
<<Address 1>>
Marrickville NSW 2204



34 Victoria Road
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Australia

www.marrickvillemetro.com.au

5th October 2017

Re: Marrickville Metro Shopping Centre – Community Update September 2017

Dear Resident,

We would like to update you on plans for the Smidmore Street extension to Marrickville Metro shopping centre.

As you may know, we received development approval to carry out these works in March 2012. Since then, we have made some minor modifications to that plan that need to be approved by the Department of Planning and Environment.

Earlier this month we discussed the modifications with local residents who were part of our previous consultations. We also met with local transport groups to discuss access for their users, including those with mobility issues or disabilities. Last week, we met with our store retailers. We appreciate the community's input in to our plans for the centre and remain committed to engaging with residents, retailers and centre users in this next phase of the project. Our aim is to create a new modern centre that reflects this unique area.

The modifications to our original plan include:

- A minor increase in height and improvements to the façade materials on Smidmore Street
- A new pedestrian bridge linking the new shopping centre to the existing shopping centre
- Some changes to traffic flow, access and car parking on Smidmore Street
- Changes to the internal layout and floor area across the site
- Longer operating hours for ground floor tenancies on Smidmore Street
- The introduction of signage zones and creative zones for public art.

We are currently preparing a development application in accordance with planning requirements. While the Department of Planning and Environment is the approval authority, we are continuing to work constructively with Inner West Council at each step in the process. We expect to lodge the application later in the year.

If you have any queries regarding the proposed changes, please contact Derek Nolan at Elton Consulting on 02 9387 2600 or derek.nolan@elton.com.au. Derek will be available weekdays until Friday October 20th.

Your sincerely,

Marrickville Metro Management Team





www.elton.com.au