

# Modification of Concept Approval

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

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the concept approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin  
Director  
Key Sites Assessments

Sydney 13 November 2019

### SCHEDULE 1

<b>Concept Approval:</b>	<b>MP 09_0191</b> granted by the Planning Assessment Commission Minister for Planning and Infrastructure on 19 March 2012
<b>For the following:</b>	Authorise the use of the existing building for retail 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 on at 13-55 Edinburgh Road and two levels of rooftop parking above each building.
<b>Proponent:</b>	AMP Capital Investors
<b>Approval Authority:</b>	Minister for Planning and Public Spaces
<b>Land:</b>	34 Victoria Road and 13-55 Edinburgh Road, Marrickville (Lot 100 DP 715231 and Lot 1 DP 612551)
<b>Modification:</b>	<b>MP 09_0191 MOD 8:</b> the modification includes: <ul style="list-style-type: none"><li>• External modifications to the approved building in Stage 1B</li><li>• Reclassification of 1000m<sup>2</sup> GLFA from "mini-major" to "retail premises and business premises" in Stage 1B</li><li>• Introduction of additional "No stopping" parking restrictions on the eastern side of Murray Street.</li></ul>

## SCHEDULE 2

The Concept approval (MP 09\_0191) is modified as follows:

- (a) In Part A, Condition A1 of Schedule 2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

### Development description

A1. Development approval is granted only to carrying out the development described in detail below:

- demolition of existing warehouse buildings and associated structures on the Edinburgh Road site
- upon the surrender of development consents required under Condition B3 of this approval, use of the Victoria Road site for retail premises and business premises.
- refurbishment and construction of a first-floor addition to the existing retail building on the Victoria Road site and a construction new building with two main levels of retail with car parking above on the Edinburgh Road site comprising:
  - a discount department store (5,000m<sup>2</sup>), supermarket (4,449m<sup>2</sup>), ~~mini major (1,000m<sup>2</sup>)~~ and retail and business premises (**67,318m<sup>2</sup>**)
  - an additional 21,780m<sup>2</sup> GFA (16,767m<sup>2</sup> GLFA) to provide a total of 50,705m<sup>2</sup> GFA (39,700m<sup>2</sup> GLFA)
  - Authorise the use of 1623 car parking spaces comprising 1,018 existing spaces and 605 additional car parking spaces.

- (b) In Part A, Condition A2 of Schedule 2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

### Development in accordance with plans

A2 the development shall be undertaken generally in accordance with:

- the Environmental Assessment dated 15 July 2010 prepared by Urbis Pty Ltd, and except where amended by the Preferred Project Report received by the department on 23 December 2010, including all associated documents and reports and subsequent modifications;
- the Draft Statement of Commitments prepared by Urbis Pty Ltd; and
- the following drawings:

<b>Architectural Drawings prepared for the Preferred Project Report by Hames Sharley (Project Number 50980)</b>			
<b><i>Drawing No.</i></b>	<b><i>Revision</i></b>	<b><i>Name of Plan</i></b>	<b><i>Date</i></b>
EA006	B	Ground Floor Plan Part 3A (2012)	04.04.18
EA007	A	Level 1 Plan Part 3A (2012)	11.10.17
EA008	A	Level 02 Part 3A (2012)	11.10.17
EA009	A	Rooftop car park Level 2A Part 3A (2012)	11.10.17
EA010	A	Roof Plan Part 3A (2012)	11.10.17
EA011A	A	Overall Elevations Sheet 1	11.10.17
EA011B	<b><u>B D</u></b>	Overall Elevations Sheet 2	<b><u>04.04.18</u></b> <b><u>18.09.19</u></b>
EA011C	C	Overall Elevations Sheet 3	04.04.18

EA011E	B	Overall Elevations Sheet 5	04.04.18
EA011F	B	Overall Elevations Sheet 6	04.04.18
EA011G	A	Overall Elevations Sheet 7	11.10.17
EA011H	B	Overall Elevations Sheet 8	04.04.18
EA013	A	Overall Sections	11.10.17
EA013A	A	Overall Sections Sheet 1	11.10.17
EA013B	A	Overall Sections Sheet 2	11.10.17
EA018	B	Proposed Stage 2 Ground Floor Amendment	04.04.18

**Landscape Plans prepared for the Preferred Project Report by Site Image  
(Job Number: SS10-2128)**

<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
100	D	Landscape Master Plan	09.11.2010
100	D	Landscape Master Plan – Vision Smidmore Street Treatment	09.11.2010
103	D	Landscape Detail Plan	09.11.2010
104	D	Landscape Detail Plan	09.11.2010
105	D	Landscape Detail Plan	09.11.2010
108	D	Landscape Detail Plan	09.11.2010
501	B	Landscape Details	01.11.2010
601	B	Landscape Sections & Specification Notes	01.11.2010
602	N	Landscape Sections & Specification Notes	01.11.2010

**Architectural Plans prepared by Hames Sharley for the S75W Application (MOD 6)**

<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
EA106	B <u>C</u>	Proposed Ground Floor Plan	04.04.18 <u>01.04.19</u>
EA107	B <u>C</u>	Proposed Level 1 Floor Plan	04.04.18 <u>01.04.19</u>
EA108	B	Proposed Level 2 Floor Plan	04.04.18
EA109	B	Proposed Level 2A Floor Plan	04.04.18
EA110	B	Proposed Roof Plan	04.04.18
EA111A	B	Proposed Signage South and North Elevations	04.04.18
EA112A	B	Proposed Signage West and East Elevations	04.04.18
EA113	A	Proposed Long Sections	11.10.17
EA114	A	Proposed Short Sections	11.10.17
EA119	B <u>C</u>	Proposed Public Domain Plan	04.04.18

			<b>17.07.19</b>
EA120	B	Proposed Bridge Plan, Section and Elevation	04.04.18
EA122	A	Proposed External Finishes	11.10.17
EA123	A	Ground Floor Plan Shops with Extended Trading Hours	11.10.17
<b>Landscape Plans prepared by Site Image for the S75W Application (MOD 6) (Project Number SS16-3593)</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
000	E	Coversheet	09.05.2018
001	E	Landscape Design Statement	17.12.2012 09.05.2018
002	E	Landscape Character Plan	09.05.2018
010	E	Tree Removal Plan	09.05.2018
100	E	Landscape Masterplan	09.05.2018
101	E	Landscape Plan	09.05.2018
102	E	Landscape Plan	09.05.2018

- (c) In Part B, Condition B15 of Schedule 2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

#### **Local Area Traffic Committee Approval**

B15 The proponent shall obtain Local Area Traffic Committee approval for the following works as relevant to Stage 1B and Stage 2 respectively and prior to issue of the relevant Construction Certificate:

- (b) design of the roundabout at the intersection of Edinburgh Road and Sydney Steel Road;
- (c) redesign of the roundabout at the intersection of Edinburgh Road and Railway Terrace;
- (d) detailed design of the bus terminal in Smidmore Street;
- (e) prohibition of right turn movements from Victoria Road to Edgeware Road during the afternoon peak and Saturday morning peak;
- (g) the installation of a pedestrian traffic signals and a crossing on Smidmore Street between the pedestrian entrances of the two shopping centre buildings, and the provision of proposed signage, line marking, speed zones and other traffic management in the proposed Smidmore Street Shared zone in accordance with Condition B16;
- (h) no parking restrictions to cover the afternoon peak and Saturday morning peak at the following locations:
  - i. northbound approach of Edgeware Road to the intersection with Alice Street and Llewellyn Street (distance of 100 metres);
  - ii. southbound approach of Edgeware Road to the intersection with Alice Street and Llewellyn Street (distance of 50 metres); and
  - iii. westbound approach Alice Street to the intersection with Edgeware Road and Llewellyn Street (distance of 50 metres);
  - iv. eastern side of Edgeware Road between Alice Street and Llewellyn Street (distance of 50 metres);

- v. from Smidmore Road and Edinburgh Road as identified in Figure 8. of the Response to Submissions Report prepared by TTPP dated 15 May 2018: and
- (i) detailed design of the right turn access from Edinburgh Road to the Edinburgh road car park.
- (j) **"no-stopping" restrictions on the eastern side of Murray Street between Edinburgh Road and the Stage 1B loading dock as shown on Drawing No. 16065CAD42-Figure 1 in the letter prepared by TTPP dated 8th May 2019.**

**End of Modification  
(MP 09\_0191 MOD 8)**

