

Application number	MP 09_0191
Project	Concept Plan for the expansion of the Marrickville Metro Retail Centre.
Location	34 Victoria Road, 13-55 Edinburgh Road and a portion of Smidmore Street
Proponent	Urbis Pty Ltd on behalf of AMP Capital Investors Pty Ltd
Date issued	3/3/10
Expiry date	If the Environmental Assessment (EA) is not exhibited within 2 years after the date of issue, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key issues	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies are contained in Appendix A. 2. Built Form Urban Design/Public Domain The EA shall address the height, bulk and scale of the proposed development within the context of the locality. In particular, detailed envelope/height and contextual studies should be undertaken to ensure the proposal integrates with the local environment and streetscapes. The EA shall address the design quality with specific consideration of the façade, massing, setbacks, building articulation, open space, landscaping, "safety by design" and public domain, including an assessment against the CPTED Principles. The EA shall provide the following documents: <ul style="list-style-type: none"> • Description of the Concept Plan options and the comparative impacts arising from each option; • View analysis to and from the site from key vantage points; and • Options for building envelopes, massing and articulation, with particular consideration given to the integration with the public domain and creation of activated streetscapes along Smidmore Road, Victoria Street, Murray Street, and Edinburgh Road. 3. Staging The EA must include details regarding the staging of the proposed development (if proposed). 4. Land Ownership The EA shall detail viable options for the future ownership and management of those portions of Smidmore Road to be included in the proposal, and demonstrate that Council has provided any relevant owners consents for the project to proceed, as required.

5. Land Use

The EA shall address the relevant metropolitan, regional and local strategies in relation to the desired future mix of landuses, and provide a justification for the amount of retail floorspace being proposed.

6. Economic Impact Assessment

The EA shall address the potential economic impact of the proposal upon the retail industry within the locality and region, having regard to the hierarchy of centres and role and viability of existing strip shopping centres.

7. Transport & Accessibility Impacts (Construction and Operational)

The EA shall address the following matters:

- Provide a Traffic Management and Accessibility Plan (TMAP) prepared in accordance with the Draft Interim TMAP Guidelines;
- Provide a Transport & Accessibility Impact Study prepared in accordance with the RTA's *Guide to Traffic Generating Developments*, considering traffic generation (including daily and peak traffic movements), any required road / intersection upgrades, access, loading dock(s), car parking arrangements, the impact of additional parking demand for on-street parking in surrounding / adjacent streets, measures to promote public transport usage and pedestrian and bicycle linkages. The intersections which are required to be modelled are detailed on Page 2 of the correspondence from the RTA dated 16 February 2010;
- Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling), the potential for implementation of a location specific sustainable travel plan, including an assessment of opportunities to improve access and movement around the centre, including facilities and access to St Peters station;
- Provide an assessment of existing STA bus services and capacity, the impact on current and future bus service needs, including the proposed new interchange / terminus arrangements;
- Demonstrate that a minimalist approach to carparking provision is taken based on the accessibility of the site to public transport; and demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines. (**Note:** the Department supports reduced car parking rates in areas well-served by public transport);
- Demonstrate how users of the development will be able to make travel choices that support the achievement of relevant State Plan targets; and
- Details of service vehicle movements.

8. Environmental and Residential Amenity

The EA must address solar access, acoustic privacy, light spill, visual privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity.

9. 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.

The EA must demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice.

	<p>10. Contributions The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94 Contribution Plan, and provide details of any Planning Agreement or other legally binding instrument proposed to facilitate this development.</p> <p>The EA should provide details of any alternative contributions that may be appropriate via a Voluntary Planning Agreement, particularly in relation to the proposed incorporation of part of Smidmore Street in the development and the provision of open space and community facilities.</p> <p>11. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p> <p>12. Drainage The EA shall address drainage / groundwater / flooding issues associated with the development / site, including stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</p> <p>13. Groundwater The EA is to identify groundwater issues and potential degradation to the groundwater source and shall address any impacts upon groundwater resources, and when impacts are identified, provide contingency measures to remediate, reduce or manage potential impacts.</p> <p>14. Utilities In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.</p> <p>15. Statement of Commitments The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.</p> <p>16. Heritage The EA shall include a Heritage Impact Statement for the development and address environmental heritage issues at the site, and specifically in respect of the "Mill House" at 34 Victoria Road, Marrickville, which is listed as a Heritage Item under the MLEP 2001, the NSW Heritage Database and National Trust Register.</p>
Deemed refusal period	60 days

APPENDIX A

Relevant EPI's policies and Guidelines to be Addressed

- Objects of the EP&A Act 1979;
- NSW State Plan, Urban Transport Statement;
- Sydney Metropolitan Strategy;
- Draft Centres Policy;
- Draft South Subregional Strategy;
- Marrickville Local Environmental Plan 2001, Draft Marrickville Local Environmental Plan 2010 and relevant Development Control Plans;
- Marrickville Employment Lands Study 2008;
- SEPP 55 Remediation of Land;
- Infrastructure SEPP 2007;
- NSW Planning Guidelines for Walking and Cycling; and
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.

APPENDIX B

Plans and Documents to accompany the Application

<p>General</p>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP); and 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
<p>Plans and Documents</p>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location of existing trees; • location and height of adjacent buildings and private open space; and • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;

	<ul style="list-style-type: none"> • detailed floor plans, sections and elevations of the proposed buildings; • elevation plans providing details of external building materials and colours proposed; • fenestrations, balconies and other features; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground; and • any changes that will be made to the level of the land by excavation, filling or otherwise. <ol style="list-style-type: none"> 5. Stormwater Concept Plan - illustrating the concept for stormwater management; 6. View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; 7. Landscape plan/Public Domain Concept Plan - illustrating treatment of open space areas on the site and the adjacent public domain, screen planting along common boundaries and tree protection measures both on and off the site. 8. Shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm. 9. A massing model of the proposed development for the entire site (i.e. Concept Plan). 10. Other plans (to be required where relevant): <ul style="list-style-type: none"> • Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; • Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons;
Documents to be submitted	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy (TOA); • Once the EA has been determined adequate and all outstanding issues adequately addressed, 12 copies of the EA for exhibition; • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 12 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size. <p>NOTE: All files must be titled and saved in such a way that it is clearly recognisable without the file being opened. If multiple PDF's make up one document/report each must be titled in sequential order.</p>