

16 July 2010

Michael Woodland
Director Metropolitan Projects
Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Andrew Beattie

Dear Andrew,

**Major Project MP09_0191 – 34 Victoria Road, 13-55 Edinburgh Road and part of
Smidmore Street, Marrickville
Submission of Environmental Assessment**

Thank you for your letter dated 1st July 2010 in respect to the above application and the review of adequacy of the Environmental Assessment.

We are pleased to submit the updated Environmental Assessment that addresses the matters set out in Attachment 1 of your letter.

In accordance with your requirements, we enclose the following:

- 6 hard copies of the Environmental Assessment which includes:
 - Volume 1 – Environmental Assessment Main Report
 - Volume 2 – Architectural Report and Drawings (A3 to scale)
 - Volume 3 – Technical Reports (x2 folders)
- 1 set of full size architectural and landscape plans (B1 size)
- 9 copies of the Environmental Assessment and plans on CD-ROM in PDF Format (file size and naming in accordance with the Department's request).

We would also request that you issue an invoice for the application fee to *AMP Capital Investors Limited* c/- Urbis, in order that we may raise the appropriate cheque payable.

In respect to the matters raised in Attachment 1, we confirm the following:

- Item 1 - The Environmental Assessment report (Volume 1) has been updated to address the objects of the Act.
- Item 2 – The Architectural Report (Volume 2) has been updated to address in further detail the options analysis for the building envelopes and streetscape activation.
- Item 3 – The TMAP report (contained in Volume 3) has been updated to address in further detail potential access improvements to pedestrian routes to the nearby railway stations.
- Item 4 – Groundwater has been assessed in the Environmental Assessment (refer to Appendix Q of Volume 3).
- Item 5 –
 - (a) Detailed survey information is now incorporated in the Volume 2 package.

- (b) The elevations and sections have been updated to provide greater detail.
- (c) An existing and proposed western elevation is provided in Volume 2.
- (d) Key dimensions are marked on all plans to ensure that a full assessment can be made.
- (e) Details of the western boundary treatment are provided in the Environmental Assessment report Volume 1 section 7.8.1.
- (f) A breakdown of existing and proposed car parking and loading is provided in the TMAP report (Appendix H of Volume 3)
- (g),(h), (i) & (j) – These matters are addressed as appropriate.

While not specifically mentioned in your letter, we also advise that we have updated the draft Voluntary Planning Agreement in discussions with Marrickville Council to incorporate the proposed financial contributions and seek that this draft agreement be exhibited as part of the Major Project Application.

We trust that this is satisfactory and look forward to the commencement of the public exhibition process as soon as practicable.

Should you have any questions regarding the submission, please do not hesitate to contact the undersigned on 8233 9959.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Tim Blythe", with a stylized flourish at the end.

Tim Blythe
Director

Copy – Vanessa Walker – AMP Capital Investors