

26 May 2011

Michael Woodland
Director
Metropolitan Projects
NSW Department of Planning and Infrastructure
23-33 Bridge Street, Sydney
GPO Box 39, Sydney NSW 2001

Dear Michael,

Marrickville Metro Shopping Centre – Response to PPR Submissions

On behalf of AMP Capital Investors (AMPCI's) please find enclosed our response to each of the specific issues raised by the submissions to the Preferred Project. The issues raised have been carefully considered and AMPCI have undertaken further analysis and assessment to address the key issues.

The proposal now has 'in principle' support from all the relevant agencies, with the exception of Marrickville Council. Notwithstanding Council's position, we remain convinced based on research undertaken on behalf of AMPCI as well as Council's own community survey that the majority of the community are supportive of the opportunities to expand the centre in order to enhance services and the amenity of the centre.

The Preferred Project Report (PPR) as submitted to the Department of Planning and Infrastructure (DoPI) in December 2010 incorporated a number of significant amendments to the original proposal in response to the issues raised during the consultation phase for the Concept Plan. As outlined in the PPR, the amendments to the proposal and additional information provided, was considered to be an appropriate and constructive response to the issues raised. Importantly, where impacts were identified, the plans were amended and ameliorative measures have been introduced by a number of Statement of Commitments to ensure that the implications of the development can be appropriately managed.

AMPCI are not proposing any further amendments to the architectural scheme, as no new issues were raised that require further refinements to the Preferred Project beyond significant changes already made at the PPR stage. It is however, proposed to improve bus operations by providing two new roundabouts on Edinburgh Road that will allow buses to turn around without having to pass through the pedestrian crossing traffic that will occur on Smidmore Street. This turn around facility is the STA's preferred option, although one of the roundabouts would necessarily be slightly further away due to space limitations at the intersection suggested by the State Transit Authority.

This submission is supplemented by the following documents:

- Response to Agency Submissions included in **Appendix 1**.
- Response to Public Submissions included in **Appendix 2**.
- An updated Statement of Commitments has been prepared and included in **Appendix 3**.
- Summary of Traffic Considerations by Halcrow included in **Appendix 4**.
- Corrected Traffic Forecasts are provided in **Appendix 5**.
- Review of Hill PDA Economic Impact Assessment by Pitney Bowes Business Insight and included at **Appendix 6**.

- Civil drawings prepared by Cardno and included at **Appendix 7**.

We look forward to the Department's review of this response and further assessment of the application. We believe it would be beneficial for a site meeting to be arranged with the relevant major project assessment team within the Department prior to the final assessment of this proposal. It would be appreciated if you could arrange such meeting as soon as possible. If you have any questions or wish to discuss the matter, please do not hesitate to contact me on 8233 9900.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'T. Blythe', with a stylized flourish at the end.

Tim Blythe
Director