

This meeting is part of the determination process.		
Meeting note taken by: Alana Jelfs	Date: 21 June 2018	Time: 11am
Project: Modification to Eastlakes Shopping Centre Project Approval (MP 09-0146 MOD 1)		
Meeting Place: IPC Office		
Attendees: IPC Members: John Hann (Chair) and Dr Peter Williams IPC Secretariat: Alana Jelfs (Senior Planning Officer) and David Koppers (Team Leader) The Department: Anthony Witherdin (Director, Regional Assessments) and Natasha Harras		
Meeting Purpose: For the Department to brief the Commission on the project. The following matters were discussed:		
<ul style="list-style-type: none"> Project context: <ul style="list-style-type: none"> the area surrounding the site is dominated by 3-4-storey development, constructed in 1960-70s; a new 5-storey residential flat building recently constructed on the corner of Gardeners Road and Racecourse Place; consent was originally granted by the then Planning Assessment Commission (PAC) in 2013. Botany Bay Council (now Bayside Council) challenged the decision in the Land and Environment Court. The Court dismissed the appeal. Proposed modification: <ul style="list-style-type: none"> Building 1B, replace the approved rectangular 2-storey (above podium) building, with an 8-storey (above podium) curvilinear building; gross floor area (GFA) increase of 1778.5m², including an additional 21 dwellings (1591.8m² GFA) and additional retail GFA of 186.7m²; changes to landscaping and further treatment of podium level; extension of podium footprint, in stepped form, towards Gardeners Road boundary to provide additional retail floorspace; additional level of basement car parking (from 2 to 3 levels); removal of seven trees and retention of 12; amendment to proposed sign; the Department confirmed that the height increase to 8-storeys applies to Building 1B only and not the other buildings on the north site which will remain as currently approved; Assessment: <ul style="list-style-type: none"> the Department considers that the site could support the increased height of Building 1B, in this location on the site, as the building is screened by other surrounding buildings on three sides of the site; building separation considered acceptable, despite a minor non-compliance with the Apartment Design Guide (ADG). The Department recommends a condition requiring privacy screening along the western elevation of Building 1B to address potential privacy issues for 16 Evans Avenue; the podium wall along the Gardeners Road frontage is designed to a proposed maximum height of 5m. The Department considers this excessive and recommends a condition to reduce the height of the podium to not exceed 3m above the footpath; the increased building height would result in overshadowing of the Evans Avenue footpath. The proposed development would not result in overshadowing of adjacent properties; street trees proposed for removal along Gardeners Road would be replaced in accordance with the Botany Bay Street Tree Master Plan 2014 as conditioned in the draft consent; Conditions of consent: <ul style="list-style-type: none"> the Department to confirm the amendment to condition A2 is to capture other approved modifications; condition B5(b) to be amended to 16 Evans Avenue; the Department confirmed that the Modification of Project Approval instrument applies to the whole development site (north and south sites). 		
Outcomes/Agreed Actions: Department to review and revise modification instrument and provide to Commission		
Meeting closed at: 11.30am		