

This meeting is part of the determination process.		
Meeting note taken by: Alana Jelfs	Date: 21 June 2018	Time: 11.30am
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 Proponent: Chris Pope (Crown Group), Michael Romano (Crown Group), Stephen White (Urbis), Jessica Ford (Urbis) and Simon Barr (FJMT)		
Meeting Purpose: For the Proponent to brief the Commission on the project.		
The proponent presented to the Commission and the following matters were discussed: <ul style="list-style-type: none"> • Strategic context: <ul style="list-style-type: none"> - Eastlakes is an identified local centre, with good access to transport networks, services, education and health precincts and employment; - Eastern City District Plan identifies Eastlakes as an important local centre; • Architectural response: <ul style="list-style-type: none"> - vertical louvres proposed along top parapet to soften height of Building 1B; - curvilinear design response to Building 1B and creation of a Gateway building into precinct; - sloped embankment to Gardeners Road, revised to a stepped podium with planting; - modification of ground floor levels and additional basement parking; - amendments to landscaping and podium design along north, west and east boundaries; - uplift in landscaping from total approved planting area of 1251m² to a proposed area of 1640m²; - oculus water feature through mall providing a high visual connection for residents and visitors; - private community open spaces provided within development including pool and BBQ feature; • Proponent considered issues: <ul style="list-style-type: none"> - the proposed building height is commensurate with other approved buildings across the development site; - building setbacks and separation are appropriate in the context; - minor non-compliance with the ADG in relation building separation on the western elevation (Building 1B). The Department imposed a condition requiring privacy screening along the western elevation; - shadow diagrams demonstrate compliance with solar access provisions for adjacent properties at mid-winter; - revised stepped podium along Gardeners Road frontage to respond to Department comments on the original application. The proponent would like to maintain the 5m height of the podium as it provides a bookend structure at eastern and western ends of the podium, but accepts the Department's view; - top floor studio apartment does not comply with the ADG in relation to the provision of private open space. The apartment incorporates south facing bi-fold doors to enable interaction with the outdoors. The overall development provides extensive communal open space which addresses the shortfall of private open space in this instance; • Car parking: <ul style="list-style-type: none"> - Original assessment considered a third level of basement car parking and included the relevant geotechnical and groundwater investigations to support this additional basement level; • Conditions of consent as drafted by the Department are supported by the proponent in their current form. 		
Documents: Proponent presentation provided for uploading to the IPC website		
Meeting closed at: 12.30m		