



17 September 2010

PART 3A DECLARATION AND CONCEPT PLAN AUTHORISATION
EASTLAKES SHOPPING CENTRE

REQUEST FOR REVIEW

On 31 August 2010, the Director General of the Department of Planning requested the Planning Assessment Commission to undertake a review of the reasonableness of the Department's recommendations –

- to declare a proposal for a shopping centre and residential development a Part 3A project; and
- to authorise the proponent to apply for approval of a concept plan for the proposal.

PAC MEETINGS

The Commission was briefed by senior staff of the Department on 10 September 2010 who also provided images of the site.

The Commission was also briefed by the Proponents and their consultants on 10 September who provided the Commission with an updated quantity surveyors report dated 28 August 2009 that estimated the total capital investment value for the proposal to be \$192million.

Also on 10 September 2010, the Commission met with Council staff who provided the Commission with:

- images of the site and surrounding streets;
- a copy of the Rosebery, Eastlakes Implementation Map – Medium Term;
- a letter from Council's Mayor to the Minister for Planning dated 25 September 2009; and
- a letter from Council's General Manager to the Deputy Director of the Department of Planning dated 9 October 2009.

The Commission also convened on 15 September 2010.

PAC SITE VISITS

Commission members inspected the site and surrounding locality.

DOCUMENTATION REVIEWED

In undertaking its review, the Commission was also provided with a briefing note to the Director- General of the Department of Planning including:

- a record of opinion regarding the Part 3A status of the proposal dated 17 July 2010;
- a briefing note dated 11 November 2009;
- the proponent's request for a Part 3A Declaration dated 17 July 2009;

- a Mayoral Minute dated May 2005;
- the Proponent's submission to the Draft Botany Bay Planning Strategy dated 11 December 2008;
- preliminary concept plan sketches dated 16 July 2009; and
- the Proponent's Traffic Study dated May 2010.

PROPOSAL

The Proponent seeks authorisation to apply for approval of a concept plan for a mixed use commercial and residential proposal on the site. The proposed concept plan would include the building envelopes and site layout and land uses including residential development, serviced apartments, retail, commercial and community uses, pedestrian vehicle and access arrangements and indicative staging of development.

The proposal is for redevelopment and expansion of the existing out-dated Eastlakes Shopping Centre to provide approximately:

- 16,000 sq.m of GFA for retail;
- 3,000 sq.m GFA for commercial and community purposes;
- new landmark residential development comprising approximately 25,000 – 30,000sq.m GFA for a mix of apartments (between 250-300 dwellings) ;
- new access, parking and servicing arrangements.

The height of buildings is proposed to range from 4-7 storeys. The height of buildings on the site is limited by the Airport OLS.

The proposal is permissible under the current zoning however the proposed FSR of approximately 2.1:1 exceeds the maximum of 1:1 currently specified in the LEP.

STRATEGIC CONTEXT

The site is located within the City of Botany Bay, less than 2km to the northwest of Sydney Airport. The site is identified as a Town Centre within the East Sub-Region, Draft Sub-Regional Strategy. The proposal is consistent with the Strategy which seeks to strengthen existing centres.

The Botany Strategy 2031 identifies Eastlakes as a major area for residential intensification and also provides for the revitalisation of the Eastlakes Centre.

The site is located close to bus services which operate along Gardeners Rd and Evans Avenue. These services provide links to the City, the eastern suburbs and areas to the south.

ISSUES

Traffic

Upon request from the Department of Planning, the Proponent provided a Transport Study detailing potential traffic and parking measures for the proposal.

This Study provided potential traffic and parking measures to minimise the potential traffic impacts of the proposal including 'The possible widening of Racecourse Road to provide a left turn lane on approach to the signalised intersection of Gardeners Road and Racecourse Place.'

Density

The surrounding area is densely populated and characterised by 3-4 storey walk-up flats. The Botany Strategy 2031 states that the area contains 13% of the LGAs dwellings and that the existing centre includes high densities of approximately 80-200 dwellings per hectare.

COUNCIL'S POSITION

In their letter of 9 October 2009, Council identify that the existing shopping centre has poor levels of amenity and is 'characterised by outdated layout and circulation and poor visual aesthetics and appeal' and acknowledge that refurbishment of the shopping centre is required.

Council believes that any redevelopment needs a holistic 'Masterplan' approach and should include the former Shell Petroleum Service Station on Gardeners Road (corner racecourse place); the Eastlakes Shopping Centre and the adjoining two sites on Racecourse Place containing two walk-up residential flat buildings.

Council indicated that they had no objection to a commercial redevelopment of the Shopping Centre. However, for a mixed use development to be supported, the developer should be required to acquire the residential flat building at 1 Racecourse Place. The Council also advised that either redevelopment proposal must address issues of traffic and amenity on surrounding existing residential development.

A draft LEP for the area is nearing completion. Council advised that under the draft LEP the site is proposed to be rezoned to a zone consistent with their existing 3(a) General Business Zone together with the sites of the two adjoining residential flat buildings mentioned above. Council advised that a TMAP and Micro-simulation modelling is currently being prepared and this will assess the impact of the zoning changes proposed in the Draft LEP. Council has requested that this process be allowed to be completed prior to any redevelopment of the shopping centre.

COMMISSION CONCLUSIONS

Declaration of Part 3A

The Commission agrees with the Department that the project as submitted meets the threshold for Part 3A Declaration.

The Quantity Surveyors Report dated 28 August 2009 provided by the Proponent indicates that the proposal would have a capital investment value of \$192 million and therefore clearly falls within Schedule 3 of the Major Project SEPP as a residential, commercial or retail project with a capital investment of more than \$100 million.

Authorisation of application for concept plan

Upon inspection of the site and surrounding locality, the Commission is of the view that the redevelopment of the shopping centre would be beneficial. However, the surrounding area is already relatively densely populated with very limited parking and subject to substantial congestion, particularly in regard to public transport. This would be exacerbated by the introduction of additional residential development and a proposed density for the site of almost double that permitted in the current LEP.

Further, the Commission is very doubtful that the significant density related issues of reduced amenity and associated traffic congestion could be overcome by redevelopment of this site at this density in isolation. In particular, the widening of Racecourse Place as proposed in the proponents' traffic study would require the acquisition of an adjoining site. The proponent has indicated that this is not possible given the fact that the buildings are strata titled.

If urban renewal is to proceed, the whole precinct would need to be closely examined and Council would need to be consulted.

Accordingly, the Commission does not agree with the recommendation to authorise an application for a concept plan for the proposed residential and commercial development. The Commission does however support the proposal to the extent that it provides for redevelopment of the shopping centre.



Gabrielle Kibble
PAC Chair



Donna Campbell
PAC Member



Garry Payne
PAC Member