

This meeting is part of the determination process.

Meeting note taken by: David Way

Date: 5 July 2018

Time: 11:00

Project: Eastern Creek Business Hub concept approval MOD 3 (SSD 5175 MOD 3) Eastern Creek Retail Development (SSD 8588)

Meeting Place: IPC Offices, Level 3, 201 Elizabeth Street, Sydney

Attendees:

IPCN Members:

John Hann (Chair) and Soo-Tee Cheong

IPCN Secretariat:

David Mooney (Team Leader) and David Way (Senior Planning Officer)

Fraser Property (the applicant):

Mark Cleveland (Senior Development Manager), Nicky Blenkhorn (Development Manager), Joanna Russell (General Manager Retail Development), Jim Murray (Ethos Urban), Chris Forrester (Ethos Urban)

Meeting Purpose: To discuss the applicant's views on the Department of Planning and Environment's assessment of the proposed modification application and development application for the Eastern Creek Business Hub and Retail Centre.

Topics Discussed:

1. Introductions
2. Project overview and timeframes
 - Company's approach in addressing community issues; consideration of inclusion of public desired facilities within the shopping centre.
 - Timeline for tendering process, approvals and modifications of the concept plan, including justification for the consolidation of the building envelope and the expansion of the ground floor area.
 - The status of the concept plan modification application (SSD 5175 MOD 3) and State significant development application (SSD 8588) in relation to the future stages of the Eastern Creek Business Hub.
3. Social and economic impact considerations
 - Function of the "retail pads" and the inclusion of the medical and child care facilities to meet community needs (identified through consultation process).
 - The economic assessment undertaken on behalf of Fraser Property has identified that a number of the local retail centres are "over trading", i.e. have earnings per square metre beyond industry averages.
4. Road design and architectural considerations
 - The principle external design features and management features, including the use of articulated walls to maintain visual amenity.
 - Setbacks and reasons for reduced setback for the end of trip facilities.
 - The importance of retaining the current loading dock operating hours to ensure efficient function of the retail centre.
 - The adequacy of the current upgrade design of Beggs Road, noting that capability of using the loading dock area in lieu of a dedicated turning head on Beggs Road.
5. Meeting Close

Documents: None tabled

Outcomes/Agreed Actions: No follow up actions

Meeting closed at: 12:00