

08570  
18 February 2011

Mr Sam Haddad  
Director General  
Department of Planning  
23-33 Bridge Street  
SYDNEY NSW 2000

Dear Mr Haddad

**MAJOR PROJECT MP09\_0146  
PART 3A REQUEST FOR DIRECTOR GENERAL'S ENVIRONMENTAL ASSESSMENT  
REQUIREMENTS FOR EASTLAKES SHOPPING CENTRE**

We are writing on behalf of Crown Prosha Joint Venture (Eastlakes Joint Venture), regarding the mixed use redevelopment of the Eastlakes Shopping Centre.

On 17 June 2009, a request was made to the Minister for Planning to declare the mixed use redevelopment of the Eastlakes Shopping Centre a Major Development under Part 3A of the *Environmental Planning and Assessment Act 1979*, and to authorise a Concept Plan for the site.

On the 18th January 2011, the Minister for Planning formed the opinion that the mixed use redevelopment of the Eastlakes Shopping Centre meets the major development criteria in Schedule 1, Group 5 Clause 13(1) of State Environmental Planning Policy (Major Development) 2005 (the Major Development SEPP). In forming the opinion however, the Minister declined to authorise a Concept Plan. We therefore seek the Director General's Environmental Assessment Requirement's (EAR) for a Project Application.

To support the request for the Director General's requirements relating to the environmental assessment, this letter includes a Preliminary Environmental Assessment relating to the project. The Preliminary Environmental Assessment provides detail on the site location, an outline of the project, statutory context, and identifies the key likely environmental and planning issues associated with the proposal.

## **1.0 SITE DESCRIPTION**

### **1.1 The Site**

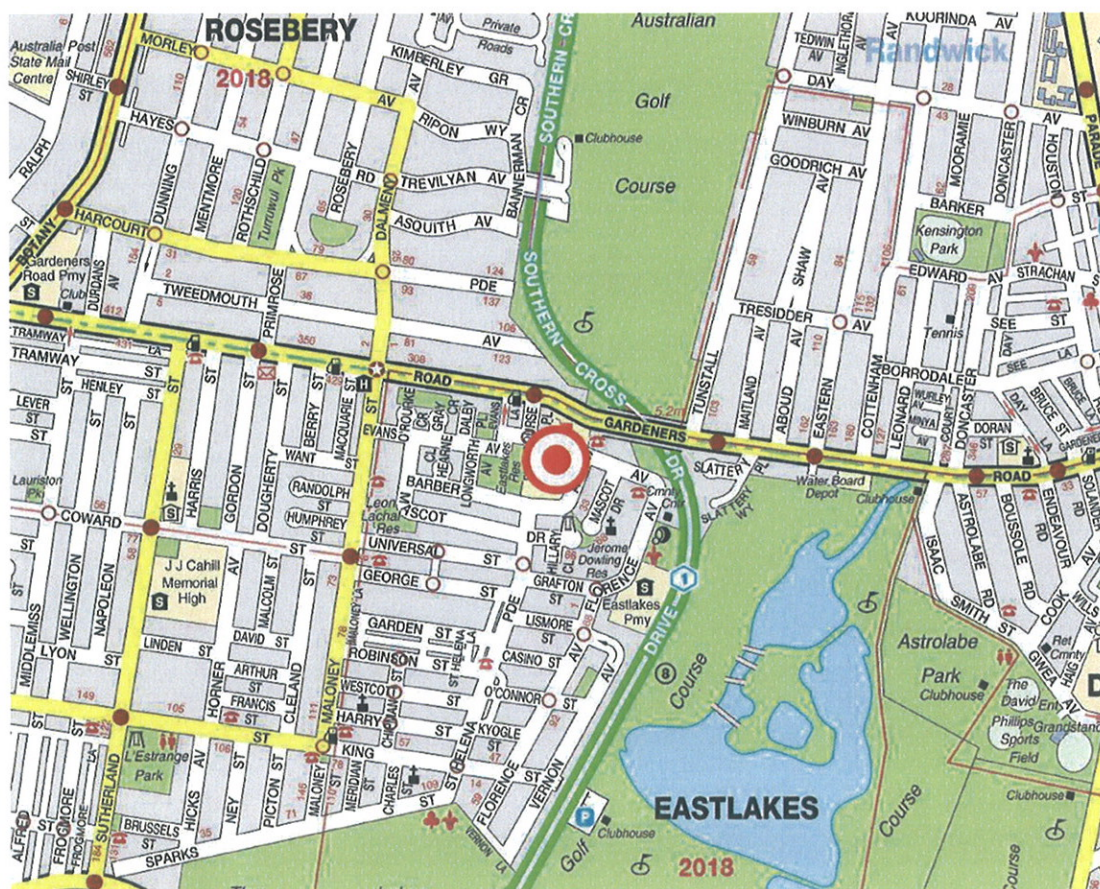
The site is known as the Eastlakes Shopping Centre (the Shopping Centre) and is situated in the south eastern suburbs of Sydney in the City of Botany Bay. The site is bounded by Gardeners Road to the north, Barber Avenue to the east and south and Eastlakes Reserve to the west. Evans Avenue runs through the site in an east-west direction. A location plan is at **Figure 1** and an aerial photograph of the site is at **Figure 2**.

The Shopping Centre was built in the early 1960's and is a single level retail complex, with a gross floor area of approximately 13,100m<sup>2</sup> and leaseable retail area of approximately 10,200m<sup>2</sup> comprising two main tenants, Woolworths and Aldi, 58 specialty shops and associated car parking.

The Shopping Centre has not undergone any major refurbishment since its extension in the 1970's and generally suffers a poor level of amenity and is in urgent need of an upgrade.

The site has an area of 2.32 hectares (23,200m<sup>2</sup>) and includes the Shopping Centre, car parking areas and a group of single storey shops fronting Gardeners Road. The site comprises the following properties, legally known as:

- DP 248832 Lot 3 (Eastlakes Shopping Centre and car park south of Evans Avenue);
- DP 601517 Lot 41; and
- DP 700822 Lot 100 (193A Gardeners Road, Eastlakes, car park north of Evans Avenue and shops fronting Gardeners Road).




 The Site

Figure 1: Site Location





Figure 2 - Aerial photograph of site.

## 2.0 PROPOSED PROJECT

The proposed redevelopment of the Shopping Centre aims to deliver a new town and retail centre for Eastlakes. The redevelopment will aim to create a vibrant centre with improved accessibility and permeability through the site, reconfigured access and parking arrangements and an upgraded public domain including improvements to the interface with Eastlakes Reserve. The proposed development will address a number of current operational, traffic, truck loading and urban design issues associated with the existing Shopping Centre.

The development will provide new housing and employment opportunities in accordance the strategies contained within the Botany Bay Planning Strategy 2031 and the East Subregion Draft Subregional Strategy. Both the draft Subregional Strategy and the Botany Bay Planning Strategy identify Eastlakes as a Town Centre. As such it is expected to make an important contribution towards achieving the employment, retail and residential objectives and targets of these strategies.

The Project Application will seek approval for:

- » Demolition of the existing, out-dated Shopping Centre and shops fronting Gardeners Road.
- » A mixed use development comprising approximately:
  - approximately 25,000-30,000m<sup>2</sup> Gross Floor Area (GFA) (250-300 units) for a mix of apartments (located above the shopping centre);
  - 16,000m<sup>2</sup> GFA for retail uses; and
  - 3,000m<sup>2</sup> GFA for commercial and community purposes.
- » New pedestrian and vehicle access arrangements, parking and servicing arrangements.
- » Landscaping works.
- » Staging of development.

Preliminary sketches of the proposed development are provided in **Attachment A**.

### **3.0 PLANNING CONTROLS**

#### **3.1 Botany Local Environmental Plan**

The Botany Local Environmental Plan 1995 (Botany LEP) is the principal environmental planning instrument applying to the site. The site is zoned 3 (a) General Business and retail and mixed use developments are permissible with consent. The FSR for the site is 1:1.

Under the 3(a) zone, mixed development is permissible. The Botany LEP defines mixed development as follows:

*mixed development means a boarding house, multi unit housing, residential flat building, serviced apartment, or dwelling-house, which is located within the same building in which is located, on the ground floor level only, shops, commercial premises or any other non-residential use permissible in the zone for the site.*

Other relevant permissible land uses include commercial premises, community facilities, serviced apartments and shops.

A number of City of Botany Bay (Council) DCP's also apply to the site including the Energy Efficiency DCP, Access DCP, Off-street parking DCP, and Building and Design and Construction DCP.

#### **3.2 Major Development SEPP 2005**

Clause 6 of the Major Development SEPP provides that development that in the opinion of the Minister is development of a kind referred to in Schedule 1 (Classes of development) and Schedule 2 (specified sites) is declared to be a development to which Part 3A of the EP&A Act applies.

Clause 13 of Schedule 1 of the Major Projects SEPP identifies the following developments as being Part 3A Major Projects:

##### ***Group 5 – Residential, commercial or retail projects***

*(1) Development for the purpose of residential, commercial or retail projects with a capital investment of more than \$100 million.*

The proposal has a Capital Investment Value of \$192 million, and was declared a Major Development by the Minister for Planning on the 18<sup>th</sup> January 2011.

#### **4.0 KEY ISSUES FOR CONSIDERATION**

The key environmental issues for consideration are as follows:

- » Compliance with strategic and statutory plans;
- » Urban and architectural design;
- » Public domain treatment/public benefits;
- » Environmental Amenity;
- » Traffic, access and parking;
- » Infrastructure and services;
- » Drainage and stormwater;
- » Geotechnical conditions;
- » Ecologically Sustainable Development;
- » Employment generating uses and economic development;
- » Development Staging and Construction Management; and
- » Community Consultation.

These are discussed in more detail below.

##### **4.1 Compliance with Strategic and Statutory Plans**

The Environmental Assessment Report (EAR) will analyse the proposed development and outline how the proposal is consistent with the Botany Bay Planning Strategy 2031 and the objectives of the Metropolitan Plan 2036 and draft East Subregional Strategy.

The EAR will also assess the proposal against the relevant planning controls contained within the Botany LEP and relevant DCPs.

##### **4.2 Urban Design and Built Form**

The EAR will analyse the proposed development and outline how the proposal is consistent with the desired future character of the Eastlakes Town Centre and the objectives of the Metropolitan Plan 2036 and draft East Subregional Strategy. The EAR will provide an urban design analysis which will assess the scale, height and massing of the proposed buildings. The EAR will also outline how the proposed development will provide a vibrant and attractive Town Centre.

The proposed building heights will be determined having regard to the Obstacle Limitation Surface (OLS) height limits set by the Civil Aviation Authority for Sydney Airport. The buildings will also be designed to minimise any potential overshadowing impacts on the adjoining residences to the east and south and the adjoining public domain. Building heights will therefore vary across the site.

The EAR will address the design quality of the development including:

- » massing, setbacks and building separation;
- » facade treatments, building articulation and materials and finishes;
- » assessment against the principles and guidelines in State Environmental Planning Policy 65 – Design Quality of Residential Flat Development; and
- » solar access and privacy.

#### 4.3 Public Domain Treatment/Public Benefits

The EAR will detail the landscape and functional character of the proposed public domain, pedestrian permeability through the site, public domain treatments and landscaping. The public domain strategy for the site will address;

- » active main streets
- » street frontage design;
- » urban design interface to the park;
- » ground floor uses;
- » pedestrian accessibility and permeability; and
- » vehicular access.

#### 4.4 Environmental Amenity

Given the close proximity of the proposal to Gardeners Road, aircraft noise and the interface between retail/residential, future residential amenity will be a key issue in the assessment of the application. As such the EAR will address the following:

- » acoustic impacts (construction and operational);
- » air quality (construction and operational);
- » wind impacts; and
- » construction traffic impacts.

#### 4.5 Traffic, Access and Parking

A traffic and parking assessment will be prepared by a specialist traffic consultant to examine:

- » vehicular access and exit points, including potential for direct access of Gardeners Road;
- » access arrangements for retail and residential uses;
- » onsite parking requirements;
- » loading arrangements;
- » traffic impacts on the surrounding road network and intersections; and
- » opportunities to encourage public transport usage.

Redevelopment of the site will provide the opportunity of addressing a number of the centre's existing operational, traffic and truck loading issues.

#### 4.6 Infrastructure and Services

It is expected that the existing services on the site will need to be augmented to accommodate the new development. The EAR will outline what services currently exist on the site and how these will be upgraded.

#### **4.7 Drainage and Stormwater**

The EAR will assess existing groundwater conditions and detail the groundwater and stormwater management measures required for the development. This will include Water Sensitive Urban Design measures where appropriate.

#### **4.8 Geotechnical**

A geotechnical report will be prepared to assess the site's subsurface conditions, determine the suitability of the site for the proposed development and detail any engineering measures required for the construction of the proposed development.

#### **4.9 Ecologically Sustainable Development**

The EAR will detail the ecologically sustainable development (ESD) principles and measures to be incorporated into the proposed buildings and public domain areas.

#### **4.10 Employment Generating Uses and Economic Development**

An economic/retail assessment will be submitted with the application which will outline the supply and demand for retail floorspace in the locality and impacts and benefits of the proposal. This will include the total number of new jobs which are expected to be generated by the additional floor space on the site, as well as the justifying the mix of land uses (including critical mass of non residential development required).

#### **4.11 Construction Management and Staging**

The EAR will include a construction management methodology and staging plan which will address with the following issues:

- » development staging for the whole of the site (being the main retail element and residential buildings);
- » construction methodology; and
- » management of potential construction impacts.

#### **4.12 Community Consultation**

The EAR will detail consultation with key stakeholders, relevant authorities and Botany Bay Council undertaken by Crown Prosha.

### **5.0 CONCLUSION**

The redevelopment of the Eastlakes Shopping Centre into a new mixed use town and retail centre can deliver new housing and retail development and provides an opportunity to resolve current urban amenity issues associated with the existing shopping centre .

We trust that this Preliminary Assessment is sufficient to enable the Director General to issue the requirements for the preparation of the necessary Environmental Assessment.

Should you have any queries about this matter, please do not hesitate to contact me on 9409 4918 or [kosborne@jbaplanning.com.au](mailto:kosborne@jbaplanning.com.au).

Yours faithfully

A handwritten signature in blue ink that reads "K. Osborne". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Kirk Osborne  
*Principal Planner*



# Preliminary Concept Plan Sketches

*Rice Daubney*

Attachment C





ANALYSING CREATING AND IMPLEMENTING ARCHITECTURE

