

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 4 March 2015 at 3:30 pm

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Peter Fitzgerald and George Glinatsis

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2014SYE076 – City of Botany Bay – 14/123 [at 152 Bunnerong Road Pagewood] as described in Schedule 1.

Date of determination: 4 March 2015

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

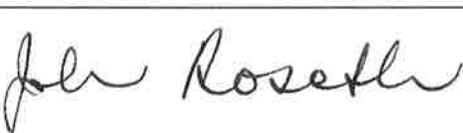
Reasons for the panel decision:

1. The minor non-compliance with the FSR control has been justified.
2. The proposal provides for the updating and extension of the Eastgardens shopping centre.
3. The proposal has minimal adverse impacts and reflects the desired future character of the area.

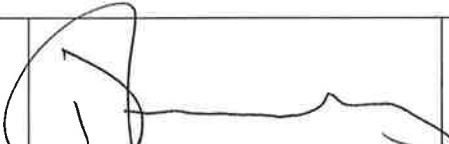
Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting:

1. Condition 17 is deleted on the grounds that the number of cars using the ramp does not increase.
2. Condition 92 is amended by adding a subsection (b) "The car park shall not be time-limited or be part of a paid parking scheme without the approval of the council".
3. Condition 40 is amended by deleting the words "Engineering and Regulatory Services Department" and replacing it with the words "Principal Certifying Authority".
4. Condition 78 is deleted as a consequence of deleting Condition 17.

Panel members:



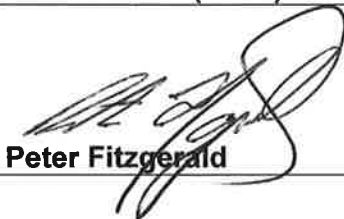
John Roseth (chair)



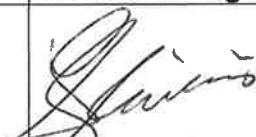
David Furlong



Sue Francis



Peter Fitzgerald



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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE076 - City of Botany Bay - 14/123
2	<p>Proposed development: Alterations and additions to the existing Westfield Shopping Centre Eastgardens comprising the following:</p> <ul style="list-style-type: none"> • Construction of new retail mall at Level 3 comprising two (2) mini major tenancies including a super market, 11 new specialty retail shops, and two (2) new kiosks; • New loading dock on Level 2 and new goods lift on Level 3; • New escalator connecting new mall to Retail Level 2; • Modified Level 3 car park with new pedestrian mall entry and driveway ramp up to new roof top parking; • Modified commercial entry to commercial office building and amenities within lobby; • New rooftop car parking area on Level 4; and • Ancillary access and servicing works and minor relocation of existing services and facilities. <p>Total additional retail floor space of 5,415m² (5.7% increase).</p>
3	Street address: 152 Bunnerong Road Pagewood (Westfields Eastgardens)
4	Applicant/Owner: Westfield Ltd
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	<p>Relevant mandatory considerations</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (Infrastructure) 2007, • State Environmental Planning Policy (SEPP) No. 55 – Remediation of Land, • Botany Bay Local Environmental Plan 2013 • Botany Bay Development Control Plan 2013. • s79C(1)(a)(iv) – 93, 94 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	<p>Material considered by the panel:</p> <p>Council Assessment Report Dated: 17 February 2015</p> <p>Written submissions during public exhibition: two (2)</p> <p>Verbal submissions at the panel meeting: Support- Walter Gordon</p>
8	Meetings and site inspections by the panel: Briefing Meeting on 14 August 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report