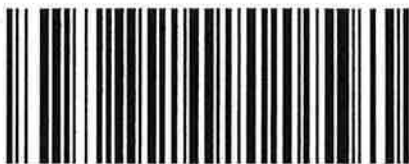


SEE ALSO 'VIEW ALL SUBMISSIONS' ON THE DEPARTMENT'S WEBPAGE:
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3402



PCU038124

16 Lismore St
Eastlakes 11 SW 2018
20-09-2012

Dear Madame,

Re redevelopment of Eastlakes Shopping
Centre

I have read of the proposed redevelopment in the local paper, whilst the shopping centre needs to be renewed, the proposed unit construction seems like overkill.

Where are all the cars belonging to the unit holders going to park? These days each member of the family seems to have their own car. If you look at the parking problems at night, when most people are at home, parking is already at a premium.

The proposed twelve five to eight storeys residential towers is far too much density for the area.

Does the Department of Planning and Infrastructure just rubber stamp any development the local council refuses? Judging by some of the decisions made by your department it would seem to be the case.

Yours sincerely
b f Chandler
C F CHANDLER

Department of Planning

24 SEP 2012

Signing Room



Ms Natasha Harras
Department of Planning and Infrastructure
23-33 Bridge Street
Sydney 2000

4th September 2012

After viewing the plans to develop **Eastlakes Shopping Centre** as outlined at <http://majorprojects.planning.nsw.gov.au>, I would like to express strong concerns that this development will cause major problematic issues within Eastlakes.

1) The major concern is that 361 units are being added to a relatively small area, and there is absolutely no extra road infrastructure planned to be implemented to support all of this extra residential accommodation and traffic.

2) For the northern carpark (Stage 1 development), there should be a direct exit and entry point to the shopping centre carpark as a left turn off Gardeners Road.

The fact that a left turn off Gardeners Road directly into the northern carpark was considered "not necessary", is also evidence that whoever planned this development does not really care about how this development will impact the community.

3) ALL the traffic will be funnelled via Racecourse Place, an already extremely busy road, or Evans Avenue (a 40km/h residential zone speed limit - people already speed along this route).

4) Another major concern is the traffic at the Eastlakes round-about on Racecourse Place and Evans Ave.

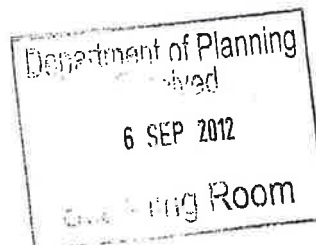
When vehicles are moving in and out of the new shopping carpark entry (planned to be on this roundabout), and also cars performing 180 degree turns on the roundabout, and traffic moving in every direction, this will also cause even more road accidents on this already dangerous roundabout where accidents currently occur frequently (reported or otherwise). Traffic will even back out onto Gardeners road.

In summary, the report as outlined on the major projects website, does not sufficiently address any already existing major issues with Eastlakes traffic, let alone after the construction of a 1000+ carspace carpark - there are no solutions to improving an already congested Racecourse Place.

This proposed development plan, it seems, has a complete lack of forethought regarding the Eastlakes demographic, population, and lifestyle, and is not taking any real residential issues into consideration.

Regards,

Clayton Gilbert
Unit 3
14 Evans Avenue
Eastlakes NSW 2018



Ms. Natasha Harras
Department of Planning and Infrastructure
23-33 Bridge Street,
Sydney, N.S.W. 2000



Copy: Ron Hoening
Mayor City of Botany Bay
P.O. Box 331
Mascot, N.S.W. 1460

Department of Planning
Re: [unclear]
3 SEP 2012
Scanning Room

Re: Mr. & Mrs. Litvak
404/5 Florence Ave.
Eastlakes, N.S.W. 2018

Dear Ms. Harras,

We live in Eastlakes since 1980, and our shopping centre for us is second home. Your proposal, of development is looking good on papers and pictures. But in reality our narrow streets and roads stay the same and even now with the existing traffic is very difficult to cross the road. In your information there is no mention that more heavy vehicles servicing the shopping centre should be delivering more goods for increasing population in new 12 five to eight storey residential towers. Our existing shopping centre attracting shoppers from another suburbs of the whole of Sydney, plus increasing population from new residential buildings will bring more traffic congestion, noise, as well as danger for pedestrians in our narrow residential streets.

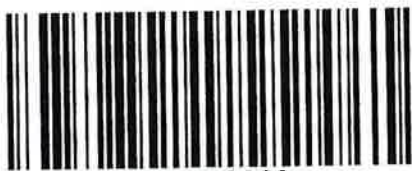
Another key issue is that most of our folk live in units and they rely on the park for open space, where they spent time with families and children in safe surroundings.

Your promised vibrant eat-street with outdoor seating at Eastlakes Reserve will increase antisocial behaviour and scare off families from Reserve Park.

Our point of view that in Sydney there is enough open spaces for developers of this scale and the life of people around won't be interrupted.

Thank you.

Sincerely Yours
Lev & Kalya Litvak.



PCU038003

73

P.O. Box 189

Kingsford NSW 2032

Tues 18 Sept 2012

RE: EASTLAKES SHOPPING CENTRE
UPGRADE.

Miss Natasha Hannas,
Department Planning
23-33 Bridge St.
Sydney 2000.

Dear Miss Hannas,

This is my submission of OPPOSING the proposed upgrade of Eastlakes Shopping Complex.

We as residents of Eastlakes, most definitely need the shops upgraded, a "new face" of existing building new businesses.

In the 17yrs here, has gone down hill.

BUT.

Definitely do not need highrise residential, crowding of traffic & congestion,
Higher costs to facilities.

Yours faithfully,

Patricia M. O'LEARY.

P. M. O'Leary

54/79 Gardeners Rd.
Eastlakes

Department of Planning

20 SEP 2012

Scanning Room

25 August 2012

Major Projects Assessment
Department of Planning and Infrastructure
GPO Box 39,
SYDNEY NSW 2001

Re : Eastlakes Shopping Centre Redevelopment - MP09 - 0146

Dear Sir/ Madam

As this project has been presented it doesn't show that all details have been taken into account.

- 1) There is no footpath on the pictures
- 2) there is no explanation of long trucks routes
- 3) there is no clear explanation of why left-in - left out entry for underground parking has not been considered.
- 4) There is no clear point of view of traffic increase due to increase of residential units in the area.

This shopping centre does need some renovation. However it's better off now than with suggested redevelopment without taking into account opinions of people living nearby.

Leon Tsakanov.

28 Barber Ave
mob 0425240858.

East lakes shopping upgrade

From: Helen Mavria <helenshere5@gmail.com>

To: <plan_comment@planning.nsw.gov.au>

Date: Thursday - 27 September 2012 3:41 PM

Subject: East lakes shopping upgrade

Attachments: Mime.822

Shopping at East lakes at present provides customers with cheap and quick services with ample parking. Although the decor is in need of some repair, it doesn't need million dollar changes which will surely increase prices as well. There is already a modern, sanitary and expensive shopping area at East gardens. We like the shopping variety available now and would certainly lose with the higher rents that developers would charge in order to pay for any change. I believe that residential units will be expensive and unaffordable for locals just as they have been in surrounding suburbs and appeal to wealthy investors only.????????????????? Regards,??? Helen



Submission Details for Ricardo Venero (object)

From: Ricardo Venero <vino22@tpg.com.au>
To: <natasha.harras@planning.nsw.gov.au>
CC: <assessments@planning.nsw.gov.au>
Date: Thursday - 27 September 2012 8:15 PM
Subject: Submission Details for Ricardo Venero (object)
Attachments: Mime.822

Confidentiality Requested: no

Disclosable Political Donation: no

Name: Ricardo Venero
Email: vino22@tpg.com.au

Address:
6/20 Barber Avenue, Eastlakes

Eastlakes, NSW
2018

Content:

I, Ricardo Venero of 6/20 Barber Ave. Eastlakes do not support the project. The reason is that I consider it would be a disaster to our and others living environment. Here are some reasons why I believe this:

- The access to the east side of Eastlakes is only through Racecourse Pl. to hundreds of flats and houses. As it is now, the traffic is a big problem. If you add 443 new apartments with a similar number of cars, and with the entry and exits of the garages in Barber Ave., plus the cars from the shoppers, the problems will multiply.

- In Eastlakes many properties have about 5 or 6 metres of front garden or access to the garages inside our property where we can park a second car or if we have visitors or a doctor comes around (there are many elderly in Eastlakes). This is important space as parking is often scarce on the streets. Any future widening of Saint Helena Pde. would leave inadequate space for pedestrians and the very many shoppers to pass by the parked cars.

- The new project is to be built from the footpath. That means the loading docks will have to use the path to unload the trucks. The flats in front of the dock will have the trucks in their windows.

- Barber Ave. and the surrounding streets are far too narrow to handle all the extra traffic. To take away from the paths and nature strips would be to shrink our living space and our quality of life.

- The air and noise pollution from the trucks and extra cars would be extraordinary. We also get the pollution from the planes descending to land. As it is we get some relief if the wind blows from the north or south but with the proposed heights of the project's flats the wind would be impeded and the pollution will concentrate in the area.

- The blocking of the wind-flow will also make this 'very hot in summer' area even hotter and more uncomfortable.

As I said at the beginning, the project, as it is, is a real disaster. Unless Racecourse Pde. , Evans Ave. , Barber Ave. and other streets were able to be widened and the number of flats in the project are reduced in height and number this project should not be permitted.

IP Address: 60-241-121-149.static.tpgi.com.au - 60.241.121.149
Submission: Online Submission from Ricardo Venero (object)
https://majorprojects.affinitylive.com?action=view_diary&id=42278

Submission for Job: #3402 MP 09_0146 - Mixed Use Development (Commercial, Retail & Residential)

https://majorprojects.affinitylive.com?action=view_job&id=3402

Site: #2069 Eastlakes Shopping Centre

https://majorprojects.affinitylive.com?action=view_site&id=2069

Ricardo Venero

E : vino22@tpg.com.au

Powered by [AffinityLive](#): Work. Smarter.

Submission Details for Roshan Amarasingha (object)

From: Roshan Amarasingha <roshan17a@hotmail.com>
To: <natasha.harras@planning.nsw.gov.au>
CC: <assessments@planning.nsw.gov.au>
Date: Thursday - 27 September 2012 9:26 AM
Subject: Submission Details for Roshan Amarasingha (object)
Attachments: Mime.822

Confidentiality Requested: no

Disclosable Political Donation: no

Name: Roshan Amarasingha
Email: roshan17a@hotmail.com

Address:
2/1a Mascot Drive Eastlakes

, NSW

Content:
Application: MP09_0146

To whom it may concern,

My name is Roshan Amarasingha, 2/1a Mascot Drive Eastlakes, NSW 2018.
I object this development as this would greatly impact the congestion level.
Eastlakes itself is already congested as it is. The traffic level would also be impacted,
There would be more traffic. How many underground parking would there be?
Going back a few years back, there were intense rain which caused half of Eastlakes to flood. Had they considered
this factor as a safety precaution when they build the underground parking?
I do believe that the shopping centre itself needs to be updated.

Hap py to discuss my objections further. I can be contacted on roshan17a@hotmail.com

Regards,
Roshan Amarasingha

IP Address: - 203.24.7.8
Submission: Online Submission from Roshan Amarasingha (object)
https://majorprojects.affinitylive.com?action=view_diary&id=42243

Submission for Job: #3402 MP 09_0146 - Mixed Use Development (Commercial, Retail & Residential)
https://majorprojects.affinitylive.com?action=view_job&id=3402

Site: #2069 Eastlakes Shopping Centre
https://majorprojects.affinitylive.com?action=view_site&id=2069

Roshan Amarasingha

Attention: Natasha Harras - Re: MP09_0146 Mixed Use Development at Eastlakes Shopping Centre, Eastlakes

From: Maria Stergiou <maria_s@live.com.au>

To: <plan_comment@planning.nsw.gov.au>

Date: Wednesday - 26 September 2012 4:50 PM

Subject: Attention: Natasha Harras - Re: MP09_0146 Mixed Use Development at Eastlakes Shopping Centre, Eastlakes

Attachments: Eastlakes Shopping Centre proposed development-MP09_0146.doc; Mime.822

Please see my attached letter regarding MP09_0146 Mixed Use Development at Eastlakes Shopping Centre, Eastlakes.

Kind regards,

Maria Stergiou

(On behalf of George & Anastasia Syfónios)



Please consider the environment before printing this e-mail

Attention: Natasha Harras
NSW Planning & Infrastructure
23-33 Bridge Street
Sydney NSW 2000

26 September 2012

Dear Mrs Harras,

**Re: Mixed Use development at Eastlakes Shopping Centre, Eastlakes-
Your reference (MP09_0146)**

I am writing to **object** to the proposed mixed use development at Eastlakes Shopping Centre.

I have been a resident of Eastlakes for over 40 years and whilst I have seen many changes to the suburb over the years, the 'village' atmosphere and feeling of the suburb has always remained in tact.

Whilst I believe that Eastlakes Shopping Centre needs to be upgraded and modernised I do not believe that Eastlakes is a place for high density development. Please see below some of the reasons I object to this high density development:

1. The proposed development is high density, the proposed buildings are too high and there are too many dwellings,
2. There will be a huge increase of traffic in residential streets from an increase of population from the dwellings, people attending the shopping centre and heavy vehicles servicing the shopping centre. I would like to add that currently there is a lot of traffic around the shopping centre and often there is traffic congestion. There have not been any additional access points to the proposed development other than existing roads provided, so how will the suburb cope with the traffic if this proposed development is approved?
3. The high rise building will cause major overshadowing to Eastlakes Reserve since the proposed development will be built right up against it. This will have a negative impact, particularly in the winter months taking away from the amenity of the local area where a high number of families live in units and rely on the park for their open space.
4. Due to the large scale of the proposed development and the increase of population in such a small suburb I fear there will be an increase of anti-social behaviour,
5. The number of units being put on the site is a major concern as no additional road infrastructure is proposed to get people in and out,
6. The proposal includes a roundabout at the intersection of St Helena Parade and Barber Avenue which indicates the developers are going to encourage patrons and suppliers to use residential streets in Eastlakes to access the development. This is of particular concern to me as I live in Mascot Drive where many children reside including my grandson and often

play on the footpaths of my street. I do not want the excess traffic on my street as this is a cause for safety concerns.

7. Furthermore, I'm concerned about the excess noise from service vehicles and garbage trucks,
8. There are multiple shopping centres in the Eastern Suburbs that service the wider community such as Eastgardens Westfield Shopping Centre at Pagewood, Hillsdale Shopping Centre, Randwick Shopping Centre, multiple shops at Moore Park, Mascot, Botany and Alexandria, so why do we need another large scale shopping complex with residential buildings in such a small suburb?
9. All the existing units in Eastlakes are three (3) levels high. It is ludicrous that this development is proposing buildings up to eight (8) levels high.

I hope that my concerns are taken into consideration. I wish to reiterate that I believe the proposed mixed use development will be to the detriment of the Eastlakes Village community and the future of the younger generations who may miss out in experiencing life in small, safe and quiet suburbs where everyone knows and speaks with their neighbours.

Yours sincerely,
Anastasia and George Syfonios
2/44 Mascot Drive
Eastlakes, NSW 2018

Attention: Natasha Harras - Re: MP09_0146 Mixed Use Development at Eastlakes Shopping Centre, Eastlakesp

From: Maria Stergiou <maria_s@live.com.au>

To: <plan_comment@planning.nsw.gov.au>

Date: Wednesday - 26 September 2012 4:53 PM

Subject: Attention: Natasha Harras - Re: MP09_0146 Mixed Use Development at Eastlakes Shopping Centre, Eastlakesp

Attachments: Eastlakes Shopping Centre proposed development-MP09_0146.doc; Mime.822

Please see my attached letter regarding MP09_0146 Mixed Use Development at Eastlakes Shopping Centre, Eastlakes.

Kind regards,
Maria Stergiou
(On behalf of Anna Exarchou)

Kind regards,
Maria Stergiou



Please consider the environment before printing this e-mail

Attention: Natasha Harras
NSW Planning & Infrastructure
23-33 Bridge Street
Sydney NSW 2000

26 September 2012

Dear Mrs Harras,

**Re: Mixed Use development at Eastlakes Shopping Centre, Eastlakes-
Your reference (MP09_0146)**

I am writing to **object** to the proposed mixed use development at Eastlakes Shopping Centre.

I have been a resident of Eastlakes for over 40 years and whilst I have seen many changes to the suburb over the years, the 'village' atmosphere and feeling of the suburb has always remained in tact.

Whilst I believe that Eastlakes Shopping Centre needs to be upgraded and modernised I do not believe that Eastlakes is a place for high density development. Please see below some of the reasons I object to this high density development:

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2. There will be a huge increase of traffic in residential streets from an increase of population from the dwellings, people attending the shopping centre and heavy vehicles servicing the shopping centre. I would like to add that currently there is a lot of traffic around the shopping centre and often there is traffic congestion. There have not been any additional access points to the proposed development other than existing roads provided, so how will the suburb cope with the traffic if this proposed development is approved?
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4. Due to the large scale of the proposed development and the increase of population in such a small suburb I fear there will be an increase of anti-social behaviour,
5. The number of units being put on the site is a major concern as no additional road infrastructure is proposed to get people in and out,
6. The proposal includes a roundabout at the intersection of St Helena Parade and Barber Avenue which indicates the developers are going to encourage patrons and suppliers to use residential streets in Eastlakes to access the development. This is of particular concern to me as I live in Mascot Drive where many children reside including my grandson and often

play on the footpaths of my street. I do not want the excess traffic on my street as this is a cause for safety concerns.

7. Furthermore, I'm concerned about the excess noise from service vehicles and garbage trucks,
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9. All the existing units in Eastlakes are three (3) levels high. It is ludicrous that this development is proposing buildings up to eight (8) levels high.

I hope that my concerns are taken into consideration. I wish to reiterate that I believe the proposed mixed use development will be to the detriment of the Eastlakes Village community and the future of the younger generations who may miss out in experiencing life in small, safe and quiet suburbs where everyone knows and speaks with their neighbours.

Yours sincerely,

Anna Exarchou
2/44 Mascot Drive
Eastlakes, NSW 2018
(Owner of 2/13 Mascot Drive
Eastlakes NSW 2018)

Attention: Natasha Harras - Re: MP09_0146 Mixed Use Development at Eastlakes Shopping Centre, Eastlakes

From: Maria Stergiou <maria_s@live.com.au>

To: <plan_comment@planning.nsw.gov.au>

Date: Wednesday - 26 September 2012 4:55 PM

Subject: Attention: Natasha Harras - Re: MP09_0146 Mixed Use Development at Eastlakes Shopping Centre, Eastlakes

Attachments: Eastlakes Shopping Centre proposed development-MP09_0146.doc; Mime.822

Please see my attached letter regarding MP09_0146 Mixed Use Development at Eastlakes Shopping Centre, Eastlakes.

Kind regards,
Maria Syfonios



Please consider the environment before printing this e-mail

Attention: Natasha Harras
NSW Planning & Infrastructure
23-33 Bridge Street
Sydney NSW 2000

26 September 2012

Dear Mrs Harras,

**Re: Mixed Use development at Eastlakes Shopping Centre, Eastlakes-
Your reference (MP09_0146)**

I am writing to object to the proposed mixed use development at Eastlakes Shopping Centre.

I have been a resident of Eastlakes for over 40 years and whilst I have seen many changes to the suburb over the years, the 'village' atmosphere and feeling of the suburb has always remained in tact.

Whilst I believe that Eastlakes Shopping Centre needs to be upgraded and modernised I do not believe that Eastlakes is a place for high density development. Please see below some of the reasons I object to this high density development:

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play on the footpaths of my street. I do not want the excess traffic on my street as this is a cause for safety concerns.

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I hope that my concerns are taken into consideration. I wish to reiterate that I believe the proposed mixed use development will be to the detriment of the Eastlakes Village community and the future of the younger generations who may miss out in experiencing life in small, safe and quiet suburbs where everyone knows and speaks with their neighbours.

Yours sincerely,

Maria Syfonios
PO BOX 3072
Eastlakes NSW 2018

Ref: MP09_0146

From: "Hulya Kandas" <hulya@marineproduct.com.au>

To: <natasha.harras@planning.nsw.gov.au>

Date: Friday - 21 September 2012 1:59 PM

Subject: Ref: MP09_0146

Attachments: Mime.822

Dear Natasha Harras,

I am writing in regards to the Extended Environmental Assessment Exhibition - Mixed Use Development at Eastlakes Shopping Centre, Eastlakes (MP09 0146).

I am quite concerned about this development, as it is going to affect my family in a major way.

Looking at the plans, my unit does not appear to be on the planning, I would've thought, considering the building is being built just a couple of metres away from our house, that it would've atleast appeared on the plan.

This building is going to block our sunlight, view, take away our privacy, and cause a massive traffic issue in our area. I live in unit 7, of 18 Evans Avenue, Eastlakes. If you look up this building you will see how close it is, to the planned development, our building is going to be the most effective, and I am not happy about this at all.

Not only is it going to take our sunlight, view, and privacy, but we are going to make a dramatic loss on our property, the value is going to drop.

Not to mention the age of our building... I dont think it can handle all the affects of construction. If any damage is to be caused on our premises, who will be liable for this?

Natasha, I really hope you take our thoughts, & feelings into consideration.

For any further queries, please do not hesitate to contact myself on: 0410 222 353

Kind Regards,
Hulya Kandas

Message protected by MailGuard: e-mail anti-virus, anti-spam and content filtering.
<http://www.mailguard.com.au>

42

Submission Details for Sobhi Soliman (object)

From: Sobhi Soliman <cghobril@hotmail.com>
To: <natasha.harras@planning.nsw.gov.au>
CC: <assessments@planning.nsw.gov.au>
Date: Wednesday - 19 September 2012 5:15 PM
Subject: Submission Details for Sobhi Soliman (object)
Attachments: Mime.822

Confidentiality Requested: no

Disclosable Political Donation: no

Name: Sobhi Soliman
Email: cghobril@hotmail.com

Address:
19/291 Gardeners RD

Eastlakes, NSW
2018

Content:

I do not like this proposal for the new development. This will cause alot of traffic issues and will block my view. The area is good as it is. I agree that the shopping centre needs a renovation but not with high rise buildings and making our roads smaller and busay with heavy vehicles.

We need to stop this from happening

IP Address: c122-107-64-156.blktn5.nsw.optusnet.com.au - 122.107.64.156

Submission: Online Submission from Sobhi Soliman (object)
https://majorprojects.affinitylive.com?action=view_diary&id=41851

Submission for Job: #3402 MP 09_0146 - Mixed Use Development (Commercial, Retail & Residential)
https://majorprojects.affinitylive.com?action=view_job&id=3402

Site: #2069 Eastlakes Shopping Centre
https://majorprojects.affinitylive.com?action=view_site&id=2069

Sobhi Soliman

E : cghobril@hotmail.com

Powered by [AffinityLive](#): Work. Smarter.

Submission Details for Maurice Ghobril (object)

From: Maurice Ghobril <rgghobril@gmail.com>
To: <natasha.harras@planning.nsw.gov.au>
CC: <assessments@planning.nsw.gov.au>
Date: Wednesday - 19 September 2012 5:11 PM
Subject: Submission Details for Maurice Ghobril (object)
Attachments: Mime.822

Confidentiality Requested: no

Disclosable Political Donation: no

Name: Maurice Ghobril
Email: rgghobril@gmail.com

Address:
12/193 Gardeners Road

Eastlakes, NSW
2018

Content:

I object to the Eastlakes Overdevelopment proposal. I believe that this will over populate the area and will cause traffic congestion. These new developments will interfere with our driveway, our lives and will block any views that we have which could affect us if we consider selling our place.

I have lived in Eastlakes for 40 years and have always been fond of the area and always commended the open views, traffic, streets and the environment. I believe that if this proposal gets approved, it will affect all residents in the suburb and it will complicate traffic and living conditions.

IP Address: c122-107-64-156.blktn5.nsw.optusnet.com.au - 122.107.64 .156

Submission: Online Submission from Maurice Ghobril (object)
https://majorprojects.affinitylive.com?action=view_diary&id=41849

Submission for Job: #3402 MP 09_0146 - Mixed Use Development (Commercial, Retail & Residential)
https://majorprojects.affinitylive.com?action=view_job&id=3402

Site: #2069 Eastlakes Shopping Centre
https://majorprojects.affinitylive.com?action=view_site&id=2069

Maurice Ghobril

E : rgghobril@gmail.com

Powered by [AffinityLive](#): Work. Smarter.

574

Eastlakes Shopping Centre/Eastlakes Village

From: "Frank Becker" <frankbecker@optusnet.com.au>

To: <plan_comment@planning.nsw.gov.au>

Date: Friday - 28 September 2012 9:19 AM

Subject: Eastlakes Shopping Centre/Eastlakes Village

Attachments: Mime.822

To whom it may concern,

This e-mail is to express my **opposition** to the development proposal to turn the Eastlakes shopping centre into an "Eastlakes Village".

Currently the shopping centre provides residents with a competitive market place for all essential needs of life (and more) at reasonable prices. The success of the current centre manifests itself in the high customer numbers on any day of the week as well as in the low turnover of the merchants which provide great and reliable services. The statement in the advertisement (Southern Courier from 25 September) that "...there is a mismatch of stores" is grossly false in my opinion considering the variety provided (supermarkets; variety of groceries; delis; health services; beauty products and hair dressing; books, magazines and office supplies; clothes; furniture; dry cleaning; real estate; accountancy; flowers; clothes; range of eateries and more). It is a very competitive environment that keeps prices in check which is further enabled by comparatively lower infrastructure costs compared to other shopping areas (Maroubra Junction, Eastgardens, Hillsdale, Bondi Junction).

Many of the merchants provide a wide selection of products that are specific to the ethnic groups that live in the surrounding area. I have spoken to many of the shop owners who I have known for years and many of them are concerned about business interruptions and higher rents and most of them expect that they are forced to leave putting a large number of family owned businesses at risk. The centre currently also serves as a meeting place for the elderly who can enjoy a cup of coffee and a treat without losing an arm and a leg. Many residents nearby live on low income and are dependent on access to reasonably priced groceries and other services. As seen with other developments, this has to be expected to change once the development has been realised adding substantial cost of living pressures to everyone.

The development would add another massive building complex to the area. Whilst the design is admittedly attractive it would be in very stark contrast to the surrounding infrastructure which will continue to exist for a substantial period of time. The number of planned dwellings would further add traffic congestion to already busy roads. The Environmental Assessment Report mentions re-development of the area in the future, which in my opinion would be a more opportune time to consider this project as it would allow a more holistic approach for the area overall.

Sincerely,

Frank Becker
32 Dudley Street
Pagewood, NSW 2035

45

From: is fer <iferat@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 9/2/2012 8:50 am
Subject: Eastlakes Shopping Centre Mixed Use Development
Attachments: Eastlakes Shopping Centre Mixed Use Development_IF.docx

Dear Sir/Madam,

Re: Application
Number. MP09_0146

Application Name: Eastlakes
Shopping Centre Mixed Use Development

I don't agree
with the new proposed development.

I am very concerned about the Eastlakes Village
'redevelopment' proposal. To be more specific, it is outrageous and I am
strongly against it.

Eastlakes is already a densely populated suburb with limited
infrastructure with only one park that serves an open space for families. The number
of new proposed units will overshadow the local park and the local residential
buildings.

The increase in traffic will add to the chaos as, if you
ever been to Eastlakes, you would know that many residents rely on off-street
parking.

And, the noise! Excessive noise from service vehicles and
garbage trucks will add to aircraft noise we already have.

The proposed twelve buildings and heights of the buildings are
too bad the area. I understand the reason for that but as being a part of the
elected government; do you rather support people or someone like Crown
International Group? They are rich already and there is no need to increase
their wealth on the expenses of Eastlakes people distress.

When looking at the Crown/Prosha Joint Venture brochure
presented to us in the shopping centre on 25 August, it was so colourful with
the "benefits", but the developers are aware that the proposal does not benefit
Eastlakes residents but in contrary, it will benefit only them.

Please consider this,
and at least make it simpler – few new buildings and no new units would make much
more sense.

Ismeta
Feratovic

60 Universal
Street

46

From: e fer <eferat21@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 9/2/2012 10:08 am
Subject: Eastlakes Shopping Centre Mixed Use Development
Attachments: Eastlakes Shopping Centre Mixed Use Development_EF.docx

Dear Sir/Madam,

Re: Application
Number. MP09_0146

Application Name: Eastlakes
Shopping Centre Mixed Use Development

The new development proposal represents a hindrance to the Eastlakes community. The resulting noise from the increased traffic congestion from this new development will make life more difficult for local residents, as they already have to deal with the noise from airplanes landing nearby. The increased population will also create a need for increased public transport. I do not support the changes proposed by the Crown Prosha Joint Venture. An additional twelve buildings with a height of up to eight stories is suitable for this suburb. Eastlakes is neither a business hub nor designed, from an infrastructural perspective, for such an ambitious project.

Please kindly take these points into consideration when resolving this issue.

Regards,

Esmir
Feratovic

60 Universal
Street

Eastlakes
2018

47

From: <arthurandcarina@bigpond.com>
To: <plan_comment@planning.nsw.gov.au>, <Natasha.Harras@planning.nsw.gov.au>...
CC: <heffron@parliament.nsw.gov.au>, <mayor@botanybay.com>
Date: 9/10/2012 3:53 pm
Subject: Submission re: Eastlakes Shopping Centre (MP09_0146)
Attachments: Eastlakes town Centre project..doc

Department of Planning & Infrastructure, Major Projects Assessment

To whom it may concern,

attached is a letter addressing issues regarding the proposed development of the Eastlakes Shopping Centre (MP09_0146)

I have carbon copied my letter to the offices of the Lord Mayor of Botany Bay and to our State Member for Heffron for them to have a copy as an example of the views reflected by a community member (myself) and probably many of the residents in Eastlakes that will be affected by the proposed development.

Kindest Regards

Carina Giatsios

9/20 Barber Ave
Eastlakes, 2018

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10/09/12

Major Projects Assessment
Department of Planning and Infrastructure
GPO Box 39, Sydney NSW 2001

Attention: **Major Projects Assessment Department**

Re: **MP09 0146** (Eastlakes Shopping Centre Mixed Use Development)

To whom it may concern,

I am writing to voice my objection to the current plans proposed by Crown Prosha Joint Venture regarding the Eastlakes Shopping Centre development.

I am not opposed to the idea of re-developing the shopping centre however I feel that the current proposal has some major faults. These faults pertain to certain negative impacts on the community in general and immediate residential buildings opposite the development, therefore affecting those residents which make up a large portion of the community. I also feel that the development is 'over-developed' for the area and poses unnecessary strain on our roads.

The first issue is the location of the southern loading docks. Although there is currently a loading dock in the same position, the current loading dock was built at a time when consideration to proximity to residents and traffic implications were not made nor was there probably as many residents living near by at the time. I feel that the re-development provides a **new and rare opportunity** to remove the loading dock from this site as it not an ideal position because;

- 1) The loading dock is too close to residents. Its location is directly opposite and in close proximity to residential apartments.
- 2) This means that large loading trucks have to manoeuvre through narrow residential streets and around Eastlakes Reserve to get to the loading dock.
- 3) The streets in the area are not wide enough to cater safely for these trucks and other vehicles.
- 4) Importantly, the streets that the trucks will have to manoeuvre through have a high number of pedestrian activity especially children who cross frequently cross Longworth Avenue and especially Barber Avenue to get to the park from their homes and back.
- 5) Although currently a loading dock exists in the southern end location in Barber Avenue, the new development will increase the number and frequency of trucks

using this loading dock therefore increasing the risk of hazards caused by large trucks in small streets in close proximity to children (who cross these roads to use the park) and elderly and just general pedestrians in the area.

The current loading dock should not be used as an excuse to keep one in the same position. The current loading dock is still a safety hazard and to keep it in the same position and increasing its capacity will negatively impact the residents in regards to safety and traffic congestion (trucks in small streets).

- 6) The fact that the proposal includes a roundabout at the intersection of St Helena Parade and Barber Ave suggests patrons and suppliers will be encouraged to use these streets among other residential streets in Eastlakes.

The above issue with location of loading docks (and point of entry to carpark) adds to the issue of increased noise impacts as a direct result from increased traffic. In particular, the southern end including south and east parts of Barber avenue, will have significantly increased noise generated from the increased traffic and from increased patronage especially traffic generated from entry and exit points from the south end car park and loading docks.

The noise impact report already states that noise levels exceed guidelines by saying "Noise measurements on Barber Avenue on the south and east of the development indicated that these levels are already exceeded at the site" (p 22). "The report then goes on to say " Access roads are generally located in favourable positions similar to existing centre and as such there will be minimal change to the operational nature of the development" (p22). Firstly, favourable is not explained, but in essence the quotes suggest that there will be;

- 1) No improvement in noise from the development and that no effort is to be made to **maintain or even reduce** impacts of noise in areas that **already exceed noise standards**.
- 2) Even if the noise increases are estimated to be within 12 decibels the area should not have increases in noise as the area around development **ALREADY** exceeds standards.
- 3) The highest increases will be along Barber Avenue and St Helena Pde due to the inappropriately positioned loading dock and car park entry. This is predominantly residential and will impact the residents in these streets who are part of the community.

The other Major issue is the carpark and number of car spaces provided. I believe it was originally proposed to have 3 underground levels of car-parking, but now this has been reduced to 2 (I am assuming due to geotechnical issues and with ground water). This now means only one level on both north and south sides are set aside for patrons (where the second is for residents of the complex).

Problems with this issue are;

- 1) The number of car spaces are insufficient for the size of the development. It **WILL** increase the number of cars on the roads not only from the increased

patronage the complex will attract, but also movements of the new residents and their guests going to and from the complex and with patrons seeking on street parking.

- 2) This will increase congestion on the small residential streets which the developers **have not provided any resolution**. NB: During a 'public consultation' stall, I was told that money is given to council to possibly spend on roads and infrastructure. When I asked about the issue of increased congestion I was essentially told that it was not all their responsibility but that of councils' to use the money they are provided to 'solve' any congestion issues! It should be solely the developers' responsibility when they plan the development. This is ridiculous as one would have to knock down apartments to widen the streets to make any difference as the current plans stand.

If there is no resolution for the current plans, then the plans have to change. The obvious and logical change is to reduce the number of residential apartments and to ensure there is enough off street parking for patrons. The Developers should have included **new access roads** if possible, coming off Gardeners road and lead traffic and service vehicles away from residents. **This too would help reduce noise impacts from increased traffic.**

Another issue with the basement carpark is that it appears on the plans to be raised slightly above ground/road level. This is not appropriate, as it raises the entire complex even higher than first thought. The car park issue seems to have then influenced the original design change (as suggested by the first information stall early in the year) of the interface between the complex and Eastlakes Reserve where there is not a smooth join but large steps. The steps appear to be the height or higher than the average height of a person. This is not in keeping with the area and is more like a monument which is out of place and inappropriately increases the height of the development.

This then brings in the issue of the general scale of the development. The problems with this are;

- 1) It is too large for the area. The developers are trying to fit in too many residential units above the complex not for the benefit of the community but I am assuming for profit.
- 2) The overdevelopment and number of units directly impacts on traffic congestion (as mentioned above)
- 3) The height of the buildings, although mainly within the Director Generals requirements (**which is inappropriate, and inconsiderate of our community**) directly goes against the zoning of council (4 levels only).
 - a. The plans are misleading where the height of the podium level is separated from the height of residential units. So when it is stated that a building is 4 storeys high, it is actually equivalent to 6 to 6 ½ storeys high.
- 4) The height of the buildings, up to 9 ½ (possibly more) storeys in the north west building and 7 plus storeys on buildings facing west, are built up to the interface of the park and is too high. This directly affects use of the park by the community

due to the impacts of overshadowing. This is horrible, especially in an area where current units are already too small with little outdoor area. Eastlakes Reserve is the one 'saving grace' of the area with open spaces and all day sun. The amount of sunlight will dramatically decrease if the development goes ahead, especially in winter and mornings. Children and families of the community use this park and the development should not be so high, nor built so close to boundary lines of the park.

- i. If you look at the two open spaces/ parkland that are designed for only residents of the complex, they have been given well landscaped areas and as they are above ground, will enjoy more sunlight than the park that is left for general access to the community. This is not fair.

The developers have also not included any improved amenities to the area. In the last consultation (not the 'presentation on the 25/08), the developers held an information stall and had asked for suggestions to be placed. I wrote some suggestions, one being to include a TOWN SQUARE. The reason for this is that this will add to the look of the area, increase 'open space' and could be incorporated as the interface to the park (increasing the open space yet making it usable for shoppers and community and or, to use the current open air carpark (north of Evans Avenue) and use the existing established trees as part of the Town square. However, I read in the EA report, that the community suggested a 'Plaza' which is improbable and nothing was mentioned about a town square, which definitely was suggested. The current 'Plaza' is the exact same design that we were shown at the first community stall and they did not alter their design based on anyone's suggestion for 'plaza' or 'town square'. My original issue with the current plaza as it stands is that it is;

- 1) Not large enough
- 2) Not enough sunlight
- 3) Is mainly undercover (under the tallest building) and looks 'stoney' and not open.
- 4) Does not have a smooth progression from the open park to the area which would make it more usable and visually pleasing.
- 5) No trees or greenery which would make it feel safer and more usable.
- 6) I envisaged a Town Square where people could meet, enjoy some sun, nice trees and have areas for cafes which is more European than the current development (I say European as this is how the developers were originally trying to market the idea of the centre). This would benefit the community greatly, however it appears the Developers are trying to fit in as many apartments as possible, even air space at the expense of community needs and amenities and they do not appear to listen to the community ideas if it means having to build behind boundary lines or reduce the number of units.

I am also concerned that the development will attract more anti-social behaviour - Eastlakes does not need an increase in this if you are aware of our area;

- 1) Firstly from a design aspect:

- a. enclosed alleyways ('mall') with only a strip of clear glass in the centre of the ceiling (no clear ceiling obstructing view of higher levels to 'passively survey')
 - b. Covered and enclosed plaza.
 - c. Less open spaces which does not encourage passive/ natural surveillance. What will happen at night? Do people have to access the mall to go to and from the supermarkets ? Residents walk to the shops, not drive and many need to get milk/groceries after work (around 6 or 7 pm and walk home at night again. I am assuming the open malls shops will be closed essentially making it an alley.
 - d. The plaza would feel more welcoming if there were trees and communal seating which would attract more people and positive behaviour and be less inviting for loitering.
- 2) Secondly increased crime and anti-social behaviour from natural effects of over population especially in small spaces. *If I had the time, I would direct you to research, however I am sure the Department of Planning is aware of increased population and it's inevitable effects on increased crime.*

On a more immediate and personal effect in relation to where I live, my block of units is directly opposite Building 7 (south/ west side) on Barber Avenue. This building in particular is ridiculously built right up to the boundary line with **no setback**. At least the rest of the streets have some form of a setback (even though not large) however in front of our building we do not have this. This means a large brick wall rising 7 storeys high will be directly opposite a 4 storey building, cutting views to our residents who have north facing balconies and windows.

I also feel developers have not taken into account the problem with graffiti in the area. Our council work hard to remove graffiti as quickly as possible however building brick walls and walls that are just painted green (south side loading dock on Barber Avenue) Invites graffiti. I know this is not best practise with prevention of graffiti and the Developers should firstly;

- 1) Set back the development from the boundary lines where there is no setback.
- 2) Use the space between these walls and boundary lines to plant/landscape shrubs and gardens as this will deter graffiti on those walls. Even a 'green wall' (where plants are placed on the wall) will not only look better in the community but also deter graffiti.

If a block of new apartments were to be built on a block of land, I doubt they would be allowed to build a wall right up to the boundary lines facing apartments, especially in an area where all blocks of land have some grass, greenery and gardens separating the building from the boundary lines.

This brings in a final issue which is; the developers have not landscaped or blended their development into the area. There is no landscaping that is there to benefit the look or feel of the area, only that which benefits the residents of the proposed development.

If anything, large established trees and green hedging in the current north side carpark are to be destroyed or removed and not equivalently replaced in the community, essentially removing the greenery from the area, even if it is in a carpark. All the landscaping and green areas have been taken away from the general community and provided for the residents of the development only.

In summary the objections to the proposed development are;

- 1) It is too large in scale
- 2) Too many residential apartments with no additional road infrastructure to get people in or out.
- 3) The above will increase congestion on the existing small roads
- 4) South side loading dock position is inappropriate and will decrease SAFETY to pedestrians, particularly children who cross roads to access Eastlakes reserve. Thoroughfare for service vehicles will be promoted to travel in streets where children cross roads to access park (Barber Avenue and Longworth Avenue). The plans show an introduction of a roundabout at the intersection of St Helena Parade and Barber Ave indicating that the developers expect and promote an increase in traffic through these small residential streets.
- 5) The increase of service vehicles (Trucks, Garbage trucks) and thoroughfare traffic in the residential streets will increase noise in the area and affect residents.
- 6) The number of car spaces for Patrons is insufficient and not completely underground, raising the height of the development and adding to congestion on our streets.
- 7) The look of the development has not been blended into the community, where there is not enough landscaping or consideration to beautify the area.
- 8) Walls and buildings built too close to boundary lines. Main example is building 7 on the south side. A seven story brick wall almost up to the footpath. Also, the interface of the complex is built too close to the park with the proposed heights and steps not having a seamless join with the park making it stand out and look out of place.
- 9) These walls also promote graffiti which is an issue in our community and should be actively PREVENTED with different design (as mentioned above).
- 10) The Plaza is not large enough or 'open' enough, lacking sunlight and greenery which makes it have a cold feel.
- 11) The development will increase antisocial behaviour due to the increase in population, enclosed spaces etc.
- 12) The height and proximity to boundary lines will adversely affect residents by reducing the amount of sunlight through overshadowing, particularly in the winter months. Sunlight and open spaces are incredibly important in our area where the current apartments are small and lack open spaces due to poor design in the

1960,s -70's. To take this away from the community would have major impacts in social behaviour and most importantly, **quality of life** for the residents.

On a final note, I would like to complain about the way the proponents have advertised the proposed development, particularly in the way they have actively tried to not accurately display pictures of how the scale of the development really is in relation to the current immediate buildings that will be next to or opposite the development.

- 1) Firstly by never showing any diagrams which also include pictures of current buildings next to the proposed development, in particular the elevation diagrams (side views)
- 2) Secondly how they have advertised the height of the buildings by stating them on diagrams (e.g. DA 02 site plan) as being between 2 and 6 storeys without including the height of the podium level in that number (approximately an additional 2 – 2½ storeys equivalent). The heights of the surrounding buildings are displayed accurately. For example, my building (20 Barber Avenue) is listed as 4 storeys high which is accurate even though there are only 3 residential levels with a level of garages underneath. The proposed building opposite (building 7) is labelled as having 5 storeys. Yet to be accurate, it is really equivalent to 7 -7 ½ storeys high, when you include the podium level and the raise in height from the underground car park. I find this misleading.

On the 25th of August, an information/presentation stall was held by the Developers at the current Eastlakes Shopping centre which I attended. I was particularly irritated when overhearing an interested community member ask one of the people behind the stalls how high the buildings will be. The person, behind the stall, responding to the question cautiously made sure they said 'they are between, 2 and 6 levels of residential apartments'. When they were asked how high the tallest building would be, the reply was '6 residential levels'. The information that was provided was technically accurate however it is obvious the question was really about how high the overall building/s would be in relation to other buildings in the area. To accurately and honestly answer without trying to conceal any meaningful information would mean that the reply should have included information about the height of the podium level, or for the tallest building to include that the building is raised above the plaza making it equivalent to 8 – 8 ½ storeys.

I am also not too sure how fair this presentation was as they were also handing out blank forms with postage paid envelopes to the Department of Planning and encouraging people to place positive submissions. If the information that was provided is skewed and concealing accurate information unless probed further, how then can any of the submissions provided by residents in favour of the development be fully informed? Please keep in mind that Eastlakes, particularly residents of the immediate unit blocks have English as a second language and it would be more difficult for these people to access information especially the more detailed information located on the departments website as it is written in English.

I feel the current proposal lacks consideration for the community and besides adding a new shopping centre, comes at a cost to reducing quality of life, access to and removal of amenities to the community (particularly amenities associated with outdoors i.e. affecting use of parkland, reducing greenery) and that profits have been placed far and beyond above the needs of the surrounding community.

Kindest Regards

Carina Giatsios.
9/20 Barber Ave,
Eastlakes,
NSW 2018.