

SEE ALSO 'VIEW ALL SUBMISSIONS' ON THE DEPARTMENT'S WEBPAGE:  
[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=3402](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3402)

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

14 August 2012

Attention: Ms Natasha Harras



Dear Sir

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
(MP09\_0146)**

Reference is made to the above Major Project Application which is currently on public exhibition. I am writing as a concerned resident of Eastlakes to express my objections to the proposed development.

My concerns with the proposal include the following matters:

- The proposed development will result in a gross overdevelopment of the site that will have significant amenity impacts on the surrounding residential area;
- The proposed height of the buildings and the amount of floor space proposed is considered to be excessive and will have a serious impact on residential amenity as a result;
- The proposed development, with its 1,038 car parking spaces will have a serious impact on traffic congestion in the local streets;
- It is likely that a development of this size will result in on street parking in the local streets which is already at capacity;
- The proposed development will have a detrimental impact on residents in terms of noise, traffic and overshadowing;
- The proposal has insufficient landscaping and setbacks to Eastlakes Reserve and Barber Avenue which will have an unacceptable visual impact on the public park and the streetscape.

Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be refused by the NSW Department of Planning & Infrastructure.

Thank you for considering the above matters in assessing the above application.

Yours faithfully

Name *Ricardo Venero*  
Address ...*6/20 Barber Avenue, EASTLAKES.*  
Contact Phone No:....*0404 265 920.*

Department of Planning
Scanning Room
30 AUG 2012
Scanning Room

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

14 August 2012

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Thank you for considering the above matters in assessing the above application.

Yours faithfully

Name ..MERGARD IS VILLE RO  
Address ....6/32 BARBER AVE  
Contact Phone No:....96670742

(51)

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

Attention: Ms Natasha Harras

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Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be determined by the NSW Planning Assessment Commission

Thank you for considering the above matters in assessing the above application.

Name ..... *Edward Chan*  
Address *20. Humphrey Street, Mascot 2020*  
Contact Phone No.: *0416 486 128*

3-2

**From:** "cv1969@exemail.com.au" <cv1969@exemail.com.au>  
**To:** <information@planning.nsw.gov.au>  
**Date:** 8/28/2012 6:04 pm  
**Subject:** Submission page for Eastlakes Development does not work (mail returned undeliverable)

Dear Sir / Madam

The submission form on this page:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=3402](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3402)

Has given an error message:

"Mail Delivery System" <MAILER-DAEMON@fe1.au.sys.affinitylive.com>"

"This is the mail system at host fe1.au.sys.affinitylive.com.

I'm sorry to have to inform you that your message could not be delivered to one or more recipients. It's attached below.

For further assistance, please send mail to<postmaster>

If you do so, please include this problem report. You can delete your own text from the attached returned message.

The mail system

<Harras@fe1.au.sys.affinitylive.com  
<[https://webmail.exetel.com.au/src/compose.php?send\\_to=Harras%40fe1.au.sys.affinitylive.com](https://webmail.exetel.com.au/src/compose.php?send_to=Harras%40fe1.au.sys.affinitylive.com)>>  
(expanded from<Harras>): local delivery  
is disabled

<Natasha@fe1.au.sys.affinitylive.com  
<[https://webmail.exetel.com.au/src/compose.php?send\\_to=Natasha%40fe1.au.sys.affinitylive.com](https://webmail.exetel.com.au/src/compose.php?send_to=Natasha%40fe1.au.sys.affinitylive.com)>>  
(expanded from<Natasha>): local delivery  
is disabled"

In addition, the email link for "Natasha Harras" does not work on the page  
[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=3402](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3402)

Finally, the "postmaster" email link in your error email does not work  
\*

Please find below my submission:\*

Confidentiality Requested: no

Disclosable Political Donation: no

Name: Con Vougioukas  
Email:cv1969@exemail.com.au  
<[https://webmail.exetel.com.au/src/compose.php?send\\_to=cv1969%40exemail.com.au](https://webmail.exetel.com.au/src/compose.php?send_to=cv1969%40exemail.com.au)>

Address:  
19 Casino Street

EASTLAKES, NSW  
2018

Content:

Dear Sir / Madam

This proposal is a massive overdevelopment in an already high-density suburb. The main problems include:

1. The scale of the development is too high, massive and has too many residential buildings.
2. More traffic in residential streets from an increase in population and heavy vehicles servicing the shopping centre. No additional road access is being provided.
3. Buildings right up against Eastlakes Reserve causing major overshadowing, especially in winter, decreasing the local amenity of the Reserve. A large number of families already live in nearby units and currently rely on the park for open space.
4. Increase in anti-social behaviour.
5. Increase in population density with no extra road or public transport options.
6. A proposed roundabout at the corner of St Helena Parade and Barber Avenue which indicates patrons and suppliers are to be encouraged to use local residential streets to access the development.
7. Excessive noise from service vehicles and garbage trucks.

Yours sincerely

Con Vougioukas  
19 Casino Street  
EASTLAKES NSW 2018

IP Address: 117.58.70.115.static.exetel.com.au - 115.70.58.117

Submission: Online Submission from Con Vougioukas (object)

[https://majorprojects.affinitylive.com?action=view\\_diary&id=40030](https://majorprojects.affinitylive.com?action=view_diary&id=40030)

<[https://majorprojects.affinitylive.com?action=view\\_diary&id=40030](https://majorprojects.affinitylive.com?action=view_diary&id=40030)>

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

[https://majorprojects.affinitylive.com?action=view\\_job&id=3402](https://majorprojects.affinitylive.com?action=view_job&id=3402)

<[https://majorprojects.affinitylive.com?action=view\\_job&id=3402](https://majorprojects.affinitylive.com?action=view_job&id=3402)>

Site: #2069 Eastlakes Shopping Centre

[https://majorprojects.affinitylive.com?action=view\\_site&id=2069](https://majorprojects.affinitylive.com?action=view_site&id=2069)

<[https://majorprojects.affinitylive.com?action=view\\_site&id=2069](https://majorprojects.affinitylive.com?action=view_site&id=2069)>

\*Con Vougioukas\*

E : cv1969@exemail.com.au

(53)

**From:** Ministerial Correspondence Unit  
**To:** Natasha Harras  
**Date:** 8/24/2012 8:49 am  
**Subject:** Fwd: FW: Proposed redevelopment of Eastlakes Shopping Centre, Eastlakes, NSW

Natasha - please note and file.

Richard Hammond.

>>> Kacey Cogle <[Kacey.Cogle@minister.nsw.gov.au](mailto:Kacey.Cogle@minister.nsw.gov.au)> 8/23/2012 4:28 pm >>>

submission

**From:** Megan Brooks [<mailto:meganpbrooks@gmail.com>]  
**Sent:** Wednesday, 22 August 2012 9:00 PM  
**To:** Public Hazzard's Office Email  
**Subject:** Proposed redevelopment of Eastlakes Shopping Centre, Eastlakes, NSW

Dear Mr Hazzard,

I am a resident of Eastlakes and I am totally opposed to the proposed redevelopment of Eastlakes Shopping Centre. The proposed residential towers do not provide amenities or open space for the residents. The local roads and infrastructure cannot cope with an influx of new residents into an already high density residential area.

Yours sincerely,

Megan Brooks

Megan Brooks

31 Grafton Street

Eastlakes. NSW.

54

**From:** Ministerial Correspondence Unit  
**To:** Natasha Harras  
**Date:** 8/29/2012 2:43 pm  
**Subject:** Fwd: FW: Objection to Eastlakes Shopping Centre Redevelopment

Hi Natasha

Please note and file.

Thanks  
Rose  
CCU

>>> Kacey Cogle <[Kacey.Cogle@minister.nsw.gov.au](mailto:Kacey.Cogle@minister.nsw.gov.au)> 29-08-2012 10:41 am >>>

submission

**From:**Megan Brooks [<mailto:MBrooks@cranbrook.nsw.edu.au>]  
**Sent:** Wednesday, 29 August 2012 10:22 AM  
**To:** Public Hazzard's Office Email  
**Subject:** Objection to Eastlakes Shopping Centre Redevelopment

Dear Mr Hazzard,

**Eastlakes Shopping Centre  
MP 09\_0146 - Mixed Use Development (Commercial, Retail & Residential)**

**I object to this proposed development on the following grounds:**

1. The scale is too massive, too high and there are too many residential buildings in an already densely populated area.
2. The volume of traffic will increase from new residents and the number of heavy vehicles servicing the shopping centre. No provision has been made for additional access other than the existing roads and there is no room for additional road structure to get people in and out of the suburb.
3. The high rise buildings will overshadow the Eastlakes Reserve which is the only green space in the area and it is already woefully inadequate for the needs of the community who use it now.
4. The increase in the population will bring an increase in anti-social behaviour and this will be exacerbated by the density of the population in a small confined area.
6. There is a proposal for a roundabout at the intersection of St Helena Parade and Barber Avenue. This indicates that the developers are going to encourage patrons and suppliers to use the residential streets in Eastlakes to access the development. This will increase traffic congestion and make the lives of the residents more difficult.
7. There will be excessive noise from service vehicles and garbage trucks in a suburb that already experiences extreme noise from aeroplanes that use the flight path over the area.

Yours faithfully  
Megan Brooks

31 Grafton Street  
Eastlakes. NSW. 2018

**Megan Brooks| Head Librarian**

5 Victoria Road, Bellevue Hill NSW 2023 Australia

**Office:** +61 2 9327 9467 | **Fax:** +61 2 9327 9537

**Email:** [MBrooks@cranbrook.nsw.edu.au](mailto:MBrooks@cranbrook.nsw.edu.au)

**Web:** [www.cranbrook.nsw.edu.au/](http://www.cranbrook.nsw.edu.au/) ( <http://www.cranbrook.nsw.edu.au/> )

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This e-mail is intended for the use of the named individual or entity and may contain confidential and privileged information.

(55)

**From:** Ministerial Correspondence Unit  
**To:** Natasha Harras  
**Date:** 8/30/2012 9:52 am  
**Subject:** Fwd: FW: Eastlakes Shopping Centre Development Proposal

Hi Natasha

Please note and file.

Thanks  
Rose  
CCU

>>> Kacey Cogle <[Kacey.Cogle@minister.nsw.gov.au](mailto:Kacey.Cogle@minister.nsw.gov.au)> 30-08-2012 9:10 am >>>

[submission](#)

**From:** Edward Morgan [<mailto:egmorgan4@hotmail.com>]  
**Sent:** Wednesday, 29 August 2012 7:44 PM  
**To:** Public Hazzard's Office Email  
**Subject:** Eastlakes Shopping Centre Development Proposal

### **Eastlakes Shopping Centre**

#### **MP 09\_0146 - Mixed Use Development (Commercial, Retail & Residential)**

Dear Mr Hazzard,

#### **I object to this proposed development on the following grounds:**

1. The scale is too massive, too high and there are too many residential buildings in an already densely populated area.
2. The volume of traffic will increase from new residents and the number of heavy vehicles servicing the shopping centre. No provision has been made for additional access other than the existing roads and there is no room for additional road structure to get people in and out of the suburb.
3. The high rise buildings will overshadow the Eastlakes Reserve which is the only green space in the area and it is already woefully inadequate for the needs of the community who use it now.
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5. There is a proposal for a roundabout at the intersection of St Helena Parade and Barber Avenue. This indicates that the developers are going to encourage patrons and suppliers to use the residential streets in Eastlakes to access the development. This will increase traffic congestion and make the

lives of the residents more difficult.

6.. There will be excessive noise from service vehicles and garbage trucks in a suburb that already experiences extreme noise from aeroplanes that use the flight path over the area.

Yours faithfully,  
Edward Morgan



**From:** Clayton Gilbert <claytongilbert@gmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 8/20/2012 8:34 pm  
**Subject:** Eastlakes Shopping Centre development - disapproval

After viewing plans as outlined at <http://majorprojects.planning.nsw.gov.au>, I would like to express 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) 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 in the northern carpark (Stage 1 development) 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 round-about where accidents currently occur frequently (reported or otherwise). Traffic will even back out onto Gardeners road.

A better solution may be to replace that round-about with a set of traffic lights, operating in coordination with the traffic lights on corner of Racecourse Place and Gardeners Road. There could also be pedestrian crossings at the lights, as pedestrians currently recklessly cross Racecourse place at any point (so also erect a medium strip fence on Racecourse Place, as recently constructed nearby on 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

(57)

**From:** Juka □<jser111@hotmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 8/25/2012 6:06 pm  
**Subject:** Eastlakes new development (Eastlakes Village)

Dear Sir/Madam,

I have attended the presentation on 25th August at Eastlakes Shopping Center in regards to the new development of the Eastlakes Village. Instead of getting a new face of the Eastlakes Shopping Center we are getting over 400 of the new apartments in the already crowded area of Eastlakes. We were hoping in getting more shops, more open space with coffees and restaurants. Instead we are now getting more apartments in the overcrowded area. There are going to be several tall buildings which is not good.

There are going to be at least 500 more cars in the area.

I hope you will not allow to build these new apartments there, because many people and I think this is not the area to build 440 new apartments in these tall buildings.

Kind Regards,Juka Feratovic

(58)

28<sup>th</sup> August 2012

Department of Planning and Infrastructure  
23-33 Bridge Street  
Sydney NSW 2000

**Re: Eastlakes Shopping Centre Redevelopment**

Dear Ms Harras,

I write to you as a concerned community member opposing the proposed design.

Though the proposed redevelopment plan of the Shopping Centre in our area of Eastlakes has potential. However, I as many concerned residents in the area do not agree with the increased residential development plan you are imposing in addition to the modernization of our existing centre. Once again we are reminded how the government fails to meet the overall requirements of residential living in the local community. As financial gains seems to be at the top of their agenda.

It is already clear in my mind just how chaotic our streets will be during and after the time this redevelopment plan is complete, with our narrow /small streets which will become congested on a daily basis and inconvenience all residents in the process to commute each day to and from home. It is already bad enough some evenings when there is an accident on the M5 which see's an embankment of cars and traffic stretching all the way down from Gardeners Road, Maloney St, King St, Evans Ave, Helena Parade where residents whom are only wanting to pull into or out of there drive way are not permitted to during this traffic surge. This is not a one off occurrence. We have also experienced Council workers/Independent Road workers carrying out services in the streets for the last few months where roads were closed and effected residents again trying to get in and out of there premises, despite being quite a minor road work service, it was poorly coordinated and managed. Imagine how much more chaotic it will be to residents and road users with your big plans for development and additional rise in population growth. Also, I must remind you of public

transport in this area how this congestion in traffic will affect the general public traveling to get too and from work or school each day with the Buses in the area already being a long-winded journey and in addition to this we must incur congestion and traffic before we reach the main roads or city district. Something the residents of Redfern – Crown Street, Bourke St endure daily.

So therefore, your proposal will see an overwhelming population growth, which is not feasible or ideal for the design and infrastructure of our local community. Instead you will leave us with increased traffic and an over populated community.

Yours faithfully,

Susan Damaj  
Resident of Eastlakes

59

Dear Sir/Madam,

Re: Application Number. **MP09\_0146**  
Application Name: **Eastlakes Shopping Centre Mixed Use Development**

I do not support the new proposed development for the Eastlakes Shopping Centre.

The reasons for **not** supporting are as follows:

- Adding 443 new apartments to the Eastlakes area it is going to be:
  - More than 600 additional people waiting for the bus to go to city in the morning.  
You can imagine when 600 additional people come to the same bus station.
  - You need additional 15 buses to take this people to the city.
  - People waiting for bus in Rosebery, Zetland and Redfern have no chance getting in the bus.
  - 1000 additional residents to the already crowded area.
  - 500 additional cars to the area.
- 12 new buildings is way too much because:
  - There are too many buildings already there
  - They are proposing 8 storey buildings, which will shadow the park and the area.
  - There are no buildings higher than 4 storeys just around shopping centre, why there should be new 8 storey buildings.
  - Not many places in the world have shopping centre with residential apartments on top. We **cannot** mix apples and pears.
  - There is a development site with more than 1840 m<sup>2</sup> for sale just 50 metres from the current shopping centre, and that is going to have probably 3 additional buildings to the 12 proposed.
- The current shopping centre is simple and nice at the moment.
  - With the proposed residential part, the shopping centre is no more.
  - You can imagine what would be if we add residential buildings on top of every shopping centre in Sydney. Shopping centre is shopping centre and residential area is residential area.
  - They are proposing to kill the shopping centre just to build residential apartments.
  - The shopping centre can have some cosmetic changes, but not fundamental.

- The traffic on the streets around the new proposed development.
  - o The traffic will be bad with the additional cars and trucks.
  - o The Gardeners Road is already too busy.

Please take these reasons into consideration, and don't allow any changes except cosmetic to the existing shopping centre.

Kind Regards  
Jusuf Feratovic  
60 Universal Street  
Eastlakes 2018

(60)

**From:** Nathan Damaj <natd000@gmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 9/5/2012 10:50 am  
**Subject:** Objection Proposed re-development of Eastlakes Shopping Centre -Eastlakes

Nathan Damaj

Eastlakes Resident

Owner of 23/34 Barber Avenue Eastlakes NSW 2018

Postal Address 110 Maloney St Eastlakes NSW 2018

Proposed re-development of Eastlakes Shopping Centre -Eastlakes

Application Number 09\_0146

I object to the project as it stands based on the proposal having buildings in excess of 3 levels high and also based on the size of the project as a whole.

At the time of promotion it was advised that the Barber avenue facing units would not exceed the level of the neighbouring properties, which stand at 3 levels. That said as an owner of the adjacent property I find that the extra two levels proposed would tower over my unit block and create an excessive concrete jungle within the area. My personal opinion is that the proposal as good as it sounds is excessive and having buildings this high ruins the landscape for others. Secondly and my main objection is due to the proposal facilitating a large residential population; a proposal of this size will not only increase traffic through very narrow and high density areas it will also put an added burden on overstretched public transport facilities. This will have a huge flow on effect to residents off Alexandria, Redfern, Waterloo and Sydney City. This is due to the bus services 343, 301 and 303 all passing through Eastlakes first on the way to the City. During peak times these services become full way before they even reach the Alexandria area. If this proposal goes ahead at such a large scale then these services will be pushed beyond limit. That said I object to the proposal based on the size of it, one based on the units exceeding 3 levels and secondly due to the fact that Eastlakes is already a high density area with inadequate ability to cope with the extra traffic and transport requirements which this proposal does not address. In my opinion a reduction in the number of proposed units and levels would address the issues to a certain degree.

Regards,

Nathan Damaj.

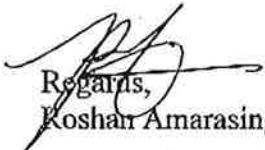
(6)

## 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.

Happy to discuss my objections further. I can be contacted on  
[roshan17a@hotmail.com](mailto:roshan17a@hotmail.com)



Regards,  
Roshan Amarasingha

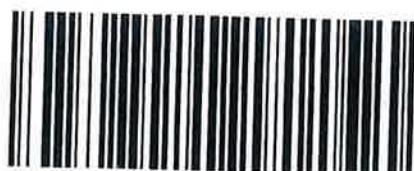


(62)

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

14 August 2012

Attention: Ms Natasha Harras



PCU037612

Dear Sir

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
(MP09\_0146)**

Reference is made to the above Major Project Application which is currently on public exhibition. I am writing as a concerned resident of Eastlakes to express my objections to the proposed development.

My concerns with the proposal include the following matters:

- The proposed development will result in a gross overdevelopment of the site that will have significant amenity impacts on the surrounding residential area;
- The proposed height of the buildings and the amount of floor space proposed is considered to be excessive and will have a serious impact on residential amenity as a result;
- The proposed development, with its 1,038 car parking spaces will have a serious impact on traffic congestion in the local streets;
- It is likely that a development of this size will result in on street parking in the local streets which is already at capacity;
- The proposed development will have a detrimental impact on residents in terms of noise, traffic and overshadowing;
- The proposal has insufficient landscaping and setbacks to Eastlakes Reserve and Barber Avenue which will have an unacceptable visual impact on the public park and the streetscape.

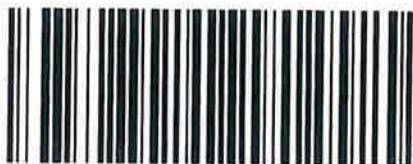
Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be refused by the NSW Department of Planning & Infrastructure.

Thank you for considering the above matters in assessing the above application.

Yours faithfully

Name Asma Harras Date 15/8/2012  
Address 712 Greyfriars Eastlakes NSW 2018  
Contact Phone No: 02 9667-3924





PETITION RE EASTLAKES DEVELOPMENT

PCU037615

The Key issues we feel about the proposed development are:

- The scale of the proposed development is too massive, too high and too many residential buildings.
- More traffic in residential streets from an increase in population.
- High rise building built to close to Eastlakes Reserve causing overshadowing to local area used by families living in units abutting the Reserve.
- No provision for extra traffic in streets for vehicles serving the shops and units.

NAME

ADDRESS

SIGNATURE

Elsa Macallanes 115/77 GADENERS RD KING FOR E. Macallanes

Lorraine Wood 83 SPARK ST EASTLAKES L. Wood

Dawn Cross 48 PRITCHARD ST Botany D. Cross

Thee Gardner 53 MARK AVE Pagewood J. Gardner

Anne Theodore 161 Doncaster Ave Kensington A. Theodore

B. Connolly 19 Daniel St Botany B. Connolly

LYNNE BRADLEY 13/33-37 EDGELL AVE BOTANY NSW 2019 L. Bradley

CLAAA Wilson 21A LANG AVE PAGEWOOD 2035 C. Wilson

LUCY RIMA 29 SOUTHBURNE ST BOTANY L. Rima

Frances Prever 275 Doncaster St Kingsford F. Prever

Doreen Dyce 6 King St East Lakes D. Dyce

J. Lewis 42 Alfred St Mascot 2020 J. Lewis

VICKY YOUNG 3/31 BARBER AVE EASTLAKES 2019 V. Young

12 SEP 2012

SUSANNE YOUNG



Mayor  
City of Botany Bay

14 September 2012

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

Department of Planning  
Received  
18 SEP 2012  
Scanning Room

Ms Harris,

Please find enclosed a petition sent to our office from Eastlakes residents in relation to the proposed Shopping Centre development

Regards  
Office of the Mayor

7 Sept. 2012

RECEIVED

12 SEP 2012

MAYOR'S OFFICE

Hon. Ron Hoenig  
Office of the Mayor  
Shop 176 A, Eastgarden  
Parramatta NSW 2035

Dear Mayor

Enclosed is the petition form that my friends and me had signed. This is all I can managed as I cant walk due to the accident in the garden. I have broken my bones on the right leg.

It is sad because there were so many people in the housing but they don't care like you and me.

I will be very glad if you can do something about this over development of Eastlakes. 2 or 3 residential buildings are OK but no to many. The place will become very expensive for shopping.

Yours faithfully  
Edith Nowlan

309/16 Maloney St.  
Eastlakes NSW 2018

## MASSIVE OVERDEVELOPMENT OF EASTLAKES SHOPS

We, the undersigned, object to the proposed overdevelopment for Eastlakes Shopping Centre to put up too many residential buildings. We dont want overcrowding of residents in our peaceful and quiet area.

Signed:

Edith Nowlan — Dep. of Housing, Maloney St. Eastlakes  
Edith T. Hayes — " "  
HANNA NTANIAS " "  
Sharon Fletcher "  
Daisy J. McPolby " "  
Lynne Henn "  
CHARLES J. MATTHEWS Mascot Drv, Eastlakes  
Sukriye Akyol "  
Trudy O'Regan Dept of Housing  
Mary Spitz Mascot Drv, Eastlakes  
T. R. H. Ross " "  
Gernot Avanzado "  
Iohn van T Schip " "  
Vilhal Akyol " "  
Necda Arslan Dept of Housing  
Kim Sambong " "  
Letricia Palermo " "  
Anna Jura " "

(65)

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

14 August 2012



Attention: Ms Natasha Harras

Dear Sir

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
(MP09\_0146)**

Reference is made to the above Major Project Application which is currently on public exhibition. I am writing as a concerned resident of Eastlakes to express my objections to the proposed development.

My concerns with the proposal include the following matters:

- The proposed development will result in a gross overdevelopment of the site that will have significant amenity impacts on the surrounding residential area;
- The proposed height of the buildings and the amount of floor space proposed is considered to be excessive and will have a serious impact on residential amenity as a result;
- The proposed development, with its 1,038 car parking spaces will have a serious impact on traffic congestion in the local streets;
- It is likely that a development of this size will result in on street parking in the local streets which is already at capacity;
- The proposed development will have a detrimental impact on residents in terms of noise, traffic and overshadowing;
- The proposal has insufficient landscaping and setbacks to Eastlakes Reserve and Barber Avenue which will have an unacceptable visual impact on the public park and the streetscape.

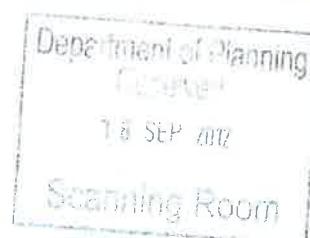
Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be refused by the NSW Department of Planning & Infrastructure.

Thank you for considering the above matters in assessing the above application.

Yours faithfully

Name ... Stewart Alonso  
Address 12128 Barber Ave Eastlakes - 2018  
Contact Phone No:.....

9663 0863



Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

Attention: Ms Natasha Harras

Dear Sir

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
(MP09\_0146)**

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- The proposed development, with its 1,038 car parking spaces will have a serious impact on traffic congestion in the local streets;
- It is likely that a development of this size will result in on street parking in the local streets which is already at capacity;
- The proposed development will have a detrimental impact on residents in terms of noise, traffic and overshadowing;
- The proposal has insufficient landscaping and setbacks to Eastlakes Reserve and Barber Avenue which will have an unacceptable visual impact on the public park and the streetscape.

Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be determined by the NSW Planning Assessment Commission

Thank you for considering the above matters in assessing the above application.

Name *Jane Dunn*  
Address *10 Cranbrook St Botany 2019*  
Contact Phone No:.....



PCU038052

Department of Planning

Received

21 SEP 2012

(67)

Scanning Room

To DEPARTMENT OF PLANNING & INFRASTRUCTURE  
MS NATASHA HARRAS  
23 BRIDGE STREET  
SYDNEY 2000

EILEEN CANNON

16 COWARD STREET  
MASCOT 2020  
19-01-2012 NSW  
E. Cannon

REGARDS TO EASTLAKES SHOPPING CENTRE DEVELOPMENT.  
THE AREA IT'S OVER DEVELOPED NOW WITH MANY FLATS AND NARROW STREET OFTEN PEOPLE HAVE TO PULL TO THE SIDE OF THE ROAD TO LET ANOTHER CAR PASS, AND PARKING IS HARD. AT THE BACK OF EASTLAKES SHOPPING CENTRE IS A DEAD END WHICH GIVES YOU NO ROOM TO MOVE IN CASE OF ACCIDENTS. TO MANY STOREY'S WOULD BLOCK OUT SUNLIGHT FOR PARK LAND. INCREASE OF HEAVY VEHICLES IS BAD

<u>a. jackson</u> 154 FOTHERLAND MASCOT 2020 <u>L. Cannon</u> 16 COWARD ST MASCOT <u>M. Bird</u> MASCOT <u>M. Jackson</u> 154 FOTHERLAND ST MASCOT Elaine SCOTT 5/18 Barber Ave EASTWAKE 2018 MERY REISENWEITER 5/18 BARBER AVE EASTLAKES John Wilson 36 Wilson St Rosebery <u>K. M. Y.</u> 1/287 GARDENS ROAD Stuart Ward 1/2 Barber Ave	David Mir 3 George St Eastlakes R. ANDREWS (142/3) SLATER Mitchell Pryor 17 Malcolm St Mascot 7. Reed & FROGMORE ST MASCOT DAVID CROSS 20/15 FLORALICE AVE EASTLAKES Darryl Remeker B/10 Saint Helena Rd DANIA VERPLAK 409/3 Floor Amy McKell 9 Robinson St Eastlakes. 2018 FRP H C L RON O'NEIL MASCO Oranelle Boyle 11 ROBERT ST MASCOT Doris Collefa 20 Coward St., MASCOT 2020	Woodend 61 SPARKS ST MASCOT Jim Griffith Eastlakes 16 Robinson ST EASTLAKES BO'Conor & opaline 47 FLORALICE EASTLAKES 2018 J. GRIFFITH. 2018 26 ROBINSON ST EASTLAKES Terry Murrell 20 PRIMROSE AVE Roseber MR Jim O'Rourke 35 MALONEY ST ROSEBERY Rowan O'Brien 2/9 FLORALICE AVE eastlakes, ROBERT COHIN'S 10 Hughes Ave MASCOT E. CANNON, 16 COWARD ST., MASCOT 2020 NSW Ginelle Kelly 14- Coward ST MASCOT James Kelly 17 coward st mascot 2020
---	---	---

PATRICIA ANN LEVEY  
18 Lismore Street  
Eastlakes NSW 2018

19 September 2012



PCU038053

Department of Planning and Infrastructure  
23-33 Bridge Street  
SYDNEY NSW 2000

Attention: Ms Natasha Harras

Dear Madam:

Re: Proposed Development of Eastlakes Shopping Centre

I have carefully studied the above proposed development and, whilst I agree with a modernisation and upgrade of the Eastlakes Shopping Centre itself, I **strongly object** to the design of the current proposed development for the following reasons:

1. The proposed development includes **twelve** residential towers of **five to eight** storeys. The scale of this proposed development is **too massive, too high** and comprises **too many residential buildings**.
2. The proposed development currently features **no residents' amenities**.
3. The proposed development will come to the immediate edge of the street and park and will **overshadow the Eastlakes Reserve** particularly in winter months. This also will **minimise the amenity** of the local area on which a high number of families who reside in units rely on the park for their open space.
4. The proposed development will attract **more traffic** in residential streets caused by an increase in population and from an **increased number of heavy vehicles** required to service the shopping centre.
5. The proposed development provides **no additional access** to the already existing roads. This would cause **serious delays** in moving shoppers, delivery vehicles and permanent unit residents in and out of the area.
6. The proposed development includes a **roundabout** at the intersection of St Helena Parade and Barber Avenue which indicates that the **developers will be encouraging patrons and suppliers to use residential streets** in Eastlakes to access the development.
7. The proposed development **will cause excessive noise** from service vehicles and garbage trucks.
8. The proposed development will cause a high increase in **anti-social behaviour**.

Yours sincerely

PATRICIA LEVEY

Department of Planning
F 000063
21 SEP 2012
Scanning Room

(69)



PCU038152

20-9-2012

33 ROBINSON ST

THE DEPARTMENT OF PLANNING  
AND INFRASTRUCTURE.

EASTLAKES  
2018

Ms NATASHA HARRAS,

HAVING RESIDED IN THE EASTLAKES AREA  
FOR THE PAST 45 YEARS, I HAVE WATCHED THE  
DEVELOPMENT OF THE SHOPPING CENTRE OVER  
THAT TIME.

WHILST THE IDEA OF DEVELOPING THE  
CENTRE WOULD BE AN IMPROVEMENT, BUT TO THE  
EXTENT OF THE PROPOSED SCHEME FOR SUCH A  
SMALL AREA IS OUTRAGEDOUS.

I HAVE DIFFICULTY ALREADY IN PARKING  
MY VEHICLE, BUT WITH NO IMPROVEMENT TO THE  
ROAD STRUCTURE, IT WILL BE HORRENDOUS WITH  
EXTRA VEHICLES AND DELIVERY TRUCKS.

THE IDEA OF MAYBE 12 FIVE TO EIGHT  
STOREY RESIDENTIAL TOWERS BEING ERECTED WILL



*2*

CREATE ANTI-SOCIAL BEHAVIOUR WITH THE  
VOLUME OF PEOPLE OCCUPYING THEM AND THE  
EXISTING RESIDENTS.

NOT LIVING IN THE EXACT AREA, I FEEL THAT THE  
LOCAL RESIDENTS WILL BE DEPRIVED OF LOCAL  
SPACE FOR THEIR CHILDREN, PLUS DEPRIVING THEM  
OF NATURAL SUNLIGHT.

I TRUST THAT COMMON SENSE WILL PREVAIL  
OVER THIS MATTER AND THE OVERDEVELOPMENT  
WILL BE SUBDUE.

THANKING YOU

K.J.D.P.M. *Brown*

MARK SCHOFIELD

23RD SEPT 201

A/DIRECTOR,

METROPOLITAN & REGIONAL PROJECT (SOUTH)  
NSW DEPARTMENT OF PLANNING & INFRASTRUCTURE.  
NSW

DEAR SIR

SUB: DEVELOPMENT AT EASTLAKES SHOPPING  
CENTRE (MP09-0146)

I WOULD LIKE TO SUBMIT THE FOLLOWING FOR YOUR  
CONSIDERATION.

- 1) PROPOSED FIVE TO EIGHT STOREY RESIDENTIAL  
TOWERS ARE TOO HIGH AND THE BUILDING WILL  
COMPLETELY CLOSE OUR OPEN VIEW.
- 2) THE TRAFFIC JAM WILL BE SO MUCH THAT OUR  
EXIT TO GARDENERS ROAD WILL BE TOTALLY  
IMPOSSIBLE.
- 3) WE ARE ALREADY HAVING SOCIAL PROBLEMS  
HERE AND FUTURE DEVELOPMENT WILL MAKE  
IT WORSE IN THIS AREA.

<sup>ANTI-</sup>

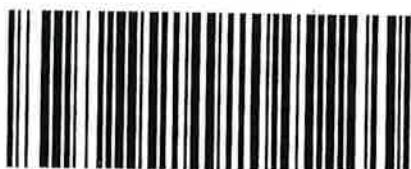
Yours sincerely,

ANTON HAROUR

311 COMMONWEALTH AVE  
EASTLAKES 2018

(72)

MARK SCHOFIELD  
M/DIRECTOR,



PCU038257

23RD SEPT, 2012

METROPOLITAN & REGIONAL PROJECT (SOUTH)  
NEW DEPTT. OF PLANNING & INFRASTRUCTURE

DEAR SIR,

Sub: DEVELOPMENT OF EASTLAKES SHOPPING CENTRE AS PROPOSED BY CROWN PROSHYA JOINT VENTURE. (APPL. NO. MPA 09 0146).

I WOULD LIKE TO SUBMIT THE FOLLOWING FOR YOUR KIND CONSIDERATION.

- 1) THE PROPOSED DEVELOPMENT IS TOO HIGH AND TOO MANY UNITS TO BE BUILT.
- 2) THE HIGH BUILDING WILL CUT OFF OUR SKY-VIEW COMPLETELY.
- 3) THE OCEAN BREEZE WE GET DAILY WILL BE COMPLETELY CUT OFF AND OUR AREA WILL BE VERY HOT ALWAYS.
- 4) WE ARE HAVING TRAFFIC CONGESTION IN FRONT OF OUR BUILDING IN LONGNORTH AVE, ALREADY. IF THE PROPOSED DEVELOPMENT TAKES PLACE WE WILL NOT BE ABLE TO <sup>GO</sup> GARDNER'S ROAD AT ALL THROUGH THE HEAVY TRAFFIC OF CARS, ALONG WITH UNITS TO BE BUILT AT THE SHOPPING CENTRE.

YOURS SINCERELY,

F.M. MOKHALESU RAHMAN  
(F.M. MOKHALESU RAHMAN)

11/1 LONGNORTH AVENUE,  
EAST LAKES - 2018

Department of Planning Received 27 SEP 2012
Scanning Room



PCU037397

72

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

14 August 2012

Department of Planning  
Received

4 SEP 2012

Scanning Room

Attention: Ms Natasha Harras

Dear Sir

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
(MP09\_0146)**

Reference is made to the above Major Project Application which is currently on public exhibition. I am writing as a concerned resident of Eastlakes to express my objections to the proposed development.

My concerns with the proposal include the following matters:

- The proposed development will result in a gross overdevelopment of the site that will have significant amenity impacts on the surrounding residential area;
- The proposed height of the buildings and the amount of floor space proposed is considered to be excessive and will have a serious impact on residential amenity as a result;
- The proposed development, with its 1,038 car parking spaces will have a serious impact on traffic congestion in the local streets;
- It is likely that a development of this size will result in on street parking in the local streets which is already at capacity;
- The proposed development will have a detrimental impact on residents in terms of noise, traffic and overshadowing;
- The proposal has insufficient landscaping and setbacks to Eastlakes Reserve and Barber Avenue which will have an unacceptable visual impact on the public park and the streetscape.

Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be refused by the NSW Department of Planning & Infrastructure.

Thank you for considering the above matters in assessing the above application.

Yours faithfully

Tieliu Xu.  
Name .....  
Address ..... 1120 Evans Ave, Eastlakes 2018  
Contact Phone No:..... 0415473947

31/08/2012

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

14 August 2012

Attention: Ms Natasha Harras

Dear Sir

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
(MP09\_0146)**

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- The proposed development will have a detrimental impact on residents in terms of noise, traffic and overshadowing;
- The proposal has insufficient landscaping and setbacks to Eastlakes Reserve and Barber Avenue which will have an unacceptable visual impact on the public park and the streetscape.

Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be refused by the NSW Department of Planning & Infrastructure.

Thank you for considering the above matters in assessing the above application.

Yours faithfully

Name Xue GONG.  
Address ...1/20.... Evans Ave Eastlakes NSW  
Contact Phone No:.....

(75)

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

14 August 2012

Attention: Ms Natasha Harras

Dear Sir

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
(MP09\_0146)**

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My concerns with the proposal include the following matters:

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- The proposal has insufficient landscaping and setbacks to Eastlakes Reserve and Barber Avenue which will have an unacceptable visual impact on the public park and the streetscape.

Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be refused by the NSW Department of Planning & Infrastructure.

Thank you for considering the above matters in assessing the above application.

Yours faithfully *K. Kean*

Name .... *Mrs. Kim Kean*  
Address .... *41281 Gardeners Rd, Eastlakes.*  
Contact Phone No:..... *c415 799 764*.

Postal address: *265 Lawrence St, Alexandria 2015.*

76



PCU037395

8 Keng St  
Eastlakes 2018  
30th Aug 2012

Ms Natasha Karras  
Dept of Planning & Infrastructure  
23-33 Bridge St  
Sydney 2000.

Dear Madam,

As long time residents of Eastlakes, we wish to strongly object to the proposed plan for this area. It is an already crowded with narrow streets.

There is no consideration in this plan for current residents nor the residents they intend moving into the area. The only winner is the developer.

Yours sincerely,  
ROBERT BRYANS

Department of Planning  
Received  
4 SEP 2012  
Scanning Room



77

To Ms Natasha Harras, Dept. of Planning and Infrastructure

PCU037479

### Regarding the proposed development for the Eastlakes Shopping Centre

Ms. Harras,

As a 30+ year resident of Eastlakes, I would like to put forward my concerns as a resident and property owner about the proposed development of the Eastlakes Shopping Centre.

Eastlakes is a small suburb, which has been, as the planning gods have seen fit, blessed with not one but two public housing estates within less than a kilometre of each other. In addition, the Eastlakes Shopping Centre is surrounded by high density housing. As a result of the nexus of socio-economic disadvantage and density of population, Eastlakes is already a hotbed of anti-social behaviour – graffiti, teen gangs, littering, dangerous driving are all the norm, and will be set to increase if the proposal goes ahead.

As you can imagine, this high level of dense population in a small area creates traffic and resource problems. This is compounded by the fact that the shopping centre is serviced by only two exit roads to get out of the suburb – King St via Maloney St or Gardener's Road. The number of units being put on the site with no additional road infrastructure to get people in and out will be tantamount to serious neglect if there is a fire in the area. Not to mention the difficulty of getting ambulances in and out of the area.

The scale of the proposed development will compound the already serious problems caused by too many residential buildings in a small area.

The shopping centre is already serviced by heavy vehicles which patently struggle to manoeuvre around the small suburban streets and sharp hair pin turns – points which even a suburban driver struggles with. Obviously, given the proximity of the Eastlakes Public School and several childrens' daycare centres within 2km of the shopping centre, there are many young children in the area. The proposed development will increase traffic and further endanger childrens' and residents' lives.

The proposed roundabout at the intersection of St. Helena Parade and Barber Ave. suggests that developers will encourage suppliers to access the shopping centre using residential back streets – another blow to resident safety.

You might also be aware that as it stands, the shopping centre is home to a feral cat population which are frequently culled (with limited effect) by the management in an inhumane and unhygienic manner – poisoning – which leaves cats to die agonizing, slow deaths in areas where they are unable to be retrieved – ceilings for example. This is a common occurrence and increasing the density of the residential towers in the area will only add to the problem.

As the mother of a young son I implore you to reject this proposal. Eastlakes is already overbuilt and overpopulated. It is therefore often dirty, plagued by litter and dangerous parking and driving practices. This proposal will compound the problems already riven in the area.

Catherine Chan

Department of Planning Received 6 SEP 2012
Scanning Room



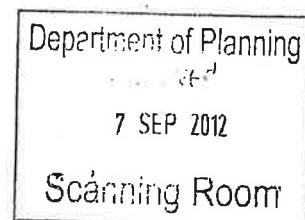
PCU037521

✓ Y VALENCIA GHEGHENOZIAN

- The scale of the proposed development is too massive, too high and too many residential buildings
- More traffic in residential streets from an increase in population and also from an increase in the number of heavy vehicles servicing the shopping centre. No additional access other than existing roads has been provided
- Being built right up against Eastlakes Reserve will mean the high rise building will cause major overshadowing, particularly in the winter months taking away from the amenity of the local area. An area where a high number of families live in units and rely on the park for their open space
- Increase in anti-social behaviour
- The number of units being put on the site with no additional road infrastructure to get people in and out
- 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
- Excessive noise from service vehicles and garbage trucks.

✓ AGREE TO ALL OF THIS, PLUS IT WILL  
LEAD TO MORE CRIME AND FATALITY.

THANK you V. G.





PCU037519

79

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

14 August 2012

Attention: Ms Natasha Harras

Dear Sir

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
(MP09\_0146)**

Reference is made to the above Major Project Application which is currently on public exhibition. I am writing as a concerned resident of Eastlakes to express my objections to the proposed development.

My concerns with the proposal include the following matters:

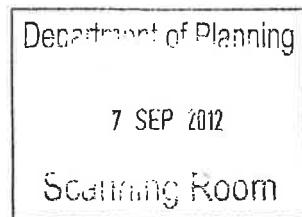
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- The proposed development will have a detrimental impact on residents in terms of noise, traffic and overshadowing;
- The proposal has insufficient landscaping and setbacks to Eastlakes Reserve and Barber Avenue which will have an unacceptable visual impact on the public park and the streetscape.

Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be refused by the NSW Department of Planning & Infrastructure.

Thank you for considering the above matters in assessing the above application.

Yours faithfully

Name ..... ROBERT INNOCENTI AND NATALIE INNOCENTI  
Address ..... 21 L'EVER STREET ROSEBERY, NSW, 2018,  
Contact Phone No:....(02) 8339 1135

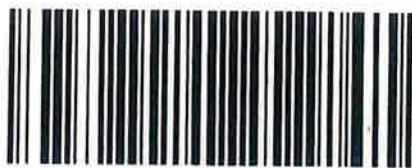


80

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

14 August 2012

Attention: Ms Natasha Harras



PCU037578

Dear Sir

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
(MP09\_0146)**

Reference is made to the above Major Project Application which is currently on public exhibition. I am writing as a concerned resident of Eastlakes *Rosebery* to express my objections to the proposed development.

My concerns with the proposal include the following matters:

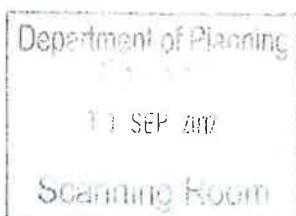
- The proposed development will result in a gross overdevelopment of the site that will have significant amenity impacts on the surrounding residential area;
- The proposed height of the buildings and the amount of floor space proposed is considered to be excessive and will have a serious impact on residential amenity as a result;
- The proposed development, with its 1,038 car parking spaces will have a serious impact on traffic congestion in the local streets;
- It is likely that a development of this size will result in on street parking in the local streets which is already at capacity;
- The proposed development will have a detrimental impact on residents in terms of noise, traffic and overshadowing;
- The proposal has insufficient landscaping and setbacks to Eastlakes Reserve and Barber Avenue which will have an unacceptable visual impact on the public park and the streetscape.

Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be refused by the NSW Department of Planning & Infrastructure.

Thank you for considering the above matters in assessing the above application.

Yours faithfully

Name ..... *Maggie Webster*  
Address ..... *Gordon Street Rosebery NSW*  
Contact Phone No... *(02 82) 378056*



31/08/12



(1)

Natasha Harras

Department of Planning and Infrastructure

23-33 Bridge Street

Sydney, NSW, 2000

**Re: Re development of Eastlakes Shopping Centre**

Dear Natasha,

I recently received a flyer with the new proposal for Eastlakes shopping centre. It was then followed by a letter from Ron Hoenig ( Mayor of Botany Bay).

I have included this letter in with mine as it is easier than trying to re write the whole document.

Please be advised that I totally agree with the content of this letter from the Mayor.

I believe that the proposal is way out of proportion and will heavily impact on this suburb.

I agree that the shopping centre needs to be refurbished but definitely not to the extreme that is proposed.

Please be advised that all points that I have highlighted on this letter I totally agree to.

I believe that this proposal should be knocked back and an alternative be drawn up.

If you require any further information please do not hesitate to contact me

Kind Regards

A handwritten signature in black ink, appearing to read "Cathie Beattie".

Cathie Beattie

27/28 Evans Avenue

Eastlakes Sydney

NSW 2018

Mobile: 0417418029

Department of Planning  
Received  
3 SEP 2012  
Scanning Room



**Mayor**  
**City of Botany Bay**



011

Cathie Beattie  
27/28 Evans Ave  
EASTLAKES NSW 2018

Dear Cathie

**Outrageous Eastlakes Overdevelopment – A Call for Action**

At last week's Council Meeting, the issue of the outrageous overdevelopment proposed for the Eastlakes Shopping Centre was discussed. While Council acknowledges, and agrees with, local residents' support for the modernisation and upgrade of the shopping centre itself, there is real concern about massive overdevelopment, including 12 five to eight storey residential towers.

The proposed development will come right to the edge of the street and our park, overshadowing Eastlakes Reserve. Open space and residents' amenities are not features of the proposal as it currently stands. Eastlakes was a planning nightmare in the 1960s and if the State Government and the developers have their way it will continue to be a classic example of overdevelopment.

Council resolved that, as Mayor, I write to residents in the area who might be affected by the overdevelopment and encourage them to lodge objections about it with the Department of Planning. The Department, rather than Council, is assessing the application and any approval will be given by the Minister for Planning on the Department's advice.

Council does not endorse the manner in which both the former and present State governments have handled this development proposal in taking it away from local assessment and determination. While Council will make submissions itself, our case would be strengthened by submissions from residents outlining their own concerns.

Key issues for residents to include in any submission are:

- The scale of the proposed development is too massive, too high and too many residential buildings
- More traffic in residential streets from an increase in population and also from an increase in the number of heavy vehicles servicing the shopping centre.  
No additional access other than existing roads has been provided

*Continued over page...*

- Being built right up against Eastlakes Reserve will mean the high rise building will cause major overshadowing, particularly in the winter months taking away from the amenity of the local area. An area where a high number of families live in units and rely on the park for their open space
- Increase in anti-social behaviour
- The number of units being put on the site with no additional road infrastructure to get people in and out
- 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
- Excessive noise from service vehicles and garbage trucks.

Council is of the view that traffic will be the biggest issue for local residents as the only access will be via our residential streets.

You can make a submission incorporating any of these views or any other aspects you consider should be taken into account in the assessment. Submissions can be made online on the Department of Planning website. There is provision for comment by interested parties and you can directly access the actual Eastlakes Shopping Centre proposal via:

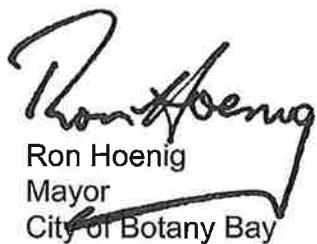
[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=3402](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3402)

Or you can write to Ms Natasha Harras, Department of Planning and Infrastructure, 23-33 Bridge Street, Sydney, 2000.

Please take the time to be part of the community consultation and directly inform the NSW Government and the Department of Planning of your concerns regarding this development.

If you need any more information, please do not hesitate to contact me.

Yours sincerely,



Ron Hoenig  
Mayor  
City of Botany Bay

31<sup>st</sup> August 2012



PCU037393

To : Department of Planning and Infrastructure  
 Subject : Mixed Use Development at Eastlakes Shopping Cr  
 App.No.-MP09\_0146

Dear Mr Bright

As a resident and owner of 12/16 Barber Ave Eastlakes I wish to register my objection to the proposed development application of the Eastlakes shopping center.

This proposal, as it stands, with no regard for local residents must not go ahead!

The main concern is the traffic congestion due to the increase in population and also the increase in the number of heavy vehicles servicing the shopping center. Already we are experiencing problems with huge delivery trucks and semi trailers delivering goods to Aldi and Woolworths.. The roads are too narrow to cope with this traffic which will increase due to the extra shops that will be built not to mention the extra car traffic generated by the increased population in the 300 + units to be built over the shops.

The plan does not allow for any upgrades to the existing roads nor any additional access routes – so it will be a nightmare to exit or enter via Gardiners Rd. Moreover the extension of the M4 motorway, allowing for ramps to and from Gardiners rd from the Southern cross drive must be taken into consideration as it, also will impact on traffic in our local area. All it needs is a hiccup on the M4(a daily occurrence) and the ensuing traffic build up will encourage motorists to divert from the Southern Cross dr onto the ramps and into the Eastlakes area—causing a nightmarish gridlock.

The developers who put in this application are not local residents. Their main concern is to line their pockets at the expense of the local community.

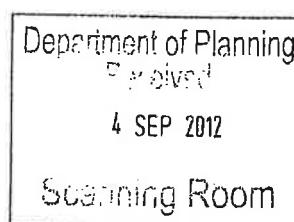
They don't care if their massive construction overshadows the one main bit of green in our area—the Eastlakes reserve. They don't care if they contribute to increased anti social behaviour created by a high density living. They don't care if local residents are forced to put up with extra traffic, noise and pollution . They don't care if people currently working in the Eastlakes center lose their jobs as a result of this massive development.

All the care about is “the almighty dollar”

You should be looking to approving plans for the existing residents such as aged care facilities .

I sincerely hope that you will take my concerns seriously and picture yourself in a similar situation. Would you like this happening in your residential area?  
 Yours faithfully

Joseph Skrabut



(87)

31<sup>st</sup> August 2012

PCU037340

Department of Planning  
R. City N.  
3 SEP 2012  
Scanning Room

To : Department of Planning and Infrastructure  
Subject : Mixed Use Development at Eastlakes Shopping Cr  
App.No.-MP09\_0146

Dear Mr Bright

As a resident and owner of 37 Westcott st Eastlakes I wish to register my objection to the proposed development application of the Eastlakes shopping center.

This proposal, as it stands, with no regard for local residents must not go ahead!

The main concern is the traffic congestion due to the increase in population and also the increase in the number of heavy vehicles servicing the shopping center. Already we are experiencing problems with huge delivery trucks and semi trailers delivering goods to Aldi and Woolworths.. The roads are too narrow to cope with this traffic which will increase due to the extra shops that will be built not to mention the extra car traffic generated by the increased population in the 300 + units to be built over the shops.

The plan does not allow for any upgrades to the existing roads nor any additional access routes –so it will be a nightmare to exit or enter via Gardiners Rd. Moreover the extension of the M4 motorway, allowing for ramps to and from Gardiners rd from the Southern cross drive must be taken into consideration as it, also will impact on traffic in our local area. All it needs is a hiccup on the M4(a daily occurrence) and the ensuing traffic build up will encourage motorists to divert from the Southern Cross dr onto the ramps and into the Eastlakes area—causing a nightmarish gridlock.

The developers who put in this application are not local residents. Their main concern is to line their pockets at the expense of the local community.

They don't care if their massive construction overshadows the one main bit of green in our area—the Eastlakes reserve. They don't care if they contribute to increased anti social behaviour created by a high density living. They don't care if local residents are forced to put up with extra traffic, noise and pollution . They don't care if people currently working in the Eastlakes center lose their jobs as a result of this massive development.

All the care about is “the almighty dollar”

You should be looking to approving plans for the existing residents such as aged care facilities .

I sincerely hope that you will take my concerns seriously and picture yourself in a similar situation. Would you like this happening in your residential area?

Yours faithfully

Veronica Kuller

31 August 2012

To the Dept of Planning and Infrastructure

Subject: Mixed Use Development of Eastlakes Shopping Centre  
App.No: MP09\_0146

Dear Mr Bright

I, Nerina Skrabut-owner of 6/25 Mascot Dr Eastlakes and long term resident of this area am deeply concerned and wish to raise strong objection to the outrageous massive development which has been proposed.

I agree that the shopping center is in great need of refurbishment but not to the extent of this proposal. The surrounding roads of the Eastlakes center are already having great problems in coping with heavy vehicles delivering goods. The roads are barely wide enough for two cars let alone delivery trucks and with the extra shops proposed this will mean more heavy vehicles in the area together with more cars from the increased population in the unsightly extra residential towers planned.

Traffic congestion will be enormous—or do you propose delivery of goods to be done via helicopter drop?

I question if any one in your department has seriously checked out the demographics of the area and the existing traffic conditions—or has it all been done on paper with the planner sitting comfortably at a desk!!

To add insult to injury the proposal allows for 12 residential units on top of the shops—2 to 8 storeys high—with some parking underneath—totally inadequate for the extra number of vehicles which will be introduced into the area from the increased population. And what of the shoppers—where will they park?

Moreover, this plan does not allow for any upgrades in the existing roads or any additional access routes—it will be a nightmare to access or exit the area and I foresee a bottleneck situation which will create a gridlock of traffic as motorists attempt to enter or leave Gardiners road.

Apart from these nightmarish traffic conditions this plan does not provide any amenities or in any way consider the needs of the local residents.

Quite the opposite—it will increase an already over populated high density living area which in turn will also increase the amount of anti social behaviour.

This monstrous construction will overshadow the one limited and very necessary recreation area referred to as The Eastlakes Reserve.

There are no benefits for our local community in this application. It's aim is to feed the greed of a developer which is using the excuse of subsidizing the shopping centre upgrade to fill it's coffers

You should be looking to approve applications for retirement villages and aged care residential units in the area to allow long term residents to remain and be cared for in the area they have spent their life in—not bringing in more people from outside.

This development, if it goes ahead, will create a nightmare for residents and destroy our area.

Yours faithfully

Nerina Skrabut

To: Dept of Planning and Infrastructure  
Subject: Mixed Use Development Eastlakes Shopping Centre

September 1 2012

Dear Mr Bright

I wish to state my strong objections to this proposed development of the Eastlakes shopping area.

My reasons are :

The proposed development is just too massive and too high for this area. There has been no allowance to upgrade the current road system or provisions for extra access routes to and from the center. We already have problems with heavy vehicles such as semi trailers and trucks delivering goods to Woolworths and Aldi. This will only get worse due to the extra shops on the plan and also the increase in population as a result of the ultra high residential buildings to be built on top of the shopping center. The scale of the proposed development is just to big for the existing roads and access infrastructure. And no provision has been made to improve the current roads or for any extra access routes. Traffic congestion will be at its peak and create a nightmare both for local residents and shoppers—not to mention parking which will be inadequate and at a premium.

The Eastlakes reserve will also be affected—due to overshadowing by these high residential towers. This space is of utmost importance to local residents living in units and this developer has made no allowance for improving this recreational area or improving amenities—but of course, upgrading the reserve is not a money making venture and is therefore ignored

Yes—I agree the Eastlakes shopping centre is in need of upgrading but not as proposed and not at the destruction of a pleasant and peaceful community . If the local community has to suffer because of the impact of such an upgrade—I say—minimal upgrade and leave the shopping center as it is. It has been working and servicing the community well for over 40 years and even attracts shoppers from many other areas as well—so leave well enough alone

Yours faithfully

Andre Skrabut

3/16 Barber ave Eastlakes

(SG)

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

14 August 2012



PCU037343

Attention: Ms Natasha Harras

Dear Sir

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
(MP09\_0146)**

Reference is made to the above Major Project Application which is currently on public exhibition. I am writing as a concerned resident of Eastlakes to express my objections to the proposed development.

My concerns with the proposal include the following matters:

- The proposed development will result in a gross overdevelopment of the site that will have significant amenity impacts on the surrounding residential area;
- The proposed height of the buildings and the amount of floor space proposed is considered to be excessive and will have a serious impact on residential amenity as a result;
- The proposed development, with its 1,038 car parking spaces will have a serious impact on traffic congestion in the local streets;
- It is likely that a development of this size will result in on street parking in the local streets which is already at capacity;
- The proposed development will have a detrimental impact on residents in terms of noise, traffic and overshadowing;
- The proposal has insufficient landscaping and setbacks to Eastlakes Reserve and Barber Avenue which will have an unacceptable visual impact on the public park and the streetscape.

Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be refused by the NSW Department of Planning & Infrastructure.

Thank you for considering the above matters in assessing the above application.

Yours faithfully

Name Jason Ayres  
Address ..... 4/12, Middlemiss St, Mascot.  
Contact Phone No:..... 9667 2661

Department of Planning
Received
3 SEP 2012
Scanning Room

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

14 August 2012

Attention: Ms Natasha Harras

Dear Sir

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
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Thank you for considering the above matters in assessing the above application.

Yours faithfully

Name Louise Dasilva.  
Address 13 Connor St Eastlakes.  
Contact Phone No: 0700 8376.

ss

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

14 August 2012

Attention: Ms Natasha Harras

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Thank you for considering the above matters in assessing the above application.

Yours faithfully

Name .....Pamela McGivern  
Address .....1 O'Connor St. Eastlakes  
Contact Phone No:....7000 9987

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

14 August 2012

Attention: Ms Natasha Harras

Dear Sir

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- The proposal has insufficient landscaping and setbacks to Eastlakes Reserve and Barber Avenue which will have an unacceptable visual impact on the public park and the streetscape.

Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be refused by the NSW Department of Planning & Infrastructure.

Thank you for considering the above matters in assessing the above application.

Yours faithfully

Name ..... *JOANNA HARRAS*  
Address ..... *21 SOUTHERN LANE ST. ROSTERBY NSW 2018*  
Contact Phone No:....*02 - 9663 1849*

90

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

14 August 2012

Attention: Ms Natasha Harras

Dear Sir

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
(MP09\_0146)**

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- The proposal has insufficient landscaping and setbacks to Eastlakes Reserve and Barber Avenue which will have an unacceptable visual impact on the public park and the streetscape.

Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be refused by the NSW Department of Planning & Infrastructure.

Thank you for considering the above matters in assessing the above application.

Yours faithfully

Name: Daniel Innis CenT  
Address: 21 Sytherline St. Rosebery NSW 2018  
Contact Phone No: 0401 99 51 44

91

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

Attention: Ms Natasha Harras

Dear Sir

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
(MP09\_0146)**

Reference is made to the above Major Project Application which is currently on public exhibition. I am writing as a concerned resident of Eastlakes <sup>AND ADJOINING, MASCOT,</sup> ~~to express my~~ ROSEBURY objections to the proposed development.

My concerns with the proposal include the following matters:

- The proposed development will result in a gross overdevelopment of the site that will have significant amenity impacts on the surrounding residential area;
- The proposed height of the buildings and the amount of floor space proposed is considered to be excessive and will have a serious impact on residential amenity as a result;
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- The proposed development will have a detrimental impact on residents in terms of noise, traffic and overshadowing;
- The proposal has insufficient landscaping and setbacks to Eastlakes Reserve and Barber Avenue which will have an unacceptable visual impact on the public park and the streetscape.

ATTACHED EXTRACT FROM SOUTHERN COURIER (14/8/2012)  
RAIDS PAST FAILURES BY DEVELOPERS RE HIGH TIDE ISSUES WHICH EFFECTS ALL SUBURBS IN SURROUNDING AREAS.

Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be determined by the NSW Planning Assessment Commission

Thank you for considering the above matters in assessing the above application.

P/A Name MISS....D. GREEN  
Address 29....GORDON ST. ROSEBURY 2018  
Contact Phone No: 9..667 3352 .

(RESIDENT AT ABOVE ADDRESS - (MASCOT?) SIDE OF ROSEBURY? GARDENERS' ROAD - SINCE 1933.)

D. Green  
29-08-2012 .



PCU037339

Department of Planning

Received

3 SEP 2012

Meeting Room

of Cadina Street  
Eastlakes 2018

Dear Ms. Harris,

I am writing to list some objections to the developments planned for Eastlakes Shopping Centre. I believe most people living here would be happy with a new, brighter shopping area and this would be done by taking the present area and redecorating the shops, adding useful shops and more eating areas. However nobody living here already would see the need for more units to be added to the constitution.

Do up the shopping centre by all means and make it more pleasant and useful for the customers using and living in the area. However, Eastlakes is already known as a ghetto for units - please do not add any more - this is not needed. In this case less is better - no more units please.

As for 2 levels of underground parking this is needed now for the people who live here. Perhaps one floor added above the centre would allow for office space and other shops and amenities.

Changing the pattern of the roads to allow for delivery vehicles along residential streets is going to make life difficult for people who have become accustomed to a relatively quiet atmosphere rather than the noise and crowding along

peaceful streets not meant for such usage.

The taking over of St. Helena Parade to provide such access should not happen. Local people, myself being one, would prefer to keep the street as a quiet safe street. When my family first moved here in 1973 St. Helena Parade was being used as a racetrack by immature adults - racing cars and blowing horns to let the rest of the neighbourhood know of their dangerous and stupid behaviour. The council came to the rescue and turned the street into one of the show streets of the area with pleasant gardens to block off the racing and making the street one of the safest streets in the area. Nobody would be pleased with having the gardens dug up and the barriers removed so that heavy, noisy delivery trucks would be able to enter the centre, probably 24 hours a day delivering, and again the horns would be back trying to race each other plus delivery trucks, ending in quite a few crashes every few days.

Infrastructure does not support business requirements nor private needs. Population increases needs a larger post office, banks, not just machines to be included, telephone support facilities and medical/health services. Schools will also need more resources to cater for more teenage students that will move to the area. This may also lead to more issues with crime.

The ethnic population at present, particularly

Muslim groups found it hard to accept those changes  
which bring certain due to religious reasons. Furthermore  
in a Muslim society access to certain facilities is limited  
population is diverse and multilingual - where  
else would you find a place in the  
country hard? This is not the case considered.

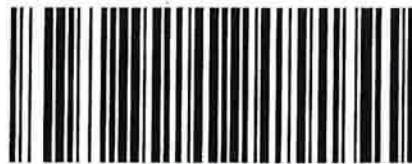
The cultural mix at present appears to  
provide a safe environment - changing the  
dynasties that exists or past may alter this  
to the area we already have. Furthermore  
Pakistanis deserve and facilitate a helping culture.  
This is to reflect our culture - how can God through  
a religion helping culture to live with small  
and better human, how failing economic, others  
united with goods not from elsewhere, with  
the environment, small coffee and unusual  
good houses selling interesting goods, a  
childish and a immature attitude. Those are the  
aspects of which bigger culture in this area  
keep the culture in the country no people  
and Islamic sources can play for  
good rule;

This ~~is~~ way the situation would be  
brought to its natural state finally to  
allow the roads do make way for development  
at quarter times. Finally people have their own  
thoughts that is despite saying your days and  
night by "sunrisers" surely allowed to  
a culture which is suffer from wet  
though a quarter never to suffer from wet  
after the roads do make way for development  
and there would be no need to  
bring down to reasonable safety of delivery  
this ~~is~~ way the situation would be

would want a dry day during days for  
break fast till 11pm and before 6 am sunset. Not only  
would they "sunrisers" surely allowed to

the developing area. This would be followed  
by return of all residents in the area  
of houses that you will realize that  
most people in East Africa would  
certainly like to have a better  
clean and interesting centre  
to go to for goods and services. Not only  
would the new towns be dependent on it and  
keep so many people crowded together  
in worse surroundings than those in  
the large scattered settlements;

92



PCU037341

25 August 2012

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

Department of Planning  
Received

3 SEP 2012

Scanning Room

Re : Eastlakes Shopping Centre Redevelopment – MP09 – 0146

Dear Sir/ Madam

I OBJECT TO THIS PROJECT.  
EASTLAKES IS A SMALL SUBURB WITH A HIGH DENSITY.  
SUCH A HIGH PROJECT WILL CREATE TOO MUCH TRAFFIC  
AND CONGESTION IN THIS TINY SUBURB.

KIND REGARDS  
JANETTE HANOUN

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

I WOULD LIKE TO REGISTER MY OBJECTION  
TO THE ABOVE MENTIONED PROJECT.  
EASTLAKES IS ALREADY A HIGH DENSITY AREA.  
THIS PROJECT WILL CREATE A LOT OF TRAFFIC  
JAM AND CONGESTION.

THANKING YOU

JOSEPH HANOUK

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

THE DEVELOPMENT HAS TOO MANY STOREYS.  
WHICH WILL DENY PARKING & SUNLIGHT  
THERE IS NO PROVISION FOR EXTRA ROAD  
ACCESS. EXISTING ROADS WOULD NOT COPER.  
EASTLAKES ORIGINAL DEVELOPMENT WAS BUILT  
FLADED ALLOWING TOO MANY UNITS WITHOUT  
ENOUGH LAND AREA FOR VEHICLE PARKING CAUSING  
CHAOIS PARKING IN THE STREETS. MASCOT DAIRY  
FOR EXAMPLE CARS CANNOT PASS BECAUSE OF  
EXCESS CAR PARKING.  
ROUNDABOUT PROPOSAL ST HELENA RD AND  
BONNER AVE CAN ONLY CAUSE CHAOIS TO LOCAL  
TRAFFIC. ACCESS TO SHOPPING CENTRE CAN  
ONLY BE MADE THROUGH EXISTING ROADS  
WHICH WILL ONLY CAUSE TRAFFIC PROBLEMS.  
WE AGREE SHOPPING CENTRE IS RUN DOWN  
AND IN NEED OF REFURBISHING BUT NOT TO  
THE EXTENT PROPOSED.  
IN THE PAST ANTI SOCIAL BEHAVIOUR WAS  
PROMPTANT UNTIL CLOSURE OF McDONALDS TAKEAWAY.  
THIS DEVELOPMENT HAS NO GUARANTEE THIS WILL  
NOT BE THE CASE.

Dr Doctor  
HERBERT C. HOLLIMAN 30/66 MASCOT DR. EASTLAKES

(96)

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

THE DEVELOPMENT HAS TOO MANY STOREIES.  
WHICH WILL DENY PARKING AND SUNLIGHT  
THERE IS NO PROVISION FOR EXTRA ROAD  
ACCESS. EXISTING ROADS WOULD NOT COPER  
EASTLAKES ORIGINAL DEVELOPMENT WAS BADLY  
FLADED ALLOWING TOO MANY UNITS WITHOUT  
ENOUGH LAND AREA FOR VEHICLE PARKING CAUSING  
CHAOS PARKING IN THE STREETS. MASCOT DRIVE  
FOR EXAMPLE CARS CANNOT PASS BECAUSE OF  
EXCESS CAR PARKING.

ROUNDABOUT PROPOSAL AT HELENA RD AND  
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ONLY BE MADE THROUGH EXISTING ROADS  
WHICH WILL ONLY CAUSE TRAFFIC PROBLEMS.

WE AGREE SHOPPING CENTRE IS RUN DOWN  
AND IN NEED OF REFURBISHING BUT NOT TO  
THE EXTENT PROPOSED.

IN THE PAST ANTI SOCIAL BEHAVIOUR WAS  
ROMANTIC UNTIL CLOSURE OF McDONALD'S THREEWAY.  
THIS DEVELOPMENT HAS NO GUARANTEE THIS WILL  
NOT BE THE CASE.

Dr Blacker  
HERBERT C. HOLLIMAN 30/66 MASCOT DR. EASTLAKES

97



PCU037225

Department of Planning  
Brooklyn

30 AUG 2012

Scanning Room

Ms. NATASHA HARRAS,  
 DEPT. OF PLANNING & INFRASTRUCTURE,  
 23-33 BRIDGE STREET,  
 SYDNEY. 2000

26 Universal Street,  
 Eastlakes 2018.  
 Ph: 9667-2745

29. 8. 12.

Dear Ms. Harras,

RE : EASTLAKES SHOPPING CENTRE  
 DEVELOPMENT.

Regarding the above development, I wish to write to you with my objections to this matter.

The area definitely needs a new shopping centre, but not to the excessive degree of building that has been planned by the developers.

There is not one part of the area that wont be affected by the huge increase in population & traffic. My street has always been a pleasure to live in because of light domestic traffic, which will soon change to heavy vehicles servicing the shopping centre.

The plan of twelve 5 to 8 storey residential towers crammed into an area already densely populated is excessive to the extreme.

I would be most appreciative of your actions in this matter for myself & other members of the Eastlakes community.

Yours faithfully  
 (Mrs.) Shirley Tooker.

(98)



PCU037138

26 August 2012,

Mr A Bright

Acting Director, Metropolitan & Regional Projects South  
 NSW department of Planning & Infrastructure

GPO Box 39  
 Sydney NSW 2006

Kevin C Lupton  
 94 Tweedmouth Ave.  
 Rosebery NSW 2018

Department of Planning  
 Region  
 28 AUG 2012  
 Scanning Room

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
 DEVELOPMENT AT EASTLAKES SHOPPPING CENTRE, EASTLAKES  
 MP09\_0146)**

Dear Sir,

Further to my letter of the 26 August regarding the above development additional issues have been brought to my attention which support my assertion that traffic will be a major problem.

The proposal includes a roundabout at the intersection of St Helena Parade and Barber Ave which indicates the developers are going to encourage patrons and suppliers to use the residential streets in Eastlakes to access the development. In my previous correspondence I referred to issue of traffic being a major issue and this roundabout confirms my claims.

If the developer proposed the roundabout I question their right.

A second point also referred in my original letter of objection is the encroachment of the development onto the park land. I did realise just how close and the truly adverse impact on the environment by the shadows over the park and the customers entering and exiting the development.

**In my opinion in the current form it is not on.**

Yours truly

Kevin C Lupton

69

26 August 2012,

Mr A Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW department of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2000

Kevin C Lupton  
94 Tweedmouth Ave.  
Rosebery NSW 2018

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
MP09\_0146)**

Dear Sir,

I write as a concerned resident of Rosebery to express **MY OBJECTION** to the above proposed development in its current form.

My prime objection is traffic congestion and parking.

With the developments at Green Square the residents of Rosebery experience difficulty entering Dalmeny Avenue. Dalmeny Ave and Maloney St carry a significant amount of traffic without this development.

Pagewood is a Prime Regional Shopping Centre. Arguable that it is a “Super-prime Regional Shopping Centre”. In any event it draws a significant number of shoppers/visitors from a very wide geographical area. This generates a traffic burden with a high number of hourly movements as evidenced by the extra development of road infrastructure when it was built. **This proposed development will by the same reasoning increase traffic movements to the detriment of the local community and there are no plans for the development of extra road infrastructure.**

In addition to the above there will be the vehicles from the 444 units (which could reasonably translate into over 800 vehicles), employees of the shopping centre, delivery vehicles and the locals who tend to drive to the shops. With the current practice of locals parking in the streets it is difficult to drive along the streets. When driving along the streets if a vehicle is approaching from the opposite direction you must try to find a spot to make room to pass safely.

As there are no plans for any extra development of the road infrastructure the traffic movement becomes a major issue. Naturally the way the issue is normally resolved is to install parking meters and parking restrictions to the detriment of the local residents.

Of cause the development will generate street parking both in the local streets and in Rosebery exacerbating the current situation. This is evident with developments in Dalmeny Ave. and Green Square where Dalmeny Ave and Kimberly Grove have become parking stations to the detriment of the locals.

Reiterating a development of this magnitude will generate street parking in streets that are already experiencing extreme limited parking for the locals.

The developer's brochure is nothing but a hard sell; many 'motherhood' statements. It does not reveal the true visual impact of the development and fails to provide the actual height of the towers. I would guess that the height would be about 24m. Possibly higher as the brochure shows 7 floors above the shopping complex; 8 floors above ground level. The square metres are meaningless to the multicultural ethnic residents. Providing, in detail, the various heights would be of significant benefit to the local community. They would then be able to gauge the visual impact and the shadow effect which I believe will be significant. **The development is too large for the locality.**

There is no information as to the type of shops that are expected to be in the centre. Surely this is important information for the residents to make a sound decision. In other words will the centre provide the service expected by the local community rather than for a wider community. After all it is their habitat that is being encroached upon.

Having examined some of the displays and brochures it appears to me that the development instead of creating its own landscaping is encroaching on the limited park land.

It is my opinion that development is being proposed for the sole gain of the developer and the owner with limited regard for the local residents.

As Pagewood Eastgardens is Prime, is the development going to be commercially viable over the medium to long term? With new centres opening in adjacent areas the chances of Eastlakes capturing a share of the extended retail dollar is reduced thereby undermining the commercial potential. Eastlakes is "stressed" presently due to trading not being strong and a centre that is poorly used will cause social and economic complications into the future.

You might call me a cynic but I am aware why such developments are taken from control of the local council. Hence I feel this submission will have little or no impact.

Finally I predict that the process will continue with the demolition of the adjacent units to be replaced with high rise development.

The only good aspect of the development is that it will provide, while not ideal, housing and a reasonable shopping facility.

**In my opinion in the current form it is not on.**

Yours truly



Kevin C Lupton

100



29<sup>th</sup> August, 2012

51 Vernon Avenue  
EASTLAKES NSW 2018

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

Dear Ms. Harras

**Outrageous Eastlakes Overdevelopment – A Call For Action**

My name is Christine Hely and my husband is Stan Hely, we would like to submit our objection to the overdevelopment of Eastlakes Shopping Centre.

Yes, the Shopping Centre does need to modernised, but to consider such an outlandish development, when the following key issues are not being met:

The scale of the development – too massive, too high and far too many residential buildings.

This would bring more traffic into the area, which is at a premium, as well as the amount of heavy vehicles which deliver to the said shopping centre.

No additional roads to be provided to get people in and out of the area.

There are many more key issues which will affect the area, which I am sure you will be made aware of by others that are against this massive invasion of the said shopping centre area.

Hopefully the resident will be listened to, and sensibility will prevail.

Kind regards,

*C.J. Hely* *S. Hely*  
CHRISTINE HELY AND STAN HELY



(1e1)



PCU037267

Department of Planning  
Received  
31 AUG 2012  
Scanning Room

Residents of unit 1/14 Evans Av. EASTLAKES. |  
— Attention Ms. Natasha Harris;  
+ To whom it may concern; Re the overdevelopment  
of Eastlakes shopping centre.

Although we are in favour of improving the shopping centre with a few 4 storey apartments being built over if we deem it unnecessary for the proposed massive, 12 blocks of apartments up to 8 storeys high is totally ridiculous.

We cannot see where you could possibly put so many apartment buildings on such a small area.

We live on the corner off Racecourse place and Evans Av on the roundabout. Most days there is too much traffic, now, let alone when this monstrosity begins to exist, the roundabout will be the only way to access the overdevelopment, as well as all existing traffic which is servicing all the units at EASTLAKES at present.

The height of the proposed structures will also overshadow our units being directly across the road from them. We will be lucky to get 2-3 hours of sun on our East facing frontage.

Our units will surely lose tremendous amounts of value which we will never be compensated for. We enjoy living here and do not want to move or sell up. It is convenient to bases

2

as well as shopping, the beaches and the city, also there are good schools + hospitals close by.

The noise from the traffic will be horrendous and I would assume 24 hours without any respite. We really cannot see how anyone living in any part of EASTLALES would be able to cope with our loss of the community we all love and at present enjoy.

It seems the only ones whom will benefit a great deal are the developers and investors, money is there objective which is a totally great outcome for them, becaus they will all definately be living in other areas along way away from the misery they will bestow on all of us here at EASTLALES.

We rely on the common sense and fair outcome for us all, and implore the Department of Planning and Infrastructure to assess this fairly for the current residents of Eastlakes please say no, and advice the minister for planning as such.

Yours sincerely  
Walter Richard Strand.   
KINGKAEN STRAND  
Ekachai Suadet

27-8-2012.

Attention Ms. Natasha Harris;

3

\* To the Department of Planning and Minister.  
These are our objections to the Overdevelopment  
of EASTLAKES Shopping centre.

1 - There is only one road to service the complex, this road is overused now.

2 - The trucks and waste management vehicles will constantly be driving past us 24/7. Noisy.

3 - The pollution will be immense, causing respiratory and possibly cancers and other health related problems, who will compensate us for this.

4 - The sunlight we now enjoy will be completely taken away from us.

5 - EASTLAKES is already overdeveloped now and the infrastructure in place is barely enough.

6 - They plan to step their complex in to Eastlakes reserve as if to make it their own private backyard, the public users should be outraged at this, there are families that use the park every day.

4

7- It will cause more vandalism and anti social behaviour, why should we be forced to put up with this.

8- The chances of someone being accidentally run over would increase 100fold, there are a lot of older residents and children in the area.

9- The loss of value to our properties as owners will be immense, we do not want to move, or relocate we could never be compensated enough for this.

There are too many reasons to list please consider this carefully and say no to the overdevelopment.

yours sincerely

WALTER STRNAD

KINGKAEW STRNAD

Ekachai SEDDET.

The owners of 1/14 Evans Av. East Lakes.

102

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

14 August 2012

Attention: Ms Natasha Harras



PCU037179

Dear Sir

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
(MP09\_0146)**

Reference is made to the above Major Project Application which is currently on public exhibition. I am writing as a concerned resident of Eastlakes to express my objections to the proposed development.

My concerns with the proposal include the following matters:

- The proposed development will result in a gross overdevelopment of the site that will have significant amenity impacts on the surrounding residential area;
- The proposed height of the buildings and the amount of floor space proposed is considered to be excessive and will have a serious impact on residential amenity as a result;
- The proposed development, with its 1,038 car parking spaces will have a serious impact on traffic congestion in the local streets;
- It is likely that a development of this size will result in on street parking in the local streets which is already at capacity;
- The proposed development will have a detrimental impact on residents in terms of noise, traffic and overshadowing;
- The proposal has insufficient landscaping and setbacks to Eastlakes Reserve and Barber Avenue which will have an unacceptable visual impact on the public park and the streetscape.

Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be refused by the NSW Department of Planning & Infrastructure.

Thank you for considering the above matters in assessing the above application.

Yours faithfully

Name Janet Anderson  
Address 13/68 Mascot Drive Eastlakes  
Contact Phone No.: 9663 0585

Department of Planning

29 AUG 2012

Scanning Room

I do believe, however, that the area itself & the shopping centre needs to be upgraded as it all seems so dowdy and somehow untidy - I suppose this is due to the number of people . Thank you.

103

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

14 August 2012

Attention: Ms Natasha Harras



PCU037231

Dear Sir

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
(MP09\_0146)**

Reference is made to the above Major Project Application which is currently on public exhibition. I am writing as a concerned resident of Eastlakes to express my objections to the proposed development.

My concerns with the proposal include the following matters:

- The proposed development will result in a gross overdevelopment of the site that will have significant amenity impacts on the surrounding residential area;
- The proposed height of the buildings and the amount of floor space proposed is considered to be excessive and will have a serious impact on residential amenity as a result;
- The proposed development, with its 1,038 car parking spaces will have a serious impact on traffic congestion in the local streets;
- It is likely that a development of this size will result in on street parking in the local streets which is already at capacity;
- The proposed development will have a detrimental impact on residents in terms of noise, traffic and overshadowing;
- The proposal has insufficient landscaping and setbacks to Eastlakes Reserve and Barber Avenue which will have an unacceptable visual impact on the public park and the streetscape.

Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be refused by the NSW Department of Planning & Infrastructure.

Thank you for considering the above matters in assessing the above application.

Yours faithfully

Name Ricardo Venero  
Address 6/20. BARBER AVENUE, EASTLAKES.  
Contact Phone No:.....0404 265 920,

Department of Planning Permit
S 0 AUG 2012
Scanning Room

104

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

14 August 2012

Attention: Ms Natasha Harras

Dear Sir

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
(MP09\_0146)**

Reference is made to the above Major Project Application which is currently on public exhibition. I am writing as a concerned resident of Eastlakes to express my objections to the proposed development.

My concerns with the proposal include the following matters:

- The proposed development will result in a gross overdevelopment of the site that will have significant amenity impacts on the surrounding residential area;
- The proposed height of the buildings and the amount of floor space proposed is considered to be excessive and will have a serious impact on residential amenity as a result;
- The proposed development, with its 1,038 car parking spaces will have a serious impact on traffic congestion in the local streets;
- It is likely that a development of this size will result in on street parking in the local streets which is already at capacity;
- The proposed development will have a detrimental impact on residents in terms of noise, traffic and overshadowing;
- The proposal has insufficient landscaping and setbacks to Eastlakes Reserve and Barber Avenue which will have an unacceptable visual impact on the public park and the streetscape.

Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be refused by the NSW Department of Planning & Infrastructure.

Thank you for considering the above matters in assessing the above application.

Yours faithfully

Name ..MERCEN L S VILLE RO  
Address ....6/22 BARBER AVE.  
Contact Phone No:....96670742

105

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

Attention: Ms Natasha Harras

Dear Sir

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
(MP09\_0146)**

Reference is made to the above Major Project Application which is currently on public exhibition. I am writing as a concerned resident of Eastlakes to express my objections to the proposed development.

My concerns with the proposal include the following matters:

- The proposed development will result in a gross overdevelopment of the site that will have significant amenity impacts on the surrounding residential area;
- The proposed height of the buildings and the amount of floor space proposed is considered to be excessive and will have a serious impact on residential amenity as a result;
- The proposed development, with its 1,038 car parking spaces will have a serious impact on traffic congestion in the local streets;
- It is likely that a development of this size will result in on street parking in the local streets which is already at capacity;
- The proposed development will have a detrimental impact on residents in terms of noise, traffic and overshadowing;
- The proposal has insufficient landscaping and setbacks to Eastlakes Reserve and Barber Avenue which will have an unacceptable visual impact on the public park and the streetscape.

Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be determined by the NSW Planning Assessment Commission

Thank you for considering the above matters in assessing the above application.

Name ..... Edward Chan  
Address 20...Humphrey Street, Mascot 2020  
Contact Phone No:...0410 486 128

14/26 BARBER AVE  
EASTLAKES, 2018

20-3-2012



PCU037183

DEAR SIR/MADAM,

I MAKE THIS SUBMISSION WITH REGARDS TO THE PROPOSED DEVELOPMENT OF THE B.K.K. EASTLAKES SHOPPING CENTRE.

I LIKE TO THINK OF MYSELF AS A FAIR-MINDED PERSON IN THIS DAY AND AGE, SO I AM WELL AWARE OF THE NEED FOR MORE RESIDENTIAL HOUSING IN THE GREATER SYDNEY AREA. UNFORTUNATELY THE PROPOSED PLAN WILL ROB ME OF THE VERY THING THAT WAS A DECIDING FACTOR IN PURCHASING UNIT 14, 26 BARBER AVE EASTLAKES - MY CITY-SKYLINE VIEW!

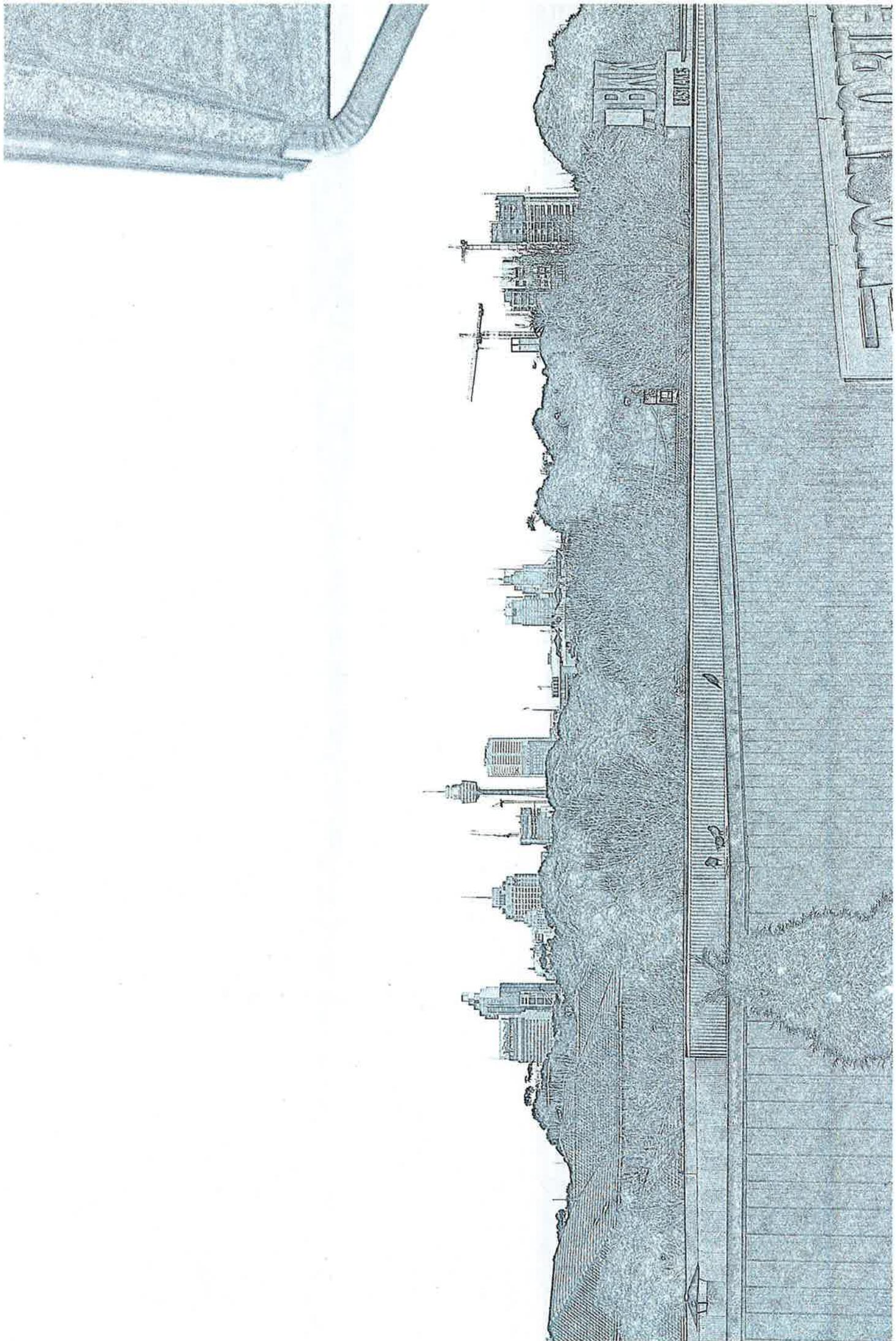
I AM A 21 YEAR VETERAN OF THE INBOUND TOURISM INDUSTRY AS A COACH DRIVER AND FOR ME IT IS THERAPEUTIC TO SIT ON MY BALCONY AND THINK TO MYSELF "I'VE PUT UP WITH ABUSE, SELFISH MOTORISTS, CYCLISTS AND PEDESTRIANS" BUT ROSE ABOVE THEM ALL AND I'M READY FOR MORE THE NEXT DAY!! I HAVE ENCLOSED A PHOTO C.D TO TRY AND CONVEY THE IMPORTANCE OF MY VIEW WITHOUT USING WORDS - ONLY IMAGES I DON'T BELIEVE THAT IT IS A FAIR OUTCOME SHOULD I LOSE MY CITY VIEW WITHOUT SOME FORM OF COMPENSATION.

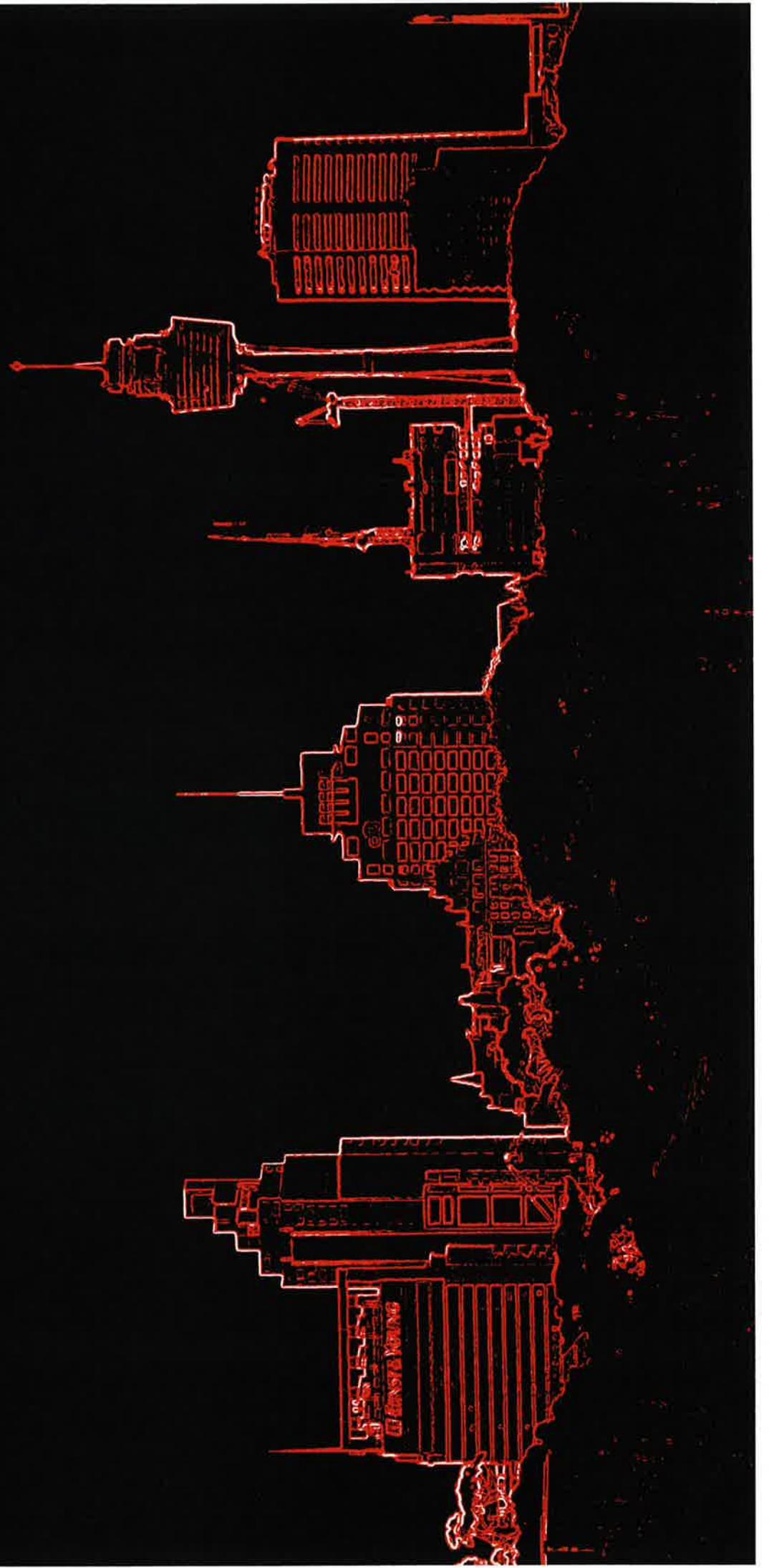
BEST REGARDS,  
MICHAEL PRENDERGAST

Department of Planning For review 29 AUG 2012
Scanning Room

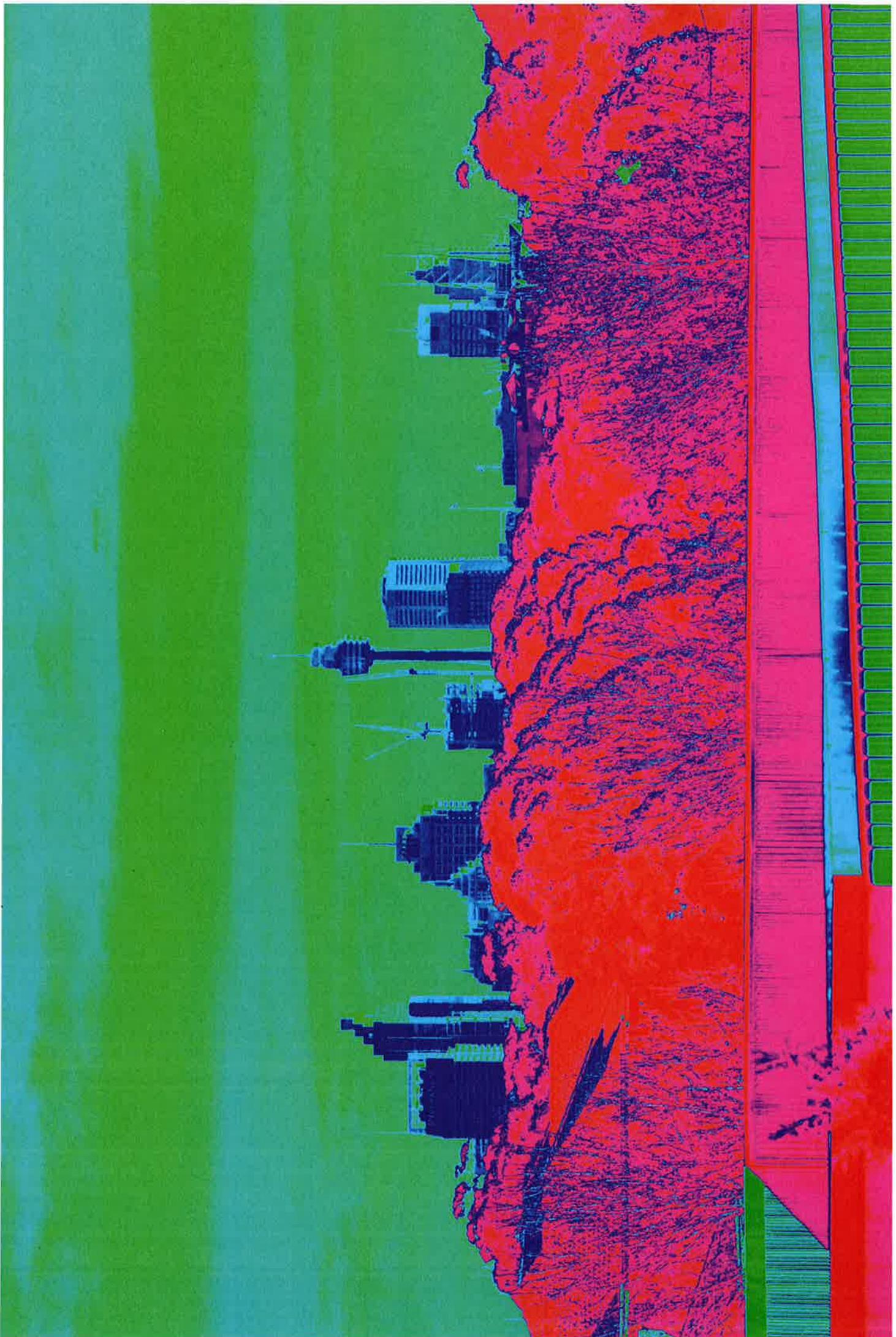
RE DEVELOPMENT APPLICATION

MP 09\_0146









25 August 2012

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

Re : Eastlakes Shopping Centre Redevelopment – MP09 – 0146

28-8-2012,

Dear Sir/ Madam

After seeing the model Plan of the New Eastlakes shopping Centre, I strongly oppose of it being Built. I would like to see the Shopping centre get an uplift, but to build 362 Residential units above it is completely out of the question. First of all the Infrastructure around the Shopping centre is too small to take such an increased influx of people and cars. It would congest the area completely, especially at Evans avenue which runs inbetween the proposed Shopping Centre. And with all the units already around the Centre, it will turn it into a ghetto. Also. Shopers will find it harder to park, as 362 units may have more than 1 car per unit which means, that they will take up a lot of the retail parking under the building, and force Shopers to park further back into the adjoining Streets, in front of Residential houses and flats, which could also make the council impose limited parking restrictions in front of those properties, something we have never had before, and dont want to happen. So the only people that will profit out of this, will be the developers, they will take their money and move on, but we will be stuck with congested overdevelopment for ever more.

Yours thankfully: Noel MATIS (Local Resident).



108

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

Attention: Ms Natasha Harras

Dear Sir

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
(MP09\_0146)**

Reference is made to the above Major Project Application which is currently on public exhibition. I am writing as a concerned resident of Eastlakes to express my objections to the proposed development.

My concerns with the proposal include the following matters:

- The proposed development will result in a gross overdevelopment of the site that will have significant amenity impacts on the surrounding residential area;
- The proposed height of the buildings and the amount of floor space proposed is considered to be excessive and will have a serious impact on residential amenity as a result;
- The proposed development, with its 1,038 car parking spaces will have a serious impact on traffic congestion in the local streets;
- It is likely that a development of this size will result in on street parking in the local streets which is already at capacity;
- The proposed development will have a detrimental impact on residents in terms of noise, traffic and overshadowing;
- The proposal has insufficient landscaping and setbacks to Eastlakes Reserve and Barber Avenue which will have an unacceptable visual impact on the public park and the streetscape.

Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be determined by the NSW Planning Assessment Commission

Thank you for considering the above matters in assessing the above application.

Name F. Shaiman  
Address 111 TWEED MOUTH AVE ROSEBERY  
Contact Phone No:.....

Department of Planning Received 24 AUG 2012 Scanning Room
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PCU037062

109

Mr Alan Bright  
Acting Director, Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

Attention: Ms Natasha Harras

Dear Sir

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MIXED USE  
DEVELOPMENT AT EASTLAKES SHOPPING CENTRE, EASTLAKES  
(MP09\_0146)**

Reference is made to the above Major Project Application which is currently on public exhibition. I am writing as a concerned resident of Eastlakes to express my objections to the proposed development.

My concerns with the proposal include the following matters:

- The proposed development will result in a gross overdevelopment of the site that will have significant amenity impacts on the surrounding residential area;
- The proposed height of the buildings and the amount of floor space proposed is considered to be excessive and will have a serious impact on residential amenity as a result;
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- The proposal has insufficient landscaping and setbacks to Eastlakes Reserve and Barber Avenue which will have an unacceptable visual impact on the public park and the streetscape.

Due to the size of the proposed development and the potentially significant impacts on the surrounding residents we request that the application be determined by the NSW Planning Assessment Commission

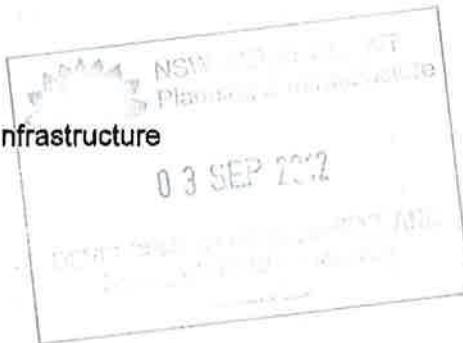
Thank you for considering the above matters in assessing the above application.

Name F. Skinner  
Address 111 TWEED MOUTH AVE ROSBERRY  
Contact Phone No:.....

Department of Planning Received 24 AUG 2012
Scanning Room

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

Mrs Nyrie Nalbandian  
114 Coward Street  
Mascot NSW 2020



110

Hi Natasha,

**Outrageous Eastlakes Overdevelopment- Letter of objection (m809\_0146)**

I'm writing to express my concerns over the massive overdevelopment, including the 12 five to eight storey residential towers.

The proposed development will come right to the edge of the street and our park, overshadowing Eastlakes Reserve. Other key issues which I am concerned about include:

- The scale of the proposed development being too massive, too high and too many residential buildings
- More traffic in residential streets from an increase in population and also from an increase in the number of heavy vehicles servicing the shopping centre. No additional access other than existing roads have been provided.
- Increase in anti-social behaviour
- The number of units being put on the site with no additional road infrastructure to get people in or out
- The proposal includes a roundabout at the intersection of St Helena Parade and Barber Ave which indicates the developers are going to encourage patrons and suppliers to use residential streets in Eastlakes to access the development
- Excessive noise from service vehicles and garbage trucks

My biggest concern will be the increase in traffic taking away my current peaceful suburbia which I experience and appreciate.

I hope this letter is strongly considered to not proceed with the proposed outrageous Eastlakes overdevelopment. Whilst I support the proposed upgrade to the Eastlakes Shopping Centre, the developments around this I strongly oppose.

Yours sincerely,

Nyrie Nalbandian

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

Mr Robert Nalbandian  
32/66 Mascot Drive  
Eastlakes NSW 2018

(11)

Hi Natasha,

**Outrageous Eastlakes Overdevelopment- Letter of objection (MPOA - 0146)**

I'm writing to express my concerns over the massive overdevelopment, including the 12 five to eight storey residential towers.

The proposed development will come right to the edge of the street and our park, overshadowing Eastlakes Reserve. Other key issues which I am concerned about include:

- The scale of the proposed development being too massive, too high and too many residential buildings
- More traffic in residential streets from an increase in population and also from an increase in the number of heavy vehicles servicing the shopping centre. No additional access other than existing roads have been provided.
- Increase in anti-social behaviour
- The number of units being put on the site with no additional road infrastructure to get people in or out
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- Excessive noise from service vehicles and garbage trucks

My biggest concern will be the increase in traffic taking away my current peaceful suburbia which I experience and appreciate.

I hope this letter is strongly considered to not proceed with the proposed outrageous Eastlakes overdevelopment. Whilst I support the proposed upgrade to the Eastlakes Shopping Centre, the developments around this I strongly oppose.

Yours sincerely,

Robert Nalbandian



(112)

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

Mrs Baydzar Nalbandian  
 58 Universal Street  
 Eastlakes NSW 2018

Hi Natasha,

**Outrageous Eastlakes Overdevelopment- Letter of objection (MPOR\_0146)**

I'm writing to express my concerns over the massive overdevelopment, including the 12 five to eight storey residential towers.

The proposed development will come right to the edge of the street and our park, overshadowing Eastlakes Reserve. Other key issues which I am concerned about include:

- The scale of the proposed development being too massive, too high and too many residential buildings
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- Excessive noise from service vehicles and garbage trucks

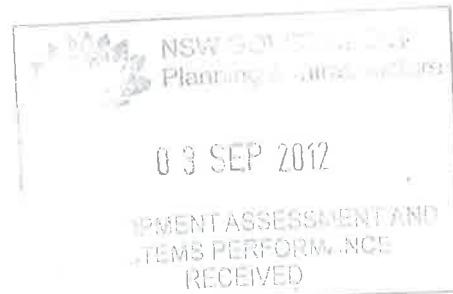
My biggest concern will be the increase in traffic taking away my current peaceful suburbia which I experience and appreciate.

I hope this letter is strongly considered to not proceed with the proposed outrageous Eastlakes overdevelopment. Whilst I support the proposed upgrade to the Eastlakes Shopping Centre, the developments around this I strongly oppose.

Yours sincerely,

*Baydzar Nalbandian*

Baydzar Nalbandian



31 August 2012

To the Dept of Planning and Infrastructure

Subject: Mixed Use Development of Eastlakes Shopping Centre  
App.No: MP09\_0146



Dear Ms Harras

I, Nerina Skrabut-owner of 6/25 Mascot Dr Eastlakes and long term resident of this area am deeply concerned and wish to raise strong objection to the outrageous massive development which has been proposed.

I agree that the shopping center is in great need of refurbishment but not to the extent of this proposal. The surrounding roads of the Eastlakes center are already having great problems in coping with heavy vehicles delivering goods. The roads are barely wide enough for two cars let alone delivery trucks and with the extra shops proposed this will mean more heavy vehicles in the area together with more cars from the increased population in the unsightly extra residential towers planned.

Traffic congestion will be enormous—or do you propose delivery of goods to be done via helicopter drop?

I question if any one in your department has seriously checked out the demographics of the area and the existing traffic conditions—or has it all been done on paper with the planner sitting comfortably at a desk!!

To add insult to injury the proposal allows for 12 residential buildings on top of the shops—2 to 8 storeys high—with some parking underneath—totally inadequate for the extra number of vehicles which will be introduced into the area from the increased population. And what of the shoppers—where will they park?

Moreover, this plan does not allow for any upgrades in the existing roads or any additional access routes—it will be a nightmare to access or exit the area and I foresee a bottleneck situation which will create a gridlock of traffic as motorists attempt to enter or leave Gardiners road.

Apart from these nightmarish traffic conditions this plan does not provide any amenities or in any way consider the needs of the local residents.

Quite the opposite—it will increase an already over populated high density living area which in turn will also increase the amount of anti social behaviour.

This monstrous construction will overshadow the one limited and very necessary recreation area referred to as The Eastlakes Reserve.

There are no benefits for our local community in this application. It's aim is to feed the greed of a developer which is using the excuse of subsidizing the shopping centre upgrade to fill it's coffers

You should be looking to approve applications for retirement villages and aged care residential units in the area to allow long term residents to remain and be cared for in the area they have spent their life in—not bringing in more people from outside.

This development, if it goes ahead, will create a nightmare for residents and destroy our area.

Yours faithfully      Nerina Skrabut

(114)

To:Department of Planning and Infrastructure  
Subject: Mixed Use Development Eastlakes Shopping center  
App.No.:MP09\_0146

Dear Ms Harris

I wish to state my strong objections to this proposed development of the Eastlakes shopping area.

My reasons are:

The proposed development is just too massive and too high for this area. There has been no allowance to upgrade the current road system to and from the shopping center. We already have problems with heavy vehicles, such as semi trailers, and trucks, delivering goods to woolworths and Aldi. This will only get worse due to the extra shops on the plan and also because of the increase in population as a result of the ultra high residential buildings to be built on top of the shopping center. The scale of the proposed development is just too big for the existing roads and access infrastructure. And no provision has been made to improve the current roads or for any extra access routes. Traffic congestion will be at its peak and create a nightmare both for local residents and shoppers—not to mention parking which will be inadequate and therefore at a premium.

The Eastlakes Reserve will also be affected—due to overshadowing by these high residential towers. This space is of utmost importance to local residents living in the units and this developer has made no allowance for improving this recreational area or improving amenities—but, of course, upgrading the reserve is not a money making venture and is therefore ignored.

Yes—I agree the Eastlakes shopping center is in need of upgrading but not as proposed and not at the destruction of a peaceful and pleasant community. If the local community has to suffer because of the impact of such an upgrade—I say—minimal upgrade and leave the center as it is. It has been working and servicing the community well for over 40 years and attracts shoppers from many other areas as well—so leave well alone.

Yours faithfully

Andre Skrabut—3/16 Barber Ave Eastlakes

31 August 2012

31<sup>st</sup> August 2012

115

To : Department of Planning and Infrastructure  
Subject : Mixed Use Development at Eastlakes Shopping Cr  
App.No.-MP09\_0146

Dear Ms Harras

As a resident and owner of 12/16 Barber Ave Eastlakes I wish to register my objection to the proposed development application of the Eastlakes shopping center.

This proposal, as it stands, with no regard for local residents must not go ahead!

The main concern is the traffic congestion due to the increase in population and also the increase in the number of heavy vehicles servicing the shopping center. Already we are experiencing problems with huge delivery trucks and semi trailers delivering goods to Aldi and Woolworths.. The roads are too narrow to cope with this traffic which will increase due to the extra shops that will be built not to mention the extra car traffic generated by the increased population in the 300 + units to be built over the shops.

The plan does not allow for any upgrades to the existing roads nor any additional access routes --so it will be a nightmare to exit or enter via Gardiners Rd. Moreover the extension of the M4 motorway, allowing for ramps to and from Gardiners rd from the Southern cross drive must be taken into consideration as it,also will impact on traffic in our local area. All it needs is a hiccup on the M4(a daily occurrence) and the ensuing traffic build up will encourage motorists to divert from the Southern Cross dr onto the ramps and into the Eastlakes area—causing a nightmarish gridlock.

The developers who put in this application are not local residents. Their main concern is to line their pockets at the expense of the local community.

They don't care if their massive construction overshadows the one main bit of green in our area—the Eastlakes reserve. They don't care if they contribute to increased anti social behaviour created by a high density living. They don't care if local residents are forced to put up with extra traffic, noise and pollution . They don't care if people currently working in the Eastlakes center lose their jobs as a result of this massive development.

All they care about is "the almighty dollar"

You should be looking to approving plans for the existing residents such as aged care facilities .

I sincerely hope that you will take my concerns seriously and picture yourself in a similar situation. Would you like this happening in your residential area?

Yours faithfully

Joseph Skrabut

31<sup>st</sup> August 2012

To : Department of Planning and Infrastructure  
 Subject : Mixed Use Development at Eastlakes Shopping Cr  
 App.No.-MP09\_0146

Dear Mr Bright

As a resident and owner of 37 Westcott st Eastlakes I wish to register my objection to the proposed development application of the Eastlakes shopping center.

This proposal,as it stands,with no regard for local residents must not go ahead!

The main concern is the traffic congestion due to the increase in population and also the increase in the number of heavy vehicles servicing the shopping center. Already we are experiencing problems with huge delivery trucks and semi trailers delivering goods to Aldi and Woolworths.. The roads are too narrow to cope with this traffic which will increase due to the extra shops that will be built not to mention the extra car traffic generated by the increased population in the 300 + units to be built over the shops.

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The developers who put in this application are not local residents. Their main concern is to line their pockets at the expense of the local community. They don't care if their massive construction overshadows the one main bit of green in our area—the Eastlakes reserve. They don't care if they contribute to increased anti social behaviour created by a high density living. They don't care if local residents are forced to put up with extra traffic,noise and pollution . They don't care if people currently working in the Eastlakes center lose their jobs as a result of this massive development.

All the care about is "the almighty dollar"

You should be looking to approving plans for the existing residents such as aged care facilities .

I sincerely hope that you will take my concerns seriously and picture yourself in a similar situation. Would you like this happening in your residential area?  
 Yours faithfully

Veronica Kuller



## Eastlakes Shopping Centre Development

I support a re development of the Eastlakes Shopping Centre BUT NOT what is currently proposed.

**My concerns are:**

- **The extra traffic coming into the area.** 443 new apartments in an area already densely populated would create traffic chaos. Most residents would own at least one car some may own 2. Added to that would be the additional cars and people coming into the area to shop.
- **The traffic report is inadequate.** The report provided is over 2 part days in early February. People are still on holidays in February and university students are also on holidays. A more realistic report would cover 4 consecutive Saturdays and Thursdays, over the whole day and in different weather conditions, wet weather as well as dry. I would also like to see a report prepared by an independent traffic consultant not one appointed by the developer. A traffic consultant appointed by Council would be more appropriate.
- **Inadequate access to the Centre.** Providing access direct to the Centre from Gardeners Road would alleviate the traffic coming into Racecourse Place. I noted the difficulty outlined in the report with access from Gardeners Rd but I think that this should be re visited. I am not an engineer but surely there must be other options that can be explored. Racecourse Place is a single lane road in each direction which often has cars banked around the corner. How long will that line of cars be if what is proposed goes ahead. There is also a vacant block of land to the west of the site that is currently for sale. This could be used for widening Racecourse Place. The land with the strata block of units adjacent to the existing open car park could also be used to ease the traffic congestion. If the unit owners were offered an attractive price there would be more interest in selling.
- **Increased traffic in the local streets.** If it is proposed to charge people to park at the Centre then there will be people who would prefer to walk a few blocks to avoid paying, this would cause problems in the local streets which are already full of cars.
- **Parking during construction.** Particularly when stage one is under construction and the existing Centre will continue to operate, where will people park?

- **Walking and Cycling with groceries is not an option.** I live a couple of blocks from the Centre and always drive as do my neighbours. It is not possible to walk or cycle with over \$300 worth of groceries. There are also many elderly people in and around the area and they too would be unable to walk or cycle.
  - **Transport is inadequate.** Buses going through Eastlakes are infrequent. A more frequent bus service would be essential. There is a train station at Mascot but there is no bus linking Eastlakes to Mascot Station. There should be a bus that does a continuous loop between Eastlakes and Mascot Station.
  - **There are too many apartments in the area already.** I am concerned that more apartments in an already high density area will result in slums and crime. Using the height of the existing Department of Housing apartments is not a good benchmark. Firstly there are major social problems in those apartments (has the NSW Police and the Housing Department been consulted?) and how long will it be before those apartments are pulled down. What plans does NSW Housing have for these units?
-

Mrs Mireille Risgalla  
11/32 Barber Avenue  
Eastlakes 2018

6 September 2012

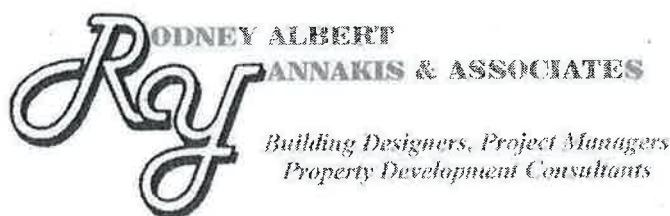
**Re: Application No: MP09\_0146 Eastlakes Shopping Centre Mixed Use Development**

I am a long term resident of Eastlakes affected by the abovementioned application. I object to the application for the following reasons:

- Whilst Eastlakes is in desperate need of a new shopping centre and improved road infrastructure, the scale of the proposed development is too massive, too high and there will be too many residential buildings adding to the existing population density of the suburb
- There is currently little open space and amenity for residents so Eastlakes cannot tolerate any further residential density which will be at the expense of open space particularly, Eastlakes Reserve, which will be overshadowed by the development
- There will be more traffic in residential streets, particularly Barber Avenue, because of the increase in the number of patrons using the shopping centre and heavy vehicles serving the shopping centre
- There will no doubt be excessive noise generated from service vehicles and traffic thru residential streets
- No additional access other than existing roads has been provided, which are in any case narrow and currently have difficulty managing two-way traffic.

Regards

Mireille Risgalla



September 27 2012

*Ms Natasha Harras  
Dept of Planning NSW  
Major Projects Division*

Dear Ms Harras

**RE: MIXED USE DEVELOPMENT- EASTLAKES SHOPPING CENTRE**  
**MP 09-0146**

I refer to the Proposed Mixed Use Development of the Eastlakes Shopping Centre application number 09-0146 before the Dept of Planning NSW.

In general I'm in support of the redevelopment of the Eastlakes Shopping Centre and feel it's been a long time coming.

As an accredited building designer with over 24 years' experience in the industry, with many designs attributed by me in the area and a local resident for over 40 years I'd like to make some comments on the above application as follows:

- Proposed Basement Carparks

As a building designer I have designed many residential developments in the area and know for a fact that the water table can be a problem. In my professional opinion the basement carpark that's proposed is too deep and will impact the water table dramatically. As suggested by the Geotechnical engineers, I too agree that the basement carpark be restricted to 1 basement level due to the shallow water table in the area that may impact on the surrounding developments and the development itself;

- Proposed Building Heights

The heights of the buildings to the south I feel are in keeping with the surrounding developments; however I feel that the northerly building need to be reduced by 1 or 2 storeys so that they don't dominate too much with the surrounding buildings.

A couple of other items that need more thought are the traffic issues & open space. The documents don't indicate any traffic flow improvements especially with a large development such as this that will also impact surrounding developments.

The other item is more open space is required at ground or podium levels for the developments residents to enjoy with the removal of Buildings 6A & 6B.

Yours faithfully

**Rodney A Yannakis**

Accredited Building Designer No.6219 (NSW)

Licenced Building Designer QBSA Lic No. 1229373 (QLD)

Licenced Builder No.226122c (NSW)

**RODNEY ALBERT YANNAKIS AND ASSOCIATES**

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President, Rotary Club of South Sydney (2003-2004)-(2006-2007)-(2011-2012)-(2012-2013)

Member, Building Designers Association of NSW