



30 August 2017

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms McNally,

**RE: Modification Request Eastlakes Shopping Centre "Building B"
Application No MP 09_0146 MOD 1**

I refer to the above application, which was advertised requiring submissions by 23 August 2017. I also refer to my letter of 15 August asking for the identification of the proposed modifications as I could not discern it from the plan available on exhibition.

I have not received a reply and therefore I ask that the views contained in this letter be taken into consideration as part of the assessment of the application.

I understand that Bayside Council have asked for an extension of time to carefully examine the modification and I assume that, given that you have not yet replied to correspondence from me or Bayside Council, whose opinion on this matter is important, the closing timeline for submissions will not be rigidly adhered to.

The proposed modifications sought by the Applicant should not be permitted as the current, existing consent is already an overdevelopment of the site, particularly having regard to access. It was always the Council's view that any redeveloped site should be accessed from Gardeners Road. The access is so constrained that increasing residential density and commercial floor space cannot be sustained without access from Gardeners Road.

There are severe access problems to the site already, which will be exacerbated by the delivery of goods to and from the site. The delivery area adjoins high density residential communities, and those deliveries will impact on the quality of life of nearby residents.

The Eastlakes Shopping Centre is surrounded predominantly by 3 storey walk-up flats of a high density, and the previous approval had already contained unit sizes that are below the SEPP 65 standard. That means, already below the size of units contained in the dense, 3 storey walk up area.

Electorate Office: Shop 117, 747 Botany Rd, Rosebery, NSW 2018
Mail: PO Box 222, Rosebery NSW 1445
Phone: (02) 9699 8166 Fax: (02) 9699 8222 Email: Heffron@parliament.nsw.gov.au
www.ronhoenig.net

Altering one of the buildings above the shopping centre to eight storeys, instead of the approved amount, would be out of keeping, and well above the height of the surrounding residential area. The density in that Eastlakes area is so great that it cannot tolerate any additional population density.

Having regard to the constrained site, the current neighbourhood, the impact of the proposed variation on the surrounding neighbourhood, both in terms of vehicle access and delivery vehicles, no approval should be granted unless the development is adjusted to provide for access and deliveries directly from Gardeners Road, rather than Racecourse Place.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Ron Hoenig', with a long, sweeping tail extending to the right.

Ron Hoenig MP



15 August 2017

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms McNally,

RE: Modification Request Application Number MP 09_0146 MOD 1

I write in regards to the above Application for Modification Request to the Approved Application MP 09_0146 - Mixed Use Development (Commercial, Retail and Residential), commonly known as the Eastlakes Town Centre redevelopment.

An application to modify that development has been made by the proponent, Crown Prosha Joint Venture, and was recently advertised in the local newspaper, the *Southern Courier*. This application entails significant alterations to the original project, including;

- Modifying the height of one building from three to eight storeys,
- Increasing the overall floor space of the site from 49 040m² to 59 856m²,
- Extension of the retail podium to the northern edge of the site boundary

The advertisement, located on page 19 of the 8 August 2017 edition of the *Southern Courier*, makes reference to modification of "Building B". I have attached a copy of the advertisement to this letter for your information.

Having read the advertisement and examined the document attached to the Environmental Assessment "DA 02 Site Plan", I cannot identify any building on the site by the name "Building B". Indeed, the only three storey building identified for that site is "Building 5".

It is my view that an ordinary person, including myself, having read that advertisement and examined those plans, would be unable to determine what the effects of that modification would be, nor precisely which building on the site was being modified in such a significant manner.

I would appreciate if you could advise me with precision what the nature of these changes entail, and to re-advertise in those publications with a clarified description of the application for modification.

It is imperative that the Department of Planning and Environment does not approve this application until such time as that advertisement has been re-advertised and residents have had an appropriate time to examine those plans for themselves.

I would be grateful if in future, when publicising and exhibiting changes of such scale and substance, the Department would take more care to explicitly communicate the nature of the changes being proposed by a proponent.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Ron Hoenig', with a long horizontal flourish extending to the right.

Ron Hoenig MP