

10 October 2017

Our Ref F10/47  
Contact Alexandra Vandine 95621835

Ms Emma Butcher  
Town Planner – Modification Assessment  
NSW Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Ms Butcher

**Re: Bayside Council Response to Modification Eastlakes Shopping Centre (MP 09\_0146 MOD 2)**

Thank you for the opportunity to comment on the modification application to modify MP 09\_0146 for Eastlakes Shopping Centre Mixed Use Development, Eastlakes, in the Bayside Local Government Area. Council is aware that on the 19 September 2013 project approval was granted by the Planning Assessment Commission, on behalf of the Minister for Planning, for the redevelopment of the Eastlakes Shopping Centre comprising:  
*Mixed use development incorporating basement car parking, ground floor retail area, and residential development above, communal open space, public domain landscaping and associated infrastructure works.*

Bayside Council notes that modification request 2 is in relation to “*Modification to Condition B29(e) to allow larger construction vehicles up to 19 m in length to be used during construction*”. This is an increase from the original approved length of construction vehicles of 12.5 metre. Council acknowledges the application proposes a reduction in the number of truck movements required to access the site, from 6,500 truck movements to approximately 2,300 and to reduce the total time taken to complete the excavation. Council also acknowledges that a swept path analysis has been undertaken for ingress and egress at the site, from Evans Avenue, Eastlakes. The swept path analysis demonstrates the feasibility of a 19-metre-long truck and trailer accessing the site.

Bayside Council appreciates the concept of reducing truck movements as part of this development. However, many of the streets around this development are restricted in width and are already at capacity. As such Council also requests that a swept path analysis be provided for the following intersections:

- Gardeners Road and Racecourse Drive, Eastlakes and
- Racecourse Drive and Evans Drive, Eastlakes

to ensure the movement of larger trucks can be facilitated through these intersections. Council is aware that 12 metre buses already face difficulties in moving through these intersections and therefore has significant concerns about the practicality of a 19 metre truck completing such a manoeuvre without causing significant traffic issues and potential infrastructure damage.

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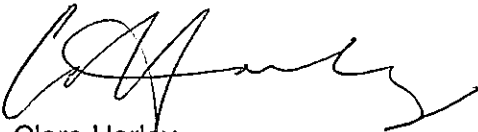
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In addition Council also requests investigation of existing road pavement adequacy to cater for the largest proposed vehicles and design and reconstruction of the road pavement for the travel route identified above, in accordance with Austroads – Guide to Pavement Technology Part 2: Pavement Structural Design, 2012.

This information is required by Bayside Council before it can make an adequate assessment of the merits of the "*Modification to Condition B29(e) to allow larger construction vehicles up to 19 m in length to be used during construction*". Once this information has been provided Council will reassess its comments in relation to the requested modification.

If you have any questions in relation to this please do not hesitate to contact Alexandra Vandine, Senior Project Officer Environment and Open Space on email:  
[alexandra.vandine@bayside.nsw.gov.au](mailto:alexandra.vandine@bayside.nsw.gov.au)

Yours sincerely

A handwritten signature in black ink, appearing to read 'Clare Harley', written in a cursive style.

Clare Harley  
**Manager Strategic Planning**