



Department of Planning
Received
7 DEC 2010
Scanning Room

Dear Sir or Madam,

Please see below of my details objections on the development proposal.

Southern Site

- Object building heights from 2-6 storeys to 4-11 storeys. Reason is that height will not natural sunlight to the nearby park and surrounding building.
- Object to increase GFA from 36,743 to 44,493 sqm.
Reason is that increase means more heads by sqm.
Not calculating congestion, foot and motor traffic congestion and pollution.
- Object to increasing number of apartments from 292-361 units.
Reason is current situation before Crown is built, there's already traffic congestion during school / business hours. With increase number of apartments & car parks, these will create further stress to the streets adjoining the proposed development. Consideration is that adjoining street is a single lane on each side. Entry and exit will be a traffic congestion hotspots for either residents, visitor, and nearby residents.
- All new development should maintain existing mature trees
Removing mature trees means all the natural and existing native birds will have to cope with finding other nesting site. Street appeal will also change after removing mature trees.
Most young new trees planted will not endure good growth with not much of sunlight, pedestrian & pets loitering etc.

Northern Site

- Object to Changing loading dock, waste removal and trading hours, has only beneficial in term of economical sense. Reason is that this will create more noises during wee hours in the morning and late evenings. Residents will be subjected to trucks noises. These means residents of new Crown development and existing residents nearby.



NOTIFICATION OF RESPONSE TO SUBMISSIONS

EASTLAKES SHOPPING CENTRE – MIXED USE DEVELOPMENT MODIFICATION

Application No	MP 09_0146 MOD 4
Location	19A Evans Avenue and 193A Gardeners Road, Eastlakes
Proponent	Crown Group
Council Area	Eastlakes
Approval Authority	Minister for Planning and Public Spaces

Description of Approval

Project approval (MP 09_0146) for the construction of a mixed-use commercial and residential development generally between 2 – 6 storeys in height above the podium.

Description of proposal

The original proposal (as exhibited) sought approval for modifications to the southern site to:

- increase building heights from 2 - 6 storeys to 4 – 14 storeys above the podium
- increase the gross floor area (GFA) from 35,743sqm to 51,079sqm (increase of 15,336sqm)
- increase the number of apartments from 292 to 468 (increase of 176 apartments)
- increase parking from 700 to 1,077 spaces though additional basement level (increase of 377 spaces)
- modify the operating hours for the non-residential component to 6am – 10pm, and for the loading dock to 24 hours.

The proposal as modified by the Response to Submissions (RTS) seeks approval for modifications to the southern site to:

- divide Building D-J into two separate buildings
- increase building heights from 2-6 storeys to 4-11 storeys above the podium
- increase the GFA from 35,743sqm to 45,493sqm (increase of 9,750sq.m)
- increase the number of apartments from 292 to 361 (increase of 69 apartments)
- amend the landscape and public domain design (including removal of an additional two street trees)
- include two signage zones on the north west and south west corner.

The RTS also introduces the following modifications to the northern site:

- change the internal layout and external appearance of Buildings 1 and 1A
- amend the Level 1 residential landscaped podium design
- extend the approved hours for the loading dock from 7am - 9pm to 5am - 10pm
- extend the approved hours for waste removal collection from Monday to Saturday between 7am and 5pm to daily between 5am and 10pm
- propose shopping centre trading hours of 6am and 10pm 7 days per week
- modify the basement layout and increase the number of residential parking spaces from 144 to 150 (6 additional spaces).

Notification Details

The RTS and accompanying documents may be inspected at the following locations from **Monday 25 November 2019** until **Monday 9 December 2019**, during the ordinary office or opening hours of the agency concerned:

- an electronic copy may be viewed free of charge at the Department of Planning, Industry and Environment at 320 Pitt Street, Sydney;
- an electronic copy may be viewed free of charge at a **Service NSW Centre** located near you (see www.service.nsw.gov.au/service-centre/service-nsw for locations);



You may also view the modification request and accompanying documents electronically on the Department's website (http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8978).

Have your say

Anyone can make a written submission about the modification request during the notification period until **Monday 9 December 2019**.

Your submission must reach the Department by Monday 9 December 2019. Before making your submission, please read our Privacy Statement at www.planning.nsw.gov.au/privacy or telephone the number below for a copy. The Department will publish your submission on its website in accordance with our Privacy Statement.

To make a submission, use the online form if possible. This is available at http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9169

If you cannot lodge online, you can write to the address below. If you want the Department to delete your personal information before publication, please make this clear at the top of your letter.

You need to include:

- Your name and address, at the top of the letter only;
- The name of the request and the request number;
- A statement on whether you support or object to the proposal;
- The reasons why you support or object to the proposal; and
- A declaration of any reportable political donations made in the previous two years.

To find out what is reportable, and for a disclosure form, go to www.planning.nsw.gov.au/DonationsandGiftDisclosure or telephone the number below for a copy. Note the disclosure requirements apply however a submission is made.

For more information: 1300 305 695

Planning and Assessment, Department of Planning, Industry and Environment, GPO Box 39 SYDNEY NSW 2001

(Your submission should be marked, Attention: Director – Regional Assessments)



20 November 2019

Contact: Emma Butcher
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Email: Emma.Butcher@planning.nsw.gov.au

Our Ref: MP 09_0146 MOD 4

The Registered Proprietors of Strata Plan 83419
C/- Bright & Duggan
91A Cronulla Street
CRONULLA NSW 2230

Dear Sir / Madam,

**Notification of Response to Submissions and Amended Proposal
Eastlakes Shopping Centre- Mixed Use Development Modification (MP 09_0146 MOD 4)**

The Proponent (Crown Group) has submitted a Response to Submissions (RTS) and amended the proposal for the modification to the Eastlakes Shopping Centre mixed use development. You are being notified of this as you are a neighbouring landowner/occupier and/or have previously made a submission on the application.

Key amendments proposed in the RTS (from that exhibited in the original modification proposal) for the southern site include:

- a reduction in additional gross floor area (GFA) of 5,586sq.m (45,493sqm proposed)
- a reduction of 107 additional apartments (361 apartments proposed)
- a reduction in proposed building heights from 4-14 storeys to 4-11 storeys above the podium
- removal of the request for 24 hour use of loading dock
- landscaping amendments, including removal of two additional trees
- two proposed signage zones on the north west and south west elevations.

The Proponent is also seeking to include amendments to the northern site, including internal and external building alterations, changes to landscaping, extension of the hours for waste removal collection and introduction of shopping centre trading hours.

A copy of the RTS is available on the Department's website at:
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9169

If you wish to make a submission on the RTS, please read the submissions section overleaf. Submissions must reach the Department by close of business **Monday 9 December 2019**.

If you have any questions, please contact Emma Butcher on the details listed above.

Yours sincerely,

Brendon Roberts
Acting Director
Regional Assessments