

28 November 2019

Emma Butcher
Planning Officer
Regional Assessments

Via email –
Emma.Butcher@planning.nsw.gov.au

CC:
Howard.Taylor@bayside.nsw.gov.au

PROJECT: MP 09_0146 MOD 4 - Modification to Eastlakes Shopping Centre
Mixed Use Development
RE: Response to Submissions 28.11.2019

Dear Emma,

Thank you for the opportunity to comment on this proposal again at this stage.

By and large, the applicant has responded to comments provided by GANSW and SDRP over the course of the project.

They demonstrated 2 hours of solar access to neighbouring properties and the treatment of the 'back of house' side of the project at street level is an improvement on earlier iterations.

The carpark exit/entry on Evans Avenue, where pedestrian movements are to be diverted into the site to avoid cars, needs to be refined to show how vehicles entering and leaving the site will be managed and slowed down. This is a pedestrian safety matter and not adequately addressed yet.

We recommend something be included in the conditions of consent to maximise opportunity for pedestrians and minimise risk through traffic management and spatial design measures.

We trust that this is helpful. Please contact me if you have any questions regarding this letter.

Sincerely,



Rory Toomey
Principal Design Excellence
Government Architect NSW

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