

Ms Lani Bezzina
Assistant Development Manager
The Trustee for Stateland East Unit Trust
Level 29, 1 Market Street
SYDNEY New South Wales 2000

16 December 2020

Dear Ms Bezzina

**Eastlakes Shopping Centre (MP 09_0146 MOD 5)
Request for Additional Information**

I refer to Assessment for the Eastlakes Shopping Centre MOD 5 (MP 09_0146 MOD 5). After careful consideration and discussion with your consultant Urbis Pty Ltd recently, the Department is requesting that you provide the following additional information:

1. Amended architectural plans identifying the relocation of the disabled carparking space in Basement Level 1 as part of the use of a portion of the carpark as a Carwash Facility. The relocated disabled space should be identified by outlining in red cloud ink to enable ready identification as part of MOD 5.
2. Amended architectural plans clarifying the access to the Plant Room proposed at mezzanine level, located above the Fresh Food Storage off the loading bay level, to indicate the ladder access proposed to this mezzanine level.
3. A dated copy of any revised Statement of Commitments which accurately reflects any approved modifications. It is also noted that condition A2 is recommended to be amended to reference the updated Statement of Commitments.

The proposed modification of Condition A1, to increase the GFA values to reflect the additional 75m² and to update the total retail/commercial floorspace GFA, is appropriate. It is noted, however, that the proposed amendment to the Residential GFA figures in Condition A1 is not appropriate as previous amendments to the GFA for residential has changed the intent of that point from its original purpose. The original Major Project approval separated the GFA totals for the different land uses, i.e. retail/commercial and residential, rather than providing a combined GFA calculation. Over the course of the various modifications the Residential GFA figure has now taken on a Total GFA for the overall development. As such, it is recommended that for the purposes of clarity that the condition wording be modified into two separate matters as follows:

- *maximum 490 residential apartments*
- *maximum GFA of 60,544 m²;*

You are requested to provide the information, or notification that the information will not be provided, to the Department by Wednesday 13 January 2021. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Chris King, who can be contacted on 9373 2806 at chris.king@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in blue ink, consisting of the letters 'K' and 'T' followed by a long horizontal stroke.

Keiran Thomas
Director Regional Assessments
Regional Assessments