

Eastlakes Shopping Centre Development

I support a re development of the Eastlakes Shopping Centre **BUT NOT** what is currently proposed.

My concerns are:

- **The extra traffic coming into the area.** 443 new apartments in an area already densely populated would create traffic chaos. Most residents would own at least one car some may own 2. Added to that would be the additional cars and people coming into the area to shop.
- **The traffic report is inadequate.** The report provided is over 2 part days in early February. People are still on holidays in February and university students are also on holidays. A more realistic report would cover 4 consecutive Saturdays and Thursdays, over the whole day and in different weather conditions, wet weather as well as dry. I would also like to see a report prepared by an independent traffic consultant not one appointed by the developer. A traffic consultant appointed by Council would be more appropriate.
- **Inadequate access to the Centre.** Providing access direct to the Centre from Gardeners Road would alleviate the traffic coming into Racecourse Place. I noted the difficulty outlined in the report with access from Gardeners Rd but I think that this should be re visited. I am not an engineer but surely there must be other options that can be explored. Racecourse Place is a single lane road in each direction which often has cars banked around the corner. How long will that line of cars be if what is proposed goes ahead. There is also a vacant block of land to the west of the site that is currently for sale. This could be used for widening Racecourse Place. The land with the strata block of units adjacent to the existing open car park could also be used to ease the traffic congestion. If the unit owners were offered an attractive price there would be more interest in selling.
- **Increased traffic in the local streets.** If it is proposed to charge people to park at the Centre then there will be people who would prefer to walk a few blocks to avoid paying, this would cause problems in the local streets which are already full of cars.
- **Parking during construction.** Particularly when stage one is under construction and the existing Centre will continue to operate, where will people park?

- **Walking and Cycling with groceries is not an option.** I live a couple of blocks from the Centre and always drive as do my neighbours. It is not possible to walk or cycle with over \$300 worth of groceries. There are also many elderly people in and around the area and they too would be unable to walk or cycle.
 - **Transport is inadequate.** Buses going through Eastlakes are infrequent. A more frequent bus service would be essential. There is a train station at Mascot but there is no bus linking Eastlakes to Mascot Station. There should be a bus that does a continuous loop between Eastlakes and Mascot Station.
 - **There are too many apartments in the area already.** I am concerned that more apartments in an already high density area will result in slums and crime. Using the height of the existing Department of Housing apartments is not a good benchmark. Firstly there are major social problems in those apartments (has the NSW Police and the Housing Department been consulted?) and how long will it before those apartments are pulled down. What plans does NSW Housing have for these units?
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