

September 27 2012

*Ms Natasha Harras  
Dept of Planning NSW  
Major Projects Division*

Dear Ms Harras

**RE: MIXED USE DEVELOPMENT- EASTLAKES SHOPPING CENTRE**  
**MP 09-0146**

I refer to the Proposed Mixed Use Development of the Eastlakes Shopping Centre application number 09-0146 before the Dept of Planning NSW.

In general I'm in support of the redevelopment of the Eastlakes Shopping Centre and feel it's been a long time coming.

As an accredited building designer with over 24 years' experience in the industry, with many designs attributed by me in the area and a local resident for over 40 years I'd like to make some comments on the above application as follows:

- **Proposed Basement Carparks**

As a building designer I have designed many residential developments in the area and know for a fact that the water table can be a problem. In my professional opinion the basement carpark that's proposed is too deep and will impact the water table dramatically. As suggested by the Geotechnical engineers, I too agree that the basement carpark be restricted to 1 basement level due to the shallow water table in the area that may impact on the surrounding developments and the development itself;

- **Proposed Building Heights**

The heights of the buildings to the south I feel are in keeping with the surrounding developments; however I feel that the northerly building need to be reduced by 1 or 2 storeys so that they don't dominate too much with the surrounding buildings.

A couple of other items that need more thought are the traffic issues & open space. The documents don't indicate any traffic flow improvements especially with a large development such as this that will also impact surrounding developments.

The other item is more open space is required at ground or podium levels for the developments residents to enjoy with the removal of Buildings 6A & 6B.

Yours faithfully

**Rodney A Yannakis**

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