

NSW Government

Department of Planning & Environment

Regional Assessments

Mr Anthony WITHERDIN

320 Pitt Street

SYDNEY NSW 2000

29 November 2018

OBJECTION SUBMISSION RE:

Notice of Modification Request

Eastlakes Shopping Centre – Mixed Use Development MP 09_0146 MOD 4

The objection herein is directed towards both the Southern site changes and to the Development in general.

Modification: 'Reduce the number of buildings above the podium from 6 to 4 towers'

Modification: 'Increase building heights from 2 – 6 storeys to 4 – 14 storeys above the podium'

Modification: 'Increase the number of apartments from 292 to 468 (increase of 176 apartments)'

Modification: 'Increase the gross floor area (GFA) from 35,743sq.m to 51,079sq.m (increase of 15,336sq.m)'

The development is inappropriately designed.

Fourteen storey towers on top of a Two storey podium are not in character with the building structures in this suburb or the surrounding suburbs.

In this locality, the major number of building towers are three and four storey flats. There are some taller towers as the exceptions and are located on the streets on the fringe of Eastlakes (a cluster of 6 and 7 storey towers, one 8 storey tower, and another tower of approximately 10 storeys at Maloney Street which is reminiscent of the old English social housing flats. The existing towers are built in a circle around the Shopping Centre. This area would be classified as affordable accommodation and many residences are used for social housing purposes. Eastlakes could be called a 'village' as it is. Outside the immediate circle there are single and double storey dwellings.

Over the year, the large billboards outside the building site have advertised Serviced apartments on the upper levels. Is this consistent with a Mixed-use zone?

.../2

A 16-storey building as above is characteristic of building structures that belong in the Central Business District as with hotel and motel businesses for visitors and tourists.

Residential towers above three or four storeys:

- are not building structures suitable for sustainable long-term living
- are contrary to water and energy saving strategies as they encourage the use of clothes dryers, air conditioning systems and the use of elevators
- pose height safety risks
- pose emergency fire risks

The ratio:

Area of vacant land/The built area

Is low, which means the above issues are exacerbated.

Modification: 'Increase the parking from 700 to 1,077 spaces through additional basement level (increase of 377 spaces)'

Modification: 'Reconfigure the ground floor retail and Level 1 commercial layout; and'

Modification: 'Modify the operating hours for the non-residential component to 6am – 10pm, and for the loading dock to 24 hours'

What is the proposal to address the additional thoroughfare needs resulting from the increased movement of vehicles and population?

The southern site alone will contribute at least 700 cars according to this Modification when estimating that the old southern carparks currently provide 300 spaces.

Increased pollution and noise from additional vehicles, extended trading hours, freight movements and population will disadvantage nearby residents and neighbouring suburbs.

Yours faithfully,