

30th November 2018

**RE: EASTLAKES SHOPPING CENTRE – MIXED USE DEVELOPMENT
APPLICATION NO. MP_0416MOD4**

Dear Minister of Planning,

As a member of the Eastlakes community and surrounding suburbs, I emphatically object to the modification request in Application No. MP_0416MOD4 made by the proponents. I find it grossly unethical since the application is grossly different to the original in size. More than 50% increase in overall size and an increase of 468 apartments from 292). This is just the South side.

The proposal reflects a lack of consideration to the surrounding community and their quality of life for the sake of profit margins. It will also, in a broader sense, impact all levels of the community who use the roads surrounding the Eastlakes Shopping Centre, including commuters that pass through Gardeners road. How can such a large increase in number of dwellings have a positive impact on the surrounding community with infrastructure that is already past its limit in terms of road sizes and public transport efficiency? It is extremely irresponsible to hope that infrastructure will somehow eventually catch up when there is no clear or transparent plan or timeline by the department of planning or which ever department is responsible in dealing with the increase in volume of people and vehicles this proposal will cause. If there has not been an assessment and planning of transport infrastructure to cope with this increase, then I believe it is highly unethical to allow the Development Modification (MP_0416MOD4) proposed to the South side. As it stands, there is no indication that the surrounding infrastructure will be able to be upgraded to a level to ever be able to cope with the increases proposed

I will also like to inform you as well that when Eastlake 'Live' started, I visited the show room hoping to see the models. Only the North side was displayed which is odd as the whole north and south side should have been on display. After asking the gentleman questions about the change in design from what I had remembered from when it was originally proposed, I asked about how the development will affect public transport and the response obviously reflects the developers attitude to the surrounding areas and the wider community. I was essentially told that 'it was not their job to plan for, as it was a state government concern'. Clearly no thought has gone into such considerations regarding the effects of such an increase in volume of persons and vehicles of our roads and public transport and the proponents have brazenly placed an application that is hopeful that the Department of Planning do not do what they are intended to do by the community and its constituents: which is to allow the proposal through at the expense of the community and constituents! I am hopeful this will not be the case and it is my opinion that the Department of Planning reject this proposal and advocate for the Eastlakes community, surrounding suburbs and the commuters who use the surrounding roads. Otherwise it will cause utter chaos in an already overbuilt, dense, area where quality of life in the immediate community is more reliant on open spaces due to the poor planning of the original apartments in the late 60's and early 70's. I believe this was under a liberal Government which unfortunately this is a moment of History repeating itself but on a grander scale.

Above was mainly reflecting issues just relating to overall density in regards to road infrastructure. This density will also have an impact on use of public space and community amenities. Any upgrades to the shared spaces are not enough to counteract the problems associated with an excessive increase in population density. The Eastlakes reserve is an oasis and adds greatly to the quality of life to the current community who use it. The current dwellings in the apartment buildings are small and outdoor space is integral to making Eastlakes liveable. An excessive increase in density (like that proposed) will not only increase crowding, but reduce cleanliness of the shared spaces, and reduce safety of our community (correlation of increased rates of crime and disorderly behaviour with increases in population density). Eastlakes has a high number of families with young children, and the density is already quite high, the increase in dwellings will impact the community living there and sharing public amenities negatively.

In relation to the increase in height of the remaining towers, this will have significant impact on sunlight of the Eastlakes reserve in the morning potentially up to midday, the western side of the southern complex who will progressively not have significant sun in the afternoon. The apartments facing west on the western end of Barber Avenue have sunlight directly facing them approximately after midday and I believe they would have a significant cut in natural light from the shadow casted from the high towers.

Finally, the Apartments that face north on Barber avenue directly opposite (where my unit is located) will lose important winter sunlight. The sun drops towards the north in winter providing currently warmth and natural light to the common property foyer as it was designed to catch the natural light with the large windows. To have this reduced Winter time reduces quality of life for those residences as well and shows lack of consideration and imposes on what is a free resource; the sun. As such, it should be shared reasonably, not taken.

I also object to the proposed increase in trading hours/loading dock use to 24/7. This is a residential area with **ground floor dwellings**. There are no podium levels to buffer effects of increases in noise and provide added safety from access from the increase of pedestrians if the plan goes ahead. The development does not consider residents safety in this regards. It also does not consider residents quality of life in relation to the noise increase from increased hours of truck access and use at a 24/7 loading dock. As well, the loading dock should not have been allowed in its current position in the first place let alone have longer access times. It should be re-organised to function from Gardeners road or an artificial road especially created to avoid the likelihood of collisions with the local community. The current truck access is already difficult, and this development should have been a chance to amend this mistake. Children from the residing apartments and community cross the roads frequently at different points and **the route the trucks take around the park is a tragedy waiting to happen**. I have previously sent in photos of the narrow roads before and I do not understand how this has never been taken into consideration with the safety of the public in mind let alone in relation to property damage as residents' cars are parked in the streets the trucks drive through. It is not viable to make the route a no parking zone as this would further unfairly affect current residents. In regards to safety concerns and the truck route, this is **my second official complaint about this issue** and this is a chance to amend the dangerous position of the truck route and loading docks, or at the very least, to not allow an increase in trade to avoid more likelihood of accidents to occur.

In summary:

- The scale is too large, too high and too concentrated for the area
- The modifications have deviated immensely from the original approved plans
- Local streets and parks (community amenities) will be negatively impacted by the increase in population density: increase in disorderly behaviour, decrease in cleanliness, and a decrease in public safety. This will affect the community as a whole and affect residents psychosocially. (increased fear, anxiety, distrust, anger)
- The increase in heights of the towers will create too much shadow that will affect the morning sun in the park, the western side on Barber avenue significantly and the southern apartment (facing north) as this will reduce winter sun) As well, the sheer height compared to the original will affect these units privacy let alone view, not only the horizon but now the blue sky.
- The proposed modifications will further impact roads and public transport to the wider community and the constituents of Sydney (many commute through Gardeners Road).
- Affordability will be low and due to overdemand, reduce value of existing properties coupled with reduced quality of life if you live in the older apartments surrounding the development. Again, the older dwellings have no podium and have no buffer to the increased noise, population density, general ambiance of the streets and create genuine safety concerns.

This development should be resubmitted. The public should have proper opportunity to comment on this new design as if it were not just a modification. Otherwise the entire planning process will be meaningless. The Department of Planning should advocate for its constituents and plan well. The proposals are ridiculous and so thoughtless regarding the current community in terms of Quality of life and safety.

Thank you.