

**Mike Aubrey**  
**PO Box 251**  
**Surry Hills NSW 2010**

**29<sup>th</sup> November 2018**

**Eastlakes Shopping Centre – South Site**  
**Section 75W Modification (MP09 0146 Mod 4**

I am writing to object to the revised plans for the Eastlakes Shopping Centre for the Crown Group.

The previous approved proposal whilst large was acceptable and an upgrade was needed, for the Shopping Centre.

The new proposed modified plan is completely over the top for this area for the following:

- From 6 stories to 14 stories, when most of the residential properties are one storey, and the commercial apartment buildings are 3-4
- This increase of eight stories will put a total out of perspective for the area.
- In 2013 the Bayside Council responded to the plans with numerous comments, these have not been addressed, see doc. Major Project Assessment ( MP09\_0146) June 2013
- The area is already straining with road traffic now, in particular Gardeners Road and Maloney Street.
- The area is mostly older multicultural people, and most aren't even aware of this mod 4, most we have spoken to, believe that it is just the retail upgrade, and as stated most agree that is needed.
- The units are increasing from 292 to 468, with increased floor area by an extra 15,336 sq m.
- The quantity of the documents that people have to read to respond to is extremely large and the time frame of just 30days is totally inadequate for a full understanding of the revised proposed plans.
- If Crown Property, wanted to enlarge this project so much, why did they not gain DA approval for this plan in the first place. Is it a case of getting a relatively safe proposal approved and then let's go for the big one. It appears the case here.
- By elevating this proposal to the SSD status and putting it through the Department of Planning NSW, the local Council seem to have been sidelined and a tremendous amount of local knowledge and information is lost. Local councils do these DA approvals better than NSW Planning, as the interests of the community are taken into account.
- It seems to be the norm lately that DA proposals are elevated to SSD status and then modifications sought straight after approval, for considerable increases in the scope of works, and always to the developers benefit.

- Further the documentation was available to NSW Planning on 28/02/2018, yet not taken to Exhibition until 1<sup>st</sup> November 2018 with a 30 days response time, and as stated totally inadequate time from for a fully assessed response.

Please take into consideration the above and approve only the previous proposal, because Eastlakes region, does not need such high buildings (14 Stories), associated noise, additional traffic congestion and the additional loading of people, cars, pollution, in this area.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Mike J Aubrey', written on a light blue grid background.

**Mike J Aubrey**  
**Maloney Street Eastlakes**