

18 Westcott Street  
Eastlakes, NSW 2018

22<sup>nd</sup> November, 2018

NSW Government  
Planning and Environment

RE: Modification to Eastlakes Shopping Centre Mixed Use Development  
Gardeners Road and Evans Avenue  
Eastlakes NSW 2018

MP 09-0146 MOD4

To Whom It May Concern

My husband and I have watched with interest as the changes have been proposed and passed for the development of the Eastlakes Shopping Centre.

Recent changes to the current plans have come to our attention in the last week and we would like to raise our concerns about them with you. Changes are to be expected in any development of this scale. When they detract from the quality of life of their neighbours, we feel there is a need to speak out. In Westcott Street we consider ourselves very much neighbours of the Eastlakes Shopping Centre and we are disappointed to discover the enormity of the changes to the development and therefore the adverse impact its externalities will have on our community, our street and our suburb.

The scale of the new Eastlakes Shopping Centre, and in particular its 14 storey residential tower, will change the tone of the neighbourhood and therefore our street. Crown Group are a great success, but as with all success there is a price to pay. We do not think it is right that it be the neighbours who pay that price.

This change to the Crown development aims to increase the building height from 6 to 14 storeys; increase the number of units from 292 to 468; increase the floor area by an extra 15,336 sqm and allow for a 24 hour loading dock. These changes are concerning for us and we have a number of specific objections to them which are listed below.

#### **Traffic**

##### **Traffic Flow**

An increase of 176 apartments will bring an extra 176-352 cars to the development. This is on top of the already huge increase in traffic coming to the proposed shopping centre. The Eastlakes streets are not designed for large numbers of vehicles, the infrastructure is simply not there. Peak hour around the shopping centre is already at a standstill most days; suggestions that an extra 200 residents with cars should join the queues is ridiculous.

##### **On-Street Parking**

No doubt there will be more residential cars in this development than there are carpark spaces to house them, so the pressure on surrounding streets for parking will be enormous. This on top of what will already be a busy carpark for the shopping centre. It is important to also note that it is human nature to search for an easy on-street parking