

Att: Director Regional Assessments

Eastlakes Shopping Centre - Mixed use development
amendment to MP 09_0146 MOD 4

As a member of the Eastlakes community I object to the modification request above and its response to submissions.

Overall the new amendments are still inconsistent in its bulk and scale with the established character of the Eastlakes Local Centre and dominate and alter the skyline of the Eastlakes Local Centre. A significant departure from the architectural character and scale of the Eastlakes Local Centre and from the original approved modification.

11 storeys (plus 2 storey podium) is too excessive and is inconsistent with Bayside Council's recently exhibited draft Eastlakes Master Plan which identifies "potential for building heights of up to 9 storeys". The proponent is incorrect in saying "While the surrounding buildings are one consideration in determining height at the local centre, ultimately these buildings will be re-developed in the long term as flagged in Bayside Council's Draft Eastlakes Local Town Centre Masterplan" They will not be redeveloped as they are all strata managed buildings and have several owners just for one unit block, which was detailed in the Draft Eastlakes Local Town Centre Master Plan.

The amendments of the development still has a strong negative visual and amenity impact on surrounding properties, including the shadow impacts of the development which has decreased the solar access considerably to existing dwellings and the reserve.

Loading dock along Barber Avenue will create serious traffic congestion as Barber Ave (west) and Longworth Ave do not support two-way traffic.

The amended Traffic Report does not take into consideration that streets surrounding the development such as Longworth Ave and Barber Ave do not allow for two way traffic, which would considerable increase the traffic impact the proponent is suggesting when they state "traffic generation of some 60 additional vehicles per hour (two-way)".

The newly proposed hours of operation for Loading dock, waste removal and centre operation have been increased to 5am -10pm daily which will greatly create noise and amenity impact on residents and is highly inappropriate for a residential area. Furthermore Protection of the Environment Operations (Noise Control) Regulation 2017 covers neighbourhood noise laws which states no noise in residential area before 7am and after 8pm.

An increase of GFA has led to a much bulkier building, impacting on the interface with adjoining residential and Council's open space asset and community's public access, such a departure from the approved modification.

The removal of two additional trees is not supported as they some of these trees are over 50 years old, creating a negative impact on the environment and the wildlife that call these trees home for many years.

There is no infrastructure put in place to accommodate an extra 69 apartments and residents. The local schools, hospitals are at capacity. The proponent is only investing in a community centre and childcare centre. That does not deal with lack of infrastructure. The area has already been overdeveloped and it does not need anymore apartment dwellings.

The entire development does not suit the Eastlakes demographic of low - middle class community. The proponent suggests to build high end, prestigious million dollar apartments which does not align with the current culture and demographics of Eastlakes. Even with the proposed Eastlakes local town master plan which only makes improvements to the existing area, the proposed development of the shopping centre is totally opposite to what they community needs.

Therefore, there is still a significant increase in height, bulk and scale, and apartment numbers and I feel it will have negative impacts on the streetscape and will further increase car traffic and create limited access to public transport. Such a departure from the original approved modification is not supported and I object to the MP 09_0146 MOD4.

Kind Regards,

Kelly Dos Santos