

Our Ref. MP09_146MOD4/DW/SP19864
Your Ref.

7 December, 2019

NSW Planning Industry & Environment
GPO Box 39
Sydney NSW 2001

Attention: Mr Brendon Robers

Dear Mr Roberts,

RE: Eastlakes Shopping Centre Mixed Use Development
Application No: MP09-0146 MOD 4
Location: Gardeners Road and Evans Avenue, Eastlakes
Council Area: City of Botany Bay

I refer to the abovementioned project development . I represent the owners of the adjoining property consisting of a block of residential dwellings, known as Strata Plan No. 19864 at 22 Barber Avenue, Eastlakes.

It is my wish, as an adjoining neighbour, to bring to your attention a number of issues concerning the above proposed project and its impact on the immediate surrounding area and, specifically, on our block of residential dwellings:

- a. Our block of units is situated on the Southern side of the proposed Mixed Use Development at Eastlakes Shopping Town ("Development"), at the corner of Barber Avenue and St Helena Parade, Eastlakes, It is, therefore, directly and immediately impacted by the intended development works.
- b. Aspects of the proposed development works reflected in our objections, as affecting the property in the Development's immediate proximity, should also be of considerable concern to the NSW Department of Planning and Infrastructure in general since these effects spread out and encompass all neighbouring lots.
- c. After having regard to the exhibited Development proposal submission, it has become apparent that our building, located on the Southern side of the Development, will be directly and profoundly impacted by excessive traffic flows, potential noise from Plant Rooms and Loading Docks servicing the new Shopping Centre. All these new high use and maintenance commercial axillary facilities, located literally within a few metres of our front door, will have a profound and debilitating effect upon our building and its occupants.

This will have direct and unprecedented effects on the commercial viability of our properties and their occupancy as a number of tenants have already raised their concerns and indicated that their preparedness to vacate the dwellings in an event of the Development being placed at their doorstep.

The detrimental effects of the these new high use and maintenance commercial axillary facilities/utilities, concentrated in one place and centered directly opposite our residential units include:

- a. Their perceived scale, massing and bulk as a result of shear mass of commercial wall enclosures stretching a length of the Southern boundary;
- b. Increased loss of privacy and quiet enjoyment of the property along the Southern boundary;
- c. loss of quiet enjoyment and noise nuisance generated by an increase in traffic, plant noise and substantially increased volume of use of commercial axillary facilities/utilities, such as loading docks and plant, that planned to operate for 24 hours, seven days per week.
- d. Significant increase in traffic along the Barber Avenue and St Helena Parade, being a direct result of density of the Development, location and placement of commercial and other utilities and, unquestionably, apparent over-development of the site.

The above proposed Development has a direct adverse impact on our property in following terms:

1) Loss of Economic Value to Our Property.

Although it would appear that reasonable consideration has been given to the design of the Development, the creation of utilities (such as plant rooms), traffic corridors and traffic funneling (due to proposed parking design) and positioning of loading docks along the Southern boundary create substantial and adverse impacts upon our property's and its occupants ability to have a peaceful enjoyment of the land they are currently accustomed to;

2) Vehicular Access

The Development, as currently assessed by you, proposes that one of two traffic entry and exit points for all commercial and residential traffic flow will be located at the junction of Barber Avenue and St Helena Parade, which is virtually opposite our residential building. This will create an unbearable traffic and residential parking situation, at least, with regards to our property.

We have not been given either adequate nor convincing assurances, that appropriate studies have been undertaken, so as to ensure no major increase in traffic, both during the day and throughout the night.

As our property is situated close to the corner of St Helena Parade and Barber Avenue, Eastlakes, we are convinced that the intended increase in vehicular flow alone will have dire economic consequence upon our property, its commercial viability and use.

It would appear that the unintended consequence of the Development and its potential requirements for traffic flow will substantially prejudice our existing Resident's access to on-street parking.

3) Urban Context

The Development has incorporated landscaping and urban design along its Northern and Western quadrants.

However, along the Southern elevation there is little more than utilities, dock facilities and a parking corridor. All of the above sit right along the the Southern external boundary and inhibit any consideration of the urban context along the South at Barber Avenue, creating an appearance of what can only be referred to as "concrete jungle".

In fact, the Development, will provide a more bulky, potentially noisier, more heavily developed and a lot less sightly Southern facade than currently present (as unsightly as it may be now).

We would like to stress our resolve to protect the amenity of our property, at 22 Barber Avenue, Eastlakes, by expressing our objections to the proposed development in a proper manner.

We do not object to the Development in general.

However, we do believe that the issues raised in this submission are significant and should be identified and appropriately considered by the NSW Government's Planning and Infrastructure assessment and determination process.

I look forward to your response and an appropriate in depth consideration of the matters raised above.

Please do not disclose my name and address to the Proponent.

Yours faithfully,
Dianne Wolff Pty Ltd
 per:

Dianne Wolff
 cc. Mr Hoenig, Mayor City of Botany Bay
 cc. Mark Castle Councillor City of Botany Bay