

# Eastlakes Town Centre Project Community Consultation Programme

PREPARED FOR

Crown International  
Holding Crown Group

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**Hill PDA**

# Hill PDA

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6 March 2012

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# 1. INTRODUCTION AND OBJECTIVES

The following report has been prepared to summarise the key methods employed to engage the Eastlakes Community in the preparation of the Eastlakes Town Centre Project (the Project). The report also provides a summary of the comments raised during the process.

The consultation approach described in this report responds to the Director General's Requirements, as issued on April 5<sup>th</sup>, 2011. In particular it responds to the need to:

*“Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007 (including demonstrated consultation with council through the design development stages of the proposal).”*

In accordance with the above referenced guidelines, a fundamental premise of the consultation process was to work openly with the community and stakeholders likely to be directly impacted by the Project. The approach was designed to listen to, and engage with existing businesses, landowners, shoppers, residents and visitors to the Eastlakes Shopping Centre in order to better understand and plan for their needs whilst allaying any fears or uncertainties regarding the Project where possible through the provision of information.

The approach was also designed to accord with the expectations of the Department of Planning and Infrastructure's (the DP&I) Community Consultation Guidelines 2007. In this it sought to:

- Consult early;
- Commit adequate resources to consultation;
- Clearly describe who has been consulted and what issues were raised; and
- Identify key issues to address in the environmental assessment and preferred project report.

This summary report will also assist in refining the proposed design and layout of the Project with any relevant amendments to be set out in the environmental assessment and preferred project report. This report has also been prepared to inform local and state government of the views and knowledge of the community so as to assist with the decision making process.

In addition to the approach set out in this report, the Project Team have, and will continue to engage with a range of additional stakeholders including: Botany Bay Council, DP&I as well as relevant political representatives, organisations with a state or national interest in the site, local and regional service providers (i.e. police and emergency services).

## 1.1 About the Eastlakes Town Centre Project

The proposal seeks to redevelop the existing Eastlakes Shopping Centre into a new mixed use town centre. The shopping centre would be redeveloped in two key stages to provide basement level parking, ground floor retail (supermarket, restaurant, café and business services) and between 3 and 7 storeys of residential apartments on the upper floors of the development.



The proposal also seeks to enhance landscaping and pedestrian access ways within and around the site.

The proposal is a joint venture between the Crown International Holding Crown Group and Prosha Pty Ltd. Subject to the necessary approvals, the project could commence by 2013.

**Figure 1 - Plan of Subject Site**



Source: Rice Daubney

*"Better lifestyle and more value."*

*"It will develop the local area to the modern style and design. Lots of opportunities for new employment as well."*

*"The current building is very ugly and a dogs breakfast. It is like shopping in the 3rd world at times."*

*"Absolutely! It needs upgrading terribly. Eastlakes will then be more appealing."*

## 2. CONSULTATION APPROACH

The pre-application submission consultation process was designed in two key stages as follows:

**Stage 1:** Community Newsletters and Correspondence (December 2011 – February 2012)

**Stage 2:** Community Drop In / Information Sessions (February 2012)

A key factor driving the timing and detail of the consultation approach related to the design of the Project, the broader Project programme (i.e. submission of the Part 3a application) as well as the Christmas holiday period. In this regard it was considered important to ensure that community engagement commenced at such as stage of the development's design that a reasonable level of information could be shared with stakeholders yet there was also sufficient flexibility to still allow for alterations to the Project in response to key comments.

In light of the intended late March / April 2012 application submission, it was also considered important to avoid the key holiday period for community consultation (i.e. late December through to January) so as to ensure information and events were available to all those who were interested in attending / learning more.

### 2.1 Stage 1 Approach

The first stage of the consultation approach sought to distribute information regarding the project so as to inform:

- Residents directly surrounding the site;
- Non-occupying landowners of properties surrounding the site;
- Businesses within the shopping centre; and
- Visitors to the Shopping Centre;

In order to proactively target these groups, two community newsletters were designed that introduced the concept of the Project along with who the proponent was, details concerning the application process and prospective development timescales. Both newsletters provided contact details to find out more about the project including:

- A dedicated email address: [eastlakesinfo@crowngroup.com.au](mailto:eastlakesinfo@crowngroup.com.au)
- A direct phone number to the General Manager of Development at the Crown International Group.

Both newsletters referred to the Drop In / Information sessions that were to be held in February 2012 with the second setting out the specific dates, times and locations.

#### **Delivery**

A variety of mechanisms were utilised to distribute the newsletters including:

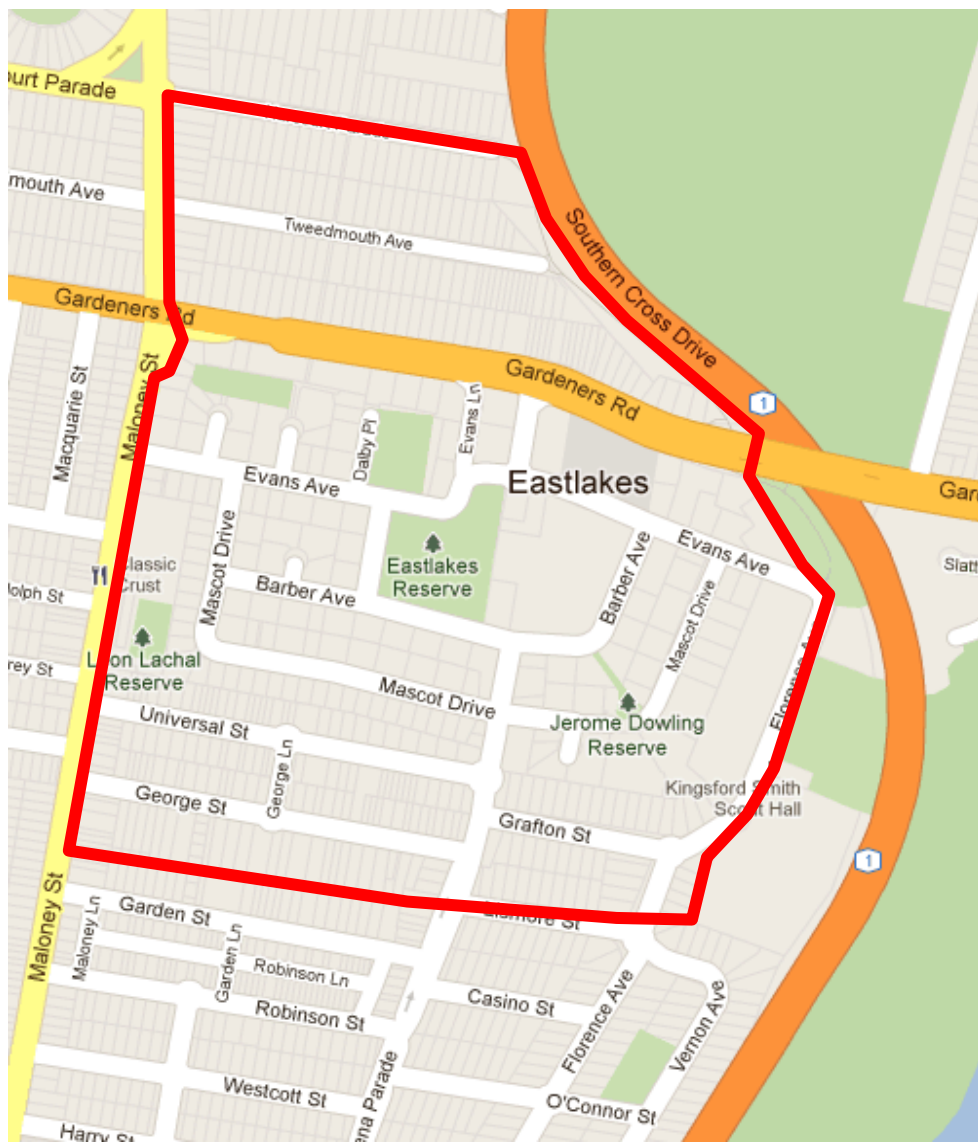
- Hand delivery to every individual dwelling within a 400m radius of the site (as shown in Figure 2 below);
- Postal delivery to all registered landowners that had an address that differed from the property within the 400m radius;

- Delivery to the Eastlakes Shopping Centre for distribution; and
- Copies provided to Botany Bay Council.

**Table 1 - Summary of Stage 1 Outcomes**

Date	Delivery Method
19th December 2011	1,900 Newsletters Hand Delivered to area shown in Figure 2
19th December 2011	260 Newsletters Posted
19th December 2011	300 Delivered to Eastlakes Shopping Centre for distribution to businesses and shoppers
8th February 2012	1,900 Newsletters Hand Delivered to area shown in Figure 2
8th February 2012	262 Newsletters Posted
8th February 2012	300 Delivered to Eastlakes Shopping Centre for distribution to businesses and shoppers

**Figure 2 - Newsletter Drop Zone**



Source: Hill PDA



## 2.2 Stage 2 Approach

In order to provide information to as wide a spectrum of stakeholders as possible, two information sessions were held in February 2012 at the Eastlakes Shopping Centre. The sessions were designed as informal yet informative forums whereby interested members could meet with representatives of Crown International Group / Prosha as well as the team of consultants working on the Project (i.e. architects, traffic engineers, planners and economists).

The drop in sessions were held on two days, one weekday (extending through to 7pm to so to be available to people outside of office hours) as well as one weekend afternoon so as to provide opportunities for people with varying work hours and child care commitments.

**Table 2 - Details of Community Drop In / Information Sessions**

Date	Time	Location
February 23 <sup>rd</sup> , 2012	4pm – 7pm	Eastlakes Shopping Centre
February 25 <sup>th</sup> , 2012	1pm – 5pm	Eastlakes Shopping Centre

Two separate points of contact were established for the session to ensure maximum visibility for stakeholders approaching the main shopping centre circulation area and to benefit from access to passing shoppers who live outside of the letter drop zone.

The drop in / information sessions provided drawings of the Project and its design development (to that point in time) including massing and access diagrams, traffic flow and landscaping details.

Feedback was captured verbally, through the use of anonymous comments forms as well as a register of people who would like to stay informed. The key findings and feedback from the events are explained further in Section 3.



*“New development will increase housing prices and attract a desirable community.”*

*“We want to keep the area as a residential closed knit quite area and not for big business area. Enough is enough.”*



## 3. KEY FINDINGS

The following section outlines the key responses to Stages 1 and 2 as described in the preceding section.

### 3.1 Stage 1 Approach and Results

#### Email Responses

Over December 2011 – February 2012, approximately 6 emails were received by the dedicated [eastlakesinfo@crowngroup.com.au](mailto:eastlakesinfo@crowngroup.com.au) email address. The key questions / matters raised by the public included:

- 1 x update regarding a changes of postal address;
- 1 x question regarding how many floors the Project would have;
- 3 x emails from residents / landowners asking to be kept informed; and
- 1 x suggestion concerning the use of locking shopping trolleys for Aldi and Woolworths.

#### Direct Telephone Calls

Over December 2011 – February 2012, approximately four phone calls were received by Crown International Group from shop owners as a direct outcome of the newsletter. The key questions / matters raised were in relation to the timing of the construction phases of the development.

#### Media

In response to the distribution of the Newsletter, Crown International Group were also approached by the local media to provide details and comments regarding the Project.

A newspaper article and an editorial were subsequently published in relation to the Project. The article *Bringing a taste of Italian life to the heart of the town centre* states that the redevelopment of the shopping centre could bring “Italy’s narrow laneways and alfresco dining to Evans Ave”. The local newspaper article also provided details of dates and time of the Drop In / Information sessions.

The editorial entitled *Eastlakes Town Centre* sets out the comments raised by the Mayor regarding the process for determining the Project and his preference for it to be considered by Council as opposed to the Department of Planning and Infrastructure.

### 3.2 Stage 2 Approach and Results

An estimated 450 people attended the Drop In / Information sessions (over 160 on the Thursday evening and 290 on the Saturday afternoon). 63 people registered to be kept informed of the Project.

Some of the key issues raised during the Drop In / Information Sessions are provided in Table 3 below.

**Table 3 - Key Community Comments and Questions Raised During the Drop in / Information Sessions**

<b>Thursday February 23<sup>rd</sup> 2012</b>	
<b>Common Questions</b>	
▪ <i>How tall will the buildings be?</i>	▪ <i>When will it start?</i>
▪ <i>Will my apartment be affected? Will any other flats be redeveloped?</i>	▪ <i>How much would the apartments cost?</i>
▪ <i>How many units will there be?</i>	▪ <i>Where will the loading dock be?</i>
▪ <i>Will I be overlooked?</i>	▪ <i>Will there be access off Gardeners Road into the centre?</i>
▪ <i>What is the mix of retail?</i>	▪ <i>What will happen to the existing shops?</i>
▪ <i>Will there be a bridge over Evans Road?</i>	▪ <i>Where will the car parking go? Where are the entry and exit points?</i>
▪ <i>Will the cost of goods go up?</i>	▪ <i>Will my property value increase?</i>
<b>Frequent Comments</b>	
▪ Concern regarding overshadowing	▪ Would be good for generating local jobs
▪ It's a good thing, would like to see it happen – it's about time! Something needs to be done.	▪ Happy car park in Evans Avenue is going as it will reduce loitering in the evenings
▪ Would like to / would not like to see Evans Road closed to cars	▪ Like the ideas of a town centre with restaurants and cafes
▪ Groundwater could be an issue because of the water table	▪ Like the idea of improving passive surveillance over the park
▪ A public space for people to congregate is important	

### 3.3 Feedback from Comments Forms

Over 110 comment forms were completed voluntarily and anonymously during the Drop In / Information sessions. Of this, 99 (90%) were completed by people residing in the immediate vicinity of the shopping centre (post code 2018) whilst 11 (10%) were completed from visitors from other post codes.

**88.2% of respondents thought that the Eastlakes Project was a good idea.**

*We need shoe shops, we need banks, we need health funds, and we need clean fruits and good quality food shops.*

Their main reasons may be summarised as:

- The current shopping centre is dilapidated and should be redeveloped into a modern style shopping centre;

- The redevelopment of the shopping centre would improve the broader Eastlakes area;
- The redevelopment of shopping centre would attract more people to Eastlakes; and
- The development would increase home owner's interest in the area.

11.8% of respondents thought that the Eastlakes Project was not a good idea.

*Do you support – No – “Because Eastlakes is already congested with buildings and cars. If this is going to make this area and streets too busy”*

Their main reasons may be summarised as:

- Too many residential units are proposed;
- The traffic in the area would increase due to the increase in the number of residents; and
- The bulk and scale of the development would be too great for the area.

Respondents were also given an opportunity on the form to provide any additional comments or ideas regarding the Project. A summary of the more frequent comments are listed below.

- The Shopping Centre would benefit from more outdoor areas such as a plaza;
- Improved parking facilities would benefit those who reside in the area;
- The Eastlakes Reserve should remain in its current state once the redevelopment occurs;
- Incorporate good quality food shops as part of the redevelopment e.g. butcher, fruit and vegetable shop and organic options;
- The access points to the centre should be improved when the shopping centre is redeveloped;
- The redevelopment of the shopping centre will be a good incentive for both residents and those who live outside of Eastlakes to continue shopping at the shopping centre.

A copy of the comments form as well as a detailed breakdown of the individual responses is provided in Appendix 3.

## 4. NEXT STEPS

In light of the key findings of this Report, we recommend the following next steps with respect to community consultation and keeping stakeholders informed throughout the application and development process:

1. Continue to refine the detailed design of the proposed development to account for comments raised in this Report where appropriate; and
2. Discuss with Botany Council and the DP&I opportunities for the next phase of consultation i.e. formal community engagement upon exhibition of the Project. Examples of opportunities may include:
  - A third community newsletter hand out / mail out to residents, landlords and members of the public (who expressed their interest in being kept informed during the drop in / information sessions) to inform them of the formal submission of the application and their opportunity to comment;
  - A second series of drop in sessions at the shopping centre to display and explain the Project once the application has been submitted; and / or
  - A more formal community meeting.



## DISCLAIMER

This report is for the confidential use only of the party to whom it is addressed (the client) for the specific purposes to which it refers. We disclaim any responsibility to any third party acting upon or using the whole or part of its contents or reference thereto that may be published in any document, statement or circular or in any communication with third parties without prior written approval of the form and content in which it will appear.

This report and its attached appendices are based on estimates, assumptions and information sourced and referenced by Hill PDA and its sub consultants. We present these estimates and assumptions as a basis for the reader's interpretation and analysis. With respect to forecasts we do not present them as results that will actually be achieved. We rely upon the interpretation of the reader to judge for themselves the likelihood of whether these projections can be achieved or not.

As is customary, in a report of this nature, while all possible care has been taken by the authors to prepare the attached financial models from the best information available at the time of writing, no responsibility can be undertaken for errors or inaccuracies that may have occurred both with the programming or the financial projections and their assumptions.

This report does not constitute a valuation of any property or interest in property. In preparing this report we have relied upon information concerning the subject property and/or proposed development provided by the client and we have not independently verified this information excepted where noted in this report.

**Appendix 1 - EASTLAKES TOWN CENTRE PROJECT NEWSLETTER**  
**1 DECEMBER 2011**

**Appendix 2 - EASTLAKES TOWN CENTRE PROJECT NEWSLETTER 1**  
**FEBRUARY 2012**

## Appendix 3 - **CONSULTATION COMMENTS FORM AND SUMMARY**

<b>Eastlakes Town Centre Project Comments Form</b>		
<b>Q. 1 What is your Postcode:</b>		
<b>Q. 2 Do you think the Eastlakes Town Centre Project is a good idea? (please circle)    Yes    No</b>		
<b>Q. 3 Why?</b>		
<b>Q. 4 Please provide us with any additional comments or ideas you may have regarding the project</b>		



Table 4 - Summary of Consultation Comments

Q.1	Q.2		Q.3	Q.4
Postcode	Do you think the Project is a good idea? Yes	Do you think the Project is a good idea? No	Why?	Do you have Any Other Comments?
2018	YES		Have you seen the toilets in this joint?	Please make sure the Greek coffee guy comes back in. A Greek resident - one of many!
2018	YES		The current one is too old need something better and cleaner.	
2034	YES		This centre is too small now and very busy.	
2036	YES		Needs to be updated as it is a very old centre.	
2018	YES		To improve the Eastlakes shopping centre for the benefit of the community.	
2018	YES		Bring it up to date- modernize and make it more appealing.	
2018	YES		Absolutely! It needs upgrading terribly. Eastlakes will then be more appealing.	Not too high. Please go ahead.
2018	YES		Better lifestyle and more value.	I like pancakes.
2018	YES		An update would be good.	Don't raise prices too high for shops cause there is a good mix now.
2018	YES			If this project goes through will there be enclosed gates around the playground because of the increase in traffic.

Q.1	Q.2	Q.3		Q.4
Postcode	Do you think the Project is a good idea? Yes	Do you think the Project is a good idea? No	Why?	Do you have Any Other Comments?
2032	YES		Better organized with better amenities.	
2018	YES		The area could be more developed.	
	YES			
	YES		We need to move into the future Mascot- Alexandria becomes densely populated, we need shopping.	
2018	YES			
2036	YES			
2018		NO	Because Eastlakes is already congested with buildings and cars. If this is going to make this area and streets too busy.	
2034	YES		The current building is very ugly and a dogs breakfast. It is like shopping in the 3rd world at times.	Keep the green space- parking needs to be better.
		NO	Too many gangs cause trouble with the residents.	Just forget the whole thing altogether.
2018	YES		Revitalize the area and provide a better eating out/lifestyle for locals.	
2018	YES		It will develop the local area to the modern style and design. Lot of opportunities for new employment as well.	
2018	YES		More opportunity.	

Q.1	Q.2	Q.3	Q.4	
Postcode	Do you think the Project is a good idea? Yes	Do you think the Project is a good idea? No	Why?	Do you have Any Other Comments?
2018	YES		More residential living, more open space. It would be ideal if the Evans Ave could be lowered with free pedestrian way above.	
	YES		This is old, unorganized and this is scope to better serve the community by improving infrastructure and services.	
		NO	We want to keep the area as a residential closed knit quite area and not for big business area. ENOUGH IS ENOUGH.	
2018	YES		Because this area will be much more developed and it will be good to live in.	

Q.1	Q.2	Q.3	Q.4	
Postcode	Do you think the Project is a good idea? Yes	Do you think the Project is a good idea? No	Why?	Do you have Any Other Comments?
2018	YES		It is very much needed- upgrade of shopping centre- BUT too many residential units is not enough allocated parking to ensure current off-street parking available for current residents.	Include quality good stores i.e. meat, fruit/veg, and organic options! Make child friendly- increase park/ outdoor walking space as the current park is too small. Include trees/shade, plants in any open paved walkway for natural shade and looks nice (if you want a European feel, the 'plaza', piazza or townsqaure has a main tree/trees). Make a town sqaure! No TAB stores- there is a major gambling problem due to low socio-economic area. Can you make the restaurant/cafe section into a semi-circle as this opens up more 'open space'.
2018	YES		Because we love this shopping centre build up.	

Q.1	Q.2	Q.3	Q.4	
Postcode	Do you think the Project is a good idea? Yes	Do you think the Project is a good idea? No	Why?	Do you have Any Other Comments?
2032	YES		This is a long overdue. Improvement to an area that has been starved of good services (retail) for over ten years.	Environmental friendly lighting i.e. solar collectors on each outdoor promenade light. These diagrams seen here today are a great improvement and incentive to continue shopping here.
2018	YES		The centre is in need of redevelopment. The idea to 'integrate' the reserve in terms of the design is smart.	
2018	YES		Because currently a shit hole.	
	YES		Not sure.	Building traffic in local streets for months.
2018	YES		It will give Eastlakes a new look and indeed the shopping centre needs a bigger parking space.	
2018	YES		Because it looks awful at the moment.	
2018	YES			Open Mascot drive for resident traffic otherwise it will be great.
2020	YES			



Q.1	Q.2		Q.3	Q.4
Postcode	Do you think the Project is a good idea? Yes	Do you think the Project is a good idea? No	Why?	Do you have Any Other Comments?
2018	YES		Gentrification of the area.	I believe there is sufficient capacity at the intersection of racecourse place and Gardeners Road to cope with the increase traffic.
2018	YES		Because it would attract more people to Eastlakes and make this a much more pleasant place to live.	
		NO	Increased number of shoppers will worsen traffic situation on Barber Avenue and Evans St and racecourse place, increase danger for children in playgrounds.	Entry streets and passages must be 'widespread'! Other way doesn't give any advantages to people, will decrease the value of their houses and make their life miserable.
2018	YES			Additional provision for bus and push bike lanes.
2019	YES		Excellent idea. Eastlakes need some serious development. The centre is very outdated and old. The centre has lost a large amount of customers over the years. A development will help re-invigorate the area.	
2018	YES			
2018	YES			

Q.1	Q.2		Q.3	Q.4
Postcode	Do you think the Project is a good idea? Yes	Do you think the Project is a good idea? No	Why?	Do you have Any Other Comments?
2018	YES		The current shopping centre is old and needs major upgrades. It's about time redevelopment of the Eastlakes shopping centre took place. If alfresco dining and the coffee shop atmosphere is achieved, it would be fantastic.	Try to attract major banks to the area; maintain existing heavy vehicle routes for delivery; encourage council to upgrade next door car park to match the quality of the development; level of finishes should be first class.
2018	YES		It will improve the look and access to cleaner and newer facilities.	
2018	YES		The existing shopping centre is hot, shabby and of the third world calibre.	If you encounter objections from Botany Council or Mr. Frank Lowy, please advise the residents of Eastlakes.
2200	YES			
		NO	Too much traffic jam.	
2018	YES		I think it is good look for the area and the value of properties will go up.	
2018	YES		It is a great idea because it is needed.	
2018	YES		`Refresh the shopping centre which is old now.	
2018	YES		It is need of development. A fresh clean centre is needed and in demand. Fantastic idea!!	Please keep post office and Aldi and Woolworths! And add a nice outdoor French style café.
2018	YES			

Q.1	Q.2		Q.3	Q.4
Postcode	Do you think the Project is a good idea? Yes	Do you think the Project is a good idea? No	Why?	Do you have Any Other Comments?
2032	YES		Place as existing is outdated.	
2018		NO	It would me too much density in such a small area and it will be required more infrastructure.	
Randwick	YES		Careful to blend needs of population	
2032	YES		Town Centre- residents only.	More community facilities and information Centre/library/banks/council office/medibank and medical Centre.
2018	YES		Great new ideas. Love the coffee shops and restaurants idea.	
	YES		Because more new exciting shops.	As soon as possible.
2018	YES			
2018	YES		I believe that the area of the shopping centre and the Centre itself badly needs upgrading. The Council do their best to keep it clean and plant flowers/trees but generally, without revitalizing the area, it is depressing.	It would be lovely if McDonalds were allowed to build on their own land. It needs an injection of new life, such as McDonalds. I believe this would enhance the area as much as the project of upgrading the shopping centre.
2018	YES		About time!	
2018	YES		New developing area more customers and shops.	
2018	YES		Is good to improve our facilities at Eastlakes.	Where are we going to do our shopping in this period?
2018	YES		Bring the value up.	Yes!
2032	YES			

Q.1	Q.2		Q.3	Q.4
Postcode	Do you think the Project is a good idea? Yes	Do you think the Project is a good idea? No	Why?	Do you have Any Other Comments?
2018	YES		Long overdue!!	Maintain existing shops in area but desperate need of refurbishment.
2018	YES		Because the original site is too valuable and run down for this area. It needs developing badly.	
		NO	Too overdevelopment. Too many units. Not enough parking.	
2018	YES		Shopping is very old.	We need shoe shops, we need banks, we need health funds, we need clean fruits and good quality food shops.
2018	YES			
2018	YES		Very old and smells very unhygienic. Very dirty and needs painting.	We need restaurants, movies, more clothing shops, parking facilities, swimming pool, and recreational stuff for kids and most of all safety.
2032	YES			
	YES		Eastlakes needs the upgrading. Shops are very poor.	
2018		NO	A 400 unit development in a small area is unrealistic. The ultimate impact through traffic will be contendable for surrounding residents.	
		NO	Long period without shopping centre. Barker Ave- more cars.	

Q.1	Q.2		Q.3	Q.4
Postcode	Do you think the Project is a good idea? Yes	Do you think the Project is a good idea? No	Why?	Do you have Any Other Comments?
2018	YES		Improvement is required in the existing shopping centre- the way shopping centre is at the moment attracts a lot of negativity and we usually have to shop at Eastgardens.	
2018	YES		We need this sub-standing shopping centre to be demolished and rebuilt with an underground car-park spiraling down from Gardeners Road. Racecourse Place will not cope with the extra traffic.	This development will attract.
	YES		We need a new shopping centre but it's going to take 5yrs to finish!	Why so long- 2 years is better- I want to buy a new unit.
2018	YES		I was born here and am supportive of future development particularly in regards to residential.	Excellent concept. Retail + Residential= Future Growth!
		NO	Increase of 300-400 vehicles in and out through Barber Ave Junction will negatively affect our properties on Barber Ave both in terms of noise and traffic.	Provide access from Gardeners Rd and a link underpass under Evans Ave.
2018	YES		Improve the quality of socio-economic status of the area.	
	YES			



Q.1	Q.2		Q.3	Q.4
Postcode	Do you think the Project is a good idea? Yes	Do you think the Project is a good idea? No	Why?	Do you have Any Other Comments?
2018	YES		Because we need more areas to eat, areas to relax and shop for needs and wants.	Keep healthy alternatives coffee shop.
2020	YES		Needs a fresh look, update shops, better shopping for local residents.	
2018	YES		Better parking facility for residents using the centre and communal/community spaces.	
2020		NO	Up to 3 or 4 stories is fine anything above that too high density for this area.	
2018	YES		Many good opportunities for existing residential owners.	Good idea!
2018	YES			Good
2020	YES		It is the worst shopping centre in the eastern suburbs.	Hopefully it will be passed.
2018	YES			Good
2018	YES		Because the fish shop smells. There is no good bakery or any choice of take=away food.	Trees in and around shops and restaurants.
2018	YES		1. Adding Value, 2. Cleaning the area	Been a long time and is necessary for business.
2018	YES		It is currently old, unpleasant and inconvenient.	Great idea. Long time overdue. This will definitely increase tenant/home owners interest in area.
	YES		Excellent, especially young ones that they don't wanna go on to move out of the area. Good Luck.	

Q.1	Q.2		Q.3	Q.4
Postcode	Do you think the Project is a good idea? Yes	Do you think the Project is a good idea? No	Why?	Do you have Any Other Comments?
2018	YES		I have lived here all my life (23 years) wouldn't think of moving out. Would love nothing more than to see something new and modern.	Night life would be awesome.
2018	YES		Upgrades the area, great for residents.	
	YES			
2018	YES		Eastlakes shopping centre has passed its use by date. Need to be rebuilt to serve diverse community of Eastlakes or its visitors.	New access by pass off Gardeners Rd for shopping centre. Development must include extra parking, as is already a major problem.
2018	YES		I live in Baber Avenue. I like it	
2018	YES		Because it would look clean.	New shops and playgrounds.
2035	YES		Revamp the area. The idea is there should be ample parking for all the new residents in unit. 2 cars per unit- better practice not the minimum community garden.	BBQ, sheltered areas. Park should be upgraded. Off dog leash area. Skate park. Exercise area. Kid's themed park. Cricket- Soccer, rugby league ovals used for local schools. Please make large footpaths like Pacific Square at Maroubra Junction. Area allocated for police to have a base. Residents need large car park for the new ALDI, COLES, WOOLWORTHS.
	YES			
2018		NO	Too many units now.	
	YES		This shopping centre is indirect. We need be respected as every people of other areas.	Please do not prioritise to unhealthy corporations.
2018	YES		Because we need more area or note. And my dad wants better restrooms (toilets).	More outdoor areas. And keep the coffee shop.

Q.1	Q.2	Q.3	Q.4	
Postcode	Do you think the Project is a good idea? Yes	Do you think the Project is a good idea? No	Why?	Do you have Any Other Comments?
2018	YES		I hope that it should more facilitate and economical for everyone in the future.	There should be a Taxi rank in the shopping complex and also a Muslim prayer room in the shopping complex too.
2018	YES		New development will increase housing prices attract a desirable community.	Parking entrance should not be too close to the roundabout and clog up traffic and also encourage pedestrians to cross the street dangerously.
2018		NO	It will be overcrowded.	
2018	YES		Before it's very old. Should be rebuilt.	