

**Affected Neighbour to 152 Bunnerong Rd Eastgardens**

I am concerned about the final height of the new buildings, which may impact my property at 244 Wentworth Ave Eastgardens, which is south of the proposed upgrade.

I am the new owner of 244 Wentworth Ave, and I have looked at the Analysis of overshadowing described Item 8.2 Attachment 3. On p229, the description of my property indicates that the main living areas are in the back. Unfortunately, the 2<sup>nd</sup> floor plan has been ignored which shows that the Family Room is in the front of the house and would be affected by building shadows.

Another factor that I would like to be taken into account is that there are solar panels on the roof of 244 Wentworth Ave, so any future analyses of overshadowing should look at the loss of solar power for this property. Note that due to the way that panels are connected in series, a small shadow on one panel will stop the production of power from the whole system – as seen on p227.

These factors have been overlooked in the report and should be seriously examined before allowing the building heights to be extended.

Michael Antolovich  
244 Wentworth Ave  
Eastgardens NSW 2036



To: Bayside Council  
PO 21 Box  
Rockdale 2216

From: Bonnie Doon Golf Club  
Banks Ave  
Pagewood NSW 2035

Date: 6 April 2020

### Submission to the Development Application 152 Bunnerong Road, Eastgardens

Do you support the DA?

☐ YES ☐ YES but with changes ☒ NO

Bonnie Doon Golf Club has co-existed on land adjoining Eastgardens for over 70 years. This and other completed and proposed development on this area of land has created a significant direct effect on BDGC and the general public using Heffron Road. We claim to be the most affected in our community by the significant redevelopment of this land approved by Bayside Council.

The recent change to Heffron Road from a 2-lane to a 4-lane roadway plus two dedicated cycleways and two pedestrian walk-ways has created significant conflict in traffic management that our independent safety consultant has advised will produce catastrophic events. Bonnie Doon operates a golf facility physically separated by Heffron Road and our employees operating heavy machinery cross all 8 public ways a minimum of 120 times per day creating a significant health hazard to the public using that public road.

We have made a number of representations to council on this very important matter and for the sake of public safety we look forward resolving this as a matter of urgency.



Further information can be obtained from Richard Hogg, General Manager (email: [richard@bdgc.com.au](mailto:richard@bdgc.com.au) or via mobile on 0412 916916).

Your support in this matter is greatly appreciated.



BDGC Submission to 152 Bunnerong Road, Eastgardens

Bayside Council

**Statement to 8 April 2020 Council meeting****Item 8.2 – Westfield Eastgardens Planning Proposal (152 Bunnerong Road)**

Dear Mayor and Councillors,

Thank you for considering this matter today and for the opportunity to have this statement read to you.

These are complex and challenging times, and we are grateful that Council is finding a balance of dealing with the immediate health and welfare challenges, whilst at the same time considering decisions that will-shape the future recovery for a post-Covid community.

This statement has been prepared by Robert Johnston, Development Manager with Scentre Group.

Scentre Group is the corporate owner of the Westfield business in Australia, and is a co-owner of Westfield Eastgardens, along with our partner Terrace Tower Group.

On behalf of the Owners, we speak in support of the officers' recommendation, which is to forward this draft Planning Proposal to the Department of Planning Industry and Environment for a Gateway Determination.

This draft planning proposal represents the outcome of a 3-year process of working with Council to optimise the opportunities of the site and to address important urban design outcomes. This has resulted in several key changes to our proposal, which have been examined and summarised for you in the officers' report.

Also during this period, the Eastern City District Plan confirmed Eastgardens and Maroubra Junction as a Strategic Centre, providing confirmation of the important role that is intended for Eastgardens to support the creation of jobs and the strategic evolution of South-East Sydney.

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Westfield Eastgardens has been an essential part of the everyday lives of its community for over 30 years.

The centre caters to the daily needs of supermarkets, groceries, pharmacies, medical centre, banks, Centrelink, Medicare, childcare, department stores, and the important civic facilities of Council's library, and the bus interchange.

These services are pivotal to the community.... no more so than has been evidenced in the current environment.

The vision now for Eastgardens is to build on its strong community foundations, to realise its location and sense of place, and ultimately transform into a mixed-use town centre with enhanced relevance and services to the community.

Key features of our Proposal include:

- Changing the format of the retail offer to reduce the community need to visit alternative centres like Bondi and the CBD to enjoy the amenity and variety of contemporary leisure, dining, entertainment and retail brands.

Currently the 30-year-old floorspace configurations are not supportive to the dynamic changes and requirements that have taken place in the modern day 'Living Centre' landscape.

- The second key feature is additional height and floorspace for two new commercial office buildings. One intended for more traditional office accommodation; and the other at the corner of Bunnerong and Wentworth Roads which is intended for co-working, serviced offices and medical consulting rooms.

These buildings will have floorplates of 1,000sqm, which is not available in Eastgardens/Maroubra Junction and is rare in South-East Sydney.

- Thirdly, our urban design is focussed around creating a new front door for the centre at Bunnerong Road, at the location of the existing bus interchange. Here we will transform the public domain by delivering a new sub-terrain bus interchange below a new and expansive public plaza, characterised by outdoor cafés landscaped seating that will create an activated and pleasant public space. We have located each building so it has its entry at the plaza, and you can see our vision for transforming this space in the imagery in our proposal.

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Projects of this scale are difficult to co-ordinate and deliver in any environment. Post the Covid 19 Pandemic, most would acknowledge that there will need to be a coordinated focus on rebuilding economic confidence and a renewed purpose to social and community centres. The owners of Westfield Eastgardens have the vision and the financial capacity to deliver this.

We commit to several important public benefit improvements, including:

- the expansion and upgrade of the public bus interchange,
- creation of a public plaza and public domain improvements to Westfield Drive, Bunnerong Road and Banks Avenue,
- and the upgrade of public road intersections adjacent to the site.

However a critical public economic benefit will be the creation of over 250 jobs during construction, and up to 2,300 ongoing jobs relating to the retail and office development.

In our opinion such community-focused projects will be essential in the rebuilding of employment levels in NSW once the impacts of Covid 19 have been fully realised. Council's support for this proposal tonight, backed by a robust and supportive technical assessment by Council staff, will send a strong signal to the community of Council's own desire to lead and contribute to this rebuilding.

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In February we presented this proposal to the Bayside Local Planning Panel, and were very pleased to receive the support of all 4 panel members and their confirmation that:

- the proposal demonstrates strategic and site-specific merit;
- that the intensification of uses on the site is aligned with planning strategies,
- that solar access of adjoining properties can be considered at DA stage, and
- that the Panel are satisfied the Proposal can proceed to Gateway review.

The recommendations in the Officer's report tonight are items that we are confident can be addressed before the Proposal proceeds to public exhibition, and we therefore ask that we receive Council's support to submit this proposal to Gateway and move one step closer to growing a strategic community hub which provides employment, improved amenity and future opportunity for the Bayside community.

Thank you.

<ends>

Robert Johnston, applicant