Mod 8 should be rejected by Planning Commission. Reasons are:

1. Already the density in the EP Town Centre core is beyond imagination. Parking for commercial areas (2 levels) itself seems grossly inadequate. This would lead to people parking on streets, other areas illegally.

2. Residential areas of town centre also need appropriate parking. Just because they live near train station does not mean they dont need car for other things (grocerries, visiting places etc etc). In all likelikely hood people will have car in that area as well. Reducing the parking from 1.5 > 1.2 to 1.0 is an abomination and greed which has ruined the very character of this suburb.

3. One need not assume, rather can already see the parking crises happening near the EP train station at the moment. Same will happen in EP Town Centre.

4. On a broader note, no public infrastructure like schools, parks has been put in place to cater to the existing population let alone, 1800 another shoebox (so called Mews/Terrace) dwellings. This should be priority of the government, rather than placating greedy “Frasers” developer.