
Request to be heard?: no

Full Name: John And Elaine Tierney

Organisation: Bakers Choice

Affected property:

Attachment 1: NELP.docx

Attachment 2:

Attachment 3:

Comments: We trade as Bakers Choice in the Watsonia shopping precinct, providing Critical Concerns about the North East Design Proposals. -Significant income loss estimated during construction. -Substantial asset value loss, during and post construction. - Massive road closures planned blocking access to the shopping centre, north to South -Daily Road diversions from highway, through watsonia rd, traffic estimated @ 1000cars, will create additional congestion which already exists @ peak times. -This congestion will create further obstacles for the local community, who are regular shoppers early morning and late evenings. -no apparent traffic flow options to easily navigate the shopping strip. -urgent consideration to retain traffic flow locally, as competitive shopping centres such as Bundoora, University hill, Latrobe/Mcleod will benefit at our expense. -Untimely notification to traders of daily construction, and pending power outages disrupting business must be avoided. Forward planning and good project control, is paramount and must be foremost. -avoiding conflict on a daily basis with construction companies. -local community must be able to clearly identify access points to the shopping precinct. Bold signage is warranted. - imperative construction timelines are adhered, with no overshooting construction deadlines. -The planning of key works out of normal business hours. Summer times give additional working hours to all. -mandatory the local community wishing to shop do not feel they are visiting a construction site. - Construction company vehicles not to block local traffic flow. -Hi Rise parking spaces at the Watsonia station must have adequate footbridge path ways to encourage shoppers to watsonia road shops. -Construction companies insurance disclosures In the event of claims for damages due to construction works.