

# Submission Cover Sheet

North East Link Project EES IAC

# 489

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**Request to be heard?:** No, but please email me th

**Full Name:** Sandra Ann Winnell

**Organisation:** AARON WINNELL BUILDING PTY LTD

**Affected property:** Units 1, 6 & 9, 6 Borlase Street, Yallambie Vic 3081

**Attachment 1:** submission\_to\_EE

**Attachment 2:**

**Attachment 3:**

**Comments:** see attachment

Dear Inquiry and Advisory Committee.

My name is Sandra Winnell; my Husband Colin & Son Aaron purchased 6 Borlase St, Yallambie with the intention of developing this block & build 9 town houses. We were initially drawn to this location because of the Borlase Reserve and the availability for the residents to make use of this as the backyards of the Town Houses would be minimal. At present we are facing having no access to the Reserve as it will be taken for the project & a 4mtr high wall on the footpath at Borlase Street directly in front of us. We have been told to install triple glazed windows to our Houses to minimize the noise firstly from the construction i.e. drilling 24 hours per day then when completed the noise of the traffic.

For my Husband and me this project was going to be able to contribute to an income for us in our retirement in 2019.

For Aaron as the builder & part owner of the project he was looking to further his reputation in the Building trade by building quality Town houses & also enabling him to build Capital to further fund new Developments.

Throughout the building process we received a letter from Slater & Gordon saying that we may be impacted by the North East Link Project. I then contacted NELP to ask if this was the case and I was told NO it wouldn't impact us at all.

We finished the Town Houses and sold 3 of them to people with young families, 1 to an investor, 1 to a first home buyer, 1 to a retiree. We are currently renting the other 3 also to people with young children. These have all stated that having the Borlase Reserve across the footpath was a large factor in deciding to purchase/rent

I am very concerned as we have been trying to sell one of the Units with no positive result. Most of the people looking to purchase were put off by the NELP. This project should it go ahead will significantly impact us financially. It would also mean that we will have to re-access our retirement date.

I have been attending some of the meeting held by NELP personnel & am horrified to find out that we will be heavily impacted if the current proposal goes ahead.

The reasons are we feel that we will not be able to rent or sell our Town Houses are as follows:

1. The entry off Greensborough Rd will be closed off and our tenants will have to drive further along the back streets to get to their homes. This will also mean that it will take longer to get to and from work & school etc. each day making it undesirable address to live at. When completed this will still be the case.
2. The planned 1,500 trucks per day in our street will create noise, dust, pollution & traffic congestion.
3. I am against the Proposed Reference design as we are at the entrance to the Lower Plenty Road interchange and it will change life as we know it now into a place where no one will want to live because of the noise, air, dust, fumes, vibration & reduced light. The Lower Plenty Road Interchange is unworkable and should be changed to allow the Tunnel Boring Machine, TBM, tunnel to go further north to save homes and parkland.

I would like to ask what the impact the vibration from the drilling will make on our homes.

Is this going to be measured and if so how is this going to be measured?

What is the plan if any contaminated soil is found?

How is it going to be disposed of or treated?

Is this project going to solve the traffic issues we now have and if so how?

I believe that the Community Design drafted by Fred Buono addresses the issues I have with the Reference design. It would take care of the above issues as well needing to redirect the Creek.

What course of action are we able to take to allow fair compensation be made to all of us impacted?

We would ask for a Scheme which allows owners a choice between selling the property to government or keeping the property and receiving compensation for loss in value.

I received a letter from NELP dated 10<sup>th</sup> May 2019 stating that we would be affected by the Planning Scheme Amendment. It was addressed to Unit 1/ 6 Borlase Street, Yallambie. Why 1 letter instead of 3 as we own 3 properties. The other 6 owners did not receive any correspondence at all. One of the statements made by representatives of NELP has been that they have been very proactive in making sure they have contacted anyone impacted by this amendment. This is clearly not the case at all and their claims are false.

I object to being kept in the dark about the impact the Planning Scheme Amendment will have on all of us in our Community. Why?