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Lilydale Quarry Comprehensive Development Plan, Amendment C193yrn

We are writing to register our questions and dispute to the proposed development plans detailed within the Lilydale Quarry Comprehensive Development Plan, Amendment C193yrn. The plan for Precinct 3, Eastern Neighbourhood, has two story medium density terrace/town houses positioned 10 meters from the fence line between our home and the proposed developed property. As proposed the private lot owner will be responsible for the 10 meter tree retention buffer zone including planting and management of these zones.

Could you please provide a response to the following questions and disputes;

Questions:

1. Will there be a covenant on this 10 metre buffer zone and will that be limited to a number of years or in perpetuity.
2. Originally it was raised that we would have a 20 metre buffer zone a road than houses. Which is the case in the stage one zone. Generally there is a buffer zone which includes a bicycle path as well a road then houses.
3. When is it planned for the hillside behind us to be removed back to its natural incline and what measures will be put in place for dust suppression etc. and what care will be given to any wildlife that has made its home in said hill side
4. Will the soil to be removed behind us be tested for contaminants before digging begins. If it is found to be contaminated what will happen then?
5. If the potential train station does not proceeding what will the council be do about addressing the additional cars that will be introduced to the Mooroolbark and Lilydale train station car parks?
6. Will the developers plant the trees along the 10 meter tree retention buffer zone early to allow time for the trees to grow and provide us the privacy we require before the medium density houses are built?
7. What are the block sizes for the two story medium density terrace/town houses in precinct 3 as we may end up with more than one townhouse that is able to look upon our backyard.

Dispute.

1. We would like to dispute about the proposed two story medium density terrace/town house positioned behind our fence line in that it does not align to same low density single story housing within the Lakeview estate community. Having the proposed two story medium density terrace/town houses behind our homes will remove any privacy as the owners of these medium density houses will be able to see our whole backyard and property and having two story medium density terrace/town houses next to our homes will also devalue our property.

We definitely do not believe that the ten metre buffer zone should be in the private hands of whoever buys that parcel of land from the Kinley estate and that it should be left to them to decide what is planted in this area.

- a. We are requesting that the homes adjoining our backyard be low density single story homes?
 - b. We are requesting compensation for the devaluation of our homes by requesting that the 10 meter tree retention buffer zone be allocated to our property as our additional private land as well as the other properties along precinct 3?
2. We would like to dispute about the current stage 1 development which has already caused significant dust penetrating inside our home, causing undue personal stress as we have too constantly clean our house. My wife suffers from asthma and the dust is already impacting on her health. The continued development work especially during precinct 3 will only increase the amount of dust and the impact on our health. What measures will the developer take to ensure our communities health is been addressed?
3. The noise of the machinery every day, except Sundays especially the rock crusher in precinct 3 is very disturbing. We request that the rock crusher be moved a long way from our homes (suggest on the west side of the development).
4. What we see on the stage one plan is that no houses have generally been built behind the houses adjacent to the new Kinley Estate and that there is a green (will assume filled with trees) area a cycle path and a road directly behind the houses and then the medium density etc houses are being built. We think this design should be followed right along Lakesides boundary fenceline.
5. The ten meter buffer zone should be planted as soon as possible as it would also give us some privacy as construction is taking place.

Sincerely,

[REDACTED]