

**INQUIRY INTO IMPACT OF THE WESTERN HARBOUR  
TUNNEL AND BEACHES LINK**

**Name:** Name suppressed

**Date Received:** 2 May 2021

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Partially  
Confidential

Per Term of Reference (m): any other related matter.

I am a land and property owner who provides rentals to many young families and professionals in Northbridge. I own 16, 18, 20-24 Sailors Bay Rd, which backs onto Flat Rock Drive and the bush reserve.

I am concerned about the impact of the Western Harbour Tunnel and Beaches Link (WHTBL) on the operation of my business. It has been proposed that over 70 trucks per hour will utilize Flat Rock Drive, which my properties back onto. The noise pollution from this activity will undoubtedly decrease the value of my property and my ability to rent it to tenants in a timely manner. I have already been advised by a number of tenants that they are likely to move on to a new property complex should the WHTBL go ahead, due to their concerns about noise disrupting the peaceful bush sounds we enjoy.

Additionally, my tenants are concerned about the dust and effects of the unfiltered stacks in our community. As I mentioned, I provide homes to many young families in Northbridge. As you can imagine, they do not want their kids anywhere near the distracting noise and poorer air quality due to dust pollution and unfiltered stacks.

This project will downgrade the properties around Flat Rock Drive and beyond, damaging many businesses. Considering the huge amount of land tax I pay to the NSW Government each year, it is not fair to subject me or my tenants to a poorer quality of life. It is clear that people do not want to live near this project. Those who are renting have indicated that they will move on once works start. No landowners will be able to find replacement tenants who are happy to live right in the heart of the noise and air pollution. The impact on businesses will be detrimental.

This project does not bring anything to our beautiful suburb of Northbridge. It will simply expel the people who have thoroughly enjoyed this suburb and diminish the value of the suburb. I urge you not to allow this project to proceed.