

From: Tania Triffitt
Sent: 15 Nov 2020 13:33:21 +0000
To: Planning @ Meander Valley Council
Subject: Representation Amendment 3/2020 Meander Valley Interim Panning Scheme 2013

Dear Sir/Madam

It has been brought to my attention that there is a proposed development of 500-650 new dwellings in Blackstone Heights (off Neputune Drive) that will become permitted by passing of the above amendment.

I own 1 property in Country Club Avenue, 2 x properties in Casino Rise and am Executor and Beneficiary in relation to another property in Casino Rise (total 4 properties)

I wish to raise my concerns in relation to this proposed amendment on the following grounds:

- There is only 1 road into/out of Blackstone Heights and the proposed amendment would result in significant additional traffic along Country Club Avenue, Casino Rise, Pitcher Parade and other Blackstone Roads which would increase congestion. Can you please advise why there has been little to no investigation or modelling in relation to the impact and no proposed strategy for mitigation of the increased traffic flow?
- The residents already suffer significant traffic issues when the Casino hold open air events, that often result in the police being called as the roads do not appear to have the capacity to deal with additional traffic. These few days already significantly adversely impact residents and make the roads very dangerous on those days. The additional amount of car movements with 650 new dwellings would very likely increase traffic issues.
- There is already an issue with access for emergency services with only 1 road in/out of the area and I have experienced first hand the difficulty of getting an ambulance in a timely fashion due to traffic buildups on "Rock Tour" days at the Casino. Have the emergency services been contacted for comments/concerns and/or any mitigation strategy investigated. Many years ago it was proposed to open up Mount Leslie Road through to Pitcher Parade, but this has never occurred for a number of reasons.
- I would also like to understand how the Council will ensure that the infrastructure, such as sewage, water etc will be impacted and any mitigation strategies. Again, as a resident of the area, I have experienced sewage problems and lack of water pressure as the number of residences in the area have increased.

- Blackstone Heights has significant wildlife, including echinids, native birds and bandicoots. How has the impact on our native species (particularly protected species) been assessed?
- I am also very concerned by the lack of community consultation in this matter. This is a proposal that will affect a wide range of properties in the Prospect Vale/Blackstone Heights Community and while I understand the planning scheme does not require you to advise properties such as mine - the process appears to be unfair on property owners that will be significantly impacted by the development and not in accordance with a Council that should be working for all its residents.
- The increased traffic flow and change to high density residential (in an area that was always promoted as low density when people were purchasing properties) will have a significant detrimental effect on property values. Is the proposed developer going to provide compensation for such loss of value and amenity?

Regards

Tania Triffitt