

From: gaye.ward@bigpond.com
Sent: 17 Nov 2020 16:24:20 +1100
To: Planning @ Meander Valley Council
Subject: planning and road access.
Importance: Normal

I am not a supporter because:

1. There does not appear to be any broad consideration of traffic impacts beyond Meander Valley's boundaries.
2. Currently, Blackstone Heights has 496 dwellings. The development Traffic Impact Assessment hasn't considered the following recently approved, proposed and soon to be proposed developments, some of which include:

DEVELOPMENTS	NUMBER OF LOTS
Recently approved Panorama Road - Bass Strait 8 Pty Ltd.	95
Tasland Developments	650
Mt Leslie Rd Farm development	?
Yarraman Park development	200
Country Club Development	500+?
TOTAL	Over 1,200???

3. I understand that there is an existing road reserve between Pitcher Parade and Mt Leslie Road. If it is your intention to have this as your secondary access point, at what point in your development approvals processes will this be developed?
4. Is a Traffic Impact Assessment likely to deem the safety risks of increased loads on Mt Leslie Road and then Westbury Road too high given the projected development numbers in Blackstone Heights and additionally the Country Club development?

5. If this is the case - what other options do you have for a second road?

6. If the Traffic Impact Assessment undertaken for the recently approved Panorama Road 95 lot development, brings an additional 855 vehicles per day and 81 during peak hours then a crude calculation on the additional 650 proposed for Tasland Developments (without any of the other upcoming developments mentioned in the above table) means the load on **Casino Rise** would increase by the following numbers:

DEVELOPMENTS	TRAFFIC COUNTS
95 dwellings at 1 Panorama Road	855 (plus 81 in peak hour)
650 Tasland dwellings	5,800
The current 496 living in Blackstone Heights	4,464
TOTAL	11,119

7. At what point will you deem it necessary to develop a second access road into/out of Blackstone Heights to meet emergency evacuation and emergency services requirements?

8. If the Country Club undertakes its residential development of around 500+ residences, movements will increase the load substantially through the Casino Rise/Country Club Avenue intersection (on top of increased movements in and out of Blackstone Heights) and then through the Westbury Road/Country Club Avenue roundabout. If the rumoured roundabout is installed at the Casino Rise/Country Club Avenue intersection - will traffic modelling show that traffic will back up waiting to enter this roundabout at the Casino Rise entrance?

9. The owners and residents at numbers Unit 1/1, Unit 2/1, Unit 3/1, 2, 3, 4, 5, 6, and 7 Casino Rise already have to enter and exit their driveways onto blind corners. In particular, dwellings at Unit 1/1, Unit 2/1, Unit 3/1, 3, 5 and 7 have to exit their driveways in a perilous fashion to move their vehicles onto the other side of the road between traffic movements. If the calculations in the table above are an indication of the increased load on Casino Rise then exiting these driveways will become particularly difficult and extremely dangerous. Simply walking across the road with children (and for the elderly/disabled) already at this point is not an option.

10. At what point does the Meander Valley Council intend to provide a higher level of service in terms of footpaths and accessibility on both sides of streets?

11. And finally, can I please have a copy of your Broader Transport Network Plan?