

From: Anne-Maree
Sent: 15 Nov 2020 15:34:47 +1100
To: Planning @ Meander Valley Council
Subject: Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights

Hello MVC Planning Section

we would like to express our concern for the Draft Amendment and proposed development, for the following reasons:

1. The proposed block sizes and the amount of proposed blocks do not align with the low density residential zone for the area.
2. Significant infrastructure needs to included to cater for the excessive sewage, footpaths etc
3. The traffic management plan was conducted on 3 January which is not a true representation of the current traffic issues in Blackstone Heights. The development will increase traffic dramatically and the current road network is inadequate
4. Concerns with the protection of natural habitats for fauna for current and threatened species, such as the wedged tail eagle and Quoll.
5. Has a feel of a gated community, so the benefits of the proposal will only be accessible to those residents within the subdivision and not the general population of Blackstone Heights
6. Added risk to egress the area due to bushfire or other serious incidents requiring evacuation
7. Lack of community consultation from the developer
8. Negative Visual impact and aesthetics
9. Not consistent with the 2015 Prospect Vale - Blackstone Heights Structure Plan

Thank you for allowing us to comment.

Kind regards,

Anne-Maree and Jason Smith

Sent from my iPad