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Sent: 16 Nov 2020 21:08:04 +1100
To: Planning @ Meander Valley Council
Subject: Draft Amendment 3/2020
Attachments: Planning submission Objection Draft Amendment 3.docx

Please find attached Draft Amendment 3/20 PGeskus response.

Thanks
Peter Geskus

Email sent using Optus Webmail

Planning submission Objection Draft Amendment 3/2020

Peter Geskus

I am writing to put in my strong objection for the Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights for Blackstone Heights.

I live at 26 Canopus Drive Blackstone Heights and this proposed amendments to the *Meander Valley Interim Planning Scheme 2013* will severely impacted my property at the above-mentioned address in numerous ways. I am no expert or very familiar with submitting planning objections so please excuse my lack of detail and technical knowledge.

1. Re-zoning from low Density to high density
2. Native flora and Fauna
 - a. I currently see regularly and hear very regularly at my dwelling.
 - i. Wallaby, Kangaroo, deer, bandicoot, Eastern Quolls and Owls
 - ii. Wedge Tail Eagles are commonly spotted and especially during breeding sessions and highly sensitive to vegetation changes.
 - b. I am no expert in native animals but logic says if we disturb their natural habit they will migrate to source new habit and in this case they will move to high density areas where traffic, human and dogs will harm them.
3. Traffic issues
 - a. Currently traffic on the one access road into and out of Blackstone sees a lot of traffic movement and this SAP has potential for up to 650 extra dwellings, and this excludes the already approved new subdivisions developments in Blackstone.
 - b. Traffic survey in support of this SAP is not true reflection of the daily traffic movements in and out of Blackstone as the one sample data day is not considered a normal traffic day
4. Lack of community consultation with this SAP has been very poor by MVC and developer.

1. Low Density to High Density

The reason my family bought in 2012 at Blackstone heights and in particular was the low-density blocks and that future developments would need to comply to this zoning. This proposal I feel goes against why people chose Blackstone and in contrast to MVC planning scheme.

Meander Valley Interim Planning Scheme 2013; section: 12.1.3 Desired Future Character Statements:

“Blackstone Heights is characterised by large, prominent single dwellings and outbuildings on larger lots. This character is to be maintained with due consideration to the mitigation of building bulk through landscaping and the minimization of cut and fill works where development is viewed from public open space.”

As outline above by this SAP clearly goes against the MVC vision for what Blackstone Heights community is meant to be now and the future. I also make note that it will be privately owned land so any open space is determined by developer so community again has no say in what they want in open spaces.

Meander Valley Interim Planning Scheme 2013; section 12.1.1.3

“To ensure that development respects the natural and conservation values of the land and is designed to mitigate any visual impacts of development on public views”

This proposed development I believe will hinder natural and conservation values due to the fact they are building on virgin land and putting the necessary infrastructure to support such a large development which includes roads, water services, traffic lighting etc.. If I use my dwelling at 26 Canopus Drive which sits in a gully opposite the proposed development the houses will sit halfway this unoccupied vacant land so it will greatly visually impact public view, noise levels and natural lighting.

2. Natural Fauna and Flora

A site visit on 15/7/2020 was undertaken by Scott Livingston. All areas of the proposed stage 1 were assessed. The assessment the site was inspected with a spaced wandering meander technique, with all areas of variation within the site vegetation inspected. The survey was conducted in July, which is outside the flowering period of many flora species. No survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. While all significant species known to occur in the area were considered, species such as spring or autumn

flowering flora may have been overlooked. A sample of all vegetation communities, aspects and variations in topographic location was achieved. (Methods page 1)

I believe that the one day visit during wet season is not reflective of the true fauna and flora found at this proposed development. I regularly see lots of different animals include some which I believe are unique to Blackstone area. I would suggest that this survey should have been done more than once and especially during spring time after breeding time would have been a more true reflection.

- Wedge Tail Eagles are seen with their young regularly in Spring time indicated nests are located within this area earmarked for development. It is noted by experts that Eagles often have multiple nests in their areas and use them at different times and not the same one every breeding season.
- Owls are often found in trees and heard throughout this area and these animals are known to be sensitive to human interference.
- Kangaroos, wallaby and deer herds are daily seen thought out on the the hillside of this proposed development.

3. Traffic movement

Prospect Vale-Blackstone Heights Structure Plan 2015:

Access risks in Blackstone Heights

There was high awareness of the safety issues associated with having a single road access into Blackstone Heights, especially during emergencies such as bush fires.

Currently traffic is high in Blackstone as there is only one road in and out and this is also posing a risk in emergency.

- I believe that the traffic survey which was done 3rd January 2019 is not a true reflection as a lot of residents are aware on holiday due to festive season and school holidays, Blackstone has a lot families, and limited bus services operating during this seasonal time. I am sceptical way this date was chosen for the survey was done and why another date was not done for more data samples for such a crucial part of the SAP. Was it perhaps they want to keep it low as there is already traffic issues, which is well known in the community, and not to highlight potential issue.
- In an emergency there currently only one access road in and out so will have to do deal with extra traffic movements, including approved new developments. I believe this one road will not cope and unfortunately is the only to find out is when emergency occurs and this is too late.

- Personally, at my dwelling at 26 Canopus Drive I will be affected with a proposed new road to be built between 21 + 26 Canopus Drive to give access to Eco Cabins in this proposed development
 - This will impact my current privacy and noise levels
 - Currently Canopus Drive;
 - narrow road with no footpath
 - deep rocky French drains on one side
 - not very suitable street parking so currently cars park half on the street
 - top of crest at the Zenith Court junction is dangerous as it curves to the left at the crest without warning and with low sunlight making it dangerous.
 - One-way road so only one way in and out so this proposed new access road will add to traffic movements for the extra dwellings proposed.

4. Lack of community consultation with this SAP.

Prospect Vale-Blackstone Heights Structure Plan 2015:

“Consultation was undertaken with key stakeholders and the wider community over two stages in March and June 2014. Over 300 people actively participated in workshops, surveys, drop-in sessions and one-to-one interviews, highlighting community priorities”

- This SAP is requesting up to 650 dwellings and as of 2016 there were 478 dwellings but no organised information sessions have been arranged which is in direct contrast to above Prospect Vale-Blackstone Heights Structure Plan 2015 which was actively attended by residents.
 - This SAP seems to be very rushed and tried to quietly go under the radar without any engagement with residents by MVC.
 - Residents have had to organise their own public meetings to discuss this SAP which will significantly alter their community in numerous ways.
 - For such a large scale development I believe the MVC should have organised information nights with the developer to engage the community.
 - This will allow the residents to gather their own information to form their own opinions about this SAP
 - This will also stop the incorrect information being circulated between various parties causing dis-trust in the community.