

From: Nicole Marquis
Sent: 17 Nov 2020 13:53:51 +1100
To: Planning @ Meander Valley Council
Subject: Fwd: Representation - Blackstone Heights planning application 10 and 12 Neptune Drive

Dear Council,

I am writing to express my concern about the proposed planning application that was initiated and certified to the Meander Valley Interim Planning Scheme 2013 to:

- Apply a Specific Area Plan inserted at Section F8 over land at 10 and 12 Neptune Drive, Blackstone Heights, to provide for a residential estate under a community development scheme – Certificates of Title: 146423/1, 146423/2, 112632/3, 112632/1, 121359/1, 121358/1 and 121358/2.
- Amend the planning scheme map to add the outline and notation for the area of land contained in SAP F8.

I have been a resident of Blackstone Heights for nearly 30 years and have lived in three different residences in this suburb during this time. We decided to live here due to its semi-rural design and feel, the low density residential numbers, and the larger size blocks which you cannot obtain in central Launceston or many of the surrounding suburbs. It is a beautiful area and much loved by all of the local residents.

Although the residential growth during this time has increased; improved and alternative access to Blackstone Heights for emergency management has not, which is a great concern to myself and my family.

Our house backs on to vegetation that we do not own and therefore cannot maintain, and each fire season we have great concern that if there was to be a bushfire, not only our house and livelihoods would be destroyed but our lives may be at risk if there is a bottleneck of vehicles trying to leave the suburb. Any significant increase in population would put us at higher risk.

In 2014 public consultation was sought about the area and a Prospect Vale-Blackstone Heights Structure Plan was developed.

As a result of this consultation process a number of improvements to the area have been made that we are very grateful for. These include building pedestrian pathways, BBQs and play areas for children and an area for wildlife to habitat safely. While other things such as poor internet, lack of alternative access routes to the area, fortnightly instead of weekly garbage collection services, lack of public access to Lake Trevallyn and the lack of development of a safe, motorised boating node with boat ramp and related facilities still exist.

During the 2014 consultation process it was determined that Blackstone Heights should maintain its low-density character and environment. There would be long-term provision for a variety of housing types across Prospect Vale and Blackstone Heights which include **medium** density lots and housing, conventional suburban

densities and innovative models of **low** density housing in Blackstone Heights. There was no mention of **high** density housing. The vision for Blackstone Heights in 2035 and beyond was that the suburb would be known for the quality of its natural environment, a distinctive lifestyle and easy access to services.

Some of the strategies identified to achieve this were to: Maintain predominately low-density housing in Blackstone Heights and provide alternative access points to Country Club Avenue for those accessing Blackstone Heights, Prospect Vale and Country Club Tasmania.

As such, I do not believe the proposed planning application adheres to this plan. Firstly it mentions a proposal to reclassify the area to allow for **high** density development. Not only does this not fit with the vision and strategy, I have further concerns that if Blackstone Heights as a whole is reclassified; many of the larger blocks and land owners in the area will then be able to sub-divide and potentially destroy the entire low-density natural environment and lifestyle that Blackstone Heights is currently recognised for.

Secondly, and more importantly as mentioned earlier, the significant increase in population will impact on the safety of all residents due to lack of alternative access to the area if a fire were to occur in the area.

As such I would like to ask the Council to reconsider its approval for his application to proceed.

Kind Regards,

Nicole Marquis