

From: Houghton, Carol
Sent: 17 Nov 2020 05:20:42 +0000
To: Planning @ Meander Valley Council
Subject: Representation re Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights
Attachments: Planning Application - Draft Amendment 3_2020 - Blackstone Heights 201117.docx

Hello.

We rang the MVC today and was unable to have some questions answered in regard to the aforementioned planning application. The person handling the application was not available and we were subsequently advised to lodge this representation. Our queries and comments on the planning application are attached.

Regards,

Carol & Graham Houghton

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17 November 2020

Meander Valley Council
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Representation re Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights

1. Number of proposed dwellings

- Blackstone Heights Specific Area Plan Supporting Report
(Full amendment report - <https://www.meander.tas.gov.au/assets/docs/Planning-Applications/Advertised/Attachment-1-Amendment-3.2020.pdf>)

Page 6: Under the heading 'Residential', there are 265 residential lots, 120 to 160 independent living units and 3.5-4.0 ha of land for future residential development.

Under this scenario, there are approximately 385 lots and units, plus additional dwellings proposed on the 3.5-4.0 ha of land.

Page 8: Under the heading 'Social and economic benefits', there are 256 lots and 120 independent living units.

Under this scenario, there are a total of 376 dwellings.

- Planning Authority 4 2020
(Council meeting agenda report - <https://www.meander.tas.gov.au/assets/docs/Planning-Authority-4-2020.pdf>)

Page 4 (or 673): Under the key features of the project are "provision of up to 650 residential units, including 120-160 independent living units".

Page 6 (or 675): Mentions the SAP "caps the dwelling yield at 650 dwellings".

Exactly how many dwellings are proposed across the entire site?

Can it be assumed that there are approximately 265 dwellings (650 – 385) proposed for the additional 3.5-4.0 ha of land for future residential development? If so, this seems excessive given the portion of land set aside for this purpose.

2. Second node

Page 6 of the Blackstone Heights Specific Area Plan Supporting Report states that there are 115 lots in the second node. According to the map provided on page 3 (or 672) of the Council meeting agenda report (which I assume is the same map as on page 5 of the Blackstone Heights Specific Area Plan Supporting Report), there are actually 116 lots in the second node.

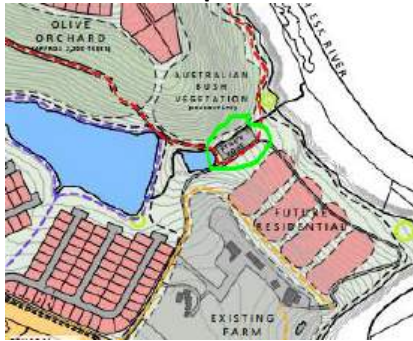
3. Fifth node

Where will the road be placed to access this area? It is not defined on the map, but only refers to “an extension of Neptune Drive”.

4. Wastewater Treatment

Where will the wastewater/sewage treatment plant be located? We could not find this on the map.

5. Unidentified map item



What is the item circled in green on the image above?

6. Traffic

- a) We note with pleasure the intention to add a dedicated right turn lane into Panorama Road when heading north from Blackstone Road.
- b) There is significant concern amongst the Blackstone Heights community regarding the single entry/exit to Blackstone Heights, particularly if an emergency should necessitate prompt evacuation.

7. Walking tracks and open spaces

Will the walking tracks and open spaces in the new development be accessible to the general public?

We look forward to receiving advice regarding this representation in due course.

Yours sincerely,

Graham & Carol Houghton