

From: Vanessa Garratt
Sent: 16 Nov 2020 16:36:15 +1100
To: Planning @ Meander Valley Council
Subject: Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights

Hi there,

I would like to submit my concerns regarding: **Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights**

My two primary issues can be found below with the addition of others that combine to make this a deeply concerning and out of character approval for the Meander Valley Council.

- **The change from low density to high density** - reference to this was made on page 4 of the Prospect-Vale/Blackstone Heights Structure Plan "Maintain the low-density character and environment in Blackstone Heights". This also is in conflict with point no.5 of the satisfactions required for the proposed amendment "Is consistent with the regional land use strategy..."
- **Traffic management and evacuation** plans are inadequate as highlighted in the 2013 Interim Planning Scheme 9E.1.6.2 Subdivision: Public and fire fighting access - "**access roads to and the layout of roads, tracks and trails, in a subdivision are designed to allow connectivity, and where needed, offering multiple evacuation points**".
 - Additionally, the traffic report and subsequent Turning Count Survey was conducted at an unrealistic time when traffic would have been at its lightest on the 3rd January (ie, school holidays and when most people were still on christmas holidays) leading to deceptive data reported.
- The developer has sighted that most amenities advertised for the new development will be unavailable to the existing population of blackstone heights
- This development provides all the makings of a gated community which holds little to no benefit to the existing tight knit community.

When reviewing the above, I feel an overwhelming concern that the council has not considered the existing population of Blackstone Heights at all in this process and have not acted in the best interests of constituents.

Regards,
Vanessa & Kate Garratt