

From: Michelle Ellery
Sent: 14 Nov 2020 11:30:03 +1100
To: Planning @ Meander Valley Council
Subject: Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights

To whom it may concern,

Please accept my representation for the following, Draft Amendment 3/2020 - 10 and 12 Neptune Drive, Blackstone Heights

I wish to convey my objections to the above amendment for the following reasons,

As a long term resident to the area - currently residing in Canopus drive, I am deeply concerned about this development, whilst we welcome development to the area, there are number of issues that make this proposal by Tasland Developments unsuitable for the area in its current format.

Firstly,

- The size of the proposed blocks - Most of us have moved here for the rural residential aspect, large blocks, giving residents privacy, semi rural aspects meaning you can keep a few chickens, sheep or a horse if you wish, and country views and peace and quiet. This proposal, if it goes ahead does not ascribe to this format with a number of proposed blocks are extremely small and are high density, We would appreciate the development retains the aspect of the area with minimum size of the allotments to remain at the minimum 1500 square metres.

-Connection of the development to Canopus drive, - We live in Canopus drive, we have a number concerns in regards to this, first one due the road being just an access road for residents, the road is very narrow in some parts, no footpaths or drainage, surface is unsuitable for high traffic and the camber of the intersection to Panorama Rd is incorrect and unsafe, cars frequently lose traction turning in and out of this intersection and it will be site of accidents if increased traffic start coming through, not to mention the additional noise and obstruction due to the narrow road.

-Increased pressure on community facilities, - Another concern is the proposal of the 256 residential blocks plus the proposal of the eco village/aged care facilities (the developer has been vacillating over what this actually is at a community meeting held) will put increased pressure on schools in the area, currently there is only one public primary school and High School servicing the whole Blackstone.prospect/Summerhill area with no plans to build an additional schools from the education department, , There is also only one private high school that is also inadequate for the size of the area. Also only two doctors surgeries both already difficult to get appointments at and with increased population this will be more difficult, Also lack of

public transport service facilities is another issue for high density development with metro only servicing the community of Blackstone heights residents a few times a day.

- Pressure on existing utilities - Concern in regards to where the proposed development plans to connect up to sewerage water and hydro power facilities, currently the existing facilities are just enough to service the current residents of the area, There are concerns that inadequate facilities will cause on going issues for the residents, These concerns were addressed to the developer at the community meeting, and he did not seem to have a plan for how he would address these issues, made vague comments about connection up to the Launceston City Councils sewerage facilities ?

-Lack of public and community space - There seems to be no public parks for children in this proposal or meeting areas for the community in general, These facilities should be provided and included and developed by the developer.

-Environmental impacts, - Blackstone Heights is well known for its abundance of wildlife, with several endangered species living in the area, Blasting activities along Panorma Rd has resulted in large numbers of native animals who have had to relocate from their habitat have been run over along Panorama Rd, I have noted the Eastern Barred bandicoot which we believe is a protected species among the animals that have been impacted. This would get much worse, there are also a number of bird species that would be affected by this development including eagles. What strategies would be in place to minimise harm to these animals? Ideally several wildlife reserves and a safe passage would help protect these critters.

- Changes to the views and aspect- Concerns that that this development would significant impact on the skyline and views across the mountains (Mt Barrow and Ben Lomond) which we all currently enjoy.

- Traffic - A main concern for people commuting too and from the area for work is the increased traffic - We are already experiencing congestion at the roundabout on Meander Valley Road/ Casino Drive and also at the intersection of Casino rise and Casino Drive, during peak traffic periods, An alternate route is required to alleviate these issues.

- Upgrades to existing facilities provided by the council, Currently Panorama Rd and Canopus has deep open drains and no safe area for walkers and riders to use while exercising in the community, The steep section of road along panorama Rd between Neptune drive and Glover avenue is particular hazardous to walkers and riders as there is no where to move off the road if there is oncoming traffic, The council would need to upgrade these area to closed drains and a shared cycle/footpath to accommodate the increased population.

-Fire safety - A serious concern of ours is fire safety during bushfire season, Whilst minimising risk to residents by placing appropriate fire breaks and bush fire plans et A major concern is being to escape from the area if the only main access road (Blackstone Road becomes blocked by fire or an accident. There is no alternate safe route to escape and a secondary access road needs to be put in place.

We would appreciate all these points be taken into consideration by the planning scheme and consideration for current residents both human and fauna in area as well.

We don't give permission to publish the phone number we wish for that to be kept private,

Kind regards,

Michelle and Jason Ellery