

From: Alexandra Munn
Sent: 17 Nov 2020 04:40:14 +0000
To: Planning @ Meander Valley Council
Subject: Representation opposing the proposed rezoning for development of 500-650 new dwellings in Blackstone Heights
Attachments: Development Proposal.docx

Hello

Please see attached my representation opposing the proposed re-zoning for Blackstone Heights to enable the development of 500-650 new dwellings, by way of Amendment 3/2020 to the Meander Valley Interim Planning Scheme 2013

Best regards

Alex Munn

Reference: Representation opposing the proposed rezoning for development of 500-650 new dwellings in Blackstone Heights by way of Amendment 3/2020 to the Meander Valley Interim Planning Scheme 2013

I am writing to state that I am opposed to the amendment to the re-zoning of Blackstone Heights from Low Density suburb to High Density suburb, to facilitate the development of 500-650 dwellings proposed by Ross Harris. My reasons for opposing are as follows:-

1. **There is only one road in/out of Blackstone Heights**, the proposed development would see significant traffic impact in case of emergency on e.g. congestion and significant bottlenecks in Pitcher Parade, Casino Rise, Country Club Avenue through to the round-about at Westbury Road. One road in and out is already a concern of many residents in the case of emergency where emergency evacuation would be impeded e.g. in case of fires. I believe there has not been a reliable traffic study on current traffic on a normal week that could be used to model increased traffic if the 650 new dwellings is allowed to proceed (which is in addition to the 95 new dwellings already underway on Panorama Road. It is my understanding that the statistics provided were for 1 day on the 4th January 2020, which is insufficient sampling, in both duration and time of year, with January being during school holidays and when many people are at home for the Christmas break rather than normal movement.

2. Insufficient service infrastructure i.e. water, sewage

Please refer to the Councils Structure Plan of January 2015 – see below: items highlighted in green.

3. Impact on resident wildlife

4. **Re-zoning from Low Density to High Density** will definitely affect the feel of the suburb being a nice open and green space to potentially resembling a suburb not unlike Caroline Springs in Victoria.

The reason most people choose to buy in Blackstone Heights is because it is low density housing and thus has many open spaces. It will most definitely have a detrimental effect to current residents' property values.

Some of my objections are in direct relation to the Prospect Vale-Blackstone Heights Structure Plan Prepared for Meander Valley Council Prepared by Geografia, David Lock Associates January 2015. See below for extracts, where I have linked by colour some parts of this structure Plan to my objections above.

Prospect Vale-Blackstone Heights Structure Plan

Prepared for
Meander Valley Council

Prepared by
Geografia, David Lock Associates, Arup

January 2015

Context There are a number of existing local and regional strategic planning documents that provide direction for land use and development in Prospect Vale and Blackstone Heights. The key strategic land use objectives in these documents include: • Recognition that Prospect vale and Blackstone Heights will continue to be one of greater Launceston's primary growth areas • Recognition that Prospect Vale is well placed to grow into an Activity Centre that services the growing population to the south and south west of Launceston • Recognition that there is potential for further housing within Prospect Vale, especially within the current Particular Purpose Zone (see Figure 2) • Improved and alternative access to Blackstone Heights for emergency management • Maintenance of the scenic vistas that define the area • Maintain the low-density character and environment in Blackstone Heights • Transition the industrial uses in Donald's Avenue to commercial and community uses • Create an employment activity node south of Prospect Vale (see Figure 1) • Build greater diversity and choice into the housing market

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.

- Value of the natural environment There is a strong value of the local natural amenity and environment, including open space, Lake Trevallyn, views and hills in the area.

2. Vision and Strategies In 2035, Prospect Vale and Blackstone Heights will be a growing community, known for the quality of the natural environment, a distinctive lifestyle, and easy access to services. A larger population will support the development of new shops, services and community facilities, clustered together to form a 'community heart' along Westbury Road. A diverse mix of housing will cater to the needs of an ageing population – from medium density housing choices through to lower density housing. Investments in new road infrastructure will make it safer and easier to move around the area. New active transport pathways will encourage residents to walk and cycle to shops, open space, Lake Trevallyn and the South Esk River, and support a healthier community. Prospect Vale's role as a tourism destination will be supported by these enhanced connections, as well as the development of new attractions and entertainment facilities, creating new jobs in the local area.

Planning Strategies Create a network of linear open space, pedestrian and cycling pathways A network of open space and off-road pathways will connect residents to services, parkland, and environmental assets. Connected open space and pathways will encourage recreation, walking, cycling and a healthy community. There is an opportunity to use natural assets and encumbered land to form this network in Prospect Vale and Blackstone Heights. Strategies • Maximise connections between individual pieces of open space to create a network. • Extend open space to major community and commercial activities and services. •

Plan for open space and pathways that follow natural linear networks such as creeks, low points and ridge lines. Distribute road traffic to enhance safety and minimise congestion. Country Club Avenue provides a single route in and out of Country Club Tasmania, Blackstone Heights, and parts of Prospect Vale. This creates a safety risk during emergencies, and capacity issues during major events. New road investments provide alternative access points, and distribute traffic across the wider network. Strategies

- Provide alternative to Country Club Avenue for those accessing Blackstone Heights, Prospect Vale and Country Club Tasmania.
- Create a more permeable network of roads in the growth areas of Prospect Vale and Blackstone Heights
- Encourage new development in Prospect Vale to connect to both Mount Leslie Road and Country Club Avenue wherever possible.

Protect and leverage the area's environmental qualities. New residents to Prospect Vale and Blackstone Heights are attracted by environmental values in the area – including gorges, hills, open space, and water access. Protecting, enhancing and creating better linkages to environmental assets will benefit the community and differentiate housing development in the context of Greater Launceston.

Naturally manage the impacts of storm water. Environmental features such as topography, creeks and waterways in Blackstone Heights and Prospect Vale create challenges when managing storm water. Local creeks and topography also create an opportunity to support natural systems that capture, filter and manage storm water. Strategies

- Respond to the natural environment, and reserve low-lying land and creek corridors for the capture and management of storm-water.
- Vegetate swales, creek corridors and develop wetlands where applicable to naturally capture, hold and filter storm water.
- Encourage public access and interaction with natural assets in the urban area, such as creek corridors, vegetated swales, and wetlands.

3. Urban Growth Framework This section provides a framework to guide urban growth across Prospect Vale and Blackstone Heights until the year 2035 and beyond. This section provides a blueprint for residential growth and infrastructure investment in the area. The recommendations are based on planning and transport analysis, community consultation and the vision and strategies detailed in Section 2. The overall growth framework is detailed in Figure 9, on the following page. The major elements of the framework plan are:

- Long-term provision for a variety of housing types across Prospect Vale and Blackstone Heights. These include medium density lots and housing, conventional suburban densities and innovative models of low density housing in Blackstone Heights.
- An extended Mount Leslie Road, providing a crucial second connection into Prospect Vale's growth areas. The road will be complemented by improved links to Pitcher Parade.
- The reconfiguration of Mount Leslie Road near St Patrick's College, to improve safety and traffic conditions.
- The development of Westbury Road as a sub-regional commercial and community centre. More detailed planning for the Westbury Road Activity Centre is provided in Section 4.
- A new network of open space and off-road pathways connecting Prospect Vale and Blackstone Heights.
- Provision of major new passive and active open space along Pitcher Parade, within proximity to Dalrymple Creek.

Roads and Public Transport

A number of key road infrastructure changes are required to facilitate population growth. These changes will create a more efficient road network, accommodate population growth in Blackstone Heights and Prospect Vale, and increase the safety of residents. The changes include:

1. Extending Mount Leslie Road to Dalrymple Creek before turning to meet Pitcher Parade. Mount Leslie Road has sufficient capacity to accommodate population growth in Prospect Vale. The extension will provide crucial extra capacity in the local road system in case of emergencies, such as fire.

The potential for a private road to be developed between Harley Parade and Country Club Tasmania. This will improve access to the Country Club, and provide significant extra capacity during major events.

Open Space, Walking and Cycling

The community will benefit from a network of linear open space that incorporates shared, off-road pathways. Street footpaths will connect gaps in the off-road and open space network. The open space and pathway network will help promote walking, cycling, jogging, and the health of the community. The network will connect residents to environmental assets both locally (Lake Trevallyn, Dalrymple Creek) and the wider area (Duck Reach and Cataract Gorge). Key elements of this linear open space and pathway network include: 1. Provision for major new passive and active open space near Pitcher Parade, within the Wastewater Treatment Plant attenuation zone. 2. **Linear open space, wildlife corridors and pathways following naturally occurring creeks. This will include the extension of Blackstone Park toward Panorama Drive, encouraging access to Lake Trevallyn for residents in growth areas of Blackstone Heights.** 3. Providing a pathway along Blackstone Road, creating safer access to bus stops for local residents. Figures 17 and 18 provide detail of potential changes along Blackstone Road. 4. Public open space alongside the South Esk River. 5. An investigation into the feasibility of building a new pathway following the river, connecting Blackstone Heights with Cataract Gorge and Duck Reach in Launceston City Council. This pathway would also connect to the internal open space and pathway network, linking Prospect Vale and Country Club Tasmania to other tourism assets in Greater Launceston

Movement New roads are proposed to improve access and circulation around the Westbury Road Activity Centre, and help accommodate future commercial activity in the area. These are in addition to Council's previous commitments to develop new roundabouts at points along Westbury Road. Changes include: •

Land Use **Changes Amendments to the Meander Valley Planning Scheme will be required to implement the blue print defined in this Structure Plan. Amendments should be undertaken in partnership with land owners and any rezoning can potentially be undertaken in stages, depending on the readiness of landowners for development or land-use changes.**

Enabling Infrastructure **TasWater and TasNetworks have indicated that infrastructure will be able to respond to the increased population in the area. In the case of TasWater, there may be a need for investment in new or improved sewerage and water infrastructure to cater to new development. This Structure Plan will provide these utilities with greater certainty about the level of growth, and the pattern of development in the area. The Structure Plan will be critical to planning for infrastructure investment in the area. TasWater has indicated a desire to work in partnership with Council to respond to these infrastructure needs, through a Memorandum of Understanding or similar mechanism. New road infrastructure will be essential to delivering adequate capacity and guaranteeing safety for residents in Prospect Vale and Blackstone Heights. Council and major land owners in the area will be jointly responsible for the timing and delivery of these new roads.**

It is extremely wrong for the council to consider changing the zoning for Blackstone Heights without long community consultation and lack of independent assessment of developer plans.

Yours sincerely
Alexandra Munn
17 November 2020