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Sent: 15 Nov 2020 16:12:34 +1100
To: Planning @ Meander Valley Council
Subject:
Attachments: ATT00001.txt

Re-Neptune Drive Blackstone Heights development.

This is my submission; I do not want this development to go ahead I do not want Blackstone rezoned for this greedy developer.
No one else here will really benefit from it.

Black stone is full of rock and clay they will will be blasting for years so lots of noise.

Blackstone Heights is zoned low density that is why we are here, and live here, he wants it changed to suit him small block sizes should not be allowed here.

Wedge tailed eagles eastern barred bandicoots, all the birdlife, Wallabies, deer, echidnas, devils all will be under threat!

Cul-de-sacs are a fire risk : high density will be an issue with this access for emergency vehicles ambulances, bus needs access as well, garbage is only fortnightly as it is the whole of Blackstone is a fire hazard and land slip area.

It is dangerous and goes against me and Valley plans to have only one road in and out. Even at this stage there is a doubling of traffic, it will be a lot lot busier, need multiple evacuation points. Plus with the casino development of maybe 700 blocks and the extra hundreds along panorama, as well as us the people in pitcher parade and casino rise and country club Avenue who weren't notified we will have lots of trouble with traffic and noise.

Developer said he will not sell a block to the people who are adjoining this, to keep some space around them. His way or no way!

There will be issues with sewerage like there what has been for years and years in Blackstone already. Council should be responsible for this.

Having the Road count on third of January in people's holidays by a private company, out of peak times and for only 20 minutes is ridiculous and not accurate.

We bought here for the scenic Vistas that define the area, by bush views.

The suburb is defined by large blocks and open views not cluster developments on tiny

blocks. This goes against the planning vision.
People were not notified of this. Why does the planning scheme only mention Neptune drive?

Basically no time was given for us to get advice and help to get submissions in prior to the deadline. Is this a council tactic?

Minimum block size 1600 m² so why are we meant to allow a greedy developer blocks of 600 m² right down to 300 m² here in Blackstone. In panorama Road you enforced the developer to have large blocks still, you must not rezone Neptune area.

Does Mr Harrison run the Meander Valley Council?

I bought here over 20 years ago because of zoning rules meant basically no more development. You have just passed the one in panorama Road and now this one is suddenly trying to be shoved through in a hurry, is this due to the changes early next year that the government are bringing in that might make it harder for Mr Harrison to try and do this development.

This developer is trying to con us: he said to us at the meetings if he doesn't do it somebody worse will do it and therefore we have to allow him most of the extras he's talking about. Extras such as tennis courts and pools will be for the over 55's section, not for us who already live here, the Olive grove is only because his services will be in that space.

Everybody I have spoken to in my street and around my area are against this development!

Mark Bures

