

SUBMISSION 103

Name (Please use your full name)

Demelza Leslie

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I could gain an advantage in trade competition through this submission

No

The specific provisions of the proposed Plan Change that my submission relates to are as follows

Entire plan - Berketts Farm Precinct

My submission is that

I wish to be heard in support of my submission. I am opposed to the proposed SUB-RUR-05 Berketts Farm Precinct. This development would be major, yet in the plan it is only supported by 20 words and an accompanying map that does not contain any detail of public roads or supporting infrastructure. There has been no community consultation in respect of this proposed development and it feels like it is being secretly pushed through to avoid any public scrutiny or feedback. The council is denying the local community the chance to examine this proposal in detail. The affects of the Berketts Farm Precinct development would be montrous on the local Whitemans Valley community. It would allow the development of up to 100 allotments. However, this is confusing because numbers in the s32 evalusation show 103 allotments, and other numbers total 105. Regardless, this many additional allotments would increase the local community by at least a third, more if each allotment is allowed more than one dwelling. Whitemans Valley as it currently stands, cannot support a development of this size. The current infrastructure is inadequate with frequent power and cellphone outages. The roads are not suitable for an expected 800 to 1000 extra car movements a day. The road between Blue Mountains and

Wallaceville already struggles to handle the current traffic volumes with several one-way bridges, single lanes, bumps and potholes. Additional cars would make it extremely unsafe and make the roads unaccessible for pedestrians, cyclists, stock movements and horse riders. The precinct would need to be serviced by additional roads and infrastructure. I also have major concerns about how water run off from the development would be dealt with, or the implications of stormwater or wastewater from that many houses would be. It is very alarming that there is so much basic information lacking in this plan. Whitemans Valley is a small rural community. I bought out here to enjoy that rural lifestyle with my family. I worry that smaller lot sizes of less than 3 hectares will stop this area from being a rural community, where my neighbours are respectful of rural activities and the grazing and care of livestock. I am seeking the following relief for the Berketts Farm Precinct proposal to be withdrawn from the PC-50 plan and subjected to community consultation. Given the potential impact on the Whitemans Valley community, the council should remove itself from the process and place it in front of Independent Commissioners.

I seek the following decision from the local authority

I am seeking the following relief for the Berketts Farm Precinct proposal to be withdrawn from PC50 and subjected to community consultation. Given the potential impact on the Whitemans Valley community, the council should remove itself from the process and place it in front of Independent Commissioners.

Please indicate whether you wish to be heard in support of your submission (tick appropriate box)

I do wish to be heard in support of my submission.

please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box)

I do not wish to make a joint case.
