

SUBMISSION 107

Name (Please use your full name)

Dave Hodges

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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

Berketts farm precinct / PC50

My submission is that

I want to be heard in support of my submission:

1. There was NO Whiteman's valley resident consultation as required, this is unlawful, deceitful and not an appropriate manner to faithfully engage those that are potentially impacted.
2. For the size of the proposed development and significant change to the rural plan, there is very little detail supplied. There is also only one small map with no detail and no identified features.
3. The detail supplied has a significant amount of inaccurate/conflicting statements and calculations.
4. The plan lacks detail: The plan does not provide for the minimum requirements for such a plan, as required by council's own regulations.
5. The plan does not provide the necessary (and required by law) details to allow existing residents make an informed decision.
6. There is no actual plan for any roadway improvements to provide appropriate/safe roads for the potential increase in traffic. Only vague statements of "may."
7. The proposed increase in traffic appears to be a guess, as there is no statistical data provided to support this, nor is there any detail on the noise, pollution and congestion this will give.
8. The Blue Mountains entry/exit to Whiteman's valley is already over vehicle capacity.
9. A large amount of the roads on Whitemans valley are too narrow for two vehicles to pass safely, including several one-way bridges, the proposed plan does not take the increase in vehicle movement in consideration, related to road capacity or safety.
10. Saying houses will not be visible from the road is a subjective statement, as there is no detailed provision for ensuring the houses are below the ridgeline, nor any detail on control of light pollution, which may be seen from the road. One of the benefits of living rural and one talked about/cherished by many is the lack of light pollution in Whiteman's valley.
11. There is no detail on the calculated runoff (water, debris, soakage, etc) from the development, while being developed or in completed state (with houses), nor an Environmental protection plan for the existing waterways and SNAs (pre and post development).
12. Will the private road bridge carry a 20-ton vehicle as required by the referred to Fire Service requirements and is the bridge at least 4 metres wide.
13. The reason to move to a rural environment was to move away from the city environment, enabling a true break from work and city life (to recharge). Not to have the city then move next door. The council in recent times have tried (poorly) to apply "green

zones" (SNAs) throughout Whiteman's valley and are now allowing re-zoning and development of rural areas over the same type of areas, which appears to conflict with the directive of SNAs. The proposal MUST be withdrawn, and the council provide the required Community consultation for this type of development. This proposal has significant potential impact on the Community. This proposal appears bias and appears to blatantly bend the rules to achieve the desired outcome of the developer and council. This should be placed in the hands of independent commissioners.

I seek the following decision from the local authority

The proposal MUST be withdrawn, and the council provide the required Community consultation for this type of development. This proposal has significant potential impact on the Community. This proposal appears bias and appears to blatantly bend the rules to achieve the desired outcome of the developer and council. This should be placed in the hands 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.
