

SUBMISSION 158

Name (Please use your full name)

Helen White

Postal Address

166a Blue Mountains Road

Agent acting for submitter (If applicable)

N/A

Telephone number

0224135194

Email address

helenamywhite@gmail.com

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

My submission is that

The previous plan limits subdivision in the vicinity of Blue Mountains road, citing by your own admission, that “major roading upgrades would be needed and that this would likely result in significant environmental effects”. The plan change fails to consider the traffic resulting from a 100+ potential new dwellings in the Berketts Farm Precinct, being at the southern end of Whitemans Valley and (appears at least) to join Blue Mountains via Sierra Way, seems to have missed any consideration of traffic on Blue Mountains Road. The PC50 Transport provisions report makes no mention of Blue Mountains Road. In this report, it does however discuss the increased capacity on the roading of the Stagland’s precinct and Maymorn Road/Plateau Road citing, 11 vehicle movements per day on average, but up to 30 at the high end of residential activities. With an additional 100 houses, we could expect reasonably expect 1,100 additional trips per day on Blue

Mountains road. I find that the analysis of the potential effects of Berketts Farm Precinct in the s32 report inadequately describe the risks. No explicit consideration has been given to the environmental costs of upgrading the road, to the emissions generated as a result of increased traffic, nor the safety of communities living along this road as a consequence of increased traffic. The inclusion of a rule TP-R3 limiting the vehicle movements to 100 movements a day per site seems to pose no real limit on the activity of the properties once the site is subdivided. As the risks presented in the s32 only superficially describe the costs from development in my view, I am opposed to the zone change for the Berketts Farm Precinct.

I seek the following decision from the local authority

Greater consideration of the environmental and social costs from increasing density in the rural zones. Removal of the provisions for Berketts Farm development.

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

I do not 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.
