

22 Ryans Road

Spring Beach

10/05/2023

General manager

Glamorgan Spring Bay Council

Dear Sir,

I write to object to the rezoning and proposed subdivision of 155 Rheban Rd. I am a retired Medical Practitioner who has worked in the Glamorgan/Spring Bay area as a visiting General Practitioner. I have grave concerns for the impact of this proposal on both the provision of quality medical care and appropriate infrastructure to support a healthy community in the Orford/Spring Bay area.

The basic design of this proposed subdivision is similar to an urban landscape without any of the ameliorating attributes of an urban setting. Small block size and limited visual access to natural greenery have a detrimental health impact on inhabitants. Living space, which supports positive health outcomes, should be a planning priority in all communities and especially in rural ones like ours, where poor mental health is a well known and poorly managed problem.

Increasing the number of residents by making more land available for housing will increase the demands on local medical services. The developers have not established that there is sufficient population pressure to justify the number of blocks proposed, which would mean a ten percent increase in the number of houses in just one area (not including other residential developments already approved).

General medical practices statewide are understaffed, under-resourced and overstretched by an ageing population (associated with an increase in chronic disease) and the demands imposed by COVID-19. This is compounded in rural areas by a lack of ancillary medical services such as X Ray, Pathology, Physiotherapy, Dental services, etc. Rural people are also more disadvantaged than their urban counterparts having a higher incidence of diseases such as obesity, hypertension, diabetes, heart disease and consequently create a greater demand on local health services. Patients diagnosed with cancer in rural and regional Tasmania are often unable to get the support they need close to home and commonly face difficult decisions regarding their treatment options due to lack of local services. Thus there is already a huge pressure on the local medical services available, which should not be exacerbated.

Recruiting medical practitioners to rural areas is challenging as has been recently demonstrated in this community and Australia wide. It is noted that over the Christmas / New Year period 2022/23 there was no doctor available for ten days in the Orford / Triabunna area, suggesting that an even greater increase in the resident population would not be advisable.

I am also concerned that this proposal would place undue stress on the physical infrastructure in the area. In drier periods, residents are already experiencing low water pressure. Council has an obligation to ensure that new developments do not compromise or reduce the level of service provided to current residents.

The intense resource demands of the temporary summer population already have negative impacts on infrastructure, including community rubbish bins at beaches and picnic areas, which regularly overflow and consequently pose a health risk.

Council should reject this proposal in order to maintain the current healthy liveability of this beautiful part of Tasmania.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M Wilson', written in a cursive style.

Maryjean Wilson

Formerly (Dr) Maryjean Hope