



Bayport:

Spring Bay (Tasmania) Pty Ltd

ABN: 95 105 085 952

55 Colemans Road
Carrum Downs, VIC 3201

P: (03) 9770 3700

F: (03) 9770 3711

12 May 2023

Planning Department
Glamorgan Spring Bay Council
9 Melbourne Street
TRIABUNNA TAS 7190

Dear Planning Department

**RE: Representation
90 lot subdivision and Scheme Amendment**

This representation is made on behalf of Spring Bay (Tasmania) Pty Ltd.

Having a significant landholding in the Orford Township and in vicinity of the above proposed subdivision, our primary concern is that any Planning Amendment and Subdivision of this scale is adequately considered against the following:

1. Land Supply Demand and Capacity - Availability of already zone residential land within the Orford Township.

Council should ensure they are satisfied that the proposed subdivision is justified and will not cause an over supply of residential land within the Orford Township.

The SGS report has ignored and not accounted for the development of the Louisville Road Specific Area Plan (Spring Bay Land) in it's assessment and this should be corrected as part of the SGS Demand and Capacity Assessment.

As you are aware, our office has been working with Council to activate development of our property and due consideration needs to be given to this.

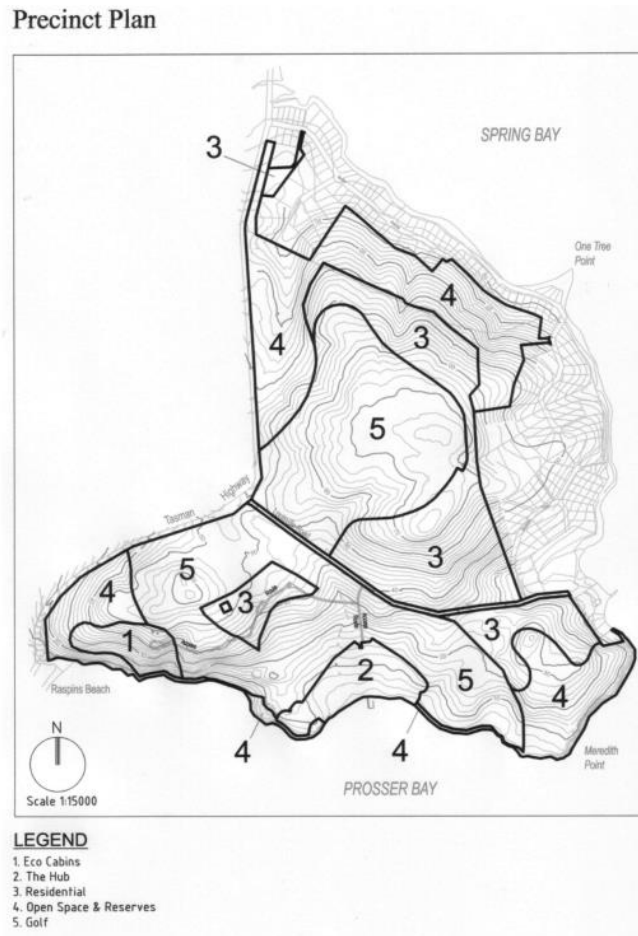


Figure 1 – Louisville Road Specific Area Plan

2. Capacity of existing Infrastructure to Service already zoned residential land

The constraints of both the existing Sewer and Water Network within the Orford Township are well documented. Any new proposed rezoning should first take into account servicing of existing zoned residential land and then any additional pressures and load which are put on the system.

Any additional upgrades (which could be costly) need to be clearly accounted and paid for by the introduction of new zoned residential land, and not those land owners which already hold residential zoned land.



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Conclusion:

Overall we have some concern that there is missing details in the application and the currently proposed subdivision has not accurately conveyed land supply availability within the Orford Township.

We also would like to see and have certainty that this proposed subdivision does not have a negative impact on Sewer and Water serviceability of the Spring Bay project.

Whilst we are supportive of further subdivision of the subject land, the decision should not be made on the basis of a lack of residential land availability. Council and the Tasmanian Planning commission should take the above into consideration when making their decisions.

Should you have any further questions please do not hesitate to contact me.

Yours sincerely,

Daniel Petroni
General Manager - Development