

Rep 18

General Manager
Glamorgan Spring Bay Council
PO Box 6 Triabunna Tasmania
East Shelly Road

50 West Shelly Road
Orford
08/05/2023

Dear Sir,

Proposed development 155 Rheban Road

I write to formally object to the proposed new development at 155 Rheban Road. I feel this changes the character of Orford and it has the potential to create long term problems for Council and the present residents of the town and East Shelly Beach in particular. I have general objections based on the character and services of our town and particular concerns that relate to stormwater and sewerage.

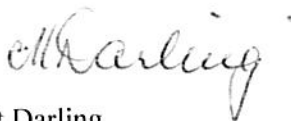
Provision of Services and amenities

1. People who live in rural communities such as ours have limited access to Health Services being limited to a Medical Centre and a Community Health Centre at the present time. As an older person I am very concerned that an increase in population of this size will impose even greater strain on the already stretched local health services to the detriment of current residents.
2. NBN cannot cope during the holiday period with extra population and the internet speeds are already very slow.

Stormwater and sewage

1. My house is on the southern side of West Shelly Road, between the road and the new housing developments north and east of the Bowls Club. My property is subject to regular and persistent flooding, which Council has been unable to contain or manage to date. As this has been a long standing problem I am concerned about the ability of Council to manage a similar situation likely to develop for present houses along East Shelly Road. Can we look forward to an immediate and substantial increase in rates while the Council puts new infrastructure in place if the subdivision is approved?
2. Shelly Beach remains a pleasant and popular walking and swimming spot. I worry that more rapid runoff from a new development will result in eroded channels in the beach and degradation of water quality, caused by sediment and rubbish carried in stormwater running off extra roofs, roads and driveways.
3. Near my house there seems to be an ongoing problem with the sewerage system with TasWater vehicles in frequent attendance. I wonder whether our present sewerage system can cope with an increase in demand. Given the obvious difficulties with pumping sewage near my house, can the present reticulation system cope with an additional 90 dwellings? I am concerned that the new development will result in the present apparently inadequate or unreliable system in Shelly Beach will fall further into disrepair.
4. What about the smell? With numbers of residents peaking to more than double the average in summer, will the treatment plant be able to operate without producing an invasive odour throughout the Shelly Beach area?

Yours faithfully



Margaret Darling