

Dep 5.

Fiona Gross

From: John Smith <john.b.smith@bigpond.com>
Sent: Thursday, 7 February 2019 1:59 PM
To: GSBC Planning
Subject: Draft Planning Scheme Amendments 2018/07a and 2018/07b and Draft Planning Permit SA 2017/04

Categories: For Fiona

>
> General Manager
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> I wish to make representation in relation to the above matter. My concerns are outlined in the attached letter to the Mayor.

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> Regards
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> John Smith
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> Mobile 0419 344 094

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>> Dear Mayor Wisby

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>>> I am writing in relation to the above proposed planning scheme amendments.

>>> Like many people in the Orford area, I have concerns in relation to the proposal. As a property owner for 23 years I have seen many changes, most of which I regard as positive, over this period as the community has grown.

However, I do not see this development as a positive and in keeping with the character of the current environment of the area where it is proposed.

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>>> Specifically, to consider a development of 91 blocks of the proposed size (smallest block 436 square metres) is totally at odds with sizes of the adjoining blocks.

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>>> I understand the advantages to Council of subdivision development, and think most people would accept that the land, would, at some time, be subject to subdivision. But I also think that most people would expect that Council would have regard for the existing environment and property owners. To this end, I believe the zoning established by the Council's own Structure Plan would provide for a more appropriate subdivision of the order of 30 to 40 blocks.

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>>> Without a detailed technical knowledge, I assume the existing infrastructure such as water and sewerage has the necessary capacity. However, other infrastructure, most notably roads and bike access/paths, certainly do not. Whilst Jetty Road and East Shelly simply could not cope with additional traffic and would pose very real safety issues to the current users, particularly children on bikes, Rheban Road to Spring Beach is in need of road and pedestrian/bike upgrade if it is to cope with any more traffic.

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>>> The recent council elections showed that people wanted a "new broom" and voted for yourself and several other new Councilors with the hope of more transparent, independent and considered planning and decision making process.

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>>> Please note that I have provided a copy of this letter to the General Manager.

>>>

>>> Yours sincerely

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>>> John Smith

>>> 42 East Shelly Beach Road

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>>> Mobile 0419 344 094