

Rep 27

12 May 2023

RE: Representation to Application No. SA 2022/046

TO: GENERAL MANAGER Glamorgan Spring Bay Council

Please find my representation to Development Application SA 2022/046 as follows.

My Name is Ian Cumming, and I am a resident of 49 East Shelly Beach Road, Orford.

I oppose the rezoning of the land and proposed subdivision at 155 Rheban Road.

This is a short-sighted development application which only seeks to maximise private profits while putting the burden of costs and irreversible problems onto adjacent land owners, beach users, the general community, and the Council.

I raise these serious issues for your consideration:

1. The nature of this high-density development is deeply unpopular within the broad community at large and will subject Council to enormous financial and legal risk.

The development proposal fails to comply with basic stormwater, engineering and environmental standards within the Tasmanian Planning Scheme laws as identified by qualified parties who have also submitted representations.

These issues cannot simply be amended by the developer and should not be accepted by Council on any basis, as in doing so the Council will inherit the legal and financial risk of the developer's shortcomings. The Council is not obliged to approve flawed applications.

It is highly likely that (if approved) litigation will be taken against the Council by many concerned members of the community, and this will incur more unnecessary time and costs for Council.

2. The proposed lot density is too high with some lots as small as 500m². Recent subdivisions in Orford at Alma Road and at Holkham Court have minimum lot sizes of 1,000m².

High density is not in keeping with the existing area at Shelly Beach and lot sizes should be limited to at least rural living per the existing zoning further to the east on Rheban Road to the south of Manning Drive.

3. By precedent, new subdivisions should not have lot sizes smaller than recent lots.

4. Ratepayers will be paying the costs for years while the developer will be long gone.

In summary, approving this development would set a dangerously low standard for the area, reduce the quality of new homes, subject the local foreshore to pollution and erosion, and expose Council to greater financial and legal risks both short-term and long-term.

Thank you for your consideration.

Sincerely,

Ian Cumming
49 East Shelly Beach Road
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