

Rep 11

To the General Manager,

I am writing on behalf of my father, Nigel Bentley, and I.

Our family have been ongoing, permanent residents at this address since the 1950s. My grandparents built the house, my mother attended Orford primary (where I now teach) and my father's association began in 1961. He moved in permanently in 1998 and has lived here for the last 25 years. I began visiting as a baby and have lived here part time since 2021, when my mother passed away. In addition to the house at 67 East Shelly Rd, both my father and brother own land on Manning Drive. We absolutely love Orford, have called it our home for a lifetime and are very invested in the community's best interests. Sadly we have been witness to the destruction of the character of the place with residential developments popping up at an alarming rate without the appropriate and adequate infrastructure, particularly over the last 10 years.

My grandfather designed his dream house as a POW in a concentration camp in Japan during WWII, he then selected a beautiful beach side block at East Shelly Beach to build his dream home. I imagine he believed this town would turn into a beautiful seaside town reminiscent of his hometown in Cornwall. I am 100% sure he would be shocked, appalled and completely heartbroken if he could see what his beautiful sea side town has become. Not an idyllic seaside community where people chose to live permanently but row, upon row on Colourbond sheds and basic shack-style houses stacked on top of each other, on tiny blocks lining all the roads in and out of Shelly beach. And this council wants more! Ninety more! So we can have more people build shacks and sheds and store their boats and caravans.

There are many reasons this development should not go ahead, as stated in other people's submissions.

Our main reasons for opposing this development:

1. Current Inadequate Infrastructure (particularly Storm water)

- The current storm water disposal is severely inadequate in East Shelly
 - This problem has increased over the years with each new subdivision without appropriate planning
 - Lack of oversight to manage drainage in relation to planning of new subdivisions. This impacts many local residents.
 - At 67 East Shelly Rd we are subject to increasing and regular flooding of our boatshed and easements on either side of the property. And the erosion and regular destruction of the beach access road at the side of our property from water running down Manning occurs after every heavy rain. As a result the council needs to regularly attend and repair.
 - Regular flows into the bay where signs are placed warning of contaminated water. Swimming becomes undesirable as a result.
 - No consideration of the needs of amenity for existing rate payers
- Our request, as permanent residents and existing rate payers, is for the council is to provide demonstratable and efficient removal of storm water before allowing a new subdivision which will increase the problem. This is currently not the case.**

2. Does Orford need yet another subdivision with more converted Colourbond sheds and shacks?

- Orford has many new subdivisions over recent years and there are many residential blocks for sale or recently sold
- Examples subdivisions -2 on Charles Street (on with 13 blocks), Mace Court, Louisville Road-15, Integrity Way-15, Happy valley Lane, Happy Valley Road, a new development near the bridge at Spring Beach Russel street and Paradise Court.
- Over the years subdivisions have spread in West and East Shelly Beach either side of Jetty Road, with small blocks with mainly shacks or modified sheds and caravans. These are for holiday makers and not for permanent residents
- New residences built in Orford are predominately very basic and/or built as holiday homes, is this what the community needs?
- An example of this “shack” development has been attached (Russel Street Orford). Is this what we want in Orford or do we want to create a community of local residents who will support local businesses?
- The council needs to have a firm plan of what it wants for both the character and needs of this community and work on attracting permanent residents rather than lines of shacks.
- A ninety lot Subdivision with blocks ranging 475-1217 square metres, which will most likely end up predominately as very basic/ Colourbond structures for a part time part time residents, is not what Orford needs**

3. Orford is not growing despite numerous new subdivisions over the last decade. Address true residential growth rather than increase capacity for part time residents

- Orford has many new subdivisions over recent years but this has had little effect on growth
- 2016 census median age 59 and those aged 5-9 years 34, 2021 census median age 62, and those aged 5-9 years 20. Median age is increasing and number of young families decreasing despite new subdivisions.
- Data from 2016 Census shows 68% of unoccupied houses
- Orford school decreasing numbers- Term 1 Headcount from DoE Key Data Paper, March 2022- 2021- 74 students, 2022-66 students. The current enrolment is 61 students.
- Rezoning this land to “general residential” and a huge subdivision will not increase growth in the area because, if this was the case, we should have seen a substantial growth over the last few years when you consider the number of new subdivisions (See point 2).**

We ask that you please consider the points above and do not allow yet another subdivision to go ahead while current infrastructure already does not meet the resident’s needs. If growth is truly what the community wants, please consider the type of growth our community wants and address what the community needs to attract more permanent residents. And finally I we ask that you consider the character the town. We have included a photo of my Grandmother, mother and the road to Spring Beach and also a photo of the type of development that the council currently allows. The aim should be to build a community rather than building soulless tin sheds and shacks for a part time population.

Yours sincerely,

Nigel Bentley

67 East Shelly Road, Orford, 7190

Helen Bentley

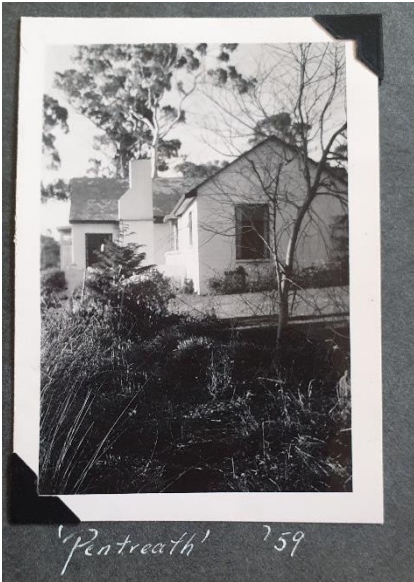
67 East Shelly Road, Orford, 7190

Grade 5/6 Teacher (Thursday, Friday)

Orford Primary School | Department of Education

35 Charles Street | Orford | TAS 7190

P: 03 62571126 | 0439409118 E helen.bentley1@decyp.tas.gov.au

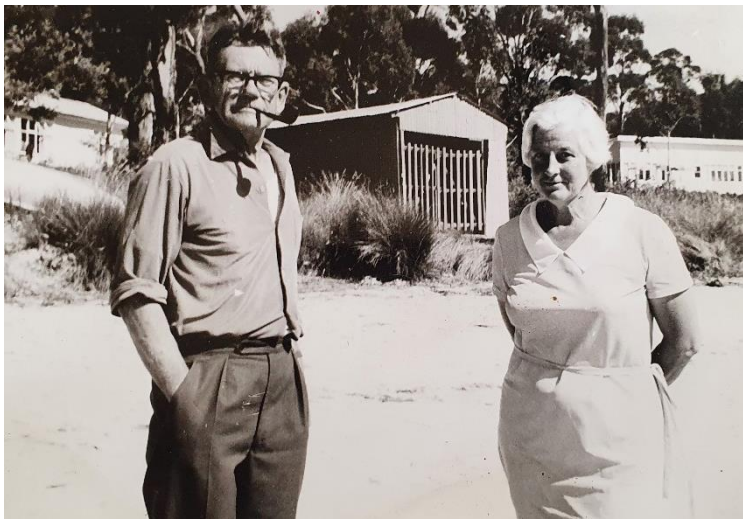
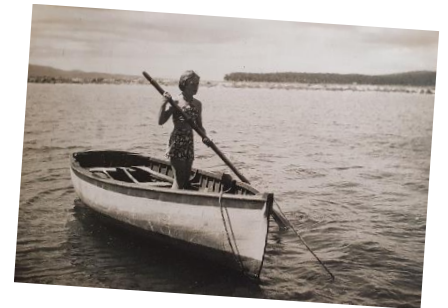


My grandfather designed his dream home while a POW in WWII. He chose Shelly Beach as his location to build it. We still live in this beautiful home.



My Grandmother, Mary Thomas in the early years at Orford.

My mother, as a young child growing up at Orford.



Mary and Bunny Thomas probably imagined Orford and Shelly Beach would have developed into a seaside town similar to their old home in Cornwall.

Below is the type of development our local council is allowing (Russel Street, Orford). The same type of housing is going up at West Shelly. Integrity Way is the latest! Is this what my grandparents wanted when they built here?



Is this the type of development East Shelly Beach needs? Please consider what a 90-lot subdivision will create? Please consider the character of our beautiful home.

I implore you to take a drive around Russel Street and West Shelly Beach, Integrity Way, Jetty Road and Nautilus drive before you approve this subdivision. If you believe that more of what you see in these streets is what our community needs for growth, then go ahead and approve it. However, I despair if this is the future of our town if these types of development are it's future
Regards,

Helen Bentley