

Rep 20

Attention: General Manager

Glamorgan Spring Bay Council

May 11th 2023

**Submission re proposed 90 Lot Subdivision and Scheme Amendment
155 Rheban Road Orford 7190**

I am writing this submission to voice my strong objections to the proposed 90 lot subdivision and planning scheme amendment at 155 Rheban Road, Orford.

To put this in context, I have been an Orford person since the early 1970's and have seen many changes which I have accepted as part of a growing area. However, this development is one I cannot let go without objection.

The reason we all love the Orford area is because of its natural beauty and liveability. All too often I have seen environments negatively impacted from being 'loved' by humans without adequate planning or an eye on sustainability.

Orford is **not** a suburb of Hobart and should not be treated as such. Developments in this area, need to be carefully planned to blend with the ambience of the surrounds, well researched and considered, so that we build community rather than putting things in place and then trying to fix the negative impacts later. We have all witnessed, experienced and lived with this in other developments in the area.

William Blake, an English poet said it best, 'hindsight is a wonderful thing, but foresight is better, especially when it comes to saving life or some pain'. I believe that this development will negatively impact on our area and lives at many levels.

My concerns are based around the following issues

- **The nature of the development.**

In the report developed by Neil Shephard and Associates, March 2023 to request an amendment to the Tasmanian Planning Scheme for this development to proceed, it is stated that this development is 'consistent with the density, character and amenity of existing adjoining development and that prevailing in the area' (page 21).

I contest this statement, as this would be the largest, most dense housing proposal in the surrounding area. The land to the east of the site is open pasture and the developed houses to the north/west are all larger blocks in keeping with the ambience of the Orford area.

This report goes on to state that the aspirational ratio for General Residential is 15 dwellings per hectare. It notes that 28 blocks will be 650m², 59 between 650m² and 975m² (2 dwellings per lot), 3 lots above 975m² (3 dwellings per lot). The maximum number of potential dwellings in this development, therefore, is reported as 156 or 20.69 dwellings per hectare when the recommended is 15 dwellings per hectare.

The Shephard report states that

"It is unlikely that the subdivision will ultimately yield either the minimum or maximum number of dwellings, but rather something in between as some lots will be developed for large single dwellings and others for multiple dwellings. It is therefore quite likely that the ultimate net density for the subject site under the General Residential zone will be in the vicinity of the aspirational 15 dwellings/ha". (Page 36 Neil Shephard and Associates)

Are we prepared to risk this development on a 'quite likely???

I disagree that there is a high demand for residential lots in our area as 67.2% of our houses are unoccupied as reported on the 2021 Census compared with 14% in the remainder of Tasmania. If anything is 'quite likely', I believe that this development will only enhance the number of seasonally occupied spaces in our area with the resultant drawing on resources and infrastructure.

Impact on Infrastructure

The Neil Shephard and Associates report states that

"There are no infrastructure or environmental constraints that limit the density, location or form of development of the subject site" (page 20)

Water

The town water supply has been under considerable pressure during peak holiday times in the past. It is also my experience that those residents at the 'end of the line' in Manning Drive experience greatly reduced water pressure at those times of high demand. Has the impact on existing residences and ongoing community needs been factored in?

Sewage

Orford Sewage treatment lagoons are over the road from the proposed development. Whilst the report prepared by SEAM Environmental 2022, believes that a line of trees will ease the odour situation, my concern is about the overflow during high periods of rain. This has already led to contamination warning signs being displayed along Rheban Road at the development site and also on the beach at East Shelly.

My other concern is whether the current sewerage system can cope with this increase. It already becomes overloaded and overwhelmed during peak times.

Roads

If there is to be a line of trees along the boundary of the development's road frontage to reduce any odour from the sewage works, who ensures that this does not impact on the line of sight for traffic entering and exiting the area as well as those travelling along Rheban Road?

The 2021 Census results state that the average number of cars per dwelling in the Orford area is 2. That means that we will have at least 180 cars accessing this site at some point. It is my experience living in a street with only 8 permanent residents and 24 weekend/holiday residences, that there is a markedly high increase in the volume of traffic at holiday times.

Two blocks adjacent to my property are half the size of the surrounding blocks, approx. 525m². Parking becomes an issue, as they cannot house multiple cars, boat and trailer on these sized blocks. These are then parked on the street. I am not complaining about these neighbours, but I can see on a 90-block development predominantly of small blocks or multiple dwellings, that this will become a real issue for safety, wellbeing, access, aesthetics and general liveability.

Stormwater

Obviously, I am not an engineer, but I have major concerns because this site is a natural water course and in flood times, acts as a passageway for water coming from the Thumbs and surrounding hills. I have seen first-hand, the houses and the road along East Shelly under threat and underwater in very recent times.

I cannot understand how the additional runoff from the sealing of the roads, walkways, roofs etc within this development is not going to exacerbate this whole problem. Flussig Engineers discuss stormwater infrastructure in their 2022 Flood Inundation report and state that

‘it is deemed that the post development model does increase the accumulation net discharge inside the existing watercourse’ page 11.

It appears that the developer is committed to the traditional approach of wastewater management and that is getting it piped and delivered off site as soon as possible. Surely in this day and age, we have other ways to minimise the issue and not just create more of a problem elsewhere. East Shelly beach is already marked as high risk as a Coastal Erosion Hazard area. I am seriously concerned about the high volume of water that will be channelled through this area and the resultant foreshore erosion.

On a personal note, as a regular ocean swimmer, I have never seen the East Shelly, Jetty Road beach areas as clogged with dirty water as I have over the past two years. Obviously at times of high rain the sea water is impacted however, this usually clears quickly. Lately this has not been the case. These areas have remained cloudy and clogged with weed for many months. I am concerned that with increased ‘net discharge’ this problem will only be exacerbated. Once again, the very things that we love and enjoy in our area – safe, sheltered and family friendly beaches are at risk. Too late to undo this damage once the ‘horse has bolted’.

- **Health and wellbeing**

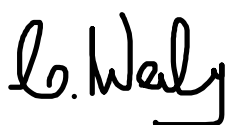
This is taken directly from the Neil Shephard and Associates report page 31.

<i>To promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and</i>	The proposed amendment will not raise any issues in respect of this objective. The rezoning will provide for a residential subdivision that will allow a well-planned, pleasant, efficient and safe environment for living and recreation.
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I feel very angry that developers can ride so roughshod over the lives of others as they have in this sweeping statement. I am seriously concerned about the health and wellbeing of all our residents given my concerns as outlined above.

However, in very real and practical terms this area is struggling to meet the physical and mental health needs of its community at the moment. It is difficult for residents to be able to gain a GP appointment in a timely manner. Our ambulance service is **volunteer** and already stretched. This situation is not helped by adding such a large development to the mix.

In summary, I believe that this development is not consistent with the objective of the Land Use Planning and Approvals Act 1993 and Resource Management Planning system. I strongly urge you to **not** approve this 90 Lot Subdivision and Scheme Amendment.



Cheryl Weily
1 French Street Orford.