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To whom it may concern ,
as owner of property 43 East Shelly Bch Rd Orford I wish to lodge an objection to the proposed 90 Lot Subdivision and Scheme Amendment at 155 Rheban Rd Orford . Ct 149641/2 .

My objection to the proposal is for following reasons :

1. It would appear that the project may be predicated on an average lot occupancy of approx 2 persons per Lot . See Table 15 Application . Orford is a holiday destination and the occupation per Lot is many times this in holiday periods . Any consideration must take in account these peaks .

2. There does not appear to be any height restrictions on the lots to preserve the character of the area . Two story dwellings should not be permitted .

3. The influx of occupants (caravans and campers are common on existing lots) will put extreme strain on infrastructure ie power , water , sewerage mains and treatment works . The application does not appear to have addressed this .

4. There is an existing issue with stormwater runoff during storms flooding the land and improvements below the proposed site in East Shelly Bch Rd . The proposed development will increase the severity of runoff and this has not been addressed .

5. The proposed road width of 8.9m will not be sufficient to allow parking during peak occupancy periods . Needs to be a minimum of 11 m to allow parking both sides and traffic to pass .

6. Lot sizes are small which will lead to different buildings changing the character of East Shelly Bch .

I reiterate my objection to this development proceeding in its present form .

Rob Royle Mob 0407646180