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12 MAY 2023

BY:

General Manager
Glamorgan Spring Bay Council

Representation in objection to the proposed 90 Lot Subdivision and Scheme Amendment
155 Rheban Road Orford 7190

As a long-term resident of this area, I feel strongly that the above subdivision and scheme amendment is **not** in the best interests of the community.

Nature of development - My objections are focused on the size of the blocks. This level of housing density does not fit with our area. It feels very much like a suburban development in a rural space. Not only does it not fit with our environment and ambience of the area, it will also place a heavy load on already stretched infrastructure.

Water – Our water supply is okay at the present moment due to the rain we have had. However, it was not that long ago that Council was thinking of alternative dam sites etc as we were in trouble in regard to water supply. The increased demand from this development and the resultant impact on water supply is of grave concern.

Stormwater – this area acts as a natural waterway at times of high rainfall. The management of the stormwater within this subdivision plan raises many questions and even the Council has asked for more information. I note that the Council are requesting a plan that takes into account climate change and ensures that runoff is safely directed downstream. The issue will be that this increased water flow being directed downstream poses a significant soil erosion issue at the foreshore of East Shelly and the beach area. This needs to be addressed and managed before any approvals are obtained, otherwise, we all have to live with the consequences after the event.

Traffic – the increased traffic flow on an already narrow road concerns me.

Once this development and amendment is approved, it is too late to go back. The horse will have bolted and a precedent set that I do not believe will enhance the area that I have lived and worked in for most of my life.

David Scott
Mercury Place
Spring Beach
11/5/2023

David Scott