

**Rep 5**

Dear Sir/Madam

As advised by Alex Woodward I am making a representation by email on behalf of myself and my husband Nigel Bean in regards to the above subdivision. This is only a preliminary representation as a meeting planned with Alex on the 5th May 2023 to discuss our concerns had to be postponed due to other commitments Alex had until the 12th May 2023.

We are not against a development, but not one of this size (90 lots) on this parcel of land. We have owned our residence at 22 East Shelly Beach for the past 25 years, my husband is retired and I am about to retire and we were looking forward to spending quality time at our residence at Orford. We fear that the infrastructure to cope with the 90 lots would not be available for stormwater, sewerage and safety. At the moment there is affluent in the creeks running onto East Shelly Beach which has always been a problem. During peak holiday season there has also been a problem with smell from the pump station not being large enough to carry the volume.

The only walkway to the beach will be beside our property, which we have always maintained. I presume there will be at least a six foot fence erected for our privacy. During peak holiday season there is an enormous amount of traffic on East Shelly Beach Road especially with people launching their boats at the jetty. We have seen many near misses with people and children on bikes in front of our strip of road. I can only imagine the pedestrians and bikes coming onto East Shelly Beach Road from the only walkway beside us. I fear that there will be a major accident if this development goes forward with this amount of lots.

I did note that there was no public open space for recreation on the development. I also fear that many of the blocks being so small will just have caravans left on them or sheds built to live in. This would be a shame and devalue the area immensely and change the dynamics of our beautiful East Shelly Beach as it is now.

The beach at East Shelly during holiday time is always filled to capacity as it is not of significant size and would not be able to accommodate the large number of people this subdivision would bring with it. East Shelly Beach is mainly made up of retirees and we have relished the peace and serenity over the 25 years we have been there, I feel this is going to all change and we are seriously thinking of selling if this goes ahead with this many lots.

Thank you for your time in reading my preliminary application in regards to the development.

Kind regards

Noelene Bean  
22 East Shelly Beach Road  
ORFORD.

Mobile: 0438793550

Additional comment :  
To the Planning Committee

I have already submitted a preliminary representation in regards to the above development on behalf of myself and my husband Nigel, but have since had a meeting with Peter Porch and a colleague on Friday, 12th May. As stated in my first application I am not against a development, but I am against a development of this many lots in a coastal town such as Orford. I cannot see that the infrastructure that Orford can offer will cater for a development of this size.

In regards to our concerns in relation to stormwater runoff from the 90 Lot Subdivision the Council is apparently happy with the Hydrologist report submitted by the Developer. This remains to be seen what happens if the development goes ahead.

Our next concern was the contaminated water that flows onto East Shelly Beach whenever the creeks are running. Peter was not interested in taking a walk and seeing for himself, apparently a Tas Water problem. Peter did state that Tas Water would be replacing all pump stations, which was a must any way as they cannot deal with the amount of volume now, let alone if a subdivision of this size goes ahead. This will not fix the contaminated water problem. We also mentioned that we are concerned in regards to the creek flooding beside our property.

Apparently the only walkway (Fire Escape) for the subdivision which runs beside our residence is Crown land and not the responsibility of the Council. The Council are only bound to mow once a year in regards to being a fire hazard. We have mown this piece of land for 26 years. Who will be responsible for maintaining this walkway if the subdivision goes ahead. We were also told that erecting a fence for privacy reasons would be completely up to us at our own cost.

One of our main concerns was for the safety of people using this walkway to cross to the beach or bike along East Shelly Beach Road. I don't know if Council are aware of the amount of traffic during peak holiday times that East Shelly Beach Road attracts. This is mainly because of launching of boats at the boat ramp. I can only imagine how many more boats there will be if a subdivision of this size goes

through, which will only add to the already unsafe conditions. We did bring this up in our meeting.

I feel that if this development goes ahead it will look like a shanty town of caravans and sheds, which I stated previously would be a shame and change the dynamics of our beautiful East Shelly Beach.

Thank you for your time in reading this application.

Kind regards

Noelene & Nigel Bean  
22 East Shelly Beach Road  
ORFORD.