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In regard to the Development Application CT 149641/2 for a 90 lot subdivision for 155 Rheban Road, Orford it is my understanding that the original application was previously rejected by the Tasmanian Planning Commission on the grounds that the number of blocks were too many and the size of the blocks were below the size required.

Many local residents spent much time and effort in opposing the application, and it is very disappointing that an almost identical plan has now been proposed, enabled by the rezoning of the land by the Spring Bay Council. The local residents were not informed of the rezoning in a timely manner and were given no opportunity of disputing the rezoning by submission or application to the council.

In fairness and even handedness, local residents should have been allowed an opportunity to question and oppose the rezoning of the land. Many local residents remain certain that the number of blocks and the size of the blocks are incompatible with the rural nature of the area, and will greatly reduce the amenity of the local area.

Additionally, if the plan is to proceed as it seems that the Spring Bay Council is enabling the application by rezoning the land, there seems to be no provision in the application for the provision of low cost housing for disadvantaged local residents, perhaps a minimum of 25% of the blocks should be set aside for this purpose.

Thank you for your consideration in this matter.

Francis Stevens