

**From:** [Peter Sanders](#)  
**To:** [Jo Oliver](#)  
**Subject:** Rezoning application representation  
**Date:** Tuesday, 11 August 2020 5:27:30 PM

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0400 038 229

Dear Jo,

Thank you for taking the time to explain the situation as it relates to the application for rezoning of land near Rutherglen Residential Club.

I can't remember if you said we should send our representations to you or the commission. If they should go to you, please accept the following submission from me, if I should send it directly to the commission, could you please email me the correct email address.

Thank you,  
Peter Sanders

I write to air my concerns about a rezoning request for land to the west of Entally Lodge, Hadspen, and bordered by Rutherglen Road and the Meander Valley Highway.

As I understand it, the proponent is asking that the land be rezoned residential with the intention of building 80 units on it.

As part of your deliberations, I would ask you to consider the requirements of Rutherglen Residential Club residents, many of whom walk along Rutherglen Road as part of their regular exercise regime.

Currently, Rutherglen Road is used by guests driving to Entally Lodge, residents of the units behind Entally Lodge and by Residential Club residents.

All club residents are over 50 years old, with many in their 70s and 80s, many walk their dogs along the side of the road and several use mobility scooters.

As there is no pavement, those walking along the road rely on drivers' attention and low speed for their safety.

While this had generally caused few problems under the current usage, the addition of 80 more units would increase traffic flow to a dangerous level.

In the interest of pedestrian safety, I would ask that any decision to rezone the land as residential, be subject to a requirement that access and egress to and from the new development be via a single access road as close to the Meander Valley Highway as practicable.

Multiple entry points off Rutherglen Road, be they driveways to single units or access roads closer to the Entally Lodge and Residential Club entrance would, in my opinion, create a situation where an accident between an inattentive car driver and an elderly, slow-reacting pedestrian becomes a question of when rather than if.

Yours sincerely,  
Peter Sanders