

Rep 24

To The General Manager

In relation to the above proposed development. We have concerns in regard to this for the following reasons.

In regards to the responses to the Schedule 1 objectives Part 2 (f)

- (f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and The proposed amendment will not raise any issues in respect of this objective. The rezoning will provide for a residential subdivision that will allow a well-planned, pleasant, efficient and safe environment for living and recreation.

This proposed development does not meet the objectives for the following reasons.

90 proposed blocks will overload the current amenities

1. access to boat ramps and parking currently is inadequate for the current existing population
2. the majority of families purchasing these blocks will need to drive to the local beaches therefore the parking will be inadequate
3. Currently there are changes occurring to the fishing guidelines this will be impacted further with a percentage of owners of these blocks having boats and fishing
4. There is no additional public open space or recreational area for children play grounds. The current playground area only just meets the existing population
5. Currently there is a lot of foot traffic and bike riding around Orford. With access onto Rheban Road, a footpath and a cycle way needs to be provided for the safety of adults and children. This footpath and cycle way need to be down the side of Rheban Road to the local IGA, Library, Post Office and cafes. Rheban Road is extremely unsafe and poorly constructed for cyclists and pedestrians.

Following considerations need to be addressed

1. The Council needs to consider the increase in heavy vehicle movements during construction of the proposed development .
2. Consideration needs to be given to the fact that the current infrastructure particularly sewage and water falls well short of being adequate at peak times with the current population. These need significant improvements now before this proposal is considered.
3. 90 proposed new dwellings is a very significant proportional increase in the population of our quiet little beachside hamlet. Particularly during the summer peak months. This will put extreme additional pressure on our currently inadequate roads, pathways, beachside parking, boat ramps, sewerage, water and storm water as well as public open spaces and parklands.

Leanne and Shane Clark