

Dep 2.

8 East Shelly Road

Orford 7190

(mailing address P.O> Box 1718, Healesville, Victoria 3777)

Wednesday January 16, 2019

Mayor and Councillors,  
Glamorgan Spring Bay Council  
Triabunna

Dear Madam Mayor,

**Re: Rheban Road/Jetty Road re-zoning and residential subdivision**

I wish to acknowledge a helpful and constructive discussion with your Officer Mr Shane Wells last week.

My understanding is that while Council is dealing with the question of the re-zoning of two parcels of land fronting the Rheban Road, a subdivision application has not, at this time, been received for the land which abuts our property. Nonetheless, Mr Wells has advised that Council may still consider submissions that affect the development of this land as and when a subdivision application is made.

Our submission is as follows:

1. We have no general objection to the eventual subdivision of the land as long as good planning guidelines ensure a high standard of residential development and all public interest issues are addressed.
2. Beach-oriented developments need particular features. As an example, the West Shelly subdivisions of recent years have ensured that good pedestrian access-ways through to the beach are available to all lots.
3. We note that the eastern lot in Rheban Road where a subdivisional plan is already before Council does have the ability for pedestrian traffic to access East Shelly Beach.
4. We are concerned that Council needs to ensure that good *direct* pedestrian access to the beach also be a part of any subdivision plan submitted in relation to the Rheban Road/Jetty Road land.
5. The anomalous private ownership of the creek land linking the Rheban Road/Jetty Road land to the sea, is an impediment to both good creek management and the provision of easy pedestrian access to the western end of East Shelly Beach.
6. We submit that a resolution to the problem needs to be a part of the consideration of any development proposal for the Rheban Road/Jetty Road land.
7. The solution, funded from developer contribution, is for Council to acquire sufficient of the privately owned creek land to allow proper public management of the creek and ensure that pedestrian access is available for all properties in the area. (You will be aware that informal pedestrian access has been available by courtesy of the landowner(s) from East Shelly Road to the beach for many years. 55 years in my personal experience.) Acquisition of the creek land will involve adjustments to the landowners' allotments and may involve compulsory acquisition in the public interest if negotiations prove unsuccessful. In both cases, sufficient

creek-side land could be excised without materially affecting the amenity of the private dwellings on the remaining land.

Thank you for your consideration of this submission.

Yours sincerely

Neil & Elizabeth Roberts