

2/12/2020

Mark Pearce
33 East Shelly Road
Orford
pearcey180@gmail.com

General Manager
Glamorgan Spring Bay Council
Melbourne Street
Triabunna 7190

Dear Sir.

Submission regarding the Statewide Planning Provisions relating to draft Local Provisions Schedule.

I attach my contribution to the above.

I do so as someone who has been connected to Orford in one way or another for 55 years.

I thank you for the opportunity to participate in this important process.

Sincerely

Mark Pearce

SUBMISSION IN RELATION TO STATEWIDE PLANNING PROVISIONS

-LOCAL PROVISIONS SCHEDULE (GLAMORGAN SPRING BAY)

THE ISSUES IN RELATION TO THE ORFORD AREA

1. Development appears to be done in an ad hoc manner lacking appropriate guiding principles.
2. Planning principles are often comprised leading to confusion and resentment (e g varied property setbacks on cliff walk East Shelly Beach to Spring Beach).
3. There is little attention paid to the differences between village development and established rural/holiday development.
4. Regulations are complex and long winded. Councillors, Developers and residents must be able to understand them, or else why have them?
5. Unique features need protection.

1. Development is ad hoc.

A perfect example of ad hoc and inappropriate development is the poorly presented new dwellings on the north western side of the highway adjacent to the Orford bridge .This is a gateway development and reflects poorly on planning principles.

2. Planning principles are compromised.

Too often we witness setbacks which break Council “rules”.

These variations are often made because blocks are too small to accommodate dwellings within the specified foot print.

Planning guidelines must be rigidly applied to ensure trust and integrity in the system is maintained.

3. Village development is different to rural development.

Orford has a recognisable village, which I suggest runs from the Orford Golf Club to the Wielangta Road turnoff .Relatively high intensity living is appropriate within this boundary.

Outside this boundary there are established communities which have their own flavour, and any development must enhance this flavour, not sour it.

These communities include East and West Shelly Beach (although the latter has already been compromised), Spring Beach and Stapleton.

Quarter acre blocks are inappropriate in these iconic areas.

I make no observation on supply and demand of land for dwellings as I believe the market will work that out.

Council has, however, a pivotal role in protecting the heritage and liveability of these outlying precincts.

4. Regulations are complex.

This is an opportunity to simplify regulations. Few people have the time or expertise to read, let alone understand them. Over the years I have spoken to Councillors who have no idea about their own rules.

Simplicity and clarity will result in better outcomes.

5 Unique features need protection.

The approaches to any village are important, and Orford is no exception.

Many Australian towns have 'avenues of honour.'

Orford may not need such an avenue, but it does have natural assets worth preserving and enhancing. These include the beaches leading into Orford in the north and south, (Raspins and Spring), Maria Island, the Prosser River, and the road approaches. Outside the village precinct, it is important that any residential development be rural in scale, so as to help preserve the existing character of the town entry points.

The development Spring Beach Rise with its large blocks is a good example of development that recognises the environment it is in, albeit impossible to see from the main road, because of its location.