

Rep 4.

**Fiona Gross**

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**From:** Mark Pearce <pearcey180@gmail.com>  
**Sent:** Thursday, 7 February 2019 11:21 AM  
**To:** GSBC Planning

Mark Pearce <[pearcey180@gmail.com](mailto:pearcey180@gmail.com)>

To: "[planning@freycinet.tas.com.au](mailto:planning@freycinet.tas.com.au)" <[planning@freycinet.tas.com.au](mailto:planning@freycinet.tas.com.au)>  
Cc: "[annie.browning@freycinet.tas.gov.au](mailto:annie.browning@freycinet.tas.gov.au)" <[annie.browning@freycinet.tas.gov.au](mailto:annie.browning@freycinet.tas.gov.au)>, "[cheryl.arnol@freycinet.tas.gov.au](mailto:cheryl.arnol@freycinet.tas.gov.au)" <[cheryl.arnol@freycinet.tas.gov.au](mailto:cheryl.arnol@freycinet.tas.gov.au)>, "[debbie.wisby@freycinet.tas.gov.au](mailto:debbie.wisby@freycinet.tas.gov.au)" <[debbie.wisby@freycinet.tas.gov.au](mailto:debbie.wisby@freycinet.tas.gov.au)>, "[jenny.woods@freycinet.tas.gov.au](mailto:jenny.woods@freycinet.tas.gov.au)" <[jenny.woods@freycinet.tas.gov.au](mailto:jenny.woods@freycinet.tas.gov.au)>, "[keith.breheny@freycinet.tas.gov.au](mailto:keith.breheny@freycinet.tas.gov.au)" <[keith.breheny@freycinet.tas.gov.au](mailto:keith.breheny@freycinet.tas.gov.au)>, "[michael.symons@freycinet.tas.gov.au](mailto:michael.symons@freycinet.tas.gov.au)" <[michael.symons@freycinet.tas.gov.au](mailto:michael.symons@freycinet.tas.gov.au)>, "[rob.churchill@freycinet.tas.gov.au](mailto:rob.churchill@freycinet.tas.gov.au)" <[rob.churchill@freycinet.tas.gov.au](mailto:rob.churchill@freycinet.tas.gov.au)>

Bcc:

Date: Thu, 7 Feb 2019 11:16:44 +1100

Subject: Glamorgan Spring Bay Interim Planning Scheme 2015 Draft Planning Scheme Amendments 2018/07 and 2018/07b and Draft Planning PermitSA2017/04  
Attention General Manager, Mr David Metcalfe

Dear David,

I refer to the above and submit this as an owner in East Shelly Road for 23 years, and a visitor for 25 years prior to ownership.

The proposed development will adversely affect the very nature of this special place. It will change from a large block, unstructured environment to a suburban type development totally out of character with the original East Shelley strip.

Under the Triabunna Orford Structure Plan, the Settlement Policies of Vision East 2030 include:

“Ensure large scale residential developments are in keeping with local character “

I believe this proposal fails this basic test.

Compare this proposal with the new development off Happy Valley Road, Spring Beach.

Here the blocks are around 2,500 square meters, compared to the proposed development of around 500 square meters. And both similar distances from the closest beach.

Further, there will be an abundance of supply when Solis is completed, an area much better suited to intensive development given it is a greenfields site, remote from existing development.

A proposal with larger blocks will match the local character and help ensure the long term integrity of East Shelly Beach precinct is retained.

Sincerely,  
Mark Pearce