

Greg Ingham,  
The General Manager,  
Glamorgan Spring Bay Council,  
PO Box 6, Triabunna.  
Email: [planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)

15<sup>th</sup> April, 2021

Dear Greg,

I write in support of the project Tempus Village proposed on the eastern part of my property Kelvedon Estate.

I do so because I think, as the landowner and the fifth generation of my family to run this property, it is important to understand the reason behind the sale of the land to facilitate this important and significant development for Swansea and the East Coast.

1. The Tempus site is 18 Hectares

- Stony undulating shallow soils with ironstone bedrock exposed throughout the site.
- Current and only agricultural use is sheep grazing for example, a good season 4 sheep/ha = 72 Sheep, drought conditions such as 2019, 1 sheep/ha = 18 sheep.
- Not suitable for viticulture or horticulture due to shallow soils and surface bedrock
- The loss of 18ha is insignificant to Kelvedon's operations;
- The capital from the sale of the Tempus site will be put towards irrigation development and more viticulture to make the property sustainable;
- Irrigated crop/pasture can carry at least 55 sheep/ha and provide reliable annual hay production lessening the effects of drought conditions.
- 1 ha of grapes can return up to \$40K just by selling the fruit and the return is greater if value added into a brand/label and selling at wholesale or retail. Production costs can vary between \$15 to \$20K/ha.

2. Tempus site and Proximity to Gala Vineyard

- Tempus will have an 80m buffer zone which will provide visual and noise protection.
- Prevailing wind during spray season (October through to Late February) are mostly NW to NE which would send any potential spray drift away from the Tempus site.
- Also, should avoid spraying in windy conditions, as is the case with general agricultural spraying.
- New technology with spray equipment is continually reducing spray drift and recycling excess spray.
- Bird control for maturing grapes is still best under exclusion bird netting.
- Other methods of gas gun and electronic noise deterrents are limited as birds become accustomed to these noises.
- **New technology using lasers and drones is evolving as future bird deterrents.**

- In Europe and other places around the globe, viticulture/grape growing and residences co-exist and have done for centuries. This should be no different.

### 3. Employment potential

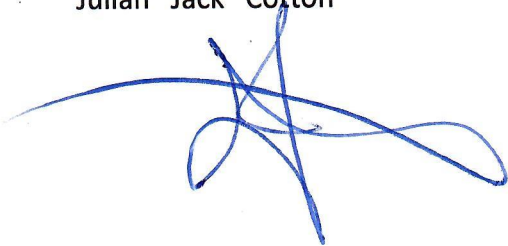
- Tempus will provide a catalyst for future development in the Swansea region and create employment opportunities that will spill over into Swansea's viticulture and horticulture industries ;
- Retirees and semi-retirees are a valuable and reliable source of employment for grape harvesting and pruning in vineyards.

### 4. Conclusion

As the landowner of the tempus site, I commend the project for its future benefit to the Swansea region. It is a particularly special and scenic site which has limited agricultural use but highly appropriate as a retirement village. Capital received from the sale of land will greatly increase Kelvedon's productive capacity through irrigation and more viticulture development.

Kind regards,

Julian "Jack" Cotton

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the left.