

Planning Scheme Amendment - AM NO:2021/01 and DA 2020 / 80

Applicant: Tempus Village Management Pty Ltd C/- Neil Shephard & Associates.

Representation by Ross Irving

At the outset I wish to say, that, as a person within the demographic targeted by the proposed Tempus development, I find many of the concepts within the proposal appealing.

The provision of well-directed facilities for our ageing sector has potential to contribute to the local economy with a range of new employment opportunities and prospects for the provision of goods and services.

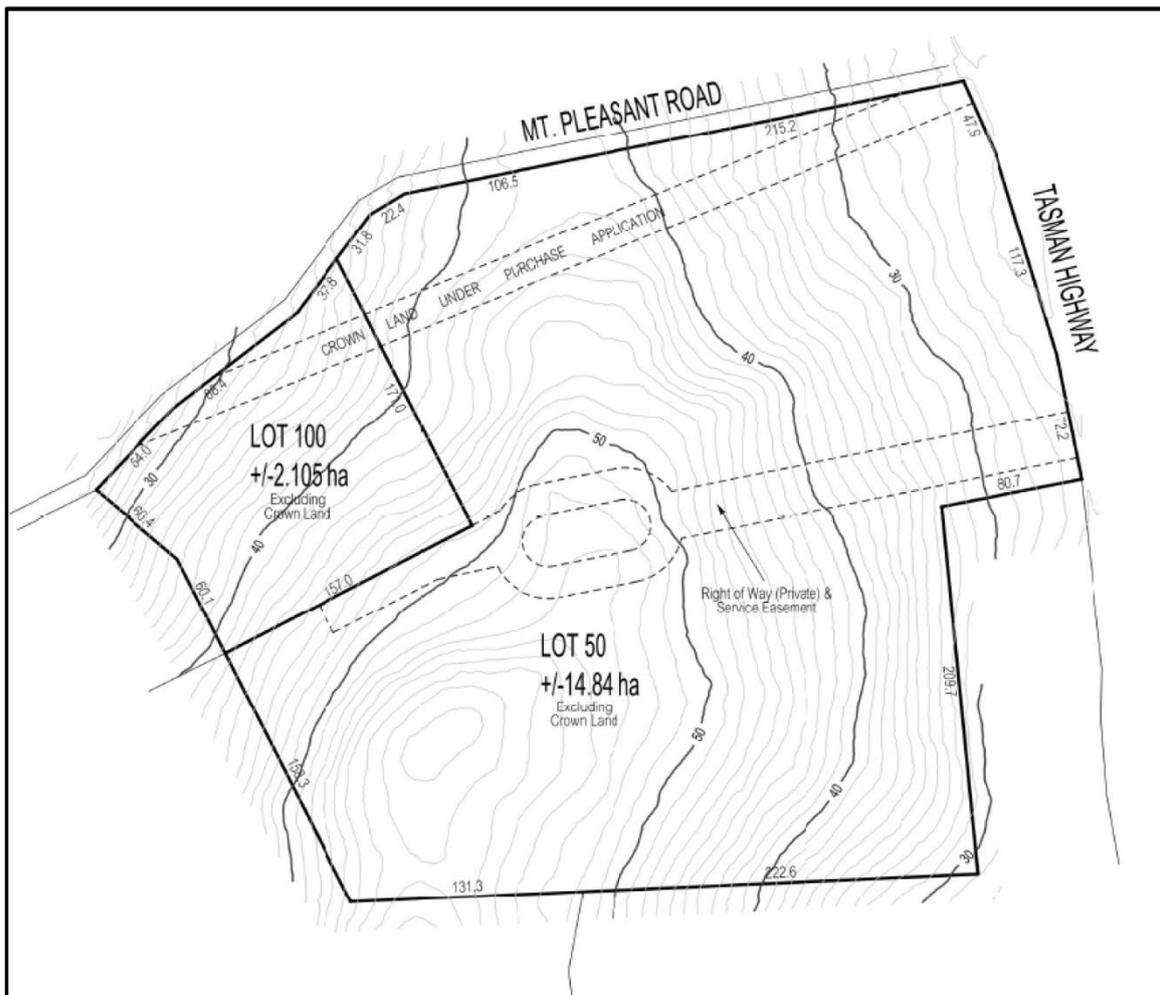
I have chosen to make this representation to be consistent with my opposition to the Cambria Green SAP.

Although they are entirely different proposals, they are similar in that they propose exceptionally large developments (in comparison to the 770 population of Swansea) and both are sited well beyond the Swansea township boundary.

This submission relates mainly to the location of the proposal and not the merit of the services and facilities proposed.

The application describes the site as “a low rocky knoll with a predominantly east facing, gentle slope that affords views over Great Oyster Bay to the Freycinet Peninsula.”

The contour diagram (below) however, suggests the slope of the access road to be between 6% and 10% which I suggest might challenge a person with mobility issues (or indeed a cyclist many years younger than the targeted cohort).



The application asserts that “there is not sufficient consolidated land available within the urbanised area of the township to accommodate their proposal: 7ha is required for the built complex, but approximately 18ha overall is required once recreation space and buffers to surrounding land use are included”.

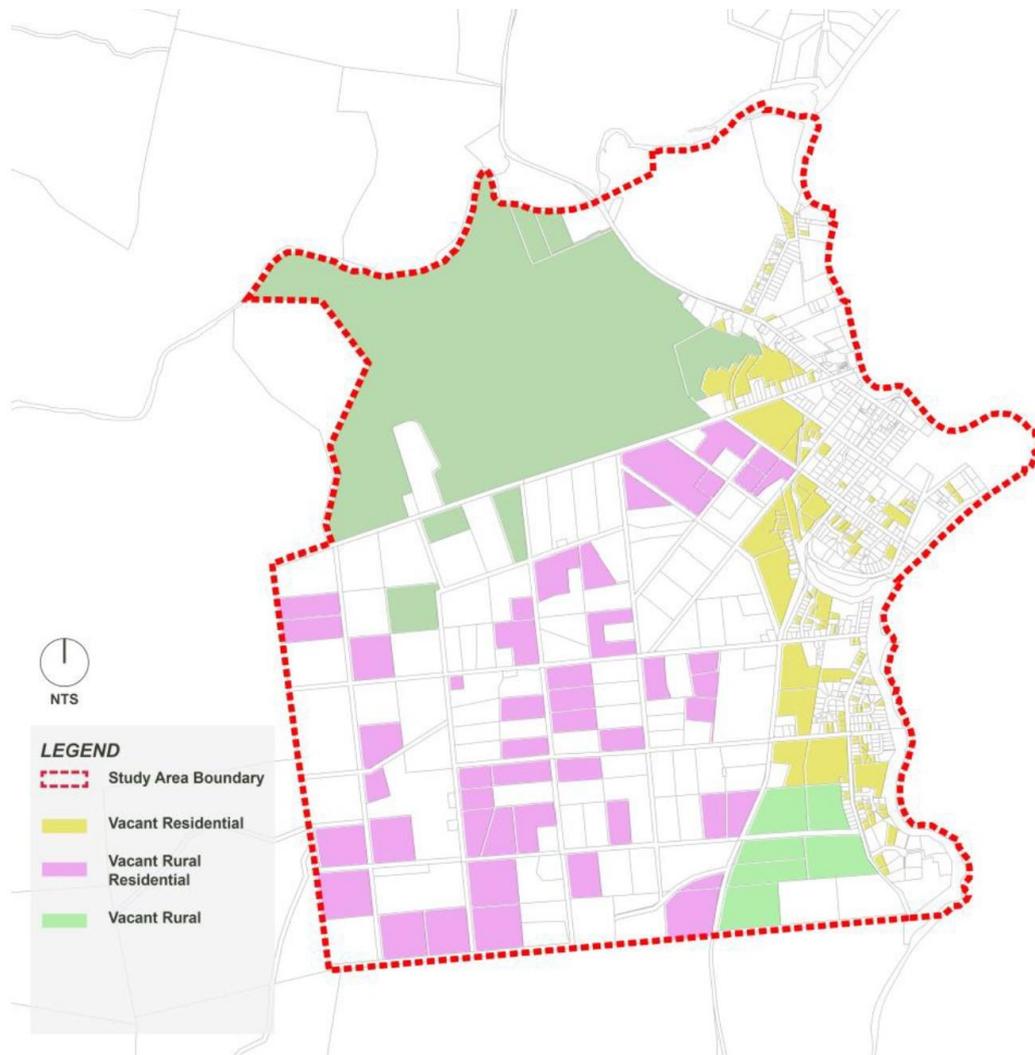


Figure 12 Lots without Dwellings

As can be observed from the above diagram, the Swansea Structure Plan Boundary includes a significant area of properties without Dwellings (significantly more than the 18ha said to be required for the Tempus proposal). The Vacant Rural land shown on the above diagram in pale green is approx. 150ha.

Were the proposed development to be located within the Swansea Town Boundary there would be no requirement for the buffer area, suggesting the land required might be closer to 10ha.

Admittedly the largest vacant parcels within the township are zoned Rural Resource and rezoning would be necessary. However, the proposed site is currently zoned Significant Agriculture and therefore also requires a zone amendment.

The Application documents and the Council Initiation Report acknowledge that the proposal is outside the Urban Centre of Swansea but propose that as it is opposite the Piermont Resort it is somehow within “the fringe” of Swansea. The fact that it is within the Swansea Statistical area is irrelevant.

I suggest it is more than 1km outside the highway speed restriction area and approximately 4km from the Swansea post office and CBD.

For all practical purposes, a resident of this proposed development would not have the experience of living within the township of Swansea. The Swansea CBD is only accessible from the proposed site via the Tasman Highway making it impractical for Tempus residents to walk, cycle or even travel via mobility vehicles. STRLUS advises that minimizing car dependency should be a key consideration when assessing planning amendments.

The Council report also makes the illogical claim that if the proposed development were to use land within the urban boundary of Swansea it would deplete the land stock for future residential development resulting in *“increased pressure for ad hoc rezoning and unplanned urban sprawl.”*

It is interesting to observe that the author of the Council Report concedes that this proposal is not within the urban boundary of Swansea to make this point.

There is obviously a significant reserve of land within the Swansea Structure Plan boundary currently zoned Rural Resource that can be rezoned to Residential when there is sufficient demand. The Swansea Structure Plan at 9.2.1 has identified land between Maria and Franklins Streets as potential future Residential land.

LUPAA 300 sets out the requirement to conform with regional land use strategies (STRLUS in this instance).

LUPAA 300 (1) An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A) ,practicable, consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies.

STRLUS and the Swansea Structure Plan are both intended as framework documents designed to guide orderly development. While they deal in generalities, they cannot simply be set aside when they are inconvenient.

Swansea Structure Plan (2016) and STRLUS (Last reviewed 2010) both identify the consolidation of the existing townships (Swansea in this case) and minimizing of urban sprawl as a key objective.

When you consider that the Swansea population (2011) was 771 and this proposal suggests Tempus would have a population of around 336 when complete, it must be viewed as an out of center development that will undoubtedly contribute to Urban Sprawl. Reflect for a moment on how many years it will take to infill the area between the current town boundary and the proposed Tempus site.

It is impossible to read the application documents in their totality and still have an impression that the proposal is consistent with the objectives espoused by either STRLUS or the Swansea Structure Plan.

STRLUS 4.3 SD2

*....to create a **less dispersed** settlement with a greater diversity of housing types and densities.*

STRLUS also references the **State Coastal Policy 1996** and advises that *.....The realisation of the policy at a regional level will require consolidation of residential development and prevention of any further residential development outside of established settlements, particularly ribbon development.*

STRLUS 19.5

- *Encouraging the consolidation and strengthening of rural towns and villages;*
- *Discouraging new residential uses not associated with rural activity in productive rural areas;*

(While it may be argued that the proposed site is not currently used agriculturally it is decidedly in a productive rural area)

Swansea Structure Plan 9.10.1

Any large-scale development should carefully respond to the existing township character while maximising opportunities for additional services, investment and employment into the region and should be supported by the community. Further linear development along the coastline should be discouraged focusing growth on a more compact accessible town centre that better caters for the existing residents.

You cannot simply assert that the Town Boundary should be reinterpreted to be an arbitrary fringe boundary in order to comply with STRLUS and the Swansea Structure Plan.

Much is made of the term “Ageing in Place” in both the application and the Council initiation report. The documents suggest that it is a new concept unanticipated by STRLUS. To the contrary, STRLUS devotes a section (11) to discuss Social Infrastructure. It discusses the desirability for ageing residents to be able to continue living within their communities and with their families.

It was for precisely this reason that the May Shaw Residential Care provider in Swansea commenced a program of building independent living units in 2003. These units are pet friendly and form a key component of this integrated Health and Aged Care Facility.

Again, this was well before the revision of either STRLUS or the Swansea Structure Plan.

Ageing in Place is a term in common use prior to 2000 in the Aged Care sector. The Tempus proposal is like many in the sector in its integrated approach to Ageing Care differentiated mainly by the inclusion of equestrian facilities. At issue, however, is the fact that most of the Tempus residents will of necessity be drawn from other communities and few will be near their families. Very few will in fact be Ageing in Place.

I also raise the point that the Nursing Home is dependent upon the issuance of Bed Licenses by the Federal Government.

If this does not eventuate, we will be left with a new residential village to the south of Swansea.

My final remark is that there does not appear to be a letter of consent from the owner of the crown land shown in the application.