

From: [Naomi Billett](#)
To: [TPC Enquiry](#)
Cc: [Forrest, Angela](#); [Fyfe, Karen](#)
Subject: Glamorgan Spring Bay Interim Planning Scheme 2015, Draft Amendment AM 2021-01 & Permit DA 2020-80, Tempus Village 12371 Tasman Highway, Swansea
Date: Wednesday, 8 September 2021 5:18:06 AM
Attachments: [Image001.png](#)
[Ag Logic Comment on Tempus Development 290721.pdf](#)
[Planning Commission \(Response to Request 17 August\) 8 September 2021.pdf](#)

Attention: Karen Fyfe

GLAMORGAN SPRING BAY INTERIM PLANNING SCHEME 2015, DRAFT AMENDMENT AM 2021-01 & PERMIT DA 2020-80, TEMPUS VILLAGE 12371 TASMAN HIGHWAY, SWANSEA

Dear Ms Cunningham

I refer to your letter dated 17 August 2021 providing direction for the delivery of material by the applicant by 6 August 2021. Attached to this email is a response to that direction. The information includes:

- submission from Billett Legal,
- further report from Ag Logic and photomontages and
- statement addressing visual impact (accessible via dropbox link below)
-

<https://www.dropbox.com/sh/w5lzbkcry74op4j/AAAmM8esi8Q0VptkdByJQaRPa?dl=0>

Contemporaneous with the filing of that material I seek an extension to the timeframe for its submission abridging the period for lodgement.

The information provided is comprehensive and the delay in its lodgement brief and owning to high demands on workloads. I submit that the short delay does not cause prejudice to any party in the preparation of this matter for the hearing.

Yours faithfully

Naomi Billett
Principal



0417 344 749
naomi@billettlegal.com.au

PO Box 29, North Hobart, Tas 7002
www.billettlegal.com.au

8 September 2021

Attention: Karen Fyfe

Ms Ann Cunningham
Delegate (Chair)
Tasmanian Planning Commission

By email: tpc@planning.tas.gov.au

Dear Ms Cunningham

GLAMORGAN SPRING BAY INTERIM PLANNING SCHEME 2015, DRAFT AMENDMENT AM 2021-01 & PERMIT DA 2020-80, TEMPUS VILLAGE 12371 TASMAN HIGHWAY, SWANSEA

I refer to your correspondence dated 17 August 2021 which invites further submission from the Applicant responding to the representations received by the planning authority.

The present application is submitted in reliance upon ss.33 and 43A of the *Land Use Planning and Approvals Act 1993 (LUPA Act)* (former provisions). As such it seeks both an amendment to the *Glamorgan Spring Bay Interim Planning Scheme 2015 (Scheme)* and a planning permit authorising specific use and development.

The amendment seeks to introduce and apply a new Particular Purpose Zone.

The proposed development has several parts as follows:

- (a) subdivision to create lots 50 and 100 for an aged care facility and retirement living complex;
- (b) new highway access from the Tasman Highway and internal road works;
- (c) part of the community centre building to provide administration facilities;
- (d) the observatory;
- (e) one independent living unit – as a display home;
- (f) workshop buildings;
- (g) water storage and site infrastructure such as roadways, drainage and electricity supply; and
- (h) landscaping and signage.

It is within this framework that the matters raised by the representations and about which particular comment has been sought by the Commission is addressed.

1 RESPONSE TO REPRESENTATIONS GENERALLY

The Applicant relies upon the material provided in support of the application and generally endorses the response of the planning authority provided to the representations. The supporting material is voluminous and provides specific information from relevantly qualified experts which address the requirements of s.32 of the LUPA Act (former provisions) and Scheme standards. The matters raised by the representations do not derogate from that material.

It is observed that, in some respects, there are divergent views between the experts engaged by my clients and the representors. Such difference of opinion cannot be resolved on the face of the representation alone

and having reviewed the representations does not require a response restating the evidence already provided in support of the application.

2 SPRAY DRIFT AND LAND USE CONFLICT

2.1 Spray drift/chemical trespass

The issue of agricultural impacts, land use conflict and spray drift is considered in detail by Mr Hancl and Ms Ketelaar who were engaged to provide advice on these issues when the proposal was first put forward. The applicant supports the opinions of these experts. In response to the issues raised by the representations, a third opinion has now been provided by Dr Wells. I **attach** a copy of the report that has been provided.

In relation to the issue of spray drift/chemical trespass, Dr Wells references the Tasmanian Code of Practice for Ground Spraying and concludes that the proposed development would represent a change in the sensitivity of the use and change the requirements for the vineyard operator. It should however be observed that chemical trespass is not tolerated irrespective of the adjoining land use. Agricultural chemicals applied by spraying must not be allowed to move off-target to the extent that they may adversely affect people, their land, water, plants or stock.¹ The introduction of a sensitive use introduces a heightened sensitivity to the issue, however, it does not give rise to a different constraint.

Dr Wells highlights that the development proposes to incorporate windbreaks and that these have a high level of effectiveness in reducing spraydrift. The applicant continues to support incorporation the vegetated buffer consistent with the recommendations of Ms Ketelaar who recommends the implementation of a 40m vegetated buffer within the setback. This is consistent with, and indeed adopts a measure of conservatism beyond, the recommendations of interstate authorities such as the Department of Health, Public Health of Western Australia which recommends a 40m separation distance between a residential subdivision and agricultural land to manage the risk of spray drift, where a densely planted vegetation buffer of 20m is planted within this area.²

While the applicant submits that the proposed separation distances and vegetated buffers provide adequate protection against the risk of land use conflict, including spray drift/chemical trespass, the terms of the proposed zone standards provide for the assessment of the potential impacts when presented with a specific application that seeks any relaxation of the 200m separation distance.

2.2 Land use conflict

In so far as the representations assert additional land use conflict, these matters have been considered in the detailed assessment of the experts. While the opinions of some of the representors may differ, the appropriate methodology to test those opinions is through cross-examination at hearing.

Under the terms of the draft amendment, provision is made for the management of potential for land use conflict including that related to spray drift/chemical trespass by adopting a separation distance of 200m for sensitive use and requiring justification for relaxation of that distance as to be consistent with the approach adopted elsewhere in the Scheme.

3 VISUAL IMPACT

The Commission has directed a response concerning the potential visual impact of the proposal. Further information has been provided by Mr Lewis in the form of further photomontages and consideration of alternate colour treatments. This information is attached (via dropbox link below).

¹ Tasmanian Code of Practice for Ground Spraying, cl.10

² Department of Health 2012, *Guidelines for Separation of Agricultural and Residential Land Uses. Establishment of Buffer Areas*, Government of Western Australia.

The photomontages demonstrate that visible elements of the proposal within the Scenic Landscape Corridor (approximately 100m from the highway alignment) is limited to the proposed plant building and entrance wall. These features have been assessed against the requirements of the Code in the supporting material and the applicant continues to rely upon that assessment.

It is noted that the proposed observatory is visible from some positions along the highway. This aspect of the development is sighted outside of the area to which the Code applies.

The applicant proposes that visible elements of the proposed development are constructed or clad with natural materials already found on the site, such as stone, or have a dark, low-reflective colour, such as charred hardwood, or matt grey Colorbond. Screen planting is proposed to limit the extent of development that is visible from outside of the site.

The observatory is an exception to this approach as it seeks a clear line of sight above the tree coverage. It is white fibreglass construction, however, is sited at a distance of 230m from the highway to diminish its apparent scale.

All lighting is proposed to be low level and focused towards the ground to minimise the visual impact at night as well as facilitating the operation of the observatory.

In our submission, the proposed development meets the requirements of the Scenic Management Code and further meets the proposed standards for landscape protection and regulation of exterior finishes (draft standard GSB-P8.6.4) which are intended to provide a method to manage the potential visual impacts associated with the development of the site.

It remains our view that the proposed application (Scheme amendment and planning permit) should be approved.

Thank you for the opportunity to provide this response and please let me know if there are any specific matters beyond those already raised by the Commission's correspondence dated 17 August 2021 about which the delegates seek to be addressed at the hearing of this application.

Yours faithfully

Naomi Billett

Principal Billett Legal
Email: naomi@billettlegal.com.au

Comment on Tempus Development location – potential impacts on agricultural land

29/07/2021

*Dr Reuben Wells
Ag Logic Pty Ltd*

Introduction

I have been asked to provide input to assist the planning commission assessment of the proposed Tempus Development south of Swansea. I was invited to provide input by Jack Cotton, owner of the property that the development will take place on.

In particular, I was asked to provide comment on managing the potential land use conflicts that may arise with the neighbouring vineyard, and also on the viticultural suitability of the development site, since the loss of land with potential for viticulture has been submitted in opposition to the site's development.

To assist me I have also reviewed documentation already submitted as part of the assessment process. In particular, I reviewed the information in the 2019 agricultural report from Rod Hancl, the desktop agricultural assessment from Astrid Ketalaar (2019), and the submission prepared for Gala Estate, the operators of the adjacent vineyard.

I have also carried out a vineyard site visit (14th July, 2021) to get an understanding of the site characteristics.

My background

I operate a business based in Launceston, focused on providing technical services to Tasmanian agriculture. The business has been operating for over ten years and a major focus is provision of mapping services, including soil mapping and crop suitability mapping.

I have also been involved with viticulture for many years, including completing a PhD in viticulture through the University of Tasmania.

I have a high level of understanding of viticulture, of Tasmanian soils, and of the tools and processes used to assess site suitability.

Managing multiple land use conflicts with respect to the adjacent vineyard

I found Astrid Ketalaar's summary of the various conflict possibilities to be thorough and reasonable. If it assists the planning commission, my thoughts are below, however these are not substantially different than the content of Astrid's report.

Noise

While tractor noise from the vineyard may be heard at the development, given the location beside a highway it is very unlikely this would be qualitatively different to the traffic noise.

The main noise concern cited is associated with bird control through gas gun operation and occasional shooting. It is recognised that these are legitimate and effective methods of bird control in vineyards, particularly when they are part of an overall bird damage mitigation strategy.

There are alternative bird damage mitigation tools that do not create noise, such as netting, and laser bird scarers. It is very common for Tasmanian vineyards to use multiple systems, with nets being the most commonly used alternative. Nets are more effective than gas guns and shooting, however are expensive to purchase and time consuming to deploy and then retrieve. Gas guns are the lowest cost option, but are also the least effective in isolation.

The submission from Gala Vineyards suggest that nets are not compatible with spraying. While this is true, the standard method of managing this is to apply nets after the final vineyard spray application. They can be inconvenient, however they are the standard bird control method for many vineyards in the state, therefore to suggest that the incompatibility with spraying prevents vineyards from being managed is not valid. Typically, nets are applied at or just after veraison (when grapes start to colour and ripen), and spraying is generally complete by then. The spray program included in the submission from Gala Vineyards supports this, with the final spray shown as a preveraison fungicide application.

Laser bird control is very new, and I have not had experience with its use. I therefore can't comment on its effectiveness.

My conclusion on noise conflict resulting from gas guns is that it may indeed cause issues, however the vineyard operator does have other control options.

Spray drift

The Tasmanian Code of Practice for ground spraying puts the onus on the person operating the sprayer to:

“...implement spray drift reduction strategies that are appropriate for the type of crop, layout, and sensitive land uses in adjacent areas. Such strategies should include consideration of wind direction and speed, temperature and humidity, atmospheric stability, nozzle selection, release height, delivery pressures, buffer distances and changes in conditions.” - [Code of Practice for Ground Spraying | Department of Primary Industries, Parks, Water and Environment, Tasmania \(dpipwe.tas.gov.au\)](#)

The development proposed at the site would constitute a change in the sensitivity of the use of the adjacent land, and therefore does change the requirements for the vineyard operator.

I note that the development proponent has volunteered to assist in the purchase of a tunnel sprayer or equivalent. Tunnel sprayers recapture the bulk of sprays that don't remain on the plant and allow spraying in a wider range of wind speeds while reducing the risk of spray drift. While they don't completely eliminate spray drift, tunnel sprayers significantly reduce spray drift compared to the type of spray unit operating in the image included in the submission from Gala Vineyard. Tunnel sprayers also lead to greater chemical use efficiency than the sprayer shown in the image, which may have the

added benefit of longer-term cost savings to the vineyard operator. They are no less effective than the type of sprayer shown in the submission from Gala, so there should be no negative impact on the vineyard operator from adopting this technology.

The developers of Tempus are also proposing to plant wind breaks between the vineyard and the Tempus development structures. Wind breaks have been demonstrated to reduce spray drift by over 90%. The ideal wind break would consist of a vegetation barrier that allows some air movement, but at significantly reduced velocity (i.e., not a wall). The trees suggested by the proponent would suit this role, as would many native tree types.

One further suggestion that may assist includes the installation of a weather station on the site that can be accessed by the vineyard operator – this would help reduce the possibility of inadvertently spraying when the wind is blowing from the northeast. The closest public live weather station is at the Friendly Beaches, over 20 km from the vineyard site, and a more local station may assist inadvertently spraying in conditions that are inadequate. For full disclosure, I must point out that my business sells weather stations, however they are widely recognised as useful in assisting in timing spraying and therefore I am confident this recommendation is valid despite the potential conflict of interest.

Most of the Gala vineyards are to the southeast of the proposed development, with one small block directly east. I analysed the wind data from the Friendly Beaches Bureau of Meteorology station that over the last summer (October to February) to help understand the likelihood of spray drift occurring. The data was supplied as the recordings at 9am and at 3pm.

Eliminating days that rain fell, 77% of days over the period had afternoon winds with an easterly component (NNE through to SSE), and 18% of days where this was blowing from the southeast (ESE through to SSE). Given the sea breeze common to this section of coast this is not surprising. However, only 37% of the days had winds from the east in the morning, and only 10% from the southeast. Only 36% of days had winds blowing from the east in the morning and the afternoon, and only 2% of days had winds blowing from the southeast in the morning and the afternoon.

While this data is indicative only (the data is from just one season, and is from a distant weather station), it does suggest that in many cases the vineyard operator could apply sprays regularly while minimising spraying in higher risk wind directions. They could also adopt the practice of starting spraying at the block in the northern end of the vineyard, to make the most of the more favourable morning conditions. It would not be possible to avoid easterly winds entirely however, since weather forecasts are not always correct, and the logistics of spray scheduling limit the flexibility of timing to a certain extent. As part of an overall strategy to manage drift, the operator is likely to have some ability to choose appropriate weather though.

My conclusion on the risk of spray drift is that vineyard spraying should, in most cases, be possible without leading to spray drift and therefore causing conflict with the Tempus development using the above proposed aids (improved sprayer, a local weather station, timing of operations, and a buffer containing a wind break). It is recognised that this will require the vineyard operator to modify their current management systems, with respect to equipment and selecting appropriate weather conditions for spraying. Those modifications are not onerous, and once adopted would not reduce vineyard potential.

While these steps will minimise spray drift risk, it will not eliminate them. I am not familiar enough with the legality around this to know if there is a process whereby adhering to a predefined “reasonable practice” for spraying that is agreed upon by the operator and Tempus can then absolve the operator of unforeseen consequences from spraying, or the concerns of individual residents.

Fencing

Another identified potential land use conflict comes from possible contact with the electric fence surrounding the vineyard. I note that the latest site plan (<https://tempusvillage.com.au>) there are no plans for infrastructure that would include pathways close to this fence, so the chance of contact is reduced. If there remain concerns that residents or others may get more adventurous in their perambulations, and in doing so get closer to the fencing, a more human-friendly fence could easily be installed 3-4 m away from the electric fence. (A vehicle trafficable path around the property is likely to have other benefits, such as fence maintenance. It would also benefit the vineyard by ensuring buffer zone trees don't overhang the vineyard fence, either damaging it with falling branches or facilitating ingress of possums.)

Site suitability for viticulture

I was asked to comment on the site's viticultural potential, and to comment on the comments from other submissions to the process regarding this.

It has been noted in other responses that the site is identified as "Well suited" or "Suitable" for table wine grape production under the Enterprise Suitability mapping carried out by the DPIPWE Natural Values Conservation Branch (available on The List).

Understanding the methods used to create these models is important in applying them in a real-world scenario. Key to this is the knowledge that the enterprise suitability maps for wine grapes are entirely driven by climate (primarily the heat of the site, and the frost risk). The proposed Tempus development has an ideal aspect for viticulture, and the Swansea-Cranbrook region has a climate well suited to production of quality grapes, as evidenced by the number of vineyards in the area (the Gala expansion adjacent being the most obvious example). As a result, it naturally rates well in the enterprise suitability modelling.

A site suitability is not all about climate, however. When a site passes the climate test, the next level of assessment is the soil, and at this level the site does not rate well at all. It is important to understand that soils do not get taken into account during the enterprise modelling, therefore need to be assessed at the site (in the absence of other soil map resources, and there are none for this site).

To assess the soil suitability, I conducted a site visit involving walking and driving across much of the block. I dug several shallow test holes, and have combined this with my general knowledge of the typical soils in the region to come to some conclusions about the site.

The geology of the area is entirely derived from dolerite. Soils on dolerite vary in their agricultural suitability in response to changes in how solid the underlying rock is. When it is very solid, the rooting depth of plants is limited. This limits the ability of the plant to access nutrients, and more importantly the soil moisture varies rapidly from too wet through to too dry. Even with irrigation, the rate of this change is very hard to mitigate. At best this leads to reduced productivity; at worst it leads to plant death.

My observations from the site indicated that this site contained a patchwork of rock outcrops of solid dolerite, mingled with areas with relatively greater soil depth (Figure 1). Even the deeper areas were still very rocky.

The land capability assignations in Rod Hancl's report (Class 5, 5g and 6) are appropriate for this site.



Figure 1 The Tempus hill showed very variable soil depths. This image shows exposed rock indicating solid dolerite, adjacent to areas where a hole was able to be dug to 200 mm before hitting fragmented rock.

There are multiple vineyards within the Cranbrook area that are situated on dolerite-dominated soils. In all cases, these vineyards have been laid out to avoid planting on shallow soils over solid rock as much as possible and focus on the soils with greater depth of potential root growth. Local examples include the Milton vineyards, the vineyards operated by David Amos, and those developed on The Grange.

The Tempus site contains significant areas with this solid rock, mixed in with small areas that have more fractured bedrock which then allows for a greater soil depth. A cutting on the western side of the hill on which Tempus is proposing to develop illustrates this phenomenon well (Figure 2). While it may be possible to create a deeper root zone through extensive ripping of areas of more fractured bedrock, this is a very expensive process. It is also ineffective on solid rock.

The extent of rock at the site means development is a very different proposition here than on the adjacent vineyards. The existing vineyard appears to have been established on much more uniform soils without rock outcrops. The sites are very different to each other, and the success of one means very little for the potential of the other.



Figure 2 Old quarry excavation illustrating the variability in underlying geology. Rock to the left is fractured, while rock to the right is solid almost to the surface. This site is around 300 m from the boundary of the proposed development and is the same geology as the proposed site.

I note that two other agricultural consultants who have provided input into the process (Marty Smith (contained as a quote of an email in the response from Gala Vineyards) and Astrid Ketalaar (AK Consultants)) estimate that up to 5 hectares may be plantable out of the 18 hectare block, ‘in and around the rocky areas’ (Marty Smith). Both note that an accurate total would require more detailed assessment, due to the constraints from the rock areas.

Astrid expands on Marty’s ‘in and around the rocky areas’ comment to estimate that the largest single vineyard block would be less than 1 ha, with many areas much smaller than this.

My assessment from the site, combined with a review of available historic satellite imagery to help identify those areas with greater soil depth and my experience of similar soils, indicate that both these estimates seem reasonable.

Irrigation is not a solution to the main limitations at the site. The Gala Vineyard has demonstrated that irrigation can be made available to the site, with appropriate investment in infrastructure, however the soil in many locations will not have the capacity to hold much water due to the constrained depth. The vegetation in some of the deeper soil areas included species that indicate that they are subject to localised seasonal waterlogging, which can be common in landscapes of this type due to water shedding off the rocky areas and accumulating in depressions. Irrigation can compound this effect, so can cause as many problems as it solves.

In my opinion, the significant increase in establishment and operating costs resulting from trying to develop a vineyard like that would mean it is very unlikely to ever be commercially viable. This is the result of the nature of a vineyard, where fixed trellis systems limit block shape flexibility and cannot be installed on solid rock, and quality is improved by uniform growth levels, among other

characteristics. Certainly, I have not seen any other vineyards in Tasmania that have been successful in a location with solid dolerite present in this quantity. While on the Tempus site, several other locations that would present much better development prospects were observed on the same property, particularly along the slopes around Smilers Spring Creek and the Stony River.

If a client approached me to develop the site as a vineyard, I would strongly advise them not to proceed.

Conclusion

The Tempus development will create some management restrictions or modifications on the vineyard operator, particularly around spraying and the use of gas guns. These modifications will involve costs, however should not reduce the health of the vineyard nor the quality and yield of the fruit.

The Tempus development proponents have offered to offset some of these costs through purchase of equipment to assist with the spraying. I understand they have also offered to contribute to the costs associated with netting.

The site does not represent a significant loss of vineyard land. The loss of 5 ha of vineyard in a region which contains many much larger potential blocks is immaterial, even if it was a particularly nice 5 ha block. This site is not a nice 5 ha block, being limited by rock which would make it expensive to develop, and difficult to manage.

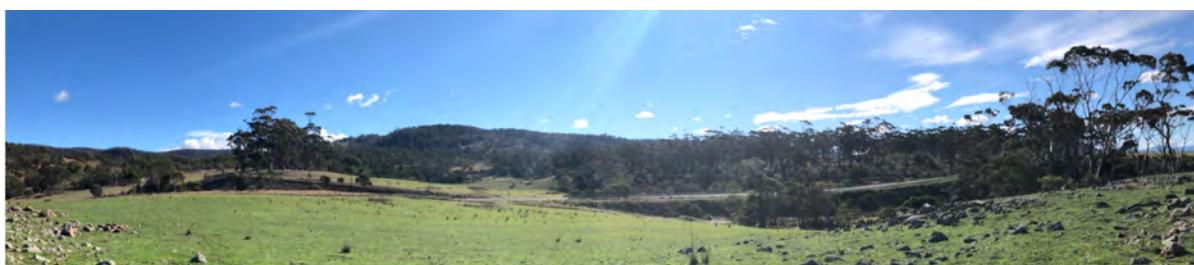
Current Context

One of the main reasons for choosing this site for Tempus is the magnificent scenic values of the area. The proponents are therefore keenly aware that having any negative impacts on these would be self-defeating.

Assessment of development within the Scenic Landscape Corridor requires consideration of the effect upon the scenic landscape value. In the Planning Scheme, the Scenic Corridor is defined as the area extending 100m on either side of the Highway. All the landscape that can be seen by the passing motorists has been included in terms of the consideration of the visual impact.

View lines along the Tasman Highway intermittently change from rolling hillsides and farmlands to wooded areas and rocky outcrops and, most dramatically, long vistas across Great Oyster Bay to the Freycinet Peninsula and Schouten & Maria Islands.

The Tempus site is part of the Kelvedon Estate, which stretches along the coast from Rocky Hills to Swansea. It has been farmed continuously by the Cotton family since the 1820's. The scenic corridor on the approach towards Tempus from the south, therefore, has a traditional rural character of prime sheep grazing country, plus the more recent introduction of wine grape growing. The backdrop to the west of this farmland is one of uncleared rolling hills...



... and on the eastern side, it is the 12 km expanse across Great Oyster Bay towards the world famous profile of the Freycinet Peninsula.



After passing the Kelvedon homestead, the highway crests a hill and the scene changes from sheep country to a newly planted Vineyard. Beyond the vineyard is the first glimpse of the Tempus site, marked by a solitary tall eucalyptus in the centre of the skyline, which is at the centre of the site:



Further on, the Tempus site becomes more prominent over the vineyard:



At the site, the view is across an open field to a lightly vegetated hill, with the tall eucalyptus still visible:



As the hill is rocky and dry, pasture has largely given way to weeds, including Gorse, Agapanthus & Hare's Tail Grass¹. It is the clusters of these that appear as light vegetation from a distance.

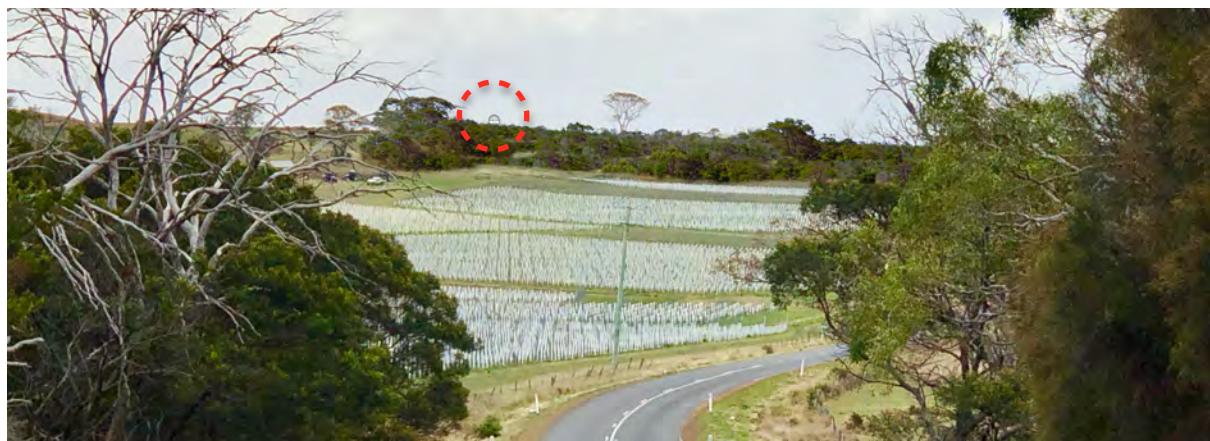
To the north of the site, the land is heavily wooded with low scrubby vegetation and the views along this scenic corridor to the east are confined to occasional glimpses of the water. The tunnel of vegetation provides a curtain raiser to the impact of the view of the Hazards as the highway finally arrives at the Swansea town centre.

¹ See Botanic Report by Prof. Andrew Osborn in Appendix.

Tempus Visual Impact

The impact Tempus would have on this experience would either be minimal, or beneficial. The few tall eucalypts on the site would be retained and continue to dominate the skyline and the existing weeds on the hill would be replaced with a re-generated forest of indigenous plants. 3D modelling shows that this would rapidly cover all of the Tempus buildings, except for two. These are:

1. As the skyline appears on the approach to the site, the white dome of the Astronomic Observatory would just be visible sitting on the water tank at the top of the hill. This would be near the existing tall eucalyptus, but would not be quite as high.



The top of the dome would be 6.45m above the top of the tank, which would be 7.35m above the ground, making the total height 13.8m. This would exceed the 10m height limit by 3.8m, which, it is argued, would be warranted due to the requirement for the Observatory to have a clear field of view over any obstructions and the need for the header tank to supply the required water pressure to the village.



2. As you pass the vineyard and arrive at the site, passersby would see a wall, running parallel to highway and setback 20m from it, made from stone recovered from the site. The wall on the left would carry the sign for Tempus and on the right of the entrance, the wall would run along in front of the stables, which would match the profile of Kelvedon's nearby historic shearing shed.



The stone wall has been selected as the face of Tempus to reflect the tradition of the use of stone on the east coast, as epitomised by the nearby Spiky Bridge; the entries to Kelvedon & Piermont and the Dale property at Rocky Hills:

Spikey Bridge:



Piermont Entry:



Dale Property, Rocky Hills:



Past the wall, the existing open field would remain, used as a horse paddock. The backdrop to this would be a line of native casuarinas, which in a few years would completely screen from view the homes on the tiers behind, leaving nothing but a bucolic scene.



Travelling in the opposite direction from Swansea, the first view of the site would appear at the entry to Mt Pleasant Road. Here glimpses of the proposed Utility Shed housing the village's sewerage plant would just be visible setback 20m from the road, behind a stand of existing eucalypts. It is proposed to supplement this screen by the planting of dense lower storey of casuarinas, which would ultimately completely hide the shed from view.



Photomontage of the NE corner of the site from the Highway

The profile of the Utility Shed is based on the traditional east coast farm buildings' form of a central gable, flanked by lower pitched 'lean-to's' on either side.

The walls are proposed to be clad in charred vertical boarding, with the roller door in Matt 'Basalt' Colorbond and a Matt 'Slate Grey' Colorbond roof.² This dark, non-reflective colour scheme is intended to make the building recessive in the landscape.



² See Appended Finishes Schedule for details

The middle of the site's frontage onto the Highway would be taken up with a 100m deep Horse Paddock. At the rear of the Paddock, a wind-row of casuarinas is planned that would almost entirely screen the homes on the slope behind from view.



Photomontage of the middle of the site from the Highway

The Entry is at the southern end of the frontage, flanked to its north by the stables and to the south by the stone Tempus signage wall. The Stables are proposed to have a similar form and colouring as the Utility Shed, except for the stone wall across its front, complementing that of the 'Tempus' sign:



Photomontage of the southern end of the frontage to the Highway, looking SW

Again, the wind-row of casuarinas can be seen to conceal the main part of the Tempus Village further up the slope.

Those passing the site on the Highway during the day would therefore get an impression of a rural landscape consisting of a Horse Meadow, with utilitarian buildings at either end, not dissimilar to that they get now when passing the Kelvedon Homestead further on.

The bulk of the Tempus village would not be visible from the highway at all, due to the topography and the heavy planting along its southern and eastern sides.

The Horse Meadow would have no lighting and the Utility Building & Stables only internal lights. The Tempus entry would be illuminated with street lights, which would continue up the main avenue into the village beyond. This would be the only presence Tempus would have at night to an external observer.

Finishes Visible from the Highway *1

| Building | Element | Location | Material | Finish | Note | Image |
|-------------|-----------|----------------------|------------------------|----------------|--|-------|
| Entry Sign | Wall | All Sides | Stone from the site | Natural | Recessed joints | |
| | Lettering | | Brass | Natural | | |
| Stables | Roofing | All Slopes | Matt Colorbond | 'Slate Grey' | Matching Colorbond Raingoods | |
| | | Ridge Skylight | Polycarbonate Sheeting | Clear | | |
| | | Roof Vents | Zincalume | Natural | Will Verdigris to a soft grey | |
| Walls | | Cladding | HW Vertical Boarding | Charred Finish | Matching Door/Window Frames | |
| | | Front Wall | Stone from the site | Natural | Recessed joints | |
| | | Roller Doors | Matt Colorbond | Matt 'Basalt' | | |
| Plant Shed | Roof | All Slopes | Matt Colorbond | 'Slate Grey' | Matching Colorbond Rainwatergoods | |
| | | Skylight | Polycarbonate Sheeting | Clear | | |
| | | Roof Vents | Zincalume | Natural | Will Verdigris to a soft grey | |
| Walls | | All Sides | HW Vertical Boarding | Charred Finish | Matching Door/Window Frames | |
| | | Rolladoor | Matt Colorbond | Matt 'Basalt' | Charred Vertical Hardwood Boarding | |
| Observatory | Roof | Dome | Fibreglass | White | | |
| | walls | All Sides | Fibreglass | White | | |
| Paving | Avenue | Entrance | Bitumen | Natural | Concrete Curb & Gutters | |
| | Driveways | Stables & Plant Shed | Compacted Gravel | Natural | Matt 'Slate Grey' Colorbond Roofing | |
| | Pathways | Avenue | Concrete | Natural | | |
| | | Walking Trails | Crushed Shell | Natural | | |
| | | Riding Trails | Sawdust | Natural | | |
| | | | | | *1 Once screen planting has become established | |











TEMPUS







