



7 April 2021

Mr Greg Ingham
General Manager
Glamorgan Spring Bay Council
Via email: planning@freycinet.tas.gov.au

Dear Mr Ingham

Thank you for the opportunity to make a submission regarding *Amendment 2021/01*, the proposed planning scheme amendment for Tempus Village, south of Swansea.

The East Coast Alliance (ECA) recognises there are many positive aspects to the Tempus proposal, including recognition of our ageing demographic and the potential economic and social enhancement of Swansea and the broader East Coast community.

We would like to emphasise the ECA fully supports and advocates for appropriate and sustainable development. Development that is inclusive of our community, appropriately scaled, in appropriate locations and that demonstrates respect for our irreplaceable social, cultural, and environmental values of the East Coast.

ECA also acknowledges the changing needs and expectations of the community, including population growth and the need for the township of Swansea to accommodate future growth in an inclusive and positive manner.

The Tempus Village

While acknowledging the potential of Tempus Village, ECA feels it is important to raise concerns regarding the apparent inconsistencies of the Tempus Village proposal with the planning scheme amendment requirements under the *Land Use Planning and Approvals Act 1993* (LUPAA).

The proposed planning scheme amendment will allow for a relatively large-scale residential development in a location which is physically divorced from the established township of Swansea.

Of significant concern is the potential precedent this proposal could establish for other large-scale private developments along the East Coast, due to the approach adopted by Council in applying and interpreting relevant strategic and policy planning documents.

Southern Tasmania Regional Land Use Strategy

ECA questions the proposed development's consistency with activity centre and residential policies under the Southern Tasmania Regional Land Use Strategy (STRLUS). The proposal is effectively a residential development with mixed use community/recreational activities.

The aged care/supported housing component is the smaller part and most of the proposal comprises independent living units - from a planning perspective, these are no different to multiple dwellings. The site is located outside the town boundaries and we are concerned the proposal would provide for growth exceeding the growth scenario in the STRLUS.

While we recognise the Tempus Village aims to provide attractive recreational and other community facilities, it is important to ensure these would not draw people away from existing community hubs already established in the Swansea township, undermining their function and purpose.

Resource Management and Planning Systems

It could be argued the proposed draft amendment does not constitute fair, orderly or appropriate development and is not consistent with sound strategic planning as required by the Resource Management and Planning Systems (RMPS) objectives under LUPAA, nor is it consistent with the Council's structure plan for Swansea.

ECA believes it is not good strategic planning to allow any large-scale developments to go ahead based on the argument that the *current* strategic planning documents - the Swansea Structure Plan and the Regional Land Use Strategy - are outdated (as outlined in both the Glamorgan Spring Bay Council Planner's Amendment Report and the NSA Report).

The development represents what planners describe as 'leap frogging' in that it is not a logical expansion of the settlement even if that growth is demonstrated as necessary. It will establish a community centre well away from the town. Given the ECA's support for development that protects the special environmental characteristics of the Tasmanian East Coast, we have concerns this would lead to ribbon development along the Tasman Highway and importantly, lead to a negative impact on the scenic and landscape values of the Great Eastern Drive corridor.

We also note future buildings are proposed for construction within the Scenic Road Corridor over the front 100 metres adjoining the Tasman Highway, a proposal that is inconsistent with the current planning scheme and would detract from the objectives of this corridor.

Scale and servicing the Village's ageing demographic

While the proponent has stated Tempus Village is an opportunity for people to age in place, a concept that ECA supports, it is worth noting the proposed 140 independent living units number just less than a third of the total number of existing dwellings in Swansea.

We have genuine concerns that the scale of the development, coupled with the ageing target demographic, would impact the capacity of the local medical services. While ECA acknowledges the proponent's intention to meet many of the health care needs of residents, it is still worth noting Swansea is distant to all the major public health care facilities in Tasmania. Many critical or diagnostic health services are not available in the region, necessitating referral and transport to Hobart or Launceston.

The precedent of Piermont Retreat

The Piermont Retreat development, located on the opposite side of the road, was approved many years ago and prior to many of the current suite of strategic documents and legislative requirements. Such a development should not be used to set a precedent or guide for current planning.

Agricultural land

Tempus Village will result in the permanent loss of 18ha of agricultural land, with the potential to fetter adjoining land by establishing expectations of residential amenity on the land. The development is located on land currently zoned Significant Agriculture in the Glamorgan Spring Bay Interim Planning Scheme 2015, and the proposed development and use is a prohibited use class in the Significant Agriculture zone.

The Local Provisions Schedule for Glamorgan Spring Bay is currently under assessment by the Tasmanian Planning Commission and proposes a translation of the existing zoning regime to retain a zoning of Agriculture, along with the current Scenic Corridor overlay.

While both agricultural reports conclude that the subject land is practically worthless within the scale of "Kelvedon farm", the new adjacent and thriving Gala vineyard would appear to contradict that assertion.

In conclusion

The ECA reiterates our concerns questioning the consistency of the proposed Tempus planning scheme amendment with the objectives of the RMPS, the Southern Tasmania Regional Land Use Strategy, the Protection of Agricultural Land Policy, and the State Coastal Policy.

Of significant concern to the ECA is the potential precedent this proposal could set for other large-scale private developments along the East Coast.

ECA believes that sound strategic planning, as required by RMPS objectives under LUPPA, and consistency with the current strategic planning documents - STRLUS and Council's structure plans - will allow for fair, orderly, and sustainable development.

As stated above, we also believe there is a critical need for reviewing and updating of current strategic and policy planning documents to maintain their relevance to the changing needs and expectations of our communities.

We emphasise again the ECA's commitment to sustainable and appropriate development that enhances the social, cultural, environmental, and economic characteristics of East Coast Tasmania.

While we acknowledge the positive aspects and potential of the Tempus Village, the ECA seeks consideration by the Tasmanian Planning Commission of the concerns stated above.



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