

TEMPUS

LANDSCAPE IMPACT STATEMENT

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LANDSCAPE IMPACT STATEMENT FOR THE TEMPUS DEVELOPMENT PROPOSAL

Within the Glamorgan Spring Bay Municipality, excluding the townships of Buckland, Orford, Triabunna, Swansea and Bicheno the Tasman Highway is designated as a Scenic Landscape Corridor for its length. The area to which it applies extends 100m to either side of the Highway. The area surrounding the development site is designated by the blue box in figure 1 below.

Figure 1 Tasman Highway from Buckland to Bicheno



The Tasman Highway in the area of the site is owned and maintained by the State Government. It is a Regional Access Road (refer TIA) transporting both residents and visitors to the region. Seasonal variation in the use of the road indicates an increase in use over the summer months likely to be associated with increased tourism in the area at these times.

Assessment of development within the Scenic Landscape Corridor requires consideration of the effect upon the scenic landscape value. Scenic landscape value is defined to mean the specific characteristics or features of a landscape that collectively contribute to its value. No specific value is identified by the planning scheme and as such it must be assessed and defined.

The purpose of this assessment is to define the Scenic Landscape Values within the area surrounding the development site.

Figure 2 Tasman Highway / Scenic Corridor segments

The proposed Tempus site is located 4Km south of the Swansea Township. View lines along this stretch of road intermittently change from rolling hillsides and farmlands to wooded areas and rocky outcrops and long vistas to Great Oyster Bay, Freycinet Peninsula and Schouton Island.

Nominally, the landscape and available view lines along the Tasman Highway, may be broken into a number of segments based upon changes to the landscape including the topography, presence of vegetation, and difference in views such as rural land set against a coastal, open or mountainous backdrop. Figure 2 below shows a breakdown of the Scenic Management Corridor based upon these features.

Land on both sides of the scenic highway south of the Tempus site is primarily part of the Kelvedon original farm and comprises of mixed farming including fine wool, sheep and the Kelvedon vineyard. This can be clearly seen from the highway and is shown in figure 2.



Figure 3 Kelvedon farm diversity prior to segment A to B



Scenic values along the Tasman Highway south of Swansea are enhanced by contrasting land uses, farming diversity and a response to the sense of place and local environmental conditions. This has reinforced the segmented visual scenic corridor.

A-B

Between points A-B, and further south the scenic corridor provides a memorable coastal panorama, which becomes constrained by the natural topography and scrubby verge vegetation as the traveller approaches Swansea.

Figure 3 Segment A-B



B-C

To the south of the proposed Tempus site the road turns inland from the coastline and the land to the east is of a different character for a short section here. From the google street view images and considering the recent Gala plantings, it appears that both sections of land are generally open. The recent vineyard plantings alter the character to the west by creating an appearance of more intensive agricultural activity (the vineyard) whereas the prior appearance is one of grassland and an appearance of minimal intervention – leaving aside likely past clearance of land.

Figure 4 Scenic Corridor segment B-C



The scenic corridor along this segment is highly valuable. The contribution of the sloping land down to the coastal edge and under production yet visually accessible to all who travel the road is highly valued by local residents, visitors nationally and internationally. The coastal setting of this rural farm is particularly unique. The occasional sighting of animals grazing along the beach is rare in Australian landscapes.

Unusual rocky outcrops and undulating coastline with white beaches and coastal conservation zones allows public access and private farming to coexist in a unique manner. The scenic values are extremely high and valued by all those who have the opportunity to visit.

C-D

The scenic corridor neighbouring the Tempus site which correlates with the area C-D in Figure 2 retains a strong traditional rural character with the southern side of the boundary under wine production providing a vista of rolling hillsides abundant with grape vines while the opposite side of the road provides bushland with occasional views to the bay and is the location of Piermont Retreat, a luxury boutique accommodation complex.

Figure 5 Scenic corridor segment C-D (Google earth)



This Google earth image shows early development of Gala vineyard on the left and the changing nature of the scenic corridor as agriculture and lifestyle choices reflect new investment in the Swansea area. Piermont Retreat is located on the right.

Figure 6 Recent image of the neighbouring site



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Figure 7 view from the highway to Gala estate



Existing vegetation along the road verge is unremarkable comprising wattles and weeds with occasional eucalyptus. The rural land adjacent to the left owing to extreme grazing pressure has become infested with weeds including, *Ulex europaeus*, (gorse), *agapanthus* sp, and *Lagurus ovatus* (Hare's tail grass). (Botanic Report 2019)

Figure 7 existing vegetation along the Tempus boundary



Figure 8 locating the Tempus site



Along the scenic corridor the verge has been cleared and the rolling hills provide the distant backdrop. The gently sloping hillside terminating in existing vegetation locates the proposed Tempus site (blue arrow). Currently the hillside is weed infested with gorse.

D-E

The area immediately adjoining the proposed Tempus site represents a change in the landscape. The vineyard plantings give way to the original grassland, which prior to recent clearance sat behind a narrow band of trees that provided a limited extent of screening to match the bushland to the east and hints at the change in landscape that commences north of the site.

Figure 9 Tempus site on the left and Piermont on the right



The proposed Tempus Retirement Village and Nursing Home is a development on approximately 18ha of land, which is part of the Kelvedon Estate Agricultural Property.

E-F

North of the site adjacent land is heavily wooded with low scrubby vegetation and the views along this scenic corridor to the east are confined to occasional water glimpses.

The tunnel of vegetation builds anticipation in the traveller as the awaited open views to Great Oyster Bay explode on reaching Swansea Township.

The traveller is teased by the topography with unremarkable scrubby vegetation that has been able to survive adapting to the low rainfall interspersed with distant views of vivid blue water and majestic mountains that in essence describe place for Swansea.

Figure 10 scenic corridor north of the site



Here the scenic landscape corridor retains a bushland quality with occasional long views to the bay. Some tall eucalypts exist but the more hardy low water requiring casuarina and wattles predominate. Within this context, the scenic corridor is a spherical view of sky, land, water and agriculture as one travels along the road. It is a transitory view, which nonetheless remains of great importance.

Figure 11 Stony River north of the Tempus site



Summary of Values

The Scenic Landscape Corridor adjacent to and surrounding the subject site has a variable character ranging from open grassland interspersed with isolated trees or pockets of vegetation and evident agricultural use in the form of a vineyard to bushland and localised scrub. The immediate topography evidences a gentle slope rising to the west and falling to the coast in the east, and more steeply beyond the confines of the Landscape Corridor.

Intensive agricultural activity is not a key attribute of the traditional rural character of the area, however the land to the south of the Tempus site has been converted to a vineyard which, while a departure from the traditional character, is consistent with the rural nature of the land.

The rural landscape, in the context of the present site cannot be divorced from its connection to the coast and associated vista to the east which provide an open backdrop to the otherwise rural landscape.

In summary, the characteristics or features that contribute of the landscape that collectively contribute to its value are:

- Its changing character between open grass land to bushland.
- The retention of vegetation throughout otherwise open grassland.
- The gentle slope rising in the west and receding towards to ocean.
- Vistas to the east which take in views towards the Ocean

In conclusion the impact of the proposed development on the scenic landscape value as one passes through the segmented experiences should be minimal and positive. Development will occur within the footprint of the corridor but will be limited as it will only include accesses and other infrastructure subject to a future proposal to locate stables and equestrian facilities closer to the road. These facilities will be agricultural in nature and are intended to be largely screened from view.

To avoid, mitigate or minimise any future impacts on the scenic corridor experience the development should retain landmark trees, revegetate the buffer zones between the Tasman Highway and the site using local plants species known to have a high level of drought resistance ensuring that the open grasslands representational of this area and a strong scenic value be retained.

Use of local materials from the site such as rocks will be incorporated into the design of walls and fencing to compliment other such walls experienced along the Tasman Highway for many kilometres north and south of Swansea. This material reinforces the sense of place for which Swansea environs is renowned.

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