

Greg Ingham - General Manager Glamorgan Spring Bay Council  
PO Box 6, Triabunna, 7190

By Email [planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au) 19 April 2021

Dear Mr Ingham,

**RE: PLANNING SCHEME AMENDMENT – TEMPUS VILLAGE PARTICULAR PURPOSE ZONE,  
REZONING AND PLANNING PERMIT APPLICATION**

Thank you for the opportunity to comment on the application to rezone land at 12371 Tasman Highway, Swansea from Significant Agriculture to Particular Purpose Zone 8 - Tempus Village.

It is noted that the application is for a combined planning scheme amendment and a development application for a subdivision and the development of stage 1A of the Tempus Retirement Village and nursing home proposal.

Council's planner and the applicant's supporting documents argue for an exemption from existing strategic land use planning policies to permit the proposed Tempus development on Significant Agricultural Land outside the existing Swansea Township boundary. The development would be seen as "ribbon development" by travellers along the Great Eastern Drive. It would be situated in the coastal zone and in a landscape protection corridor. The idea that the Tempus development and existing Piermont Resort would form a "gateway" to the existing township of Swansea is false as there is an extensive length of rural land between the proposed "gateway" and the rural properties outside the Swansea Residential area. The Council supported "Cambria Green SAP" would also contribute significantly to ribbon development to the north of the Swansea Township boundaries. Once the Tempus Development is rezoned there would be a precedent to rezone agricultural and rural land for urban uses adjacent to the Great Eastern Drive.

The applicant is seeking approval for the erection of a display unit and some site offices as part of stage 1A of the proposed village. Presumably this would be part of a marketing exercise. This is not what was originally proposed by the developer but rather a substantial part of the village was to be completed including most of the community facilities that were to be accessible to the existing Swansea community. I am concerned that if there is insufficient interest from potential buyers or the economic conditions are adverse that the "gateway" to Swansea maybe sold off to the lowest bidders and that substandard development could occur.

Should Council approve of the Tempus Village then conditions should be attached to the approval to ensure that the developer guarantees that the Tempus Village will be completed within 5 years of the rezoning approval and that the developer be required to remove the buildings in Stage 1A of the Tempus Retirement Village and no lots permitted to be sold for any development inconsistent with the permitted or approved use.

Conditions should be imposed to ensure the developer is fully responsible for the provision, and maintenance of all community facilities and the Village infrastructure.

I request that Council give due consideration to my submission.

Yours sincerely

Rodger Bartlett, 21 Julia Street, Swansea 7190 TAS

Exemption to