REP 27

Maree Tyrrell

From: Carol Dingemanse <carol_3dingo@outlook.com>
Sent: Monday, 19 April 2021 12:36 PM
To: Planning
Subject: Tempus Village

Categories:

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.
Please see my attached key concerns regarding the proposed Tempus Village Particular Purpose Zone which are:

1. Inconsistent with Southern Tasmania Regional Land Use Strategy 2010 – 2035;
2. Linear Sprawl is inconsistent with the Swansea Structure Plan 2016;
3. No Consent Obtained re Public Road making the application invalid;
4. Permanent loss of productive agricultural land and land use Conflict inconsistent with the State Policy on Protection of Agricultural Land 2009;
5. No clarity on who will pay for the essential infrastructure;
6. Visual impact on the Great Eastern Drive and Undermining the regional economy;
7. Light Pollution – erosion of the east coast's dark sky; and
8. The erosion of Scenic Landscape Values due to Ribbon Development or Linear Sprawl down the East Coast.

Kind regards

E & C Dingemanse