REP 8

Maree Tyrrell

From: Sophie Underwood <sophie_underwood@hotmail.com>
Sent: Sunday, 18 April 2021 9:31 AM
To: Planning
Subject: Representation: PLANNING SCHEME AMENDMENT – TEMPUS VILLAGE PARTICULAR PURPOSE ZONE, REZONING AND PLANNING PERMIT APPLICATION
Attachments: Tempus Representation Underwood.pdf

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/Representation 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.

Yours sincerely,

Sophie

Sophie Underwood
Convener - Freycinet Action Network
Mobile 0407 501 999
Email sophie_underwood@hotmail.com
Join FAN email updates here: http://eepurl.com/cJh1j9
Like FAN's Facebook page: https://www.facebook.com/FreycinetActionNetwork/

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2020 PIA National Awards
for Planning Excellence

FREYCINET
ACTION NETWORK

Greg Ingham - General Manager
Glamorgan Spring Bay Council
PO Box 6, Triabunna, 7190
By Email planning@freycinet.tas.gov.au
18 April 2021

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Sophie Underwood

Convenor
Freycinet Action Network
E: sophie_underwood@hotmail.com
M: 0407 501 999

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The Proposal

Glamorgan Spring Bay Council on 23 February 2021 approved a request to rezone approximately 18 ha of Significant Agriculture Zoned land to Particular Purpose Zone 3.8km south of Swansea (Figure 1 and 2) to provide for the construction of a 226 unit retirement village, nursing home, 200 seat theatre, helipad, swimming pool and gymnasium (Figure 3). The application proposes to subdivide two of the current the current titles (CT240461/1 of approximately 1.7ha and 177646/1 of approximately 680ha) of the Kelvedon farm and a road title (11111/1 of approximately 0.9ha) passing through the site, to create three titles of some:

- 2.4 ha for a future nursing home;
- 15.5 ha for the Tempus retirement village; and
- 664.5 balance remaining as part of the 5500ha Kelvedon farm.

The Tempus development consists of:

I. A 15.5ha retirement village complex containing:

- 140 independent living units
- 12 staff accommodation units
- A community centre including administration offices, café, gym, theatre, auditorium, and indoor pool
- Outdoor recreation including bowls, equestrian facilities and walking tracks
- Workshop buildings
- Stables
- Water, power, sewer, and heating infrastructure
- Internal roadways, parking, and new access to the Tasman Highway; and

II. A 2.4ha nursing home incorporating 44 beds and 30 assisted living units.

Stage 1A of the Tempus proposal is for the subdivision to create the two required lots and works including:

- Highway access and internal road works
- Part of the community centre building to provide administration facilities
- One independent living unit – as a display home
- Workshop buildings
- Water storage and site infrastructure
- Landscaping and signage

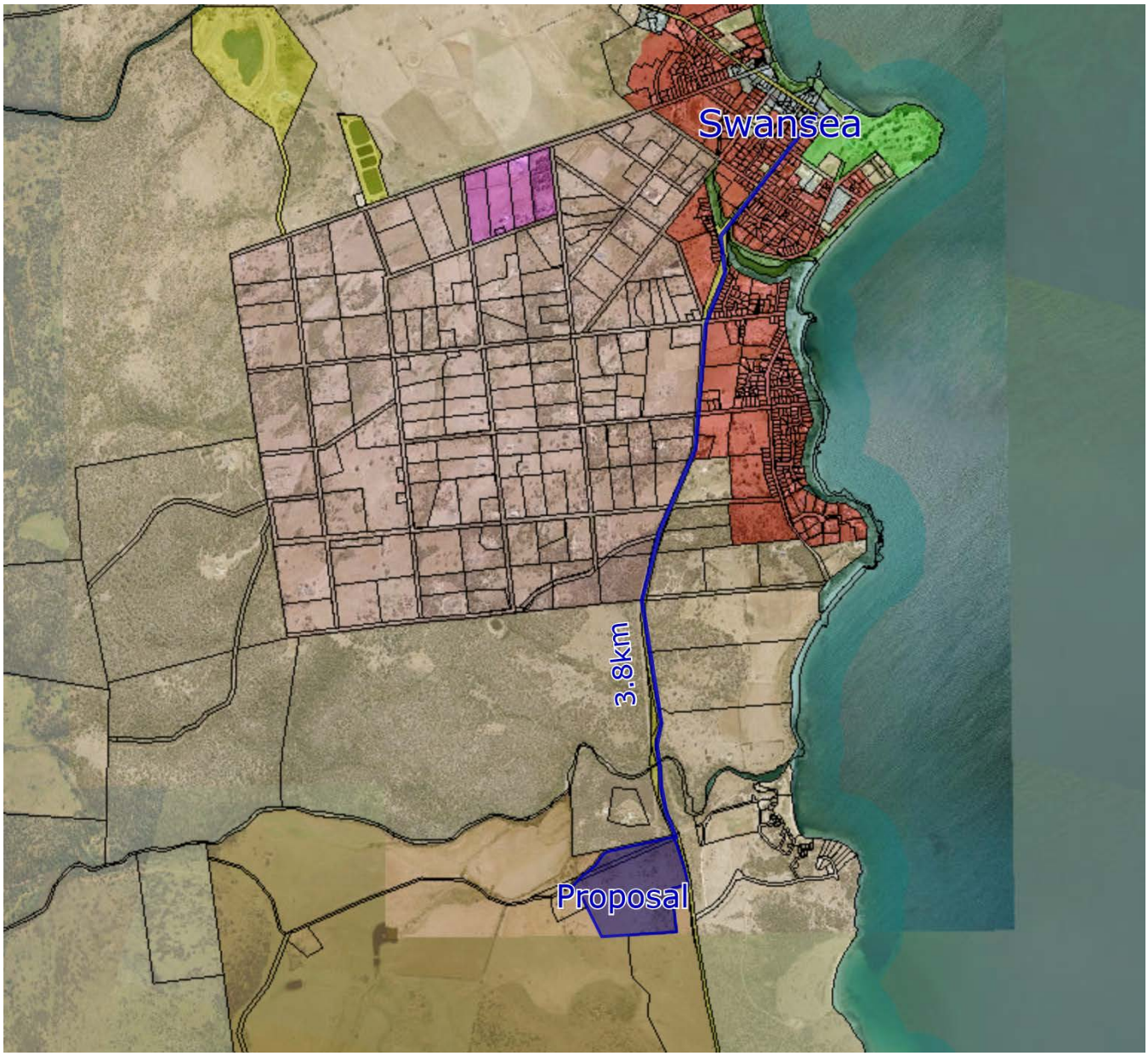

Figure 1 - Location of the proposed Tempus Village Particular Purpose Zone, approximately 3.8 km south of Swansea. The blue line depicts Tasman Highway.

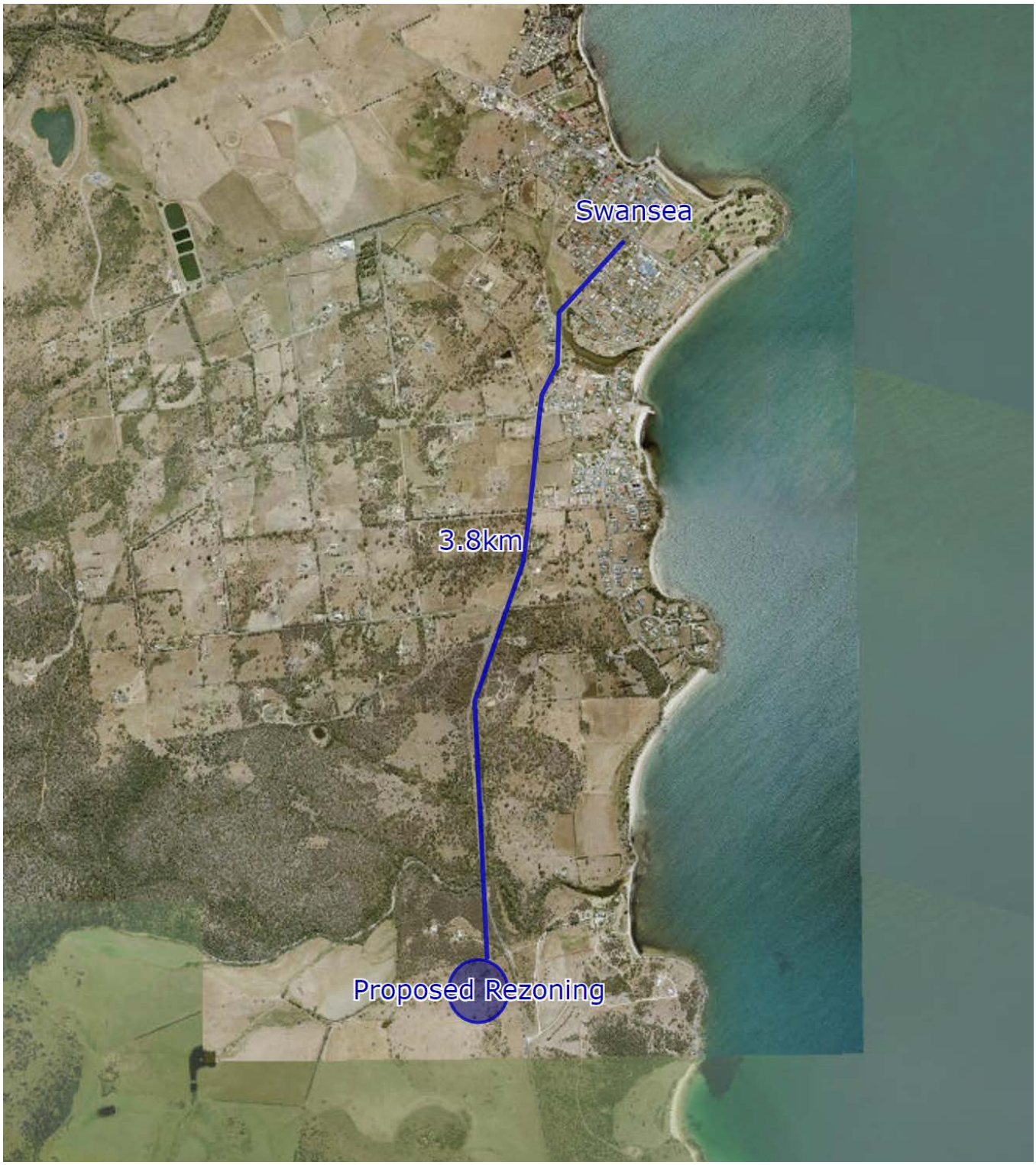

Figure 2 - Landscape context of the proposed Tempus Village Particular Purpose Zone.

Figure 3 - The proposed Tempus Village Particular Purpose Zone layout.

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Key Concerns

1. Inconsistent with Southern Tasmania Regional Land Use Strategy 2010 – 2035

The creation of an urban residential enclave half the size of Swansea would appear to be contrary to the Southern Tasmania Regional Land Use Strategy 2010 – 2035.

The Regional Growth Management Strategy defines Swansea as a 'Township' with a 'Moderate' growth strategy with the growth scenario being 'Consolidation'. The Tempus Village Particular Purpose Zone does not consolidate development within Swansea's town boundary. A consolidation scenario indicates that growth should be predominantly from infill development which can involve development of existing subdivided lots, subdivision of existing zoned but vacant or developed residential, construction of additional dwellings on existing developed lots, redeveloping existing developed lots.

The population of Swansea as stated in the Swansea Structure Plan 2016 was 771 people. The Tempus Village Particular Purpose Zone would accommodate over 300 people and would provide for an urban residential enclave half the size of Swansea totally disconnected from existing services and facilities and outside the town boundary. Residents and employees would also not be able to ride or walk to services/shops/cafes/art galleries etc., and thus creating a car/bus dependent community undermining liveability.

2. Linear Sprawl is inconsistent with the Swansea Structure Plan 2016

The proposed Tempus Village Particular Purpose Zone is inconsistent with the Swansea Structure Plan 2016, which was adopted by Glamorgan Spring Bay Council in 2016. The Plan states that:

> *Further linear development along the coastline should be discouraged focusing growth on a more compact accessible town centre that better caters for the existing residents* (ibid p. 65).

3. No Consent Obtained re Public Road making the application invalid

A road as per www.thelist.tas.gov.au runs through the proposed development site as shown in Figures 4 and 5. No consent has been obtained from the road manager for the proposal, nor has any consideration been given to the sale or disposal of public land. The application is invalid and must be withdrawn.

See Figures 3 and 4.

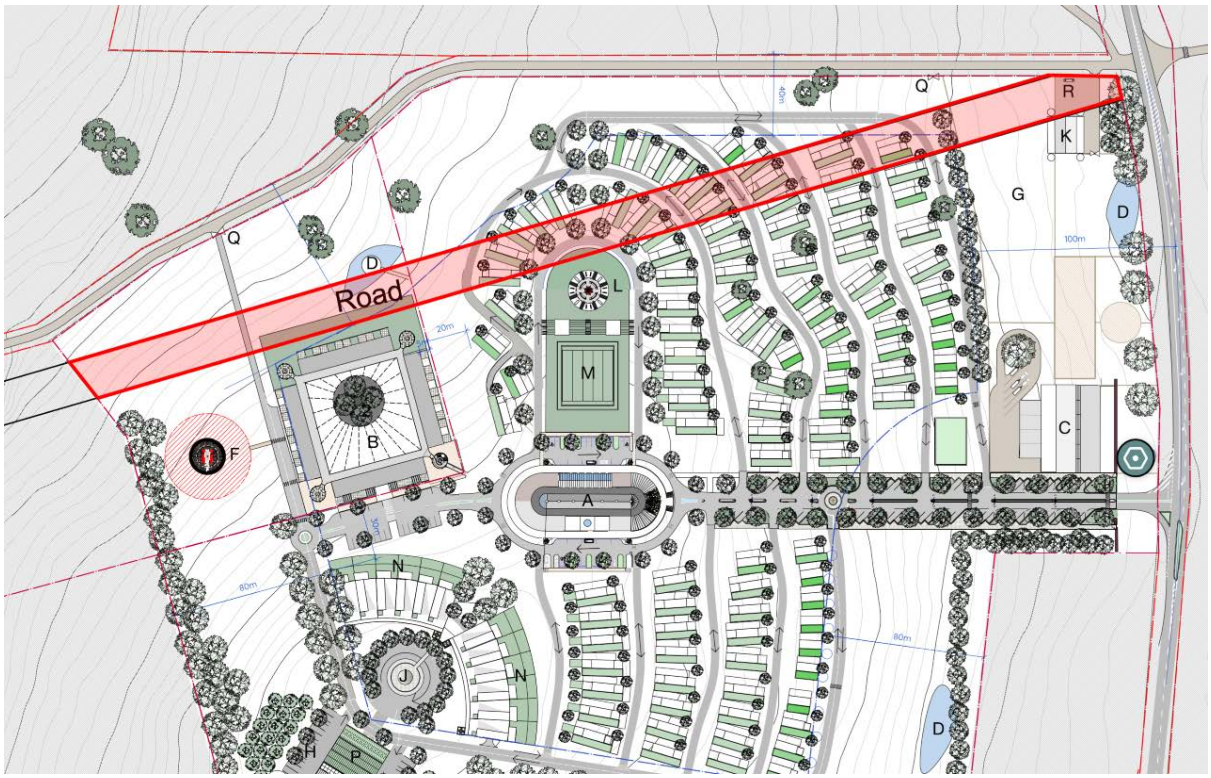

Figure 4 - Proposed development showing the public road running through it.

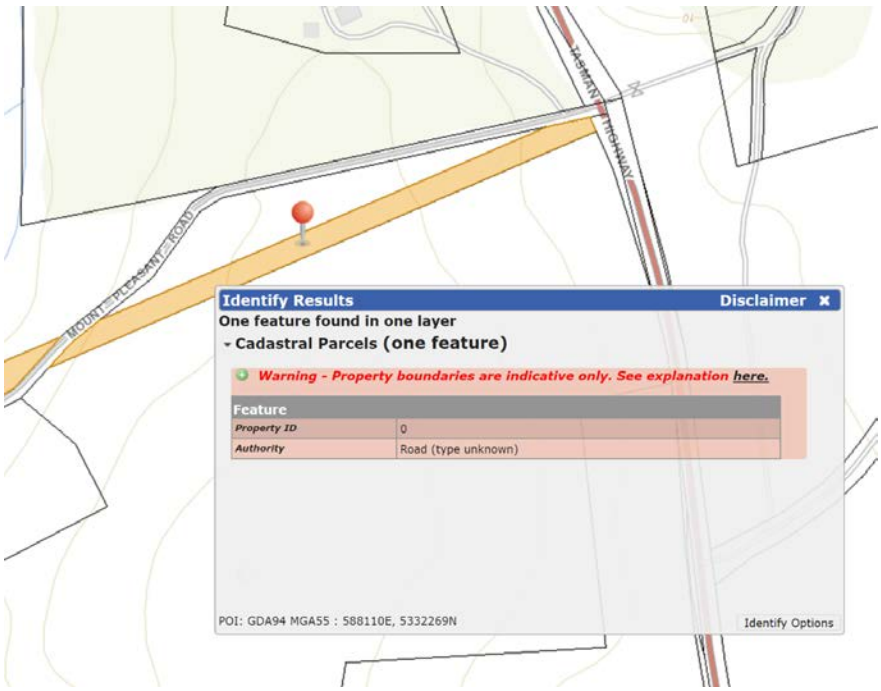

Figure 5 - Image from www.thelist.tas.gov.au showing location of the road.

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4. Permanent loss of productive agricultural land and land use Conflict inconsistent with the *State Policy on Protection of Agricultural Land 2009*

The use of this land for what is effectively a residential development is contrary to the *State Policy on Protection of Agricultural Land 2009*, as demonstrated very clearly in the policy objectives:

To enable the sustainable development of agriculture by minimising:

a) conflict with or interference from other land uses; and
b) non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.

The Glamorgan Spring Bay Municipality has some of the best soils in the world for cool temperate wines hence these areas are zoned significant agriculture, rezoning them for a retirement village accommodating up to 300 residents would result in the permanent loss of this productive resource and would significantly impact upon the immediate adjacent Gala Estate Vineyard through land use conflict from noise, spraying, shooting and typical agricultural operations. Council even recognised this in the draft planning permit by including the following condition:

SECTION 71 AGREEMENTS

3) Prior to the permit becoming effective, agreements under Section 71 of the Land Use Planning and Approvals Act 1993 shall be prepared, executed and registered on the respective titles to achieve the following outcomes:
   b) that residents on lot 50 acknowledge the Tempus site is located adjoining an area used for primary industry and agriculture, they accept that the site will not enjoy an amenity consistent with an urban residential area and that agricultural uses nearby and in the area will have detrimental impacts on amenity from time to time.

Source: https://gsbc.tas.gov.au/wp-content/uploads/2016/08/2020-02-23-Minutes.pdf, page 20.

Not only is the condition potentially unlawful as it seeks to require a resident to accept something which they may or may not believe to be true, but it also recognises that land use conflicts will result and the amenity of future residents will suffer. It is simply unacceptable and bad planning to rezone significant agriculture land to accommodate elderly residents distant from services and facilities whilst placing further pressure upon existing infrastructure.

5. No clarity on who will pay for the essential infrastructure?

Glamorgan Spring Bay Municipality has a critical shortage of essential infrastructure and services including aged care and although the development of retirement villages is supported discretely locating away from any services, infrastructure or shops or is contrary to good planning. Rather than improving existing infrastructure the proposal would require upgrades to infrastructure including roads, water supply and wastewater treatment. These upgrades have been estimated to be in excess of $2 million, yet these upgrades do not form part of the application and there is no detail in the proposal as to who will pay for them. Council? TASWATER? Ratepayers?

Example of costs include:

Water supply - a 2.3km of DN300mm water main would be required to connect the proposal to the Swansea town supply with an apparent upgrade required for the Swansea Treatment Plant. This has been estimated to cost around $500,000.

Wastewater Infrastructure – This has been estimated to cost of in excess of $900,000.

Discharge from the development site to the network would require:

- A private sewage pumping station constructed on the site
- Approximately 1600 m of sewer rising main
- Approximately 500 m of new gravity sewer
- Possible upgrade of Duck Park Sewage Pumping Station (SWASP04) to increase pump duty and/or emergency storage capacity
- Possible upgrade of up to 1000 m of existing sewer pipework along Francis Street and Old Spring Bay Road to handle the increased flow from the Tempus Development
- Possible upgrade of existing gravity main across the Saltwater Creek ocean outlet.

Tasman Highway Upgrade - 1,000m of upgrades to Tasman Highway required – cost?

No plans have been provided for these upgrades and no details are included in the proposal as to who will pay for the upgrades to existing infrastructure. Council? Ratepayers? Spending money on this infrastructure will mean that money won't be spent on other critical infrastructure upgrades within Glamorgan Spring Bay municipality.

6. Visual Impact on the Great Eastern Drive Undermining the Regional Economy

The proposal will be able to be seen from the Great Eastern Drive. The Great Eastern Drive extends for around 176 kms between Orford and St Helens on Tasmania's east coast. Much

of the Great Eastern Drive is located within the boundaries of Glamorgan Spring Bay Municipality and is one of Australia's, and arguably the world's, greatest road trips.

As stated by www.greateasterndrive.com.au "Experience one of Australia's greatest road trips on the Great Eastern Drive. This is a true journey of discovery that will lead you to the best-loved places and experiences of Tasmania's east coast region. Here, every turn unveils a new view to take your breath away, and a new invitation to stop and explore. In this road trip itinerary we show you what's on offer from south to north, or if you prefer from north to south. Just choose and shape an adventure to suit you."

Maintaining the integrity of the east coast's scenic landscape is also critically important for the east coast's regional economy. The landscape, is one of the east coast's most valuable assets, attracting hundreds of thousands visitors per year. As outlined in the Regional Tourism Satellite Account East Coast 2015-16, 'In 2015-16, the tourism industry contributed an estimated $213.3 million to the East Coast regional economy (60.2% of gross regional product) and directly employed approximately 1,600 people (44.3% of regional employment).'

A massive tourism drawcard to the east coast, especially for those visitors on the way to visit the iconic Freycinet National Park, is the experience of driving up the stunning east coast. It is critical that this landscape, which is part of the arrival experience, to one of Tasmania's most visited National Park, be maintained. It forms the basis of the popularity of Tasmania's east coast and we must ensure that it remains an authentic visitor experience. It would be a tragedy for Tasmania to become like everywhere else – overdeveloped at the expense of our spectacular scenic landscapes.

7. Light Pollution – Erosion of the East Coast's Dark Sky

There is now a growing international movement to protect the dark sky. The International Dark-Sky Association works to protect the night skies for present and future generations. The International Dark Sky Places conservation program for example recognizes and promotes excellent stewardship of the night sky.

This development proposal will erode from the east coats' dark sky.

8. The erosion of Scenic Landscape Values due to Ribbon Development or Linear Sprawl down the East Coast

Of significant concern is the potential precedent this proposal could set for developments along the east coast. We are already seeing an erosion of the view field from the Tasman Highway, especially around the Rocky Hills area. Rocky Hills is arguably the most stunning

part of the east coast drive but the areas scenic landscape values are being eroded with houses being built on hill faces that overlook the road and with inappropriate colours and reflective surfaces.

In order to preserve one of Tasmania's most important scenic landscapes, we should be at least adopting for example what other significant coastal areas on mainland Australia are suggesting (see Apollo Bay Structure Plan):

- Encourage urban renewal and redevelopment opportunities within existing settlements to reduce the demand for urban sprawl
- Avoid linear urban sprawl along the coastal edge and ribbon development within rural landscapes and preserve areas between settlements for non-urban use.
- Protect identified visually significant landscapes, views and vistas in coastal areas (note that a formal scenic assessment and mapping should be conducted for Glamorgan Spring Bay which could be used to inform the Glamorgan Spring Bay Local Provision Schedule for the Scenic Protection Code and the Landscape Conservation Zone).
- Protect non-urban areas for their visual landscape, environmental, agricultural and recreational qualities.
- Retain the existing subdivision patterns and non-urban uses between settlements