

Maree Tyrrell

From: Joanna Baker <joannamareebaker@gmail.com>
Sent: Monday, 19 April 2021 6:49 PM
To: Planning
Subject: Tempus Village Rezoning Proposal

Categories:

ATTENTION: Mr Greg Ingham, General Manager, Glamorgan Spring Bay Council

Dear Mr Ingham,

I wish to comment on an application to rezone land at 12371 Tasman Highway, Swansea to facilitate the development of the Tempus Village.

I was born and raised in Hobart and spent my teenage summers on the east coast. I proudly bring visitors here whenever I can. Your home is one of the most beautiful places in the world.

It is increasingly apparent that some members of the Tasmanian community do not understand the value of what we have down here, or at least do not realise what it is that makes Tasmania great and unique, or what it is that attracts people and organisations to want to come here.

We have a pristine environment and beautiful undeveloped natural and agricultural spaces. Developments in agricultural landscapes need to be considered extremely carefully and judged according to their impact on Tasmania's beauty. Outsiders may find that they have destroyed what it was they came to find. We would be fools to let them do that.

The Tempus Village development is undesirable because of its impact on the beauty of the east coast, its marring of the widely publicised Great Eastern Drive and the way it will detract from the tourism values of the area.

The proposed village will create residential development of urban density on rich soils and prime agricultural land.

Residents of the retirement village will be removed from the facilities of Swansea and if they are to contribute to the life and economy of the town they would be reliant on cars and buses to get there, increasing traffic on an already busy road.

There are also some very specific objections which will leave the rezoning open to years of appeals and protest.

The proposed rezoning will be:

- * Inconsistent with the Swansea Structure Plan of 2016
- * Inconsistent with the State Policy on Protection of Agricultural Land of 2009
- * Inconsistent with the Southern Tasmanian Regional Land Use Strategy applying to the years 2010 to 2035.

Furthermore, in the absence of clarity about who will be responsible for paying for necessary improvements to water, waste and road infrastructure, the proposal could be opening your council to extended conflict and expense.

Yours sincerely
Joanna Baker
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Lindisfarne 7015