

Enquiries: Planning Department
Planning ref: DA 2020 / 80
Property file: 3-3500-356

2 December 2021

Anne Cunningham
Chair – delegated assessment panel
Tasmanian Planning Commission

Email to: tpc@planning.tas.gov.au

**AP-GLA-AM2021-01
AM2021-01 - RETIREMENT LIFESTYLE & AGED CARE FACILITY
PLANNING SCHEME AMENDMENT & PLANNING APPLICATION DA2020/080
RA12371 Tasman Highway, Swansea**

Dear Ms Cunningham

Following completion of hearings into the above amendment, Council provides this response to closing submissions.

1. In terms of Mr Boardman's final submissions, we note the difference of opinions and respectfully disagree for the reasons set out in the evidence and submissions provided to the Commission.
2. In terms of Ms Billet's submissions, we note the high degree of consistency with Council's submissions and respond to three matters.
3. Ms Billet suggests an alternative wording for condition 3b) on the draft permit, as follows:
 - b) *Residents of any retirement village that may be established on lot 50 must, prior to commencing occupation of the site, be made aware that the retirement village is intended to offer a rural lifestyle, Future occupants must be made aware fo the surrounding pattern of land use that exists at the time, Al though this may vary in the future, the current land use includes a mix of primary industry and/agricultural activities including sheep breeding and viticulture.*
The Village Rules prepared in accordance with s.21 of the Retirement Villages Act 2004 may be used to facilitate awareness.
4. Council notes that the wording proposed by Ms Billet provides substantially the same outcome as intended by the original wording, together with a delivery mechanism.
5. Council supports the wording proposed by Ms Billet at paragraph 142 of her submissions.
6. At paragraph 144, Ms Billets suggests an alternative wording for conditions 60, 61 and 62 of the revised permit provided by Council with its submissions.

7. We note that the revised conditions are substantially the same as conditions 60, 61 and 62 of the revised draft permit and submit that the differences between the two documents relate to preferred formatting. Council prefers the formatting within the draft permit where the respective issues within the conditions are provided with separate numbers.
8. Council submits that the Billet wording for items a to e of paragraph 144 is perhaps clearer.
9. Council submits that the reference to the landscaping plans identified in the three dot points following item e) repeats condition 1 of the permit, but provides clarity to the requirements. We make no objection to inclusion of such a condition on the permit.
10. Council notes the revised figures provided by the applicant and agrees to their inclusion in the final version of the Particular Purpose zone.

Please contact the author to discuss any aspects of these submissions.

Yours sincerely

Mick Purves
SENIOR PLANNING CONSULTANT