

JMG Ref: J203051PH

5th November 2020

Tasmanian Planning Commission

Via email - tpc@planning.tas.gov.au

Attention: Sandra Hogue

Dear Sandra,

REPRESENTATION TO CLARENCE DRAFT LOCAL PROVISION SCHEDULE - TASMANIAN PLANNING SCHEME CONSULTATION; SINGLE HILL

JMG Engineers and Planners have been engaged by the Toronto Pastoral Company to prepare a response to the S35F report of Council in particular regarding representation 29 - CLA-S3.0 Single Hill SAP. We understand comment was requested by the Commission from Council as to why site specific qualification on 11 Coastal Drive is justified under Section 32(4) of LUPAA and why the Single Hill SAP was used as a mechanism for the departure.

We agree with Council's S32(4) justification in that the retirement village has significant social, economic and environmental benefits as it allows a lawfully established development to operate and evolve without having to rely on the Existing Use Rights provisions of the Act. The development provides housing diversity and is designed to accommodate the needs of aging residents.

In terms of the form of the amendment, we would prefer to have the site specific qualification included in the Single Hill SAP as 11 Coastal Drive forms part of the SAP area and this would keep the controls relating to this area in the one place. Whilst not particularly relevant, the retirement village was part of the early masterplanning of the site and this lot was identified for this use based on its level nature and proximity to the beach. There was no need to identify this use specifically in the former DPO10 as under the 2007 Clarence Planning Scheme a Community Living development (including a retirement village) was a discretionary use in the Rural Resource and Rural Residential Zones.

The inclusion of the use would require an amendment to clause F3.6 of the scheme to include a Residential (Retirement Village) use, such as:

F3.6

Despite the provisions in the underlying zone, [use](#) on 11 Coastal Drive (CT171221/23) shall be restricted to Residential (only if a retirement village).

This approach to limiting use is already adopted in other SAP's in the Clarence Interim Scheme.

To ensure consistency with the objectives this should be identified on the Single Hill Outline Development Plan map under F3.9 on sheet 2 and per the figure below.

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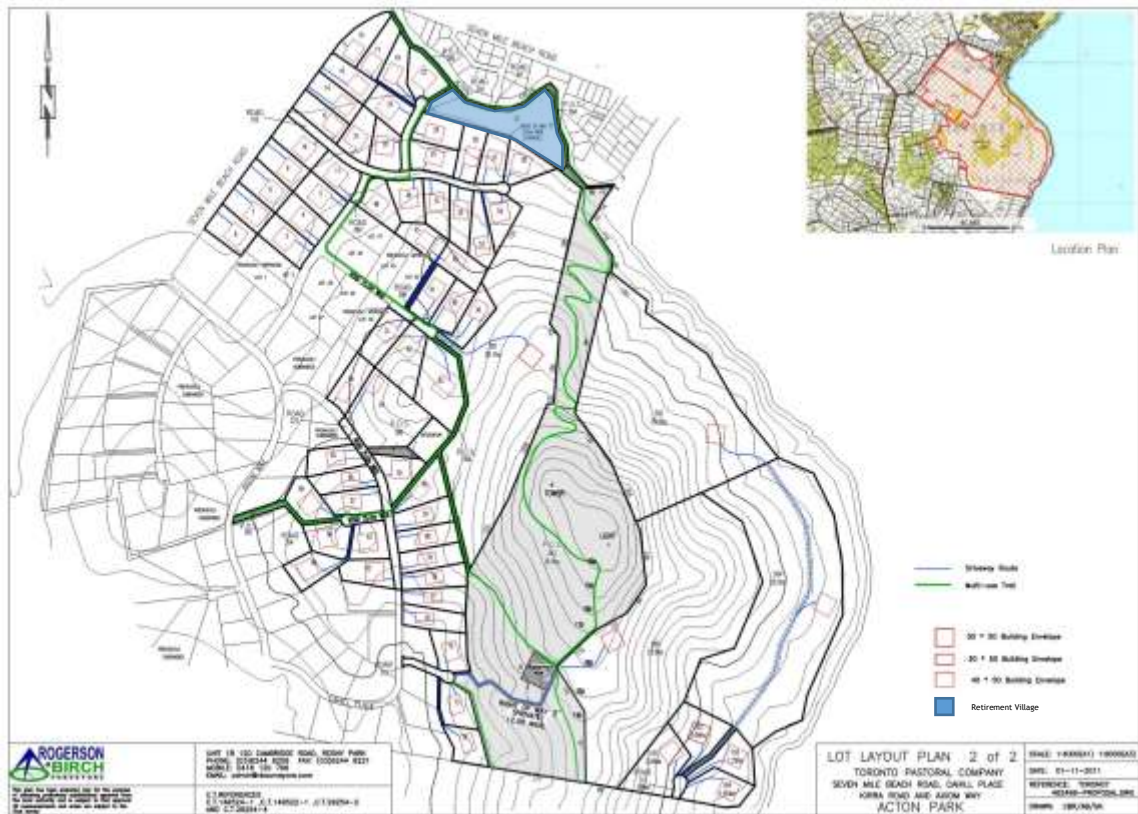


Figure 1 - Amended F3.9 Single Hill Outline Development Plan

Note the building envelopes and driveway alignments are also proposed to be removed but are not updated in Figure 1 above.

If the Commission requires any further information or clarification with respect to this matter, please contact me on 6231 2555 or at planning@jmg.net.au. We will be present at the hearing.

Yours faithfully

JOHNSTONE McGEE & GANDY PTY LTD

Mat Clark
Mat Clark
PRINCIPAL