

19 April 2021

Greg Ingham
General Manager
Glamorgan Spring Bay Council
9 Melbourne Street
TRIABUNNA TAS 7190

**RE: Draft Amendment AM 2021/01 *Glamorgan Spring Bay Planning Scheme 2015* and
Draft Planning Permit DA 2020 / 80**

Please accept this submission as an independent planning submission lodged on behalf of my client Piermont, owner of the adjacent property.

Piermont does not support the proposed rezoning.

Piermont is a private development and does not wish for a retirement village containing up to 350 permanent elderly residents to be established adjacent to its properties.

Accommodating elderly residents is vastly different from accommodating visitors and tourists. Piermont is 3.8km from Swansea and is relatively self-sufficient in terms of infrastructure, however there is no access to other services and facilities such as shops, doctors/health, service stations, retail, food, groceries etc.

Visitors and tourists require little in the way of these services and facilities, however permanent residents do. If the proposed retirement village was established, it would create another urban centre outside and separate from Swansea with the requisite need for all the services and facilities within Swansea to be duplicated.

One of the appeals of Piermont to visitors and tourists is the existing landscape which would be dramatically altered by the proposal.

If you have any further queries, please do not hesitate to contact me on 0438 376 840 or email evan@e3planning.com.au.

Regards

A handwritten signature in black ink, appearing to read 'Evan Boardman'.

Evan Boardman

Grad Dip URP, B ScEnv, B Econ MPIA