

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Summerset Group Holdings Limited	GRZ - General Residential Zone /Issues /	103.1	Amend	<p>The demand for retirement village accommodation outstrips supply. The release of family homes back into the housing market annually through new retirement village builds represents a significant contribution to easing the chronic housing shortage.</p> <p>Considers that the PDP could better align with NPSUD in providing for a range of housing types, including the specific needs of older persons in a way which is more enabling, relative to the characteristics and requirements of retirement village activities through intensification in the existing urban environment. Also considers that the PDP could provide opportunity for such development/activity through rezoning by identifying greenfield land that is suitable for urban development by providing for a 'Future Urban Zone' framework.</p> <p>Refer to original submission for full reasons in attachment</p>	<p>Refer to original submission for full reasons in attachment No specific relief stated.</p>
Summerset Group Holdings Limited	GRZ - General Residential Zone /Objectives /	103.2	Amend	<p>Considers that the PDP could better align with NPSUD in providing for a range of housing types, including the specific needs of older persons in a way which is more enabling, relative to the characteristics and requirements of retirement village activities through intensification in the existing urban environment. Also considers that the PDP could provide opportunity for such development/activity through rezoning by identifying greenfield land that is suitable for urban development by providing for a 'Future Urban Zone' framework.</p> <p>Considers that the provisions fail to appropriately distinguish and recognise the functional and operational attributes of retirement villages</p>	<p>Add retirement-village specific objective, policy and rule framework for each of the residential zones to better address the NPSUD to enable the provision of a diverse range of retirement housing and care options in the District.</p>
Summerset Group Holdings Limited	GRZ - General Residential Zone /Policies /	103.3	Amend	<p>Considers that the PDP could better align with NPSUD in providing for a range of housing types, including the specific needs of older persons in a way which is more enabling, relative to the characteristics and requirements of retirement village activities through intensification in the existing urban environment. Also considers that the PDP could provide opportunity for such development/activity through rezoning by identifying greenfield land that is suitable for urban development by providing for a 'Future Urban Zone' framework.</p> <p>Considers that the provisions fail to appropriately distinguish and recognise the functional and operational attributes of retirement villages</p> <p>Refer to original submission for full reasons in attachment</p>	<p>Add retirement-village specific objective, policy and rule framework for each of the residential zones to better address the NPSUD to enable the provision of a diverse range of retirement housing and care options in the District.</p>

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Summerset Group Holdings Limited	GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table /	103.4	Amend	<p>Considers the proposed standards inappropriate for residential villages considering the provision of communal amenities.</p> <p>Residential outlook space;</p> <ul style="list-style-type: none"> • Minimum residential unit size; • Outdoor living space; • Windows to the street; • Landscaped area; • Maximum building length. 	<p>Seeks deletion of application of the following standards for retirement villages</p> <ul style="list-style-type: none"> • Residential outlook space; • Minimum residential unit size; • Outdoor living space; • Windows to the street; • Landscaped area; • Maximum building length. <p>Seeks amendment to provide specific standards and specific assessment framework for retirement villages which consider the location of this activity on large sites allow for amenities different to that of standard residential dwelling.</p>
Summerset Group Holdings Limited	GRZ - General Residential Zone /Assessment criteria / GRZ-AC1: Residential units (GRZ-R1); Minor residential units (GRZ-R3); Relocated buildings (GRZ-R9); Retirement village premises (GRZ-R10)	103.5	Amend	<p>Considers it inappropriate for retirement villages to be subject to the same assessment matters/criteria as general residential developments, which exceed one unit per site, or for retirement villages to be subject to the same 'standards' that apply to residential units.</p>	<p>Seeks amendment to provide specific standards and specific assessment framework for retirement villages which also consider the location of this activity on large sites allow for amenities different to that of a standard residential dwelling.</p>
Summerset Group Holdings Limited	GRZ - General Residential Zone /GRZ - General Residential Zone - Rules Table /	103.6	Amend	<p>Supports the restricted discretionary activity classification for 'Retirement village premises' in the General Residential Zone.</p> <p>Considers that the PDP could better align with NPSUD in providing for a range of housing types, including the specific needs of older persons in a way which is more enabling, relative to the characteristics and requirements of retirement village activities through intensification in the existing urban environment. Also considers that the PDP could provide opportunity for such development/activity through rezoning by identifying greenfield land that is suitable for urban development by providing for a 'Future Urban Zone' framework.</p> <p>Refer to original submission for full reasons in attachment</p>	<p>Seeks retirement village activities are precluded from being notified on a public or limited basis.</p>

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Summerset Group Holdings Limited	MRZ - Medium Density Residential Zone /Objectives /	103.7	Amend	<p>Considers that the objectives does not acknowledge the retirement villages significant accommodation/housing typology that contributes to the provision of a diverse range of housing demands, community wellbeing, and service freeing up land vacated by the elderly population when moving into a retirement village.</p> <p>Considers that the provisions fail to appropriately distinguish and recognise the functional and operational attributes of retirement villages.</p> <p>Considers that the PDP could better align with NPSUD in providing for a range of housing types, including the specific needs of older persons in a way which is more enabling, relative to the characteristics and requirements of retirement village activities through intensification in the existing urban environment.</p>	Add retirement-village specific objective, policy and rule framework for each of the residential zones to better address the NPSUD to enable the provision of a diverse range of retirement housing and care options in the District.
Summerset Group Holdings Limited	MRZ - Medium Density Residential Zone /Policies /	103.8	Amend	<p>Considers that the policies does not acknowledge the retirement villages significant accommodation/housing typology that contributes to the provision of a diverse range of housing demands, community wellbeing, and service freeing up land vacated by the elderly population when moving into a retirement village.</p> <p>Considers that the provisions fail to appropriately distinguish and recognise the functional and operational attributes of retirement villages.</p> <p>Considers that the PDP could better align with NPSUD in providing for a range of housing types, including the specific needs of older persons in a way which is more enabling, relative to the characteristics and requirements of retirement village activities through intensification in the existing urban environment.</p>	Add retirement-village specific objective, policy and rule framework for each of the residential zones to better address the NPSUD to enable the provision of a diverse range of retirement housing and care options in the District.
Summerset Group Holdings Limited	MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Rules Table /	103.9	Amend	Supports the restricted discretionary activity classification for 'Retirement village premises' in the Medium Density Residential Zone.	<p>Amend to clarify, seperate and focus matters of discretion on the effects of retirement villages considering the efficient use of large sites in meeting the needs of retirement villages in effects assessments.</p> <p>Seeks retirement village activities are precluded from being notified on a public or limited basis.</p>
Summerset Group Holdings Limited	MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /	103.10	Amend	<p>Considers the proposed standards inappropriate for residential villages considering the provision of communal amenities.</p> <ul style="list-style-type: none"> • Residential outlook space; • Minimum residential unit size; • Outdoor living space; • Windows to the street; • Landscaped area; • Maximum building length. 	<p>Seeks deletion of application of the following standards for retirement villages</p> <ul style="list-style-type: none"> • Residential outlook space; • Minimum residential unit size; • Outdoor living space; • Windows to the street; • Landscaped area; • Maximum building length. <p>Seeks amendment to provide specific standards and specific assessment framework for retirement villages which also consider the location of this activity on large sites allow for amenities different to that os standard residential dwelling.</p>

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Summerset Group Holdings Limited	MRZ - Medium Density Residential Zone /Assessment criteria / MRZ-AC1: Residential units (MRZ-R1); Relocated buildings (MRZ-R5); Retirement village premises (MRZ-R6)	103.11	Amend	Considers it inappropriate for retirement villages to be subject to the same assessment matters/criteria as general residential developments, which exceed one unit per site, or for retirement villages to be subject to the same 'standards' that apply to residential units	Seeks amendment to provide specific standards and specific assessment framework for retirement villages which also consider the location of this activity on large sites allow for amenities different to that of a standard residential dwelling.
Summerset Group Holdings Limited	MRZ - Medium Density Residential Zone /Issues /	103.12	Amend	The demand for retirement village accommodation outstrips supply. The release of family homes back into the housing market annually through new retirement village builds represents a significant contribution to easing the chronic housing shortage. Considers that the PDP could better align with NPSUD in providing for a range of housing types, including the specific needs of older persons in a way which is more enabling, relative to the characteristics and requirements of retirement village activities through intensification in the existing urban environment. Also considers that the PDP could provide opportunity for such development/activity through rezoning by identifying greenfield land that is suitable for urban development by providing for a 'Future Urban Zone' framework. Refer to original submission for full reasons in attachment	No specific relief stated. Refer to original submission for full reasons in attachment
Summerset Group Holdings Limited	GRZ - General Residential Zone /Introduction /	103.13	Amend	Considers that the introduction does not acknowledge the retirement villages significant accommodation/housing typology that contributes to the provision of a diverse range of housing demands, community wellbeing, and service freeing up land vacated by the elderly population when moving into a retirement village . Considers that the PDP could better align with NPSUD in providing for a range of housing types, including the specific needs of older persons in a way which is more enabling, relative to the characteristics and requirements of retirement village activities through intensification in the existing urban environment. Also considers that the PDP could provide opportunity for such development/activity through rezoning by identifying greenfield land that is suitable for urban development by providing for a 'Future Urban Zone' framework.	No specific relief stated. To add retirement-village specific objective, policy and rule framework for each of the residential zones to better address the NPSUD to enable the provision of a diverse range of retirement housing and care options in the District [Inferred Relief] Refer to full submission attachment for reasons.

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Summerset Group Holdings Limited	MRZ - Medium Density Residential Zone /Introduction /	103.14	Amend	<p>Considers that the introduction does not acknowledge the retirement villages significant accommodation/housing typology that contributes to the provision of a diverse range of housing demands, community wellbeing, and service freeing up land vacated by the elderly population when moving into a retirement village.</p> <p>Considers that the PDP could better align with NPSUD in providing for a range of housing types, including the specific needs of older persons in a way which is more enabling, relative to the characteristics and requirements of retirement village activities through intensification in the existing urban environment. Also considers that the PDP could provide opportunity for such development/activity through rezoning by identifying greenfield land that is suitable for urban development by providing for a 'Future Urban Zone' framework.</p>	<p>No specific relief stated. To add retirement-village specific objective, policy and rule framework for each of the residential zones to better address the NPSUD to enable the provision of a diverse range of retirement housing and care options in the District [Inferred Relief].</p> <p>Refer to full submission attachment for reasons</p>
Summerset Group Holdings Limited	HRZ - High Density Residential Zone /Introduction /	103.15	Amend	<p>Considers that the introduction does not acknowledge the retirement villages significant accommodation/housing typology that contributes to the provision of a diverse range of housing demands, community wellbeing, and service freeing up land vacated by the elderly population when moving into a retirement village .</p> <p>Considers that the PDP could better align with NPSUD in providing for a range of housing types, including the specific needs of older persons in a way which is more enabling, relative to the characteristics and requirements of retirement village activities through intensification in the existing urban environment. Also considers that the PDP could provide opportunity for such development/activity through rezoning by identifying greenfield land that is suitable for urban development by providing for a 'Future Urban Zone' framework.</p>	<p>No specific relief stated. To add retirement-village specific objective, policy and rule framework for each of the residential zones to better address the NPSUD to enable the provision of a diverse range of retirement housing and care options in the District [Inferred Relief].</p> <p>Refer to full submission attachment for reasons</p>

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Summerset Group Holdings Limited	HRZ - High Density Residential Zone /Issues /	103.16	Amend	<p>The demand for retirement village accommodation outstrips supply. The release of family homes back into the housing market annually through new retirement village builds represents a significant contribution to easing the chronic housing shortage.</p> <p>Considers that the PDP could better align with NPSUD in providing for a range of housing types, including the specific needs of older persons in a way which is more enabling, relative to the characteristics and requirements of retirement village activities through intensification in the existing urban environment. Also considers that the PDP could provide opportunity for such development/activity through rezoning by identifying greenfield land that is suitable for urban development by providing for a 'Future Urban Zone' framework.Refer to original submission for full reasons in attachment.</p>	No specific relief stated. Refer to original submission for full reasons in attachment.
Summerset Group Holdings Limited	HRZ - High Density Residential Zone /Objectives /	103.17	Amend	<p>Considers that the PDP could better align with NPSUD in providing for a range of housing types, including the specific needs of older persons in a way which is more enabling, relative to the characteristics and requirements of retirement village activities through intensification in the existing urban environment. Also considers that the PDP could provide opportunity for such development/activity through rezoning by identifying greenfield land that is suitable for urban development by providing for a 'Future Urban Zone' framework.</p> <p>Considers that the provisions fail to appropriately distinguish and recognise the functional and operational attributes of retirement villages.</p>	Amend to include retirement-village specific objective, policy and rule framework for the High Density Residential Zone to better address the NPSUD to enable the provision of a diverse range of retirement housing and care options in the District.
Summerset Group Holdings Limited	HRZ - High Density Residential Zone /Policies /	103.18	Amend	<p>Considers that the PDP could better align with NPSUD in providing for a range of housing types, including the specific needs of older persons in a way which is more enabling, relative to the characteristics and requirements of retirement village activities through intensification in the existing urban environment. Also considers that the PDP could provide opportunity for such development/activity through rezoning by identifying greenfield land that is suitable for urban development by providing for a 'Future Urban Zone' framework.</p> <p>Considers that the provisions fail to appropriately distinguish and recognise the functional and operational attributes of retirement villages</p>	Amend to add retirement-village specific objective, policy and rule framework for each of the High Density Residential Zone to better address the NPSUD to enable the provision of a diverse range of retirement housing and care options in the District [Inferred Relief].
Summerset Group Holdings Limited	HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Rules Table /	103.19	Amend	<p>Supports the restricted discretionary activity classification for 'Retirement village premises' in the High Density Residential Zone however, seeks that these activities are precluded from both public and limited notification.</p>	<p>No specific relief sought. Amend Rule HRZ-R6 to provide a preclusion for retirement villages to be notified on a public or limited basis [Inferred Relief].</p> <p>Refer to full submission for details.</p>

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Summerset Group Holdings Limited	HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /	103.20	Amend	<p>Considers the proposed standards inappropriate for residential villages considering the provision of communal amenities:</p> <ul style="list-style-type: none"> • Residential outlook space; • Minimum residential unit size; • Outdoor living space; • Windows to the street; • Landscaped area; • Maximum building length. 	<p>Delete the following standards for retirement villages:</p> <ul style="list-style-type: none"> • Residential outlook space; • Minimum residential unit size; • Outdoor living space; • Windows to the street; • Landscaped area; • Maximum building length. <p>Seeks amendment to provide specific standards and specific assessment framework for retirement villages which consider the location of this activity on large sites allow for amenities different to that of standard residential dwelling.</p>
Summerset Group Holdings Limited	HRZ - High Density Residential Zone /Assessment criteria /	103.21	Amend	<p>Considers it inappropriate for retirement villages to be subject to the same assessment matters/criteria as general residential developments, which exceed one unit per site, or for retirement villages to be subject to the same 'standards' that apply to residential units.</p>	<p>Seeks amendment to provide specific standards and specific assessment framework for retirement villages which also consider the location of this activity on large sites allow for amenities different to that of a standard residential dwelling.</p>