



**ThomsonAdsett**

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# TA Response

## + 's (Plus's)

- Recognition of need to change some of the pragmatics in the short term to free up the system
- Recognition of the need for training
- Recognition of

## - 's (minus's)

- Not forward-looking forward enough (next 10 to 15 years) – oriented to catching up with the past 15 years
- Need for greater flexibility
- Need to recognise new/alternate solutions
- Immediate need to Recognise mixed-use options

# Issues of high density

- Going forward TA believe this is inevitable
- Need to look at greater land use flexibility utilising public assets
- Planning instruments need to be able to provide guidance on density without being overly prescriptive

Note: It is important that flexibility is built-in and not utilise the table only as a means for justifying exclusion of good design options

# Comments on Code Arrangements

- TA strongly believe that the old code needs to be replaced with a totally new code
- The new code needs to address a fundamental rethink on how to address future demands for a variety of types of retirement living development
  - IE small mixed housing clusters within residential neighbourhoods
  - IE integrated facilities with commercial/retail development
  - Stand-alone defined communities integrated with community life

# Some points/observations

- Challenge the conventional view on the need for larger sites
- The code needs to be responsive to the future likelihood of significant product diversity
- Consideration for incentives/bonuses for the development of green solutions
- Consideration of the development of a *'resident benefit ratio'*