

NOTES

28/12/19	A	Subdivision Plan as per RFI of 19/12/12
Date	ISSUE	Item

SMARTGROWTH
Master Planning & Urban Design

Level 2 / 121 Macquarie Street
Hobart 7000 TAS.

mobile: 0407 704 407

email: george@smartgrowth.com.au

SWANSEA RISE

for
Greenplacetas Pty Ltd

Village Subdivision Plan

Drawn	GL	1:500 @A1	
Date	7/1/20	Scale	
Dwg. No	DA-18		Issue A

PROPOSAL FOR A RETIREMENT VILLAGE

Property Address
Lot 250 RIVER STREET,
SWANSEA
TAS

STATEMENT OF EFFECTS
for
A RETIREMENT VILLAGE
of
67 DWELLING UNITS with
SPA, MEETING ROOMS and MANAGERS DWELLING

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Prepared by:
SMARTGROWTH PTY LTD
m. 0407704407
e. george@smartgrowth.com.au

Dated 7/5/2020



Fig. 1 - 2004 Approved Subdivision

Background

CURRENT PERMIT

A planning permit for a Staged Subdivision into 32 Lots was granted in August 2004.

That permit was amended under Section 56(2) to allow boundary adjustments between Lot 7 and Lot 8. The approval was granted 19 February 2013.

Lots 1 to 6 inclusive formed Stage 1 of the planned subdivision works. Lots were provided with services according to the permit. After a difficult and prolonged marketing period titles were issued and the lots were sold.

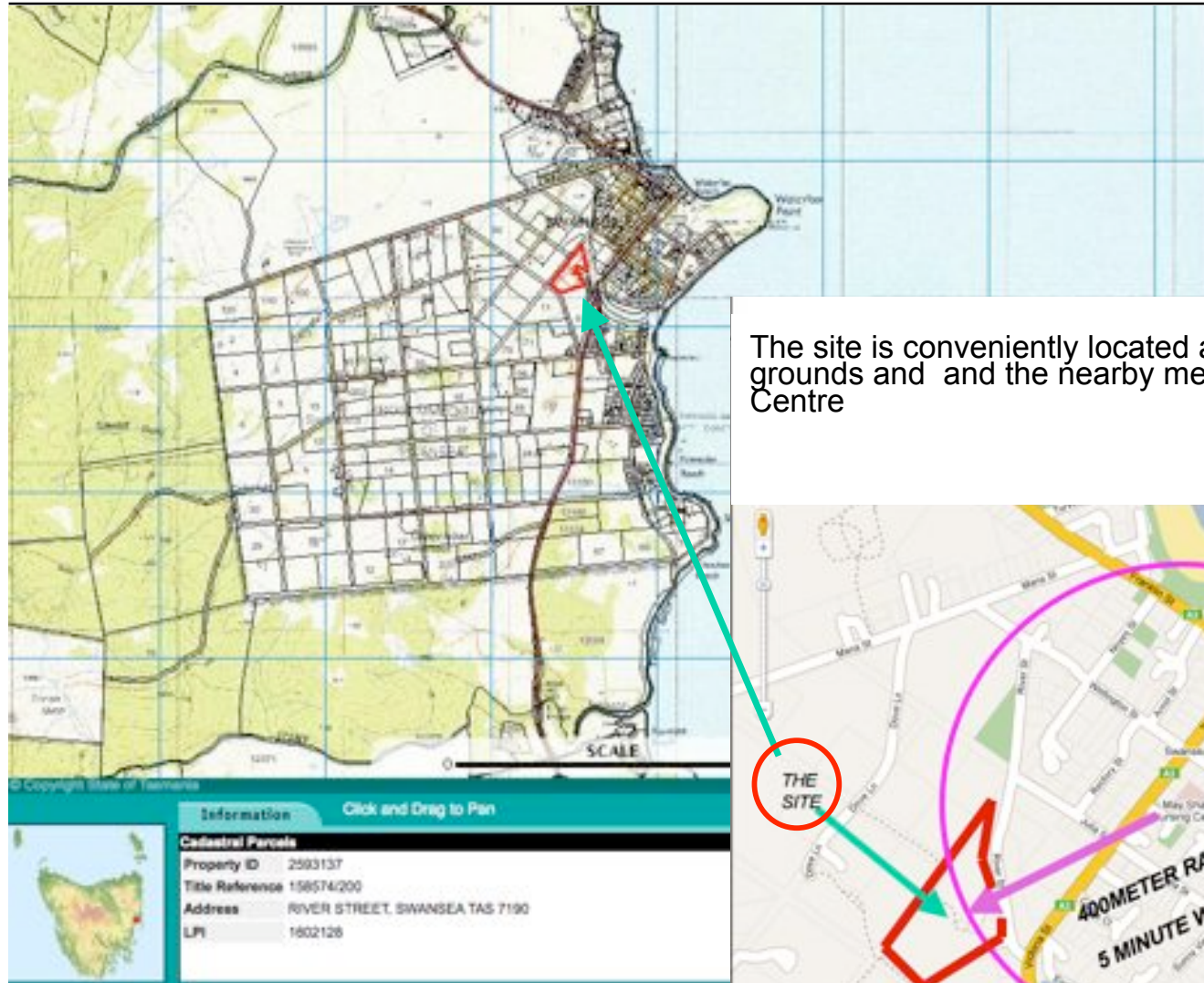
Under an original plan, Stage 2 of the works were to follow soon after. However market conditions and the feasibility to construct the services were not favourable. Work has not proceeded since 2013

Conditions for continuing with the current plan are still seen as not favourable. Some reasoning for this are outlined on page 5 of this submission and are a cause for developing this proposal.

We believe this proposal is better aligned with the current market conditions and as supported by the new demographics allows a more feasible continuation of development on the site.

The Land

LOCATION



The site is conveniently located and walkable to the town centre shops, sports grounds and and the nearby medical services such as The May Shaw Health Centre



Fig. 2 - Location of the Site in relation to Town Centre and Services

PLAN OF SURVEY

It is proposed that a retirement village be located on a portion of the overall site and as indicated in fig.3 at left and fig.4 on the next page.

OWNER: GREENPAC (TAS) PTY LTD 9-10 WOODFIELD M.L. = V.L.D. FOLIO REFERENCE: CT 140506-201 CT 140506-2 GRANTEE: PART OF LOT 1, 8-8-20, CHARLES QUINN PUR	<h2 style="margin: 0;">PLAN OF SURVEY</h2> BY SURVEYOR A. S. HAMILTON LOCATION: TOWN OF SWANSEA (SEC 11h) SCALE: 1:100 LENGTHS IN METRES	Registered Number <h1 style="margin: 0;">SP 161323</h1> APPROVED: (EFFECTIVE FROM) _____ Recorder of Titles
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MAPONET MUNICIPAL CODE No. 112 (6855)	LAST DPI No. 1402150 1402135	LAST PLAN SP140506 No. SP140496	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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New Plans
EARLY ISSUE

LOT 250 IS COMPILED FROM CT 140506-201 AND THIS SURVEY
 LOT 251 IS COMPILED FROM CT 140496-2 AND THIS SURVEY

250. 2.576ha

251
807m2

SIGNED: DATE: _____ DATE: _____

Fig. 3 - Site Survey Plan

The Land

EXISTING APPROVALS

The Site is currently approved for 32 lots of which 5 fronting River Street have been extracted and sold off.

Since the initial approval of a subdivision permit it has been difficult to progress with the creation of further lots due to many factors including:

- market conditions
- cost of providing services
- extent of road frontage to lots (with associated prohibitive costs) that is needed to be constructed for the lots to be registered and released.
- lack of appropriate financial returns for the effort needed to be put in to create the approved plan.

The above broadly explains the need for changing some aspects of the current plan and for re-evaluating the situation to make it more relevant for the present and near future market conditions and its ultimate feasibility.

The following pages further explain the thinking behind a proposal for a lifestyle retirement village.



Fig. 4 - Existing Subdivision and showing in red outline the extent of land subject to a new plan for a lifestyle retirement village

Context

TOO GOOD FOR TRADITIONAL SUBDIVISION ONLY

Fig. 5 - Aerial Context



CREATE A SEASIDE LIFESTYLE VILLAGE

AFFORDABLE STRATA RETIREMENT UNITS

ACCESS TO PRISTINE BEACHES OF SWANSEA & COLES BAY

CREATE A PERFECT RETIREMENT COMMUNITY



The picture at left shows a unique setting in which the subject site is located.

The current plan to subdivide no longer fulfills the objectives and obligations of making best use of land and the areas resources.

The subject site holds a much greater potential than satisfying a single use housing product.

There is local as well as regional need for additional varied form of housing types including that of healthcare, wellbeing, lifestyle living, retirement and affordable housing.

It makes all the sense therefore to make changes to the current layout to accommodate some additional forms of housing. The circumstance of a changing demographics makes it more so opportune and Swansea, with its available established services is ideally set up and ready to receive the change.

The approach to accommodating the new plan was based on carefully considering how to insert a new product that would fit in the approved subdivision layout whilst maintaining the possibility of continuing with the creation of further lots in the future.

It is proposed that parts of the current plan (lots 7 to 14) be consolidating into a single lot and a plan prepared to accommodate a mix of retirement dwelling units.

Dwellings would be carefully grouped to focus onto their own central open space all linked by a common open space framework.

With an appropriate use of scale, bulk, form and circulation, the new plan would be built in stages to deliver a more relevant form of housing and make a more efficient use of residential land.

New Proposal

(Site Area is 7,350sqm)

NEW PROPOSAL EXPLAINED

The New plan has been prepared as a Strata Scheme which could accommodate 3 (three) Bodies Corporate containing in total 67 dwelling units 3 Meeting Rooms (common Area), Spa & Physio Centre and a Managers Residence

This proposal presents a way forward by creating a more meaningful, relevant and feasible outcome for the site and the surroundings including:

- providing a needed and desirable additional retirement living residential dwelling types
- in a calculated way it will provide a stimulus to the next stages of the Existing Approved Subdivision
- by creating a staged development & marketing plan where the proposals generated revenue can be directed, in an incremental way, to feasibly provide adjacent roading (and services access to the existing approved subdivision at the top of the site) and unlock accessibility to the surrounding area.
- by providing a much needed affordable housing for the retirement community.
- by providing a variety in dwelling types on the adjacent land where housing can be made available to the families of the newly created retirement community.
- This can provide locational convenience (on balance land) and ease of access to family members to maintain connections.
- Reinforcing the structure of Swansea by locating people within the town area to create vibrancy and support rather than the fringes which may be less inclusive and segregated and generally less sustainable.



Fig. 6 - Existing Subdivision showing the new layout over extent of land currently being lots 7 to 11, 13 & 14 inclusive.

New Proposal

(Site Area is 7,350sqm)

Staging

The New plan would comprise two major stages.

Stage 1

Stage 1 fronts and is accessed via a new road from River Street.

It is made up of 29 Dwelling Units, Spa & Physio Centre and the Managers House accessed from River Street.

Of the 29 units, 14 are 1Bed Units, 12 are Studios and 3 are used as meeting rooms for common use.

Units are grouped in numbers and arranged along a circulation spine acting as 'Main Street' and the primary open space. Other open spaces are created acting as either a focus space (central water feature) or the 'Orchards' provided with meandering easy grade paths linking the Spa Centre to the Main street.

Vehicular access and parking are placed mid-site and conveniently cut into the slope at an appropriate grade to allow single storey unit placement above.

Stage 2

Stage 2 comprises the extension of the new road to enter the site at mid Noyse Street as per the previously approved subdivision and which links with the balance land.

It is made up of 41 Dwelling Units. Of the 41 units 17 are 1Bed Units and 24 are Studios.

Similarly to Stage1, units in Stage 2 are also grouped around open space areas of the Main Street.

The main carparking is in two areas located at the north west and south west corners.

Landscaped walkways are created between the grouped dwellings as connection spaces as well as rest and meeting places.



Fig. 7 - Layout of the New Proposal over the land currently being lots 7 to 11, 13 & 14 inclusive



New Proposal

(Site Area is 7,350sqm)

Lower Level 1

Stage 1 - Village Lower Level 1

(Spa/Physio Centre + Managers house)

The design intent for the Village Lower Level 1 portion of the site is to create a minimal development impact and maintain the green slope feel.

This is achieved by placing the residential units as far back from River Street at the top of the site and using a single storey form. The Spa/Physio Centre has a flat roof view platform and is cut into the site and surrounded by terraced landscaped gardens to maintain the green feel as viewed from the opposite side of town. The Managers House is set in the lower east side of the site and shielded by a canopy of existing trees which are retained.

A series of gently graded footpaths are formed as access to the garden, from the Village upper to the The Spa centre, the Managers house and as connection to the planned bus stop at the front of the site at River Street.

Fig. 8 - Layout of the New Proposal at Lower Level 1



New Proposal

(Site Area is 7,350sqm)

Lower Level 2

Stage 1 - Village Lower Level 2

(8 dwellings + View platform over Spa + Orchard)

Village Lower Level 2 is comprised of 8 Studio dwelling Units.

The 8 dwelling units are conveniently located off the main access and car parking to the lower village which forms the Stage 1 of the project.

The car parking area accommodates 33 car spaces which are suitably located mid-site and conveniently cut into the slope at an appropriate grade with minimal excavation. The slab over provides undercover parking and allows single storey unit placement above.

Access from the car park is made by a half level connection walk via the central water feature and a further half level to the Main Street or a gentle graded paths to the surrounding dwelling units.

Rubbish collection area with trolley bins is located at the entrance of the car parking for easy access to street collection.

Fig. 9 - Layout of the New Proposal at Lower Level 2



New Proposal

(Site Area is 7,350sqm)

Upper Level 1

Stage 1 - Village Upper Level 1 (38 dwellings)

Village Upper Level 1 comprises 22 off 1 Bed dwelling Units, 12 off Bed sits or Studio units, 1 off 2 Bed dwelling and 3 x Common Rooms.

Village Upper Level 1 units are designed as grouped units in building sizes that are easy to manage and allow people to form a close relationship with neighboring dwellings and form a personalized image and ownership.

Buildings are grouped around open spaces and are all linked to the Main Street spine.

The brick paved and landscaped open space of the Main Street strengthens the connection together with providing common meeting rooms at the centre of the Main Street.

Two car park areas are located near and off the rear entry (31 cars), together with a second rubbish collection area for the Village Upper Level.

A total of 62 parking spaces are provided which is 5 short of the 1 to 1 provision ratio of spaces per residential dwelling. This is regarded as adequate for the retirement use type as not all the residents will want to have the use of their own vehicle. Further it is proposed that the village be provided with its own community bus for local transportation.

Fig.10 - Layout of the New Proposal at Upper Level 1



(Site Area is 7,350sqm)

Stage 1 - Village Upper Level **2** (24 dwellings)

Village Upper Level 2 units are second floor units positioned with great outlook over the immediate central open spaces as well as the local and district views.

Centrally located lifts and stairs make for easy access.

The construction of these last number of dwelling units marks the completion of the development to a total of 67 dwelling units.

Fig.11 - Layout of the New Proposal at Upper Level 2

New Proposal

(Site Area is 7,350sqm)

Roof Plan

The roof plan indicates the essence of the Village's design as a "Place" with a clear layout structure consisting of four nodes.

The nodes are linked by a circulation spine which in itself is designed as a public space linking all dwellings units with landscaping and paving and street furniture provided to make it more useable and enjoyable and to encourage community bonding.

In the same way, the remainder of the village's fabric is designed to provide additional value in terms of environmental design ie. WSUD, energy harnessing and regeneration of landscape.

In this regard the land fronting River Street is mostly un built upon and is designed to be planted as a walk through orchard. All built form roofing has been designed as a collector to harness enough energy to service all the dwellings with electricity and hot water with the remainder to be sold.

With a total of 67 dwelling units, the roof form is oriented mostly to north to maximise the solar capture from the northerly orientation.

The skillion roof type serves several purposes as the best form namely:

- Limits height effect
- Integrates the photovoltaic cells and HW system
- Provides a consistent imagery
- Visually attractive
- Easily built



Fig.12 - Layout of the New Proposal at Roof Level

New Proposal

NEW PROPOSAL - Dwelling Plans

Further, there may be instances where people would require larger accommodation in which case there are several ways to provide this.

- a) People could buy adjoining units and connect.
eg connect U15 & U16 to have a 2 Bed unit
- b) People could buy adjoining units and convert.
eg connect U16 & U17 to have a 3 Bed unit

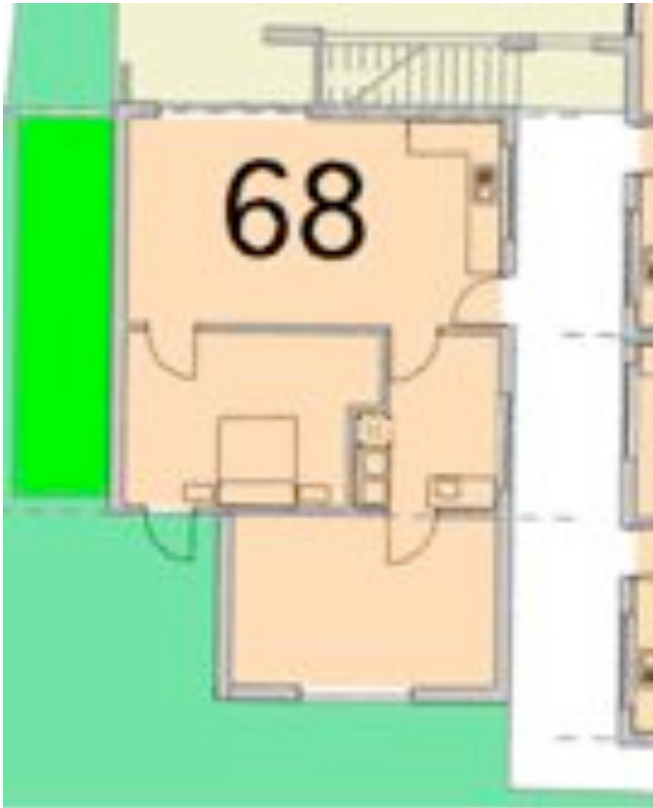


Fig.16 - Indicative plan for 2-Bed Unit

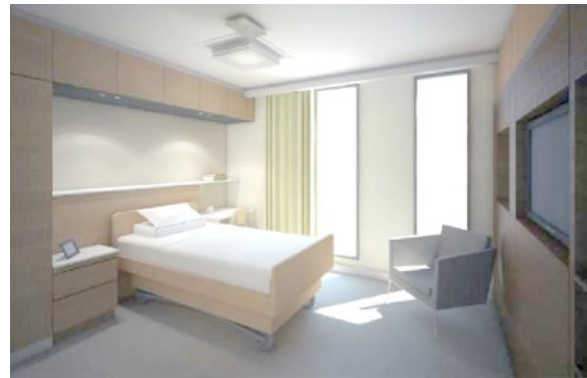


Fig.15 - Indicative fitout quality-Studio Unit

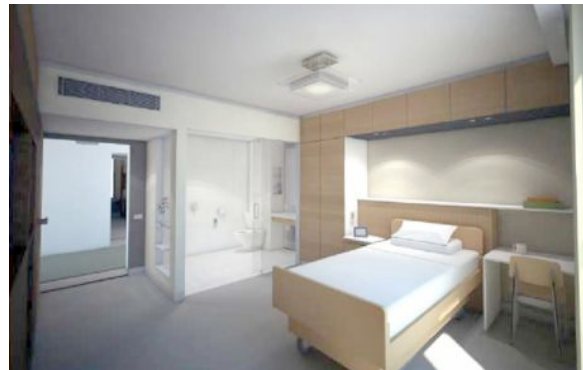


Fig.13 - Proposed Plan for a 1-Bed Dwelling



Fig.14 - Proposed Plan for a Studio Dwelling



Fig.17 - Upper Level circulation



Fig.18 - Lower Level circulation

New Proposal

(Site Area is 7,350sqm)

NEW PROPOSAL - Circulation Explained



Vehicles



Pedestrians



Rubbish collection



Car Parking



Further it is part of the plan to provide a community bus for the village which would have regular planned trips to the main street in Swansea.

New Proposal

NEW PROPOSAL - Planning Scheme Summary Evaluation

This section summarises how the proposal is believed to adequately address the requirements of Part D Zones , 10.0 General Residential Zone” in the Interim Planning Scheme 2015

GLAMORGAN SPRING BAY INTERIM PLANNING SCHEME 2015

10.1 Zone Purpose

10.2 Use Table

10.3 Use Standards

10.4 Development Standards for Residential Buildings and Works

New Proposal

NEW PROPOSAL - Planning Scheme Summary Evaluation

This section summarises how the proposal is believed to adequately address the requirements of Part D Zones, 10.0 General Residential Zone” in the Interim Planning Scheme 2015

GLAMORGAN SPRING BAY INTERIM PLANNING SCHEME 2015

10.1 Zone Purpose

10.1.1 Zone Purpose Statement

	Comments
10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.	<p>The newly proposed plan is in full conformity with the purpose statement. The proposed plan allows for several new plan types which will accommodate the needs of a variety of dwelling users including:</p> <ul style="list-style-type: none"> • single person studio type accommodation • One bedroom unit accommodation • two or more bedroom type plans (by joining adjacent plans) • a town house type dwelling to accommodate the site manager • further supply of continued lots for self build or land and house sales.
10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.	<p>Integrated in the design of the retirement village is a services component of uses including community places and spaces to cater the daily needs. They are located centrally in and around the open space locations. These spaces may include a small retail component such as a small shop as a sub-agency of a local store in town and where people can come to place orders for delivery of supplies by the main shop/service provider.</p>
10.1.1.3 To provide for the efficient utilisation of services.	<p>The increased density in the form of multi dwelling houses brings efficiency in the utilisation of both land and services.</p> <ul style="list-style-type: none"> • the currant plan doesn't promote the efficient utilisation of services •the grouping of dwellings does by saving and conserving land •the new plan is more efficient in that the grouping of dwellings reduces the length and amount of services thereby saving on material and labor costs •The new plan provides more land to be used as open space.

New Proposal

NEW PROPOSAL - Planning Scheme Summary Evaluation

This section summarises how the proposal is believed to adequately address the requirements of Part D Zones, 10.0 General Residential Zone” in the Interim Planning Scheme 2015

GLAMORGAN SPRING BAY INTERIM PLANNING SCHEME 2015

10.2 Use Table

Discretionary	
Use Class	Qualification
Business and professional services	Only if a consulting room, medical centre, veterinary surgery or child health clinic.
Community meeting and entertainment	Only if church, art and craft centre or public hall.
Educational and occasional care	Except if no permit required
Emergency services	
Food services	
General retail and hire	Only if a local shop
Residential	Except if No Permit Required as Permitted.
Sports and recreation	
Utilities	
Prohibited	

Residential
use of land for self contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.

Glamorgan Spring Bay Interim Planning Scheme 2015 - Administration

Comments

The current permit allows for traditional subdivision of land supported by the Residential Use Class.

The expanded definition of Residential Use Class lists a number of other types of dwellings that are permitted with discretion. Retirement Village and single or multiple dwellings are some such allowable uses.

This proposal intends to make use of the retirement village type as a main form of accommodation on the lower slopes whilst retaining the balance of land to accommodate the subdivision as planned.

Further, ancillary to the running of the retirement village will be the managers accommodation which is planned as a single dwelling located at the south east side of the site accessed off River Street.

New Proposal

NEW PROPOSAL - Planning Scheme Summary Evaluation

GLAMORGAN SPRING BAY INTERIM PLANNING SCHEME 2015

10.4 Development Standards for Residential Buildings and Works

10.4.1 Residential Density for Multiple Dwellings

Objective: To provide for suburban densities for multiple dwellings that:	
(a) make efficient use of suburban land for housing; and (b) optimise the use of infrastructure and community services.	
Acceptable Solutions	Performance Criteria
A1	P1
Multiple dwellings must have a site area per dwelling of not less than:	Multiple dwellings must only have a site area per dwelling that is less than 325 m ² , or that specified for the applicable density area in Table 10.4.1, if the development will not exceed the capacity of infrastructure services and:
(a) 325m ² ; or	(a) is compatible with the density of the surrounding area; or
(b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	(b) provides for a significant social or community housing benefit and is in accordance with at least one of the following: <ul style="list-style-type: none"> (i) the site is wholly or partially within 400 m walking distance of a public transport stop; (ii) the site is wholly or partially within 400 m walking distance of a business, commercial, urban mixed use, village or inner residential zone.

Comments

The proposed amendment is in conformity with the objectives of the Scheme as it PRIMARILY aims to provide for additional densities of multiple dwelling housing in the form of retirement living units.

This new form of density makes good sense as a new direction for the continued development of the site for a number of reasons, the main ones truly aligning with clause 10.4.1 objective to:

- make efficient use of land by accommodating a new typology
- optimise the use of infrastructure and community services and further to
- allow for effective and feasible progress of the existing plan.

The site area allocated for the additional dwelling types is 7350sqm. **Within this site area** it is proposed and considered appropriate to place a total of 67 retirement dwelling units.

The resultant density is supported by both quantitative and qualitative elements (walkways, lifts, community spaces...open and sheltered) and were major items for consideration in the design approach.

The aim being to provide a significant social and community housing benefit by creating a "place based" environment for a demographics that has the needs of a community's care through closeness rather than an outcome formulated by a numbered approach of a perceived need for a quantity of space but not required naturally and affordably.

The proposed amendment to convert part of the site from standard subdivision lots to retirement living accommodation will provide significant benefits to the local community as well as to a greater need of providing livable spaces for the changing demographics taking place throughout Tasmania. The project is suitably located within a walkable distance to public transport and other town services including health, recreation and a varied number of open spaces to enjoy.

GLAMORGAN SPRING BAY INTERIM PLANNING SCHEME 2015

10.4 Development Standards for Residential Buildings and Works

10.4.2 Setbacks and Building Envelopes

New Proposal

NEW PROPOSAL - Planning Scheme Summary Evaluation

Objective:		Comments
<p>To control the siting and scale of dwellings to:</p> <ul style="list-style-type: none"> (a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and (b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and (c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and (d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space. 		<p>The proposed amendment is in general conformity with the objectives of the Scheme Clause 10.4.2 as it aims to:</p> <ul style="list-style-type: none"> • provide, firstly within the site, adequate separation between the grouped dwellings and uses the space in between as a functional community open space. Secondly, separation of the proposed grouped dwellings between the adjacent sites and dwellings is consistent for the area. • In relation to external traffic the built form design incorporates a layering of protection from noise including purpose designed screening panels that both protect from noise and sun as well as give identity to the built form. • The built form is based on a mix of single storey and two storey dwellings. The scale is of domestic nature and the grouping of dwellings into a limited number is to keep the bulk to an relatable scale of dwellings on adjacent sites. • Built form design, arrangement and orientation is specifically placed to maximise the northerly aspect to provide daylight and sunlight to enter habitable rooms and private open spaces. refer plans
Performance Criteria		
<p>P1</p> <p>A dwelling must:</p> <ul style="list-style-type: none"> (a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and (b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road. 	<p>P3 The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> (a) not cause unreasonable loss of amenity by: <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or (ii) overshadowing the private open space of a dwelling on an adjoining lot; or (iii) overshadowing of an adjoining vacant lot; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area. 	

GLAMORGAN SPRING BAY INTERIM PLANNING SCHEME 2015

10.4 Development Standards for Residential Buildings and Works

10.4.3 Site Coverage and Private Open Space

New Proposal

NEW PROPOSAL - Planning Scheme Summary Evaluation

Objective:	Comments
<p>To provide:</p> <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; and (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is integrated with the living areas of the dwelling; and (d) private open space that has access to sunlight. 	<p>The proposed amendment is in general conformity with the objectives of the Scheme Clause 10.4.3 as it aims to:</p> <ul style="list-style-type: none"> • provide ample outdoor recreation spaces in several locations throughout the residential village. • The concept for the new proposal is to create a village environment defined by the open space network in which there are special spaces where to meet, rest, entertain including a community garden space. • Landscaping defines the pedestrian / vehicular circulation ways and the central community spaces. • Dwellings are formed in groups that are connected to the central open space the "Main Street" and the Lower Level Village with a central Spa and the community Orchards. • Individual dwellings have their own private open space which acts as a buffer between the internal space and the common open space. This concept provides a necessary link from an individual to the community.
Performance Criteria	
<p>P1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any communal open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (b) reasonable space for the planting of gardens and landscaping. 	<p>P2</p> <p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is: <ul style="list-style-type: none"> (i) conveniently located in relation to a living area of the dwelling; and (ii) orientated to take advantage of sunlight. <p>• The private open spaces are sized for functionality and privacy and due to their immediate link with the common open space are regarded as appropriate in size without being wasteful of space. Residents are encouraged to participate in healthy social village environment. The common open spaces are designed in their size and content to encourage this.</p> <p>• The Upper Village Level has a special common open space in the form of a water feature serving as WSUD, an outlook for the blocks of dwellings surrounding it and as an area for all the residents to visit and use as a restful contemplation space.</p> <p>• There will be several common drying areas conveniently located throughout the Lower and Upper Village levels.</p>

GLAMORGAN SPRING BAY INTERIM PLANNING SCHEME 2015

10.4 Development Standards for Residential Buildings and Works

10.4.4 Sunlight and Overshadowing for all Dwellings

New Proposal

NEW PROPOSAL - Planning Scheme Summary Evaluation

Objective:		Comments
To provide:		
(a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and		<p>The proposed amendment is in general conformity with the objectives of the Scheme Clause 10.4.4 as follows:</p> <ul style="list-style-type: none">•The built form design, arrangement and orientation is specifically structured to maximise the northerly aspect so to provide greatest opportunity for daylight and sunlight to enter habitable rooms and private open spaces.•The spacing of each group of dwellings in relation to separation between buildings is calculated as an optimum separation distance to achieve privacy, daylight and sunlight access while maintaining and encouraging a sociable connection to each dwelling group.
(b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and <u>private open space</u> .		
Performance Criteria		<ul style="list-style-type: none">•As evidenced in the floor plan layout, dwellings are sited to receive good exposure to daylight and sunlight. Disposition and orientation of each group of dwellings is made to optimise the requirement of this clause.
P1	P3	
A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).	A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3.	
P2		
A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing a window of a habitable room (other than a bedroom), of another dwelling on the same site, that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).		

GLAMORGAN SPRING BAY INTERIM PLANNING SCHEME 2015

10.4 Development Standards for Residential Buildings and Works

10.4.6 Privacy for all Dwellings

New Proposal

NEW PROPOSAL - Planning Scheme Summary Evaluation

Objective:	Comments
<p>To provide reasonable opportunity for privacy for dwellings.</p>	<p>The proposed amendment is in general conformity with the objectives of the Scheme Clause 10.4.4 as follows:</p> <ul style="list-style-type: none"> •The built form design, arrangement and orientation is specifically structured to maximise the northerly aspect so to provide greatest opportunity for daylight and sunlight to enter habitable rooms and private open spaces. Each dwelling is provided with a outdoor private deck / balcony / terrace with front and side screening to achieve an acceptable level of privacy whilst encouraging possibilities for social interaction. •The spacing of each group of dwellings in relation to separation between buildings is calculated as an optimum separation distance to achieve privacy, daylight and sunlight access while maintaining and encouraging a sociable connection to each dwelling group.
<p>Performance Criteria</p> <p>P1</p> <p>A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <ul style="list-style-type: none"> (a) a dwelling on an adjoining lot or its private open space; or (b) another dwelling on the same site or its private open space; or (c) an adjoining vacant residential lot. <p>P2</p> <p>A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1 m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> (a) window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling; and (c) an adjoining vacant residential lot. <p>P3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>	

New Proposal

NEW PROPOSAL - Summary

SUMMARY

This proposal for a lifestyle retirement village is in general conformity with and, as shown in the previous pages, the requirements of Part D Zones , Clause 10.0 General Residential Zone” in the Interim Planning Scheme 2015

The proposal aims to provide for a more efficient use of land and resources by introducing to the area what is believed to be a much needed form of housing for an increasing number of people reaching their retirement age. This groups desires are to live in a place with good access to local services, a quality environment, a friendly social network and proximity to health services, all of which Swansea can provide.

The introduction of this form of housing makes good sense as a new direction for the continued development of the site instead of the single lot housing which is already well supplied in the area.

The proposed placement of 67 retirement dwelling units is considered an appropriate number and which is supported by the inclusion of both quantitative and qualitative elements in the proposed layout (affordable dwelling units, an open space network including community spaces...open and sheltered, safe accessible layout with a planned separation of vehicles and people, internal walkways and lifts.

The aim is to provide a significant social and community housing benefit for Swansea by creating a “place based” environment for a demographics that has the needs of a community’s care. A care through closeness rather than an outcome formulated by a numbered approach of a perceived need for a quantity of space of a single lot house but not required naturally and affordably.

This document is submitted in conjunction with other detailed plans including architectural plans and consultants civil and stormwater designs.

GLAMORGAN SPRING BAY INTERIM PLANNING SCHEME 2015


10.4 Development Standards for Residential Buildings and Works


10.4.8 Waste Storage for Multiple Dwellings

Garbage Management

Planning Scheme Summary Evaluation

Objective:		Comments				
To provide for the storage of waste and recycling bins for multiple dwellings.		The provision for the storage of waste and recycling bins for the proposed retirement village is made at two location points conveniently situated for the use of residents as well as the collection of bins by the service provider at either kerbside (as in the case at the Noyse Street entry) or within the property (as in the case at the upper carpark).				
Acceptable Solutions	Performance Criteria					
A1	P1					
A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m2 per dwelling and is within one of the following locations:	A multiple dwelling development must provide storage, for waste and recycling bins, that is:					
(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or	(a) capable of storing the number of bins required for the site; and					
(b) in a communal storage area with an impervious surface that:	(b) screened from the frontage and dwellings; and					
(i) has a setback of at least 4.5 m from a frontage; and	(c) if the storage area is a communal storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.					
(ii) is at least 5.5 m from any dwelling; and						
(iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area.						

Bin Size [L or m³]	Example	Collection vehicle	Approximate dimensions [m]		
			Height	Width	Depth
1100L		Rear lift	1.48	1.36	1-1.2

Recycled Waste Management Using Bulk Bins					
Recycling will be managed by using 240 litre mobile garbage bins.. It is recommended that some bins will be provided for mixed paper recyclables and some for mixed container recyclables.					
240L		Side lift or rear lift	1.08	0.58	0.74


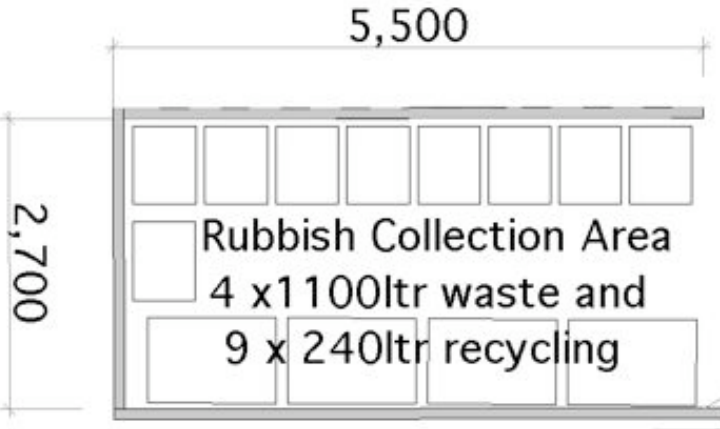
GLAMORGAN SPRING BAY INTERIM PLANNING SCHEME 2015

10.4 Development Standards for Residential Buildings and Works

10.4.8 Waste Storage for Multiple Dwellings

Garbage Management

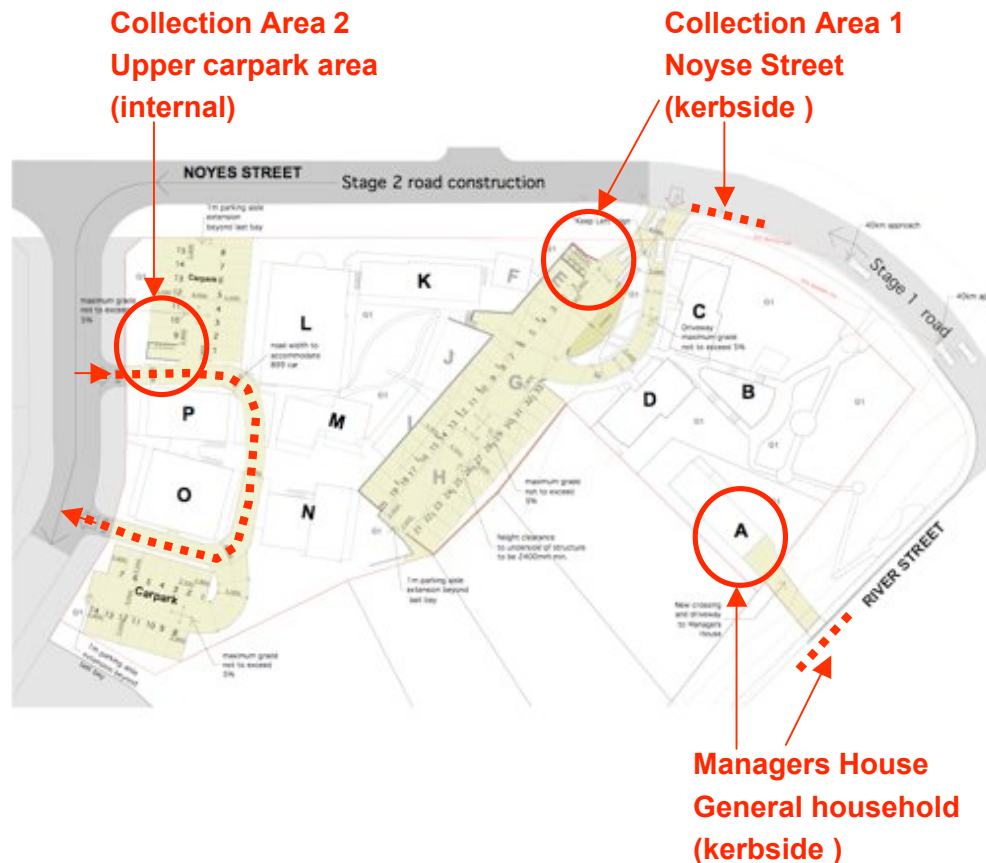
Planning Scheme Summary Evaluation

Comments	
 <p>Collection Area 1 Noyse Street</p>	<p>Assessed Quantities - General Waste</p> <p>The development includes 67 retirement dwelling units. Research suggests that each dwelling unit will produce an average of 100 litres of recycled waste per week. The total general waste generated by the dwelling units can be calculated as follows: <u>67 dwelling units each producing 100 litres per week = 6700 litres.</u> With the use of 1100 litre bulk bins there will be a need for a maximum of 7 bulk bins to meet the general garbage requirements for the retirement dwelling units. In addition to the dwelling units requirements there will be provision for an additional 1 x 1100litre bulk bin to service the Physio/Spa facility.</p> <p>Therefore there will be a total of 8 x 1100litre bulk bins accommodated. Distribution of these bulk bins will be as follows: 4 x 1100litre bins will be situated in the upper carpark storage area and 4 x 1100litre bins will be situated at the Noyse Street storage area.</p>
 <p>Collection Area 2 Upper Carpark</p>	<p>Assessed Quantities - Recycled Waste</p> <p>The development includes 67 retirement dwelling units. Research suggests that each dwelling unit will produce an average of 60 litres of recycled waste per week. The total recyclable waste generated by the dwelling units can be calculated as follows: <u>67 dwelling units each producing 60 litres per week = 4020 litres.</u> With the use of 240 litre wheelie bins there will be a need for a maximum of 17 x 240 litre wheelie bins to manage the recyclable waste for the dwelling units for one week. There is an additional 240litre bin provided for the Physio/Spa facility. Distribution of these 240litre bins will be as follows: 9x 240litre bins will be situated in the upper carpark storage area and 9 x 240litre bins will be situated at the Noyse Street storage area.</p>

GLAMORGAN SPRING BAY INTERIM PLANNING SCHEME 2015

10.4 Development Standards for Residential Buildings and Works

10.4.8 Waste Storage for Multiple Dwellings



Garbage Management

Planning Scheme Summary Evaluation

Waste Caretaking

The Body Corporate will employ various persons for the management of the grounds and other resident services including gardeners and maintenance where some may be designated as a waste caretaker to manage the waste generated by the development.

The designated duties would include the activities such as:

- servicing the residential garbage bulk bins including replacing full bulk bins and recycling waste bins as appropriate
- Transporting 1100litre bulk bins for general waste and 240 litre bins for recyclable waste between garbage storage area and street level to coincide with collection cycles and vice versa.
- Assisting with the process of emptying of bins during collection if required
- Organising, maintaining and cleaning the general and recycled waste holding areas.

Street Collection at Noyse Street.

The development will have an available footpath space adjacent the driveways on Noyse Street to allowing a maximum of 9 recyclable bins to be located (including space between bins to allow for operation of collection arms)

General garbage will be transported out of the Collection area 1 and onto street level on the collection day using 1100 litre bulk bins .

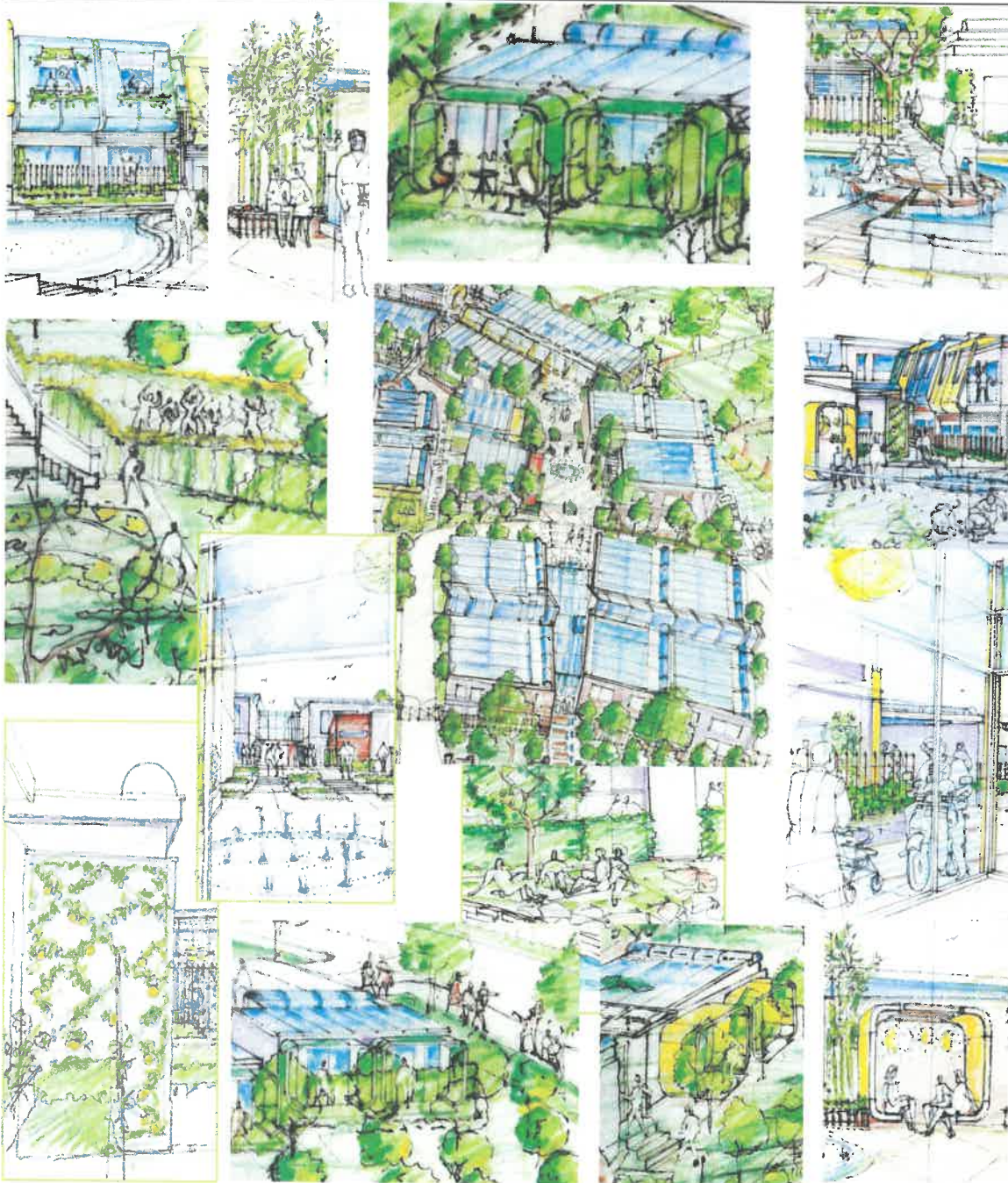
After emptying the bulk bins will be returned to the garbage areas for cleaning.

Managers House Collection at River Street

Managers house waste collection will be a normal household collection with standard waste and recycling bin provisions.

VISUALISING THE SPACES AND PLACES IN THE VILLAGE





PRESENTING A VARIETY OF SPACES

The Village plan has been conceived as a neighbourhood programmed around a “main street-like-way” which binds all the dwellings and presents varied activities along its meandering spine.

The “way” is a common recognizable space that provides residents with many advantageous uses such as:

- recognizable entry and exit points
 - a central continuous processional space with many different activity spaces including resting spaces, outdoor meeting spaces for chatting, exchanging, catching up.
 - exercise spaces where walking and cycling is possible and encouraged
 - indoor meeting spaces located central along the way
 - quiet meditation space in a central pond.
 - a square with a viewing area over the lower gardens and views to distant hills and directional connection to the town centre with the water tower as a main marker.
 - many branches to secondary spaces offering new activities , eg. side spaces adjacent the common rooms, an alley way leading to the central meditation pond, at the northern square providing a link to the hillside spa and gardens, access through the gardens to the Managers building, access via the garden to the local bus stop at River Street.
- These various spaces are depicted as follows.**

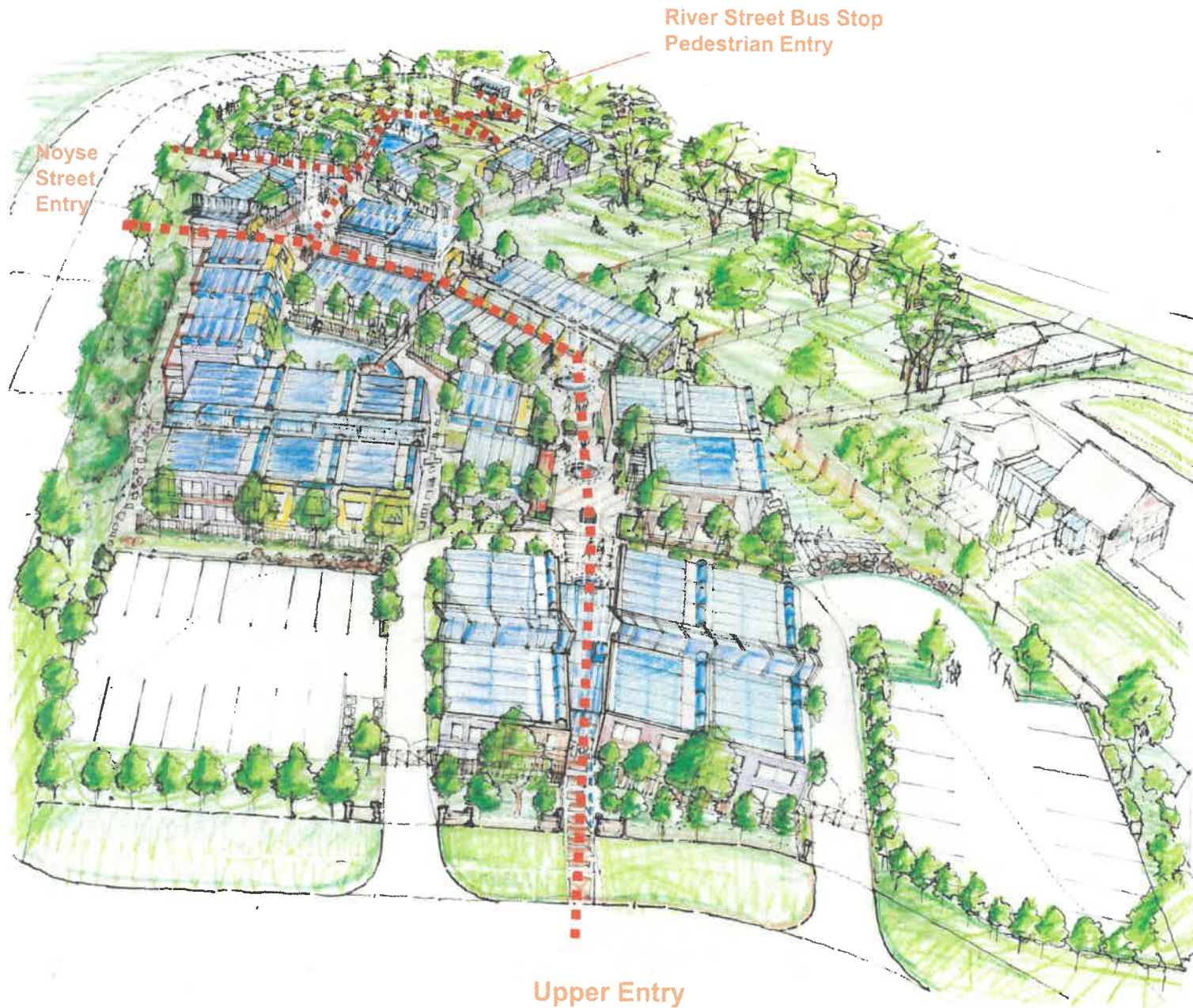
LOCATION OF THE VARIED SPACES



1

Main Street Way

This overall view depicts the village as a place organized along a main street-like way with entries at Noyse Street and the Upper Road off Noyes Street. The way also continues via the Spa and through the gardens to the Bus Stop at River Street. There are activity spaces all along the way for residents to easily access.



Upper Court

The views from the common rooms have a clear visible connection to all the important places of the village.

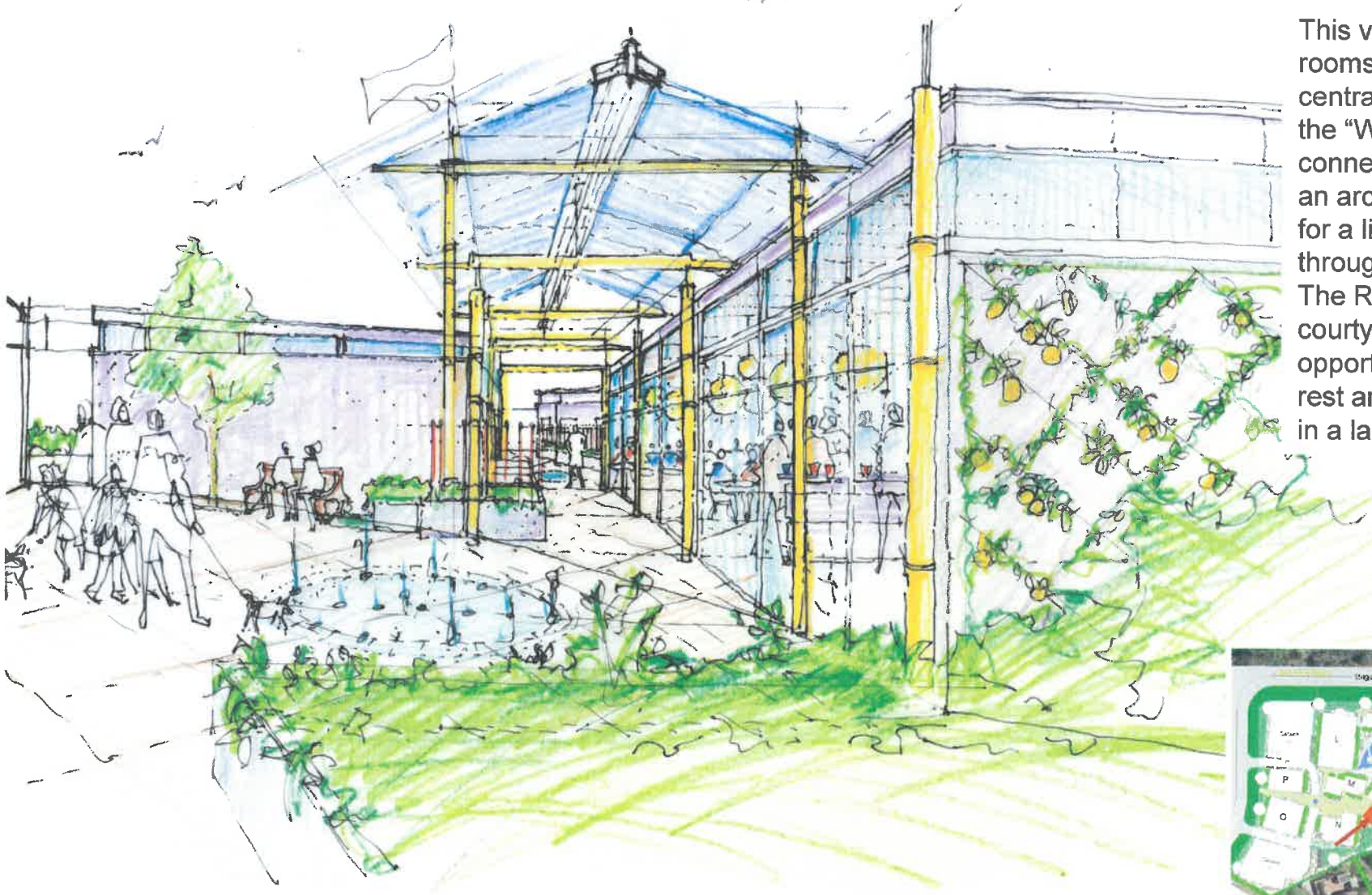
This view shows a clear sight of the upper entry access to the village and the stepped avenue through the upper courtyard.

Common Rooms



Common Rooms From Upper Court

This view of the common rooms shows them centrally located along the "WAY" and connected intimately via an arcade with glass roof for a light and airy feel throughout the year. The Rooms open to courtyards with opportunities for many rest and activity spaces in a landscaped setting.

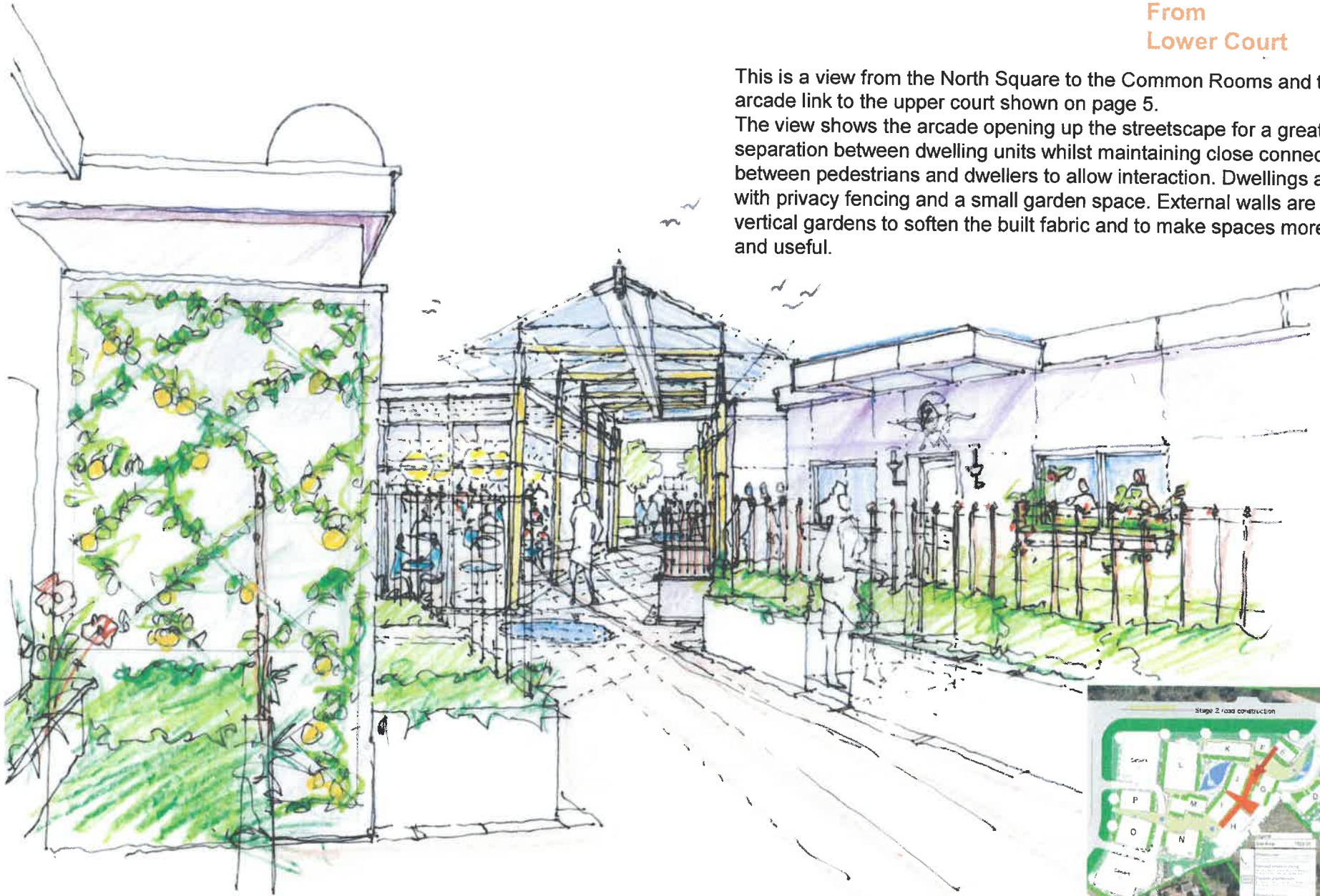


Common Rooms
From
Lower Court

4

This is a view from the North Square to the Common Rooms and through the arcade link to the upper court shown on page 5.

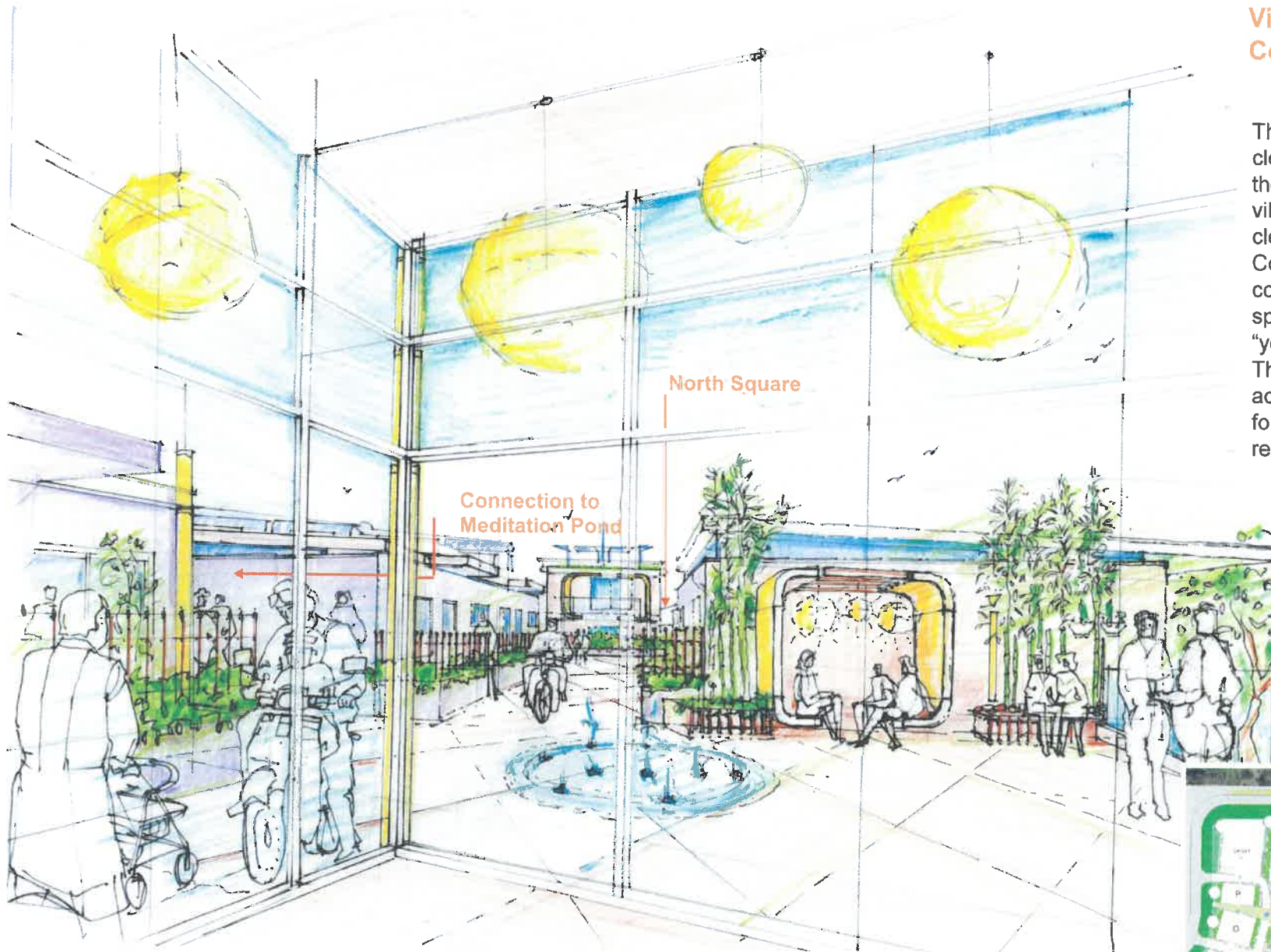
The view shows the arcade opening up the streetscape for a greater separation between dwelling units whilst maintaining close connection between pedestrians and dwellers to allow interaction. Dwellings are provided with privacy fencing and a small garden space. External walls are fitted with vertical gardens to soften the built fabric and to make spaces more interesting and useful.



View North from Common Rooms

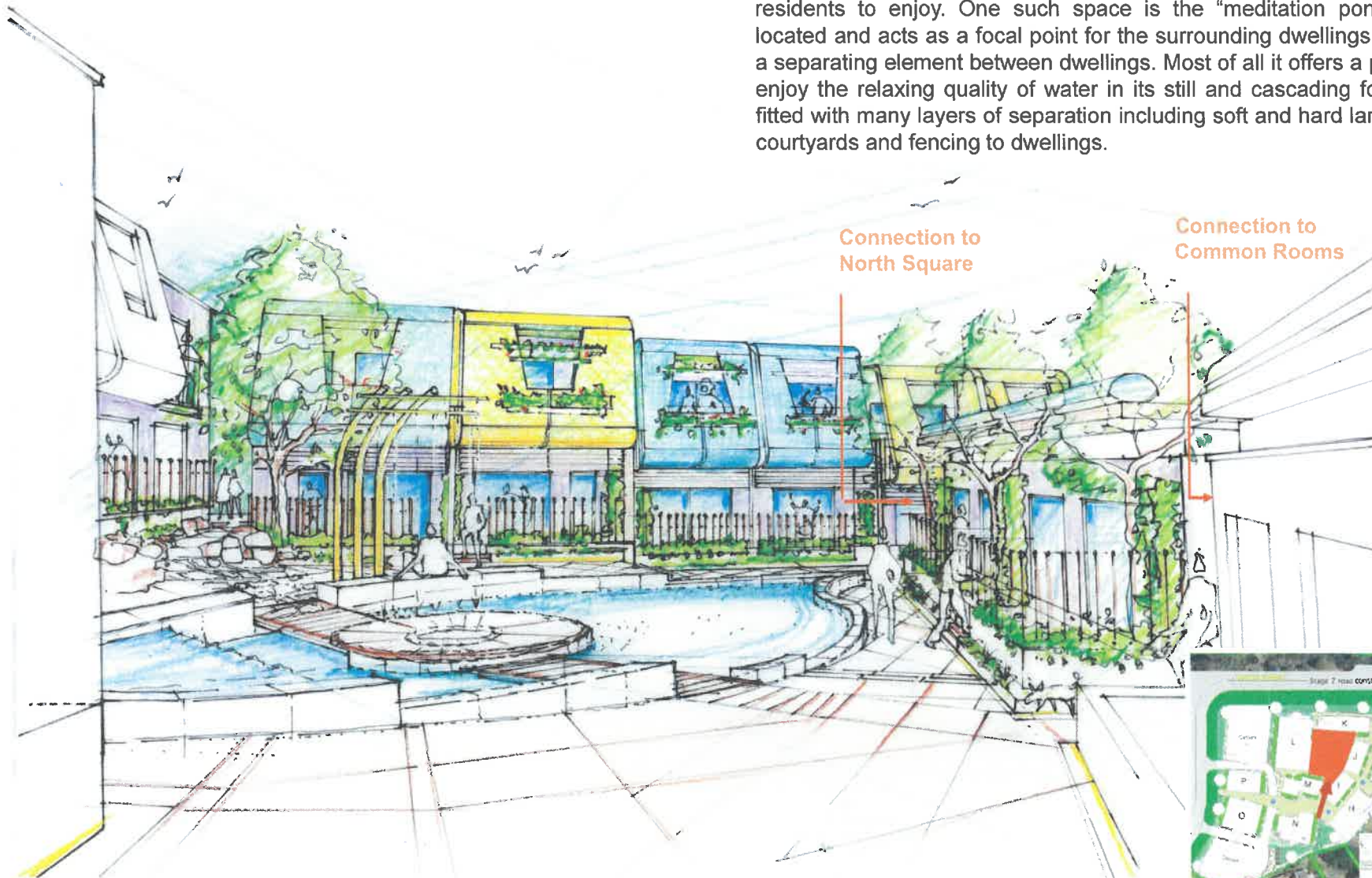
5

The common rooms have a clear visible connection to all the important places of the village. This view shows a clear sight toward the North Court and an immediate connection to a small meeting space fitted with seating and “yellow chatbooths”
The view also shows an accessible and connected way for many to walk, cycle, meet, rest or play.



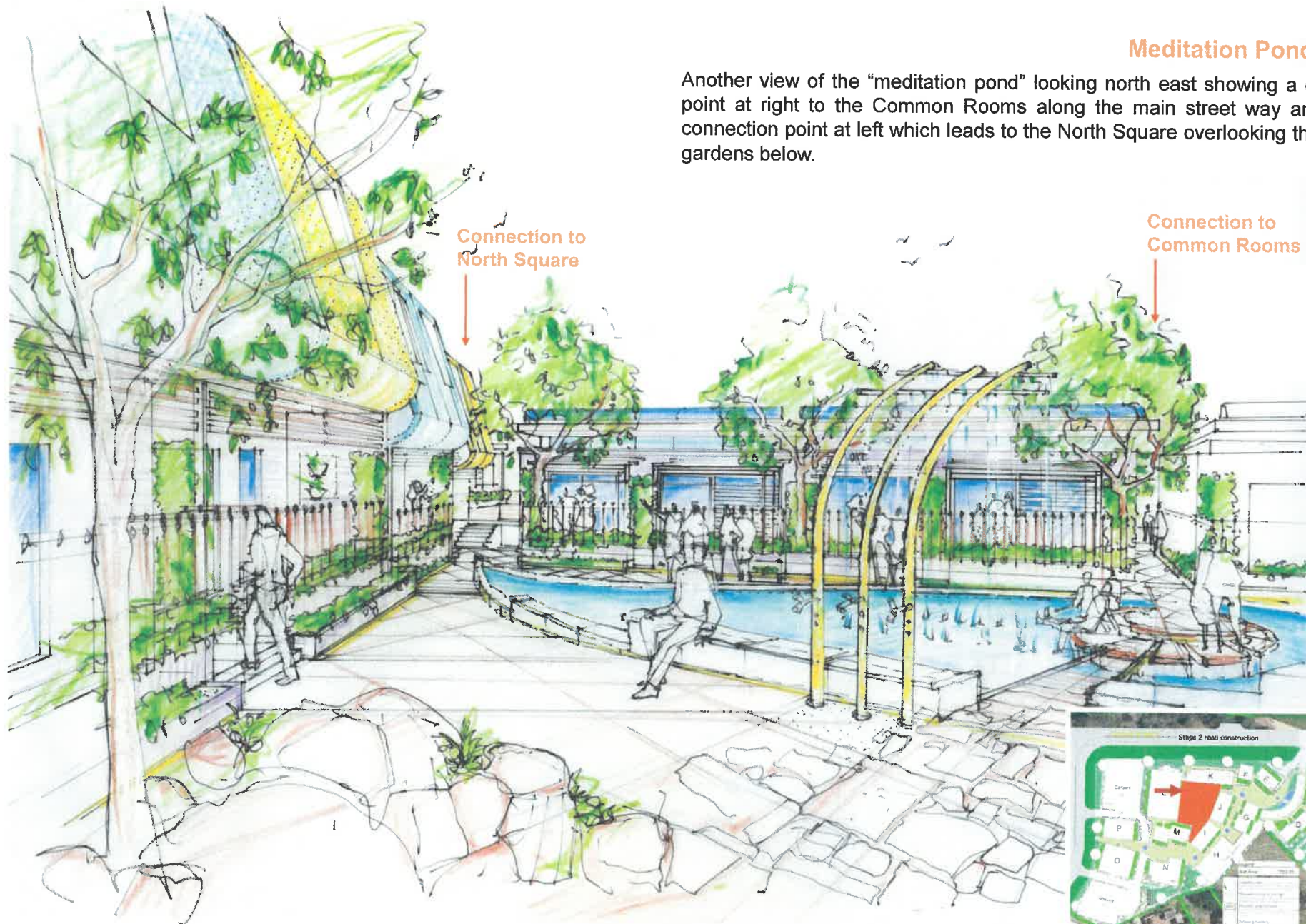
Meditation Pond

Central to the idea of a vibrant village is to provide a variety of spaces for the residents to enjoy. One such space is the "meditation pond". It is centrally located and acts as a focal point for the surrounding dwellings offering relief and a separating element between dwellings. Most of all it offers a place to come and enjoy the relaxing quality of water in its still and cascading form. The space is fitted with many layers of separation including soft and hard landscaping, privacy courtyards and fencing to dwellings.

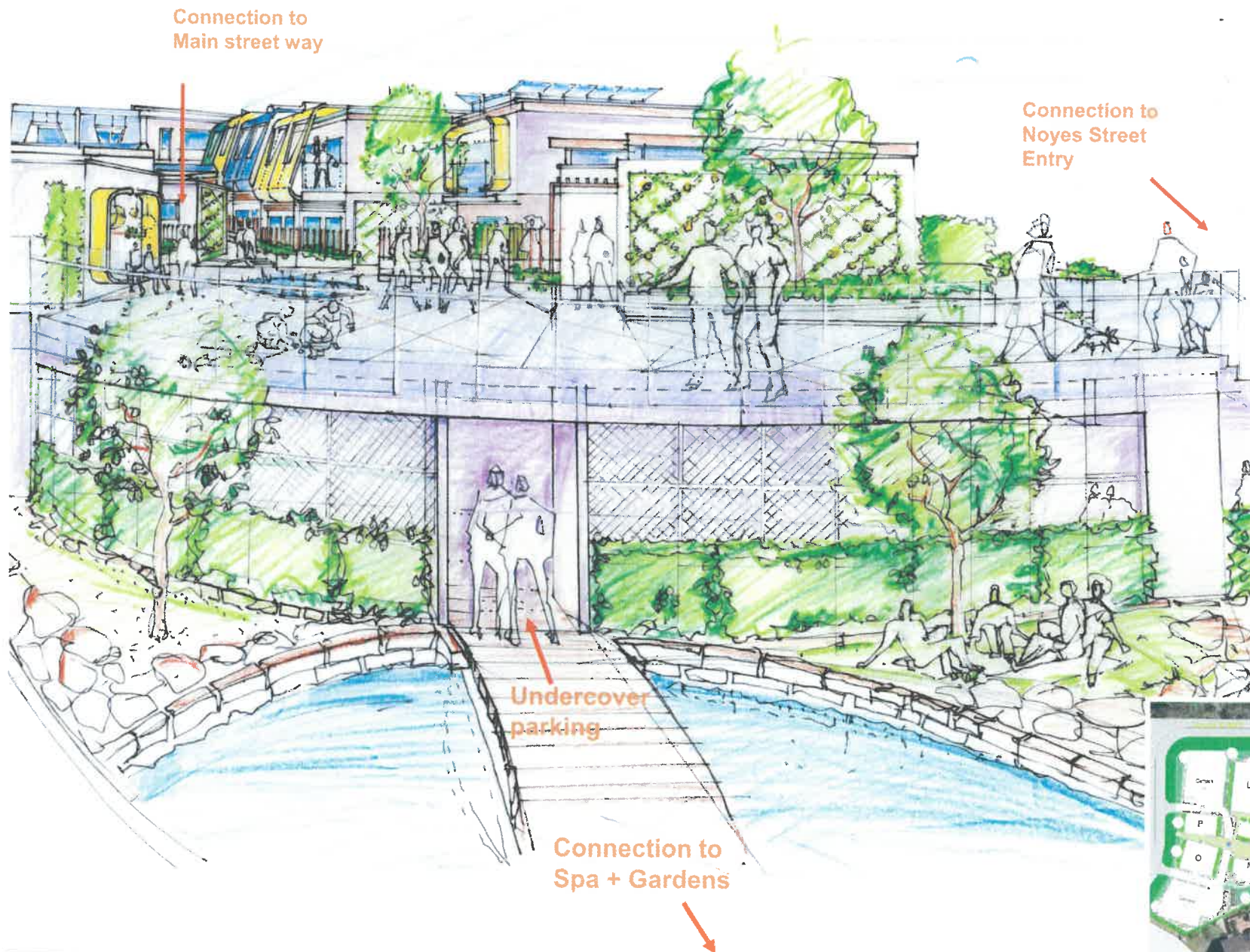


Meditation Pond

Another view of the “meditation pond” looking north east showing a connection point at right to the Common Rooms along the main street way and another connection point at left which leads to the North Square overlooking the Spa and gardens below.



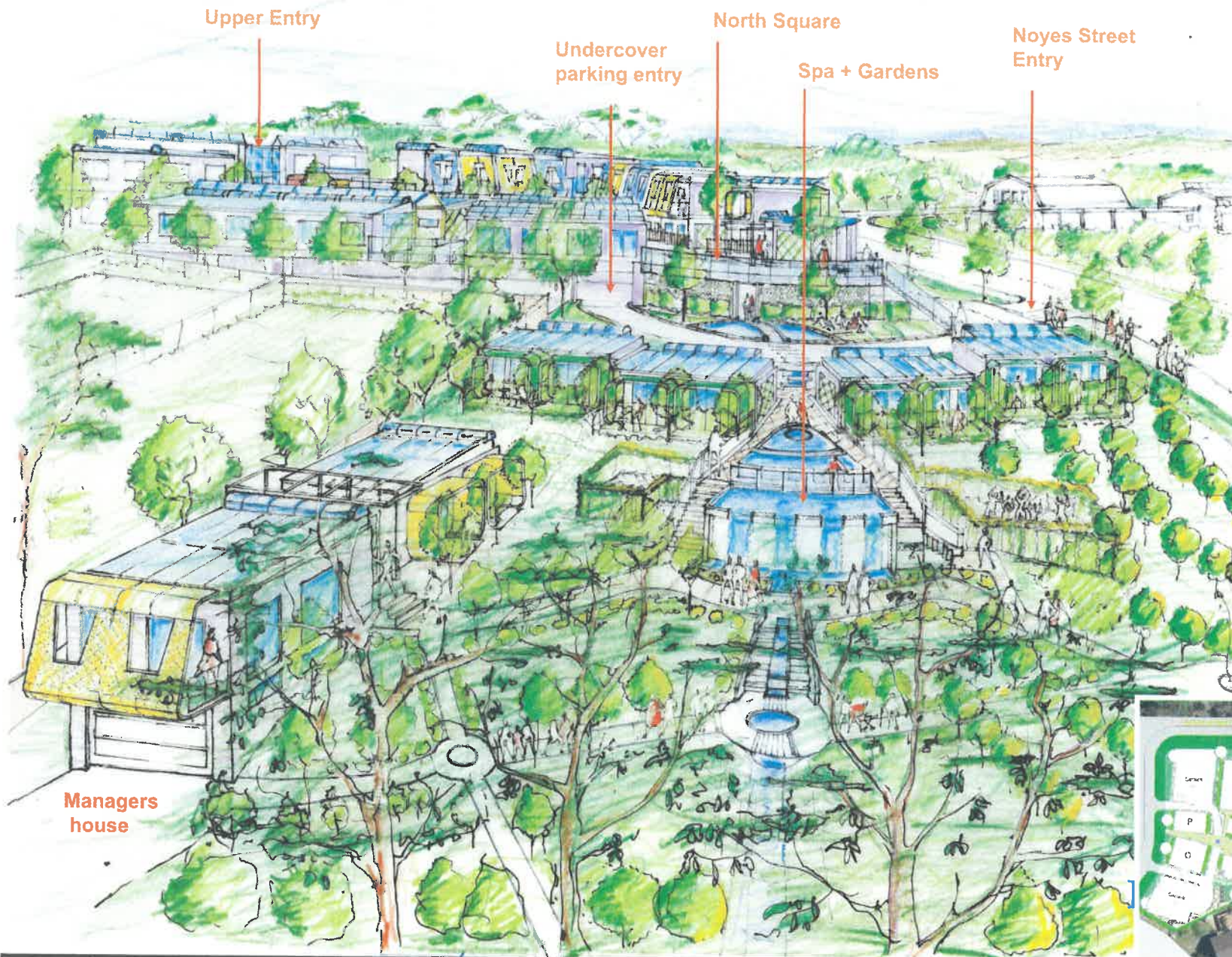
North Square



The North Square is the first open space one encounters when arriving from the Noyes Street entry. This is an orienting space as it is high overlooking the spa and gardens below whilst providing a connecting view to the Swansea water tower in the direction of the town centre.

This square is also a meeting place with a connection to the main street way and a direct access from the residents and visitors parking below.





Spa + Gardens

On entering the village from the Noyes Street entry residents can access the undercover parking in front of which is located the Spa with Gardens and the Managers house.

Overlooked by the North Square the Spa and Gardens are located on the slopes of the site fronting River Street. This portion of the site is most visible from the hillside on the other side of River Street and the town and so the greater portion of the slopes was designed as green space with access to the residents to the Spa, the Managers house and the bust stop.

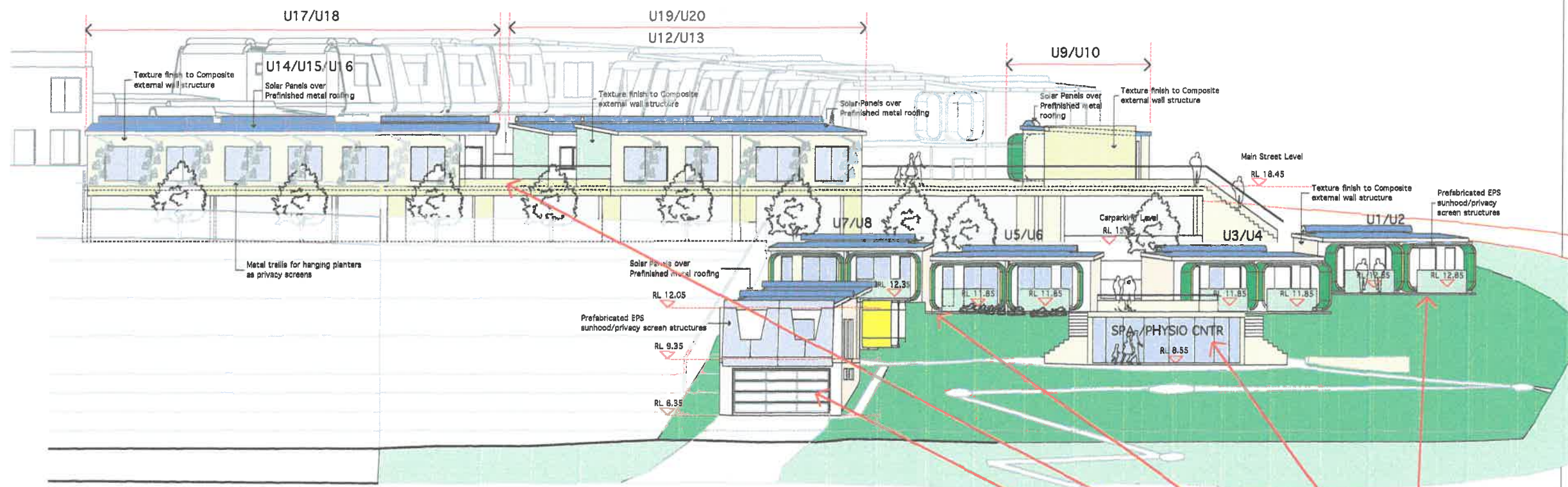


River Street Frontage

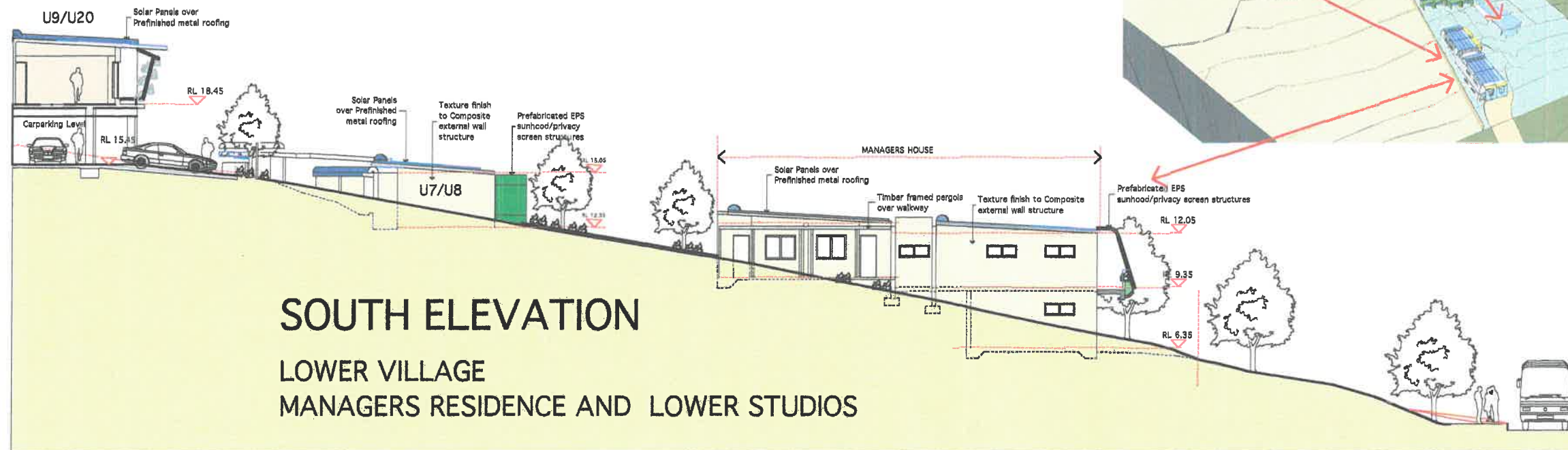


SUMMARY OF THE SPACES AND PLACES





EAST ELEVATION
VIEW FROM RIVER STREET



SOUTH ELEVATION
LOWER VILLAGE
MANAGERS RESIDENCE AND LOWER STUDIOS

3D site view.jpg

NOTES

LEGEND

- FBW(B) Selected Face Brickwork(biscuit))
- Stucco
- MR Selected Metal Roof
- PW1 Painted Wall Paint Colour 1
- PW2 Painted Wall Paint Colour 2
- PFS Prefinished Modular Screen
- PAW Powdercoated Aluminium Framed Windows
- MGB Metal & Glass Balustrade
- PD Panel lift Garage Doors
- CG Clear Glass
- OG Opaque Glass

Smartgrowth
Master Planning & Urban Design

Level 2 /121 Macquarie Street
Hobart 7000

Mob: 0407704407
e-mail: george@smartgrowth.com.au

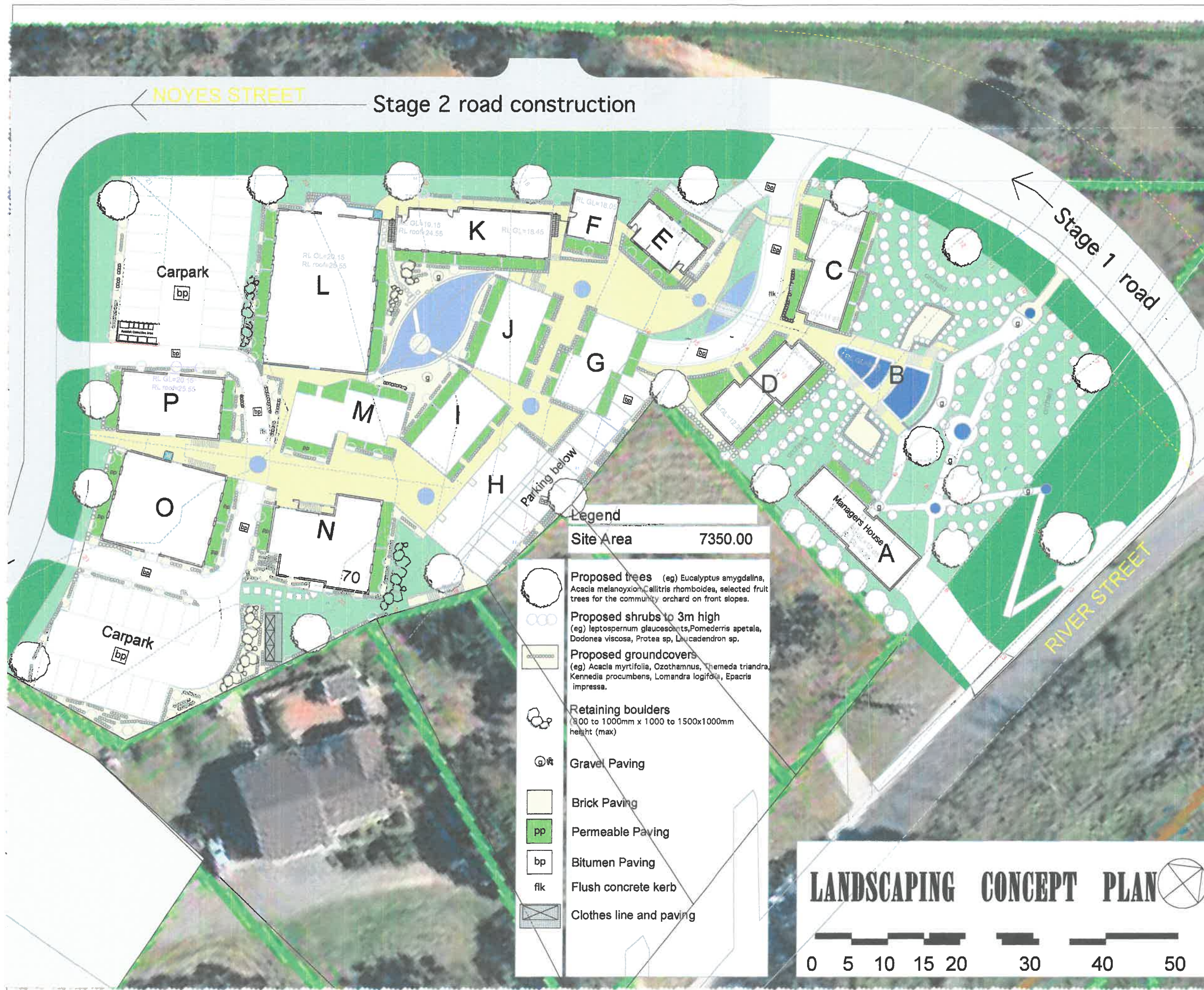
SWANSEA RISE

Swansea
TAS

for
Greenplacetas Pty Ltd

East & South Elevations

Drawn	GL	
Date	4/10/19	Scale
Dwg. No	DA-11	Issue A



NOTES

Legend

- A Managers House
- B Spa
- C 4 dwellings
- D 4 dwellings
- E 2 dwellings
- F 2 dwellings
- G 2 dwellings
- H 3 meeting rooms
- I 2 dwellings
- J 2 dwellings
- K 8 dwellings
- L 16 dwellings
- M 3 dwellings
- N 6 dwellings
- O 8 dwellings
- P 8 dwellings

Smartgrowth
Master Planning & Urban Design

Level 2 /121 Macquarie Street
Hobart 7000

Mob: 0407704407

e-mail: george@smartgrowth.com.au

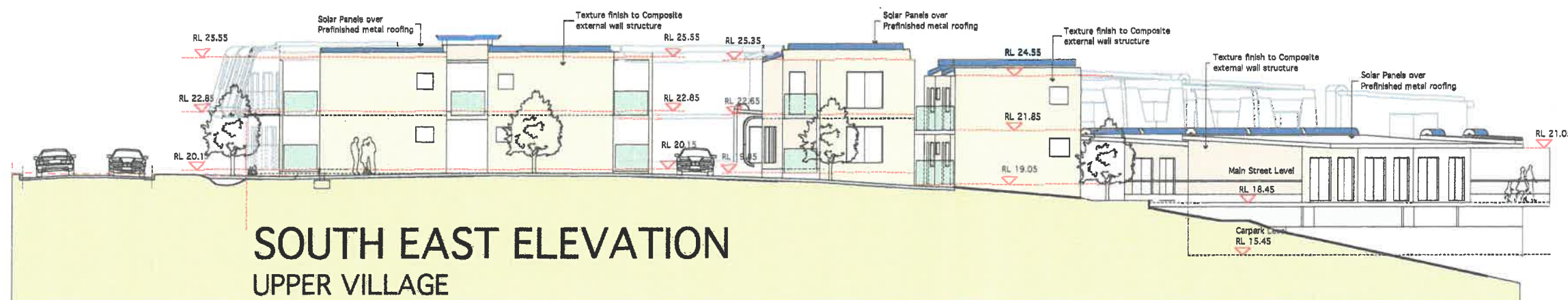
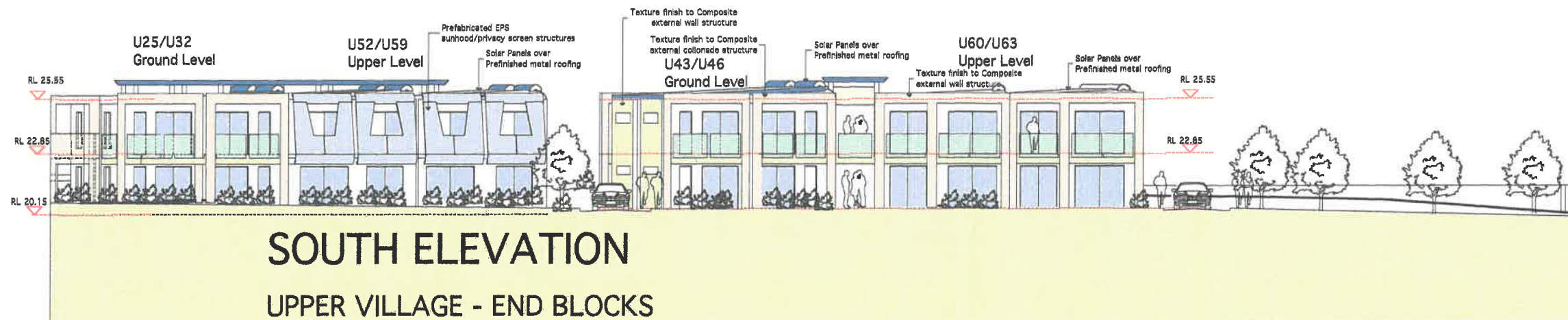
SWANSEA RISE

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TAS

for
Greenplacetas Pty Ltd

Landscaping Plan

Drawn	GL	
Date	4/10/19	Scale
Dwg. No	DA-17	Issue A



NOTES

LEGEND

- FBW(B) Selected Face Brickwork(biscuit))
- Stucco
- MR Selected Metal Roof
- PW1 Painted Wall Paint Colour 1
- PW2 Painted Wall Paint Colour 2
- PFS Prefinished Modular Screen
- PAW Powdercoated Aluminium Framed Windows
- MGB Metal & Glass Balustrade
- PD Panel lift Garage Doors
- CG Clear Glass
- OG Opaque Glass

Smartgrowth
Master Planning & Urban Design

Level 2 /121 Macquarie Street
Hobart 7000

Mob: 0407704407
e-mail: george@smartgrowth.com.au

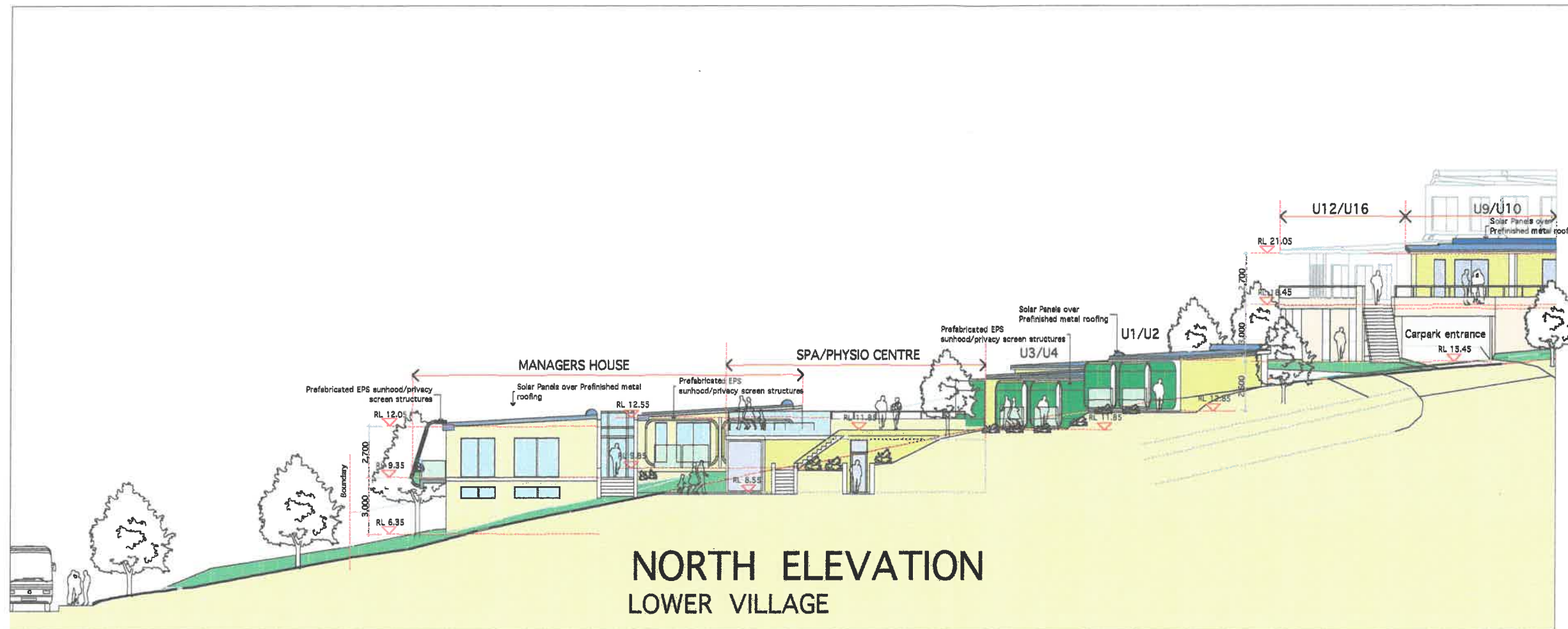
SWANSEA RISE

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Greenplacetas Pty Ltd

Upper Village South Elevations

Drawn	GL	
Date	4/10/19	Scale
Dwg. No	DA-12	Issue A

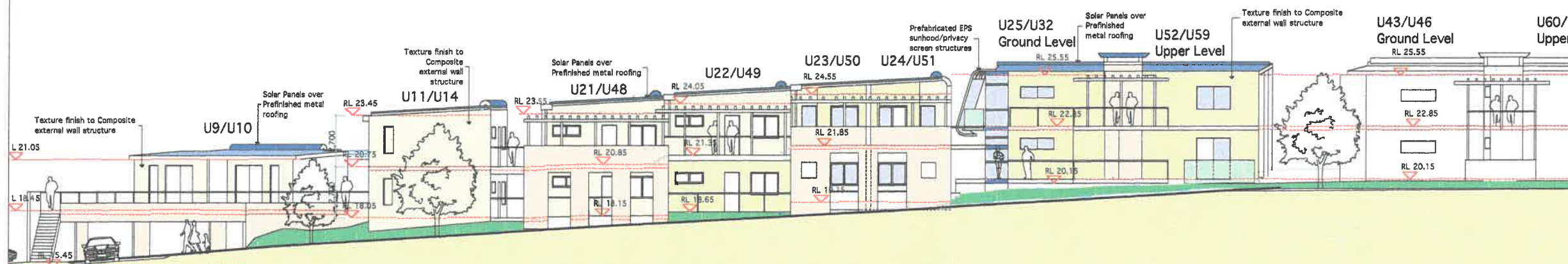


NORTH ELEVATION
LOWER VILLAGE

NOTES

LEGEND

- FBW(B) Selected Face Brickwork(biscuit))
- Stucco
- MR Selected Metal Roof
- PW1 Painted Wall Paint Colour 1
- PW2 Painted Wall Paint Colour 2
- PFS Prefinished Modular Screen
- PAW Powdercoated Aluminium Framed Windows
- MGB Metal & Glass Balustrade
- PD Panel lift Garage Doors
- CG Clear Glass
- OG Opaque Glass



NORTH WEST ELEVATION
UPPER VILLAGE

Smartgrowth
Master Planning & Urban Design

Level 2 /121 Macquarie Street
Hobart 7000

Mob: 0407704407

e-mail: george@smartgrowth.com.au

SWANSEA RISE

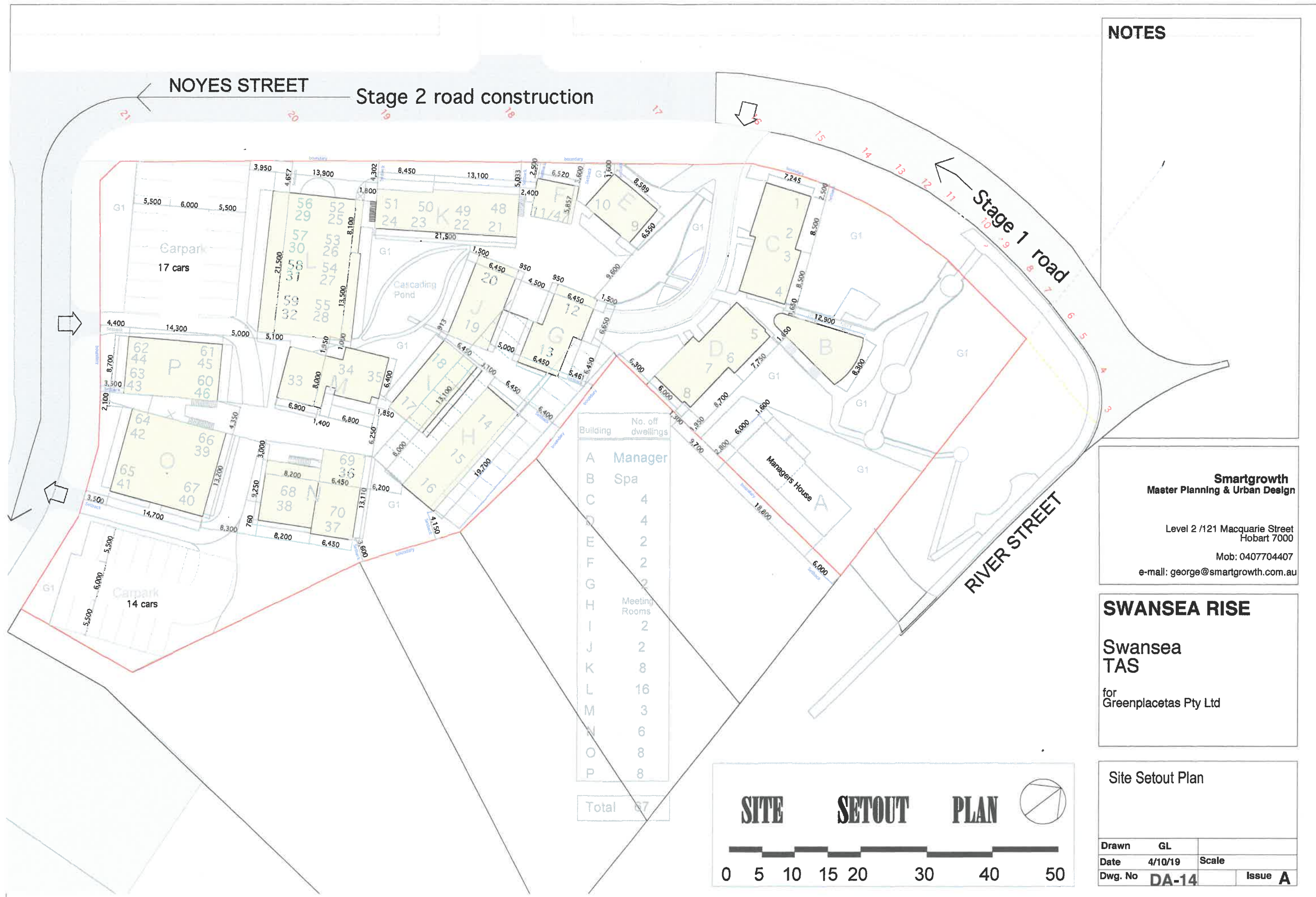
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Upper Village North Elevations

Drawn	GL	
Date	4/10/19	Scale
Dwg. No	DA-13	Issue A

NOTES



Smartgrowth
Master Planning & Urban Design

Level 2 /121 Macquarie Street
Hobart 7000

Mob: 0407704407

e-mail: george@smartgrowth.com.au

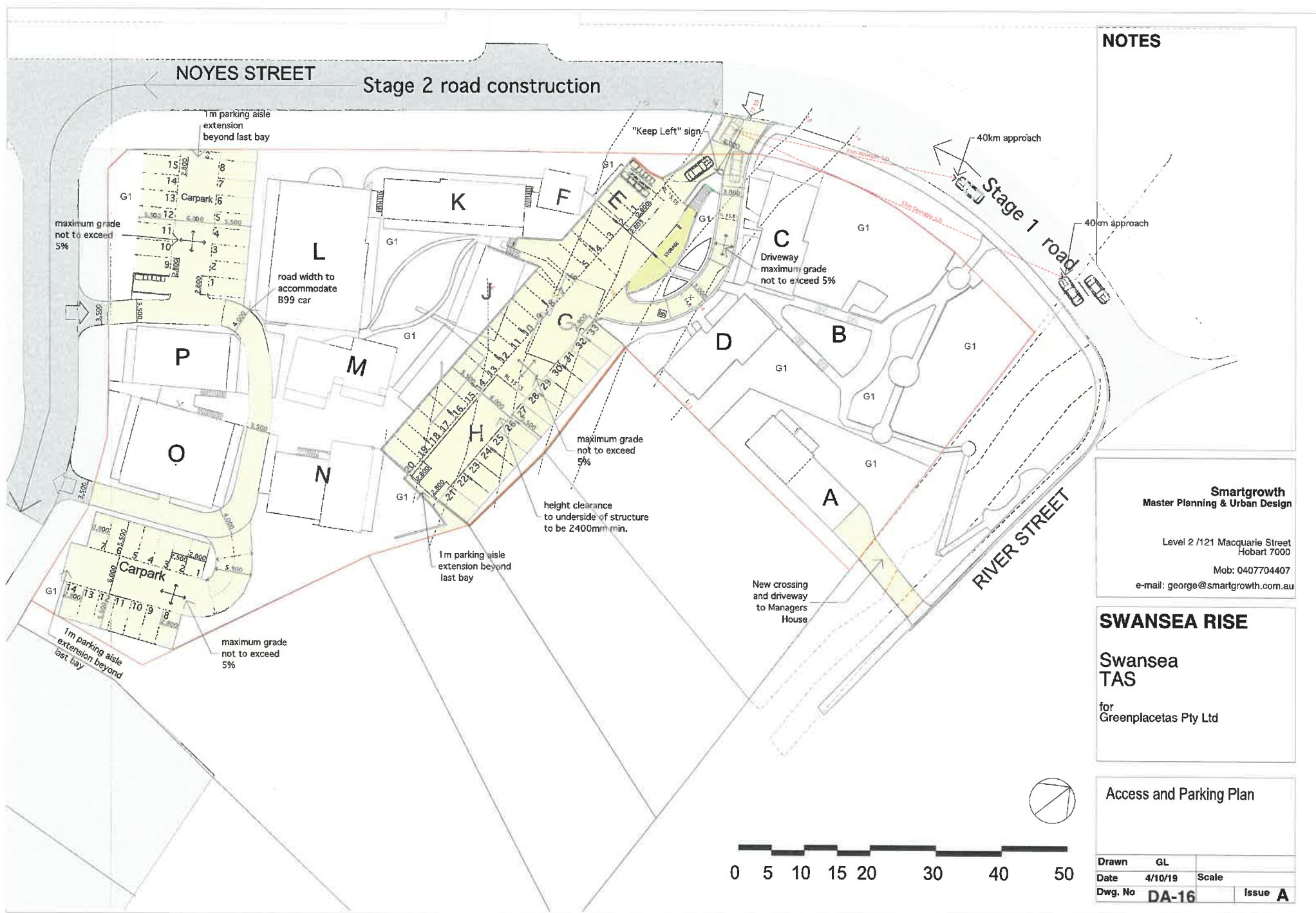
SWANSEA RISE

**Swansea
TAS**

for
Greenplacetas Pty Ltd

Site Setout Plan

Drawn	GL	
Date	4/10/19	Scale
Dwg. No	DA-14	Issue A



NOTES

Smartgrowth
Master Planning & Urban Design

Level 2 /121 Macquarie Street
Hobart 7000

Mob: 0407704407

e-mail: george@smartgrowth.com.au

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**Swansea
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for
Greenplacetas Pty Ltd

Access and Parking Plan

Drawn	GL		
Date	4/10/19	Scale	
Dwg. No	DA-16	Issue	A

NOTES

Smartgrowth
Master Planning & Urban Design

Level 2 /121 Macquarie Street
Hobart 7000

Mob: 0407704407
e-mail: george@smartgrowth.com.au

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Greenplacetas Pty Ltd

Services Concept Plan

Sewer , Water, Stormwater

Drawn	GL	
Date	4/10/19	Scale
Dwg. No	DA-15	Issue A

NOYES STREET

NOTE:
as per the existing
approved subdivision design

Connection for
Stage 1

Connection for
ManagersHouse

RIVER STREET

NOTE:
Existing water line as per
initial Subdivision installation

NOTE:
Existing sewer connection point
as per the existing
approved subdivision design

STORMWATER CONCEPT PLAN



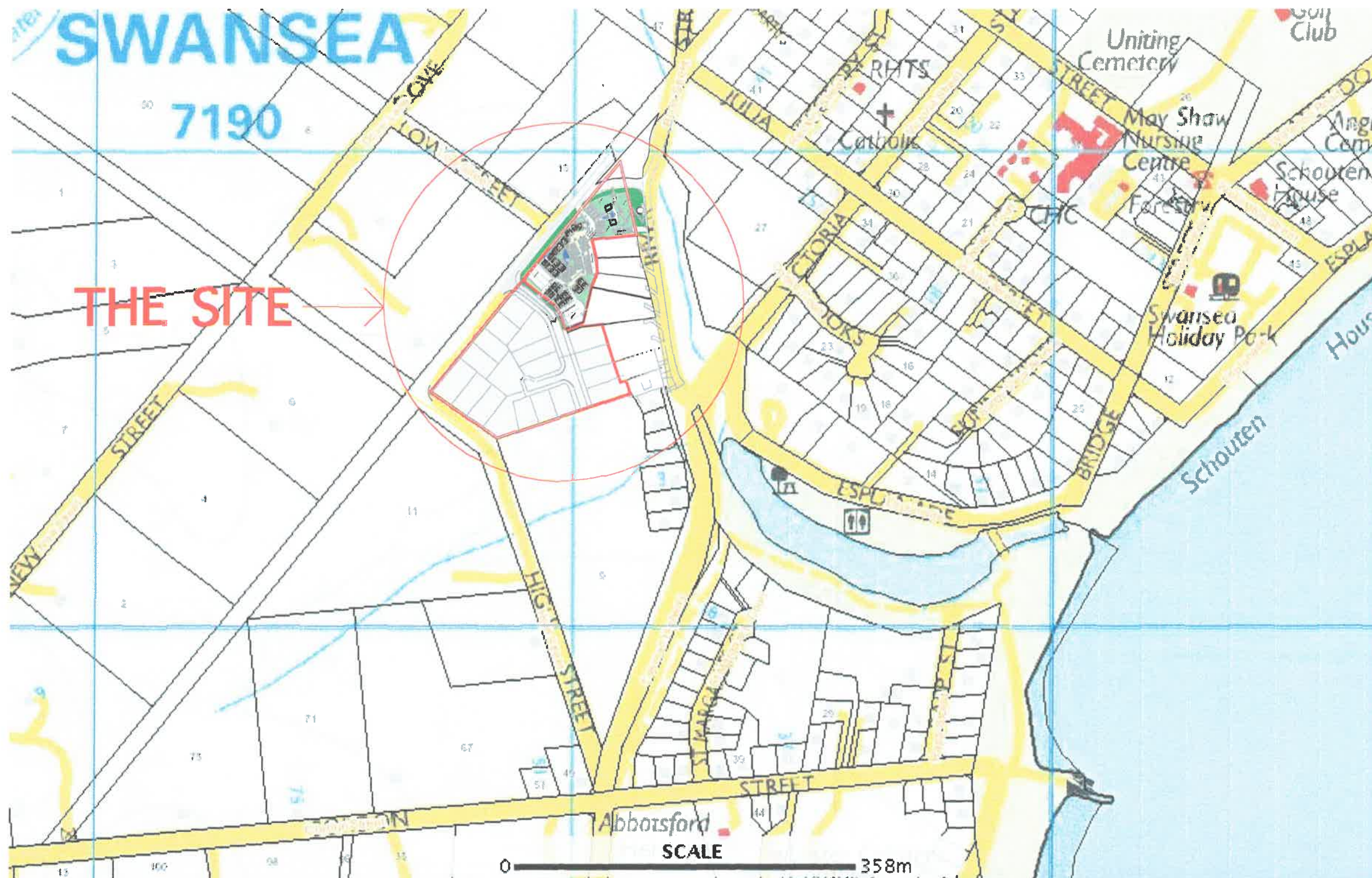
Legend

Site Area	7350.00
Roof Area	2138.23
Paved Paths	1014.50
Pervious/Garden	2725.77
Carpark+road	1377.50
Total	7350.00

Building	Sqm
A	131.74
B	72.50
C	120.75
D	120.08
E	56.64
F	40.00
G	82.46
H	118.27
I	84.68
J	84.68
K	170.86
L	363.46
M	126.42
N	189.61
O	230.37
P	145.71

Total 2138.23

STORMWATER
SEWER



NOTES

Smartgrowth
Master Planning & Urban Design

Level 2 /121 Macquarie Street
Hobart 7000

Mob: 0407704407
e-mail: george@smartgrowth.com.au

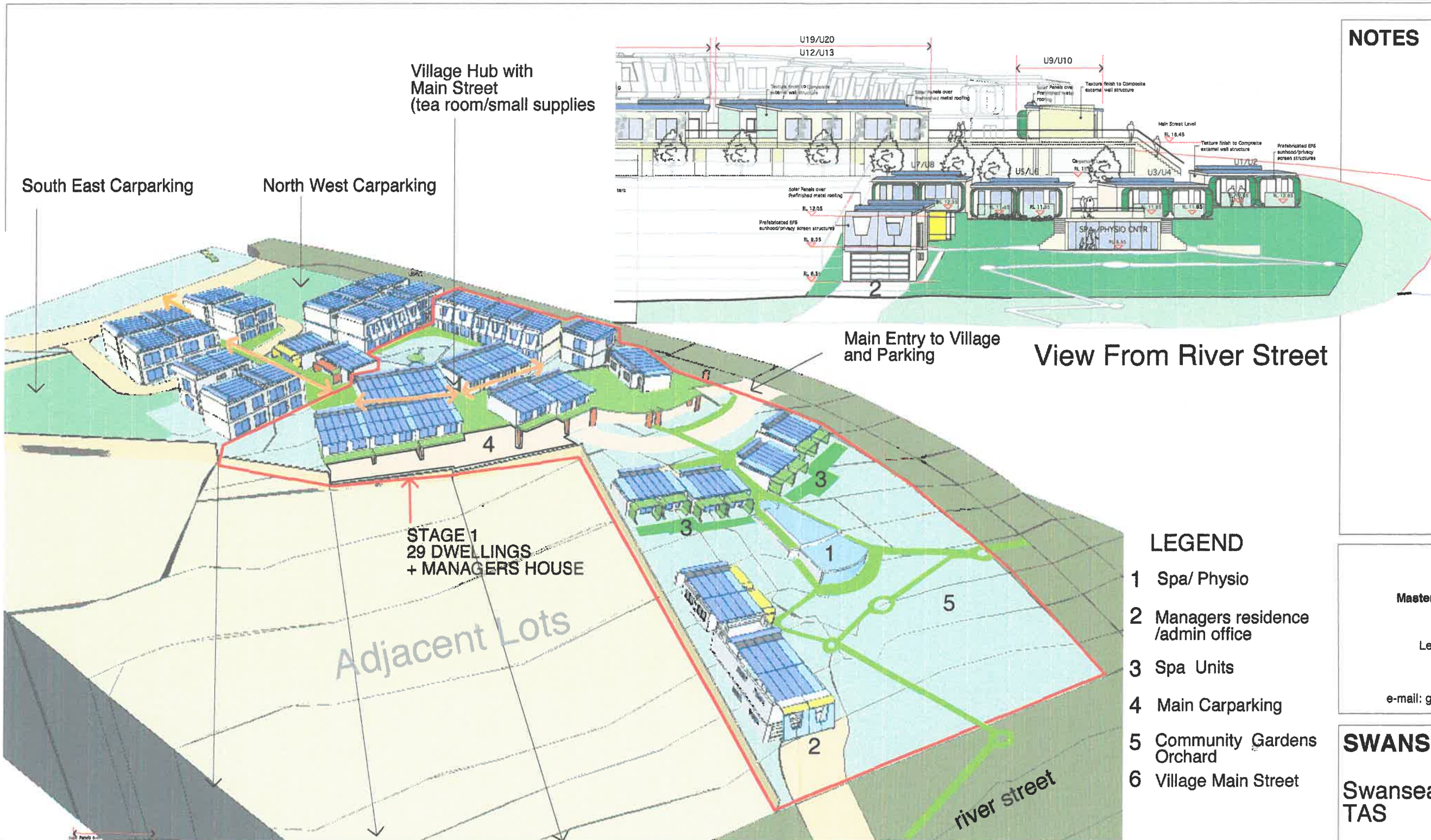
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for
Greenplacetas Pty Ltd

Site Location Plan

Drawn	GL		
Date	4/10/19	Scale	
Dwg. No	DA-01	Issue	A



NOTES

LEGEND

- 1 Spa/ Physio
- 2 Managers residence /admin office
- 3 Spa Units
- 4 Main Carparking
- 5 Community Gardens Orchard
- 6 Village Main Street

Smartgrowth
Master Planning & Urban Design

Level 2 /121 Macquarie Street
Hobart 7000

Mob: 0407704407

e-mail: george@smartgrowth.com.au

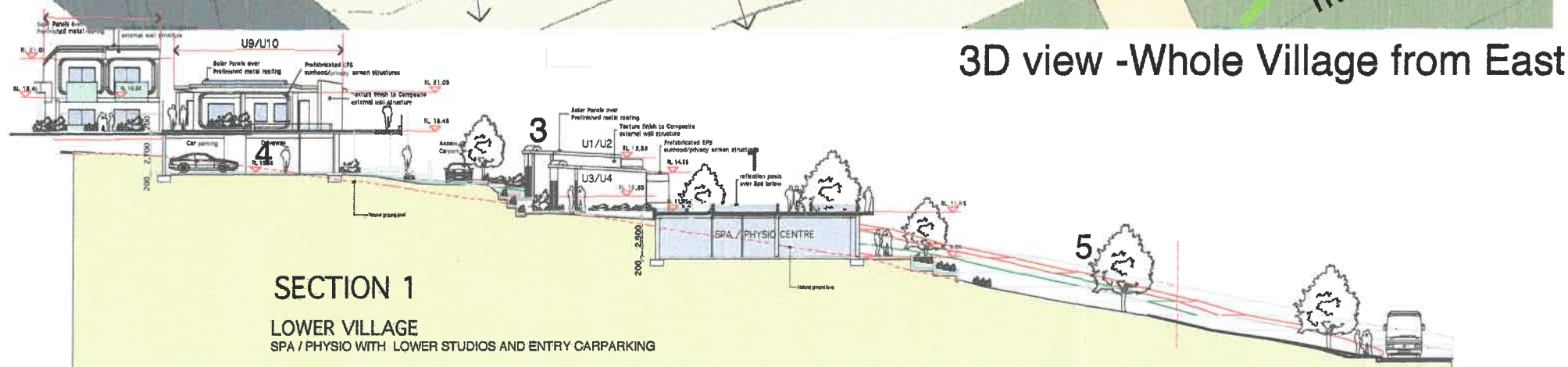
SWANSEA RISE

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for
Greenplacetas Pty Ltd

Site Cross Sections & 3D view

Drawn	GL	
Date	4/10/19	Scale
Dwg. No	DA-02	Issue A



NOYES STREET

Future road construction

25

26

27

28

29

Existing
Approved
Subdivision
12

11

10

9

8

24

30

Existing Approved Subdivision

23

33

31

14

13

7

22

32

Road

15

21

20

19

16

17

18

RIVER STREET

WHOLE OF SITE PLAN

0 5 10 15 20 30 40 50

NOTES

Date ISSUE Item

SMARTGROWTH
Integrated Architecture & Urban Design

Level 2 / 121 Macquarie Street
Hobart 7000 TAS.
mobile: 0427 704 407
email: george@smartgrowth.com.au

SWANSEA RISE

for
Greenplacetas Pty Ltd

Existing Permit

Drawn	CL	Scale
Date	15/8/18	Scale
Dwg. No	DA-03	Issue A



NOTES

LEGEND

- 1 Spa
- 2 Managers house
- 3 Spa units
- 4 Carpark under
- 5 Community orchard
- 6 Village Main Street
- 7 Village meeting rooms
- 8 Upper car parking
- 9 Contemplation pond
- 10 Dwelling units
- 11 Bus Stop

Date ISSUE Item

SMARTGROWTH
Master Planning & Urban Design

Level 2/121 Macquarie Street
Sydney 2000 NSW
mobile: 0407 704 407
email: george@smartgrowth.com.au

SWANSEA RISE

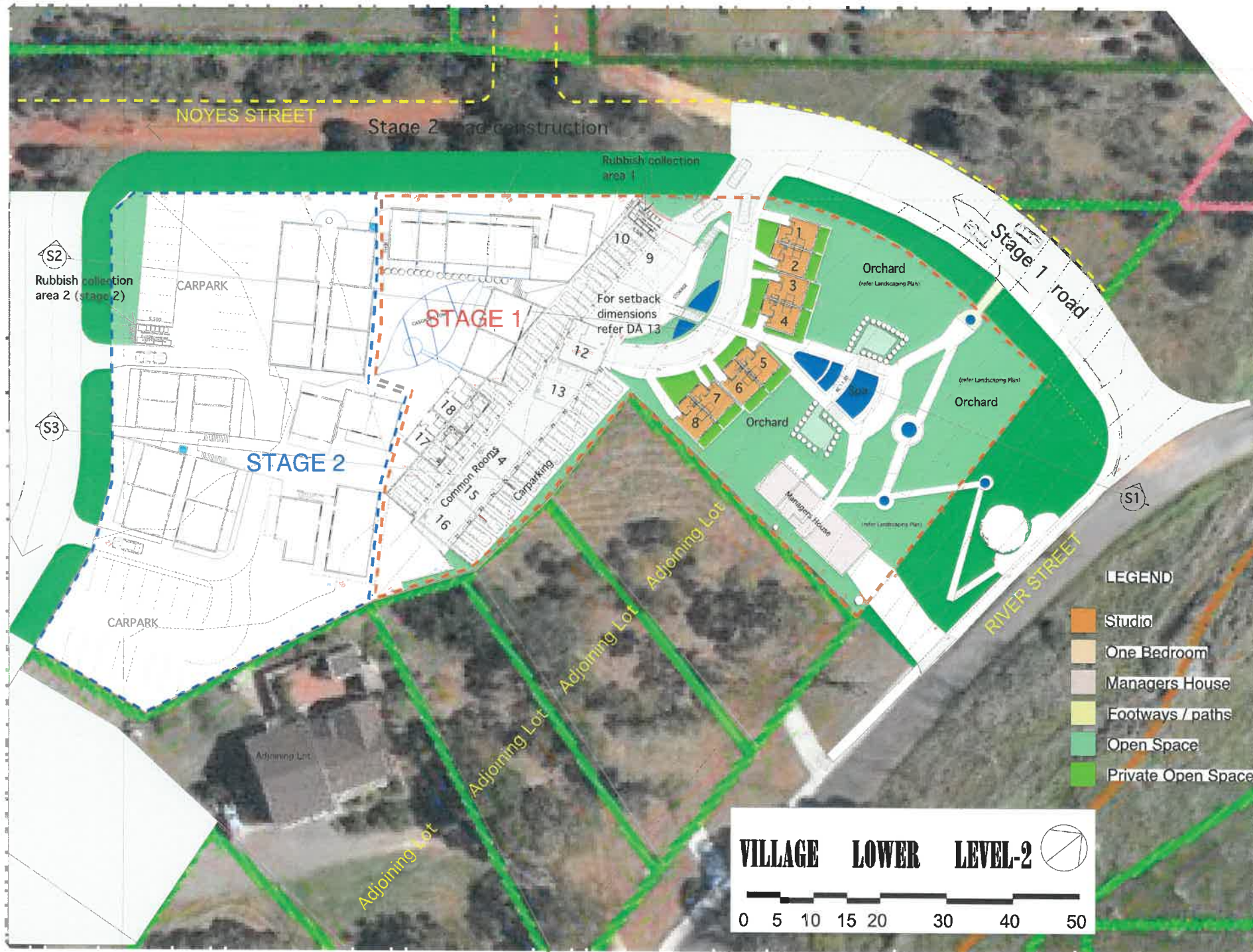
for
Greenplacetas Pty Ltd

Site Plan

Drawn	DL
Date	4/10/18
Dwg. No	DA-04
Scale	Issue A

WHOLE OF SITE PLAN

0 5 10 15 20 30 40 50



NOTES

Refer DA-13 for all setout dimensions.

Refer DA-16 for additional information on Access & Parking layout.

Date ISSUE Item

SMARTGROWTH

Master Planning & Urban Design

Level 2 / 121 Macquarie Street

Hobart 7000 TAS.

Mobile: 0467 714 407

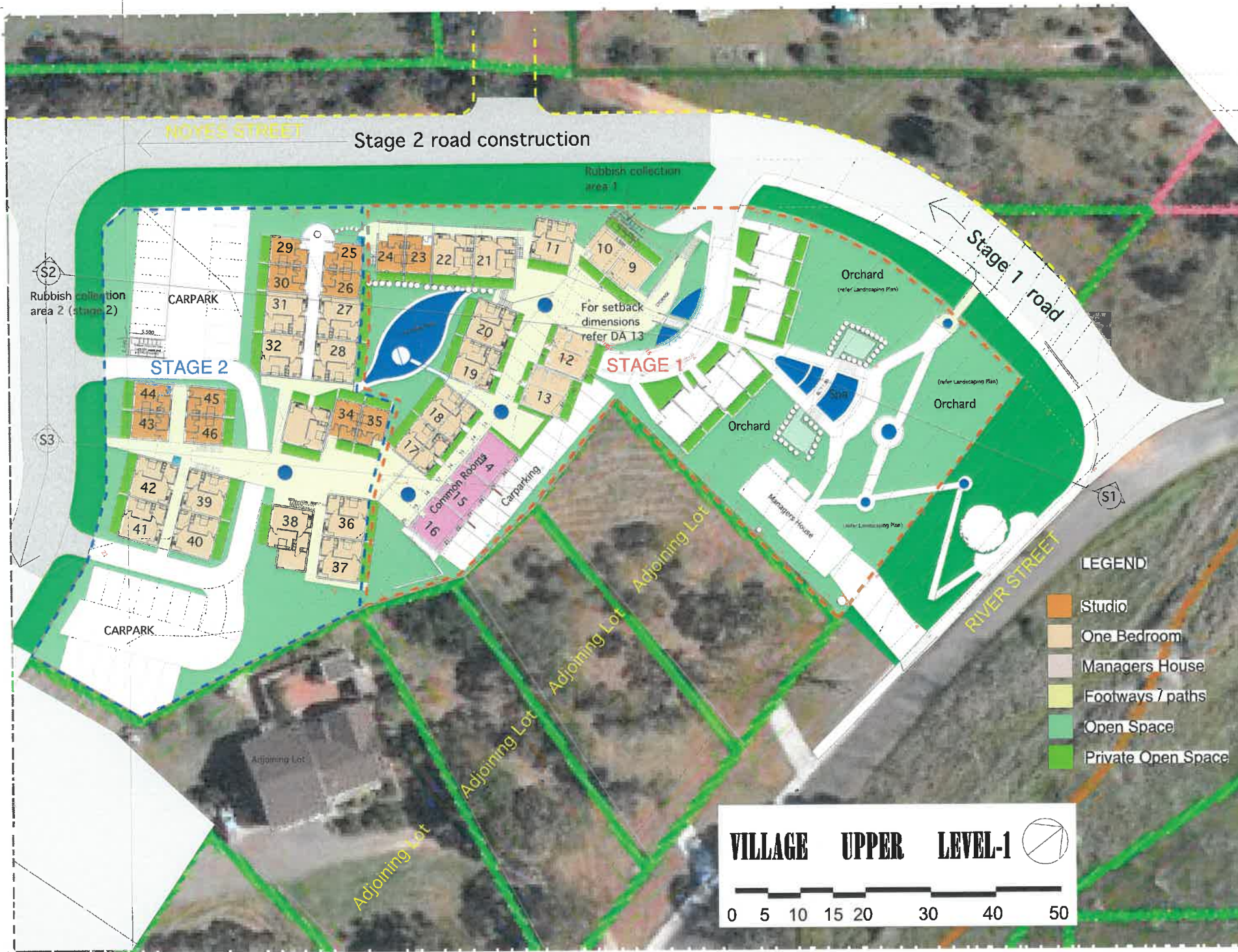
email: george@smartgrowth.com.au

SWANSEA RISE

for
Greenplacatus Pty Ltd

Village Lower Level 2

Drawn: QL
Date: 4/10/13
Scale:
Dwg. No: DA-06 Issue: A



LEGEND

- Studio
- One Bedroom
- Managers House
- Footways / paths
- Open Space
- Private Open Space

NOTES

Refer DA-13 for all setback dimensions.

Refer DA-16 for additional information on Access & Parking layout.

Date ISSUE Item

SMARTGROWTH
Master Planning & Urban Design

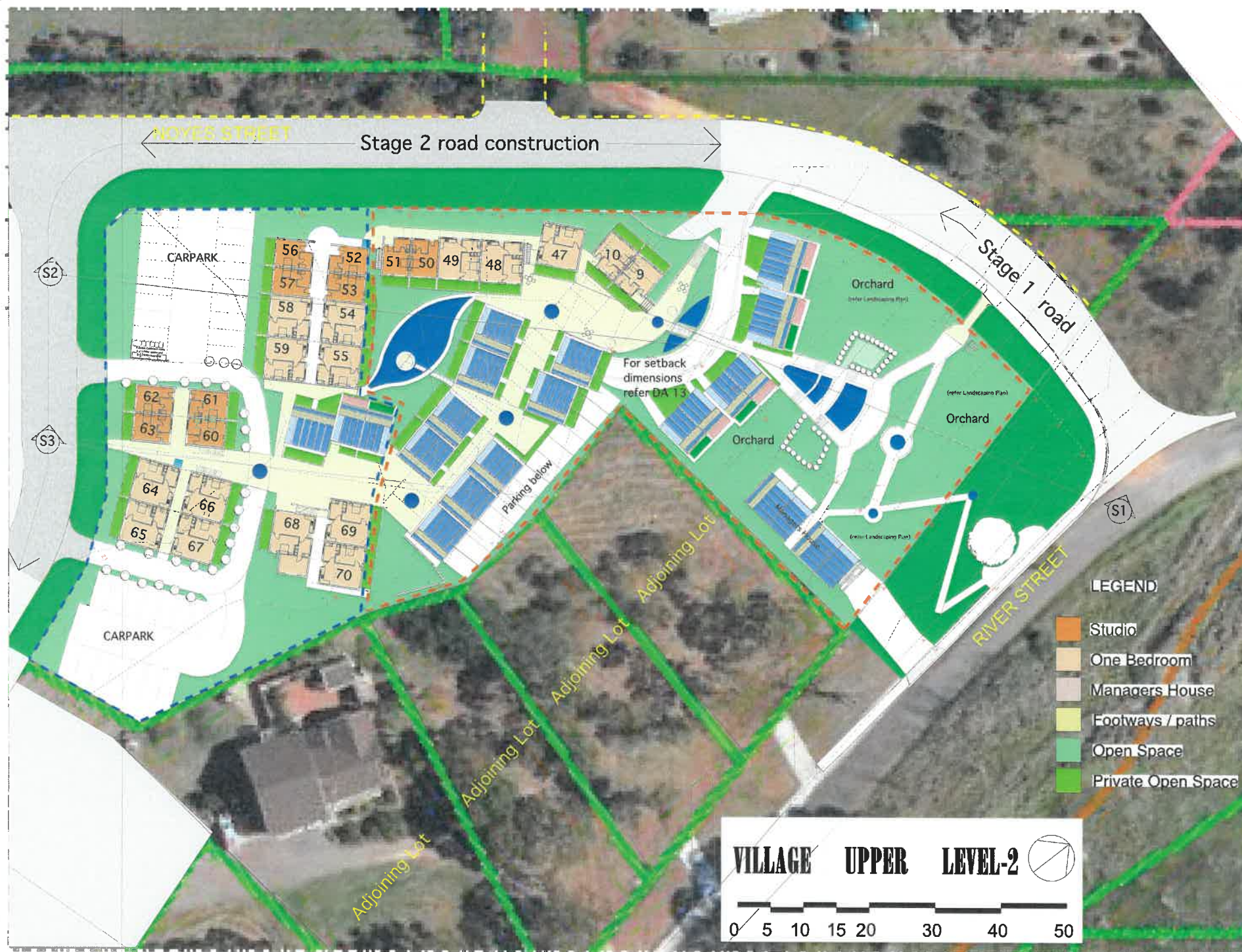
Level 2 / 22 Macquarie Street
PO Box 7000 TAS.
mobile: 0407 704 407
email: george@smartgrowth.com.au

SWANSEA RISE

for
Greenplacetas Pty Ltd

Village Upper Level 1

Drawn	GL		
Date	4/10/19	Scale	
Proj. No	DA-07	Issue	A



NOTES

Refer DA-13 for all setout dimensions.

Refer DA-16 for additional information on Access & Parking layout.

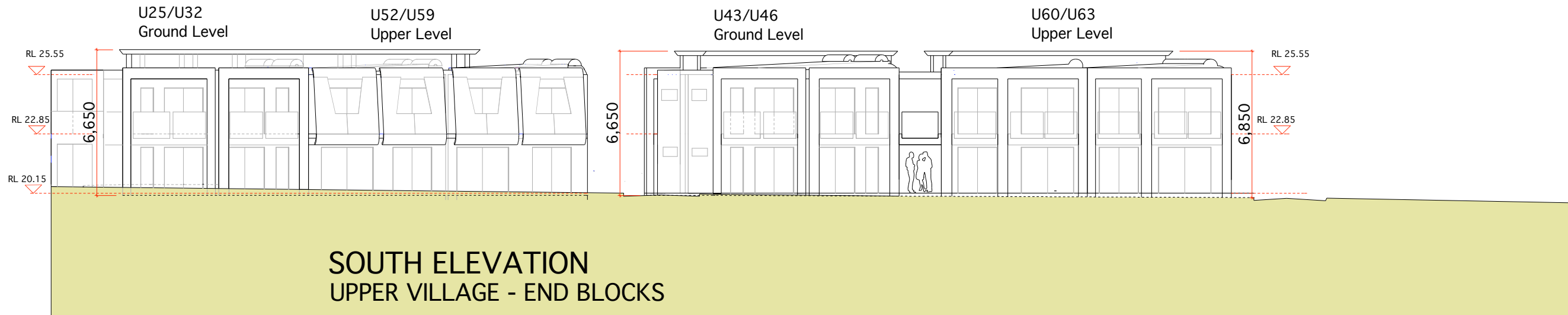
LEGEND

- Studio
- One Bedroom
- Managers House
- Footways / paths
- Open Space
- Private Open Space

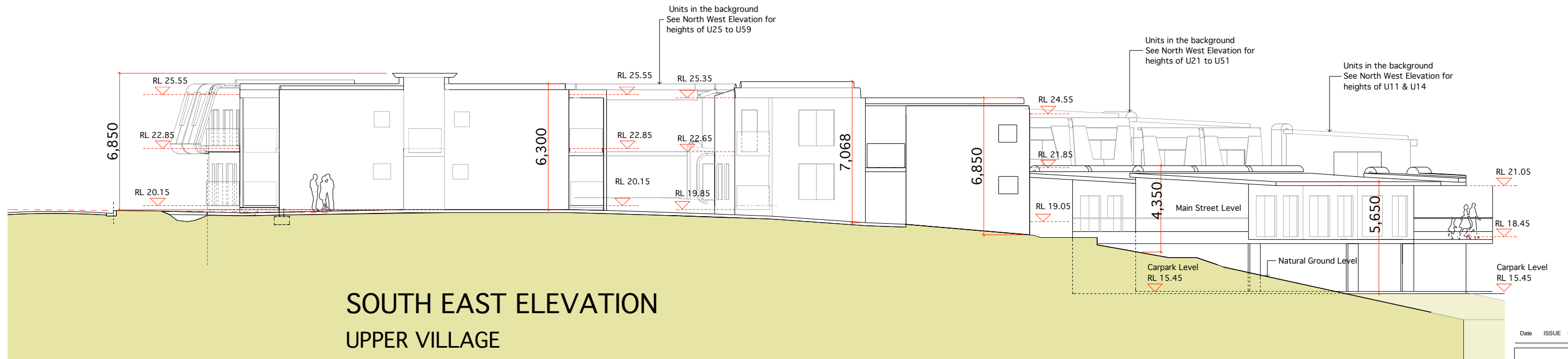
VILLAGE UPPER LEVEL-2

0 5 10 15 20 30 40 50

Date	ISSUE	Item
SMARTGROWTH Master Planning & Urban Design Level 2/121 Macquarie Street Sydney 2000 TAS mobile: 0407 734 407 email: george@smartrgrowth.com.au		
SWANSEA RISE for Greenplacates Pty Ltd		
Village Upper Plan		
Drawn	GL	
Date	4/10/19	Scale
Dwg. No	DA-08	Issue A



NOTES

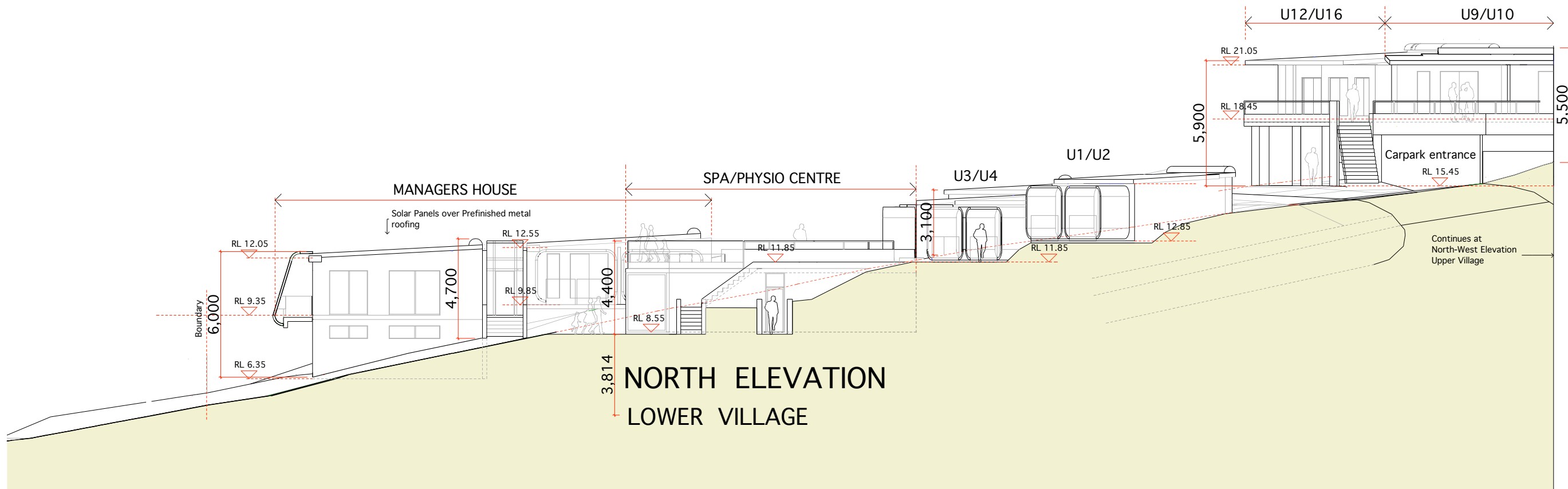
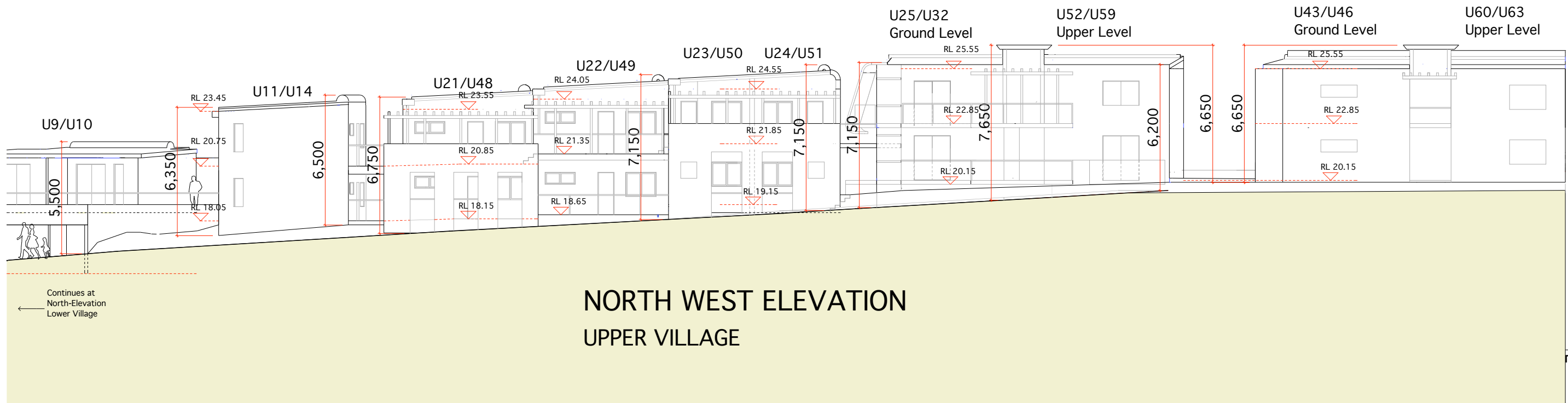


Heights of Buildings

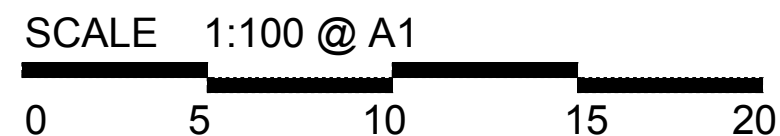
SCALE 1:100 @ A1



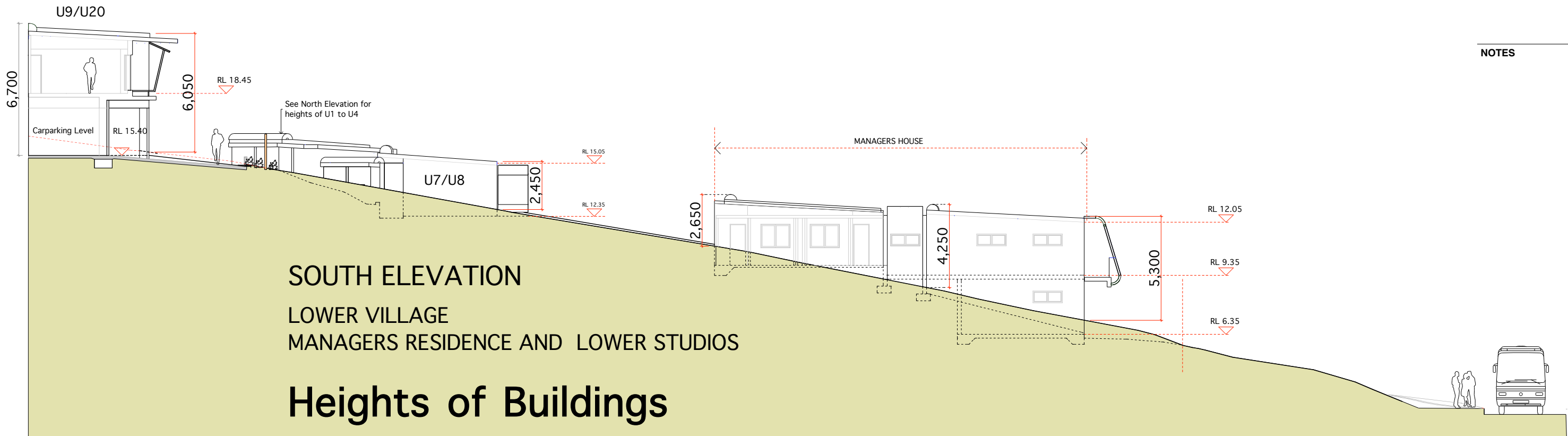
Date	ISSUE	Item
SMARTGROWTH Master Planning & Urban Design Level 2 / 121 Macquarie Street Hobart 7000 TAS. mobile: 0407 704 407 email: george@smartgrowth.com.au		
SWANSEA RISE for Greenplacetas Pty Ltd		
Heights of Bldngs-South -South W		
Drawn	GL	
Date	25/5/20	Scale
Dwg. No	DA-22	Issue A



Heights of Buildings



Date	Issue	Item
SMARTGROWTH Master Planning & Urban Design		
Level 2 / 121 Macquarie Street Hobart 7000 TAS. mobile: 0407 704 407 email: george@smartgrowth.com.au		
SWANSEA RISE for Greenplacetas Pty Ltd		
Heights of Buildings-North & North		
Drawn	GL	
Date	25/5/20	Scale
Dwg. No	DA-23	Issue A



NOTES

Date ISSUE Item

SMARTGROWTH
Master Planning & Urban Design

Level 2 / 121 Macquarie Street
Hobart 7000 TAS.
mobile: 0407 704 407
email: george@smartgrowth.com.au

SWANSEA RISE

for
Greenplacetas Pty Ltd

Heights of Buildings Managers Hou

Drawn	GL	
Date	25/5/20	Scale
Dwg. No	DA-24	Issue A

Schedudle of Dwelling Units

Village Lower Level 1 (PLEASE REFER PLAN DA -04)

SUMMARY	(0 x One Bed)	(0 x Studio)	(0 x Common room)	TOTAL = 0
---------	---------------	--------------	-------------------	-----------

Dwelling No.	Dwelling Type
	Spa/Physio
	Managers House

Village Lower Level 2 (PLEASE REFER PLAN DA -05)

SUMMARY	(0 x One Bed)	(8 x Studio)	(0 x Common room)	TOTAL = 8
---------	---------------	--------------	-------------------	-----------

Dwelling No.	Dwelling Type
1	studio
2	studio
3	studio
4	studio
5	studio
6	studio
7	studio
8	studio

Schedudle of Dwelling Units

Village Upper Level 1

(PLEASE REFER PLAN DA -06)

SUMMARY	(22 x One Bed)	(12 x Studio)	(1 x 2 Bed room)	(3 x Common room)	TOTAL= 38
Dwelling No.	Dwelling Type				
9	One Bed				
10	One Bed				
11	One Bed				
12	One Bed				
13	One Bed				
14	Common Room				
15	Common Room				
16	Common Room				
17	One Bed				
18	One Bed				
19	One Bed				
20	One Bed				
21	One Bed				
22	One Bed				
23	studio				
24	studio				
25	studio				
26	studio				
27	One Bed				
28	One Bed				
29	studio				
30	studio				
31	One Bed				
32	One Bed				
33	One Bed				
34	studio				
35	studio				
36	One Bed				
37	One Bed				
38	Two Bed				
39	One Bed				
40	One Bed				
41	One Bed				
42	One Bed				
43	studio				
44	studio				
45	studio				
46	studio				

Schedudle of Dwelling Units

Village Upper Level 2 (PLEASE REFER PLAN DA -07)

SUMMARY	(13 x One Bed)	(10 x Studio)	(1 x Two Bedroom)	TOTAL = 24
---------	----------------	---------------	-------------------	------------

Dwelling No.	Dwelling Type
47	One bed
48	One bed
49	One bed
50	studio
51	studio
52	studio
53	studio
54	One bed
55	One bed
56	studio
57	studio
58	One bed
59	One bed
60	studio
61	studio
62	studio
63	studio
64	One bed
65	One bed
66	One bed
67	One bed
68	Two Bed
69	One bed
70	One bed

TOTALS SUMMARY					
	ONE BED	STUDIO	2 BED	Common Room	Total
VILL. LOWER L1	0	0	0	0	0
VILL. LOWER L2	0	8	0	0	8
VILL. UPPER L1	22	12	1	3	38
VILL. UPPER L2	13	10	1	0	24
	35	30	2	3	70

PROPOSAL FOR A RETIREMENT VILLAGE

Property Address
Lot 250 RIVER STREET,
SWANSEA
TAS

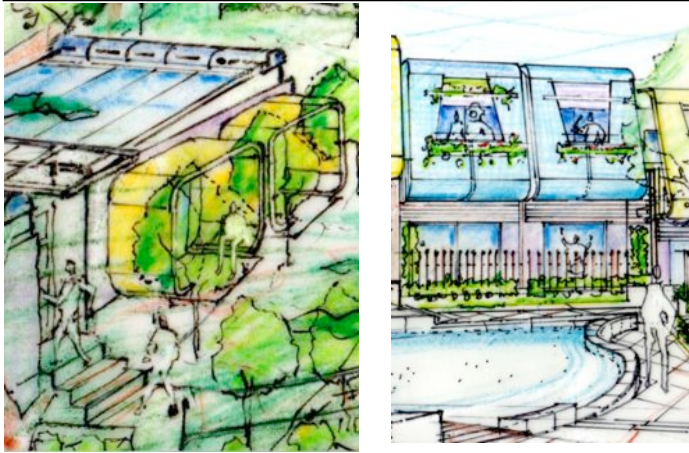
Providing Privacy For All Dwellings

for
A RETIREMENT VILLAGE
of
67 DWELLING UNITS with
SPA, MEETING ROOMS and MANAGERS DWELLING

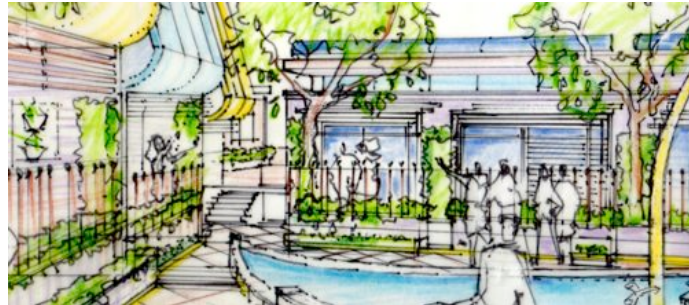
	Page
Consideration for Privacy - Clause D10.4.6	2
Spaces, Privacy and Dwelling Arrangement	3
Visual representation of Privacy Elements	4-7
Demonstrating Privacy Elements in Context	8-11
Addressing Clause D10.4.6	12

Prepared by:
SMARTGROWTH PTY LTD
m. 0407704407
e. george@smartgrowth.com.au

Consideration for Privacy - Clause D10.4.6



Providing an appropriate level of privacy to dwellings has been an important consideration in the preparation of this plan. As is demonstrated in this report privacy to dwellings has been achieved in a number of ways. The solutions to achieving privacy are not in any specific single way but a layering process.



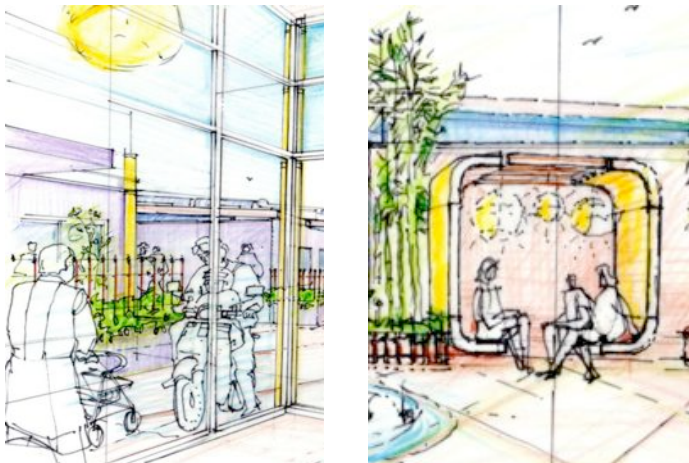
Site schematic of surrounding Impression views

Examples on the following pages indicate the methods which include:

- At location-window screens
- Pergolas protect the viewing from above/also give shading
- Fences - delineate ownership but also noting a need to respect privacy
- Planting small trees - screen out distant viewing
- Soft planting at edges as well as pockets to create enclosure and privacy for outdoor seating
- Purpose build modular screens.

The use of the “Modular” screen system as visually described on page 8 has been the most significant privacy element as it has been integrated with the building system to primarily provide privacy but also to give the built form identity whilst serving other important tasks such as providing shelter from the sun, wind and rain.

All of the above methods have been employed to provide reasonable opportunities for privacy to dwellings in order to meet the requirements of Clause D10.4.6



Spaces, Privacy & Dwelling Arrangement



Addressing Clause D10.4.6

Using fencing elements to provide privacy and delineate ownership to dwellings

Schematic diagrams and impressions of the use of fencing to meet the objectives and performance criteria of Clause 10.4.6



Impressions - Fencing used to provide privacy and delineate ownership to dwellings



Fig.1 Example of Fencing at central Pond

Note: In addition to fencing there are other layers of protection including:
Edge planting
Fixed screens
Garden planting
Window screening



Addressing Clause D10.4.6

Using pergolas and screens for privacy

Schematic diagrams and impressions of the pergolas and fixed privacy screening, methods to meet the objectives and performance criteria of Clause 10.4.6



Impressions - Fencing used to provide privacy and delineate ownership to dwellings

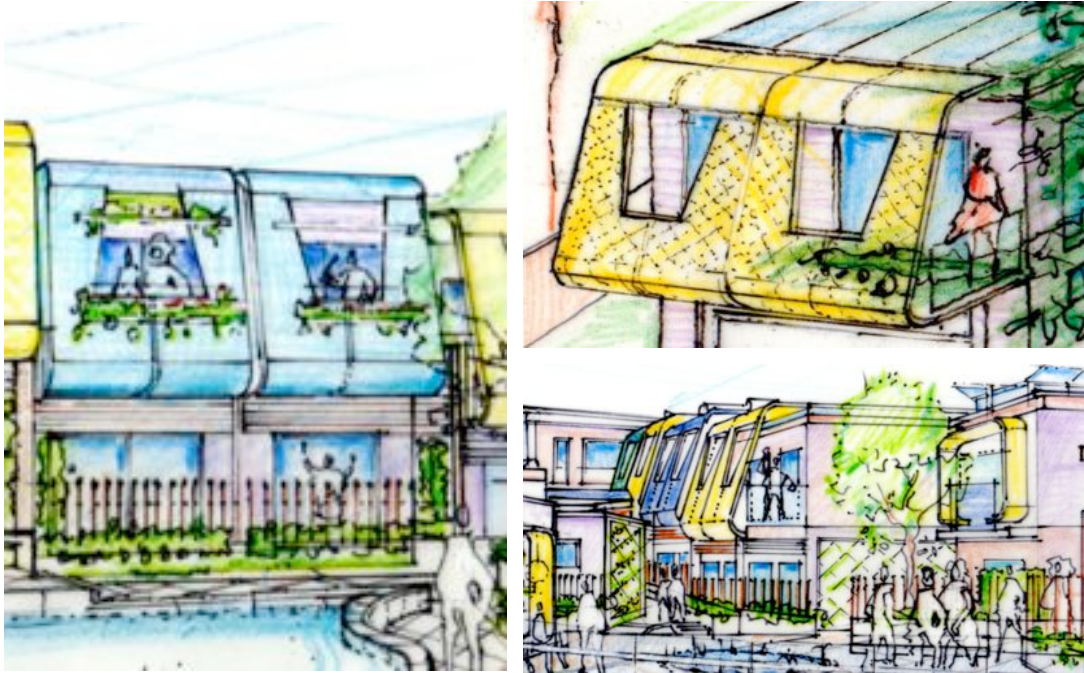


Note: In addition to pergolas and screens there are other layers of protection including:
Edge planting
Boundary fence
Garden planting
Window screening

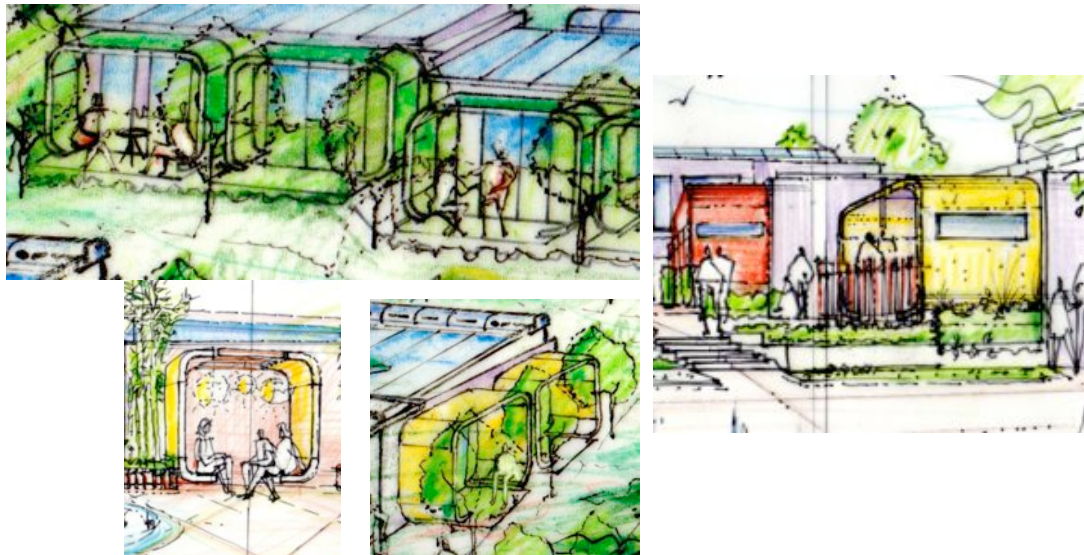


Fig.2 Example of Pergola and screen placements

■ ■ ■ ■ ■ Fixed Screen ■ ■ ■ ■ ■ Pergola



Impressions - Modular Integrated Elements provide privacy and identity to dwellings



Addressing Clause D10.4.6

Using modular integrated elements as privacy screens and to give identity to the place

Schematic diagrams and impressions of the proposed privacy screening methods to meet the objectives and performance criteria of Clause 10.4.6

Refer pages 8 to 11 for applications in context at various locations

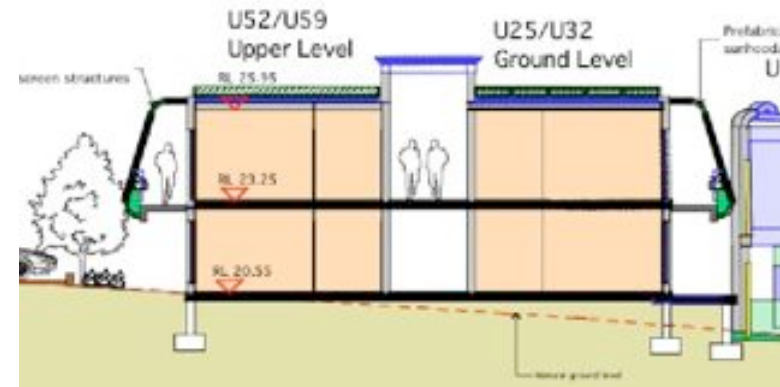


Fig.3 Cross Section Upper Level Village

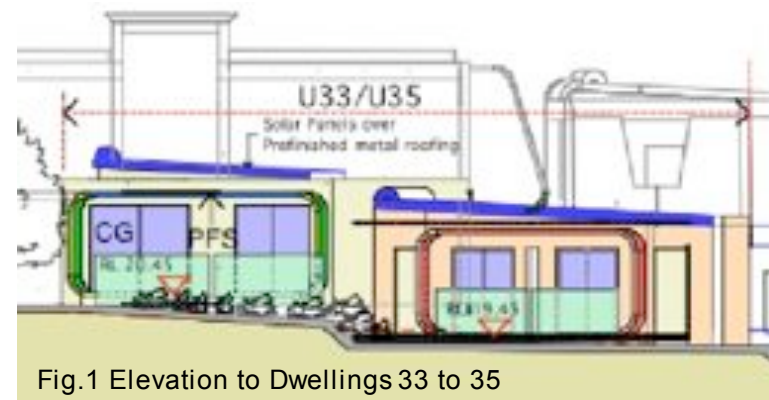


Fig.1 Elevation to Dwellings 33 to 35

Addressing Clause D10.4.6

Using planting to provide privacy

Schematic diagrams and impressions of the proposed privacy screening, using planting as a methods to meet the objectives and performance criteria of Clause 10.4.6



Impressions - Extent of planting opportunities to provide privacy to dwellings



Fig.5 Planted areas placement Upper Village

Planted areas in Private gardens

Planting incorporated in building facades



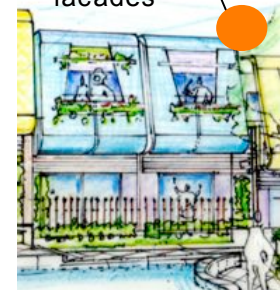
Screening tree



Planting defining dwelling boundaries



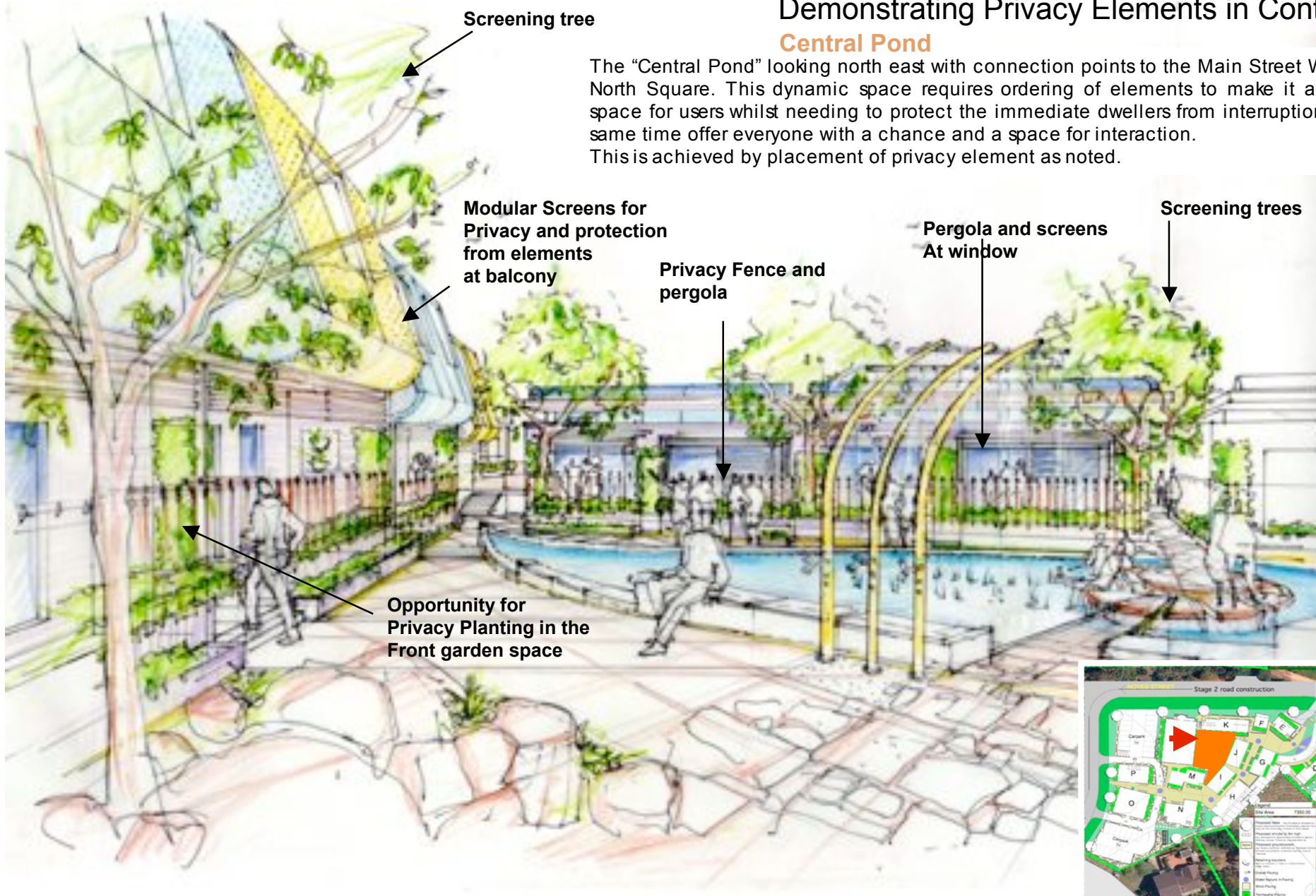
Screen planting at Street frontage



Demonstrating Privacy Elements in Context

Central Pond

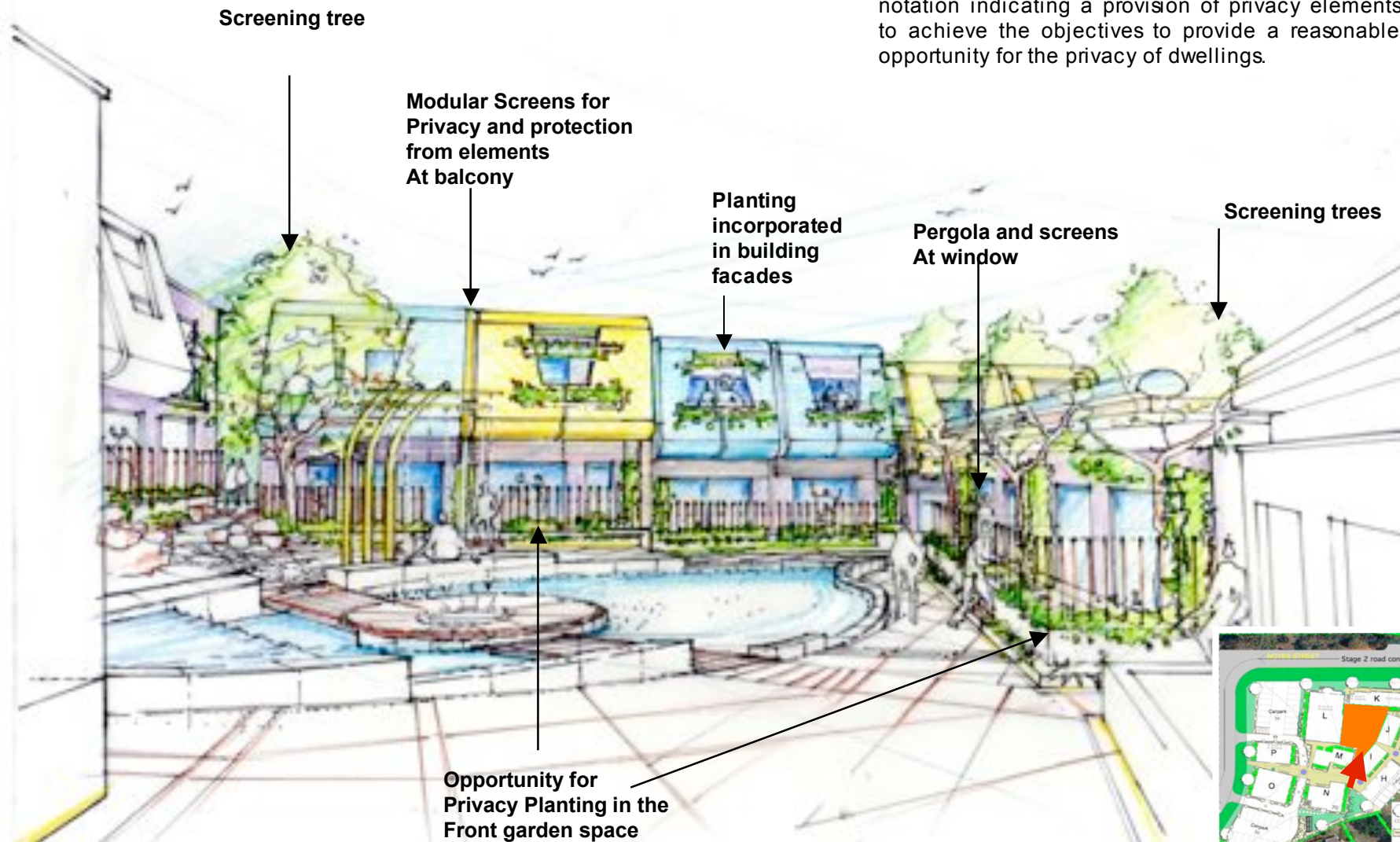
The “Central Pond” looking north east with connection points to the Main Street Way and the North Square. This dynamic space requires ordering of elements to make it an attractive space for users whilst needing to protect the immediate dwellers from interruption but at the same time offer everyone with a chance and a space for interaction. This is achieved by placement of privacy element as noted.



Demonstrating Privacy Elements in Context

Central Pond

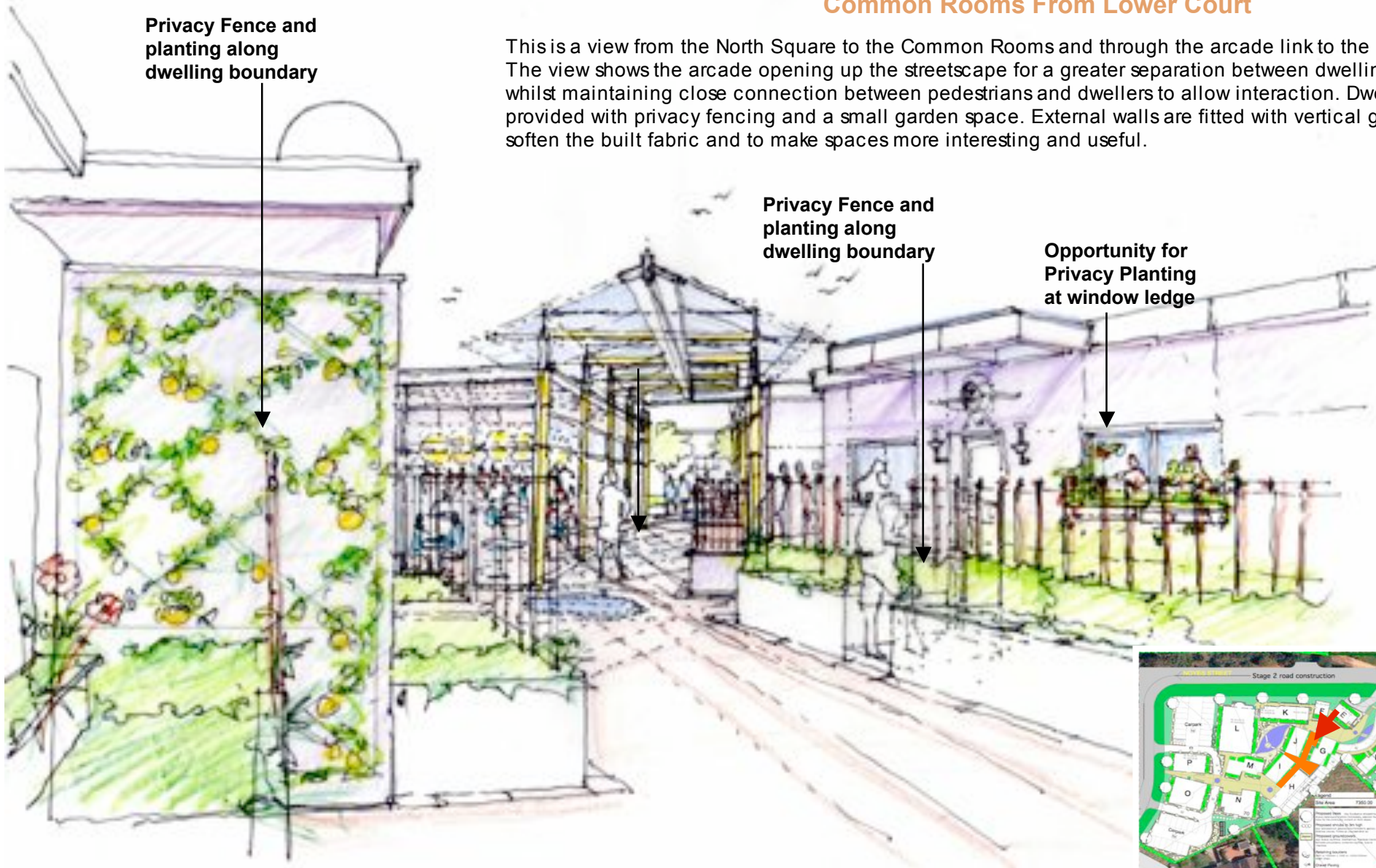
Another view of the “Central Pond” with similar notation indicating a provision of privacy elements to achieve the objectives to provide a reasonable opportunity for the privacy of dwellings.



Demonstrating Privacy Elements in Context

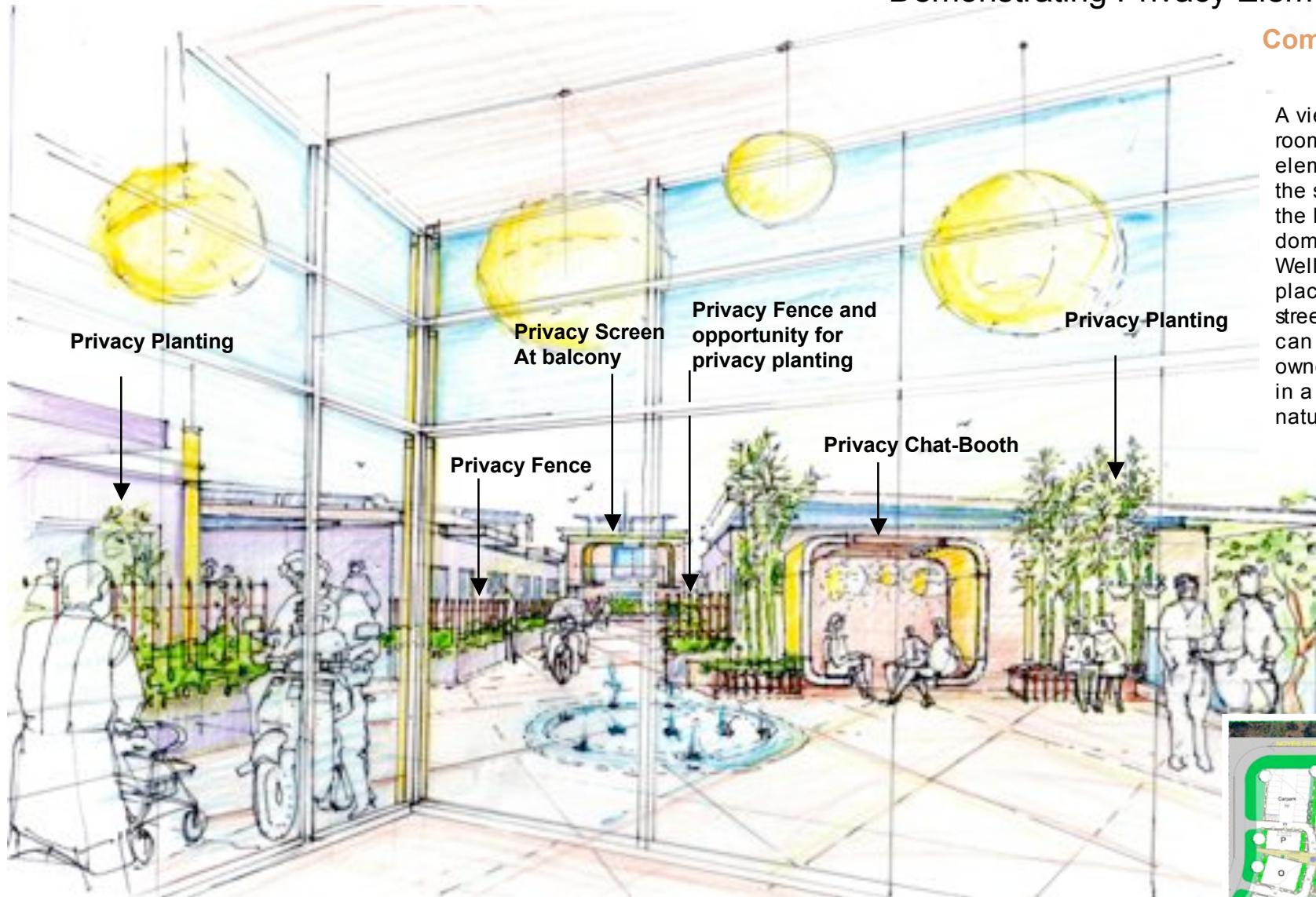
Common Rooms From Lower Court

This is a view from the North Square to the Common Rooms and through the arcade link to the upper court. The view shows the arcade opening up the streetscape for a greater separation between dwelling units whilst maintaining close connection between pedestrians and dwellers to allow interaction. Dwellings are provided with privacy fencing and a small garden space. External walls are fitted with vertical gardens to soften the built fabric and to make spaces more interesting and useful.



A view from the common rooms with notation of privacy elements used to delineate the separation lines between the PUBLIC and PRIVATE domains.

Well designed and carefully placed fencing, planting and street furniture (Chat-Booth) can indicate lines of ownership and provide privacy in a friendly acceptable and natural way.



Addressing Clause D10.4.6

GLAMORGAN SPRING BAY INTERIM PLANNING SCHEME 2015

10.4 Development Standards for Residential Buildings and Works

10.4.6 Privacy for all Dwellings

Objective:	Comments
<p>To provide reasonable opportunity for privacy for dwellings.</p>	<p>The proposal is in general conformity with the objectives of the Scheme Clause 10.4.6 as follows:</p> <ul style="list-style-type: none"> •The built form is designed to provide reasonable opportunity for privacy for dwellings in several ways including: <ul style="list-style-type: none"> • the way the building blocks are arranged in plan (page 3) •The way the building blocks are separated with activity spaces (page 3) • the size and dimension of these activity spaces (see plans submitted) •and the various privacy protection fittings provided (pages 4 to 11) •and suitably placed to achieve the required level of privacy (pages 4 to 11) • Each dwelling is provided with a outdoor private deck / balcony / terrace with front and side screening to achieve an acceptable level of privacy whilst encouraging possibilities for social interaction. (DA-20&21) •The spacing of each group of dwellings in relation to separation between buildings is calculated as an optimum separation distance to achieve privacy, daylight and sunlight access while maintaining and encouraging a sociable connection to each dwelling group.
Performance Criteria	
<div data-bbox="203 528 595 1034"> <p>P1</p> <p>A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <ul style="list-style-type: none"> (a) a dwelling on an adjoining lot or its private open space; or (b) another dwelling on the same site or its private open space; or (c) an adjoining vacant residential lot. </div> <div data-bbox="607 528 1093 1002"> <p>P2</p> <p>A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1 m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> (a) window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling; and (c) an adjoining vacant residential lot. </div> <div data-bbox="607 1066 1093 1369"> <p>P3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p> </div>	

NOYES STREET

Stage 2 road construction

Stag

CARPARK

NOTES

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Common Rooms

Carparking

Managers House

RIVER

Legend



Common Public Building



Public Open Paved Space

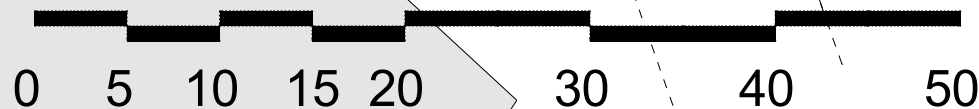


Private Open Space



Public Open Landscaped Space

SCALE 1:200 @ A1



VILLAGE UPPER LEVEL-1 Private Open Space Calculations

Date ISSUE Item

SMARTGROWTH
Master Planning & Urban Design

Level 2 / 121 Macquarie Street
Hobart 7000 TAS.
mobile: 0407 704 407
email: george@smartgrowth.com.au

SWANSEA RISE

for
Greenplacetas Pty Ltd

POS U1 to U46

Drawn	GL
Date	27/5/20
Dwg. No	DA-20
Scale	
Issue	A

NOYES STREET

Stage 2 road construction

Stag

CARPARK

CARPARK

NOTES

Legend

- Public Open Paved Space
- Private Open Space

SCALE 1:200 @ A1



VILLAGE UPPER LEVEL-2 Private Open Space Calculations

Date ISSUE Item
SMARTGROWTH
Master Planning & Urban Design
Level 2 / 121 Macquarie Street
Hobart 7000 TAS.
mobile: 0407 704 407
email: george@smartgrowth.com.au

SWANSEA RISE
for
Greenplacetas Pty Ltd

POS U47 to U70

Drawn	GL	
Date	27/5/20	Scale
Dwg. No	DA-21	Issue A

Schedule of Dwelling Units Areas + POS

Village Lower Level 1 (PLEASE REFER PLAN DA -04) STAGING

SUMMARY	(0 x One Bed)	(0 x Studio)	(0 x Common room)	TOTAL = 0
Dwelling No.	Dwelling Type			
	Spa/Physio			Stage 1
	Managers House			Stage 1

BUILDING

A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P

Village Lower Level 2 (PLEASE REFER PLAN DA -20 POS Calculations U1 to U46)

SUMMARY		(0 x One Bed)	(8 x Studio)	(0 x Common room)	TOTAL = 8	dwellings
Dwelling No.	Dwelling Type	Gross floor area (sqm)	Front Yard POS (sqm)	Rear Yard POS (sqm)	Total Yard/ POS (sqm)	
1	studio	24	7.65	6.11	13.76	
2	studio	24	5.77	6.17	11.94	
3	studio	24	7.27	6.11	13.38	
4	studio	24	9.84	6.17	16.01	
5	studio	24	5.78	6.11	11.89	
6	studio	24	4.82	6.17	10.99	
7	studio	24	6.42	6.11	12.53	
8	studio	24	10.85	6.17	17.02	
		192				

192

Schedule of Dwelling Units Areas + POS

Village Upper Level 1 (PLEASE REFER PLAN DA -20 POS Calculations U1 to U46)

SUMMARY	(22 x One Bed)	(12 x Studio)	(1 x 2 Bed room)	(3 x Common room)	TOTAL= 38	dwelling
Dwelling No.	Dwelling Type	Gross floor area	Front Yard POS	Rear Yard POS	Total Yard/ POS	
9=E	One Bed	25	8.98	8.23	17.21	Stage 1

10=E	One Bed	25	6.84	8.29	15.13	Stage 1		
11=F	One Bed	37	9.59	0	9.59	Stage 1		
12=G	One Bed	43	6.16	9.6	15.76	Stage 1		
13=G	One Bed	43	6.16	9.6	15.76	Stage 1		
14	Common Room	126.9	0	0	0	Stage 1		
15	Common Room			0	0	Stage 1		
16	Common Room			0	0	Stage 1		
17=I	One Bed	42	6.16	15.03	21.19	Stage 1		
18=I	One Bed	42	6.16	9.78	15.94	Stage 1		
19=J	One Bed	42	6.16	9.34	15.5	Stage 1		
20=J	One Bed	42	6.16	9.14	15.3	Stage 1		
21=K	One Bed	37	9.6	0	9.6	Stage 1		
22=K	One Bed	37	9.6	0	9.6	Stage 1	415	415
23=K	studio	22	6.11	0	6.11	Stage 1		
24=K	studio	22	6.17	0	6.17	Stage 1		
25=L	studio	22	8.63	0	8.63	Stage 2		
26=L	studio	22	6.98	0	6.98	Stage 2	88	
27=L	One Bed	42	9.63	0	9.63	Stage 2		
28=L	One Bed	42	8.84	0	8.84	Stage 2		84
29=L	studio	22	8.97	12.92	21.89	Stage 2		
30=L	studio	22	11.66	0	11.66	Stage 2	44	
31=L	One Bed	42	17.84	0	17.84	Stage 2		
32=L	One Bed	42	14.92	0	14.92	Stage 2		
33=M	One Bed	43	9.34	13.32	22.66	Stage 2		127
34=M	studio	26	6.55	6.17	12.72	Stage 2		
35=M	studio	24	10.6	6.11	16.71	Stage 2	50	
36=N	One Bed	42	9.78	0	9.78	Stage 2		
37=N	One Bed	42	9.34	0	9.34	Stage 2		84
38=N	Two Bed	57	19.52	0	19.52	Stage 2	57	
39=O	One Bed	42	9.78	0	9.78	Stage 2		
40=O	One Bed	42	9.34	0	9.34	Stage 2		
41=O	One Bed	42	16.96	0	16.96	Stage 2		
42=O	One Bed	42	21.75	0	21.75	Stage 2		168
43=P	studio	26	12.09	0	12.09	Stage 2		
44=P	studio	26	14.01	0	14.01	Stage 2		
45=P	studio	26	8.48	0	8.48	Stage 2		
46=P	studio	26	12.12	0	12.12	Stage 2	104	
		1221						

Schedule of Dwelling Units Areas + POS

Village Upper Level 2 (PLEASE REFER PLAN DA -21 POS Calculations U47 to U70)

SUMMARY	(13 x One Bed)	(10 x Studio)	(1 x Two Bedroom)	TOTAL = 24	
Dwelling No.	Dwelling Type	Gross floor area	Front Yard POS	Rear Yard POS	Total Yard/ POS
47=F	One bed	37	9.59	0	9.59
48=K	One bed	37	9.6	0	9.6
49=K	One bed	37	9.6	0	9.6
50=K	studio	22	6.11	0	6.11
51=K	studio	22	6.17	0	6.17
52=L	studio	22	5.15	0	5.15
53=L	studio	22	7.42	0	7.42

54=L	One bed	42	9.59	0	9.59	Stage 2				
55=L	One bed	42	8.84	0	8.84	Stage 2				84
56=L	studio	22	6.35	0	6.35	Stage 2				
57=L	studio	22	6.2	0	6.2	Stage 2		44		
58=L	One bed	42	9.58	0	9.58	Stage 2				
59=L	One bed	42	8.97	0	8.97	Stage 2				84
60=P	studio	26	6.52	0	6.52	Stage 2				
61=P	studio	26	6.52	0	6.52	Stage 2				
62=P	studio	26	6.52	0	6.52	Stage 2				
63=P	studio	26	6.52	0	6.52	Stage 2		104		
64=O	One bed	42	10	0	10	Stage 2				
65=O	One bed	42	10	0	10	Stage 2				
66=O	One bed	42	10	0	10	Stage 2				
67=O	One bed	42	10	0	10	Stage 2				168
68=N	Two Bed	57	10	4.43	14.43	Stage 2	57	57		
69=N	One bed	42	10	0	10	Stage 2				
70=N	One bed	42	10	0	10	Stage 2				84
		824					114	714	1409	2237
		2237					2bed	studio	1bed	

TOTALS SUMMARY						
	ONE BED	STUDIO	2 BED	Common Room	Total	
VILL. LOWER L1	0	0	0	0	0	0
VILL. LOWER L2	0	8	0	0	8	
VILL. UPPER L1	22	12	1	3	38	
VILL. UPPER L2	13	10	1	0	24	
	35	30	2	3	70	
	1409	714	114	126.9	Dwellings	2237 Gross Floor Area of Dwelling Units NIC Common Rm

ROOF AREA

132 Manager						
73 Spa						
121 studio	4	24			96	1storey
120 studio	4	24			96	1storey
57 2x1bed	2	25			50	1storey
40 2xs1bed	2	37			74	2storey
90 2x1bed	2	43			86	1storey
130 community	1	126.9			126.9	1storey
90 2x1bed	2	42			84	1storey
90 2x1bed	2	42			84	1storey
170 4xstudio+4x1bed	4	22	4	37	236	2storey
364 8xstudio+8x1bed	8	22	8	42	512	2storey
125 2xstudio+1x1bed	2	25	1	43	93	1storey
190 2x2bed+4x1bed	2	57	4	42	282	2storey
230 8x1bed	8	42			336	2storey
146 8xstudio	8	26			208	2storey
2168					2363.9	

PROPOSAL FOR A RETIREMENT VILLAGE

Property Address
Lot 250 RIVER STREET,
SWANSEA
TAS

SITE COVER
AND
PRIVATE OPEN SPACE CALCULATIONS
for
A RETIREMENT VILLAGE
of
67 DWELLING UNITS with
SPA, MEETING ROOMS and MANAGERS DWELLING

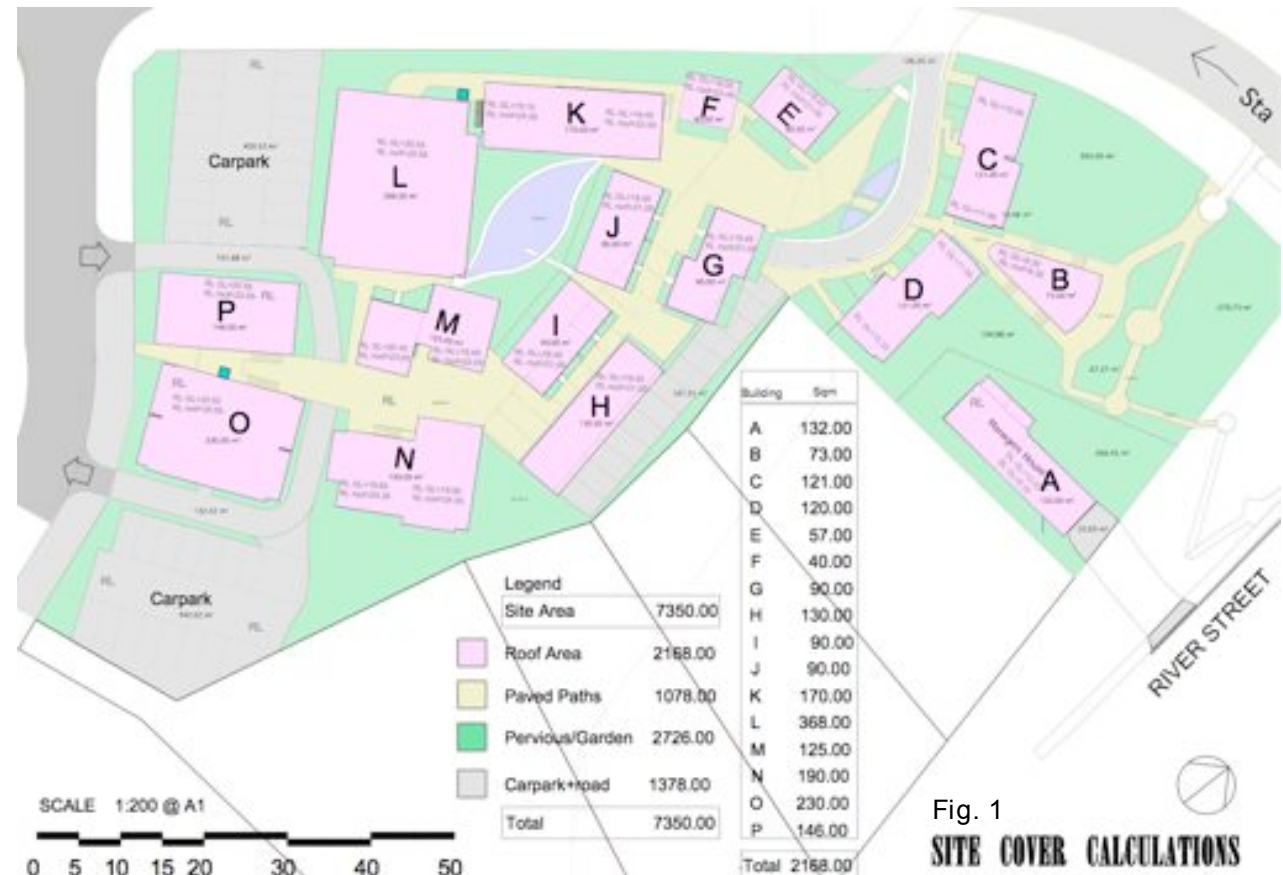
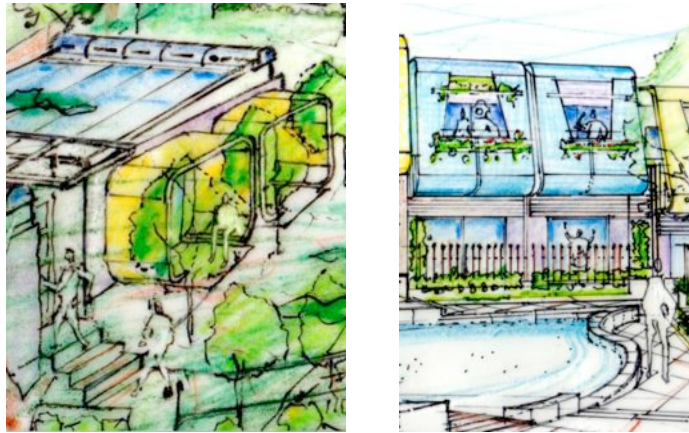
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Dwelling Courtyard Spaces Representation	3
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Prepared by:
SMARTGROWTH PTY LTD
m. 0407704407
e. george@smartgrowth.com.au

Consideration for Clause D10.4.3

Of the many consideration that went into the forming of this proposal one of a particular importance was to provide the future dwellers and users with an opportunity for social interaction in a variety of ways including meeting, resting, entertaining, exercising by walking and other outdoor recreational activities such as tending to gardens that were both of communal as well as private and integrated with the living area of the dwellings.

The plan provides for many opportunities for planting of gardens and landscaping and this is reflected in the analysis presented in this report. Figure 1 below and the lists on the following pages show how the site has been put to good use in both private and communal ways to create a Village environment **defined by open space** and which we believe more than satisfies the objectives of the Clause D10.4.3 and its performance requirements.



Dwelling Courtyard Spaces Representation

Refer pages 4,5 & 6 for size of Dwelling Unit Private Courtyard Spaces



Fig. 2
Site Plan- Private Courtyards at Dwelling Units

Dwelling Courtyard Calculations

Fig. 3

SWANSEA RETIREMENT VILLAGE

Schedule of Dwelling Units Areas + POS

Village Lower Level 1

(PLEASE REFER PLAN DA - 04)

SUMMARY	(0 x One Bed)	(0 x Studio)	(0 x Common room)	TOTAL = 0	
Dwelling No.	Dwelling Type				
	Special Physio				Stage 1
	Manager's House				Stage 1

Village Lower Level 2

(PLEASE REFER PLAN DA - 20 POS Calculations 1/1 to 1/16)

SUMMARY	(0 x One Bed)	(8 x Studio)	(0 x Common room)	TOTAL = 8	dwellings	
Dwelling No.	Dwelling Type	Gross floor area (sqm)	Front Yard POS (sqm)	Rear Yard POS (sqm)	Total Yard of POS (sqm)	
1	studio	24	7.65	6.11	13.76	Stage 1
2	studio	24	5.77	6.17	11.94	Stage 1
3	studio	24	7.27	6.11	13.38	Stage 1
4	studio	24	9.84	6.17	16.01	Stage 1
5	studio	24	5.78	6.11	11.89	Stage 1
6	studio	24	4.82	6.17	10.99	Stage 1
7	studio	24	6.42	6.11	12.53	Stage 1
8	studio	24	10.85	6.17	17.02	Stage 1
		192				

Dwelling Courtyard Calculations

Fig.4

Schedule of Dwelling Units Areas + POS

Village Upper Level 1 (PLEASE REFER PLANDATA -2D POS Calculations U1 to U46)


SUMMARY (22 x One Bed) (12 x Studio) (1 x 2 Bed + com) (3 x Common + com) TOTAL = 38 dwellings

Dwelling No.	Dwelling Type	Ground floor area	Front Yard POS	Rear Yard POS	Total Yard POS	Stage
9-H	One Bed	25	8.98	8.29	17.21	Stage 1
10-H	One Bed	25	8.84	8.29	15.13	Stage 1
11-H	One Bed	37	9.59	0	9.59	Stage 1
12-H	One Bed	43	6.16	9.6	15.76	Stage 1
13-H	One Bed	43	6.16	9.6	15.76	Stage 1
14	Common Room	0	0	0	0	Stage 1
15	Common Room	0	0	0	0	Stage 1
16	Common Room	0	0	0	0	Stage 1
17-H	One Bed	42	6.16	15.03	21.19	Stage 1
18-H	One Bed	42	6.16	9.78	15.94	Stage 1
19-H	One Bed	42	6.16	9.34	15.5	Stage 1
20-H	One Bed	42	6.16	9.14	15.3	Stage 1
21-H	One Bed	37	9.6	0	9.6	Stage 1
22-H	One Bed	37	9.6	0	9.6	Stage 1
23-H	studio	22	6.11	0	6.11	Stage 1
24-H	studio	22	6.17	0	6.17	Stage 1
25-H	studio	22	8.63	0	8.63	Stage 2
26-H	studio	22	6.98	0	6.98	Stage 2
27-H	One Bed	42	9.63	0	9.63	Stage 2
28-H	One Bed	42	8.84	0	8.84	Stage 2
29-H	studio	22	8.97	12.92	21.89	Stage 2
30-H	studio	22	11.66	0	11.66	Stage 2
31-H	One Bed	42	17.84	0	17.84	Stage 2
32-H	One Bed	42	14.92	0	14.92	Stage 2
33-H	One Bed	43	9.34	13.32	22.66	Stage 2
34-H	studio	26	6.55	6.17	12.72	Stage 2
35-H	studio	24	10.6	6.11	16.71	Stage 2
36-H	One Bed	42	9.78	0	9.78	Stage 2
37-H	One Bed	42	9.34	0	9.34	Stage 2
38-H	Two Bed	57	18.52	0	18.52	Stage 2
39-H	One Bed	42	9.78	0	9.78	Stage 2
40-H	One Bed	42	9.34	0	9.34	Stage 2
41-H	One Bed	42	16.96	0	16.96	Stage 2
42-H	One Bed	42	21.75	0	21.75	Stage 2
43-H	studio	26	12.09	0	12.09	Stage 2
44-H	studio	26	14.01	0	14.01	Stage 2
45-H	studio	26	8.48	0	8.48	Stage 2
46-H	studio	26	12.12	0	12.12	Stage 2
		1221				

Dwelling Courtyard Calculations

Fig. 5

Schedule of Dwelling Units Areas + POS
Village Upper Level 2 (PLEASE REFER PLAN DA -21 POS Calculations U47 to U70)



Summary	(13 x One Bed)	(10 x Studio)	(1 x Two Bed room)	TOTAL = 24	
Dwelling No.	Dwelling Type	Gross floor area	Front Yard POS	Rear Yard POS	Total Yard POS
47-U	One bed	37	9.59	0	9.59
48-U	One bed	37	9.6	0	9.6
49-U	One bed	37	9.6	0	9.6
50-U	studio	22	6.11	0	6.11
51-U	studio	22	6.17	0	6.17
52-U	studio	22	5.15	0	5.15
53-U	studio	22	7.42	0	7.42
54-U	One bed	42	9.59	0	9.59
55-U	One bed	42	8.84	0	8.84
56-U	studio	22	6.35	0	6.35
57-U	studio	22	6.2	0	6.2
58-U	One bed	42	9.58	0	9.58
59-U	One bed	42	8.97	0	8.97
60-U	studio	26	6.52	0	6.52
61-U	studio	26	6.52	0	6.52
62-U	studio	26	6.52	0	6.52
63-U	studio	26	6.52	0	6.52
64-U	One bed	42	10	0	10
65-U	One bed	42	10	0	10
66-U	One bed	42	10	0	10
67-U	One bed	42	10	0	10
68-U	Two Bed	57	10	4.43	14.43
69-U	One bed	42	10	0	10
70-U	One bed	42	10	0	10
		824			
		2237			

Addressing Clause D10.4.3

GLAMORGAN SPRING BAY INTERIM PLANNING SCHEME 2015

10.4 Development Standards for Residential Buildings and Works

10.4.3 Site Coverage and Private Open Space

Objective:	Comments
<p>To provide:</p> <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; and (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is integrated with the living areas of the dwelling; and (d) private open space that has access to sunlight. 	<p>The proposal is in general conformity with the objectives of the Scheme Clause D10.4.3 as it aims to:</p> <ul style="list-style-type: none"> • provide ample outdoor recreation spaces in several locations throughout the residential village along the central spine. (fig.2 page 3) • The concept for the new proposal is to create a village environment defined by the open space network in which there are special spaces to meet, rest, entertain including a community garden space (fig.10) • Landscaping defines the pedestrian/vehicular circulation ways and the central community spaces. • Dwellings are formed in groups that are connected to the central open space the "Main Street" and the Lower Level Village with a central Spa and the community Orchards. (fig 10) • Individual dwellings have their own private open space (fig.8&9) which acts as a buffer between the internal space and the common open space. This concept provides a necessary link from an individual to the community.
Performance Criteria	
<p>P1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any communal open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (b) reasonable space for the planting of gardens and landscaping. 	<p>P2</p> <p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is: <ul style="list-style-type: none"> (i) conveniently located in relation to a living area of the dwelling; and (ii) orientated to take advantage of sunlight. <p>• The private open spaces are sized for functionality and privacy and due to their immediate link with the common open space are regarded as appropriate in size without being wasteful of space. Residents are encouraged to participate in healthy social village environment. The common open spaces are designed in their size and content to encourage this.</p> <p>• The Upper Village Level has a special common open space (fig.6) in the form of a water feature serving as WSUD, an outlook for the blocks of dwellings surrounding it and as an area for all the residents to visit and use as a restful contemplation space.</p> <p>• There will be several common drying areas conveniently located throughout the Lower and Upper Village levels.</p>

Addressing Clause D10.4.3

Schematic diagrams and impressions of the proposal to meet the objectives and performance criteria of Clause 10.4.3



Fig. 6
Impression - Central Meditation Pond



Fig. 7 Schematic Plan

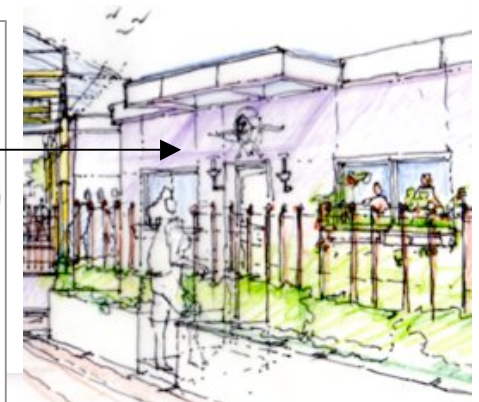


Fig. 11
Impression - Front Garden Space



Fig. 8 Private Courtyards linked to living spaces

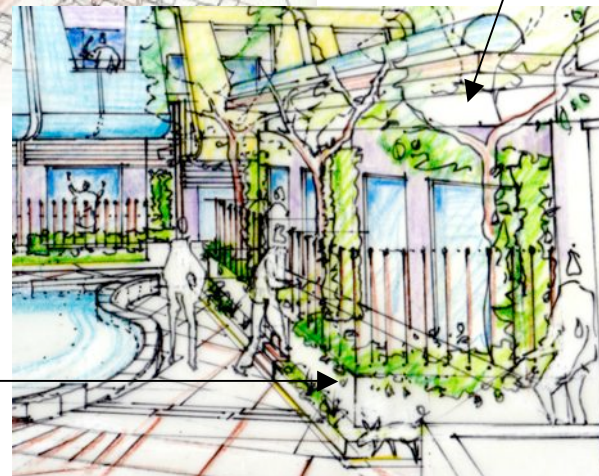


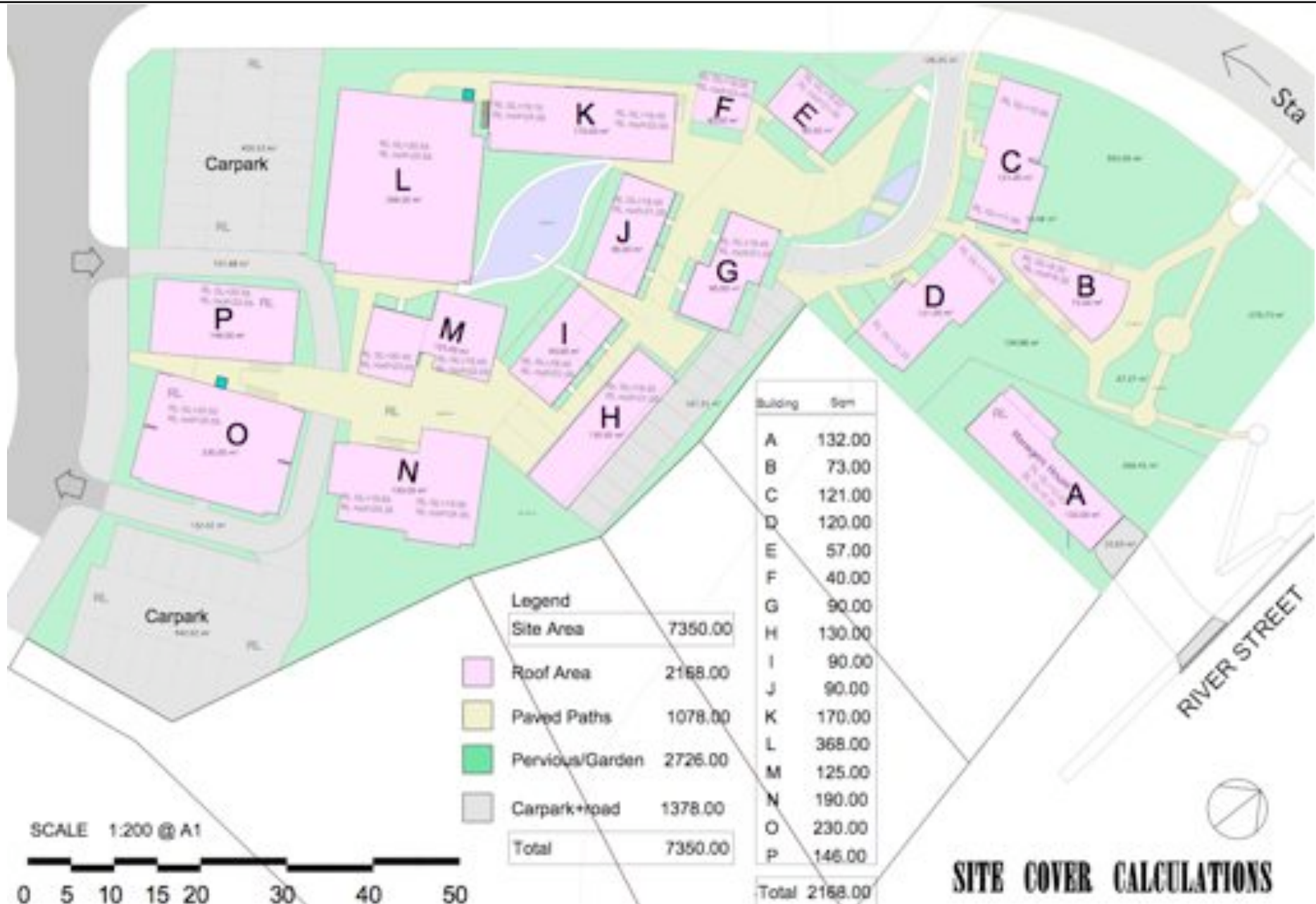
Fig. 9 Impression- Private Courtyards



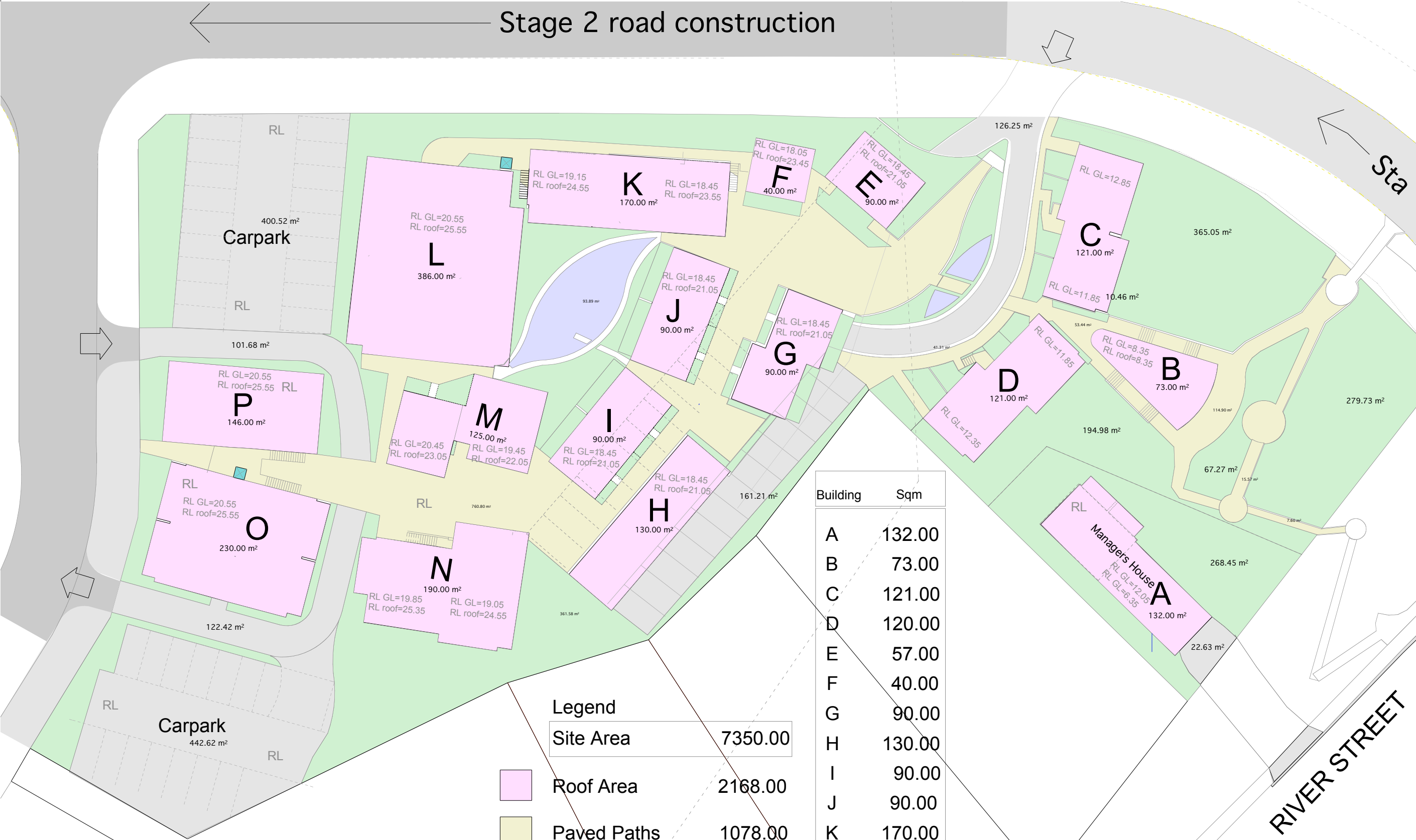
Fig. 10
Impression - Community Garden with Spa and Physio

Plans - Private Open Space Calculations

The following pages display the scaled plans indicating location and size of each dwellings private open space. A large proportion of dwelling units have a dual aspect with a garden space at both front and back.







SCALE 1:200 @ A1



Legend	
<div></div>	Site Area
<div></div>	Roof Area
<div></div>	Paved Paths
<div></div>	Pervious/Garden
<div></div>	Carpark+road
Total	

Building	Sqm
A	132.00
B	73.00
C	121.00
D	120.00
E	57.00
F	40.00
G	90.00
H	130.00
I	90.00
J	90.00
K	170.00
L	368.00
M	125.00
N	190.00
O	230.00
P	146.00
Total 2168.00	

SITE COVER CALCULATIONS

NOTES

Date

ISSUE

Item

SMARTGROWTH

Master Planning & Urban Design

Level 2 / 121 Macquarie Street

Hobart 7000 TAS.

mobile: 0407 704 407

email: george@smartgrowth.com.au

SWANSEA RISE

for

Greenplacetas Pty Ltd

Site Cover Calculations

Drawn

GL

Date

27/5/20

Scale

Dwg. No

DA-19

Issue

A

PROPOSAL FOR A RETIREMENT VILLAGE

Property Address
Lot 250 RIVER STREET,
SWANSEA
TAS

A Rationale for Creating Meaningful Sunny Living Spaces
for
A RETIREMENT VILLAGE
of
67 DWELLING UNITS with
SPA, MEETING ROOMS and MANAGERS DWELLING

Supported by this
SHADOW PLAN ANALYSIS

	Page
Key Statement	2
Site Sun Movement Analysis	3
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Dwelling Units Disposition and Shadow Analysis	5
Central Spine & Shadow Plan Analysis	6
Dwelling Units and Shadow Plan Analysis	7
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Prepared by:
SMARTGROWTH PTY LTD
m. 0407704407
e. george@smartgrowth.com.au



KEY STATEMENT

An overarching aim in the design of this proposal is to create an environment where people will want to live because of its **“sense of place”** and which nurtures **social interaction...in a meaningful place based** environment that provides shelter, safety and comfort. A place that encourage people out of their individual dwellings so they can participate in a variety of their preferred activities which can be made available in a string of spaces located along a central spine... the physical outcome of which is made through the process of **Place Making**.

It is important, especially in a retirement village environment, to have a meaningful central space that makes the individual dwellings and their side indoor/outdoor spaces a “secondary event”. For this reason this proposal has made appropriate and reasonable adjustment by redistributing the prescribed planning requirements from the private to the public portion of the plan.

In support of the above and to make such a central space more meaningful and appealing there needs to be a variety of activity spaces for both indoor and outdoor use which would offer a greater benefit and an alternative to the individual dwellings equivalent.

With this in mind, a key design aim was to ensure that the central space will contain the necessary elements that would define a **“sense of place”**. One very important element that would increase its chances of doing so would be to maximise daylight and sunlight opportunity at every step of the way.

This sun study, with shadow diagrams, demonstrates how the central space has been **shaped in response to the movement of the sun**, especially so to maximise the amount of sunlight through the space during winter. This make the entire space (the meeting rooms as the heart) available for all to enjoy equally and to share in a socially interactive way.

Further, the layout and disposition of dwelling units is carefully **key ed** into the central spine with connecting walks and landscaped areas. The dwellings, being of two basic types (double aspect and single aspect) are arranged to maximise the north orientation and majority being buffered with front and rear garden spaces that have been efficiently sized for utility and privacy. With a majority of the dwelling units being double aspect and a northerly orientation, it lessens the concern of having a shaded southern side. The benefits of this layout are that there is a sunny north winter front and a shady south summer back.

The approach taken above is a special case of distribution of prescribed requirements for this particular use case (a retirement village) and a particular desire to create a socially interactive place for an age group that will have increased benefits from a central space with a more meaningful amenity rather than their individually provided (as prescribed) private open spaces.

The proposed layout is therefore fully supported by the resultant shadow diagrams where it is evident that the majority of the dwelling users will have a greater benefit from the use of a “sunny central space” for social interaction and make use of their efficiently sized private open spaces for other utility uses.



Site schematic plan with surrounding Impression views



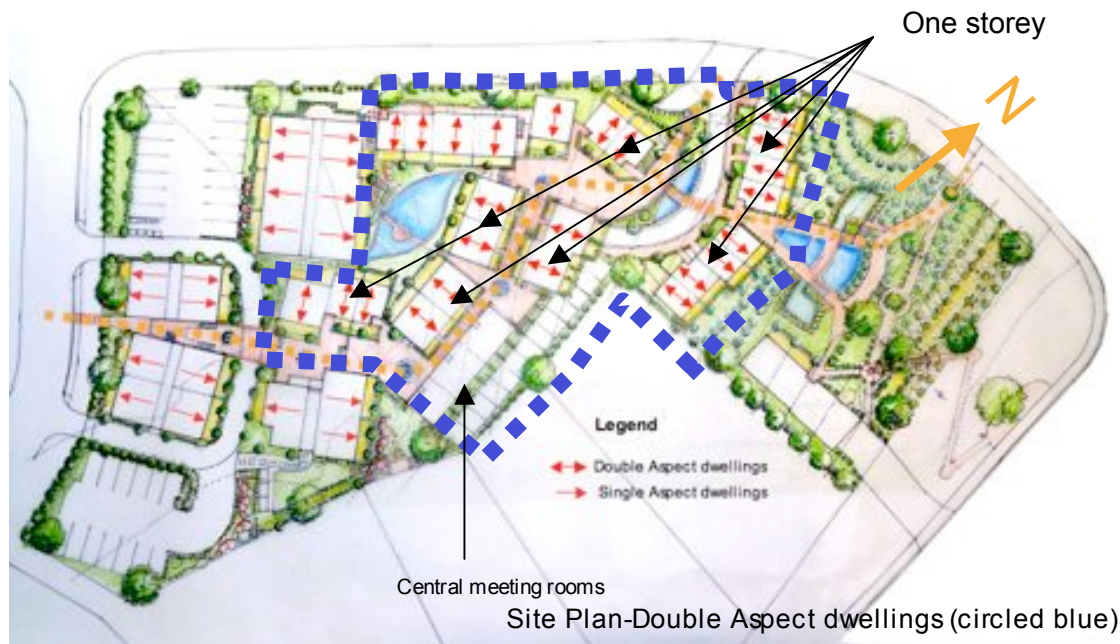
Site Sun Movement Analysis



Central Spine and Dwelling Units Disposition



Dwelling Units disposition & shadow analysis

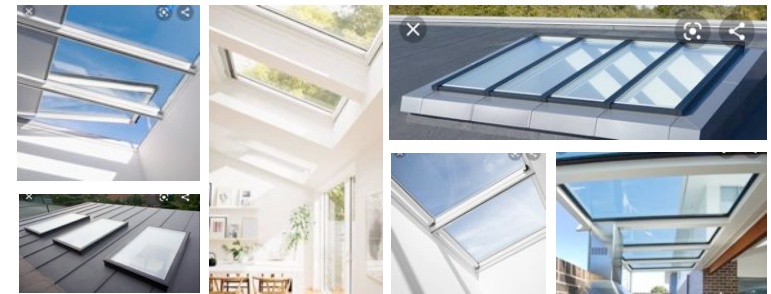


29 out of the 67 dwelling units have a double aspect.

These dwellings form a majority of the dwelling types with front and rear garden spaces.

The fact they have front and rear courtyards make them less off a concern with overshadowing as they will always receive winter sunlight from its northerly aspect. In summer they will have both morning and afternoon sunlight.

Note the front dwellings are only one storey so they do not overshadow the units behind.



20 out of the 67 dwelling units are a single aspect with a northerly orientation to receive good sunlight.

Note the front dwellings are only one storey so they do not overshadow the units behind.

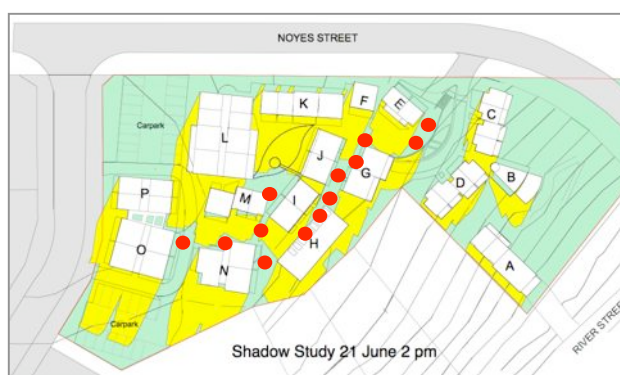
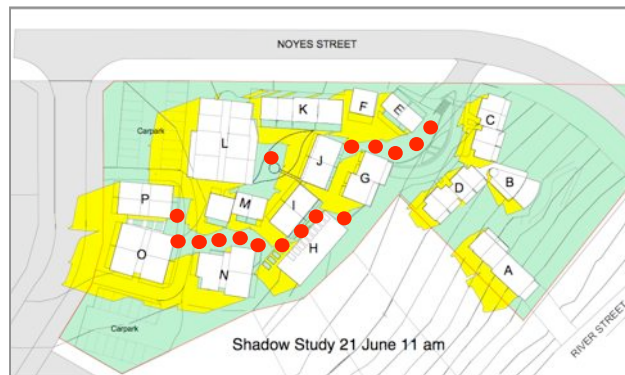
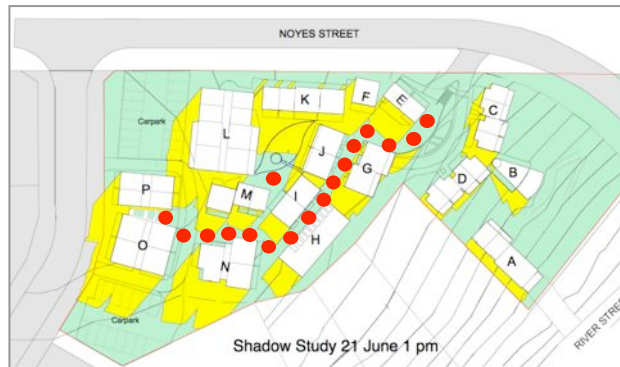
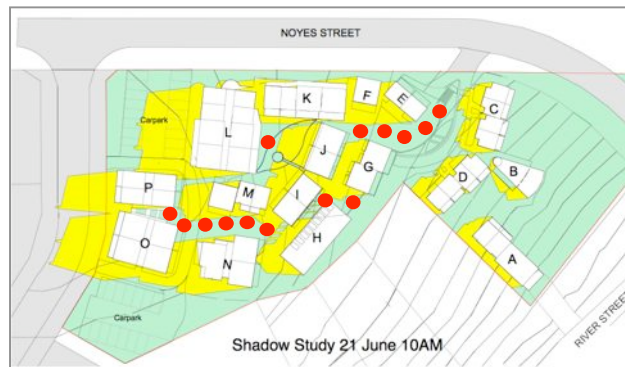
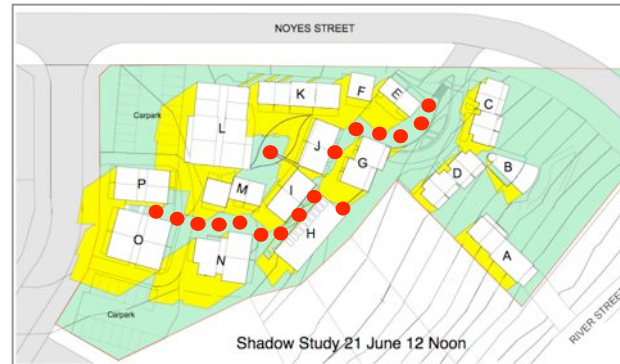
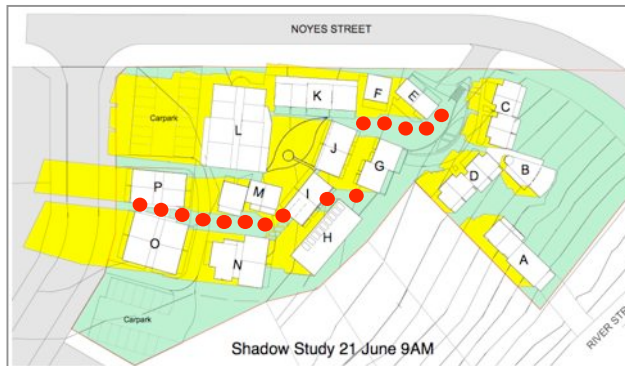


Only 18 out of the 67 dwelling units are a single aspect with a southerly orientation.

Being of two storey structure the upper floor dwelling units (9off) will receive full sunlight via roof lights such as the "Velux" system which can be placed at roof edge to enable the balconies to also receive sunlight.

The ground floor dwelling units (only 9 off) will receive good daylight all the time as they are street facing and an open view. Not having winter sun should not be a concern because all they have to do is to step outside and within feet they could be enjoying the sunshine provided a courtesy of the their "village central space",...as intended (refer Key Statement)... either in a private nook somewhere along the way or in the joyful company of their village neighbours. :-).

Central Spine & shadow plan analysis



It is important, especially in a retirement village environment, to have a meaningful central space that makes the individual dwellings and their side indoor/outdoor spaces a “secondary event”.

For this reason this proposal has made appropriate and reasonable adjustment by redistributing the prescribed planning requirements from the private to the public portion of the plan.

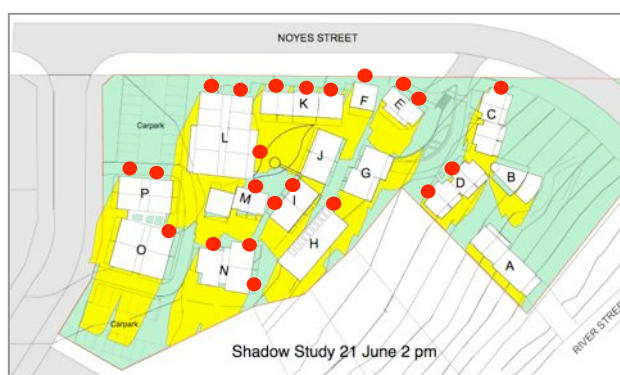
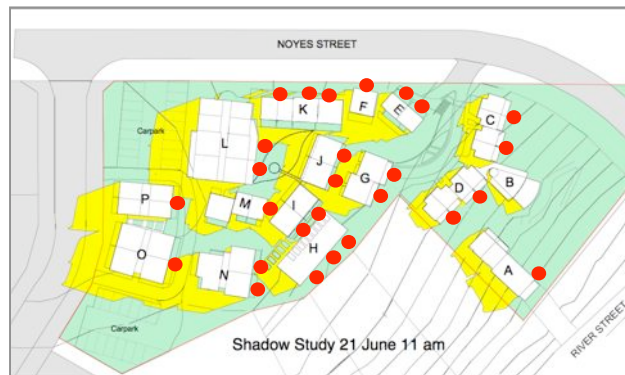
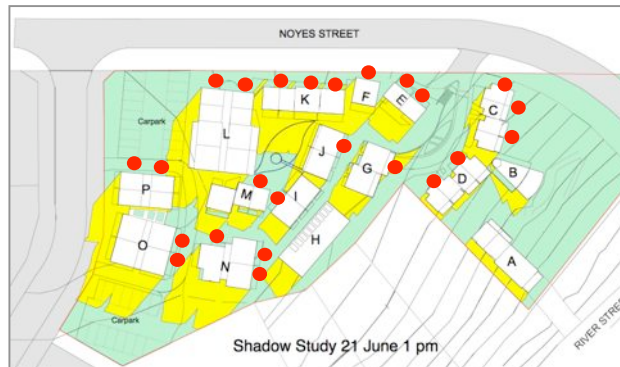
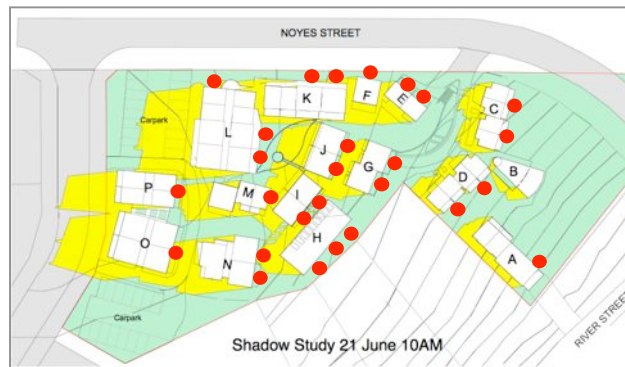
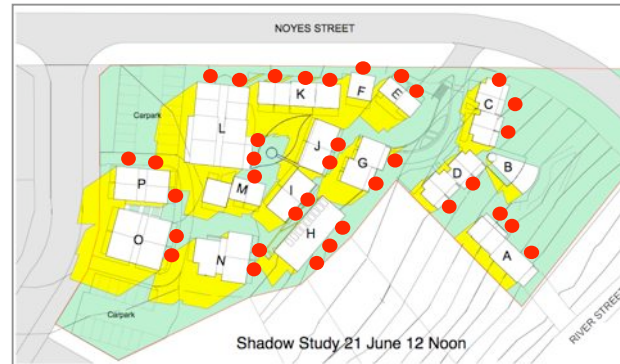
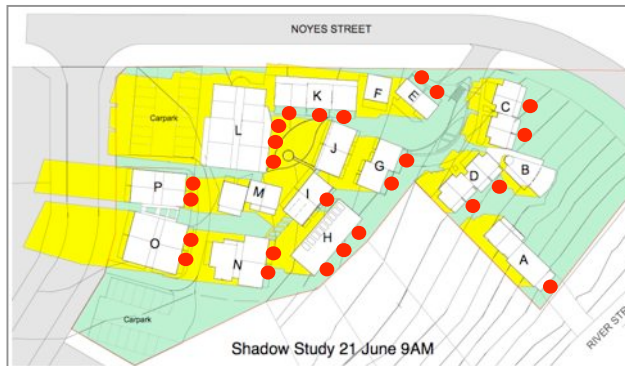
The diagrams at left indicate the abundance of easily accessible, useful and interesting alternative open space that has been shaped with an opportunity to receive good sunlight access for the majority of the day.....all along the specifically created “sunny central spine” (see plan page 4).



Impression-view to north from meeting rooms

● Sun Access to the Central Spine

Dwelling Units & shadow plan analysis



The diagrams at left indicate that for the majority of dwelling units they are provided with a great opportunity for daylight and sunlight to enter habitable rooms and private open spaces over the course of the day between the hours of 9am and 3pm.

Reference to page 5 may indicate that some dwellings may have a more of an opportunity than others (for example dual aspect units over single aspect units), however in the scheme of things no one unit is at a disadvantage of a loss in amenity, the reason being is that no individual dwelling is solely reliant on its private open space but are provided with an abundance of easily accessible, useful and interesting alternative open space and sunlight access....all along the specifically created "sunny central spine" (see pages 4 and 6).

● Sun Access to Habitable Rooms

Addressing Clause 10.4.4

GLAMORGAN SPRING BAY INTERIM PLANNING SCHEME 2015

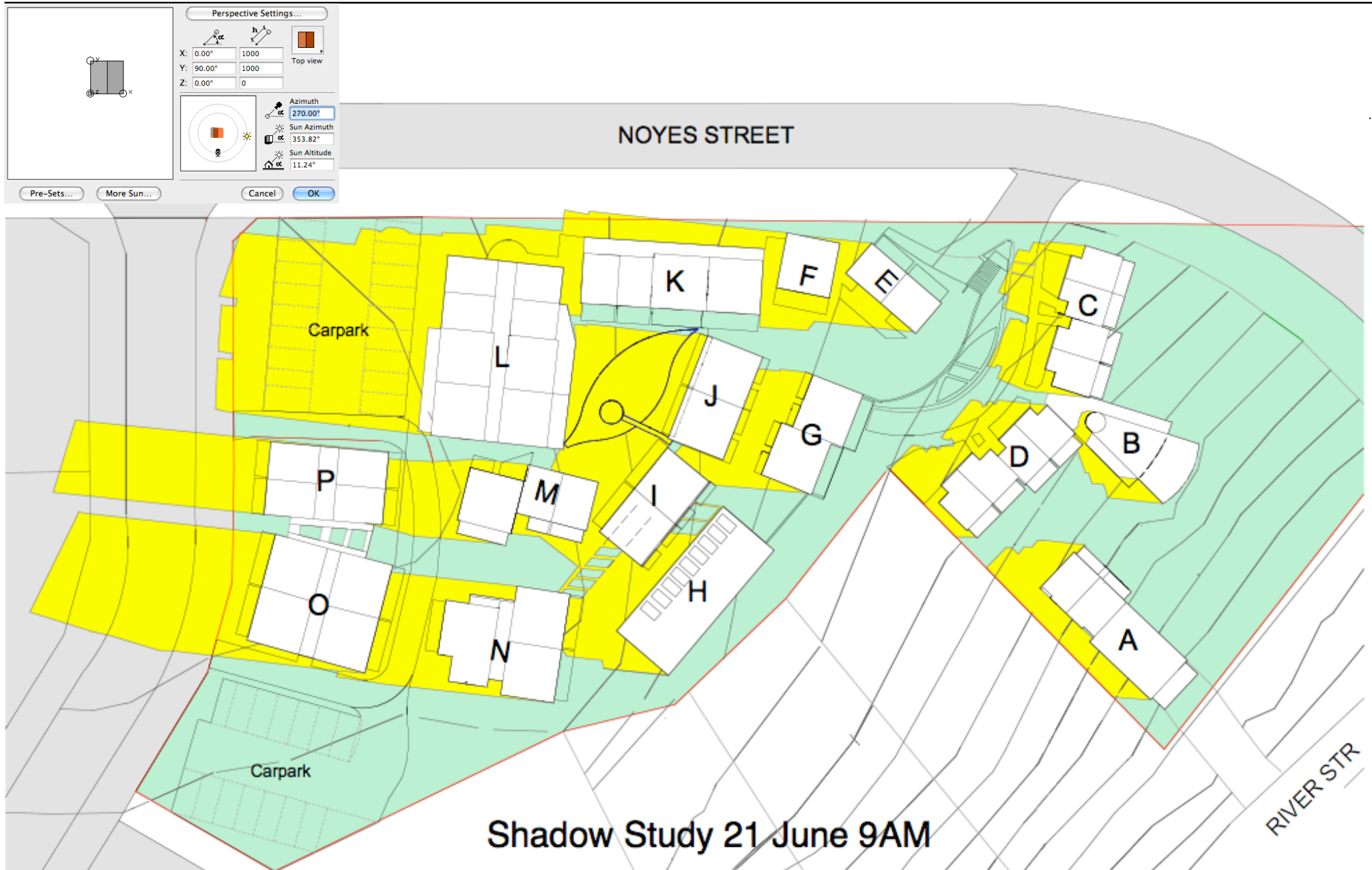
10.4 Development Standards for Residential Buildings and Works

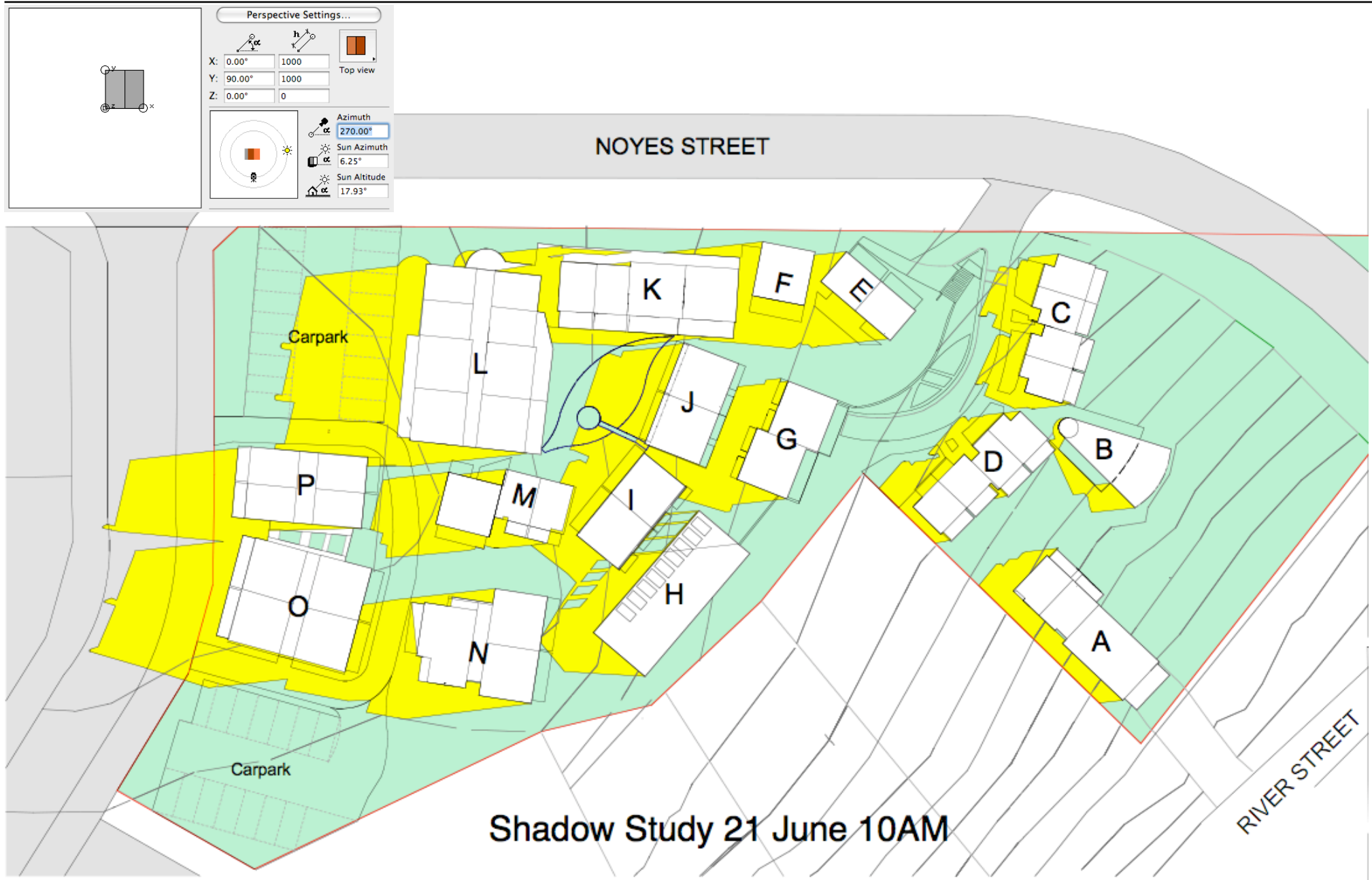
10.4.4 Sunlight and Overshadowing for all Dwellings

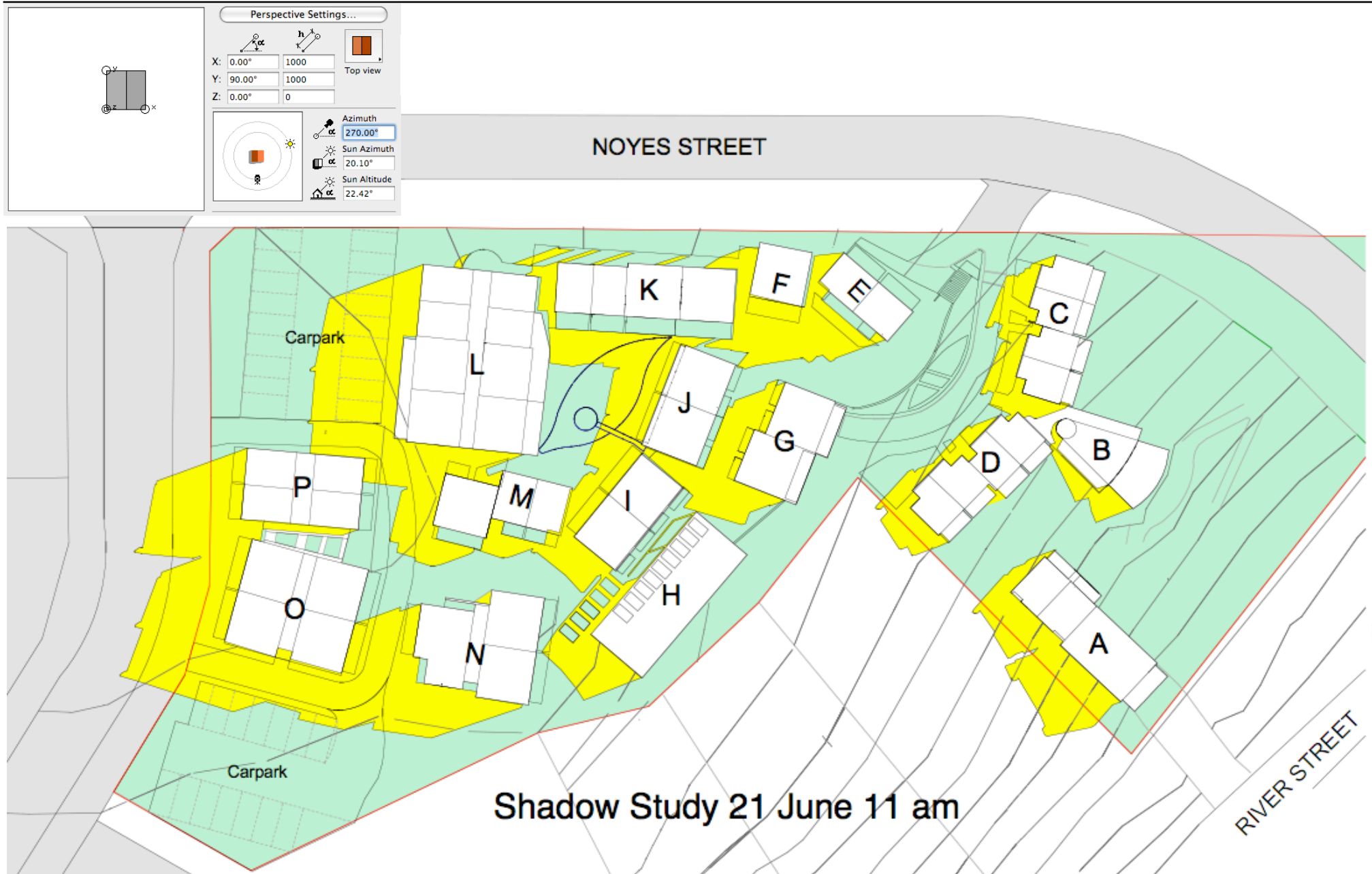
Objective:		Comments
To provide:		The Key Statement at page 2 of this report outlines the intent of the proposed plan for the retirement village. The disposition of dwelling units in terms of height of buildings (see page 5) and distances between the built form design, arrangement and orientation is specifically structured to maximise the northerly aspect so to provide greatest opportunity for daylight and sunlight to enter habitable rooms in the majority of the dwellings and private open spaces. This shadow analysis demonstrates that for the majority of the dwellings as laid out there will be opportunity for sunlight to enter habitable rooms. •In general the plan conforms with the objectives of Clause 10.4.4.
(a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and (b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and <u>private open space</u> .		
Performance Criteria		•Dwellings in the majority are designed and sited to not cause unreasonable loss of amenity through overshadowing. Separation between buildings is taken as reasonable for the use case to achieve daylight and sunlight requirements. The reason being is that no individual dwelling is solely reliant on its private open space but are provided with an <u>abundance of easily accessible, useful and interesting alternative open space and sunlight access</u> ...all along the specifically created “sunny central spine” (see pages 4 and 6). •The proposed plan is abundantly filled with amenity at various levels and offers the dwellers an appropriate mix of private and public open space to more than satisfy the performance criteria of Clause 10.4.4
P1	P3	
A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).	A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3.	
P2		
A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing a window of a habitable room (other than a bedroom), of another dwelling on the same site, that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).		

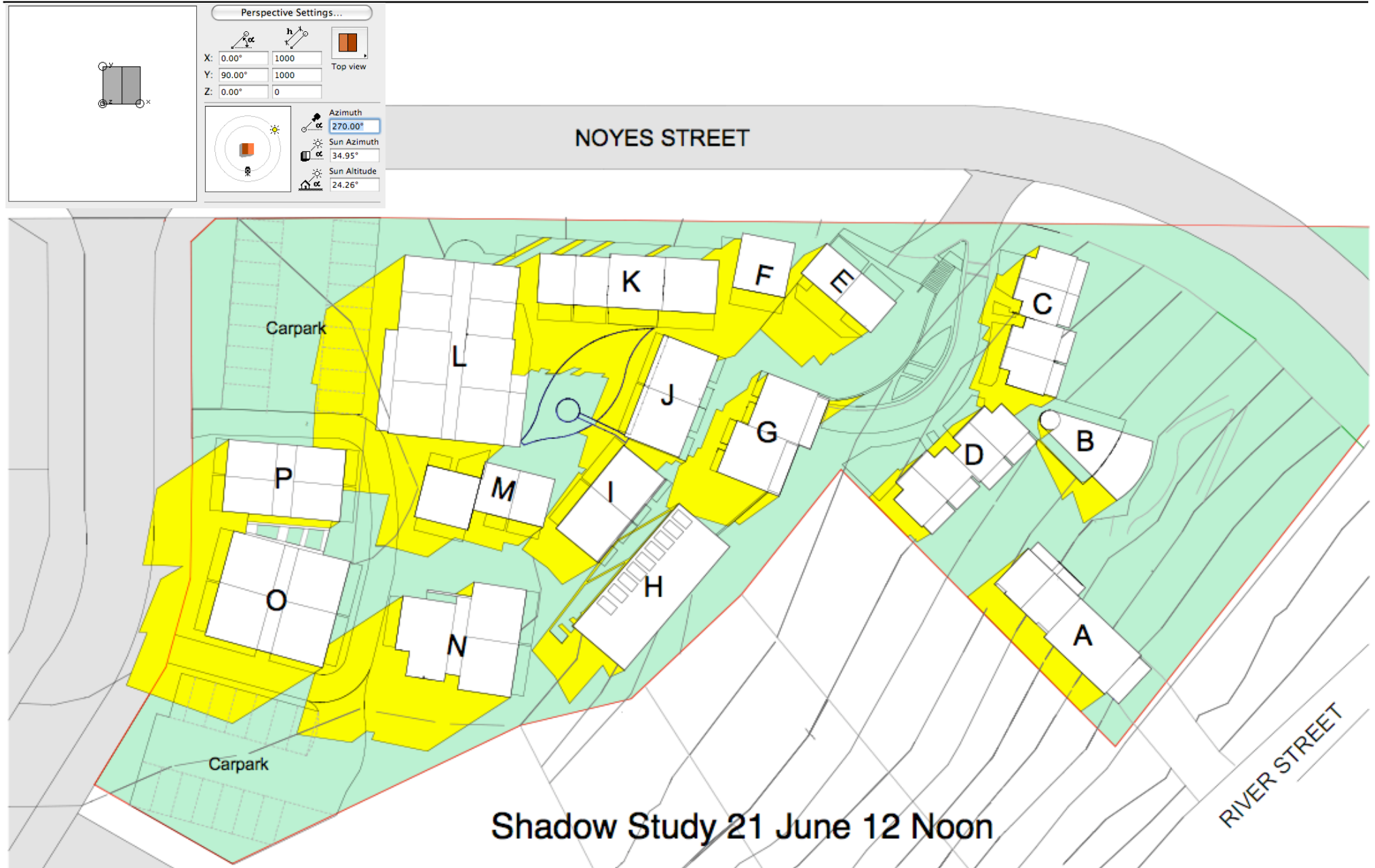
Shadow Plan Diagrams

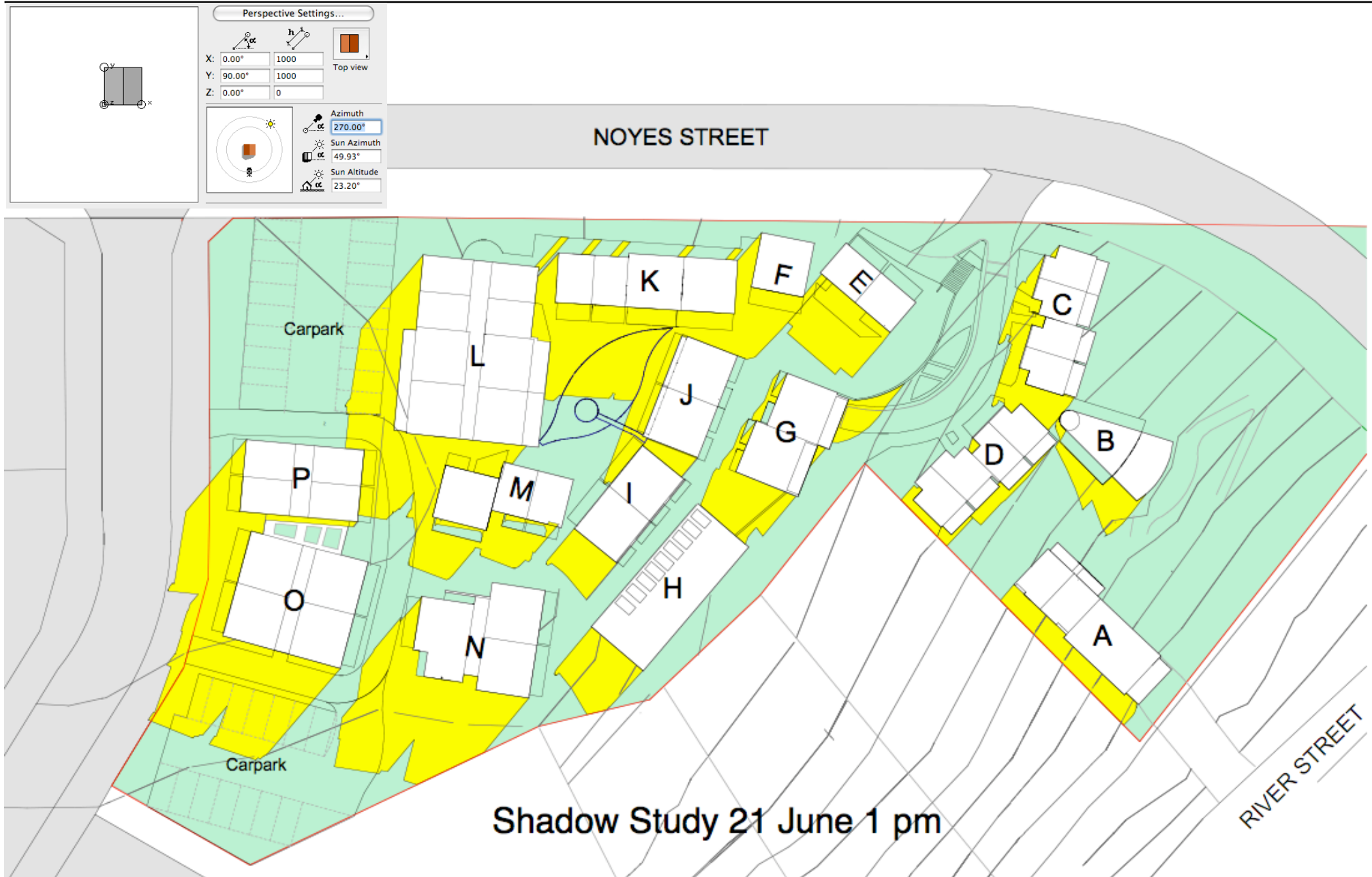
The following pages display the shadow diagrams at hourly intervals between the hours of 9am and 3pm on 21 June

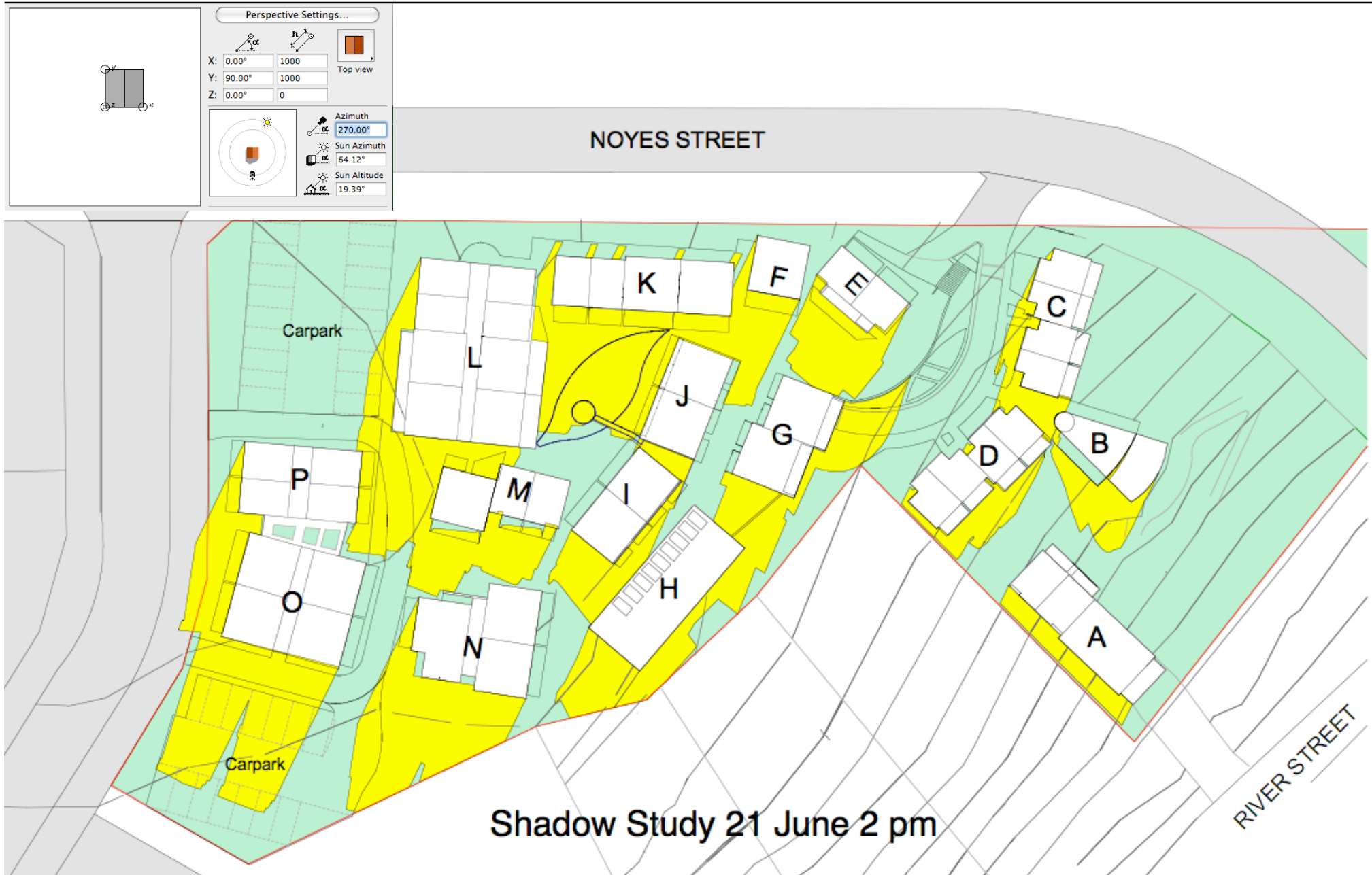


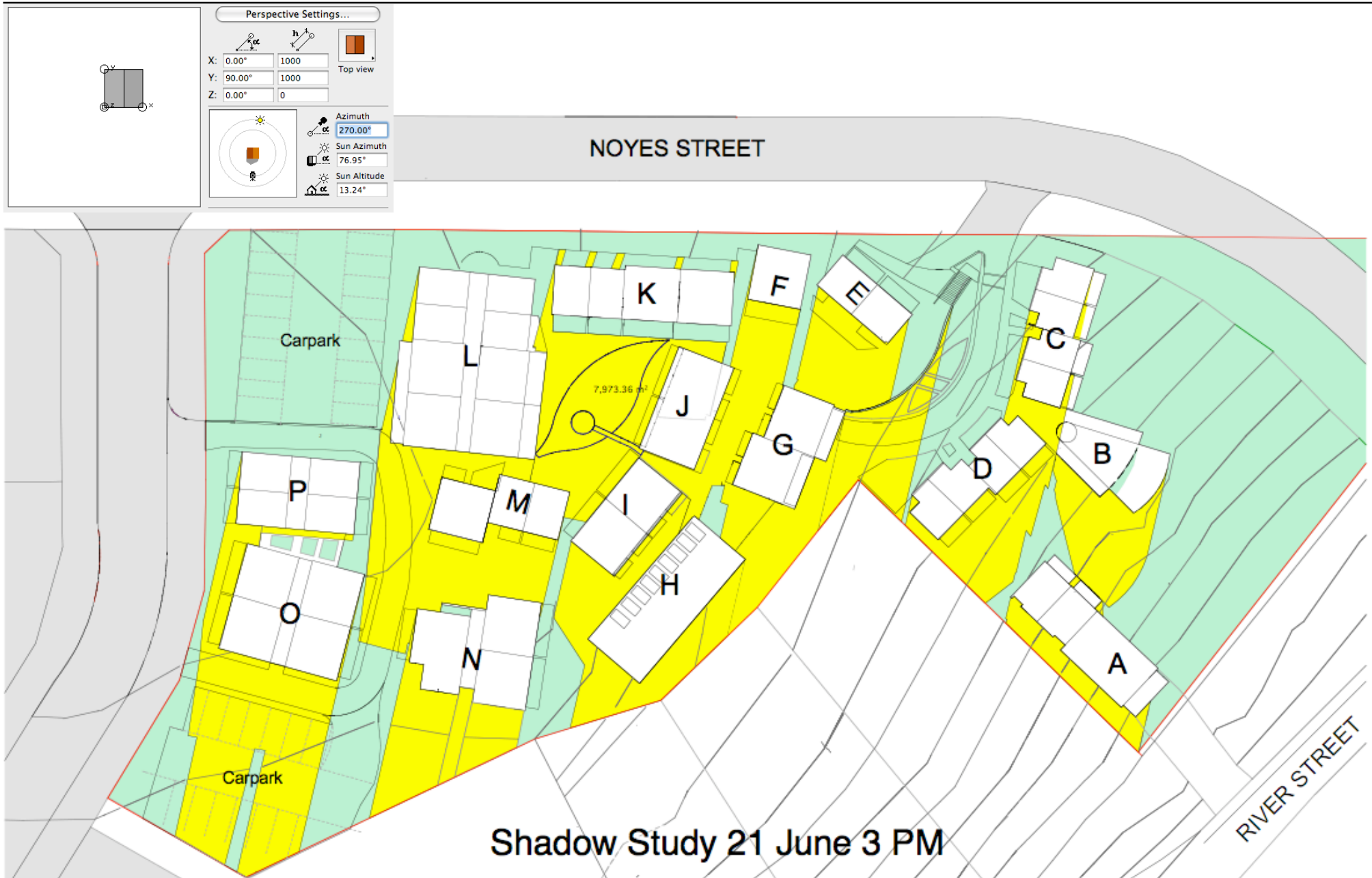












PROPOSAL FOR A RETIREMENT VILLAGE

Property Address
Lot 250 RIVER STREET,
SWANSEA
TAS

DEMONSTRATION OF WASTE MANAGEMENT
for
A RETIREMENT VILLAGE
of
67 DWELLING UNITS with
SPA, MEETING ROOMS and MANAGERS DWELLING

	Page
Provision and Storage	2
Waste Management	2
Assessed Quantities	3
Waste Caretaking	4
Street Collection	4

Prepared by:
SMARTGROWTH PTY LTD
m. 0407704407
e. george@smartgrowth.com.au

GLAMORGAN SPRING BAY INTERIM PLANNING SCHEME 2015

10.4 Development Standards for Residential Buildings and Works

10.4.8 Waste Storage for Multiple Dwellings

Objective:

To provide for the storage of waste and recycling bins for multiple dwellings.

Acceptable Solutions**A1**

A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m² per dwelling and is within one of the following locations:

- (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or
- (b) in a communal storage area with an impervious surface that:
 - (i) has a setback of at least 4.5 m from a frontage; and
 - (ii) is at least 5.5 m from any dwelling; and
 - (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area.

Performance Criteria**P1**

A multiple dwelling development must provide storage, for waste and recycling bins, that is:

- (a) capable of storing the number of bins required for the site; and
- (b) screened from the frontage and dwellings; and
- (c) if the storage area is a communal storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.

Waste Management

Planning Scheme Summary Evaluation

PROVISION AND STORAGE

The provision for the storage of waste and recycling bins for the proposed retirement village is made at two location points conveniently situated for the use of residents as well as the collection of bins by the service provider at either kerbside (as in the case at the Noyse Street entry) or within the property (as in the case at the upper carpark).

WASTE MANAGEMENT**General Waste Management Using Bulk Bins**

It is intended to make use of 1100 litre bulk bins.

Every resident will have access to the respective storage area for the disposal of all general waste. The bulk bins can then be transported to street frontage (Noyse Street) or direct pick up at the storage area (internal one way drive through at the upper carpark) for collection by the service provider.

Bin Size (L or m ³)	Example	Collection vehicle	Approximate dimensions (m)		
			Height	Width	Depth

1100L



Rear lift

1.48

1.36

1-1.2

Recycled Waste Management Using Bulk Bins

Recycling will be managed by using 240 litre mobile garbage bins. It is recommended that some bins will be provided for mixed paper recyclables and some for mixed container recyclables.

240L



Side lift or rear lift

1.08

0.58

0.74

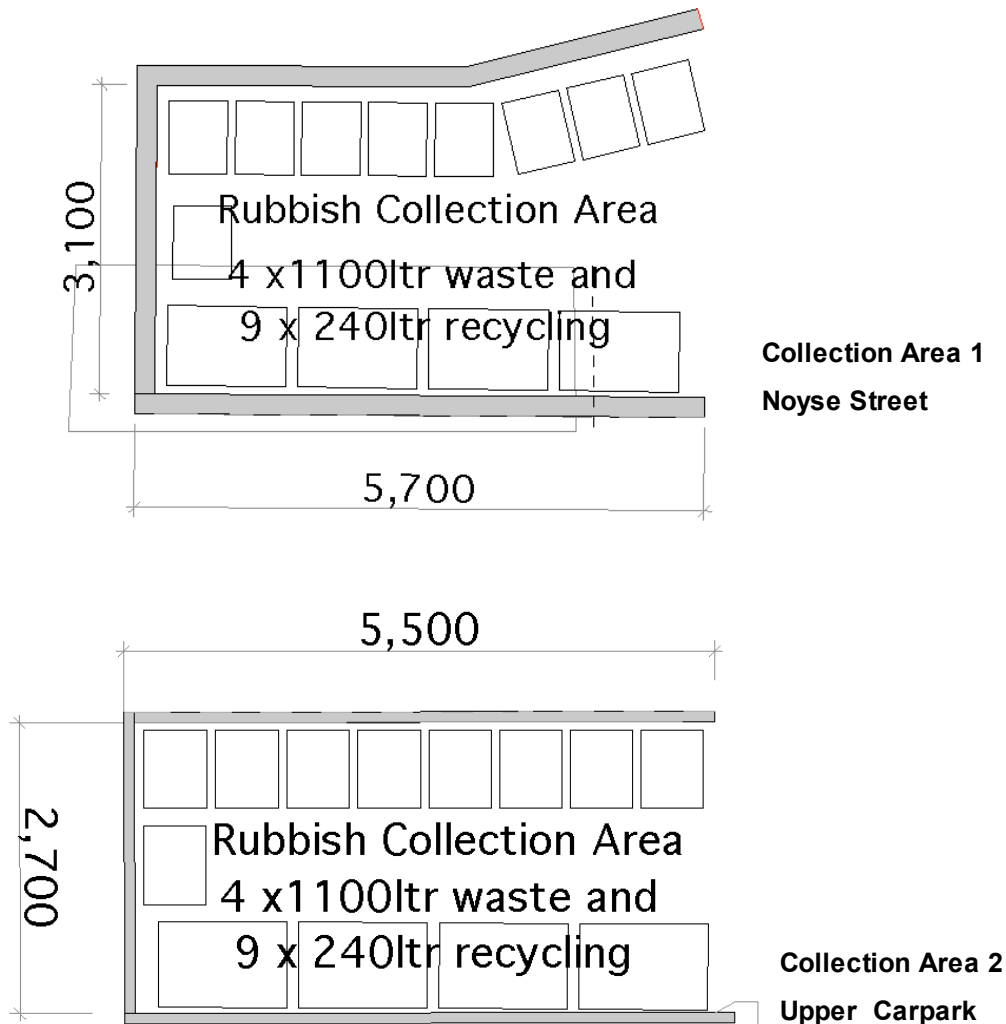
GLAMORGAN SPRING BAY INTERIM PLANNING SCHEME 2015

10.4 Development Standards for Residential Buildings and Works

10.4.8 Waste Storage for Multiple Dwellings

Waste Management

Planning Scheme Summary Evaluation

**ASSESSED QUANTITIES - General Waste**

The development includes 67 retirement dwelling units.

Research suggests that each dwelling unit will produce an average of 100 litres of recycled waste per week.

The total general waste generated by the dwelling units can be calculated as follows:

67 dwelling units each producing 100 litres per week = 6700 litres.

With the use of 1100 litre bulk bins there will be a need for a maximum of 7 bulk bins to meet the general garbage requirements for the retirement dwelling units.

In addition to the dwelling units requirements there will be provision for an additional 1 x 1100litre bulk bin to service the Physio/Spa facility.

Therefore there will be a total of 8 x 1100litre bulk bins accommodated.

Distribution of these bulk bins will be as follows: 4 x 1100litre bins will be situated in the upper carpark storage area and 4 x 1100litre bins will be situated at the Noyse Street storage area.

ASSESSED QUANTITIES - Recycled Waste

The development includes 67 retirement dwelling units.

Research suggests that each dwelling unit will produce an average of 60 litres of recycled waste per week.

The total recyclable waste generated by the dwelling units can be calculated as follows:

67 dwelling units each producing 60 litres per week = 4020 litres.

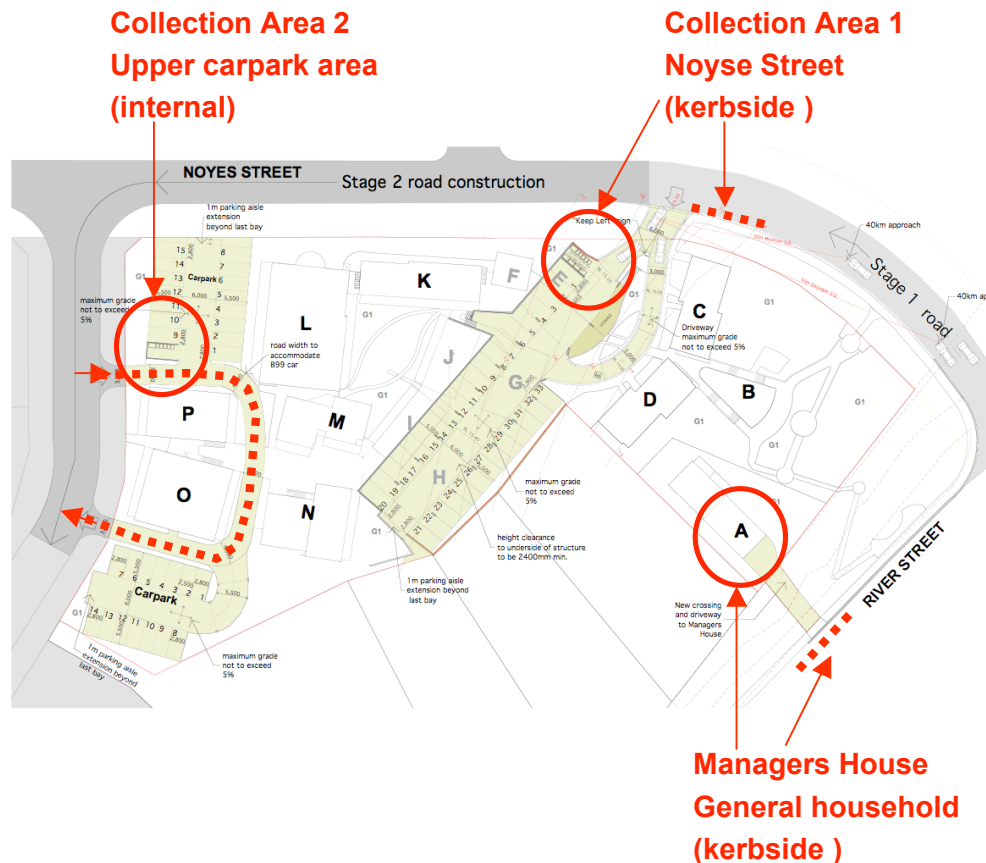
With the use of 240 litre wheelie bins there will be a need for a maximum of 17 x 240 litre wheelie bins to manage the recyclable waste for the dwelling units for one week. There is an additional 240litre bin provided for the Physio/Spa facility.

Distribution of these 240litre bins will be as follows: 9x 240litre bins will be situated in the upper carpark storage area and 9 x 240litre bins will be situated at the Noyse Street storage area.

GLAMORGAN SPRING BAY INTERIM PLANNING SCHEME 2015

10.4 Development Standards for Residential Buildings and Works

10.4.8 Waste Storage for Multiple Dwellings



Waste Management

Planning Scheme Summary Evaluation

WASTE CARETAKING

The Body Corporate will employ various persons for the management of the grounds and other resident services including gardeners and maintenance where some may be designated as a waste caretaker to manage the waste generated by the development.

The designated duties would include the activities such as:

- servicing the residential garbage bulk bins including replacing full bulk bins and recycling waste bins as appropriate
- Transporting 1100litre bulk bins for general waste and 240 litre bins for recyclable waste between garbage storage area and street level to coincide with collection cycles and vice versa.
- Assisting with the process of emptying of bins during collection if required
- Organising, maintaining and cleaning the general and recycled waste holding areas.

STREET COLLECTION

Noyse Street

The development will have an available footpath space adjacent the driveways on Noyse Street to allowing a maximum of 9 recyclable bins to be located (including space between bins to allow for operation of collection arms)

General garbage will be transported out of the Collection area 1 and onto street level on the collection day using 1100 litre bulk bins .

After emptying the bulk bins will be returned to the garbage areas for cleaning.

Managers House Collection at River Street

Managers house waste collection will be a normal household collection with standard waste and recycling bin provisions.

TRAFFIC IMPACT STATEMENT

PROPOSED

SWANSEA RISE - RESIDENTIAL RETIREMENT VILLAGE DEVELOPMENT

RIVER STREET, SWANSEA

1. INTRODUCTION

A retirement village development is proposed for River Street in Swansea.

Drawings of the proposed development site layout have been reviewed with respect to access, circulation and parking.

This Traffic Impact Statement (TIS) has been prepared to discuss the design and traffic management that have been proposed.

2. PROPOSED DEVELOPMENT

The development site is located within the previously approved residential subdivision and will occupy eight of the residential lots.

The proposed development is the construction of 67 residential units in a retirement village with associated facilities as well as a manager's dwelling on the site.

There will be two vehicle driveway locations to the site. One will be a two-way driveway off Noyes Street leading to an underground car park; the other will be off the western internal subdivisional road via separate one-way entry and exit driveways.

The development site will have 62 car parking spaces for residents of the retirement village. The manager's dwelling will have separate access and parking area for two cars off River Street.

Drawings of the site layout are attached to this report.

3. TRAFFIC ACCESS, CIRCULATION AND PARKING

Traffic generation by the development

The updated 'Technical Direction' to the RMS Guide to traffic generating developments, dated August 2013, advises that the trip generation on weekdays for 'housing for seniors' is 2.1 trips/dwelling/day with 0.4 trips/dwelling during the weekday peak hour. For these types of developments, the morning peak hour for the development does not generally coincide with the road network peak hour.

Survey finding by this consultant for developments in the Hobart northern suburbs indicate that the hourly trip generation rates are around 0.18 to 0.24 trips per dwelling unit per hour with the average being 0.21 trips/unit/hour. Based on this being 10% of the average trips occurring over the day, it is the same level as indicated in the above RMS document at 2.1 trips/unit/day.

Applying this trip generation rate to the proposed development, the proposed 67 unit retirement village can be expected to generate some 140 vehicles/day and around 14- 27 vehicles/hour during peak traffic periods for the road network and also the retirement village development.

Operational Impact of Increased Traffic Activity

The proposed development will generate traffic to and from the local residential street network. Some of the subdivisional roads are to be constructed as part of this development and the remainder for other lots in the residential subdivision.

The level of traffic which the proposed retirement village development plus the residential subdivision will generate will clearly not create any operational traffic issues on the surrounding road network.

Assessment of Available Sight Distances

Consideration has been given to the available sight distances along the affected streets between approaching vehicles and vehicles turning at the driveways to the development site.

There will be no sight line issues at the manager's dwelling driveway off River Street with the grade and alignment of the road and the speed environment of around 40km/h. Similarly, the one-way entry and exit driveways off the western subdivisional road will also have sufficient sight distances towards turning traffic at the Noyes Street junction and the other way (to the south) where the road will have a straight alignment.

While Noyes Street will have a curved alignment from River Street to the driveway for the underground car park, turning motorists at the driveway will have sufficient sight distance to the east from a point 3m back from the road edge to see the desirable distance of 55m for an approach speed of 40km/h, as set out in Table 4.2 of AS 2890.1 with the line of sight being within the road

reservation (the minimum required sight distance is 35m, as noted on the attached drawings).

The available sight distance along Noyes Street to the west of the driveway will be even longer due to the straight alignment of the road.

Access driveway, traffic circulation and on-site parking considerations

There will be two-way driveway off Noyes Street and separate one-way entry and exit driveway off the internal subdivisional road for the lower underground and upper surface car parking areas, respectively.

The driveways will have adequate widths for the two way and one way car movements, with widths of 5.5-6.0m and 3.0m for each, with additional width on the more curved sections to accommodate B99 cars.

The driveway grades into the site and parking area will be no more than 5% and the car parking modules will have a grade not more than 5%, all in accordance with AS 2890.1.

With the car parking arrangements, all cars will be able to enter and exit the site in a forward direction.

Car parking supply

For multiple dwelling developments, Clause E6.6.1 of the Interim Planning Scheme requires 1 car parking space for each retirement unit and one visitor parking space for each four units.

With 67 residential units in a retirement village, the scheme requires 67 resident parking spaces and 17 visitor parking spaces.

There will be a total of 62 car parking spaces on the site. The lesser parking supply to that required by the scheme is proposed as not all retirees will have a car, similar to any mixed residential area.

In addition, the walking distance to services and shopping facilities will be between 400m and 800m. This is within general principles guiding the location and from the new development which suggest residential areas should be located and designed to be within a 400 metres safe walking distance from public transport routes or within 800 metres of local services or a commercial area.

The 17 visitor parking spaces also seems a high requirement, it is considered on average this parking demand for this area of Swansea will be more likely half this number. With the proposed width of Noyes Street and the subdivisional roads, there will more than sufficient available on-street parking for this demand.

On-site parking design

All the parking spaces on the site will be compliant with AS 2890.1.

The required turn paths of vehicles have been checked and found to be adequate for three-point turns by B85 cars for all manoeuvres to and from all parking spaces, and B99 where required.

The specific dimensions that have been assessed include the following:

- All standard parking spaces will be 5.4m long and 2.4m wide in accordance with User Class 1A for residential parking (as detailed in Figure 2.2 of AS 2890.1 for 90-degree parking);
- There will be at least a 300mm clearance to the side walls or obstructions for door opening and manoeuvring (as detailed in Figure 2.2 and Figure 5.2 of AS 2890.1);
- The width of the parking aisle will be at least 5.8m (as required in Figure 2.2 of AS 2890.1 for Class 1A 90-degree parking);
- There will be at least a 1.0m extension to the ends of the parking aisles for cars to reverse out of end parking spaces (as detailed in Figure 2.3 of AS 2890.1);
- The height clearance will be a minimum of 2.4m in all trafficable areas. This will be consistent with the requirements of Clause 5.3 in AS2890.1; minimum required clearance is 2.2m.

Pedestrian Traffic

There will be pedestrian ways to and from the units and the on-site facilities as well as to each boundary street. This provides for sufficient pedestrian path connectivity.

There will be no pedestrian sight triangle deficiencies for public road footpaths at any of the driveways.

Waste collection/servicing

The collection of domestic waste will be undertaken by arrangements with Council.

The bins will be collected from the waste storage area off the internal subdivisional road along the western side of the retirement village site.

4. CONCLUSIONS

A review of the traffic and parking arrangements for the proposed retirement village has found the development will not create any operational or safety issues.

Consideration has also been given to the detail of the accesses, circulation and car parking arrangements. All elements of the design have been found to comply with AS 2890.1 requirements.

The proposed development is therefore supported from a traffic assessment.



Milan Prodanovic

3 October 2019

NOTES

Smartgrowth
Master Planning & Urban Design

Level 2 /121 Macquarie Street
Hobart 7000

Mob: 0407704407

e-mail: george@smartgrowth.com.au

SWANSEA RISE

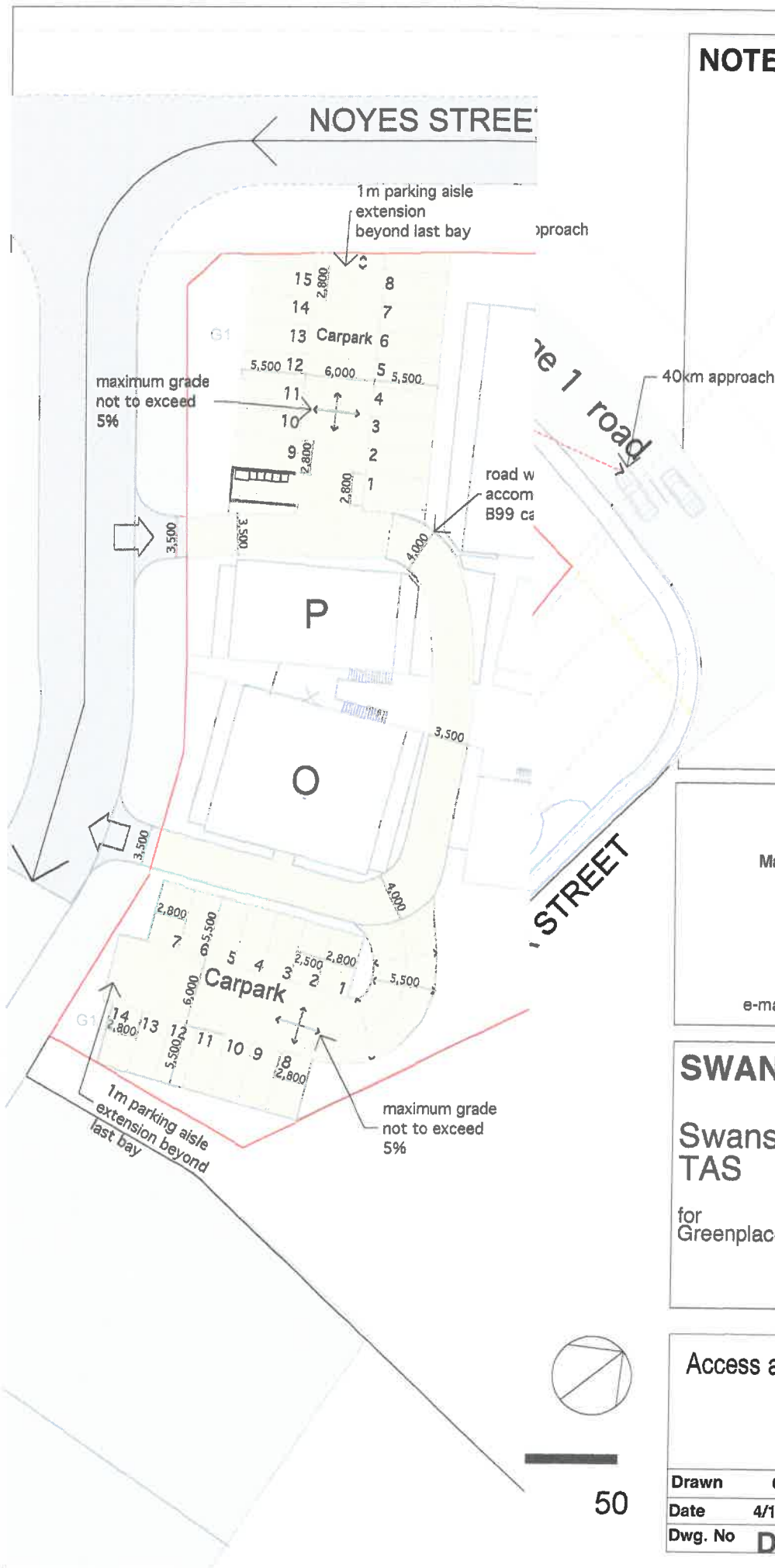
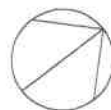
**Swansea
TAS**

for
Greenplacetas Pty Ltd

Access and Parking Plan

Drawn	GL	Scale
Date	4/10/19	Scale
Dwg. No	DA-16	Issue A

50





24 May 2020

George Leich
Greenplace (Tas) Pty Ltd
54/7 Bandon Road
VINEYARD NSW 2765

Dear George

**PROPOSED RESIDENTIAL RETIREMENT VILLAGE DEVELOPMENT
RIVER STREET, SWANSEA**

I refer to the letter dated 18 May 2020 from Glamorgan Spring Bay Council which requests the following further information regarding the above proposed retirement village development:

- 1. Clause E6.6.1 Acceptable Solution A1 of the Scheme refers to Table E6.1, which for a Retirement Village requires one car parking space for each dwelling and one visitor car parking space for every four dwellings. The proposal is for 62 car parking spaces and no visitor parking spaces for the 67-unit development. Accordingly, please demonstrate, via a Traffic Impact Assessment how you intend to meet Clause E6.6.1 P1 Performance Criteria of the Scheme.*
- 2. E6.6.2 Acceptable Solution A2 of the Scheme requires that car parking spaces for people with a disability must (a) satisfy the relevant provisions of the Building Code of Australia, (b) be incorporated into the overall car park design, and (c) be located as close as practicable to the building entrance. There are no Performance Criteria for this standard. Please provide a parking plan demonstrating that your proposal meets this Acceptable Solution.*

Car Parking Supply

The Traffic Impact Statement (TIS) which I prepared states the following:

There will be a total of 62 car parking spaces on the site. The lesser parking supply to that required by the scheme is proposed as not all retirees will have a car, similar to any mixed residential area.

In addition, the walking distance to services and shopping facilities will be between 400m and 800m. This is within general principles guiding the location and from the new development which suggest residential areas should be located and designed to be within a 400 metres safe walking

distance from public transport routes or within 800 metres of local services or a commercial area.

The 17 visitor parking spaces also seems a high requirement, it is considered on average this parking demand for this area of Swansea will be more likely half this number. With the proposed width of Noyes Street and the subdivisional roads, there will be more than sufficient available on-street parking for this demand.

In support of these statements, there are reference documents which state a lesser parking supply is applicable at retirement villages and units than specified in the planning scheme as well as other factors which will reduce car travel dependency.

1. The main reference document is the New South Wales, Road Traffic Authority document (RMS) – Guide to Traffic Generating Developments. The Guide is a nationally well accepted document that provides advice on trip generation rates and vehicle parking requirements for new developments.
2. The guide recommends that for housing for aged (persons aged 55 years or over) with self-contained units, the required parking supply is:
 - 2 spaces per 3 units (residents); plus
 - 1 space per 5 units (visitors)

For the proposed 67 unit development in River Street, this translates to a required parking supply of (44.7 resident and 13.4 visitor) 58 car parking spaces.

It should be noted this does not include aged care facilities, where the required car parking supply is much lower.

3. The 2016 census statistics for Swansea indicate that 5.8% of dwellings did not have a car. If applied to the proposed development, this is equivalent to 4 units. However, the retiree residents of the units would settle in a development such as this because they do not want or need to depend on a car for transport and some are likely to not be licenced to drive. Therefore, the number of units whose residents will not have a car is likely to be somewhat higher.
4. As indicated in the TIS, there are services and shopping facilities well within acceptable walking distances (400-800m) from the development site, further adding to the reduced dependence on car use and ownership.
5. The retirement village will provide its residents with a bus service which will complement (2) and (3) above.

6. Given the geometric characteristics that council required for the adjacent streets to the development site, in particular the road width, there will be more than sufficient on-street parking to easily accommodate visitor parking along either street.

The performance criteria for Clause 6.6.1 of the planning scheme are listed below. The criteria that are relevant to the proposed development are (a), (b), (c) and (d).

These four criteria have been addressed above. From this discussion, it is concluded the proposed car parking supply on the site will be more than sufficient to meet the parking demand. Notwithstanding this, some visitors to the site are likely to park on the street for convenience, which can readily be accommodated without any adverse impacts.

Clause 6.6.1: *The number of onsite car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:*

- (a) car parking demand;*
- (b) the availability of on-street and public car parking in the locality;*
- (c) the availability and frequency of public transport within a 400m walking distance of the site;*
- (d) the availability and likely use of other modes of transport;*
- (e) the availability and suitability of alternative arrangements for car parking provision;*
- (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*
- (g) any car parking deficiency or surplus associated with the existing use of the land;*
- (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*
- (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*
- (j) any verified prior payment of a financial contribution in lieu of parking for the land;*
- (k) any relevant parking plan for the area adopted by Council;*

(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;

Disabled Car Parking

The Building Code of Australia (BCA) specifies types of buildings that require parking for people with a disability.

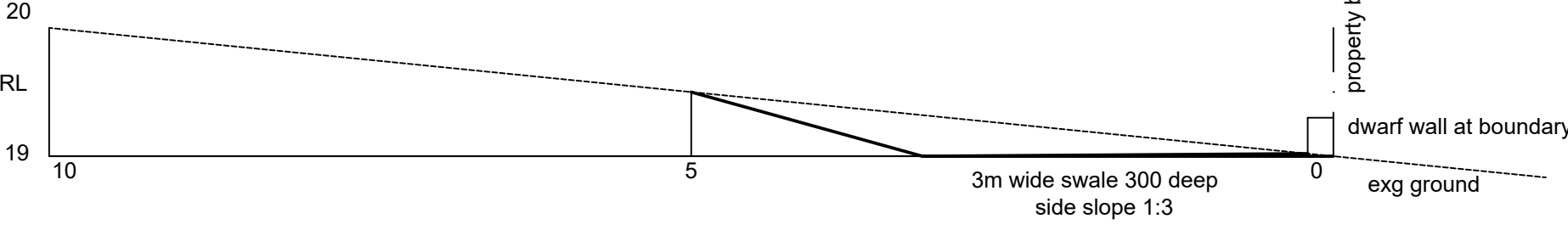
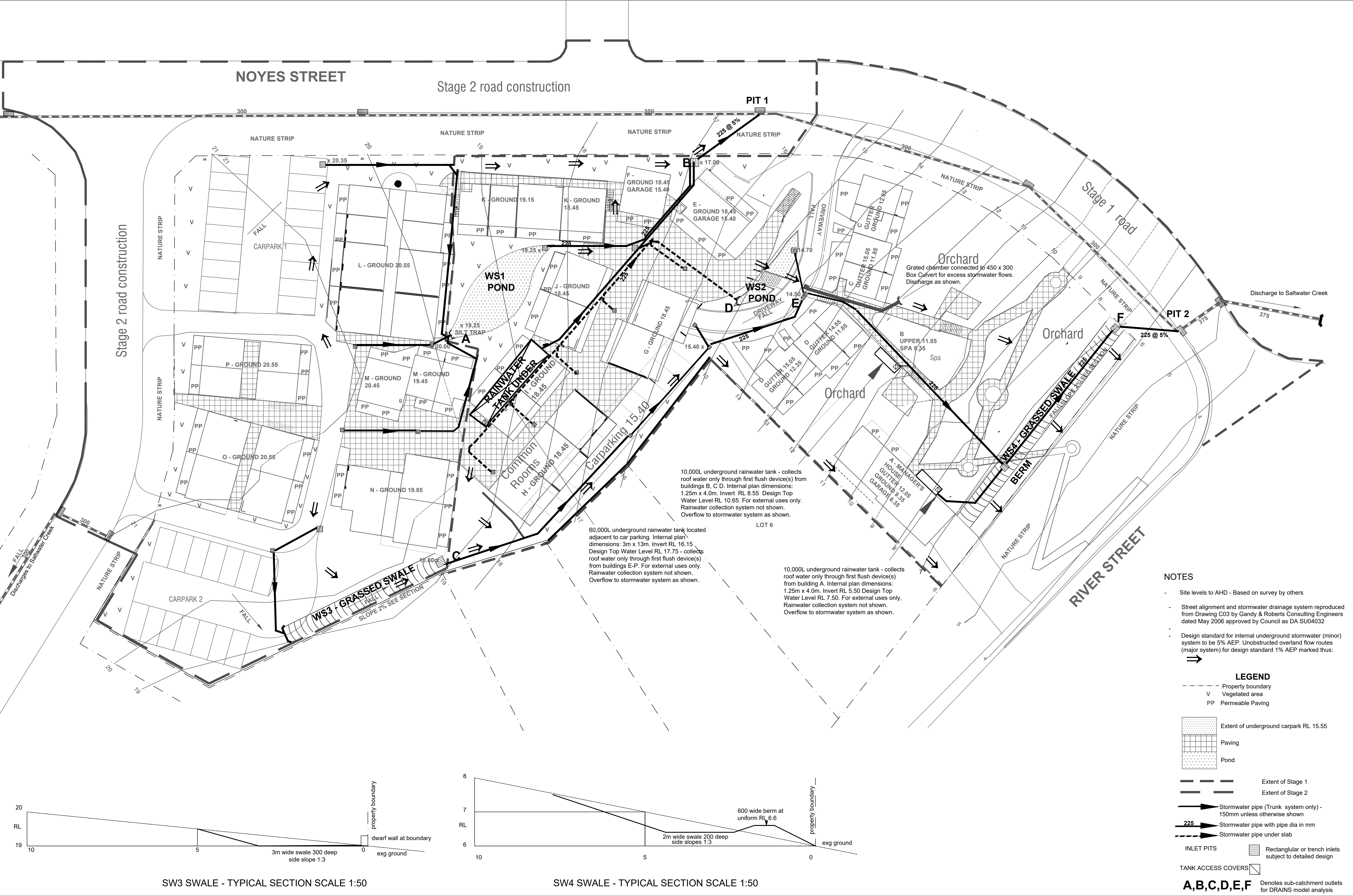
A building containing two or more sole occupancy residential units is a 'Class 2' building.

The BCA does not require any disabled car parking spaces to be provided for Class 2 buildings.

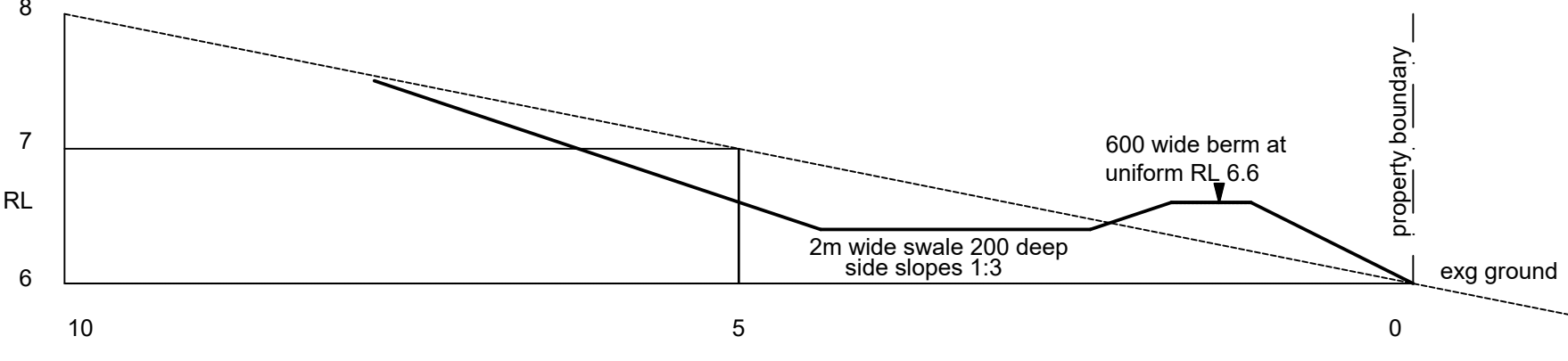
Yours sincerely



Milan Prodanovic



SW3 SWALE - TYPICAL SECTION SCALE 1:50



SW4 SWALE - TYPICAL SECTION SCALE 1:50

NOTES

- Site levels to AHD - Based on survey by others
- Street alignment and stormwater drainage system reproduced from Drawing C03 by Gandy & Roberts Consulting Engineers dated May 2006 approved by Council as DA SU04032
- Design standard for internal underground stormwater (minor) system to be 5% AEP. Unobstructed overland flow routes (major system) for design standard 1% AEP marked thus:
➔

LEGEND

V

PP

Property boundary
Vegetated area
Permeable Paving

Extent of underground carpark RL 15.55
Paving
Pond

Extent of Stage 1
Extent of Stage 2

➔

➔

➔

Stormwater pipe (Trunk system only) - 150mm unless otherwise shown
Stormwater pipe with pipe dia in mm
Stormwater pipe under slab

INLET PITS

Rectangular or trench inlets subject to detailed design

TANK ACCESS COVERS

A,B,C,D,E,F

Denotes sub-catchment outlets for DRAINS model analysis

Bushfire Hazard Management Report:

Report for: Smart Growth

Property Location: Lot 250B River Street, Swansea

Prepared by: Scott Livingston
Livingston Natural Resource Services
12 Powers Road
Underwood, 7268

Date: 21th May 2020

Version: 2



Summary

Client:

GreenPlace (Tas)

**Property
identification:**

CT 161323/250 PID 9294960

Lot 250 River Street, Swansea

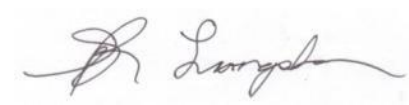
Current Zoning; General Residential, *Glamorgan Spring Bay Interim Planning Scheme 2015*

Proposal:

The proponent intends to construct a retirement village facility with managers residence, physio/spa building and 67 units in 13 separate buildings plus associated infrastructure in 2 stages.

**Assessment
comments:**

A field inspection of the site was conducted to determine the Bushfire Attack Level and Risk.

**Assessment
by:**

Scott Livingston,

Master Environmental Management,
Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act
1979:

Accreditation # BFP-105

Scope 1,2, 3A, 3B, 3C.

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LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.

INTRODUCTION

This report and BHMP supersede previously certified BHMP SRL20714B, 27/3/2020.

The proponent intends to construct a retirement village facility with managers residence, physio/spa building and 67 units in 13 buildings plus associated infrastructure in 2 stages at Lot 250B River Street, Swansea. The area is bushfire prone being within 100m of bushfire prone vegetation.

SITE DESCRIPTION

The property is currently grassland with occasional trees on the western portion. Adjacent land to the north and west is a mosaic of grassland and low threat vegetation around dwellings, with occasional woodland patches. The eastern boundary is residential development with undeveloped (grassland) residential land to the east of River Street.

The property fronts River Street on its eastern boundary and an unmade road reserve (Noyes Street) to the north. The area is serviced by a reticulated water supply.

See Appendix 1 for photos and Appendix 2 for maps.

BAL AND RISK ASSESSMENT

The lot is considered to be within a Bushfire Prone Area due to proximity of bushfire prone vegetation greater than 1 ha in extent.

VEGETATION AND SLOPE

Table 1: Vegetation & Slope from site boundaries

	North West	East (northern portion)	East (southern portion)	South	West
Vegetation, within 100m of dwelling site	0-20m unmade road, 20-100m grassland. With some low treat.	0-25m road, 25-100m grassland	0-65m low threat residential & road, 67-100m grassland	0-100m grassland	0-100m grassland
Slope (degrees, over 100m)	Upslope/flat	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope/flat

BAL Rating – current vegetation	BAL FZ	BAL FZ	BAL Low	BAL FZ	BAL FZ
BAL Rating with HMA	BAL 19	BAL 19	BAL 12.5	BAL 19	BAL 19

Setback distances for BAL Ratings with HMA have been calculated based on the vegetation that will exist after development and management of land within the property and have also considered slope gradients.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2009, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

The Fire Danger Index for Tasmania is **50**

Table 2: BAL Levels

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²

PROPOSED BUILDING BAL RATING

Portions of the building H facades fall within the BAL Low rated area, however as the common/meeting rooms in this building are designated as the on site shelter for the facility these should also be constructed to BAL 12.5 standards. All facades of Class1-3, 8, 9 buildings must be constructed to BAL 12.5 standards.



Figure 1: BAL Building Areas

HAZARD MANAGEMENT AREAS

All land the development site must be to be managed as low threat vegetation. During Staged development all and within the development site and within 14m of any building under construction or completed must be managed as low threat vegetation, the balance of the development site must be maintained at no higher level than grassland. The HMA extends into the Noyes Street road reserve, portions of which provide access to the site and will be low threat vegetation.

At Stage 2 the hazard management area extends to Lot 250 A and the road reserve, however these areas are part of the access to the site and therefore will be low threat. With no additional management.

ACCESS

Access must be compliant with elements of Table 4.2 of the Director of Building Control's *Determination Requirements for Building in Bushfire-Prone Areas*.

The rear carpark and stage 2 building access is longer than 200m, the carpark is also likely to be the location of a hydrant. Access to these areas must meet elements B & C of Table 4.2.

Table 4.2 Requirements for Property Access

Column 1		Column 2
Element		Requirement
A	Property access length is less than 30 metres; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B	Property access length is 30 metres or greater; or access is for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: <ul style="list-style-type: none">(a) All-weather construction;(b) Load capacity of at least 20 tonnes, including for bridges and culverts;(c) Minimum carriageway width of 4 metres;(d) Minimum vertical clearance of 4 metres;(e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;(f) Cross falls of less than 3° (1:20 or 5%);(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;

Column 1		Column 2
Element		Requirement
		<p>(h) Curves with a minimum inner radius of 10 metres;</p> <p>(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and</p> <p>(j) Terminate with a turning area for fire appliances provided by one of the following:</p> <ul style="list-style-type: none"> i. A turning circle with a minimum outer radius of 10 metres; ii. A property access encircling the building; or iii. A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long
C	Property access length is 200 metres or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) The Requirements for B above; and (b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
D	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) Complies with Requirements for B above; and (b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

FIREFIGHTING WATER SUPPLY

The area is serviced by a reticulated water supply with a hydrant adjacent to 14 River Street, south of the site and within a 120m hose lay of the majority but not all stage 1 buildings. It is proposed to install additional hydrants within the facility, with final location to be determined by further hydraulic engineering design and TasWater consultation. New hydrants must meet the requirements of Table 4.3A of the Director of Building Control's *Determination Requirements for Building in Bushfire-Prone Areas*. If additional hydrants are located within parking areas they must provide access for firefighting vehicles outside designated parking bays to meet element B(b).

Table 4.3A Requirements for Reticulated Water Supply for Fire Fighting

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: <ul style="list-style-type: none">(a) The building area to be protected must be located within 120 metres of a fire hydrant; and(b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Design criteria for fire hydrants	The following requirements apply: <ul style="list-style-type: none">(a) Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0; and(b) Fire hydrants are not installed in parking areas.

C.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (a) No more than three metres from the hydrant, measured as a hose lay; (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.
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Where the furthest extent any Class 1-3, 8 or 9 building is greater than a 120m hose lay from a hydrant, a static firefighting supply must be installed in compliance with all elements of Table 4.3B of the Director of Building Control's *Determination Requirements for Building in Bushfire-Prone Areas*. Proposed pools and water features within the facility may meet or contribute to static storage provided access is available to supply points.

Table 4.3B Requirements for Static Water Supply for Fire fighting

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.

Column Element		Column 2 Requirement
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with <i>AS/NZS 3500.1-2003 Clause 5.23</i>); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles

Column 1		Column 2
Element		Requirement
D.	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none"> (a) comply with: Water tank signage requirements within AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or (b) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or (c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

EMERGENCY PLAN STRATEGY

The proposal includes Class 1b, Class 2, or Class 3 buildings and an Emergency Plan is required for the site. Tasmania Fire Service have endorsed the proposed strategy (27/3/2020) for the site which has Evacuation as the preferred option. The attached Emergency Plan requires additional information, which must be completed and endorsed by Tasmania Fire Service for building approval but is considered sufficient for Planning Approval. The endorsed Emergency Plan must be review annually and provided to Tasmania Fire Service.

CONCLUSIONS

The area is bushfire prone, being less than 100m from bushfire-prone vegetation greater than 1 ha in size. Construction of Class 1-3 buildings must be to at least BAL 12.5 standards for all facades

It is assumed all area of the facility will be managed as low threat at completion of stage 2. During stage 1 all areas within 14m of a Stage 1 buildings must be managed as low threat vegetation from commencement of construction of that building. All other areas of the development area must be managed as no higher fuel load than grassland. Low threat vegetation is managed gardens or lawns maintained to < 100mm in height

Property Access must be constructed to the requirements of Table 4.2 of the Director of Building Control's *Determination Requirements for Building in Bushfire-Prone Areas*. Landowner consent will be required for construction of access and HMA on Noyes Street road reserve and CT 161323/250 A.

Additional hydrants must be installed to meet the requirements of 4.3A of the Director of Building Control's *Determination Requirements for Building in Bushfire-Prone Areas*. Where any building area is greater than 120m from a hydrant a static water supply must be installed to meet the requirements of Table 4.3B of the Director of Building Control's *Determination Requirements for Building in Bushfire-Prone Areas*.

COMPLIANCE SCHEDULE

Deemed-to- Satisfy Requirement	Compliance
4.1 Construction	<ul style="list-style-type: none">Standard (AS 3959-2009) all facades of Class 1-3 buildings to meet BAL 12.5
4.2 Property Access	<ul style="list-style-type: none">Compliant with Element B of Table 4.2
4.3 Water supply for firefighting	<ul style="list-style-type: none">A water supply must be compliant with all Elements of Table 4.3A and or Table 4.3B
4.4 Hazard Management Area	<ul style="list-style-type: none">Hazard Management Area to be compliant with Element A of Table 4.4.Staged HMA's apply
4.5 Emergency Plan	Emergency Plan Strategy endorsed by Tasmania Fire Service, Emergency Plan to be endorsed prior to building approval.

REFERENCES

- Director of Building Control, (2017) *Directors Determination- Categories of Building Control and Demolition Work*
- Director of Building Control, (2017) *Directors Determination- Application of Requirements for Building in Bushfire Prone Areas.*
- Director of Building Control, (2017) *Directors Determination- Requirements for Building in Bushfire Prone Areas.*
- Glamorgan Spring Council (2015). *Glamorgan Spring Bay Interim Planning Scheme 2015*
- Planning Commission (2017), *Planning Directive No. 5.1 Bushfire-Prone Areas Code*
- Standards Australia. (2009). *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*



Figure 2: grassland north of River Street



Figure 3: River Street frontage



Figure 4: view north east across development site



Figure 5: south west along north west boundary/ Noyes Street Road Reserve



Figure 6: Location, property in red development site in blue



Figure 7: aerial image

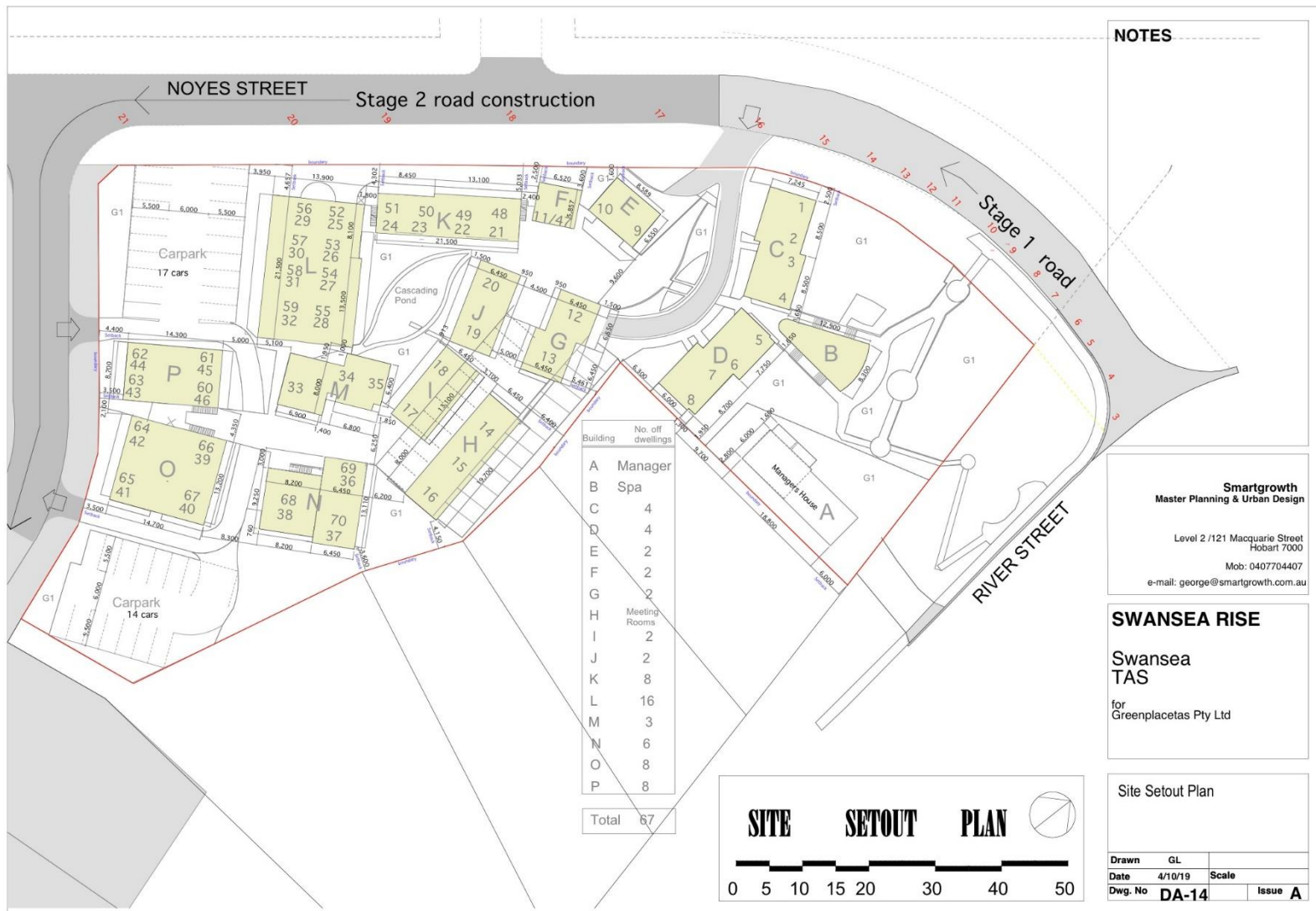


Figure 8: Site Plan

Bushfire Hazard Management Plan: Swansea Rise-River Street Independent Living Facility

Proposed Development	Independent Living Facility
Plan of Subdivision	Swansea Rise Site Setout Plan , SmartGrowth 4/10/2020
Property Owner	GreenPlace (Tas) Pty Ltd
Address	Lot 250 BRiver Street, Swansea
CT	161323/250 B
PID	9294960

Construction: BAL 12.5

All facades of Class 1-3, 8 & 9 buildings to be constructed to BAL 12.5.

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959

Hazard Management Area: Stages



Hazard Management Area

Hazard management areas include the area to protect the buildings as well as the access and water supplies.

All land within 14m of a building façade must be to be managed as low threat vegetation from commencement of construction of that building.,

At Stage 2 all land within the development site must be managed as low threat vegetation, including land on adjacent Lot CT 161323/250 A and Noyes Street road reserve.

Maintenance Schedule:

- Removal of fallen limbs, leaf & bark litter
- Cut lawns to less than 100mm and maintained
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of petroleum fuels
- Maintain road access to the buildings and water connection point.

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Accreditation: BFP – 105
Date 21/5/2020

SRL20/14B2

Scott Livingston

Bushfire Hazard Management Plan: Swansea Rise-River Street Independent Living Facility

Access

Access to the dwelling and water supply point must be to the following standards:

- a. All-weather construction;
- b. Load capacity of at least 20 tonnes, including for bridges and culverts;
- c. Minimum carriageway width of 4m;
- d. Minimum vertical clearance of 4m;
- e. Minimum horizontal clearance of 0.5m from the edge of the carriageway;
- f. Cross falls of less than 3° (1:20 or 5%)
- g. Dips less than 7° (1:8 or 12.5%)
- h. Curves with a minimum inner radius of 10m;
- i. Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed road;
- j. Terminate with a turning area for fire appliances provided by one of the following:
 - i) A turning circle with a minimum inner radius of 10m;
 - ii) A property access encircling the building; or
 - iii) A hammerhead "T" or "Y" turning head 4m wide and 8m long
 - iv) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200metres

Emergency Plan Strategy: Evacuate

- Tasmania Fire Service must endorse an Emergency Plan for the site prior to building approval,.
- The Emergency Plan must be revised annually and copies provided to Tasmania Fire Service

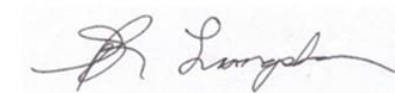
It is **important** to prepare your Bushfire Survival Plan, read your Community Protection Plan and know your Nearby Safer Place. These can be obtained from your Council or the Tasmanian Fire Service. For more information, visit www.fire.tas.gov.au

Note:

It should be borne in mind that the measures contained in this Bushfire Management Plan cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions

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Date 21/5/2020

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Bushfire Hazard Management Plan: Swansea Rise-River Street Independent Living Facility

Water Supply

The building area to be protected must be located within 120 metres of a fire hydrant; and
The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.

Additional Hydrants must comply with

- a. Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0; and
- b. Fire hydrants are not installed in parking areas

A hardstand area for fire appliances must be provided:

- a. no more than 3m from the hydrant, measured as a hose lay;
- b. No closer than six metres from the building area to be protected;
- c. With a minimum width of three metres constructed to the same standard as the carriageway; and
- d. Connected to the property access by a carriageway equivalent to the standard of the property access

If any extent of a building area is greater than 120m hose lay from a hydrant a static water supply for each building area must be installed

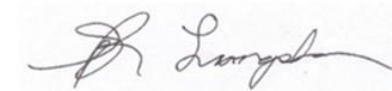
- A.. Static water supply must have minimum of 10,000l dedicated as a firefighting water supply for each building area
- b. Be located more than 6m but less than 90m from the furthest extent of the dwelling.
- c. Must be within 3m of accessible hard standing connected to the property access
- d. Must be metal, concrete or lagged by non-combustible materials,
- e. accessible and available for connection at all times;
- f. Gank fittings must be compliant with the following
 - g. a minimum nominal internal diameter of 50mm;
 - h. fitted with a valve with a minimum nominal internal diameter of 50mm;
 - i. Be metal or lagged by non-combustible materials if above ground;
 - j. Have a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
 - k. is fitted with a blank cap and securing chain (minimum 220 mm length);
- l. The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:
 - a. comply with water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems*; or
 - b. comply with water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems*; or
 - c. comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service

This BHMP has been prepared to satisfy the requirements of the Glamorgan Spring Bay Interim Planning Scheme, 2015, Bushfire Prone Areas Code and *Planning Directive No. 5.1 Bushfire-Prone Areas Code*, Director of Building Control, Determination Requirements for Building in Bushfire Prone Areas. (July 2017)

This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report, Swansea Rise-River Street v2, Livingston Natural Resource Services

Scott Livingston
Accreditation: BFP – 105
Date 21/5/2020

SRL20/14B2



BUSHFIRE EMERGENCY PLAN

Name of Site / Facility

Swansea Rise

River Street Independent Living Facility

Address of Site / Facility

Lot 250 River Street, Swansea

Plan Prepared By Scott Livingston

Plan Approved By

BFP No. #105

Date Approved

Plan Version Strategy
v0.2

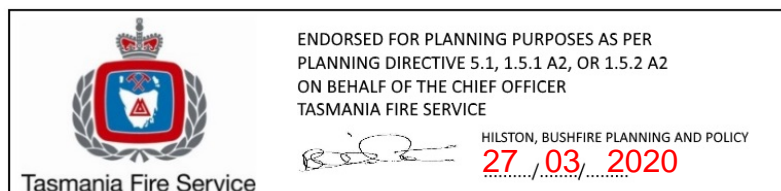
The purpose of this plan is to identify procedures for occupants and site managers to follow in the event of bushfire emergency.

This plan is comprised of:

1. Bushfire Emergency Plan
2. Bushfire Action Plan

This plan must be reviewed annually, prior to the bushfire season.

Information within this plan must be maintained, and key personnel must review their responsibilities under this plan.



REVIEW ANNUALLY

COPY TO TFS

fire@fire.tas.gov.au

Contents

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Document Control

Revision	Date	Details
0.1	12/3/2020	Draft for strategy planning endorsement- TFS
0.2	23/3/2020	Draft for evacuate strategy planning endorsement- TFS

1.0 Primary Emergency Management Action

The **Primary Action** to follow under **normal** bushfire conditions is to:

EVACUATE

Refer to Pre-Emptive Procedures when forecast conditions exceed normal

2.0 Site Contact(s) & Details

2.1 Site Emergency Contact(s)

Primary contact	George Leich		
Position / role	Developer		
Phone number (BH)	0407 704 407	Phone number (AH)	0407 704 407
Secondary contact	tba		
Position / role	Village Administrator		
Phone number (BH)	tba	Phone number (AH)	tba

2.2 Site Details

Type of facility / site	Independent living retirement units and associated facilities		
Number of buildings	11 Stage 1, 16 total Stage 2	Number of employees	tba
Number of occupants	Tba :26 Stage 1	Number with support needs	tba
Description of support needs			

tba

Notes: 26 units @ Stage 1, 67 units @ Stage 2

13 residential buildings, managers residence, spa/physio and common rooms = 16 total

3.0 Roles & Responsibilities

The following table identifies the emergency control organisation (ECO) – the individuals responsible for implementing the emergency procedures in the event of a bushfire emergency.

Position	Name	Area of Responsibility	Mobile Phone No.
tba		Fire Warden	tba
		Deputy Warden	
Additional contacts to be added as required		Deputy Warden	Additional contacts to be added as required

4.0 Emergency Contacts



Dial '000' for emergency assistance.

The following table identifies important contacts and information sources for bushfire emergency management purposes.

Name / Organisation	Details	Phone No. / Website
Fire, Police, Ambulance	Fire or Emergency	000
Tasmania Fire Service	Bushfire Hotline	1800 000 699
Tasmania Fire Service	Incident Information	www.fire.tas.gov.au
Bureau of Meteorology	Fire Weather Information	www.bom.gov.au
Tas Alert	Emergency Information	www.alert.tas.gov.au
Tas Police Community Alerts	Road Closures	www.police.tas.gov.au/ community-alerts/
Local ABC Radio Station	Bushfire Alerts	

5.0 Preparations prior to bushfire season

5.1 Site Maintenance

Actions

1. Maintain the Hazard Management Area ensuring lawns and grassed areas are kept below 100 mm in height
2. Check provision of onsite water supply for firefighting purposes, ensuring supply is adequate, available and accessible
3. Ensure no hazards are present which would contribute to increased fire intensity, removing rubbish piles etc.
4. Ensure lawns and grassed areas are kept green if water supply allows
5. Ensure property access is kept clear and easily trafficable
6. Ensure defensible spaces around buildings and assembly areas are maintained
7. Ensure firefighting pumps, hoses and equipment are serviced and operational
8. Ensure first aid kits, fire extinguishers, emergency lighting etc. are current and serviceable
9. Ensure Roofs and gutters are free from leaf litter and debris
- 10.

5.2 Emergency Management

Actions

1. Review Bushfire Emergency Plan to ensure details, procedures and contact phone numbers are correct.
2. Ensure Staff have been informed of, and are familiar with, the procedures laid out in the Bushfire Emergency Plan.
3. Ensure revised and current versions of the Emergency Plan and Action Plan are available for review.
4. Ensure nominated off-site shelter is still a safe choice, confirming contact details if appropriate.
5. Make contact with management at off-site refuges if necessary confirming use during fire season.
6. Place current version of emergency plan and action plan in premises in visible location
7. Ensure the nominated escape route to shelter is still a viable choice. If not, update Action Plan
8. Ensure adequate levels of drinking water are available.

6.0 Evacuation Procedures

Evaluation of bushfire risk and the safety of employees and occupants has determined that the **PRIMARY** action to follow under normal bushfire conditions is to evacuate to a designated off-site refuge.

6.1 Assembly Points

Designated Evacuation Assembly Points

Courtyard between Buildings E, F& G

River Street side of Spa building

3.

4.

6.2 Off-Site Refuge(s)

Primary Off-Site Refuge

Name of venue: Swansea Primary School

Address of venue: 25 Franklin St, Swansea

Nearest cross-street: Turveys Road

Map reference: 588669: 5336230 GDA94 MGA55

Venue phone number: 03 6257 8126

Travel time to venue: 5 min

Secondary Off-Site Refuge

Name of venue: Swansea Recreation Ground

Address of venue: 1 Franklin St, Swansea

Nearest cross-street: Wellington St

Map reference: 589124:5335634 GDA94 MGA55

Venue phone number: Glamorgan Spring Bay Council 03 6256 4777

Travel time to venue: 5 min

6.3 Evacuation Transportation Arrangements

Primary Transportation Arrangements

Number & type of vehicles required:	1 per 2 units
Name of transport provider:	Resident vehicles. Where resident do not have a vehicle, they are to be assigned a designated driver from nearby residents.
Phone number:	
Time required before transport on-site:	

Secondary Transportation Arrangements

Number & type of vehicles required:	Staff vehicles available as alternate
Name of transport provider:	tba
Phone number:	tba
Time required before transport on-site:	tba

6.4 Evacuation Procedures

Trigger(s)	Actions
Watch and Act Bushfire Alert for Area; or	Fire Warden to liase with TFS and where advised, direct evacuation and advise Emergency Services when completed.
Emergency Warning Alert for Area;	Residents and any guests to Proceed to Evacuation Assembly point
Direction to evacuate from TFS or TASPOL	All persons are to be accounted for.
4.	Close all doors and windows in building.
5.	Wear sturdy clothing and footwear if available.
6.	Using Bushfire Action Plan Map, guests to evacuate to nominated Off-site Shelter
7.	Do not drive through smoke or flame. If path is blocked, return to premises and shelter on site
8.	
9.	
10.	
11.	
12.	

Once the threat has passed, refer to: ***Procedures Following Bushfire.***

SHELTER-IN-PLACE

7.0 Shelter-In-Place Procedures

Evaluation of bushfire risk and the safety of occupants has determined that the **SECONDARY** action to follow under normal bushfire conditions is to shelter at a designated on-site refuge.

7.1 On-Site Refuge(s)

Designated On-Site Refuges

1. Assemble in Community Meeting Rooms as directed

2.

3.

4.

7.2 Sheltering Procedures

Trigger(s)	Actions
1. Instructed by TFS/TAS Police; or	Advise TFS, 000 that people are sheltering at premises
2. Prevented from Evacuation due to road closure etc; or	Take shelter in building/site protecting guests from radiant heat
3. Fire in close proximity, considered too dangerous to leave.	Monitor building interior for outbreaks of fire within and extinguish if possible
4.	Soak towels and place under doors to exclude embers
5.	Wear sturdy clothing and footwear if available.
6.	Ensure people can exit structure if it catches fire.
7.	
8.	
9.	
10.	
11.	
12.	

Once the threat has passed, refer to: ***Procedures Following Bushfire.***

8.0 Procedures Following Bushfire

8.1 Shelter-In-Place

Actions

1. Ensure the safety of all people and seek medical assistance for those requiring it.
2. Ensure TFS /TASPOL are aware of situation with staff and guests. (Sheltering, Safe/ injured etc.)
3. Ensure all people drink plenty of water to avoid dehydration.
4. Staff or owners to extinguish any spot fires still burning around premises if safe to do.
5. Chief warden to seek information and ensure fire front has passed.
6. No person should attempt to re-enter fire affected buildings or areas until safe and advised by TFS/TASPOL.
7. Fire warden to arrange alternate accommodation for guests if required and if possible.
8. Fire warden to establish through TFS that it is safe to leave the refuge and roads are clear.
9. Chief Warden to review Emergency Plan for effectiveness, make note of weaknesses and amend as necessary.
- 10.

8.2 Evacuate

Actions

1. Ensure the safety of all people and seek medical assistance for those requiring it.
2. Fire warden to establish through TFS that it is safe to leave the refuge and roads are clear.
3. Fire warden to arrange alternate accommodation for guests if required and if possible.
4. No person should attempt to re-enter fire affected buildings or areas until safe and advised by TFS/TASPOL
5. Chief Warden to review Emergency Plan for effectiveness, make note of weaknesses and amend as necessary.
- 6.
- 7.
- 8.
- 9.
- 10.

9.0 Pre-emptive Procedures

Evaluation of bushfire risk and the safety of occupants has determined that the following pre-emptive measures should be implemented outside of normal bushfire conditions.

Trigger(s)	Actions
Very High Fire Conditions forecast	Monitor Bushfire Alerts, Review Emergency Plans and ensure staff aware of procedures
Fire in surrounding areas and Very High Fire Conditions forecast	Ensure all residents aware of potential threat and procedures
Fire in surrounding areas and Severe Fire Conditions forecast	Preparation for evacuation begun in case its needed
Fire in surrounding areas and Extreme Fire Conditions forecast	Consider relocating residents until conditions ease.
Fire in surrounding areas and Catastrophic Fire Conditions forecast	
6.	
7.	
8.	
9.	
10.	

10.0 Attachments

- ☐ Occupant/employee register
- ☐ Parent/guardian contact register
- ☐ Bushfire Action Plan
- ☐ Off-Site refuge map
- ☐
- ☐
- ☐

Bushfire Hazard Management

Report: Subdivision

Report for: Smart Growth

Property Location: Lot 250 River Street, Swansea

Prepared by: Scott Livingston
Livingston Natural Resource Services
12 Powers Road
Underwood, 7268

Date: 21th May 2020

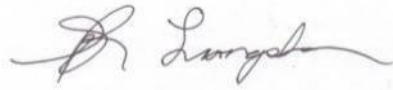
Version 1



Summary

Client:	GreenPlace (Tas)
Property	CT 161323/250 PID 9294960
identification:	Lot 250 River Street, Swansea Current Zoning; General Residential, <i>Glamorgan Spring Bay Interim Planning Scheme 2015</i>
Proposal:	The proponent proposes to subdivide CT 161323/250 into two lots, A & B
Assessment comments:	A field inspection of the site was conducted to determine the Bushfire Attack Level and Risk.

Assessment by: Scott Livingston



Master Environmental Management, Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation # BFP-105.

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LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.

DESCRIPTION

A 2 lot subdivision is proposed from existing title CT 161323/250, River Street, Swansea.

The property is currently grassland with occasional trees on the western portion. Adjacent land to the north and west is a mosaic of grassland and low threat vegetation around dwellings, with occasional woodland patches. The eastern boundary is residential development with undeveloped (grassland) residential land to the east of River Street.

The property fronts River Street on its eastern boundary and an unmade road reserve to the north. The area is serviced by a reticulated water supply.

See Appendix 1 for maps and site plan. Appendix 2 for photos.

BAL AND RISK ASSESSMENT

The land is considered to be within a Bushfire Prone Area due to proximity of bushfire prone vegetation, greater than 1 ha in area (grassland).

VEGETATION AND SLOPE

Vegetation, within 100m Subdivision Lot boundaries. Slope (degrees, over 100m).

Lot		North West	East (northern portion)	East (southern portion)	South	West
A	Vegetation, within 100m of dwelling site	0-20m unmade road, 20-100m grassland. With some low treat.	0-100m grassland (Lot B)	0-60m low threat residential & road, 60- 100m grassland	0-100m grassland	0-100m grassland
	Slope (degrees, over 100m)	Upslope/flat	Downslope 0-5°	Downslope 0-5°		
	BAL Rating – current vegetation	BAL FZ	BAL FZ	BAL Low	BAL FZ	BAL FZ
	BAL Rating with HMA	BAL 19	BAL 19	BAL 12.5	BAL 19	BAL 19
B	Vegetation, within 100m of dwelling site	0-20m unmade road, 20-100m grassland. With some low treat.	0-25m road, 25-100m grassland	0-65m low threat residential & road, 67- 100m grassland	0-100m grassland	0-100m grassland

	Slope (degrees, over 100m)	Upslope/flat	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope/flat
	BAL Rating – current vegetation	BAL FZ	BAL FZ	BAL Low	BAL FZ	BAL FZ
	BAL Rating with HMA	BAL 19	BAL 19	BAL 12.5	BAL 19	BAL 19

The above ratings assume no additional management on subdivision lots. BAL 12.5 construction is possible with additional setbacks.

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and management of land within the subdivision and have also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other constraints to building such as topography have not been considered.

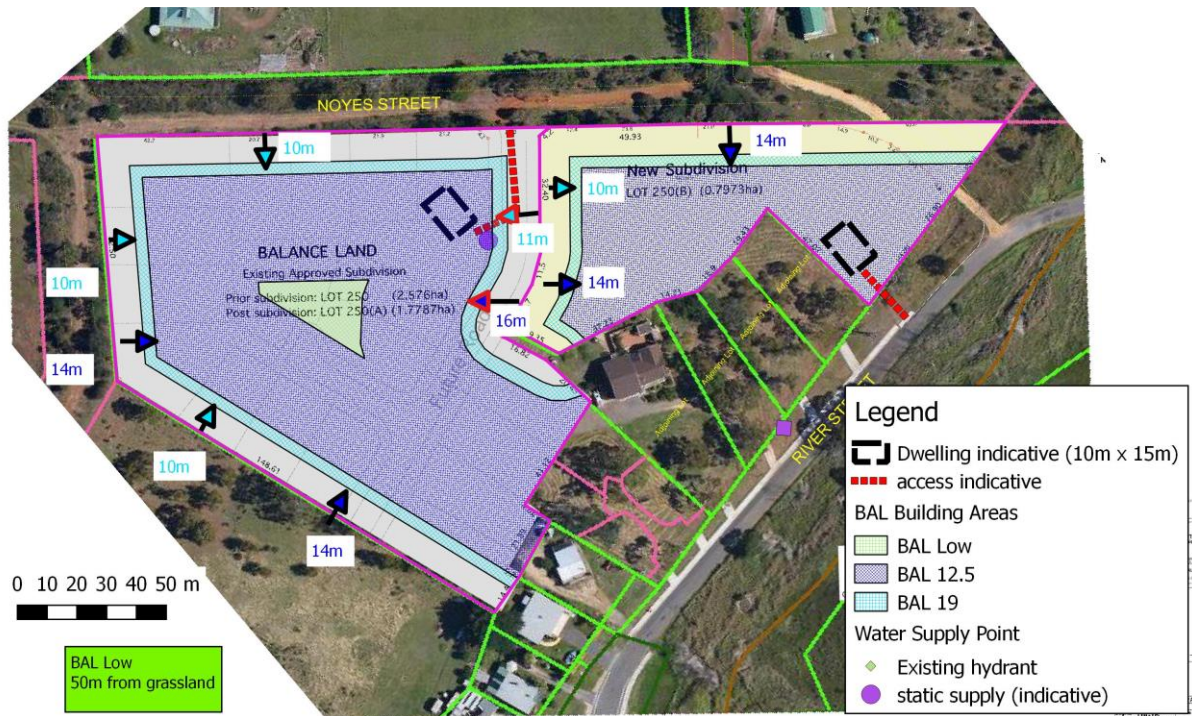
The BAL ratings applied are in accordance with the Australian Standard AS3959-2009, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, (Class 1, 2 3, 8 or 9) or class 10a building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

Setbacks to					
BAL Low		BAL 12.5		BAL 19	
All slopes	50m	Upslope and flat	14m	Upslope and flat	10m
		Downslope 0-5°	16m	Downslope 0-5°	11m

PROPOSED LOT BAL RATING

All Lots have potential building area at BAL19 or lower.



HAZARD MANAGEMENT AREAS

BAL Low construction: All land within 50m must be managed as low threat vegetation.

BAL 12.5 construction: All land within 16m downslopes and 14m in other directions must be managed as low threat vegetation.

BAL 19 construction: All land within 11m downslopes and 10m in other directions must be managed as low threat vegetation.

Low threat vegetation may include maintained lawns (<100mm in height), gardens and orchards.

ROADS

No roads are proposed as part of the subdivision, lots have frontage to River Street (Lot B) and unmade road reserves, Noyes and High Streets.

PROPERTY ACCESS

Access to lots must comply with the relevant elements of Table E2 Access of *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

Table E2: Standards for Property Access

Column 1 Element		Column 2 Requirement
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point.	There are no specified design and construction requirements.
B.	Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3 degrees (1:20 or 5%); (7) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (10) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (a) A turning circle with a minimum inner radius of 10 metres; or (b) A property access encircling the building; or
C.	Property access length is 200 metres or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) The Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

D.	Property access length is greater than 30 metres, and access is provided to 3 or	The following design and construction requirements apply to property access: (1) Complies with Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.
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Fire Fighting Water Supply

The subdivision is serviced by a reticulated supply, with an existing hydrant adjacent to 14 River Street giving partial coverage of Lot B of the subdivision.

Additional hydrants will be required to fully service the lots. New hydrants must meet the requirements of Table 4 of *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. Where any future habitable building is more than 120m hose lay from a hydrant a static water supply must be installed to the requirements of Table 5 of *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

Table E4 Reticulated water supply for fire fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 120m of a fire hydrant; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Design criteria for fire hydrants	The following requirements apply: (a) fire hydrant system must be designed and constructed in accordance with <i>TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition</i> ; and (b) fire hydrants are not installed in parking areas.

C.	Hardstand	<p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.
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Table E5 Static water supply for fire fighting

Column Element		Column 2 Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.

Column Element		Column 2 Requirement
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with <i>AS/NZS 3500.1-2003 Clause 5.23</i>); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles
D.	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none"> (a) comply with: Water tank signage requirements within AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or (b) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or (c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

Column Element		Column 2 Requirement
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Table 5 of the Planning Directive No. 5.1 Bushfire-Prone Areas Code.

Column Element		Column 2 Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> c) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and d) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.

Column Element		Column 2 Requirement
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> f) May have a remotely located offtake connected to the static water supply; g) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; h) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; i) Must be metal, concrete or lagged by non-combustible materials if above ground; and j) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> (j) Have a minimum nominal internal diameter of 50mm; (k) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (l) Be metal or lagged by non-combustible materials if above ground; (m) Where buried, have a minimum depth of 300mm (compliant with <i>AS/NZS 3500.1-2003 Clause 5.23</i>); (n) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (o) Ensure the coupling is accessible and available for connection at all times; (p) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (q) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (r) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (v) Visible; (vi) Accessible to allow connection by fire fighting equipment; (vii) At a working height of 450 – 600mm above ground level; and (viii) Protected from possible damage, including damage by vehicles

Column Element		Column 2 Requirement
D.	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none"> (d) comply with: Water tank signage requirements within AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or (e) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or (f) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

CONCLUSIONS

A 2 lot subdivision is proposed from existing title CT 116714/1, River Street, Swansea. The area is bushfire prone, being less than 100m from vegetation greater than 1ha in size, (grassland).

There is sufficient area on both lots to provide for BAL 19 or lower habitable buildings, with no hazard management requirement outside the lots.

Access to buildings and water supply must comply with the relevant elements of Table E2 Access of *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. Additional hydrants must meet the requirements of Table 4 of *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. Where any future habitable building is more than 120m hose lay from a hydrant, a static water supply must be installed to the requirements of Table 5 of *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

Statutory Compliance

Planning Directive No. 5.1 Bushfire-Prone Areas Code

	Acceptable Solution	Compliance
E1.4 Use or development exempt from this code	na	
<i>E1.5.1 Vulnerable Uses</i>	na	
E1.5.2 – Hazardous Uses	na	
E1.6 – Development standards for subdivision		
E1.6.1 Subdivision: Provision of hazard management areas	A1.b	HMA around buildings managed as low threat vegetation
E1.6.2 Subdivision: Public and fire fighting access	A1.b	access compliant with tables E2.
E1.6.3 Subdivision: Provision of water supply for fire fighting purposes	A1.b	additional hydrants required to fully service
	A2.b	Static water supply required if a habitable building is greater than 120m hose lay from a hydrant

REFERENCES

- Glamorgan Spring Council (2015). *Glamorgan Spring Bay Interim Planning Scheme*
- Standards Australia. (2009). *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*.
- Planning Commission (2017), *Planning Directive No. 5.1 Bushfire-Prone Areas Code*

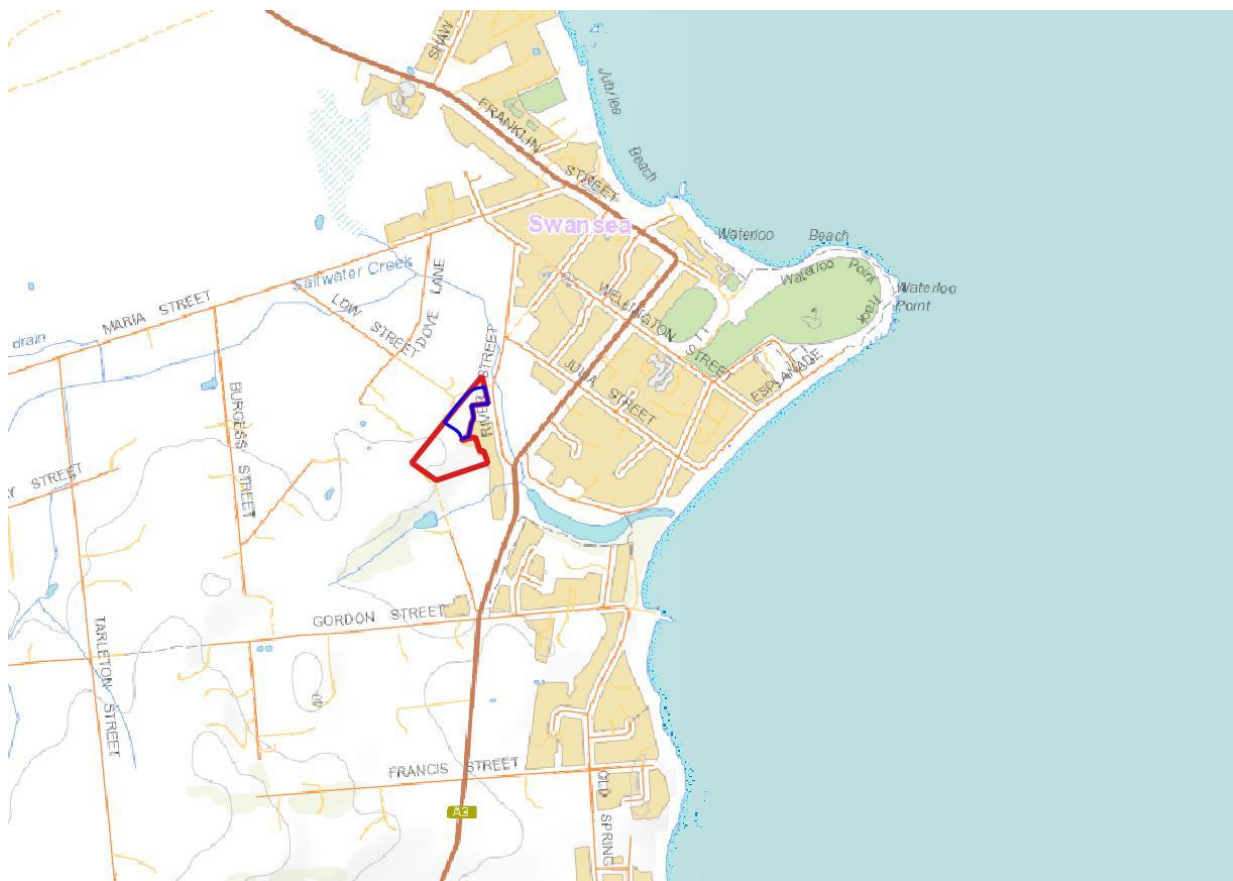


Figure 2: Location



Figure 3: Aerial Image



NOTES

28/12/19 A Subdivision Plan as per RPI of 19/12/12

Date ISSUE Item

SMARTGROWTH
Master Planning & Urban Design

Level 2 / 121 Macquarie Street
Hobart 7000 TAS
mobile: 0407 704 407
email: george@smartgrowth.com.au

SWANSEA RISE

for
Greenplacetas Pty Ltd

Village Subdivision Plan

Drawn	GL	1:500 @A1
Date	7/1/20	Scale
Dwg. No	DA-18	Issue A

Figure 4: Proposed Subdivision Plan



Figure 5: grassland north of River Street



Figure 6: River Street frontage



Figure 7: view north east across lot B

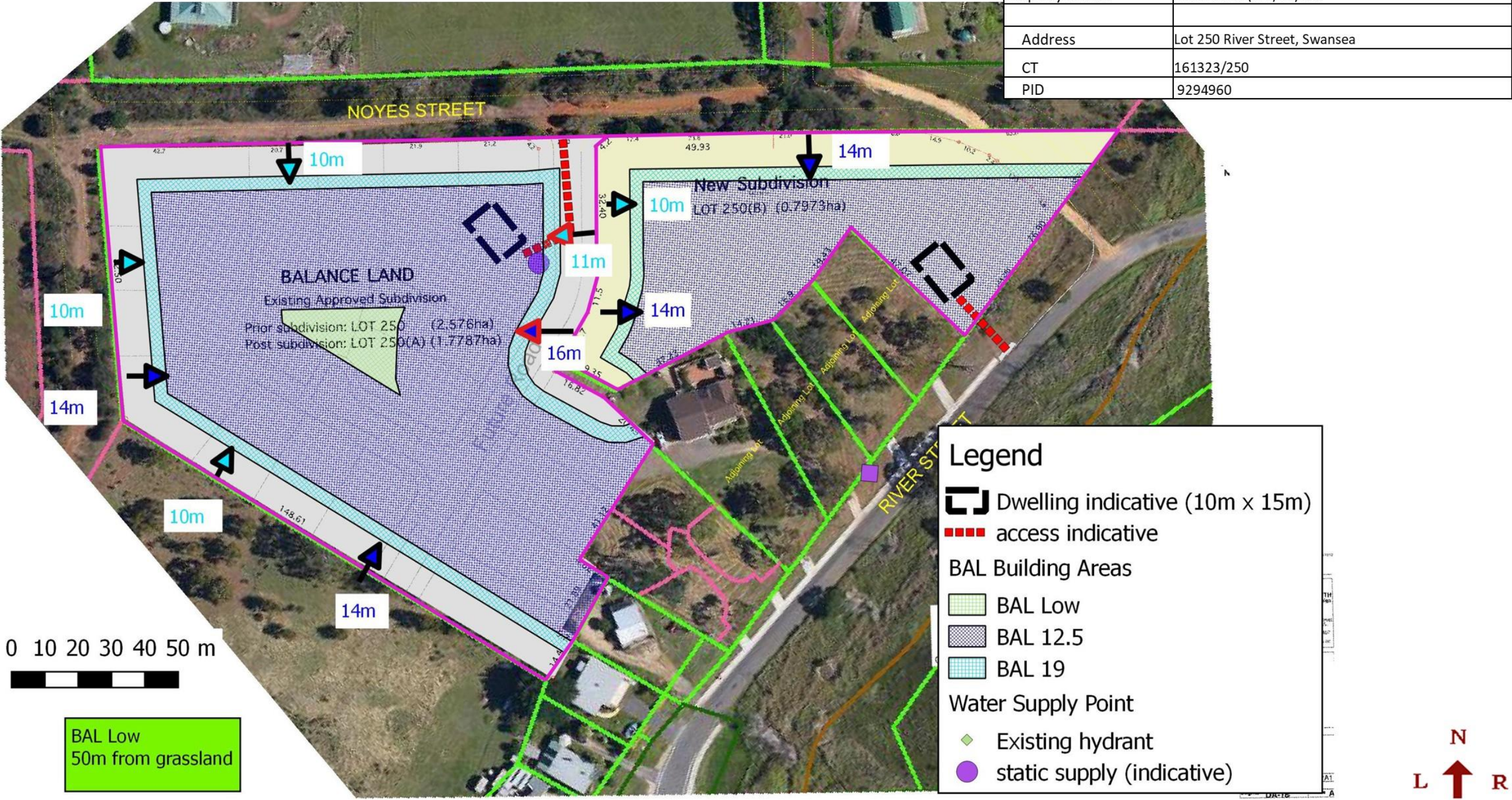


Figure 8: south west along north west boundary/ Noyes Street Road Reserve

Bushfire Hazard Management Plan: Subdivision

BAL Building Areas

Proposed Development	Subdivision, 2 lots
Plan of Subdivision	Smart Growth Proposed Village Subdivision Plan 7/1/2020
Property Owner	GreenPlace (Tas) Pty Ltd
Address	Lot 250 River Street, Swansea
CT	161323/250
PID	9294960



Construction: BAL 12.5, BAL 19 as shown

Habitable Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959

Building setbacks / BAL ratings apply to habitable buildings (Class 1, 2 3, 8 or 9) and class 10a buildings within 6m of a habitable building.

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 21/5/2020

SRL20/26S

Scott Livingston

Hazard Management Areas

From commencement of construction on a lot all land within the following distances from a habitable building must be managed as low threat vegetation:

BAL Low construction: All land within 50m must be managed as low threat vegetation.

BAL 12.5 construction: All land within 16m downslopes and 14m in other directions must be managed as low threat vegetation.

BAL 19 construction: All land within 11m downslopes and 10m in other directions must be managed as low threat vegetation.

The owner of any lot within the subdivision prior to or after sale is responsible for hazard management requirements within the lot.

Low threat vegetation may include maintained lawns (<100mm in height), gardens and orchards.

Maintenance Schedule: low threat vegetation areas

- Remove fallen limbs, leaf & bark from roofs, gutters and around buildings.
- Cut lawns to less than 100mm and maintained
- Remove pine bark and other flammable garden mulch
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of petroleum fuels
- Maintain road access to the dwelling and water connection point.

This BHMP has been prepared to satisfy the requirements of the Glamorgan Spring Bay Interim Planning Scheme, 2015 and *Planning Directive No. 5.1 Bushfire-Prone Areas Code* :Bushfire Prone Areas Code.

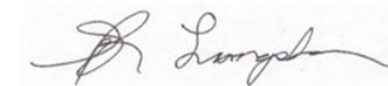
This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report , CT161323-250 River Street
Livingston Natural Resource Services

Access

If property access exceeds 30m to a habitable buildings and water supply point it must be constructed to

- All-weather construction;
- Load capacity of at least 20 tonnes, including for bridges and culverts;
- Minimum carriageway width of 4m;
- Minimum vertical clearance of 4m;
- Minimum horizontal clearance of 0.5m from the edge of the carriageway;
- Cross falls of less than 3° (1:20 or 5%)
- Dips less than 7° (1:8 or 12.5%)
- Curves with a minimum inner radius of 10m;
- Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed road; and
- Terminate with a turning area for fire appliances provided by one of the following:
 - A turning circle with a minimum inner radius of 10m;
 - A property access encircling the building; or
 - A hammerhead "T" or "Y" turning head 4m wide and 8m long

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 21/5/2020
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Page 2 of 3

Water Supply

The subdivision will be serviced by a reticulated supply, additional hydrants if installed to the standards shown below:

The building area to be protected must be located within 120 metres of a fire hydrant; and the distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.

Additional Hydrants must comply with

- a. Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0; and
- b. Fire hydrants are not installed in parking areas

A hardstand area for fire appliances must be provided:

- a. no more than 3m from the hydrant, measured as a hose lay;
- b. No closer than six metres from the building area to be protected;
- c. With a minimum width of three metres constructed to the same standard as the carriageway; and
- d. Connected to the property access by a carriageway equivalent to the standard of the

Where a habitable building is greater than 120m hose lay from a hydrant the following requirements apply:

- a. the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and
- b. the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

A static water supply:

- a. may have a remotely located offtake connected to the static water supply;
- b. may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
- c. must be a minimum of 10,000l per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
- d. must be metal, concrete or lagged by non-combustible materials if above ground; and
- e. if a tank can be located so it is shielded in all directions in compliance with section 3.5 of *Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas*, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
 - i. metal;
 - ii. non-combustible material; or fibre-cement a minimum of 6mm thickness.

Fittings and pipework associated with a fire fighting water point for a static water supply must:

- a. have a minimum nominal internal diameter of 50mm;
- b. be fitted with a valve with a minimum nominal internal diameter of 50mm;
- c. be metal or lagged by non-combustible materials if above ground;
- d. if buried, have a minimum depth of 300mm¹;
- e. provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
- f. ensure the coupling is accessible and available for connection at all times;
- g. ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
- h. ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
- i. if a remote offtake is installed, ensure the offtake is in a position that is:
 - i. visible;
 - ii. accessible to allow connection by fire fighting equipment;
 - iii. at a working height of 450 – 600mm above ground level; and
 - iv. protected from possible damage, including damage by vehicles.

The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:

- a. comply with water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems*; or
- b. Comply with the Tasmania Fire Service Water Supply Guideline published by Tasmania Fire Service

A hardstand area for fire appliances must be:

- a. no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- b. no closer than 6m from the building area to be protected;
- c. a minimum width of 3m constructed to the same standard as the carriageway; and
- d. connected to the property access by a carriageway equivalent to the standard of the property access

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 21/5/2020

SRL20/26S

