

The Mayor will open the meeting with the council prayer and make the following declaration:

*“I acknowledge the Tasmanian Aboriginal Community as the traditional custodians of the land on which we meet today, and pay respect to elders, past and present”.*

The Mayor also to advise the Meeting and members of the public that Council Meetings, not including Closed Meeting, are livestreamed, audio-visually recorded and published to Council’s website. The meeting is not protected by privilege.

There is a link to the agenda papers on council’s website.

**CLARENCE CITY COUNCIL (PLANNING AUTHORITY) MEETING****MONDAY 7 MARCH 2022****TABLE OF CONTENTS**

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**BUSINESS TO BE CONDUCTED AT THIS MEETING IS TO BE CONDUCTED IN THE ORDER IN WHICH IT IS SET OUT IN THIS AGENDA UNLESS THE COUNCIL BY ABSOLUTE MAJORITY DETERMINES OTHERWISE**

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## **1. APOLOGIES**

Nil

## **2. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE**

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2015 and Council's adopted Code of Conduct, the Mayor requests Aldermen to indicate whether they have, or are likely to have a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

## **3. REPORTS OF OFFICERS**

**3.1 DEVELOPMENT APPLICATION PDPLANPMTD-2021/023625 – 281 CAMBRIDGE ROAD, MORNINGTON, 19 DARRI STREET, MORNINGTON AND 275 CAMBRIDGE ROAD, WARRANE - DEMOLITION AND ALTERATIONS AND ADDITIONS TO EXISTING AGED CARE FACILITY****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Demolition and Alterations and Additions to Existing Aged Care Facility at 281 Cambridge Road, Mornington, 19 Darri Street, Mornington and 275 Cambridge Road, Warrane.

**RELATION TO PLANNING PROVISIONS**

The land is zoned General Residential and subject to the Parking and Sustainable Transport Code, Potentially Contaminated Land Code, Road and Railway Assets Code and Safeguarding of the Airports Code under the *Tasmanian Planning Scheme - Clarence (the Scheme)*. In accordance with the Scheme the proposal is a Discretionary development.

**LEGISLATIVE REQUIREMENTS**

The report on this item details the basis and reasons for the recommendation. Any alternative decision by council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Council is required to exercise a discretion within the statutory 42-day period which has been extended with the applicant's consent until 9 March 2022.

**CONSULTATION**

The proposal was advertised in accordance with statutory requirements and no representations were received.

**RECOMMENDATION:**

A. That the Development Application for Demolition and Alterations and Additions to Existing Aged Care Facility at 281 Cambridge Road, Mornington, 19 Darri Street, Mornington and 275 Cambridge Road, Warrane (CI Ref PDPLANPMTD-2021/023625) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN M5 – ADHESION.
3. GEN AM4 – CONSTRUCTION HOURS.
4. ENG A5 – SEALED CAR PARKING.
5. ENG M1 – DESIGN DA.

6. ENG S11 – SEALING OF SERVICES.
7. A plan for the management of construction must be submitted and approved by Council's Group Manager Engineering Services prior to the issue of a Building or Plumbing Permit. The plan must outline the proposed demolition and construction practices in relation to:
  - proposed hours of work (including volume and timing of heavy vehicles entering and leaving the site, and works undertaken on-site);
  - proposed hours of construction;
  - identification of potentially noisy construction phases, such as operation of rock breakers if any;
  - control of dust and emissions during working hours;
  - access and parking during construction;
  - proposed screening of the site and vehicular access points during work; and
  - procedures for washing down vehicles, to prevent soil and debris being carried onto the street.
8. All reasonable precautions to be undertaken to control and minimise dust, noise and any other environmental nuisance prior to and during demolition. A report to be provided to council, prior to demolition, to identify any hazardous materials eg asbestos, should they be found to be present on-site. (contact Workplace Standards, for further information in relation to asbestos). All relevant requirements and procedures to be undertaken to manage, handle and dispose of any hazardous materials should they be found to be present on-site.
9. The development must meet all required Conditions of Approval specified by TasWater notice dated 24 November 2021(TWDA 2021/01972 - CCC).

#### **ADVICE**

1. A Building Surveyor is required to be engaged, to create and certify an Application for Building Approval.
  2. Detailed plans and specifications for all food handling areas, showing all internal surfaces, fittings and fixtures, must form part of a request for report from an Environmental Health Officer in accordance with Regulation 26B(3) of the Building Regulations 2016 where the proposed work is notifiable building work or Regulation 28 of the Building Regulations 2016 where the proposed work is permit building work. The plans must comply with the Food Act 2003, the Tasmanian Appendix Part H102 Food Premises of Volume 1 of the National Construction Code and the Food Standards Code.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

**DEVELOPMENT APPLICATION PDPLANPMTD-2021/023625 – 281 CAMBRIDGE ROAD, MORNINGTON, 19 DARRI STREET, MORNINGTON AND 275 CAMBRIDGE ROAD, WARRANE - DEMOLITION AND ALTERATIONS AND ADDITIONS TO EXISTING AGED CARE FACILITY /contd...**

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**ASSOCIATED REPORT****1. BACKGROUND**

The following relevant permit history applies to the site:

- Planning Permit, D-1993/238 was granted for additions and alterations to nursing home.
- Planning Permit, D-2011/14 was granted on 17 March 2011 for the development of two additions at Lilian Martin Home Uniting Aged Care Facility alterations and additions to existing aged care at 281 Cambridge Road, Mornington.
- Adhesion order, O-2011/7 was approved on 4 May 2011 for the consolidation of the eight land parcels being CT 44417/4, CT 110763/1, CT 110763/2, CT 133750/1, CT 110752/1, CT 54803/443, CT 54803/442 and CT 54803/441 which formed 281 Cambridge Road, Mornington.
- Planning Permit, D-2017/538 was granted on 28 February 2018 for the construction of a new outbuilding to be used as a “men’s shed” by residents of the facility, to develop an extension to an existing deck approximately in the centre of the main building/site, and to convert an existing pergola at the southern part of the main building to a roofed structure.

**2. STATUTORY IMPLICATIONS**

- 2.1.** The land is zoned General Residential under the Scheme.
- 2.2.** The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme.
- 2.3.** The relevant parts of the Planning Scheme are:
  - Clause 7.5 – Compliance with Applicable Standards;
  - Clause 8.10 – Determining Applications;
  - Clause 10 – General Residential Zones;

- Clause C2.0 – Parking and Sustainable Transport Codes;
- Clause C3.0 – Road and Railway Assets Code;
- Clause C14.0 – Potentially Contaminated Land Code; and
- Clause C16.0 – Safeguarding of the Airports Code.

**2.4.** Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the *Land Use Planning and Approvals Act, 1993* (LUPAA).

### **3. PROPOSAL IN DETAIL**

#### **3.1. The Site**

The site comprises three properties namely 281 Cambridge Road, 275 Cambridge Road and 19 Darri Street, Mornington which are all under the same ownership.

No 281 Cambridge Road, Mornington is a 2.36ha allotment with a 120m frontage onto Cambridge Road. The site currently contains the existing residential aged care facility, car parking and associated access ways. The existing buildings start as single storey to the south and present as double storey towards the frontage due to the slope of the land. The existing aged care facility has 97 beds arranged over two levels with 78 contained within the upper level and 19 within the lower level.

The site currently provides for 78 car parking spaces.

No 275 Cambridge Road, Warrane is 1088m<sup>2</sup> residential allotment located to the southern side of Cambridge Road and it adjoins 281 Cambridge Road to the east. The site currently supports a single dwelling.

No 19 Darri Street, Mornington is a 551m<sup>2</sup> residential allotment located to the northern cul-de-sac end of Darri Street. The site is currently developed with a single dwelling and accessed from Darri Street.

### **3.2. The Proposal**

The proposal is for the redevelopment of the existing residential aged care facility at 281 Cambridge Road, Mornington.

The proposal involves the demolition of three existing buildings, the Lodge and the Fuchsia/Sassafras Wing located to the northern side of the existing facility. The proposal also includes the demolition of the existing dwelling at 19 Darri Street to make way for additional parking spaces as required under the Scheme. The proposed new parking area would contain 36 new car parking spaces contained to the west of the site and located across three titles mentioned above. Sections of existing public walkway (currently contained within 281 Cambridge Road) would also be relocated to make way for the proposed parking area with new sections to be contained within 275 Cambridge Road, Warrane and along the western boundary of 19 Darri Street, Mornington.

The proposed developments seek to increase the numbers of beds on-site to 120 and upgrade the existing facility to offer high quality social spaces for the benefit of the residents. In order to achieve this, 38 existing bedrooms will be demolished as they are no longer up to standard and new beds and associated social and care spaces would be provided.

The proposed building would present as double storey towards the north, which is the frontage and single storey towards the rear due to the slope of the land.

The proposal also encompasses the relocation of the “Men’s shed” from the northern side of the site to the rear (western side of the site). The size and dimensions of the shed remain unchanged.

The proposed development will result in loss of several existing car parking areas due to proposed alterations to the driveway and accessways leading up to the main administration building. However, additional parking spaces would be provided and contained within the new car parking facility bringing the total on-site carparking spaces to 85. Eight bicycle parking spaces would also be provided as part of this development complying with the parking requirements under Clause C2.5.1 A1 of the Parking and Sustainable Transport Code.

The proposed plans are provided in the attachments.

#### **4. PLANNING ASSESSMENT**

##### **4.1. Compliance with Applicable Standards [Section 5.6]**

*“5.6.1 A use or development must comply with each applicable standard in the State Planning Provisions and the Local Provisions Schedules.”*

##### **4.2. Determining Applications [Section 6.10]**

*“6.10.1 In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(2) of the Act, take into consideration:*

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with section 57(5) of the Act, but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.”*

References to these principles are contained in the discussion below.

##### **4.3. General Provisions**

The Scheme contains a range of General Provisions relating to specific circumstances not controlled through the application of Zone, Code or Specific Area Plan provisions.

There are no General Provisions relevant to the assessment of this proposal.

##### **4.4. Compliance with Zone and Codes**

The proposal meets the Scheme’s relevant Acceptable Solutions of the General Residential Zone, Parking and Sustainable Transport Code, Road and Railway Assets Code, Potentially Contaminated Land Code and Safeguarding of the Airports Code with the exception of the following.

**Road and Railway Assets Code**

- **Clause C3.5.1 A1.4** – the proposal would result in an increase of more than 20% to vehicular traffic to and from the site using the existing vehicle crossover onto Cambridge Road.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause C3.5.1 as follows.

Clause	Performance Criteria	Assessment
C3.5.1 P1	<i>“Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</i>	See assessment below:
	<i>(a) any increase in traffic caused by the use;</i>	<p>A Traffic Impact Assessment report was provided as part of the application and reviewed by Council’s Development Engineers who are satisfied that the potential increase in vehicular traffic from the proposed development is considered minor and would not have an unreasonable impact on the efficiency of the road or safety of users.</p> <p>The information provided shows that proposed development is anticipated to generate six additional vehicle movements within the morning and afternoon peak hours. Council Engineers are satisfied the increase could be managed with minimum impact to the road or rail network.</p>

	(b) <i>the nature of the traffic generated by the use;</i>	The Traffic Impact Assessment provided indicates that existing facility generates low vehicular movements due to the nature of the use as a Residential Aged Care Facility with a maximum of 24 vehicles movements in the evening peak hour. As mentioned above, the proposed development is expected to generate an additional six vehicles during peak periods and therefore would not compromise the traffic flow and efficiency of the road network.
	(c) <i>the nature of the road;</i>	Cambridge Road is a local collector road acting as a feeder road for residential streets. Council's Development Engineers have assessed the access arrangements for the site and consider that the available sight distances for vehicles leaving the site are adequate for the proposed development.
	(d) <i>the speed limit and traffic flow of the road;</i>	Cambridge Road is subject to a speed limit of 60km/hr. Information contained within the Traffic Impact Assessment indicates that the expected increase in vehicular movement due to the proposed development represents less than 1% increase in traffic flow along Cambridge Road. Council's Engineers also reviewed the information provided and are satisfied that the development is not likely to impede traffic flow in the road network.
	(e) <i>any alternative access to a road;</i>	As mentioned above, Council Engineers are satisfied that the existing access arrangement is acceptable as the potential impact on the road network is not significant and the existing road has capacity to absorb the additional traffic and no alternative access is required.

	(f) <i>the need for the use;</i>	The proposal encompasses additions and upgrades to an existing Residential Aged Care Facility providing a conducive and high-quality social environment for the residents.
	(g) <i>any traffic impact assessment; and</i>	A Traffic Impact Assessment was submitted as part of the application and reviewed by Council's Engineers who are satisfied that the impact of the proposed development on the efficiency of the road is not significant.
	(h) <i>any advice received from the rail or road authority."</i>	Council's Engineers are satisfied that the proposal would not have a detrimental impact on the traffic movement or pedestrian amenity in the area.

## 5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and no representations were received.

## 6. EXTERNAL REFERRALS

The proposal was referred to TasWater, who have provided a number of conditions to be included on the planning permit if granted.

The proposal was also referred to TasNetworks as required, who advised that the proposed development, which will involve the relocation of the substation located to the northern side of 281 Cambridge Road would likely have an impact on its operations, however, TasNetworks advised that they have already met with the applicant and had an "Early Engagement" meeting to discuss the requirements for the development.

## 7. STATE POLICIES AND ACT OBJECTIVES

**7.1.** The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

**7.2.** The proposal is consistent with the objectives of Schedule 1 of LUPAA.

**8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS**

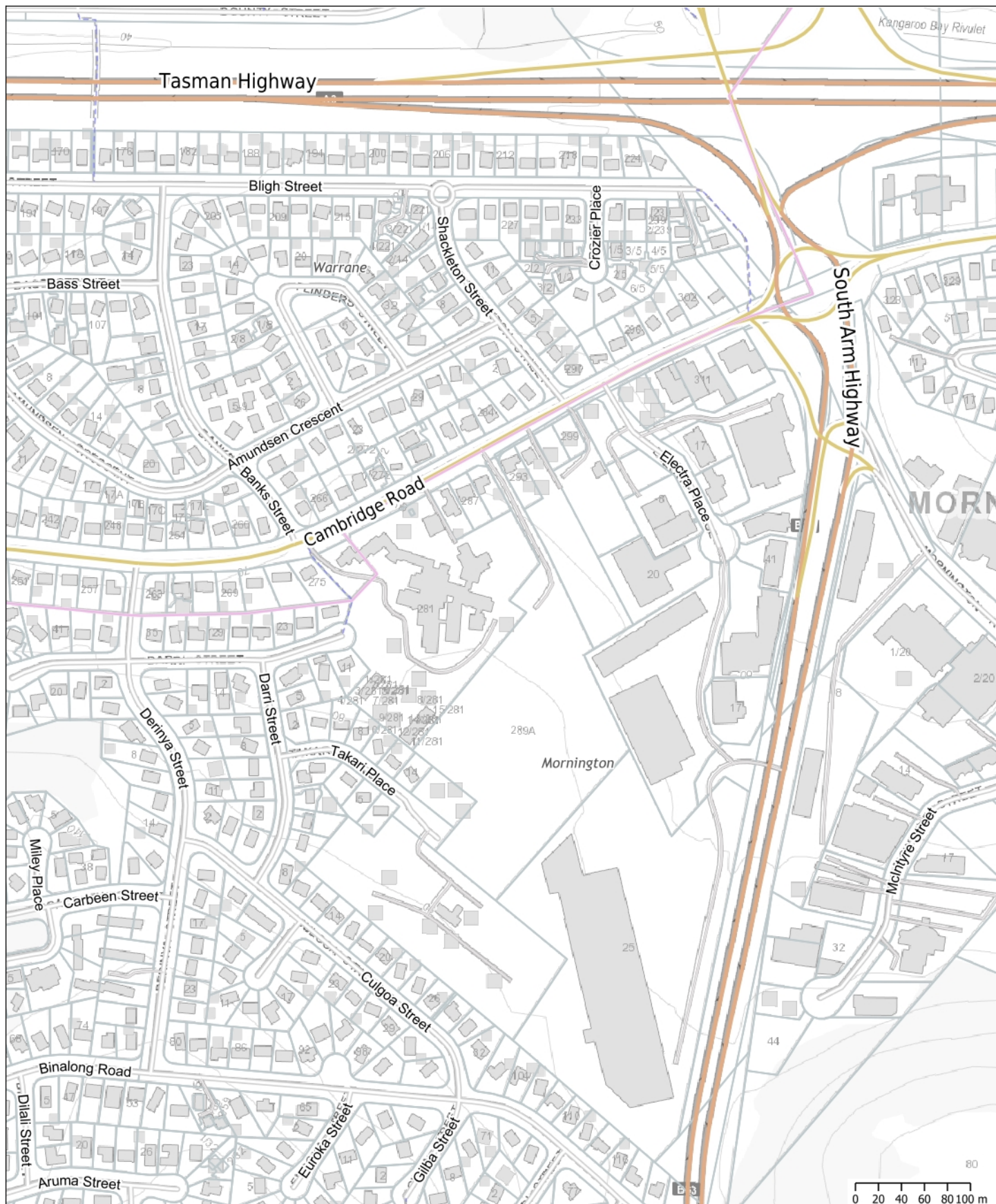
There are no inconsistencies with Council's adopted Strategic Plan 2021-2031 or any other relevant Council policy.

**9. CONCLUSION**

The proposal is for Demolitions and Alterations and Additions to Existing Aged Care Facility at 281 Cambridge Road, Mornington, 19 Darri Street, Mornington and 275 Cambridge Road, Warrane. The proposal satisfies the relevant requirements of the Scheme and is recommended for approval subject to conditions.

Attachments: 1. Location Plan (1)  
2. Proposal Plan (18)  
3. Site Photo (3)

Ross Lovell  
**MANAGER CITY PLANNING**



TOWN PLANNING APPLICATION

UA LILIAN MARTIN

281 CAMBRIDGE RD

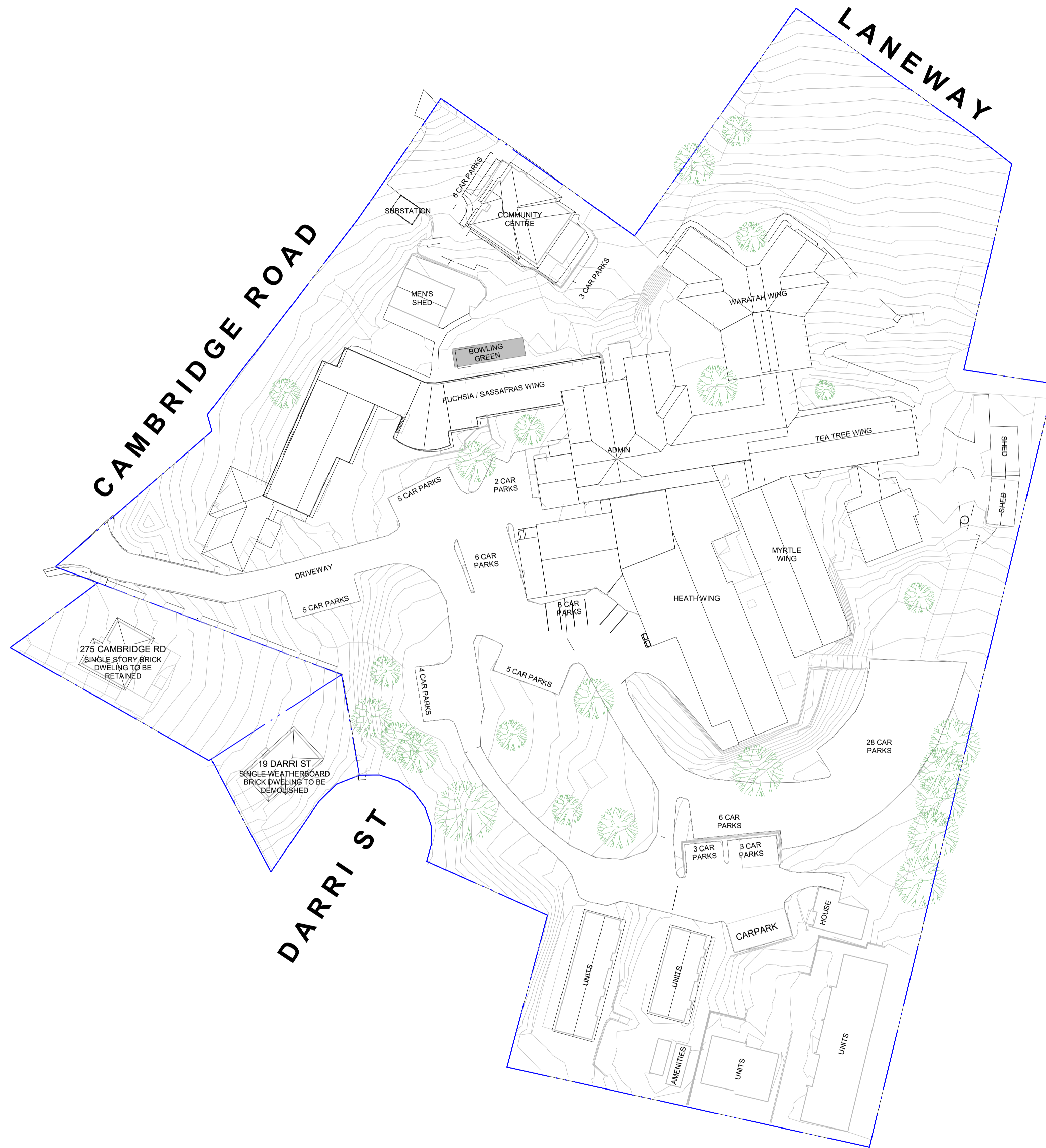
MORNINGTON TAS 7018

TP DRAWING LIST			
DWG NO.	TITLE	REVISION	DATA
TP0.00 PRELIMINARIES			
TP0.01	COVER SHEET	3	05/11/2021
TP1.00 SITE PLANS			
TP1.04	SITE PLAN - EXISTING	3	05/11/2021
TP1.05	SITE PLAN - EXISTING TREE LOCATION	3	05/11/2021
TP1.06	SITE PLAN	4	20/12/2021
TP1.07	SITE SECTION	3	05/11/2021
TP1.08	PROPOSED WORK OVERLAY	2	05/11/2021
TP2.00 FLOOR PLANS			
TP2.01	LEVEL LOWER GROUND PLAN	6	20/12/2021
TP2.02	LEVEL GROUND PLAN	6	20/12/2021
TP2.03	ROOF	4	20/12/2021
TP2.11	EX. KITCHEN & LAUNDRY	3	05/11/2021
TP2.12	MEN'S SHED	2	05/11/2021
TP2.21	FIRE & SMOKE COMPARTMENT	1	05/11/2021
TP3.00 ELEVATIONS			
TP3.01	ELEVATIONS	3	05/11/2021
TP4.00 SECTIONS			
TP4.01	SECTIONS	3	05/11/2021
TP5.00 SUN ANALYSIS			
TP5.01	SHADOW ANALYSIS - 21ST JUNE	3	05/11/2021
TP7.00 VIEWS & PHOTOMONTAGES			
TP7.01	3D VIEWS	3	05/11/2021
TP7.02	PERSPECTIVE VIEWS	3	05/11/2021
TP8.00 MATERIAL BOARD			
TP8.01	MATERIAL BOARD	1	05/11/2021



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	1	26/04/2021	ISSUE FOR REVIEW	TR					<div><div><div></div><div></div><div></div></div><div>Uniting AgeWell</div></div> <div>marchesepartners</div> <div>Marchese Partners International Pty Ltd Level 1, 460 Bourke St, VIC 3000, Australia P +61 61 2 9922 4375 E info@marchesepartners.com www.marchesepartners.com Sydney · Brisbane · Canberra · Melbourne · Adelaide Kuala Lumpur · Auckland · Christchurch · London · Madrid ABN 20 098 552 151</div>			
	2	25/05/2021	PRELIMINARY ISSUE TO CONSULTANTS	YP, TK, RA								
3	05/11/2021	TOWN PLANNING ISSUE	YP, TK									
	PROJECT UA LILIAN MARTIN 281 CAMBRIDGE RD MORNINGTON TAS 7018							SCALE NTS	DATE 05/11/2021	DRAWN YP	CHECKED TK	
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**PRELIMINARY**

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REVISION	DATE	DESCRIPTION	BY
1	26/04/2021	ISSUE FOR REVIEW	TR
2	25/05/2021	PRELIMINARY ISSUE TO CONSULTANTS	YP, TK, RA
3	05/11/2021	TOWN PLANNING ISSUE	YP, TK



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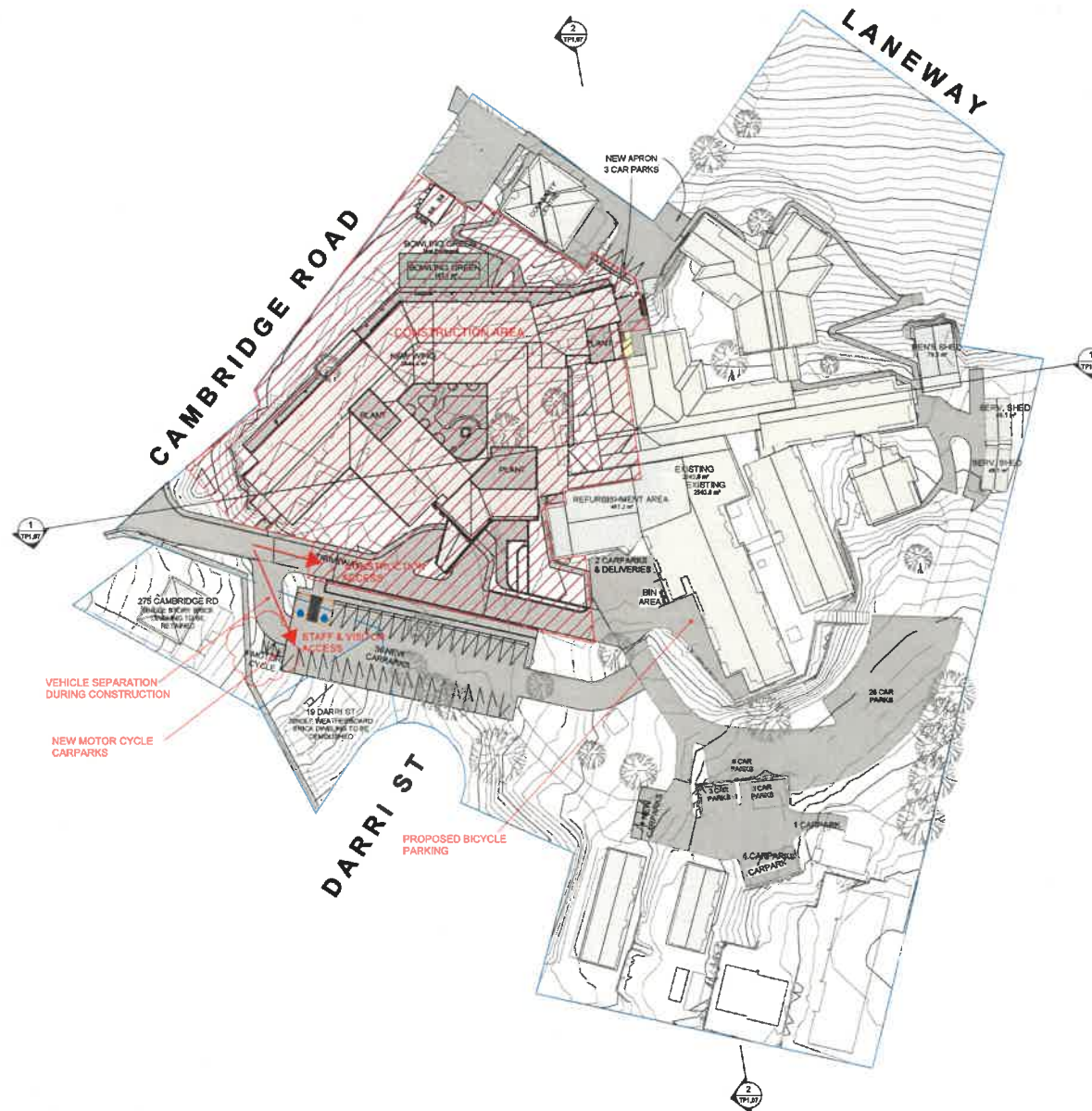


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PROJECT  
**UA LILIAN MARTIN  
281 CAMBRIDGE RD  
MORNINGTON TAS 7018**

DRAWING TITLE  
**SITE PLAN - EXISTING TREE LOCATION**

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JOB 20083	DRAWING <b>TP1.05</b>	REVISION <b>3</b>	



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**PRELIMINARY**  
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REVISION	DATE	DESCRIPTION	BY
1	20/06/2021	ISSUE FOR REVIEW	YP, TK, KA
2	20/06/2021	PRELIMINARY ISSUE TO CONSULTANTS	YP, TK, KA
3	06/11/2021	TOWN PLANNING BOARD	YP, TK
4	09/12/2021	REVIEW AS PER 4/1	YP, TK



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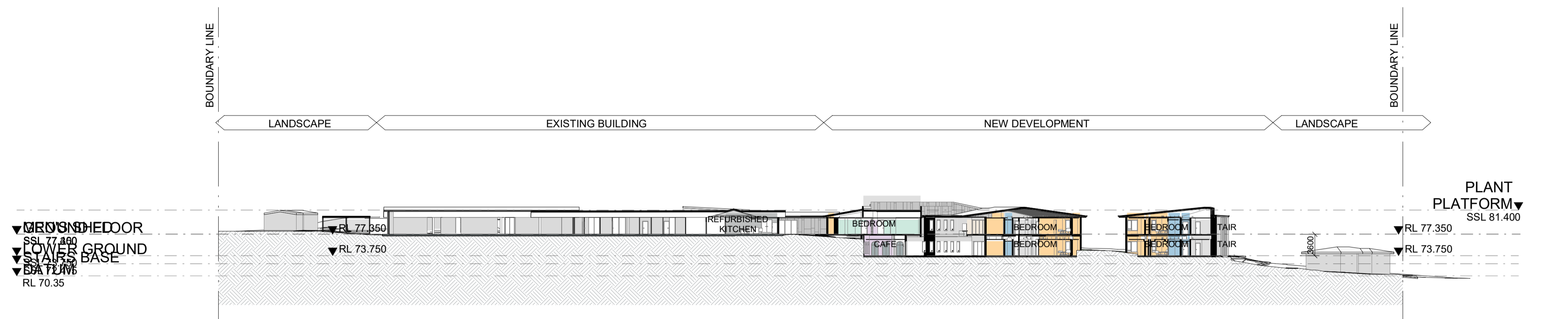


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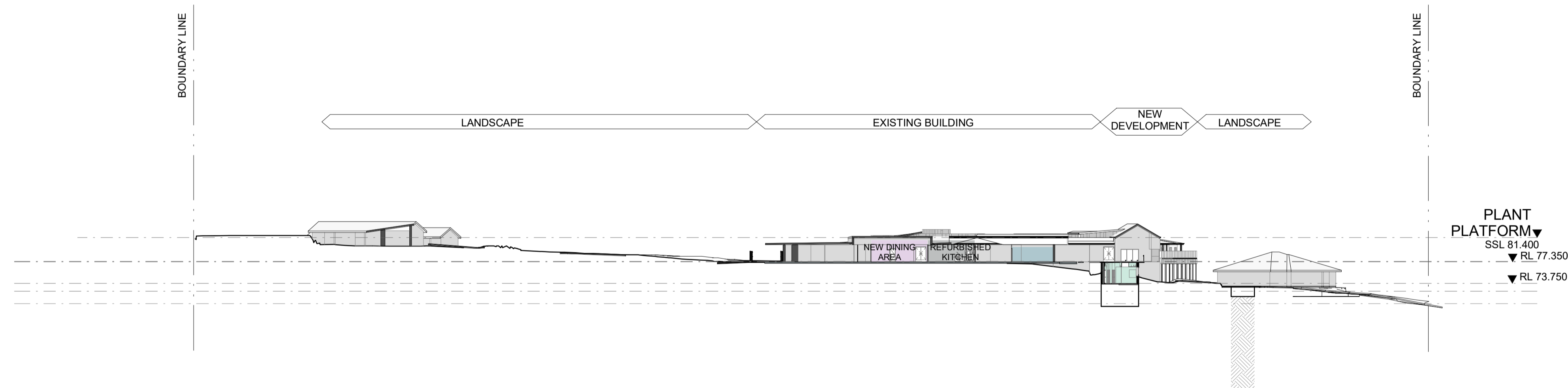
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DRAWING TITLE  
**SITE PLAN**


SCALE	DATE	DRAWN	CHECKED
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20083	TP1.06	4	

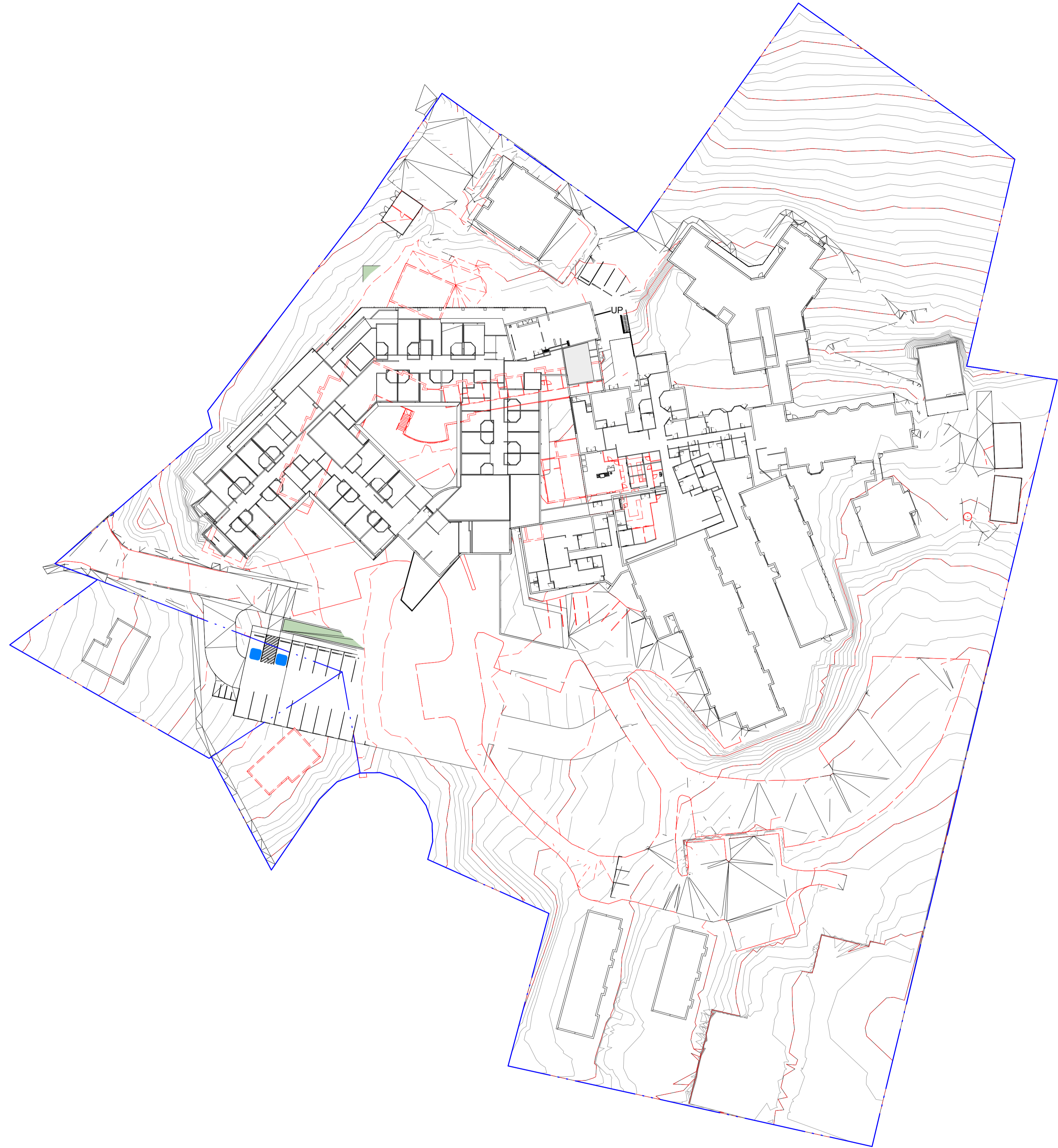


1 SECTION A - A  
TP1.06 1 : 500



2 SECTION B - B  
TP1.06 1 : 500

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1 GROUND FLOOR - PROPOSED WORK OVERLAY  
A3.101 1 : 500

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DRAWING TITLE			
PROPOSED WORK OVERLAY			

SCALE	DATE	DRAWN	CHECKED
1:500 @A1 1:1000 @A3	05/11/2021	YP	TK

JOB	DRAWING	REVISION
20083	TP1.08	2

ROOM SCHEDULE - LOWER GROUND				ROOM SCHEDULE - LOWER GROUND			
Room Number	Room Name	Floor Area	Comments	Room Number	Room Name	Floor Area	Comments
LOWER GROUND				764	DIRTY UTILITY	12.6 m²	DU TYPE 1
101	AIRLOCK	9.4 m²		765	STAFF WC	5.2 m²	SWC TYPE 1
102	RECEPT.	17.9 m²		825	LINEN STORE	2.1 m²	L/ST TYPE 1
103	ADMIN & COPY	34.2 m²		827	LINEN STORE	2.0 m²	L/ST TYPE 1
104	OFFICE	12.8 m²		828	STORE	2.0 m²	ST TYPE 2
107	COMMS & ELEC.	Not Enclosed		830	STORE	1.9 m²	ST TYPE 2
109	INTERVIEW ROOM	21.8 m²		832	HB	2.1 m²	
110	LIFT LOBBY	70.5 m²	LL TYPE 1A	833	HB	1.8 m²	
401	BEDROOM	19.4 m²	TYPE B	834	HB	2.0 m²	
401A	ENS	5.0 m²	TYPE 1	L.A	LIFT	9.0 m²	
402	BEDROOM	19.4 m²	TYPE B	L.B	LIFT	9.0 m²	
402A	ENS	5.0 m²	TYPE 1				
403	BEDROOM	20.4 m²	TYPE A				
403A	ENS	5.0 m²	TYPE 1				
404	BEDROOM	20.4 m²	TYPE A				
404A	ENS	5.0 m²	TYPE 1				
405	BEDROOM	19.4 m²	TYPE B				
405A	ENS	5.0 m²	TYPE 1				
406	BEDROOM	19.4 m²	TYPE B				
406A	ENS	5.0 m²	TYPE 1				
407	BEDROOM	20.1 m²	TYPE A2				
407A	ENS	7.3 m²	TYPE 2				
408	BEDROOM	20.4 m²	TYPE A				
408A	ENS	5.0 m²	TYPE 1				
409	BEDROOM	19.4 m²	TYPE B				
409A	ENS	5.0 m²	TYPE 1				
410	BEDROOM	19.4 m²	TYPE B				
410A	ENS	5.0 m²	TYPE 1				
411	BEDROOM	19.4 m²	TYPE B				
411A	ENS	5.0 m²	TYPE 1				
412	BEDROOM	19.4 m²	TYPE B				
412A	ENS	5.0 m²	TYPE 1				
413	BEDROOM	20.4 m²	TYPE A				
413A	ENS	5.0 m²	TYPE 1				
414	BEDROOM	20.4 m²	TYPE A				
414A	ENS	5.0 m²	TYPE 1				
415	BEDROOM	20.4 m²	TYPE A				
415A	ENS	5.0 m²	TYPE 1				
416	BEDROOM	20.6 m²	TYPE A				
416A	ENS	5.0 m²	TYPE 1				
417	BEDROOM	20.6 m²	TYPE A				
417A	ENS	5.0 m²	TYPE 1				
418	BEDROOM	19.4 m²	TYPE B				
418A	ENS	5.0 m²	TYPE 1				
419	BEDROOM	19.4 m²	TYPE B				
419A	ENS	5.0 m²	TYPE 1				
422	BEDROOM	19.4 m²	TYPE B				
422A	ENS	5.0 m²	TYPE 1				
423	BEDROOM	20.4 m²	TYPE A				
423A	ENS	5.0 m²	TYPE 1				
424	BEDROOM	19.4 m²	TYPE B				
424A	ENS	5.0 m²	TYPE 1				
425	BEDROOM	20.4 m²	TYPE A				
425A	ENS	5.0 m²	TYPE 1				
426	BEDROOM	20.5 m²	TYPE A				
426A	ENS	5.1 m²	TYPE 1				
427	BEDROOM	20.5 m²	TYPE A				
427A	ENS	5.0 m²	TYPE 1				
428	BEDROOM	20.5 m²	TYPE A				
428A	ENS	5.0 m²	TYPE 1				
429	BEDROOM	20.6 m²	TYPE A				
429A	ENS	5.0 m²	TYPE 1				
490	ENS	6.8 m²	TYPE 2				
491	BEDROOM	22.0 m²	TYPE C2				
492	ENS	5.0 m²	TYPE 1				
493	BEDROOM	24.2 m²	TYPE C				
498	OFFICE	12.0 m²					
499	CAFE	45.6 m²					
503	HB BAY	1.1 m²					
504	WC	6.3 m²	WC TYPE 1				
505	STORE	6.8 m²	ST TYPE 1				
508	LOUNGE 5	28.3 m²	LOUNGE TYPE 1				
509	HB BAY	2.0 m²					
511	CLEANER'S	8.6 m²	CLR TYPE 1				
512	MINIMART	16.3 m²					
513	SALON	37.4 m²					
514	LOUNGE 6	22.5 m²	LOUNGE TYPE 1				
515	DINING	38.1 m²					
518	BACK SERVRY	17.0 m²	BACK SERV TYPE 1				
529	LIFTER'S STORE	9.7 m²					
530	LOUNGE 4	25.8 m²	LOUNGE TYPE 1				
532	STAFF WC	6.1 m²	SWC TYPE 2				
533	CLEANER'S	9.2 m²	CLR TYPE 2				
534	DIRTY UTILITY	9.1 m²	DU TYPE 2				
535	STORE	5.3 m²	ST TYPE 3				
541	CORRIDOR 5	83.0 m²					
542	CORRIDOR 2	67.5 m²					
547	CLEAN UTILITY	8.9 m²	CU TYPE 2				
552	FRONT SERVRY 2	13.7 m²	TYPE 2				
553	FRONT SERVRY 1	14.6 m²	TYPE 1				
554	TEA/COFFEE CTR 2	1.0 m²	TYPE 2				
555	TEA/COFFEE CTR 1	1.0 m²	TYPE 1				
561	STORE	1.9 m²	ST TYPE 1				
564	LOUNGE 1	15.6 m²	ST TYPE 1				
565	STORE	6.9 m²	ST TYPE 2				
572	CLEAN UTILITY	13.7 m²	CU TYPE 1				
573	STAIR	16.1 m²					
574	HOME OFFICE	11.3 m²	HO TYPE 1				
575	LOUNGE 7	18.1 m²	LOUNGE TYPE 1				
579	BALCONY	Not Enclosed					
580	CORRIDOR 4	104.1 m²					
596	STORE	1.9 m²	ST TYPE 2				
601	STORE	1.6 m²	ST TYPE 2				
603	MED. ROOM	8.2 m²					
613	STORE	1.6 m²	ST TYPE 2				
633	STORE	1.9 m²	ST TYPE 2				
642	STORE	2.0 m²	ST TYPE 2				
643	STORE	1.6 m²	ST TYPE 2				
645	STORE	2.0 m²	ST TYPE 2				
651	COURTYARD	323.5 m²					
673	LIFT LOBBY	8.2 m²	LL TYPE 2A				
677	CORRIDOR 1	52.7 m²					
678	CORRIDOR 3	99.8 m²					
692	LOUNGE 2	12.5 m²	LOUNGE TYPE 1				
694	DINING	32.9 m²					
740	STORE	1.4 m²	ST TYPE 2				
757	LOUNGE 3	28.0 m²	LOUNGE TYPE 1				

FIRE & SMOKE WALLS LEGEND	
XXXXXX	INDICATES SMOKE WALL
.....	INDICATES 120/120/120 FIRE WALL



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REVISION	DATE	DESCRIPTION	BY
1	09/04/2021	PRELIMINARY ISSUE	TR
2	16/04/2021	PRELIMINARY ISSUE	TR
3	26/04/2021	ISSUE FOR REVIEW	TR
4	25/05/2021	PRELIMINARY ISSUE TO CONSULTANTS	YP, TK, RA
5	05/11/2021	TOWN PLANNING ISSUE	YP, TK
6	20/12/2021	REVIEW AS PER RFI	YP, TK

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Uniting AgeWell

CLIENT  
UNITING AGEWELL

PROJECT  
UA LILIAN MARTIN  
281 CAMBRIDGE RD  
MORNINGTON TAS 7018

DRAWING TITLE  
LEVEL LOWER GROUND PLAN

SCALE 1:200 @A1 1:400 @A3	DATE 20/12/2021	DRAWN YP	CHECKED TK
JOB 20083	DRAWING TP2.01	REVISION 6	

ROOM SCHEDULE - GROUND FLOOR			
Room Number	Room Name	Floor Area	Comments
GROUND FLOOR			
301	BEDROOM	20.9 m²	TYPE B
301A	ENS	5.0 m²	TYPE 1
302	BEDROOM	19.8 m²	TYPE B
302A	ENS	5.0 m²	TYPE 1
303	BEDROOM	20.7 m²	TYPE A
303A	ENS	5.0 m²	TYPE 1
304	BEDROOM	19.8 m²	TYPE B
304A	ENS	5.0 m²	TYPE 1
305	BEDROOM	21.0 m²	TYPE A
305A	ENS	5.0 m²	TYPE 1
306	BEDROOM	20.7 m²	TYPE A2
306A	ENS	7.3 m²	TYPE 2
307	BEDROOM	20.1 m²	TYPE B
307A	ENS	5.0 m²	TYPE 1
308	BEDROOM	20.7 m²	TYPE A
308A	ENS	5.0 m²	TYPE 1
309	BEDROOM	19.5 m²	TYPE B
309A	ENS	5.0 m²	TYPE 1
310	BEDROOM	19.9 m²	TYPE B
310A	ENS	5.0 m²	TYPE 1
311	BEDROOM	19.8 m²	TYPE B
311A	ENS	5.0 m²	TYPE 1
312	BEDROOM	19.5 m²	TYPE B
312A	ENS	5.0 m²	TYPE 1
313	BEDROOM	20.7 m²	TYPE A
313A	ENS	5.0 m²	TYPE 1
314	BEDROOM	20.7 m²	TYPE A
314A	ENS	5.0 m²	TYPE 1
315	BEDROOM	20.7 m²	TYPE A
315A	ENS	5.0 m²	TYPE 1
316	BEDROOM	20.2 m²	TYPE A
316A	ENS	5.0 m²	TYPE 1
317	BEDROOM	19.4 m²	TYPE B
317A	ENS	5.0 m²	TYPE 1
318	BEDROOM	20.6 m²	TYPE A
318A	ENS	5.0 m²	TYPE 1
319	BEDROOM	24.6 m²	TYPE C
319A	ENS	5.0 m²	TYPE 1
320	BEDROOM	19.8 m²	TYPE B
320A	ENS	5.0 m²	TYPE 1
321	BEDROOM	22.3 m²	TYPE C2
321A	ENS	6.8 m²	TYPE 2
322	BEDROOM	19.8 m²	TYPE B
322A	ENS	5.2 m²	TYPE 1
323	BEDROOM	20.7 m²	TYPE A
323A	ENS	5.0 m²	TYPE 1
324	BEDROOM	19.4 m²	TYPE B
324A	ENS	5.2 m²	TYPE 1
325	BEDROOM	20.7 m²	TYPE A
325A	ENS	5.0 m²	TYPE 1
326	BEDROOM	20.6 m²	TYPE A
326A	ENS	5.0 m²	TYPE 1
327	BEDROOM	20.0 m²	TYPE A
327A	ENS	5.0 m²	TYPE 1
328	BEDROOM	19.4 m²	TYPE B
328A	ENS	5.0 m²	TYPE 1
329	BEDROOM	19.4 m²	TYPE B
329A	ENS	5.0 m²	TYPE 1
330	BEDROOM	20.0 m²	TYPE A
330A	ENS	5.0 m²	TYPE 1
331	BEDROOM	19.4 m²	TYPE B
331A	ENS	5.0 m²	TYPE 1
332	BEDROOM	20.6 m²	TYPE A
332A	ENS	5.0 m²	TYPE 1
430	MULTI-PURPOSE	43.0 m²	
501	PRIVATE DINING	23.2 m²	
502	PUBLIC WC	6.3 m²	WC TYPE 2
506	LIFTER'S STORE	8.5 m²	
507	HB BAY	3.4 m²	
510	HB BAY	4.2 m²	
519	CORRIDOR 4	50.3 m²	
528	CLEAN UTILITY	14.1 m²	CU TYPE 3
531	CLEANER'S	8.0 m²	ST TYPE 2
536	STORE	1.5 m²	LL TYPE 2B
539	LIFT LOBBY	12.2 m²	
540	CHAPEL FOYER	79.9 m²	
544	BALCONY	11.5 m²	
545	CORRIDOR 1	49.3 m²	
548	STORE	Redundant Room	
556	TEA/COFFEE CTR 2	1.8 m²	TYPE 2
557	TEA/COFFEE CTR 1	1.8 m²	TYPE 1
558	FRONT SERVERY 2	7.2 m²	TYPE 2
559	FRONT SERVERY 1	8.3 m²	TYPE 1
560	TEA/COFFEE CTR	1.4 m²	TYPE 3
614	STORE	1.6 m²	ST TYPE 2
619	STAIR	16.1 m²	
620	STORE	1.5 m²	ST TYPE 2
621	LIFTER'S STORE	11.5 m²	
623	CLEAN UTILITY	13.4 m²	CU TYPE 1
624	CLEANER'S	8.6 m²	CLR TYPE 1
625	DIRTY UTILITY	13.0 m²	DU TYPE 1
627	STAFF WC	5.2 m²	SWC TYPE 1
635	LOUNGE 13	21.9 m²	LOUNGE TYPE 1
636	LOUNGE 12	48.4 m²	LOUNGE TYPE 2
644	LIFT	8.1 m²	
656	STORE	2.0 m²	ST TYPE 2
658	CORRIDOR 2	96.0 m²	
660	CORRIDOR 3	99.0 m²	
661	LOUNGE 14	18.1 m²	LOUNGE TYPE 1
664	BALCONY	226.6 m²	
674	LOUNGE 11	30.2 m²	LOUNGE TYPE 1
675	ACTIVITIES ROOM	47.9 m²	
676	CHAPEL	74.4 m²	
711	LIFT LOBBY	32.5 m²	LL TYPE 1B
715	DINING	115.9 m²	
721	BACK SERVERY	18.6 m²	BACK SERV TYPE 2
741	DIRTY UTILITY	14.0 m²	DU TYPE 3
743	LOUNGE 9	12.8 m²	LOUNGE TYPE 2
751	SERVICE PASSAGE	40.9 m²	
752	DINING	103.5 m²	
753	STORE	107.1 m²	
754	NEW DINING AREA	47.9 m²	
756	STAFF ROOM	46.6 m²	
768	BALCONY	Redundant Room	
769	LOUNGE 8	15.9 m²	LOUNGE TYPE 2
770	LOUNGE 15	25.3 m²	

ROOM SCHEDULE - GROUND FLOOR			
Room Number	Room Name	Floor Area	Comments
771	HOME OFFICE	13.1 m²	
773	MED. ROOM	8.9 m²	
774	LINEN STORE	2.0 m²	L/ST TYPE 1
775	STORE	2.0 m²	ST TYPE 2
776	STAFF WC	6.6 m²	SWC TYPE 1
778	SITTING	8.5 m²	
817	HB	1.8 m²	
818	LINEN STORE	2.1 m²	L/ST TYPE 1
819	HB	2.0 m²	
820	STORE	1.8 m²	ST TYPE 2
821	STORE	1.5 m²	ST TYPE 2
822	STORE	1.5 m²	ST TYPE 2
823	HB	1.7 m²	
824	HB	1.8 m²	
949	ACT. STORE	11.7 m²	
950	LOUNGE 10	35.8 m²	LOUNGE TYPE 2
951	STORE	1.8 m²	ST TYPE 2
952	STORE	1.5 m²	ST TYPE 2
L.B	LIFT	9.0 m²	

FIRE & SMOKE WALLS LEGEND	
XXXXXX	INDICATES SMOKE WALL
.....	INDICATES 120/120/120 FIRE WALL



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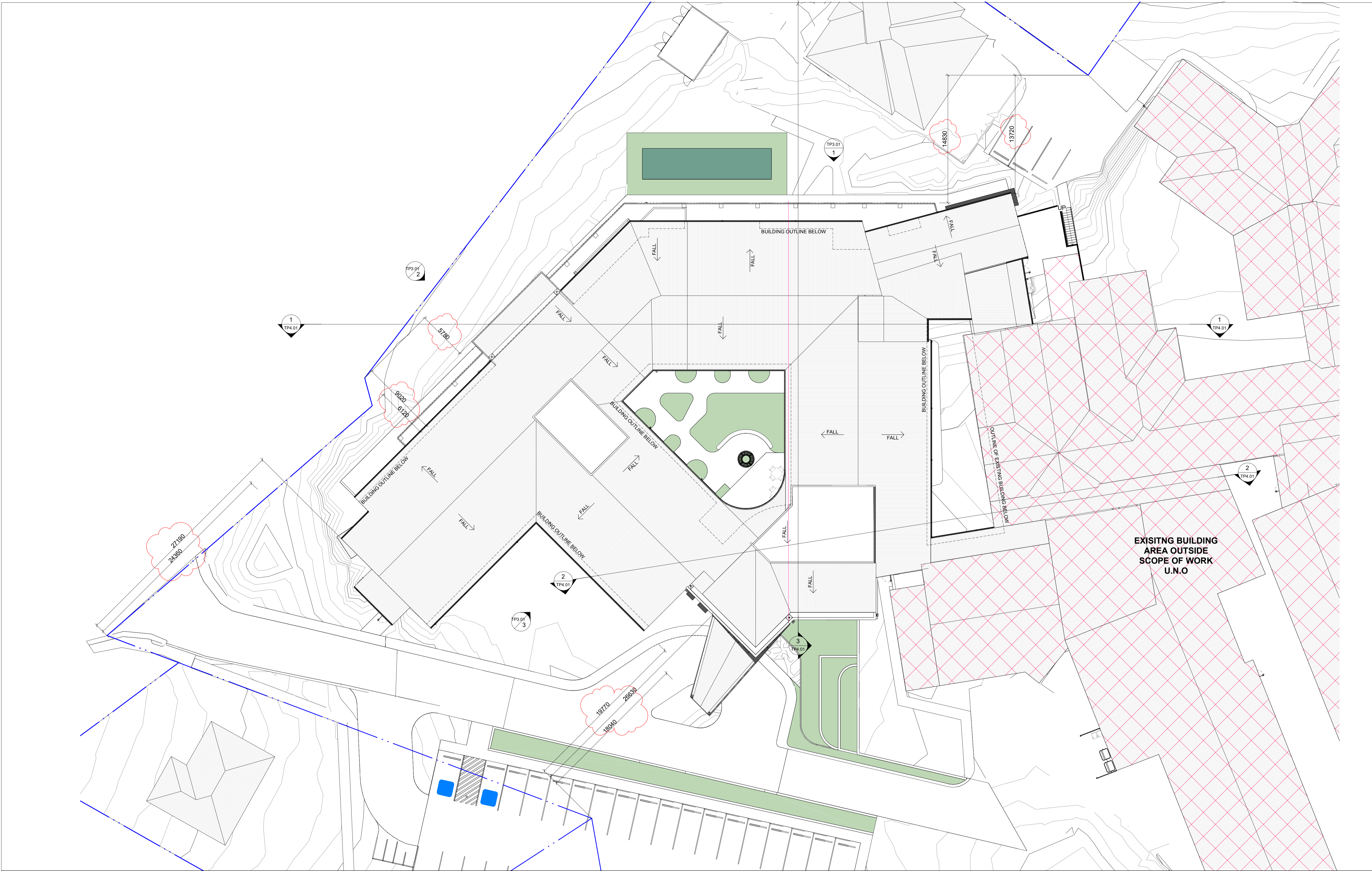
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PROJECT  
UA LILIAN MARTIN  
281 CAMBRIDGE RD  
MORNINGTON TAS 7018

DRAWING TITLE  
LEVEL GROUND PLAN

SCALE 1:200 @A1 1:400 @A3	DATE 20/12/2021	DRAWN YP	CHECKED TK
JOB 20083	DRAWING TP2.02	REVISION 6	



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REVISION	DATE	DESCRIPTION	BY
1	26/04/2021	ISSUE FOR REVIEW	TR
2	25/05/2021	PRELIMINARY ISSUE TO CONSULTANTS	YP, TK, RA
3	05/11/2021	TOWN PLANNING ISSUE	YP, TK
4	20/12/2021	REVIEW AS PER RFI	YP, TK

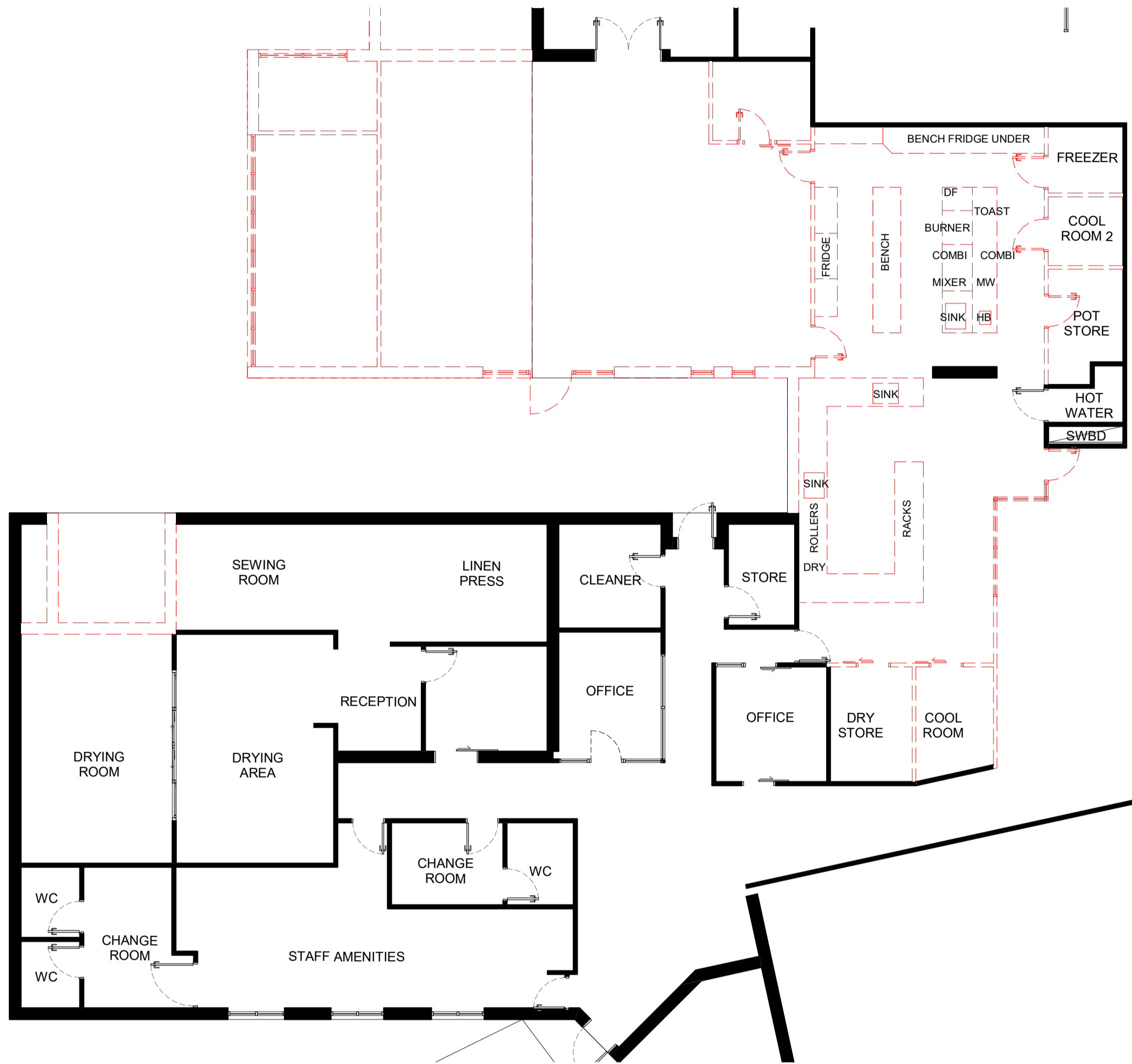
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PROJECT  
**UA LILIAN MARTIN  
281 CAMBRIDGE RD  
MORNINGTON TAS 7018**

DRAWING TITLE  
**ROOF**

SCALE 1:200 @A1 1:400 @A3	DATE 20/12/2021	DRAWN YP	CHECKED TK
JOB 20083	DRAWING TP2.03	REVISION 4	



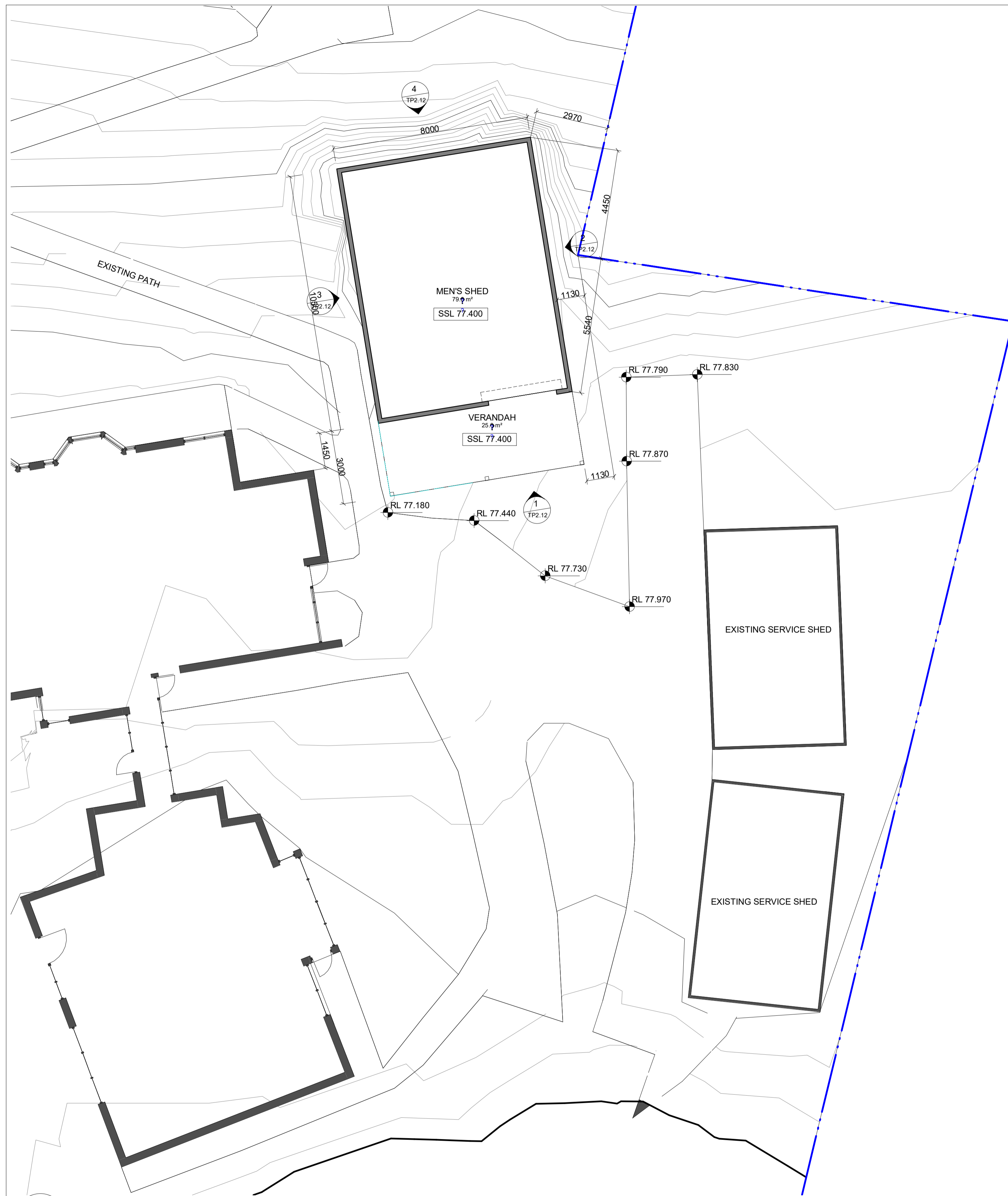
1 EX. KITCHEN AND LAUNDRY  
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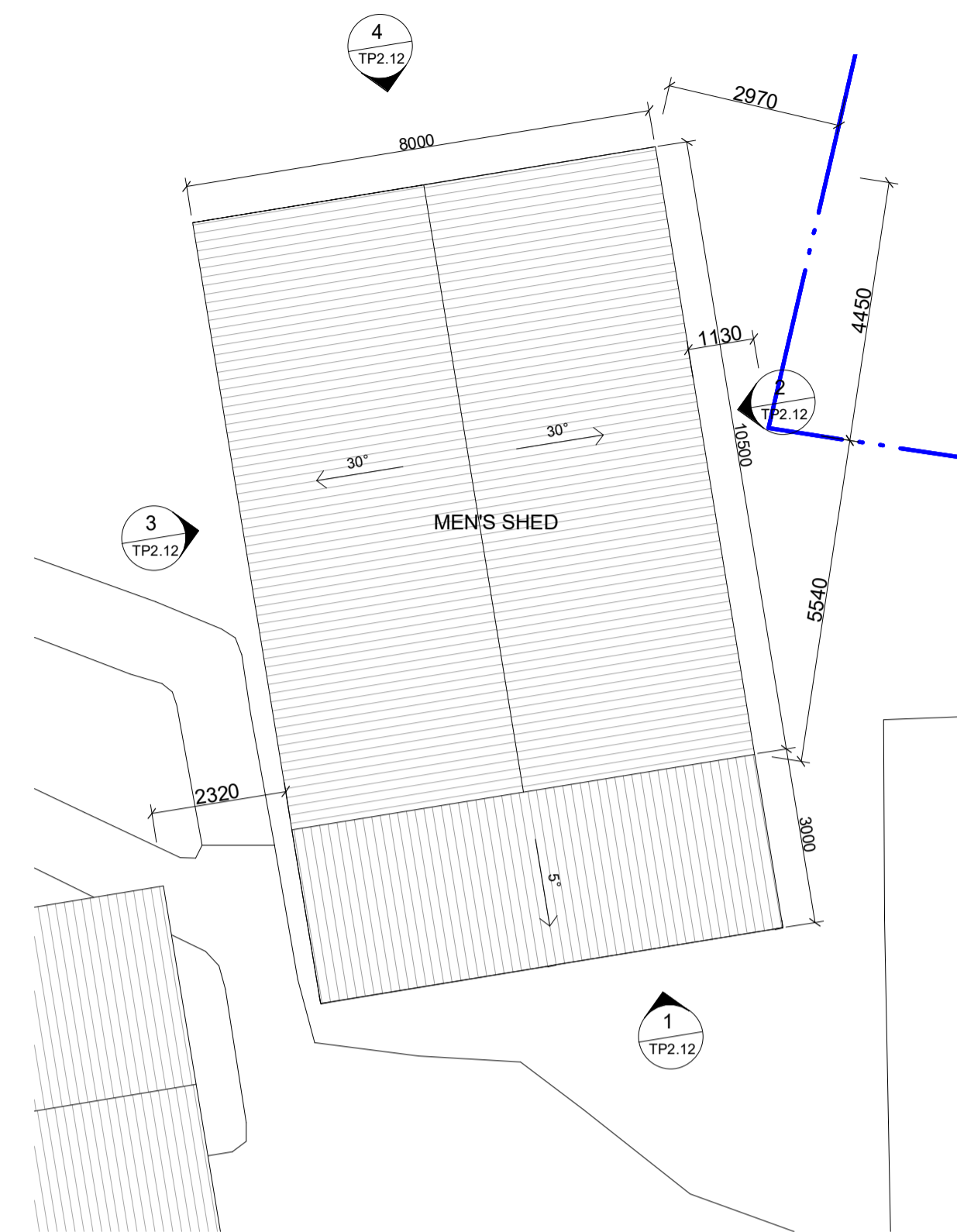
2 PROPOSED DRAFT - KITCHEN AND LAUNDRY  
A3.101 1 : 100

FIRE & SMOKE WALLS LEGEND	
XXXXXX	INDICATES SMOKE WALL
.....	INDICATES 120/120/120 FIRE WALL

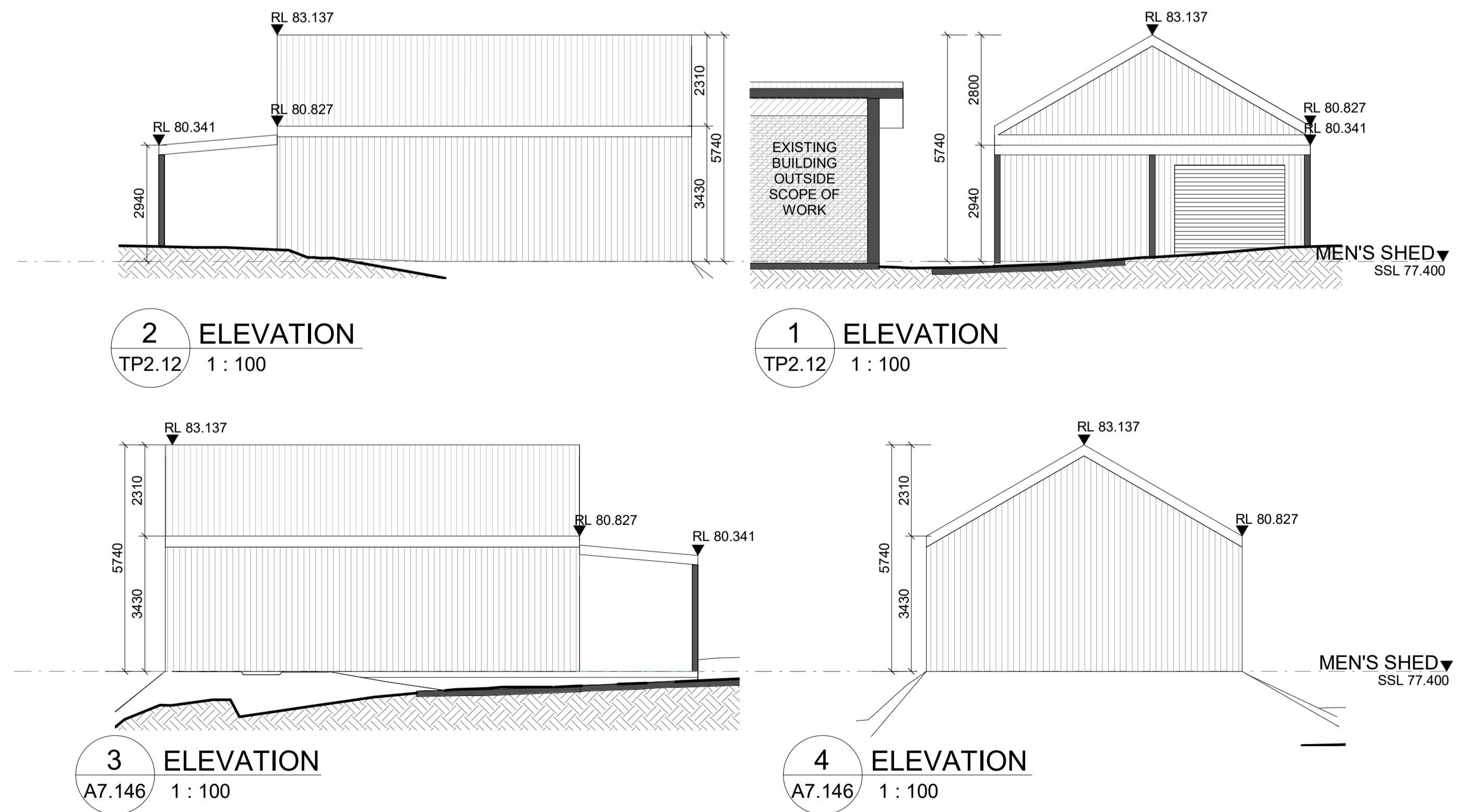
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	UNITING AGEWELL		EX. KITCHEN & LAUNDRY									
	PROJECT		SCALE	DATE			DRAWN	CHECKED				
	UA LILIAN MARTIN 281 CAMBRIDGE RD MORNINGTON TAS 7018		1:100 @A1 1:200 @A3	05/11/2021			YP	TK				
	JOB	DRAWING		REVISION								
	20083	TP2.11		3								



**A** MEN'S SHED - FLOOR PLAN  
- 1 : 100

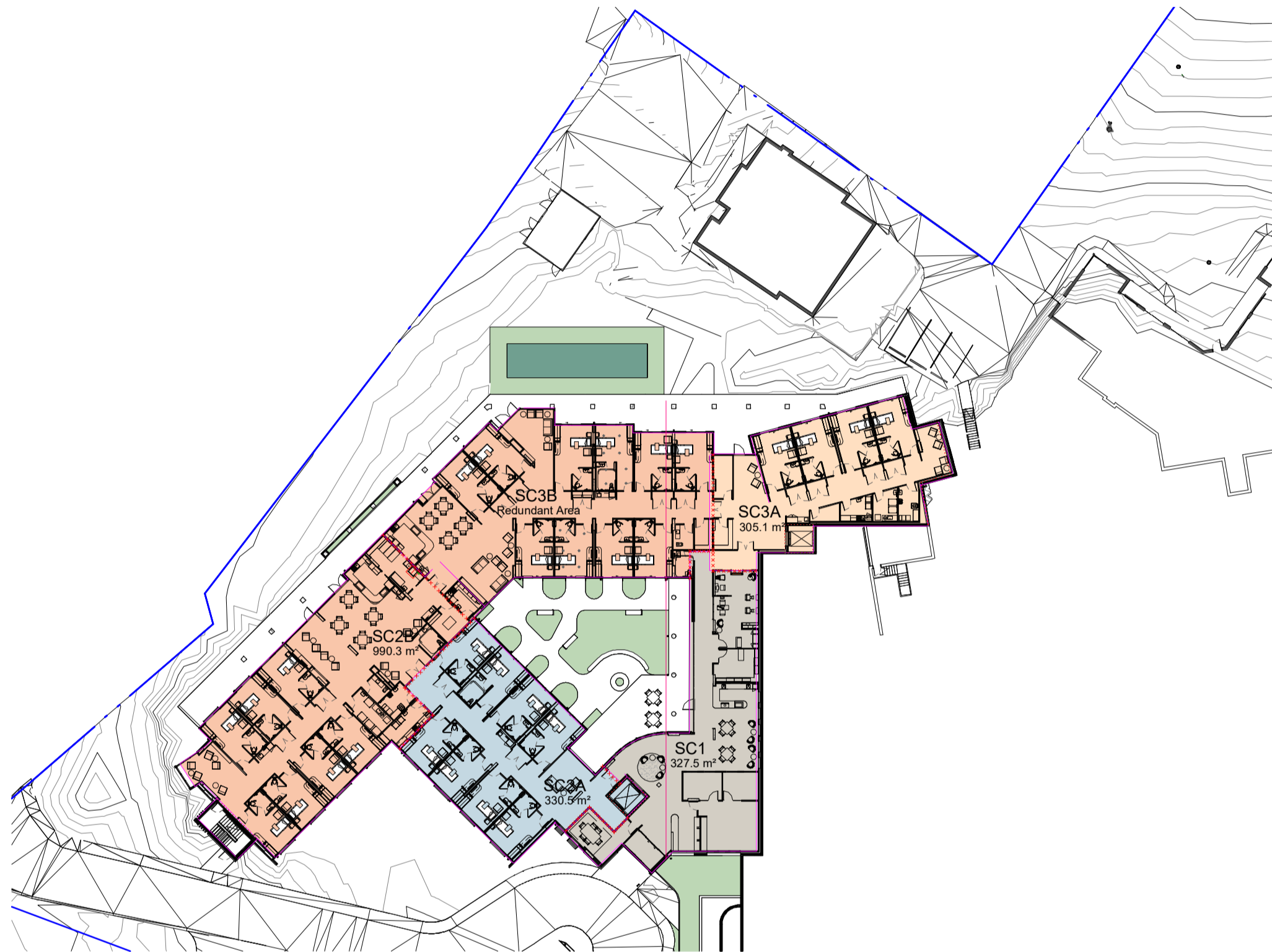


**B** MEN'S SHED - ROOF PLAN  
A3.101 1 : 100



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	REVISION	DATE	DESCRIPTION	BY																															
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2	05/11/2021	TOWN PLANNING ISSUE	YP, TK																																
CLIENT UNITING AGEWELL																																			
PROJECT UA LILIAN MARTIN 281 CAMBRIDGE RD MORNINGTON TAS 7018																																			
DRAWING TITLE MEN'S SHED																																			
SCALE 1:100 @A1 1:200 @A3	DATE 05/11/2021	DRAWN YP	CHECKED TK																																
JOB 20083	DRAWING TP2.12		REVISION 2																																

FIRE & SMOKE COMPARTMENT	
Compartment	Area
LOWER GROUND	
SC1	327.5 m²
SC2A	330.5 m²
SC2B	990.3 m²
SC3A	305.1 m²
SC3B	Redundant Area
GROUND FLOOR	
SC4	33.3 m²
SC5A	416.4 m²
SC5B	508.2 m²
SC6A	466.1 m²
SC6B	468.9 m²
SC7	252.8 m²
	4099.2 m²



**A** LOWER GROUND PLAN  
- 1 : 500



**B** GROUND FLOOR PLAN  
- 1 : 500

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REVISION	DATE	DESCRIPTION	BY
1	05/11/2021	TOWN PLANNING ISSUE	YP, TK

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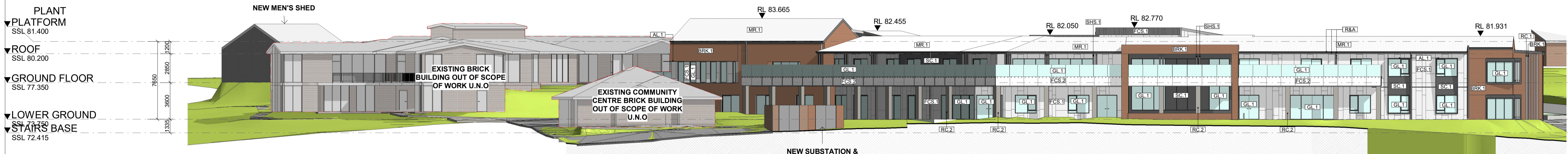
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CLIENT <b>UNITING AGEWELL</b>	DRAWING TITLE <b>FIRE &amp; SMOKE COMPARTMENT</b>			
PROJECT <b>UA LILIAN MARTIN 281 CAMBRIDGE RD MORNINGTON TAS 7018</b>	SCALE 1:500 @A1 1:1000 @A3	DATE <b>05/11/2021</b>	DRAWN <b>YP</b>	CHECKED <b>TK</b>
	JOB <b>20083</b>	DRAWING <b>TP2.21</b>		REVISION <b>1</b>



1 ELEVATION A - A  
A7.146 1 : 200



2 ELEVATION B - B  
A2.111 1 : 200



3 ELEVATION C - C  
A2.111 1 : 200

LEGEND - EXTERNAL FINISHES	
Material: Mark	Material: Description
AL.1	ALUMINIUM LOUVRE: POWDERCOAT DARK CHARCOAL FINISH
BRK.1	FACE BRICK TYPE 1: LIGHT ORANGE
BRK.2	FACE BRICK TYPE 2: GLAZED OFF-WHITE FINISH
BRK.3	FACE BRICK TYPE 3: CHARCOAL GLAZED FINISHCHARCOAL
FCS.1	COMPRESSED FIBRE CEMENT SHEET: OFF-WHITE FINISH
FCS.2	PERFORATED COMPRESSED FIBRE CEMENT SHEET: OFF WHITE FINISH
GL.1	THERMALLY BROKEN ALUMINIUM FRAME: DARK CHARCOAL FRAME & CLEAR GLAZING
MR.1	METAL ROOF SHEETING: COLORBOND STEEL: LIGHT GREY
R&A	RAINWATER & ACCESSORIES: DARK CHARCOAL FINISH
RC.1	RENDERED CONCRETE: CHARCOAL PAINT FINISH
RC.2	RENDERED CONCRETE: LIGHT GREY
SC.1	STANDING SEAM COLORBOND STEEL CLADDING: DARK CHARCOAL FINISH
SHS.1	STEEL COLUMN: DARK CHARCOAL FINISH

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REVISION	DATE	DESCRIPTION	BY
1	26/04/2021	ISSUE FOR REVIEW	TR
2	25/05/2021	PRELIMINARY ISSUE TO CONSULTANTS	YP, TK, RA
3	05/11/2021	TOWN PLANNING ISSUE	YP, TK

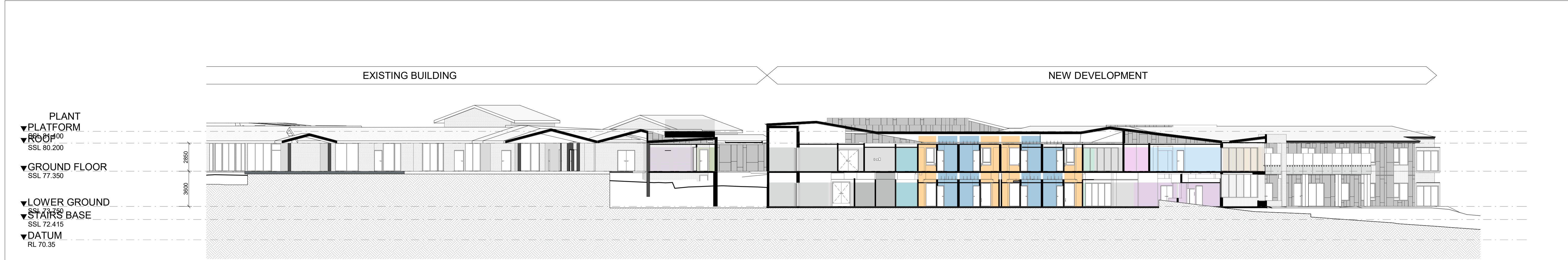
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**UNITING AGEWELL**

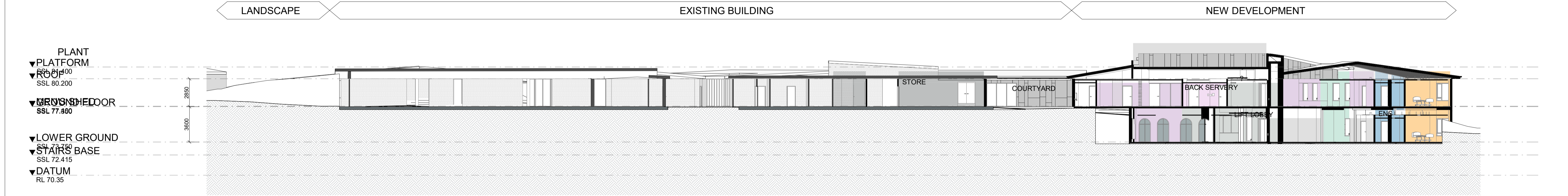
PROJECT  
**UA LILIAN MARTIN  
281 CAMBRIDGE RD  
MORNINGTON TAS 7018**

DRAWING TITLE  
**ELEVATIONS**

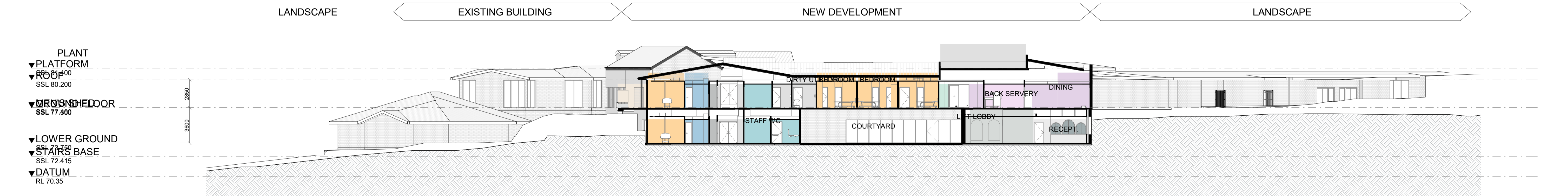
SCALE 1:200 @A1 1:400 @A3	DATE 05/11/2021	DRAWN YP	CHECKED TK
JOB 20083	DRAWING TP3.01	REVISION 3	



1 SECTION A - A  
A4.102 1 : 200

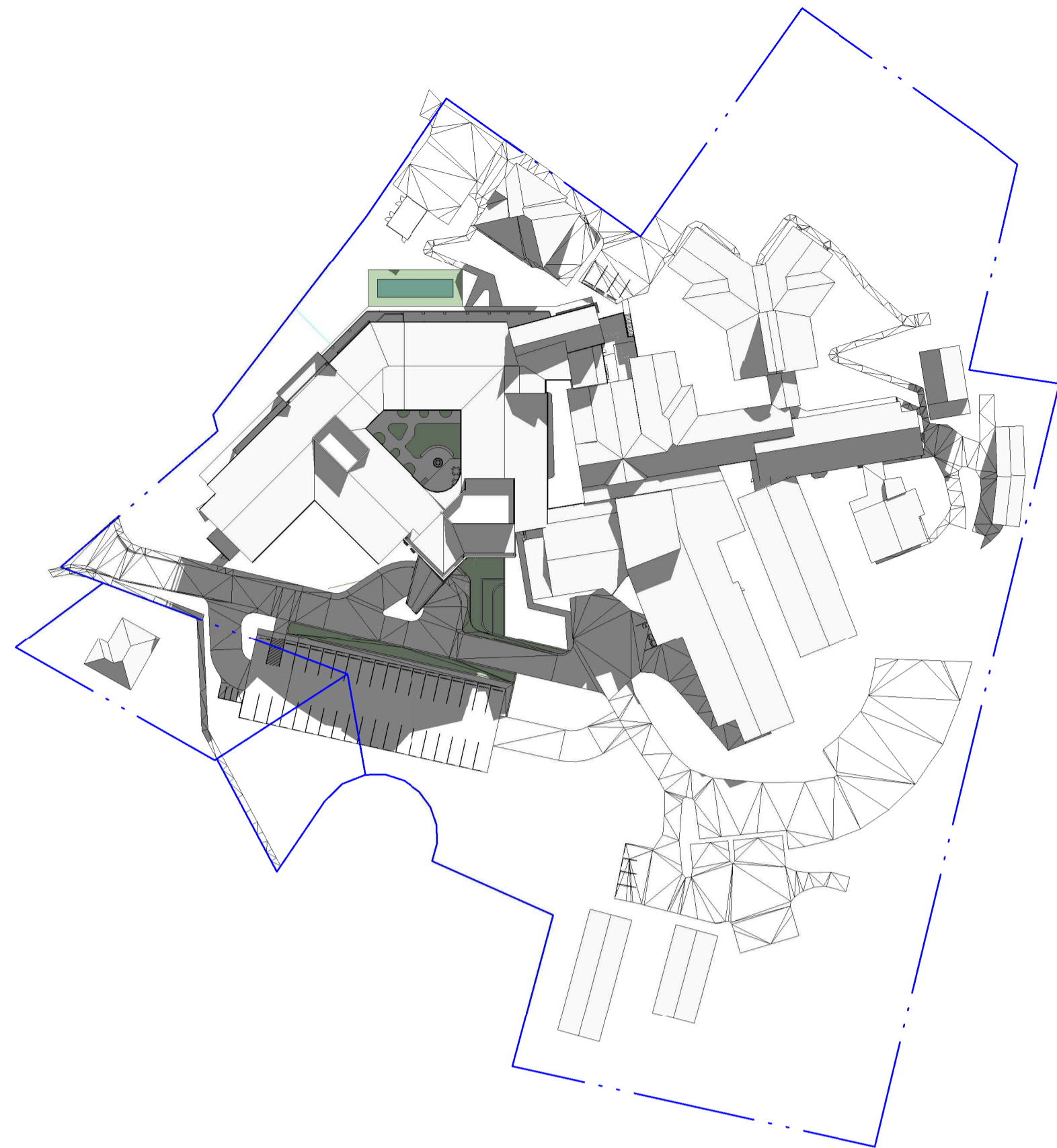


2 SECTION B - B  
TP2.01 1 : 200

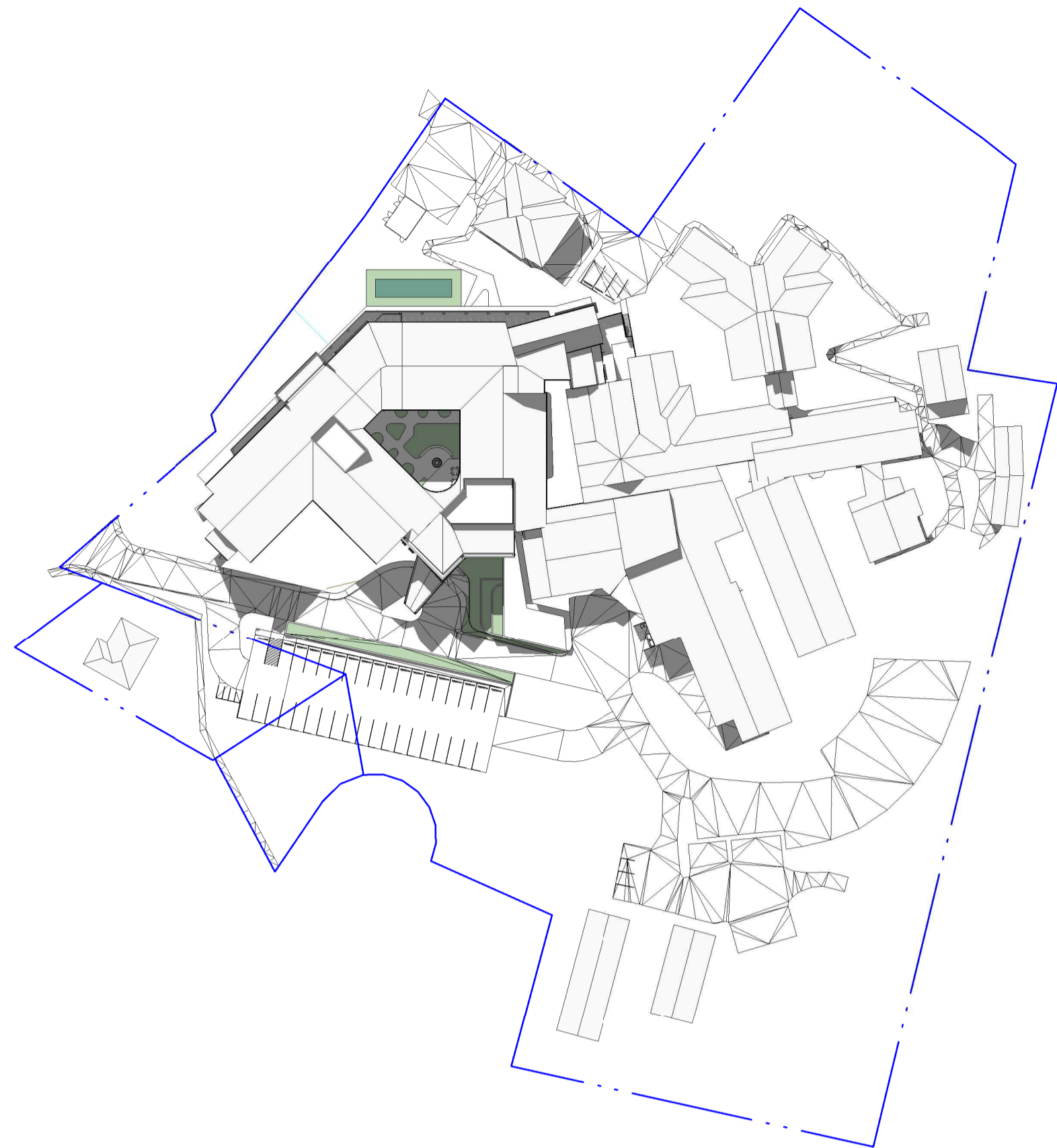


3 SECTION C - C  
A4.101 1 : 200

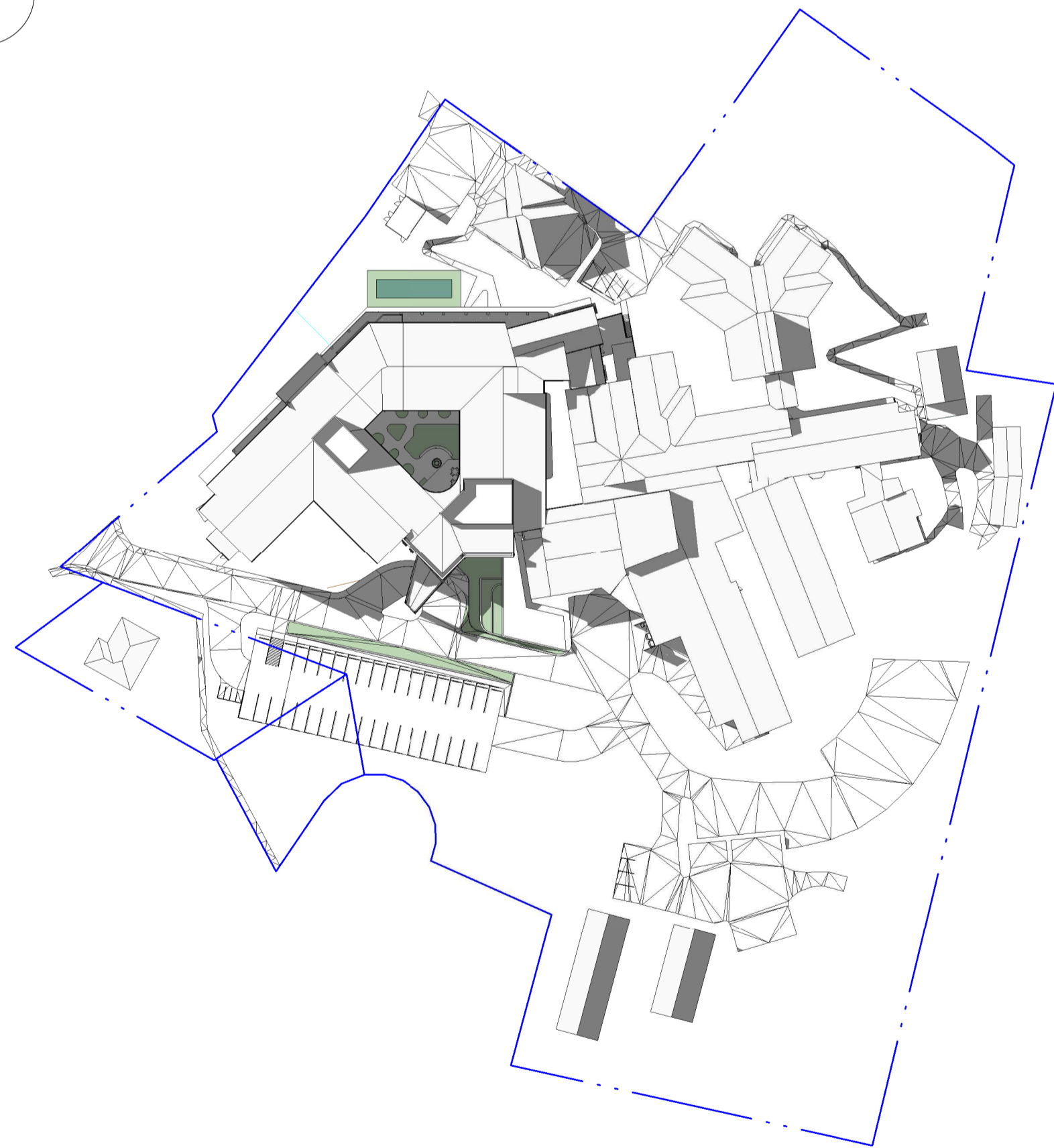
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	UNITING AGEWELL		SECTIONS									
	PROJECT		SCALE	DATE			DRAWN	CHECKED				
	UA LILIAN MARTIN 281 CAMBRIDGE RD MORNINGTON TAS 7018		1:200 @A1 1:400 @A3	05/11/2021			YP	TK				
	JOB	DRAWING		REVISION								
	20083	TP4.01		3								



1 09:00 AM  
-



2 12:00 PM  
-



3 03:00 PM  
-

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PRELIMINARY

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1	26/04/2021	ISSUE FOR REVIEW	TR
2	25/05/2021	PRELIMINARY ISSUE TO CONSULTANTS	YP, TK, RA
3	05/11/2021	TOWN PLANNING ISSUE	YP, TK



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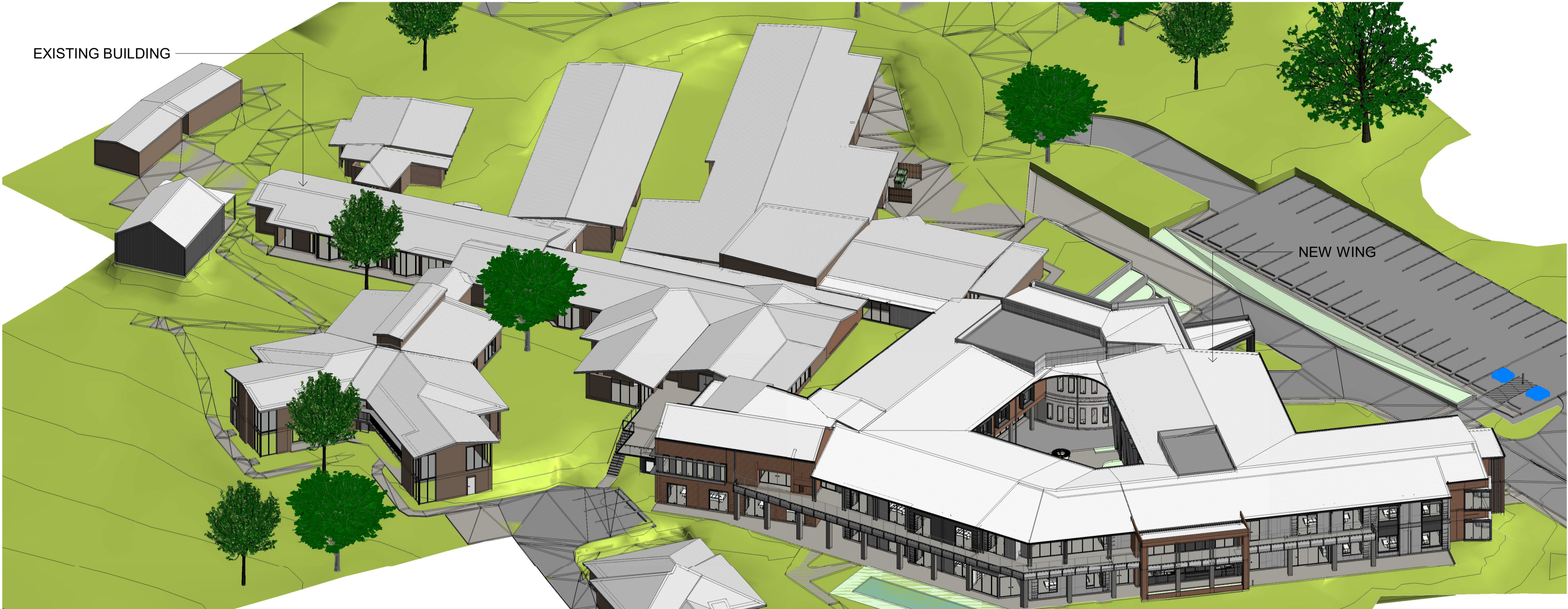
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PROJECT  
UA LILIAN MARTIN  
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DRAWING TITLE  
SHADOW ANALYSIS - 21ST JUNE

SCALE	DATE	DRAWN	CHECKED
	05/11/2021	YP	TK
JOB	DRAWING	REVISION	
20083	TP5.01	3	



1 AERIAL VIEW 1




2 AERIAL VIEW 2



AL.1ALUMINIUM LOUVRE

POWDERCOAT FINISH  
COLOUR: DARK CHARCOAL




BRK.1BRICK FACE

COLOUR: LIGHT ORANGE



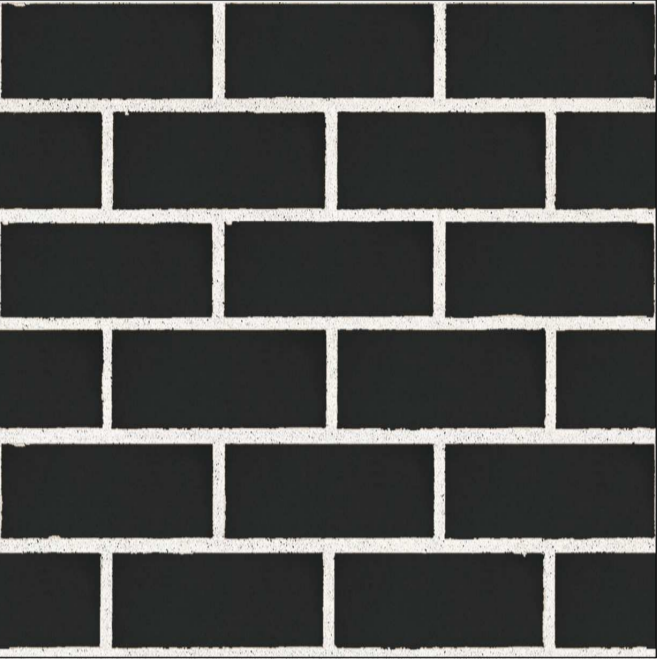
BRK.2BRICK FACE

COLOUR: GLAZED OFF-WHITE



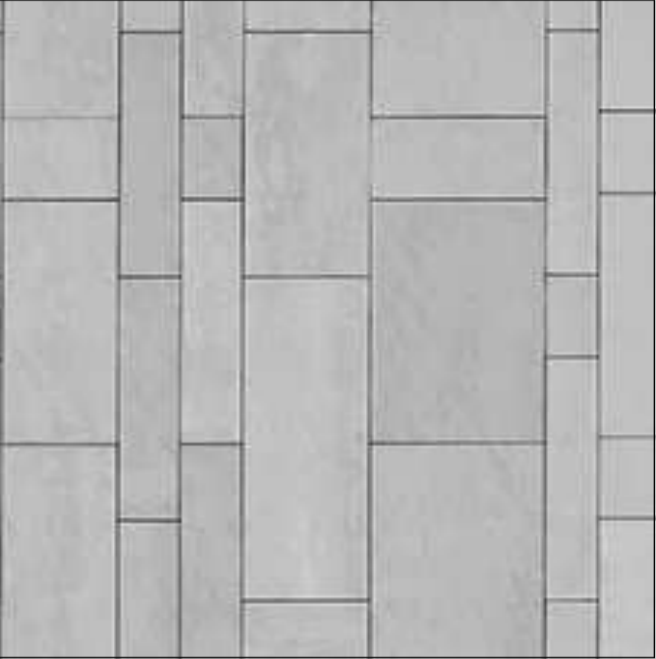
BRK.3BRICK FACE

COLOUR: GLAZED DARK CHARCOAL



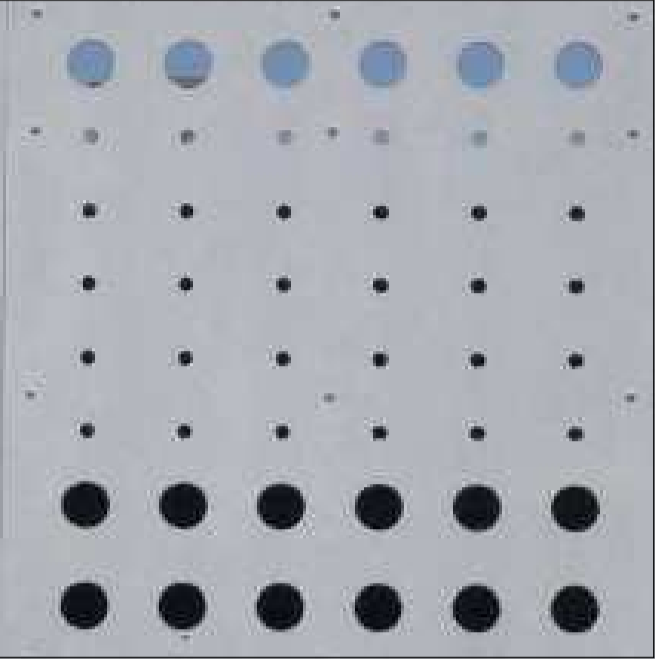
FCS.1COMPRESSED FIBRE CEMENT SHEET

COLOUR: OFF-WHITE



FCS.2PERFORATED COMPRESSED FIBRE CEMENT SHEET

COLOUR: OFF-WHITE




MR.1METAL ROOF SHEETING

POWDERCOAT FINISH  
COLOUR: LIGHT GREY



GL.1THERMALLY BROKEN DOUBLE GLAZED ALUMINIUM FRAME

POWDERCOAT FINISH  
COLOUR: DARK CHARCOAL  
ALUMINIUM & CLEAR GLASS



RC.1RENDERED CONCRETE

PAINT FINISH  
COLOUR: DARK CHARCOAL



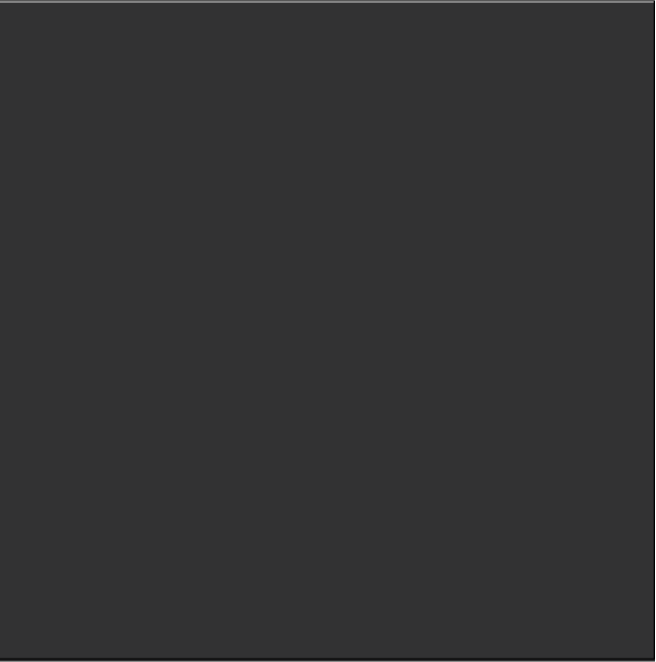
RC.2RENDERED CONCRETE

PAINT FINISH  
COLOUR: LIGHT GREY



R&ARAINWATER & ACCESSORIES, FASCIAS, GUTTERS AND DOWNPIPES

POWDERCOAT FINISH  
COLOUR: DARK CHARCOAL



SC.1STANDING SEAM CLADDING

POWDERCOAT FINISH  
COLOUR: DARK CHARCOAL



SHS.1STEEL COLUMN

POWDERCOAT  
COLOUR: DARK CHARCOAL



SO.1COMPRESSED FIBRE CEMENT SOFFIT

PAINT FINISH  
COLOUR: OFF-WHITE



SO.2EXPRESS JOINT COMPRESSED FIBRE CEMENT SOFFIT

PAINT FINISH  
COLOUR: OFF-WHITE



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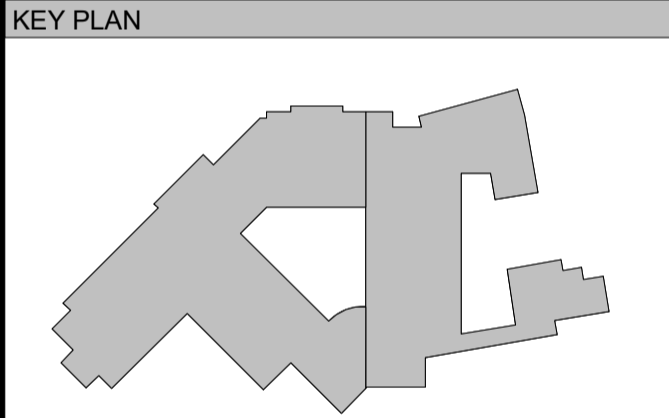
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  - THE IMAGES PROVIDED IN THIS SHEET GIVE A GENERAL INDICATION OF ARCHITECTURAL INTENT AND ARE NOT AN ACCURATE REPRESENTATION OF THE MATERIALS SELECTED.
  - SAMPLES CAN BE PROVIDED UPON REQUEST.



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PROJECT  
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DRAWING TITLE  
MATERIAL BOARD

SCALE	DATE	DRAWN	CHECKED
NTS	05/11/2021	Author	Checke
JOB	DRAWING		REVISION
20083	TP8.01		1

LEGEND - EXTERNAL FINISHES	
Material: Mark	Material: Description
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SC.1	STANDING SEAM COLORBOND STEEL CLADDING: DARK CHARCOAL FINISH
SHS.1	STEEL COLUMN: DARK CHARCOAL FINISH



**Photo 1: Development site viewed from Cambridge Road.**



**Photo 2: Development site (Lodge & Fuchsia buildings) viewed from the internal driveway facing north.**



**Photo 3: Development site (Administration building) viewed facing south.**



**Photo 4: Development site (Fushsia Building) viewed facing west.**



**Photo 5: 275 Cambridge Road, Warrane viewed from Cambridge Road.**



**Photo 6: 19 Darri Street, Mornington viewed looking north from Darri Street.**