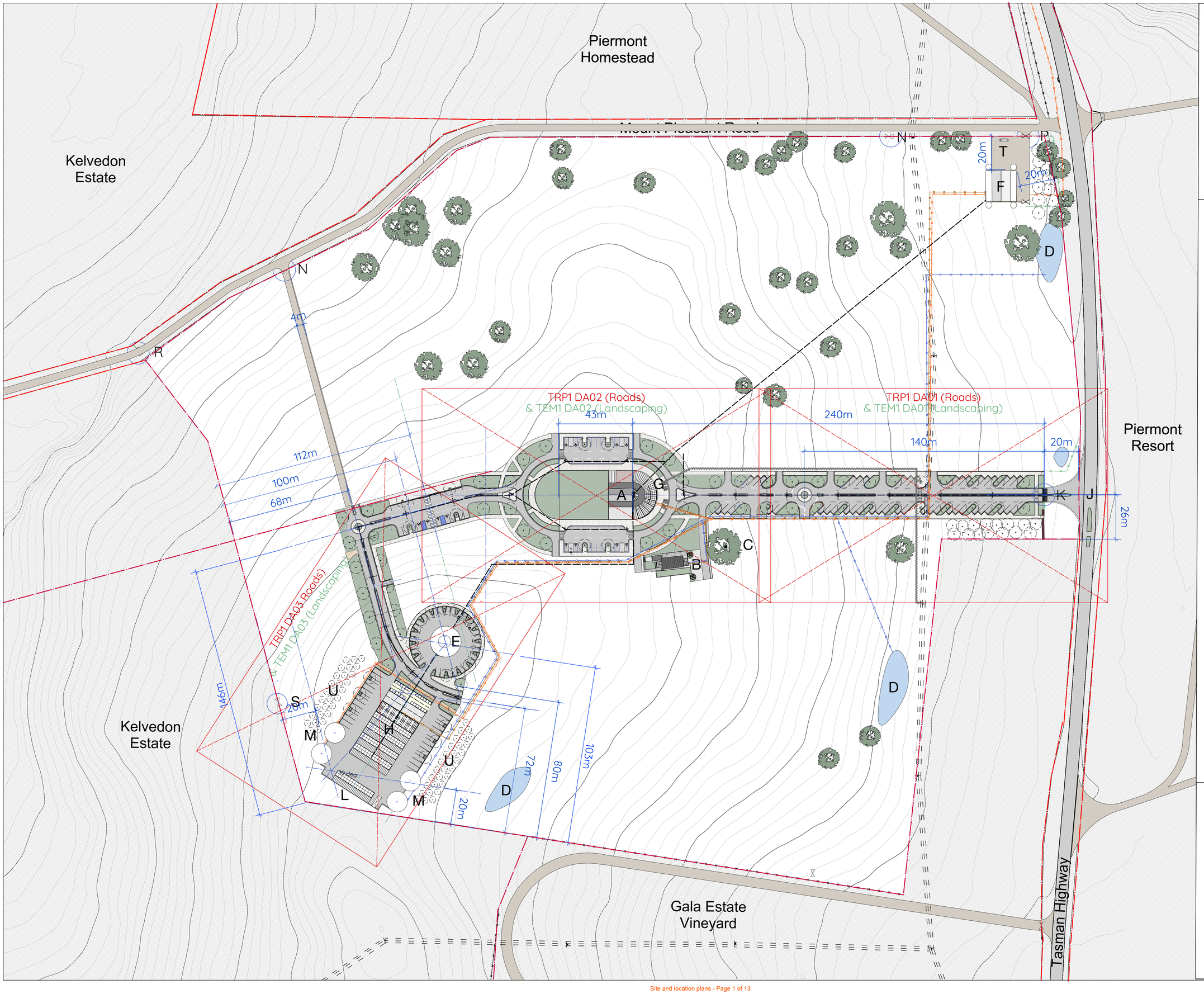


TEMPUS

Swansea, Tasmania

STAGE 1A
(Set-Out Plan)

vH

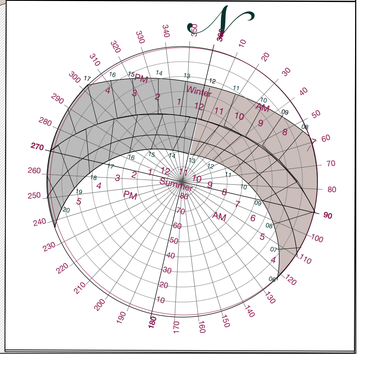
3 November 2020
1:1,000 @ A1 1:2,000 @ A3

Key

A. Stage 1 of 'The Enclave'
B. Display Home (Type B)
C. Existing Trees Retained
D. Detention Ponds
E. Observatory on Header Tank
F. Plant Shed for Bio-Reactor
G. Sub-Station in Basement
H. Builder's Shed (Future Workshop)
J. Highway Intersection (Refer G&R 10.0291 C-C024)
K. Interim Catte Grid & Gate
L. Equipment Carport
M. RW Tanks
N. Fire Service Access Gates
P. Sewer Service Access Gate
Q. Existing Mt Pleasant Rd Gate
R. New Mt Pleasant Rd Gate
S. Access Gate into Kelvedon
T. LPG Storage Tank
U. Orchards

Existing Trees (Retained)
Proposed Trees
Existing WP*1 Fence
Proposed WP*1 Fence
Tasnet AG Supply Line
High Voltage UG Cable
Low Voltage UG Cable
SW Lines
Sewer Lines
Fire Service Lines

*1 WP = Wallaby Proof



TEMPUS

Swansea, Tasmania

Site Plan
(Stage 1A)

vH

3 November 2020
1:1,000 @ A1 1:2,000 @ A3

Key

A. Stage 1 of 'The Enclave'
B. Display Home (Type B)
C. Existing Trees Retained
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T. LPG Storage Tank
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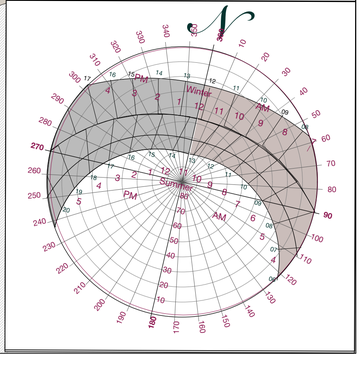
Existing Trees (Retained)
Proposed Trees
Existing WP*1 Fence
Proposed WP*1 Fence
Tasnet AG Supply Line
High Voltage UG Cable
Low Voltage UG Cable
SW Lines
Sewer Lines
Fire Service Lines

*1 WP = Wallaby Proof



TEMPUS

Swansea, Tasmania

Site Plan
(Stage 1B)

vG

16 October 2020

1:1,000 @ A1 1:2,000 @ A3

ILU's

Stages	1
Type A	12
Type B	56
Type C	6
Type D	0
Type E	10
Totals	**84**

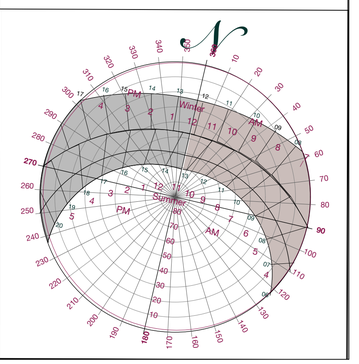
Staff 6

Communal Facilities

Stage 1

A 'The Enclave'
- Shop/Café/Bar
- Medical Consulting Rooms
- 81 Seat Theatre
- 200 Seat Function Hall
- Gymnasium & 20m Lap Pool
- Conservatory
- Library

B Horse Stables
C Workshops & Greenhouse
D Detention Ponds
E Caravan & Boat Parking
F Fire Pit & BBQ Area
G Bowling Green & Croquet Lawn
H Dog Leash-Free Areas
J. Storage Barn
K. Observatory on Header Tanks
L Horse Paddock



TEMPUS

Swansea, Tasmania

Site Plan
(All Stages)

vQ

2 November 2020
1:1,000 @ A1 1:2,000 @ A3

Unit Types

Independent Living Units

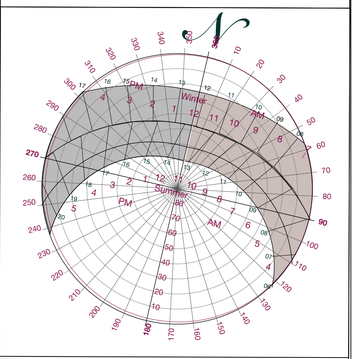
Type A	A1	12
	A2	12
Type B	B1	10
	B2	62
Type C	C	20
Type D	D	14
Type E	E	10
Total		140

Nursing Home

Assisted Living Units		30
Dementia Suites		12
High Care Suites		32
Nursing Home Suites		74

Other

Staff Units	S	12



TEMPUS

Swansea, Tasmania

Site Plan
(All Stages)

vQ

2 November 2020
1:1,000 @ A1 1:2,000 @ A3

Accommodation Schedule

Independent Living Units	
Type A	24
Type B	72
Type C	20
Type D	14
Type E	10
Total	140

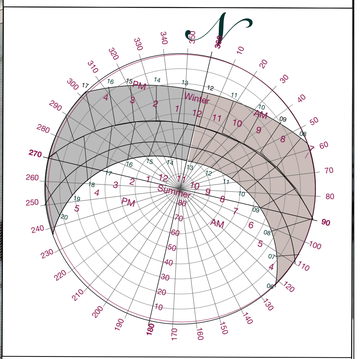
Nursing Home	
Assisted Living Units	30
Dementia Suites	12
High Care Suites	32
Nursing Home Suites	74

Staff Units	12

Key

A 'The Enclave' Communal Facilities
- Shop/Café/Bar
- Medical Consulting Rooms
- 81 Seat Theatre
- 200 Seat Function Hall
- Gymnasium & 20m Lap Pool
- Conservatory & Library

B Aged Care Facility
C Stables & Indoor Arena
D Detention Ponds
E Workshops & Studios
F Medivac Helipad
G Horse Paddock
H. Caravan & Boat Parking
J Lookout & Observatory
K Utility Shed Housing Sewer
L Fire Pit & BBQ Area
M Bowling Green & Croquet Lawn
N Staff Units
P Greenhouse
Q Emergency FIre Access Gates
R Underground LPG Tank



TEMPUS

Swansea, Tasmania

Site Plan
(All Stages)

vQ

2 November 2020
1:1,000 @ A1 1:2,000 @ A3

Accommodation Schedule

Independent Living Units	
Type A	24
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Key

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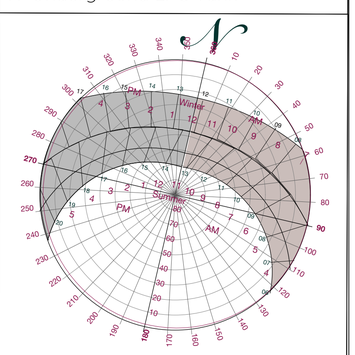
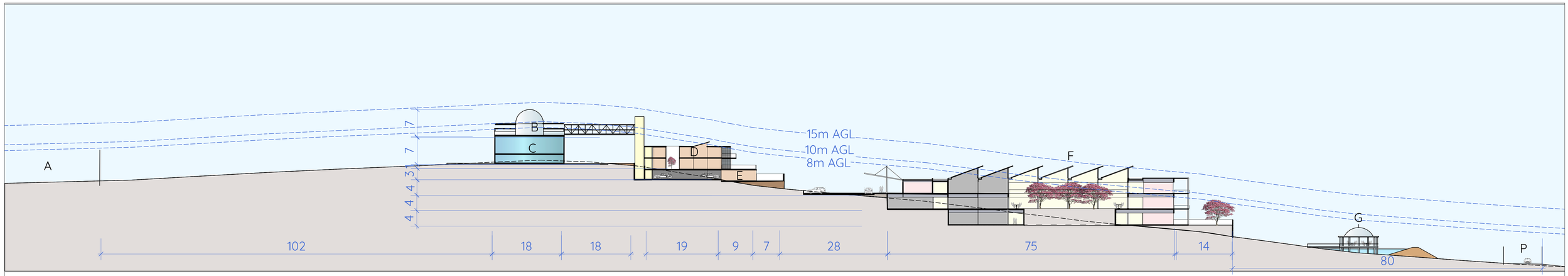
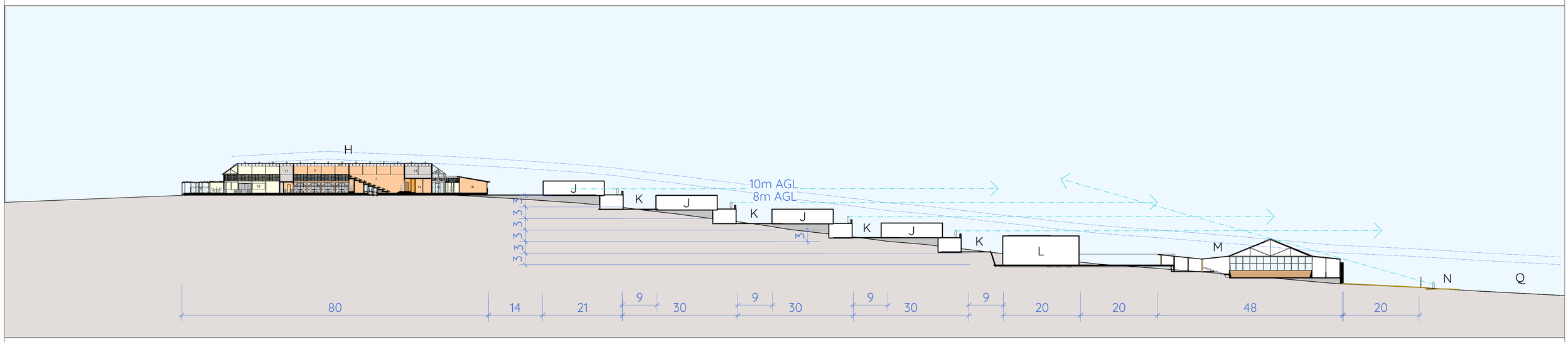




North/South Section through the Site



East/West Section through the Site

Contacts:

Architect: John Lewis
Tas Architect Reg'n Board No. 1134

Caliban Consulting Pty Ltd
P: GPO Box 1250, Hobart, Tasmania, 7018
E: john.lewis@vetica.net
M: 0418 445 313

Drawing

No.: TEM2 DA02
Date: 10 May 2020
Scale: 1:100 @A1
1:200 @A3

Tempus Rural Lifestyle Village

Site Sections

vO

0 25

Site and location plans - Page 7 of 13

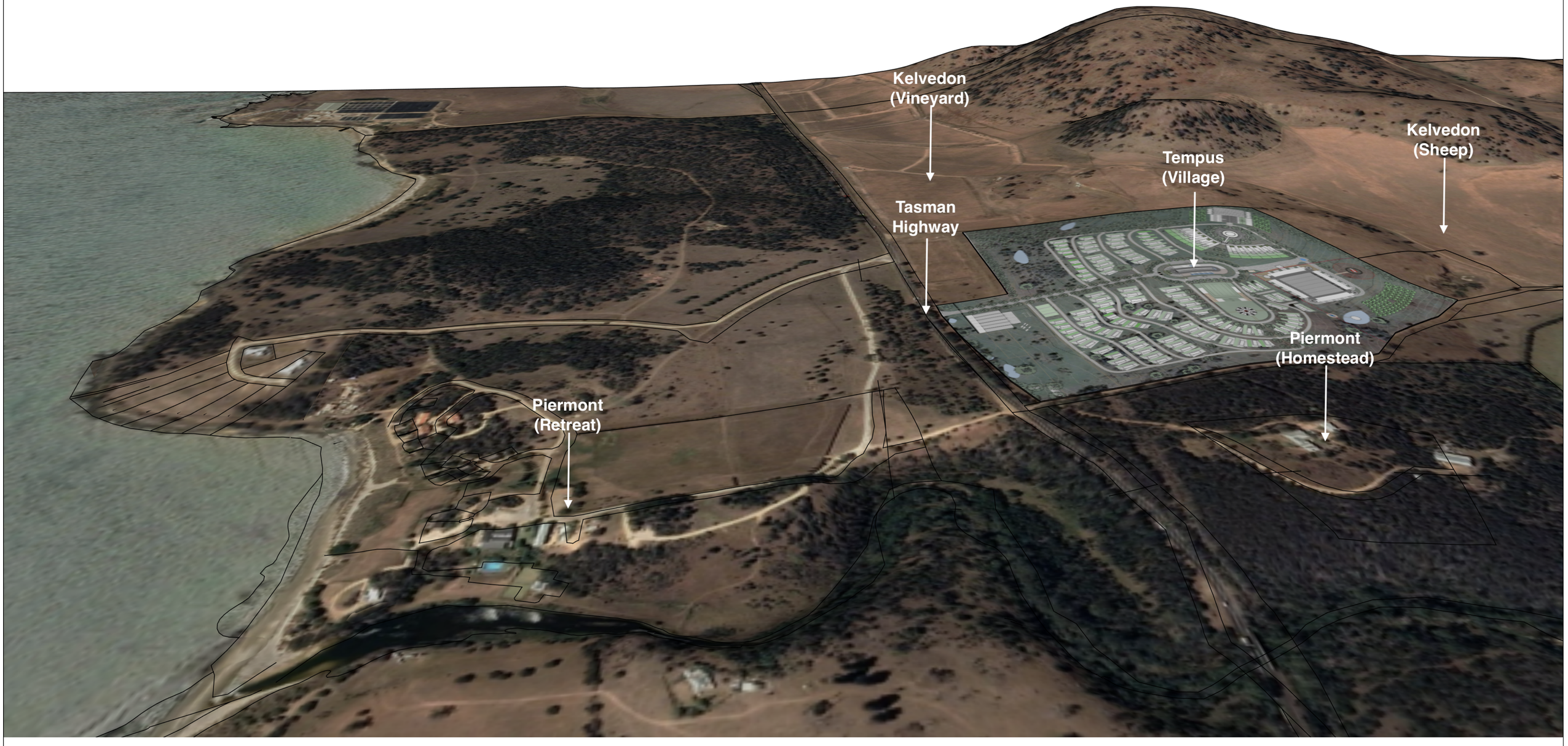
Key

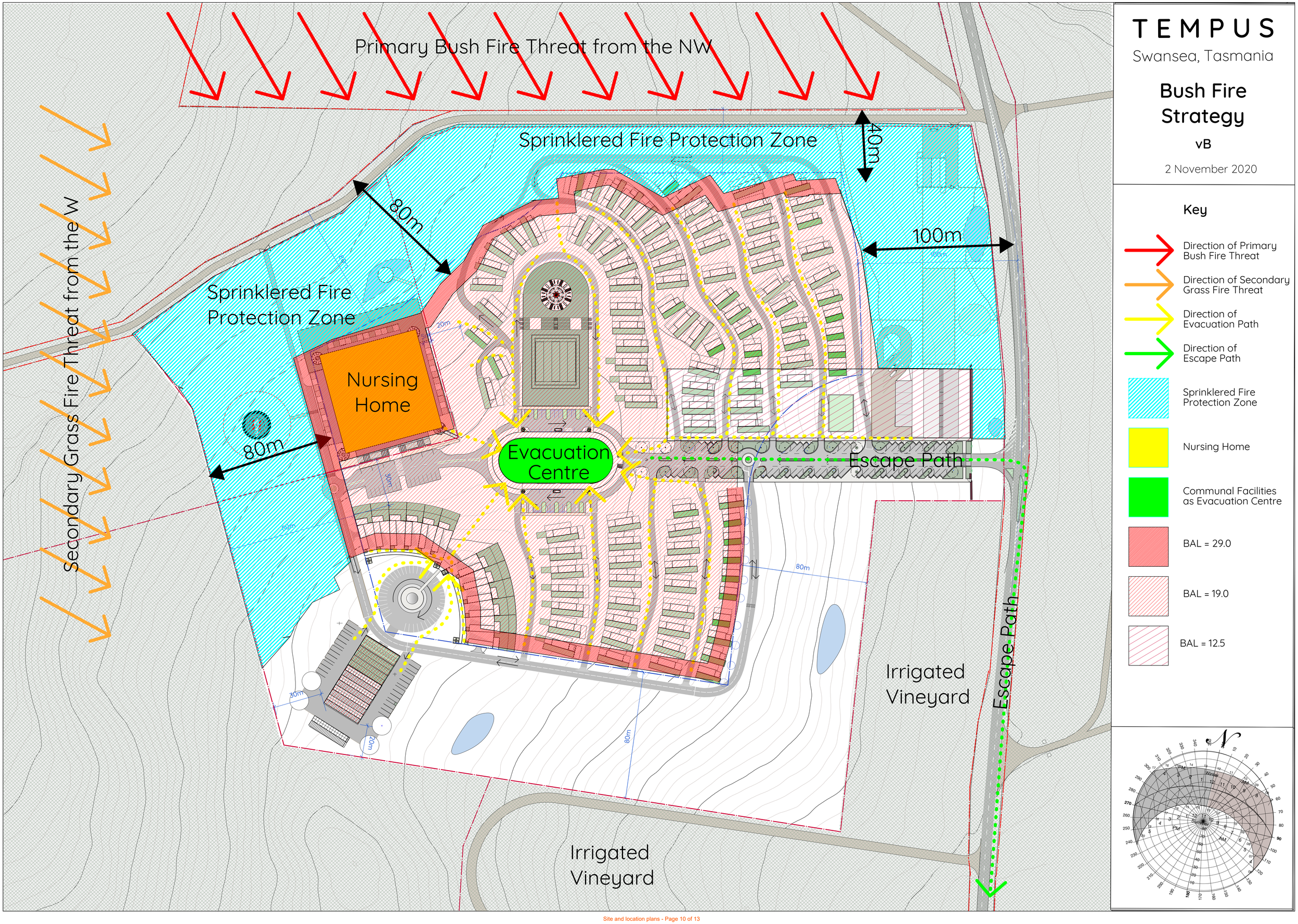
A. Gala Estate Vineyard
B. Observatory
C. Header Tank
D. Type A ILU's
E. Staff Units
F. Nursing Home
G. Gazebo on Retention Pond
H. The Enclave Facilities
J. Types B, C, D ILU's
K Access Lanes
L. Barn
M. Indoor Horse Arena
N. Tasman Highway
P. Mount Pleasant Rd
Q. Piermont Retreat

TEMPUS

Swansea, Tasmania


Swansea
1km
2km
3km
4km
Tempus
Piermont
Kelvedon


Kelvedon
(Vineyard)
Tasman
Highway
Tempus
(Village)
Kelvedon
(Sheep)
Piermont
(Homestead)
Piermont
(Retreat)



Primary Bush Fire Threat from the NW
Sprinklered Fire Protection Zone
40m
80m
100m
Sprinklered Fire Protection Zone
Nursing Home
80m
Evacuation Centre
Escape Path
Secondary Grass Fire Threat from the W
Irrigated Vineyard
Escape Path
Irrigated Vineyard
TEMPUS
Swansea, Tasmania
Bush Fire Strategy
vB
2 November 2020
Key
Direction of Primary Bush Fire Threat
Direction of Secondary Grass Fire Threat
Direction of Evacuation Path
Direction of Escape Path
Sprinklered Fire Protection Zone
Nursing Home
Communal Facilities as Evacuation Centre
BAL = 29.0
BAL = 19.0
BAL = 12.5

TEMPUS

Landscaping Strategy

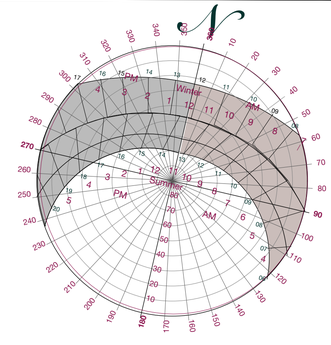
vC

Swansea, Tasmania

Key

1. BushFire-Break Zone
   - Open grasslands,
   - Low flammability Plants
2. Lanes & Courtyards
   - Plants in movable pallettes
   - Small ornamental trees < 4m
3. Recreation Lawns
   - Mowed Lawns
4. Horticulture & Grazing
   - Irrigated Grazing Pasture
   - Orchards
   - Vegetable Garden
5. Bush Regeneration
   - Native Bushland
   - Logs & Leaf-litter left
6. Off-lead Dog Park
   - Open grasslands,
   - Shade trees < 4m
7. Helipad Approach
   - Open grasslands
8. Avenue
   - Myrtles to 6m
9. Wind-Break
   - Red Gum Eucalypts
10. Screening
    - Casuarina Hedges
11. Screening
    - Acacias & Casuarianas

1 November 2020
1:1,000 @ A1 1:2,000 @ A3




Piermont Retreat)
Vines
Vines
Vines
Vineyard
(Site = 29.5 Ha)
(Vines = 16.4Ha)
Vines
Vines
Vines
Vines
Vines
Vines
Proposed Tempus
(Site = 17.9 Ha)
(Village = 6.9Ha)
Area of Gala Estate that would be affected by 300m Setback for Gas-guns from Tempus Homes
Additional area of vines affected by a 300m setback for Gas-Guns from the proposed Tempus homes = 530m2 = 0.3% of the total area of vines
Area of Gala Estate already affected by 300m Setback for Gas-guns by Peirmont DA
Total Area of vines = 16.4Ha
Smiliers Spring Creek

Photomotages of the Approach from the South, showing what would be visible from the Tasman Highway



1. The site is first visible from next to the Cressey Beach Turn-off
3D modelling shows that the only thing exposed, once the planting has become established, would be the dome of the observatory.



4. At the entry to Tempus
A stone wall, set-back 20m from the road, would carry the 'Tempus' signage and would partially conceal the Stables, which have the same profile as the nearby historic shearing shed on Kelvedon



2. 500m further north
The re-afforestation along the southern side conceals all but the Dome



5. Beyond the entry.
The Tempus horse paddock would emerge, with a backdrop of casuarinas, which, once established, would completely conceal the houses behind.



3. Approaching the boundary of the site
As you approach the entry to the site, the Stables would just start to become visible through the trees along the entry avenuue