

Oak Tree Retirement Village Kingston, 2009



▲ Completed unit

▲ Extract from site plan

▲ Site entrance

Located in Kingston, south of Hobart, the Oak Tree Retirement Village is a 54 unit site with community centre and private forest reserve. JMG undertook site planning, civil engineering and prepared the planning application submission for the development.

The project incorporated a range of housing types and configurations to achieve level access on a sloping site. The site was further complicated by the presence of forest regrowth areas which contained a number of threatened species and by adjacent areas of private bushland reserve which posed a significant bushfire threat to parts of the site. The development aimed to provide affordable housing options with access to a range of communal facilities.

The development was approved in August 2009.

Key Issues

- > **Bushfire Hazard Risk Management**
As part of the planning submission, JMG prepared a bushfire hazard management plan that specified vegetation management zones, site access and water supply to meet Tasmanian Fire Service requirements.
- > **Threatened Flora and Fauna**
Numerous threatened flora and fauna values were identified onsite, including a threatened forest community. JMG prepared an Environmental Management Plan that specified management prescriptions to protect the site's natural values. This also involved drafting a Part 5 Agreement that was adhered to the land title and effectively made the EMP provisions binding.



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