

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING ASSESSMENT.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE ASSESSMENT IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

THESE DOCUMENTS ARE INTENDED FOR COUNCIL PLANNING APPLICATION ONLY, THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"



PROPOSED BRICK VENEER RESIDENCE, SHED, CONTAINER (retrospective) AND B & B CONVERSION (retrospective), AT 359 PIPERS RIVER RD TURNERS MARSH



wilkin
design

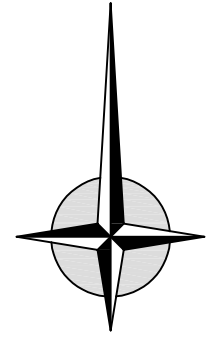
P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

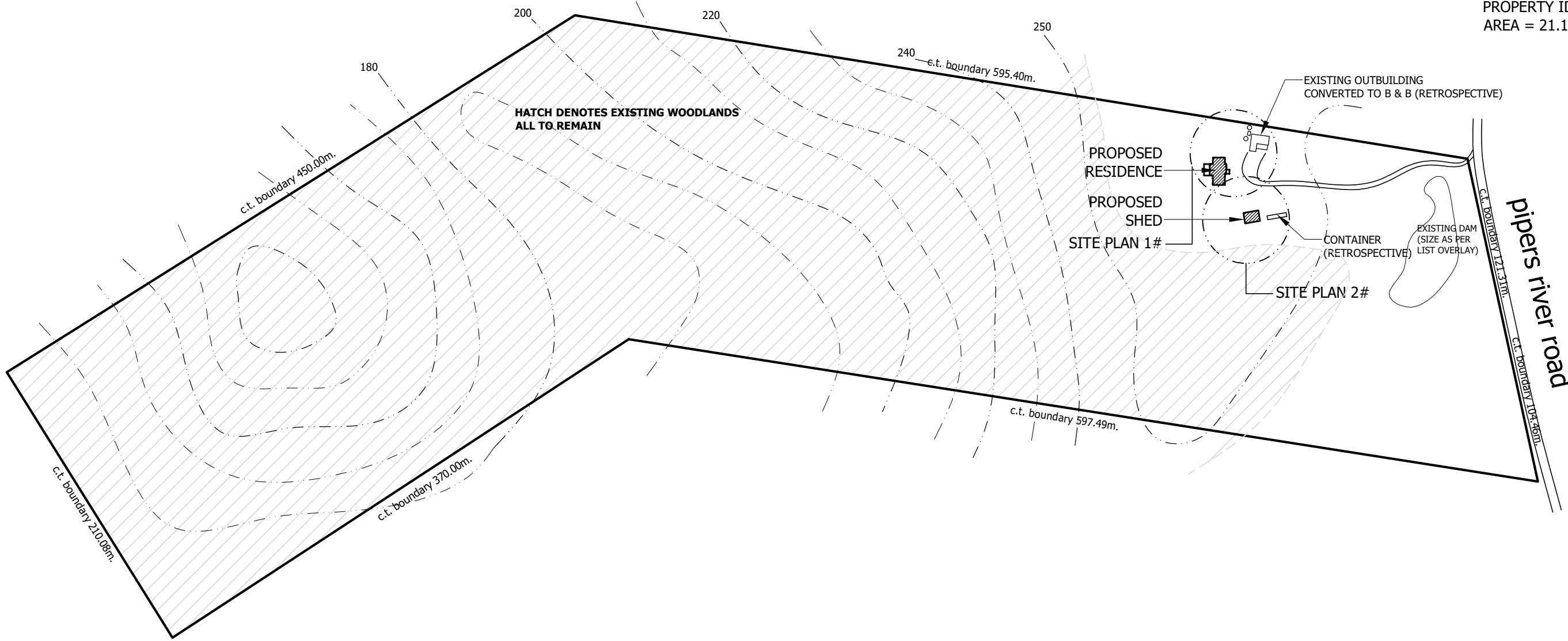
DATE:
06/07/2022

JOB NUMBER:
DA-221311

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



359 PIPERS RIVER RD
 TURNERS MARSH TAS 7267
 TITLE REF: 44392/2
 PROPERTY ID: 7776506
 AREA = 21.18ha



wilkin
design

P.O. BOX 478
 LAUNCESTON
 TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
 NEW RESIDENCE, SHED
 CONTAINERS (x2) AND
 B & B CONVERSION
 359 PIPERS RIVER RD
 TURNERS MARSH

REVISION:

DATE:
 06/07/2022

SCALE:
 AS SHOWN

JOB NUMBER:
 DA-221311

PAGE:
 01 of 07

**LOCALITY PLAN
 DNS**

DEVELOPMENT APPLICATION ONLY
 [NOT FOR CONSTRUCTION]

NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES
SLOPE = H:L

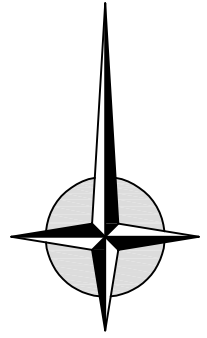
SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY (FIRM)	1:2	1:1
CLAY (SOFT)	NOT SUITABLE	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0174/2022
Date advertised: 23/07/2022

Planning Administration

This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public perusal only and should not be reproduced without the consent of the copyright owner.



359 PIPERS RIVER RD
TURNERS MARSH TAS 7267

TITLE REF: 44392/2
PROPERTY ID: 7776506
AREA = 21.18ha



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
NEW RESIDENCE, SHED
CONTAINERS (x2) AND
B & B CONVERSION
359 PIPERS RIVER RD
TURNERS MARSH

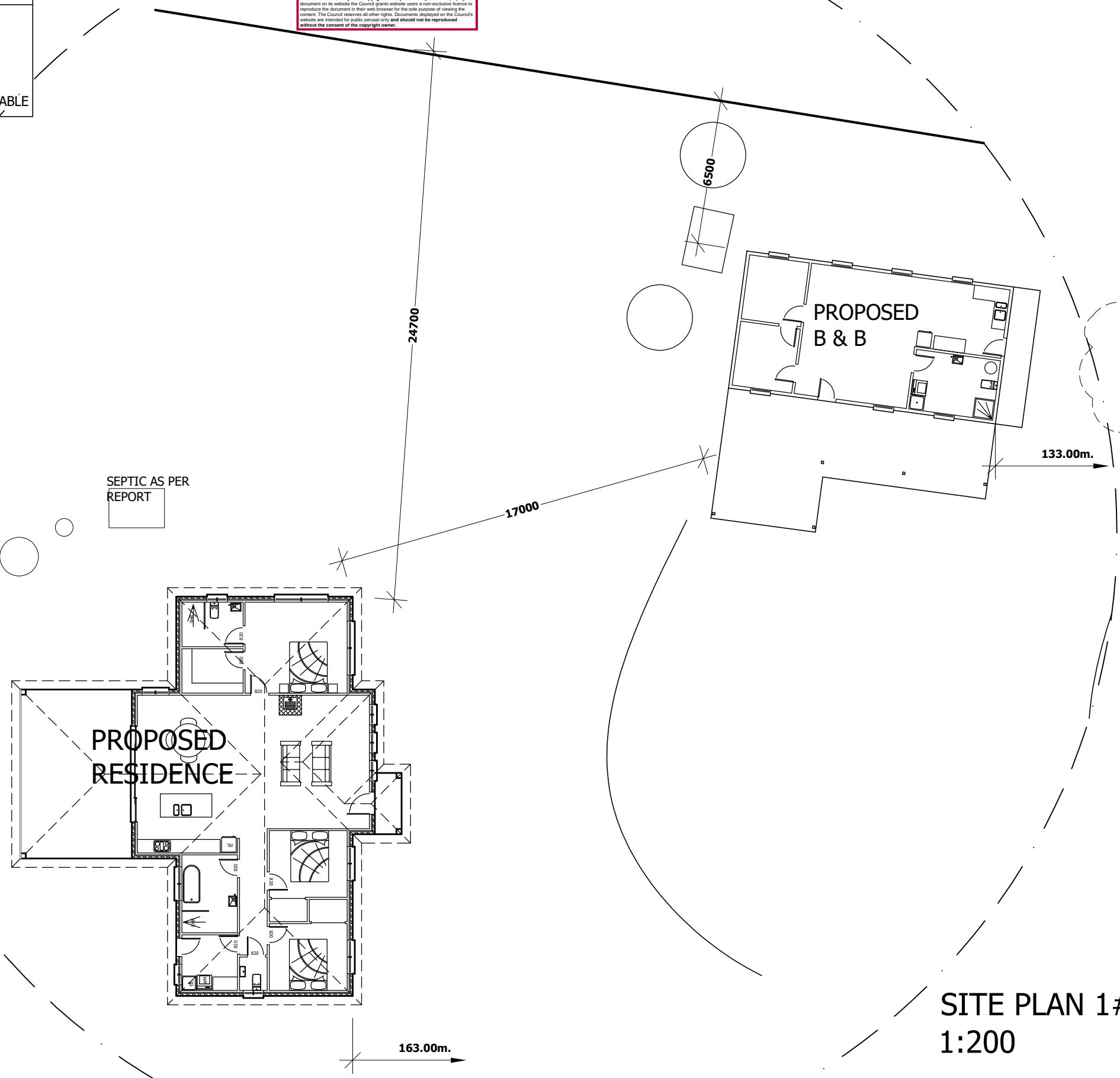
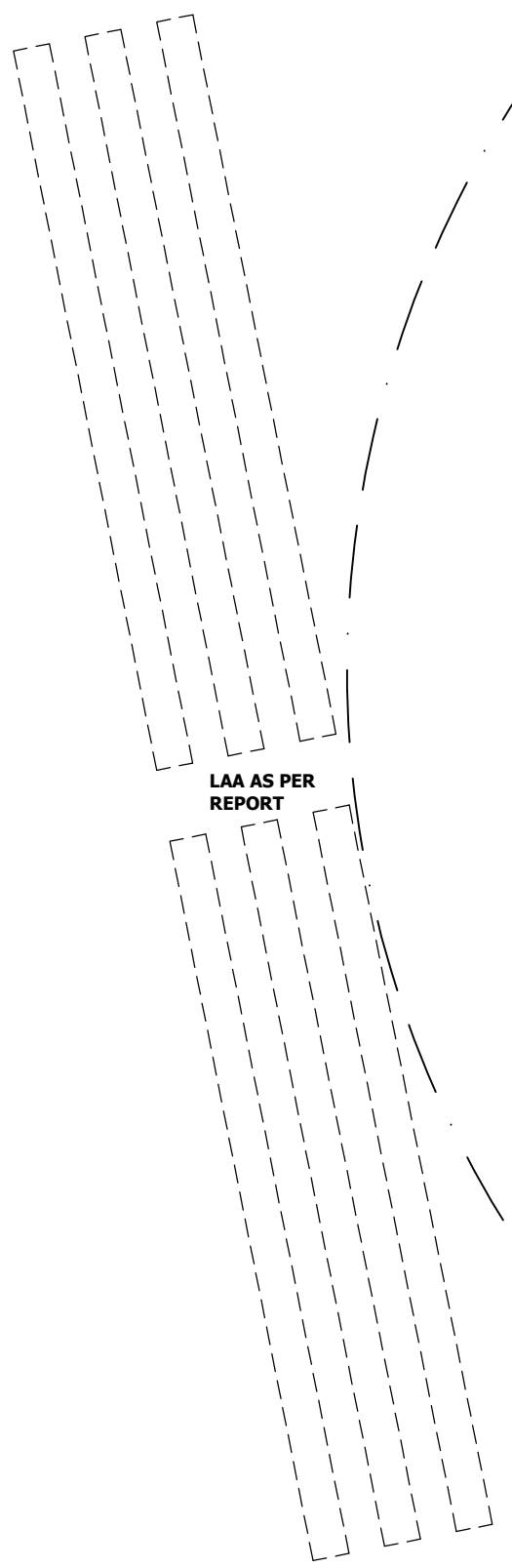
REVISION:

DATE:
06/07/2022

SCALE:
AS SHOWN

JOB NUMBER:
DA-221311

PAGE:
02 of 07



SITE PLAN 1#
1:200

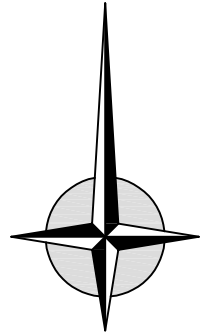
DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0174/2022
 Date advertised: 23/07/2022

Planning Administration

This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public perusal only and should not be reproduced without the consent of the copyright owner.



359 PIPERS RIVER RD
 TURNERS MARSH TAS 7267

TITLE REF: 44392/2
 PROPERTY ID: 7776506
 AREA = 21.18ha



wilkin
 design

P.O. BOX 478
 LAUNCESTON
 TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
 NEW RESIDENCE, SHED
 CONTAINERS (x2) AND
 B & B CONVERSION
 359 PIPERS RIVER RD
 TURNERS MARSH

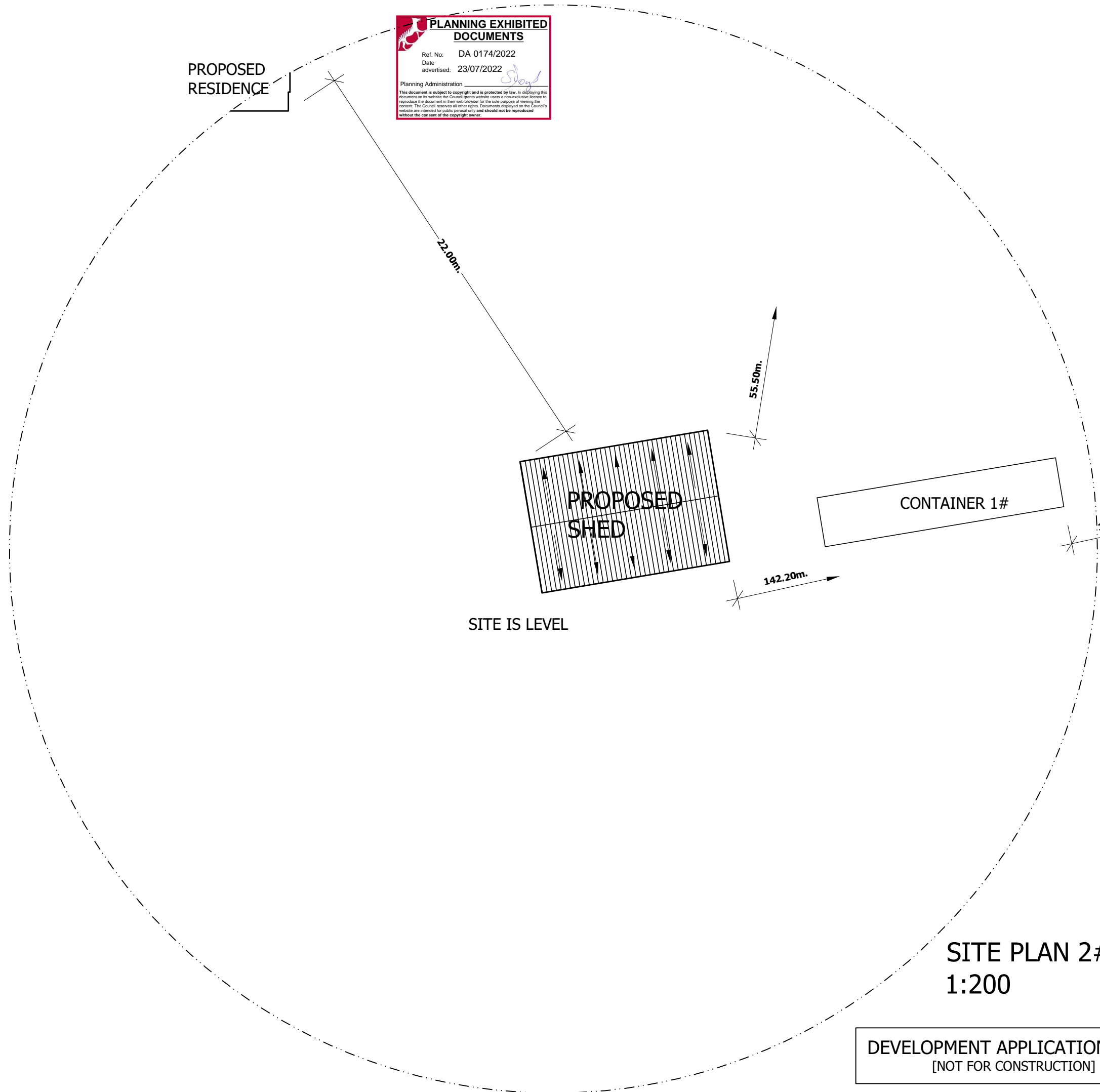
REVISION:

DATE:
 06/07/2022

SCALE:
 AS SHOWN

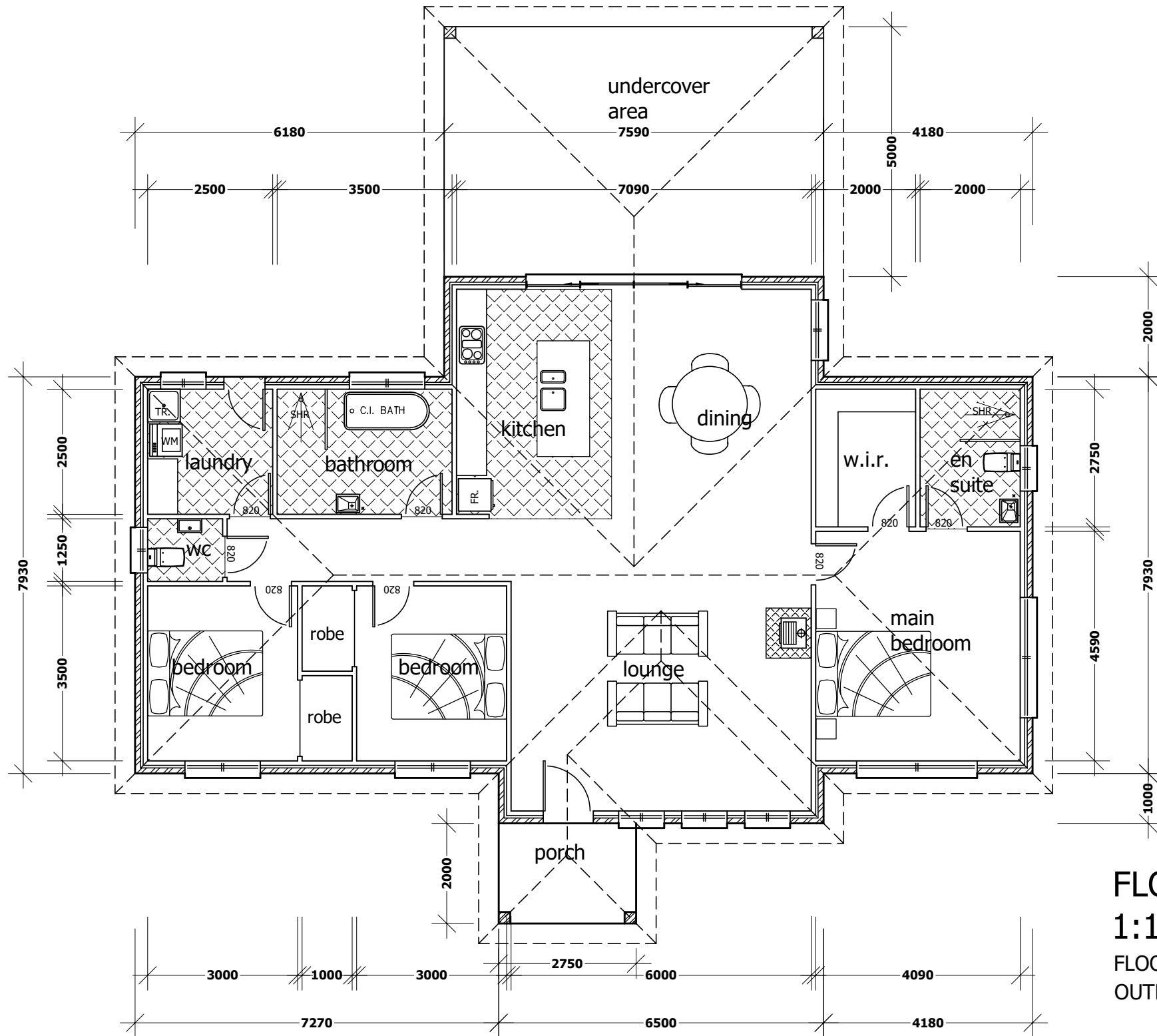
JOB NUMBER:
 DA-221311

PAGE:
 03 of 07



SITE PLAN 2#
1:200

DEVELOPMENT APPLICATION ONLY
 [NOT FOR CONSTRUCTION]



**FLOOR PLAN
1:100**

FLOOR AREA - 164.02m²
 OUTDOOR AREA - 37.95m²

DEVELOPMENT APPLICATION ONLY
 [NOT FOR CONSTRUCTION]



**wilkin
design**

P.O. BOX 478
 LAUNCESTON
 TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
 NEW RESIDENCE, SHED
 CONTAINERS (x2) AND
 B & B CONVERSION
 359 PIPERS RIVER RD
 TURNERS MARSH

REVISION:

DATE:
 06/07/2022

SCALE:
 AS SHOWN

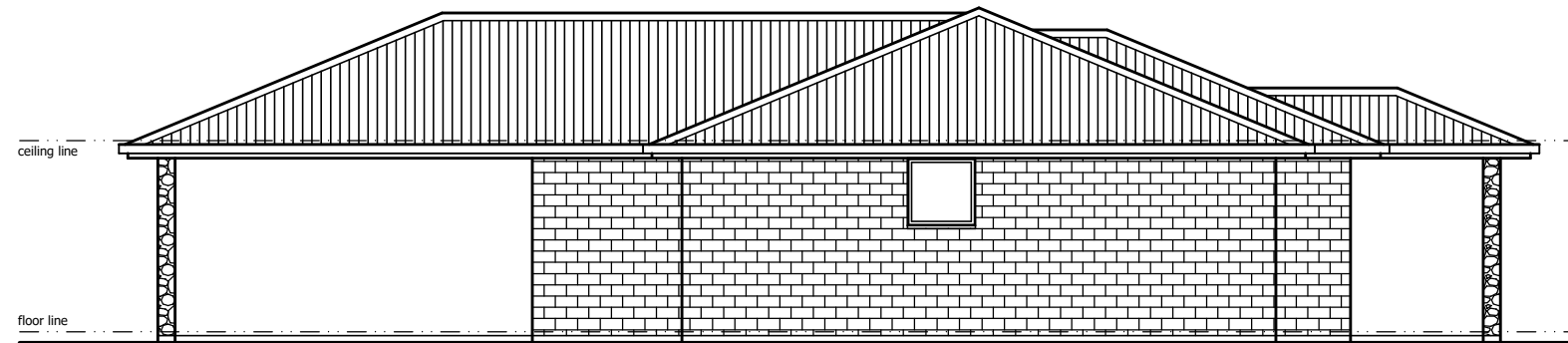
JOB NUMBER:
 DA-221311

PAGE:
 04 of 07

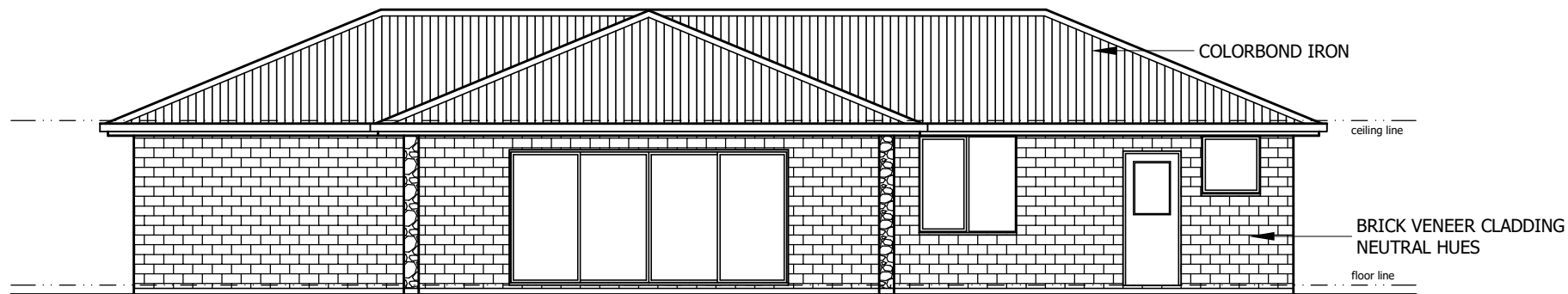


EAST ELEVATION
1:100

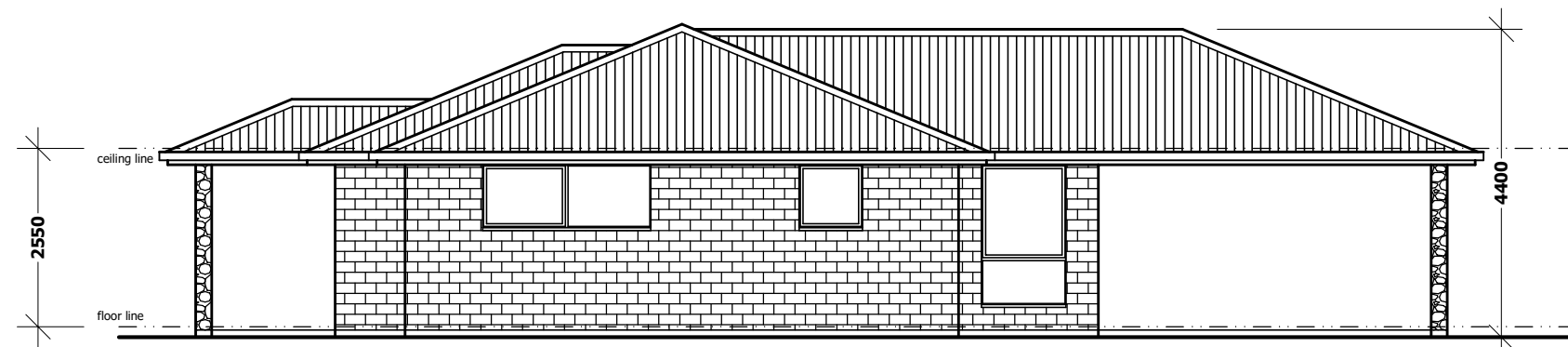
RESIDENCE



SOUTH ELEVATION
1:100



WEST ELEVATION
1:100



NORTH ELEVATION
1:100

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:
-----,

PROJECT TITLE:
NEW RESIDENCE, SHED
CONTAINERS (x2) AND
B & B CONVERSION
359 PIPERS RIVER RD
TURNERS MARSH

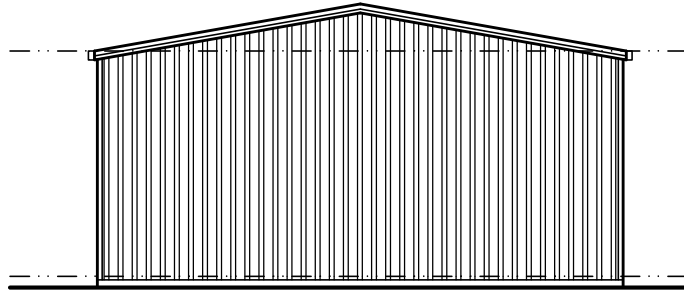
REVISION:
-----,

DATE:
06/07/2022

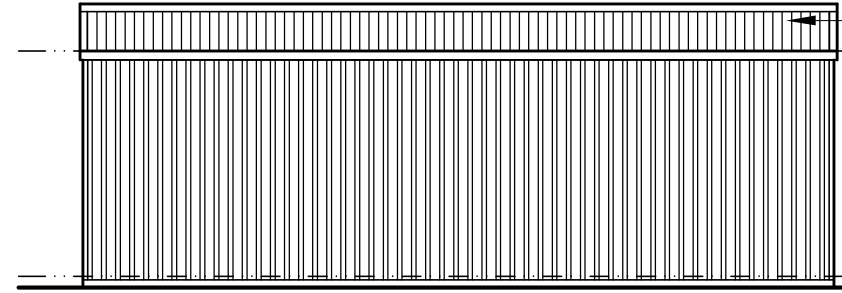
SCALE:
AS SHOWN

JOB NUMBER:
DA-221311

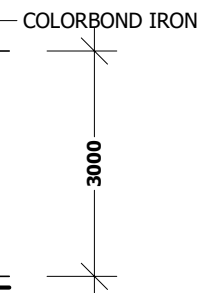
PAGE:
05 of 07



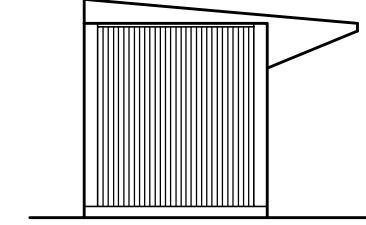
EAST ELEVATION
1:100



SOUTH ELEVATION
1:100



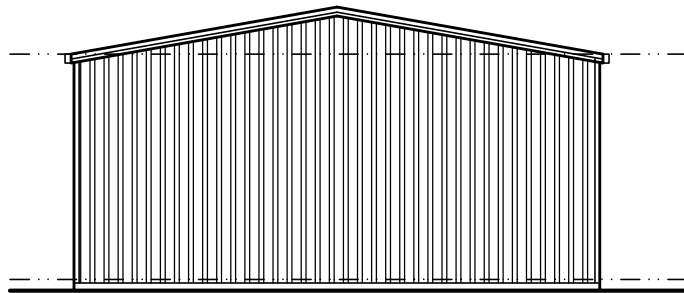
3000



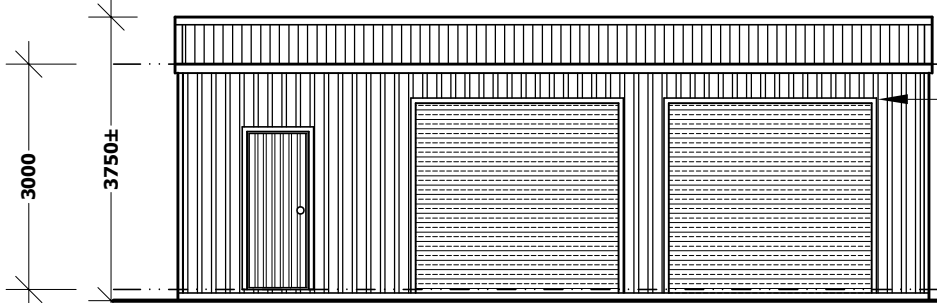
WEST ELEVATION
1:100



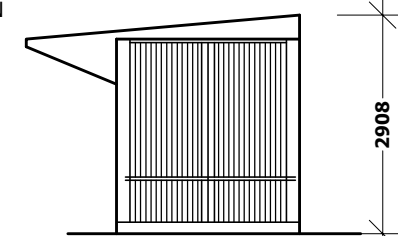
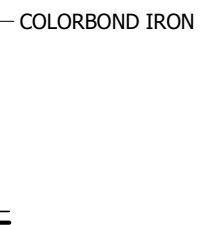
2590



WEST ELEVATION
1:100



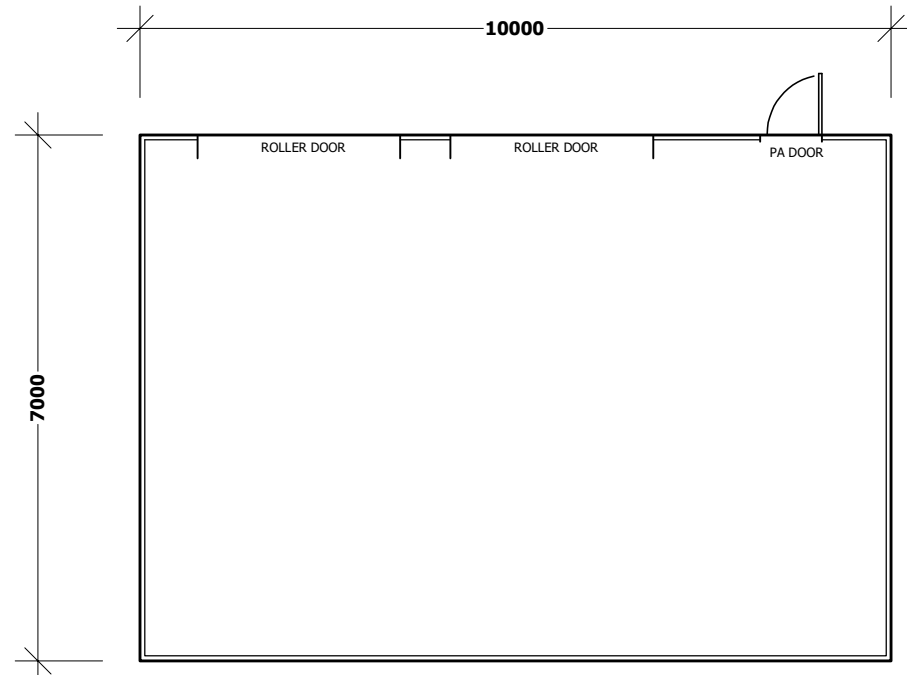
NORTH ELEVATION
1:100



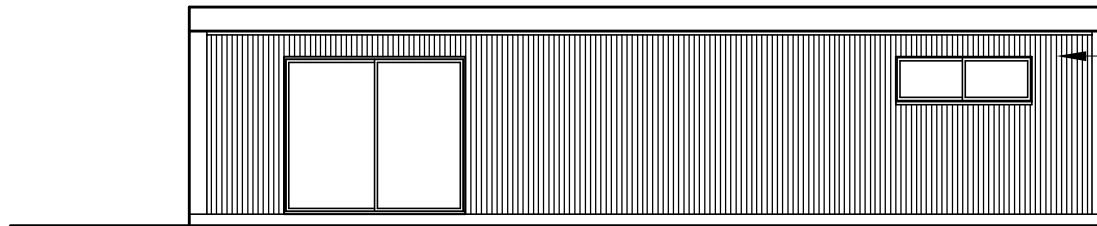
EAST ELEVATION
1:100

2908

SHED



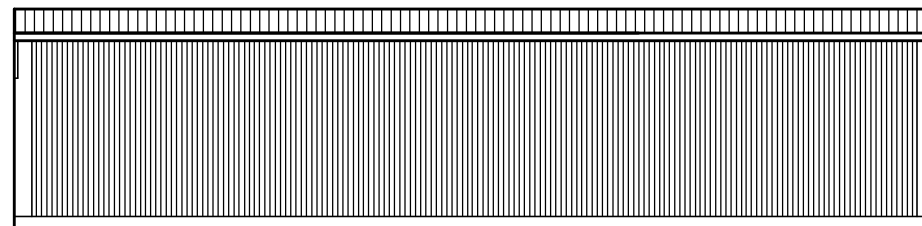
FLOOR PLAN
1:100



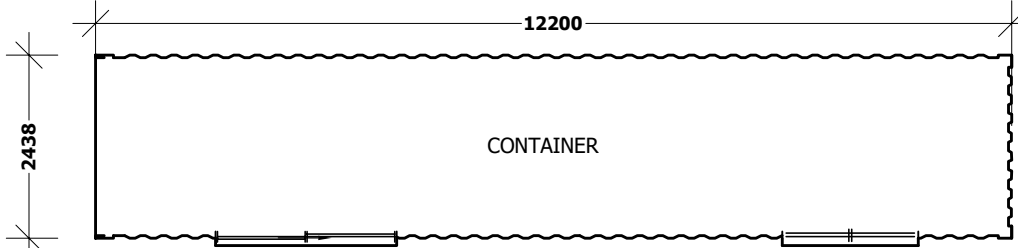
NORTH ELEVATION
1:100

PALE IRON

CONTAINER



SOUTH ELEVATION
1:100



CONTAINER



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:
-----,

PROJECT TITLE:
NEW RESIDENCE, SHED
CONTAINERS (x2) AND
B & B CONVERSION
359 PIPERS RIVER RD
TURNERS MARSH

REVISION:
-----,

DATE:
06/07/2022

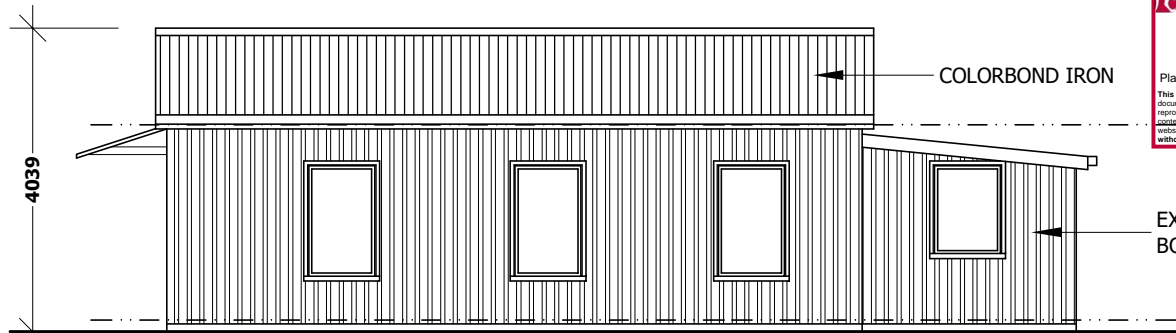
SCALE:
AS SHOWN

JOB NUMBER:
DA-221311

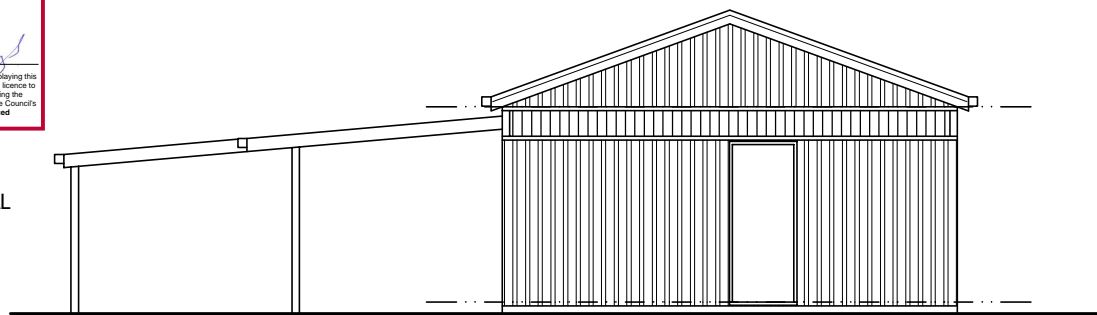
PAGE:
06 of 07

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

PLANNING EXHIBITED DOCUMENTS
 Ref. No: DA 0174/2022
 Date advertised: 23/07/2022
 Planning Administration
 This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the design. The Council reserves all other rights. Documents displayed on the Council's website are intended for public perusal only and should not be reproduced without the consent of the copyright owner.

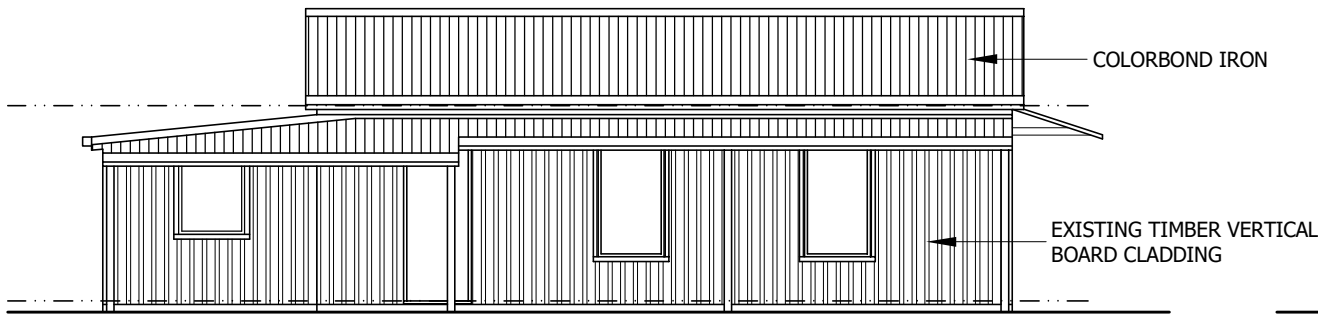


NORTH ELEVATION
1:100

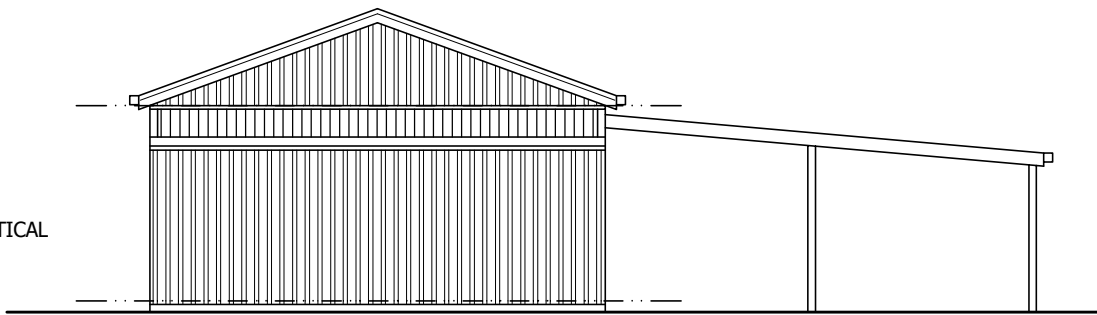


EAST ELEVATION
1:100

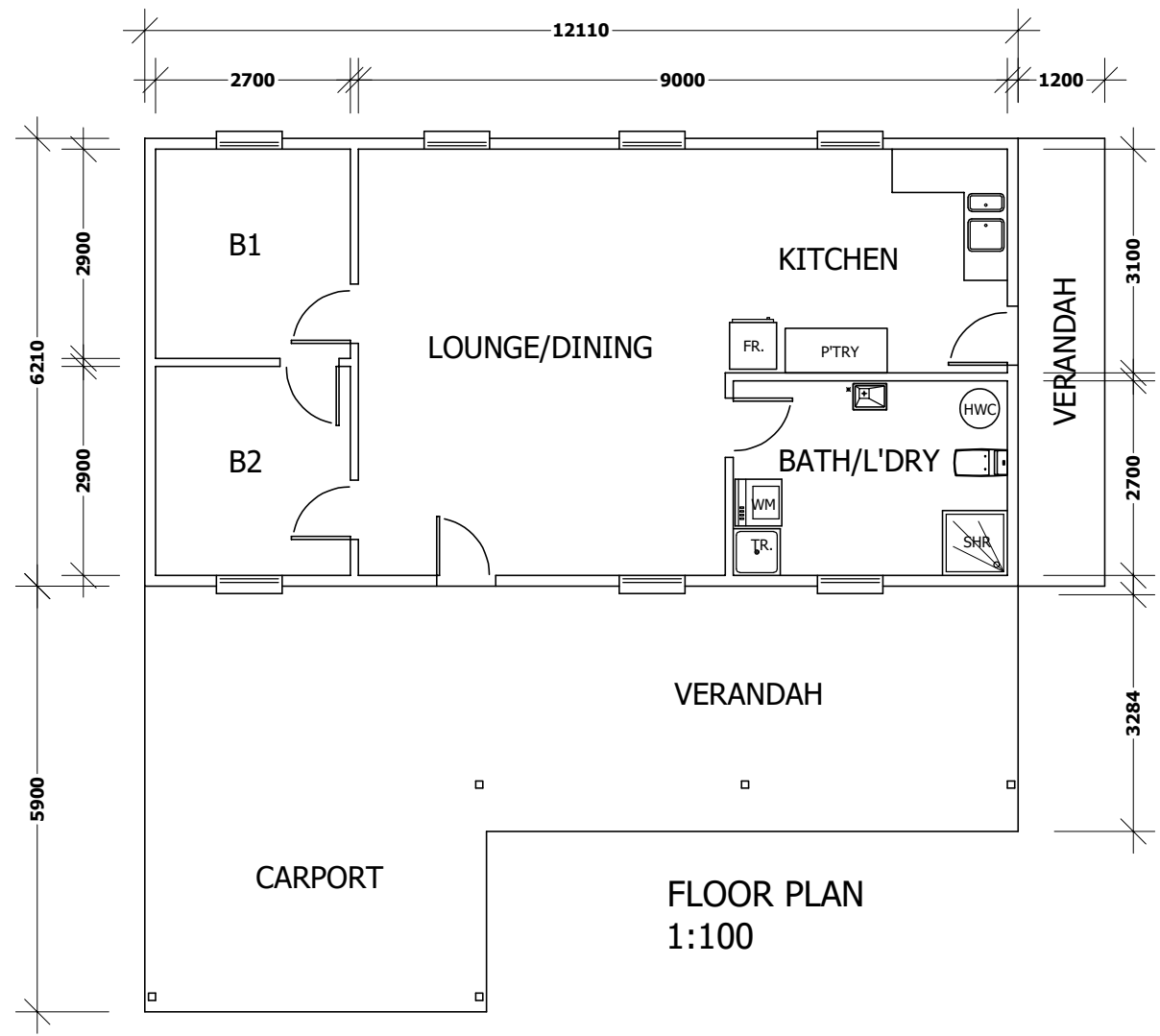
B & B CONVERSION



SOUTH ELEVATION
1:100



WEST ELEVATION
1:100



FLOOR PLAN
1:100



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:
-----,

PROJECT TITLE:
NEW RESIDENCE, SHED
CONTAINERS (x2) AND
B & B CONVERSION
359 PIPERS RIVER RD
TURNERS MARSH

REVISION:
-----,

DATE:
06/07/2022

SCALE:
AS SHOWN

JOB NUMBER:
DA-221311

PAGE:
07 of 07

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

From: "Laura Walduck" <laura@wilkindesign.com.au>
Sent: Mon, 18 Jul 2022 11:35:08 +1000
To: "Catherine Mainsbridge" <catherine.mainsbridge@launceston.tas.gov.au>
Cc: "Planning Queries" <Planning.Queries@launceston.tas.gov.au>
Subject: 359 Pipers River Rd - RFI Response
Attachments: 359 Pipers River Rd DA V3#.pdf

Hi Cath,

Please find attached updated drawings and Reply to the RFI below for 359 Pipers River Road.

*Location of the proposed use is as per the site plan supplied and updated (version 3)
Proposed use is for a new home and accompanying shed*

As the existing building has never been registered as a habitable building and there was some confusion by the owner as the previous owner lived there for well over 25 years this has been used as tourist accommodation for quite a while. We are applying to now achieve a planning permit for its continued use. Full drawings of that building are now supplied.

The container is purely for storage.

*The site is level throughout and runs at a contour of AHD 250
The boundaries and dimensions of the site and have been on drawing and remain.
There are no natural watercourses, wetlands or natural drainage lined near the development.
All services are shown.*

*In answer to the question about why the house is situated where it is placed is purely to do with clients choice.
The existing septic and drains for the B & B are nowhere near the new site and are now shown on the site plan*

If you have any queries don't hesitate to contact me.

Kind Regards

Laura



Laura Walduck | Director
Wilkin Design | PO Box 478 | Launceston | Tas | 7250
t 0432 928 361 | e. laura@wilkindesign.com.au

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING ASSESSMENT.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE ASSESSMENT IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

THESE DOCUMENTS ARE INTENDED FOR COUNCIL PLANNING APPLICATION ONLY. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING". THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0174/2022
Date advertised: 23/07/2022

Planning Administration *Sloys*

This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public perusal only and should not be reproduced without the consent of the copyright owner.

PROPOSED BRICK VENEER RESIDENCE, SHED, CONTAINER (retrospective) AND B & B CONVERSION (retrospective), AT 359 PIPERS RIVER RD TURNERS MARSH



P. O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO.:
CC678 X

DATE:
06/07/2022

JOB NUMBER:
DA-221311

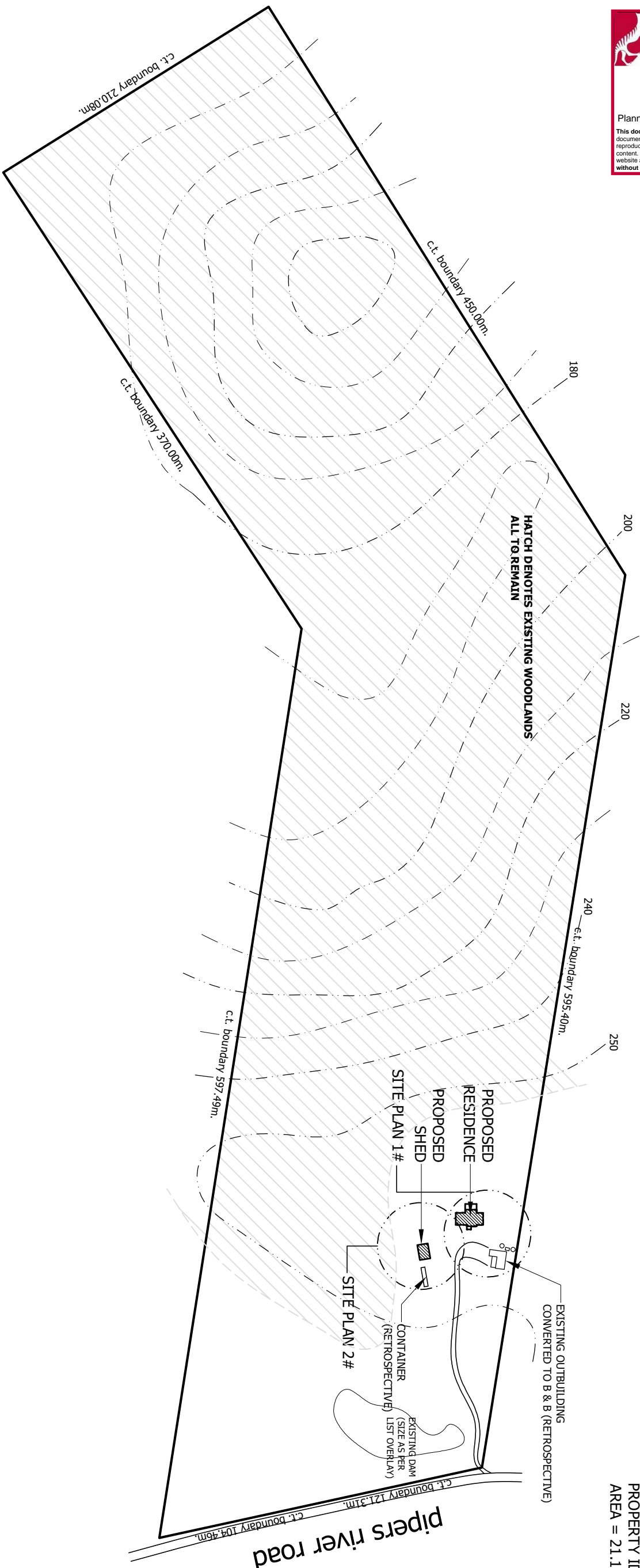
DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

PLANNING EXHIBITED DOCUMENTS

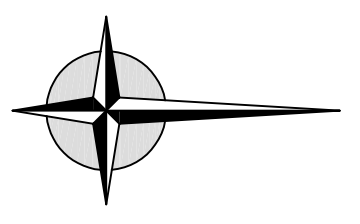
Ref. No: DA 0174/2022
 Date advertised: 23/07/2022

Planning Administration *Stogel*

This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public perusal only and should not be reproduced without the consent of the copyright owner.



**LOCALITY PLAN
DNS**



359 PIPERS RIVER RD
 TURNERS MARSH TAS 7267

TITLE REF: 44392/2
 PROPERTY ID: 7776506
 AREA = 21.18ha



P.O. BOX 478
 LAUNCESTON
 TASMANIA 7250

ACREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
 NEW RESIDENCE, SHED
 CONTAINERS (X2) AND
 B & B CONVERSION
 359 PIPERS RIVER RD
 TURNERS MARSH

REVISION:

DATE:
 06/07/2022

SCALE:
 AS SHOWN

JOB NUMBER:
 DA-221311

PAGE:
 01 of 07

DEVELOPMENT APPLICATION ONLY
 [NOT FOR CONSTRUCTION]

NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES
SLOPE = H:1

SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY	1:2	1:1
(FIRM)	NOT SUITABLE	2:3
(SOFT)	NOT SUITABLE	NOT SUITABLE

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0174/2022
Date advertised: 23/07/2022

Planning Administration *Stacy*

This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public perusal only and should not be reproduced without the consent of the copyright owner.

LAA AS PER REPORT

SEPTIC AS PER REPORT

PROPOSED RESIDENCE

24700

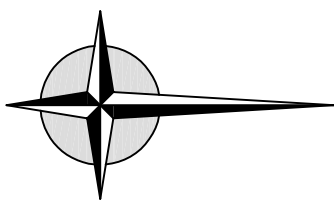
17000

6500

PROPOSED B & B

133.00m.

EXISTING LAA



359 PIPERS RIVER RD
TURNERS MARSH TAS 7267
TITLE REF.: 44392/2
PROPERTY ID: 7776506
AREA = 21.18ha



wilkin design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
NEW RESIDENCE, SHED
CONTAINERS (X2) AND
B & B CONVERSION
359 PIPERS RIVER RD
TURNERS MARSH

REVISION:

DATE:
06/07/2022

SCALE:
AS SHOWN

JOB NUMBER:
DA-221311

PAGE:
02 of 07

SITE PLAN 1#
1:200

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

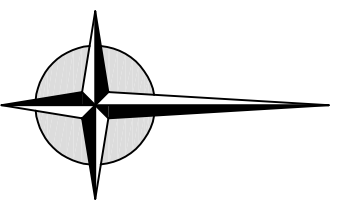
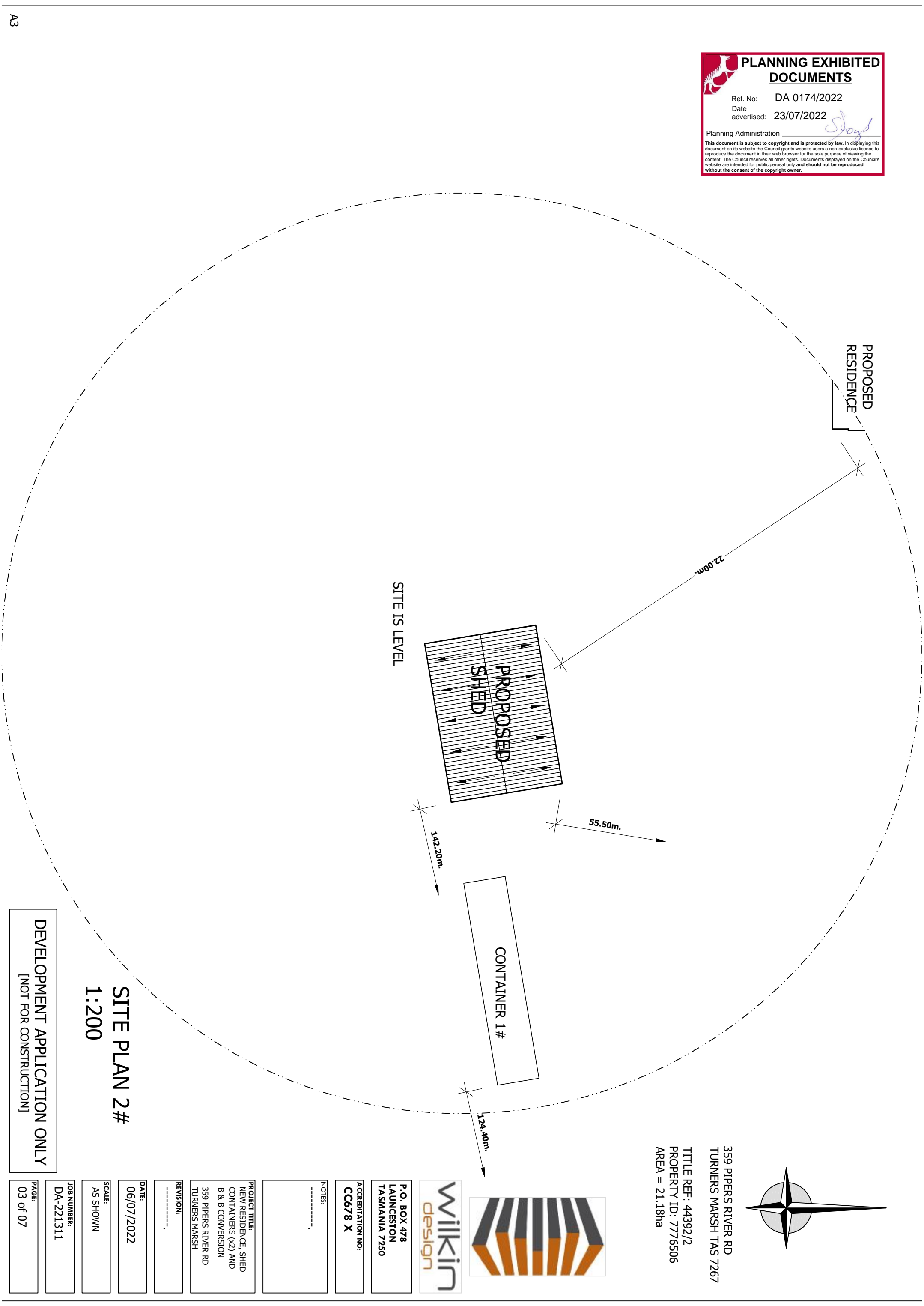
163.00m.

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0174/2022
 Date advertised: 23/07/2022

Planning Administration *Steyl*

This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public perusal only and should not be reproduced without the consent of the copyright owner.



359 PIPERS RIVER RD
 TURNERS MARSH TAS 7267

TITLE REF: 44392/2
 PROPERTY ID: 7776506
 AREA = 21.18ha



wilkin
 design

P.O. BOX 478
 LAUNCESTON
 TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
 NEW RESIDENCE, SHED
 CONTAINERS (X2) AND
 B & B CONVERSION
 359 PIPERS RIVER RD
 TURNERS MARSH

REVISION:

DATE:
 06/07/2022

SCALE:
 AS SHOWN

JOB NUMBER:
 DA-221311

PAGE:
 03 of 07

SITE PLAN 2#
1:200

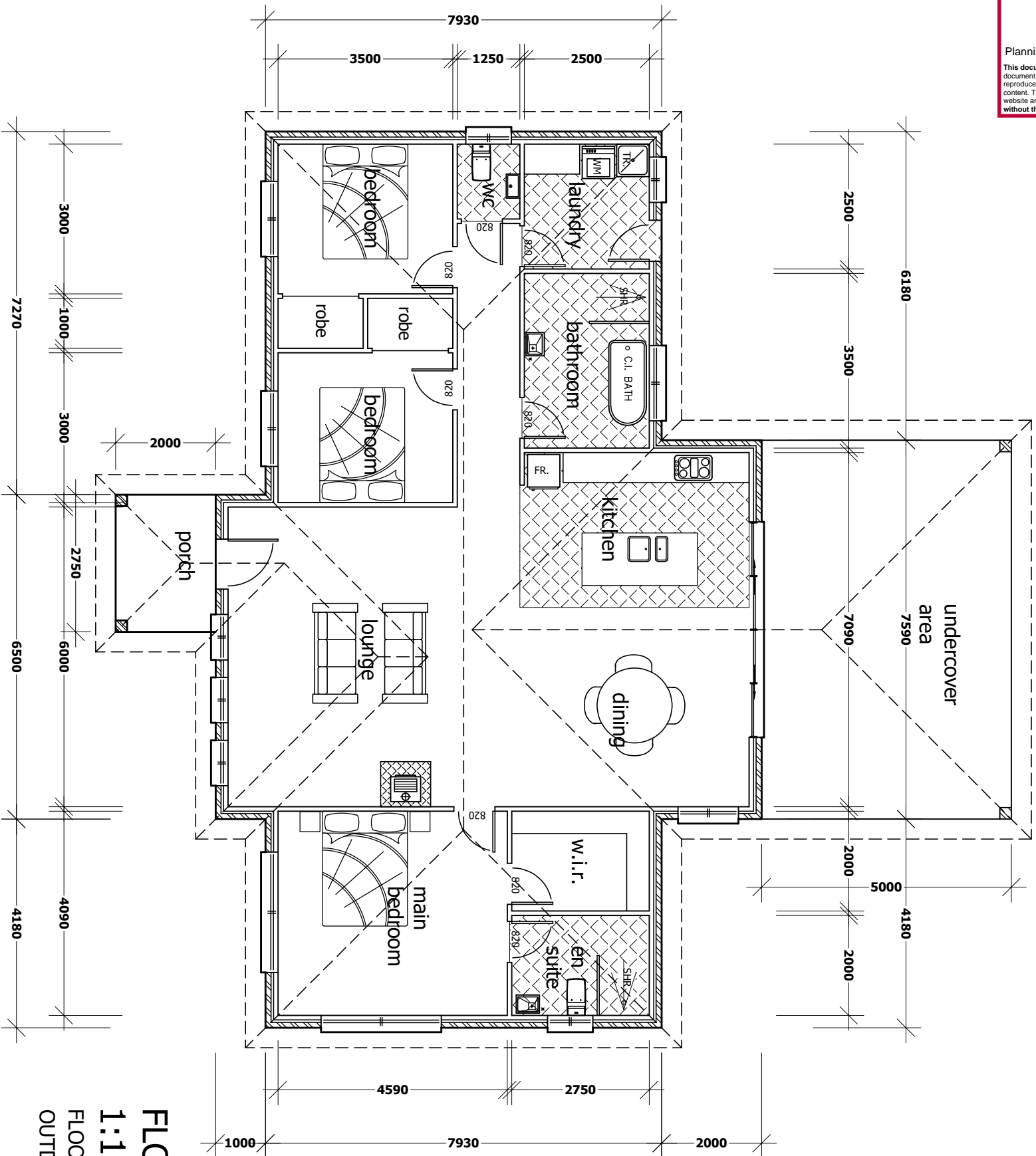
DEVELOPMENT APPLICATION ONLY
 [NOT FOR CONSTRUCTION]

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0174/2022
 Date advertised: 23/07/2022

Planning Administration *S. Boyd*

This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public perusal only and should not be reproduced without the consent of the copyright owner.



FLOOR PLAN
1:100
 FLOOR AREA - 164.02m²
 OUTDOOR AREA - 37.95m²

DEVELOPMENT APPLICATION ONLY
 [NOT FOR CONSTRUCTION]



wilkin
 design

P.O. BOX 478
 LAUNCESTON
 TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
 NEW RESIDENCE, SHED
 CONTAINERS (X2) AND
 B & B CONVERSION
 359 PIPERS RIVER RD
 TURNERS MARSH

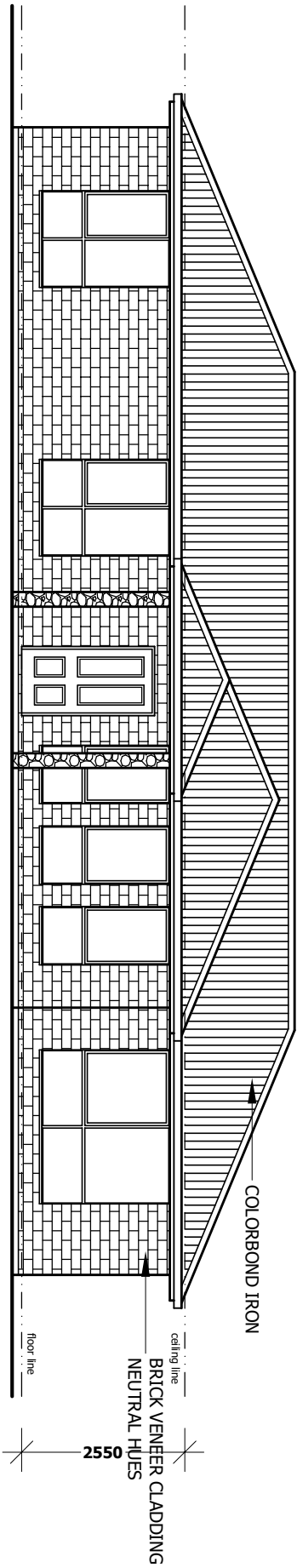
REVISION:

DATE:
 06/07/2022

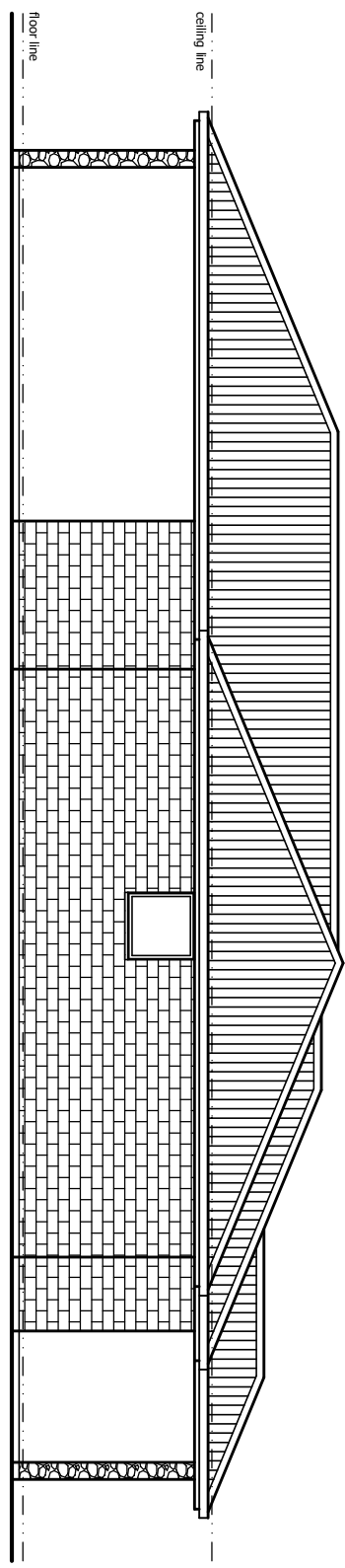
SCALE:
 AS SHOWN

JOB NUMBER:
 DA-221311

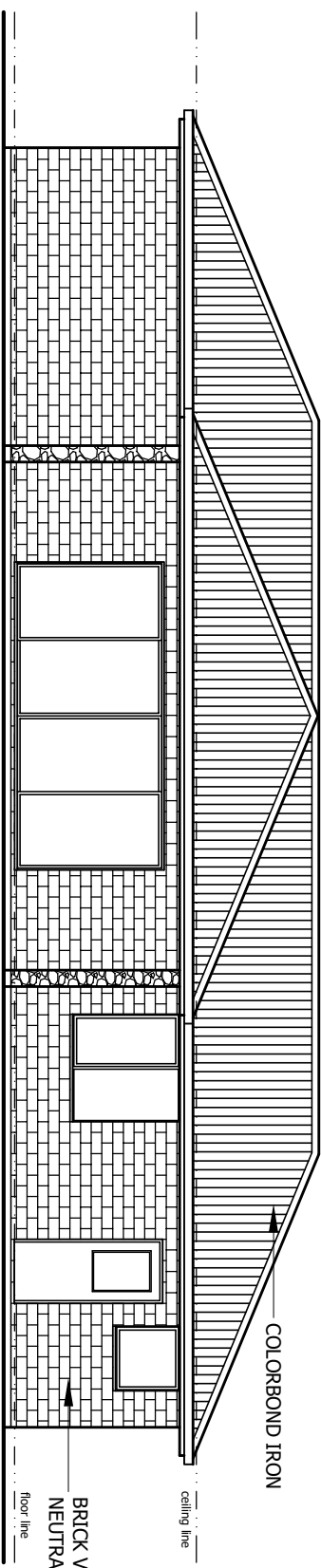
PAGE:
 04 of 07



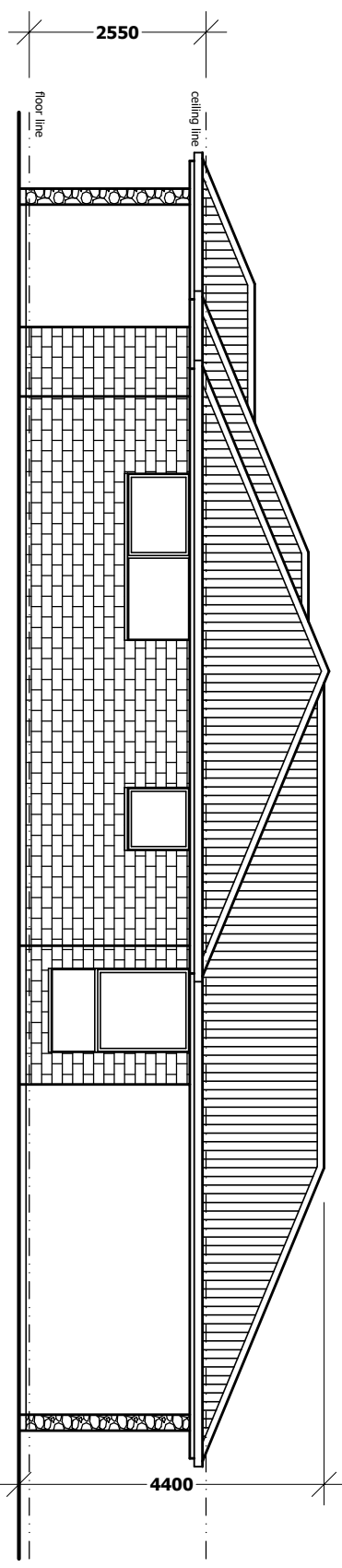
EAST ELEVATION
1:100



SOUTH ELEVATION
1:100



WEST ELEVATION
1:100



NORTH ELEVATION
1:100

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0174/2022
Date advertised: 23/07/2022

Planning Administration *Sloys*

This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public perusal only and should not be reproduced without the consent of the copyright owner.



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
NEW RESIDENCE, SHED
CONTAINERS (X2) AND
B & B CONVERSION
359 PIPERS RIVER RD
TURNERS MARSH

REVISION:

DATE:
06/07/2022

SCALE:
AS SHOWN

JOB NUMBER:
DA-221311

PAGE:
05 of 07

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

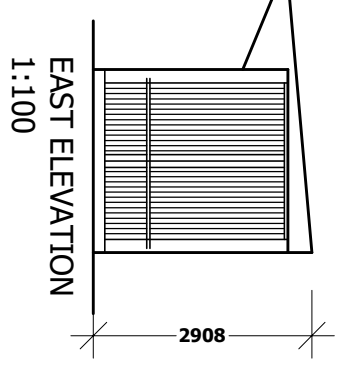
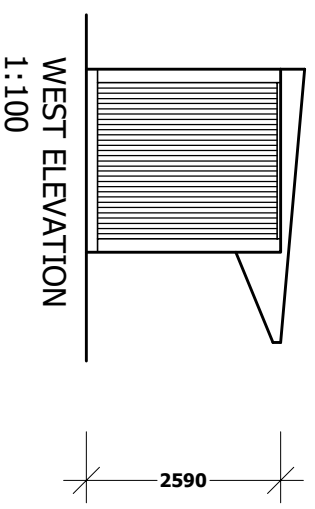
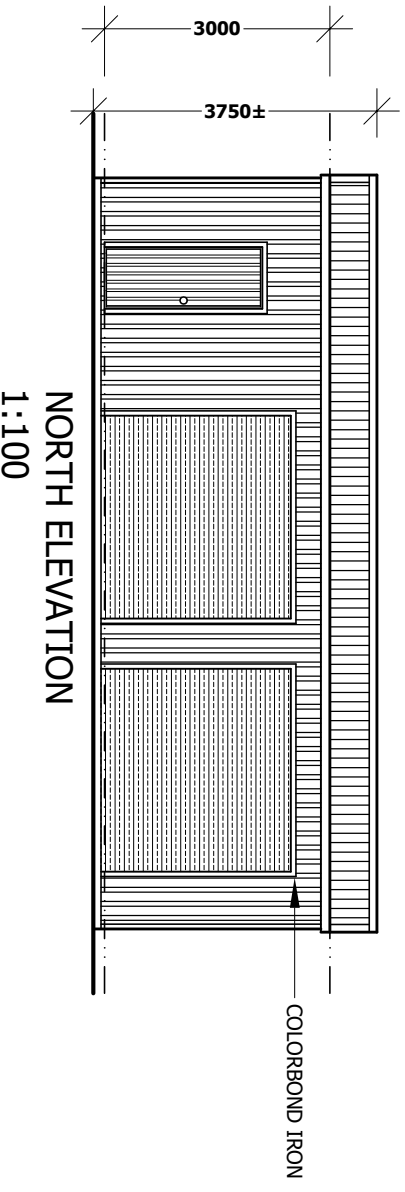
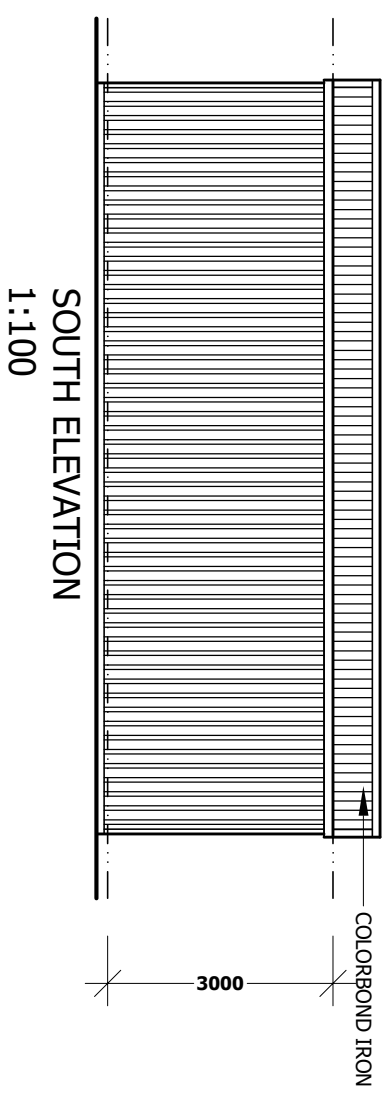
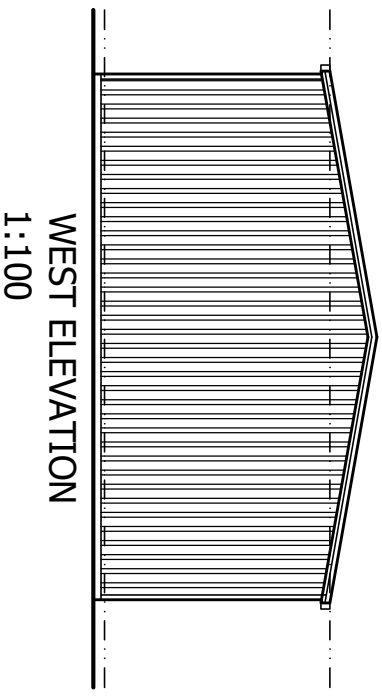
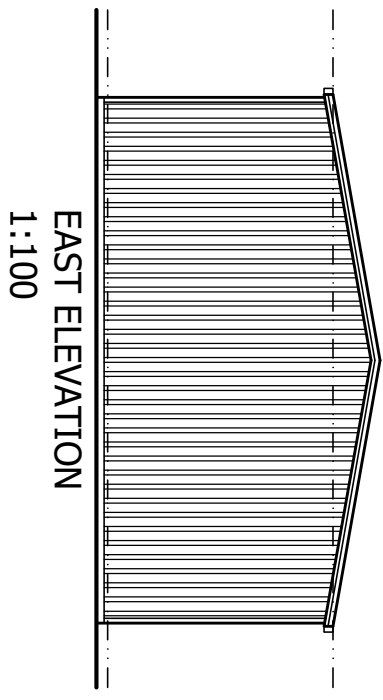
PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0174/2022
 Date advertised: 23/07/2022

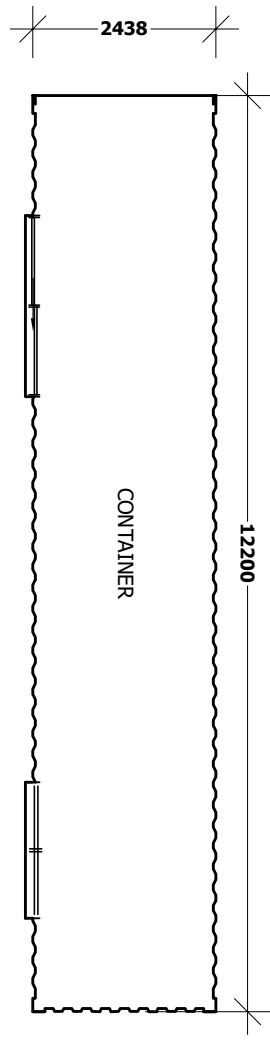
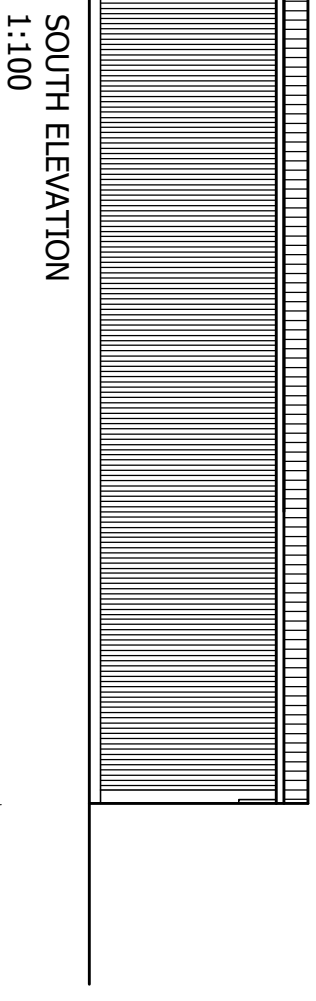
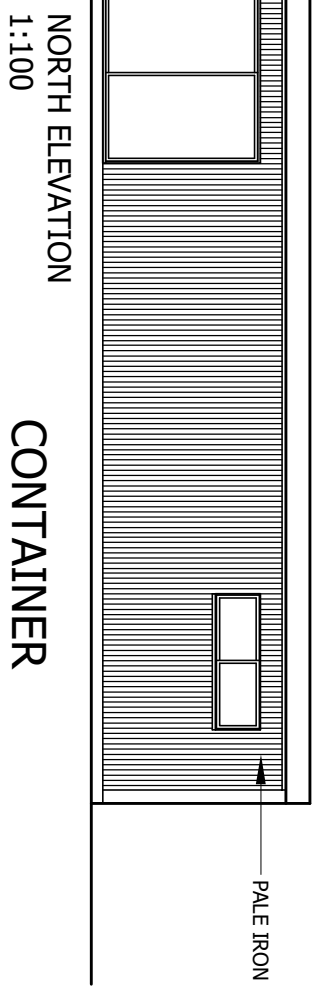
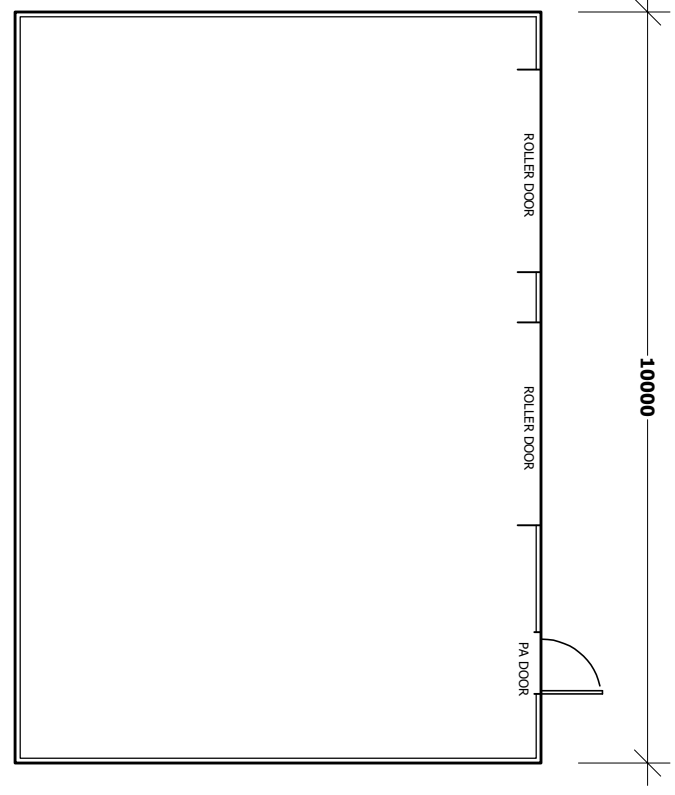
Planning Administration _____

Stacy

This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public perusal only and should not be reproduced without the consent of the copyright owner.



SHED



DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACREDITATION NO:
CC678 X

NOTES:
SEE OTHER DRAWINGS.

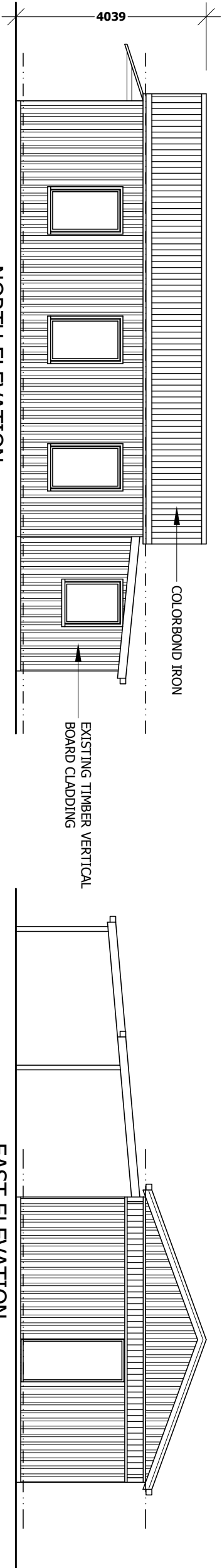
PROJECT TITLE:
NEW RESIDENCE, SHED
CONTAINERS (X2) AND
B & B CONVERSION
359 PIPERS RIVER RD
TURNERS MARSH

REVISION:
DATE: 06/07/2022

SCALE:
AS SHOWN

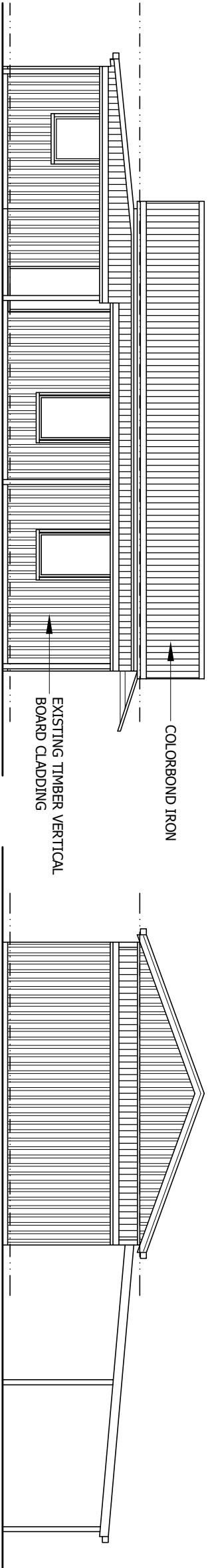
JOB NUMBER:
DA-221311

PAGE:
06 of 07



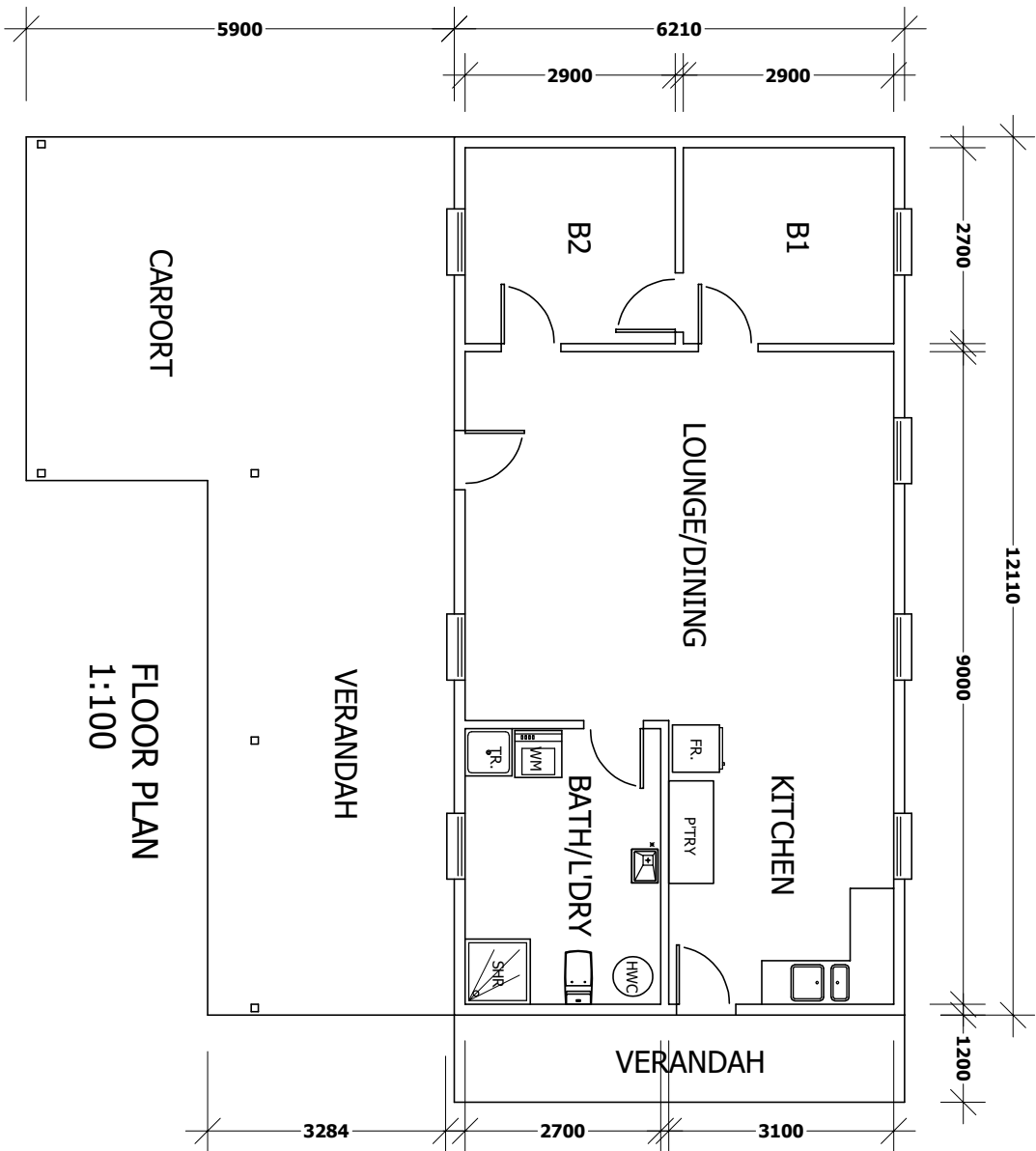
B & B CONVERSION

**EAST ELEVATION
1:100**



**SOUTH ELEVATION
1:100**

**WEST ELEVATION
1:100**



PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0174/2022
 Date advertised: 23/07/2022

Planning Administration *Stoy*

This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public perusal only and should not be reproduced without the consent of the copyright owner.

DEVELOPMENT APPLICATION ONLY
 [NOT FOR CONSTRUCTION]



wilkin
 design

P.O. BOX 478
 LAUNCESTON
 TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
 NEW RESIDENCE, SHED
 CONTAINERS (X2) AND
 B & B CONVERSION
 359 PIPERS RIVER RD
 TURNERS MARSH

REVISION:

DATE:
 06/07/2022

SCALE:
 AS SHOWN

JOB NUMBER:
 DA-221311

PAGE:
 07 of 07