

DOCUMENTATION SET

- page 1. Title page
- page 2. Existing Site/Locailty plan 1:500
- page 3. Proposed Site plan 1:200
- page 4. Floor Plans
- page 5. Elevations
- page 6. Section A & B
- page 7. Plumbing/Drainage Plan

Project:
Change of use from shed to Visitor
Accommodation

Address:
61 Piper Road, Geilston Bay

Lot Details:
C.T. 41493/8
2.0ha

Property Owners:
G & J Mampierie
61 Piper Road, Geilston Bay

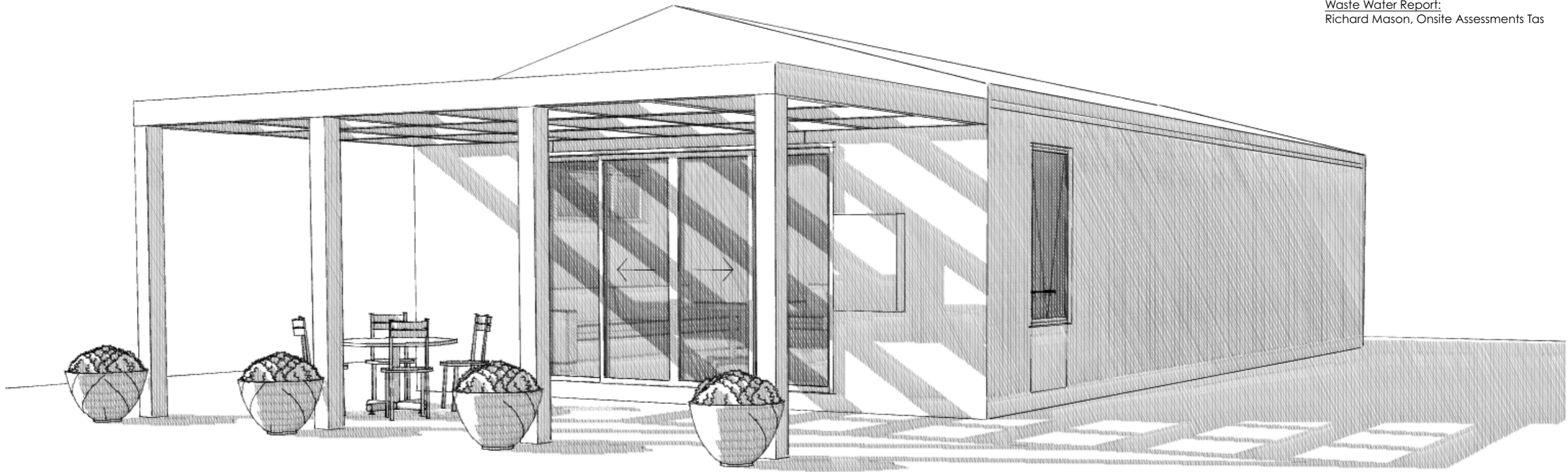
Planning Scheme:
Clarence Interim Planning Scheme 2015

Zone:
Rural Living Zone

Overlays: - (as pertain to location of
proposed change of use)
Bio-Diversity Protection Area 119.BPA - High
Bushfire Prone Area 119.FRE

Land Survey:
Rogerson & Birch Surveyors

Waste Water Report:
Richard Mason, Onsite Assessments Tas



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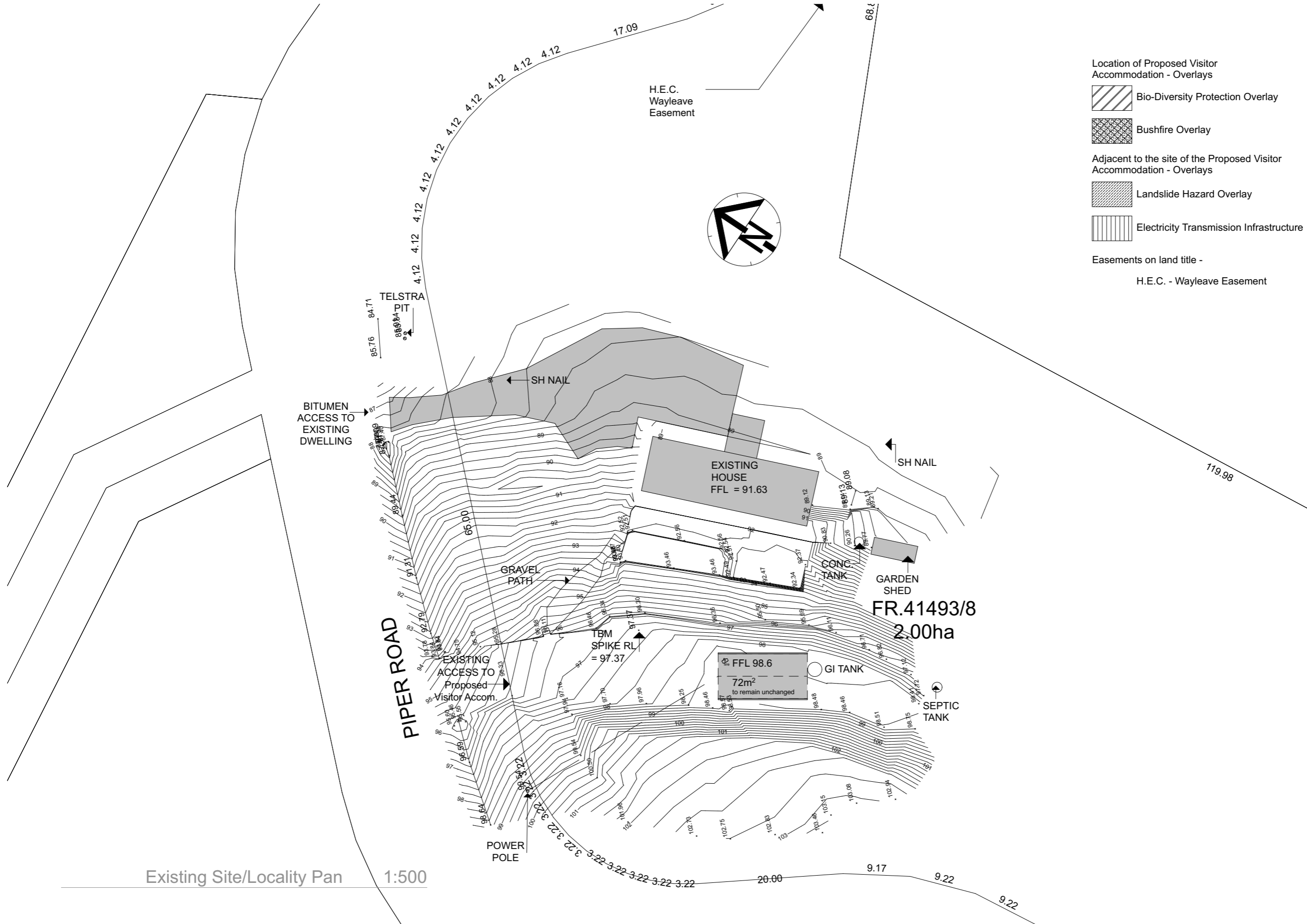
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Proposed change of use to Visitor
Accommodation for
G & J Mampieri at 61 Piper Road,
Geilston Bay

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Title Page	
Drawing Issue:	
Date:	Reference:
15.11.19	Planning application submission PL01

Project Code: 156M	
Scale:	
Drawn by:	Joanne Crawley
Checked by:	Joanne Crawley
Date of Issue	16/11/19
Sheet:	A 1 of 7



Existing Site/Locality Pan 1:500

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Space
Light

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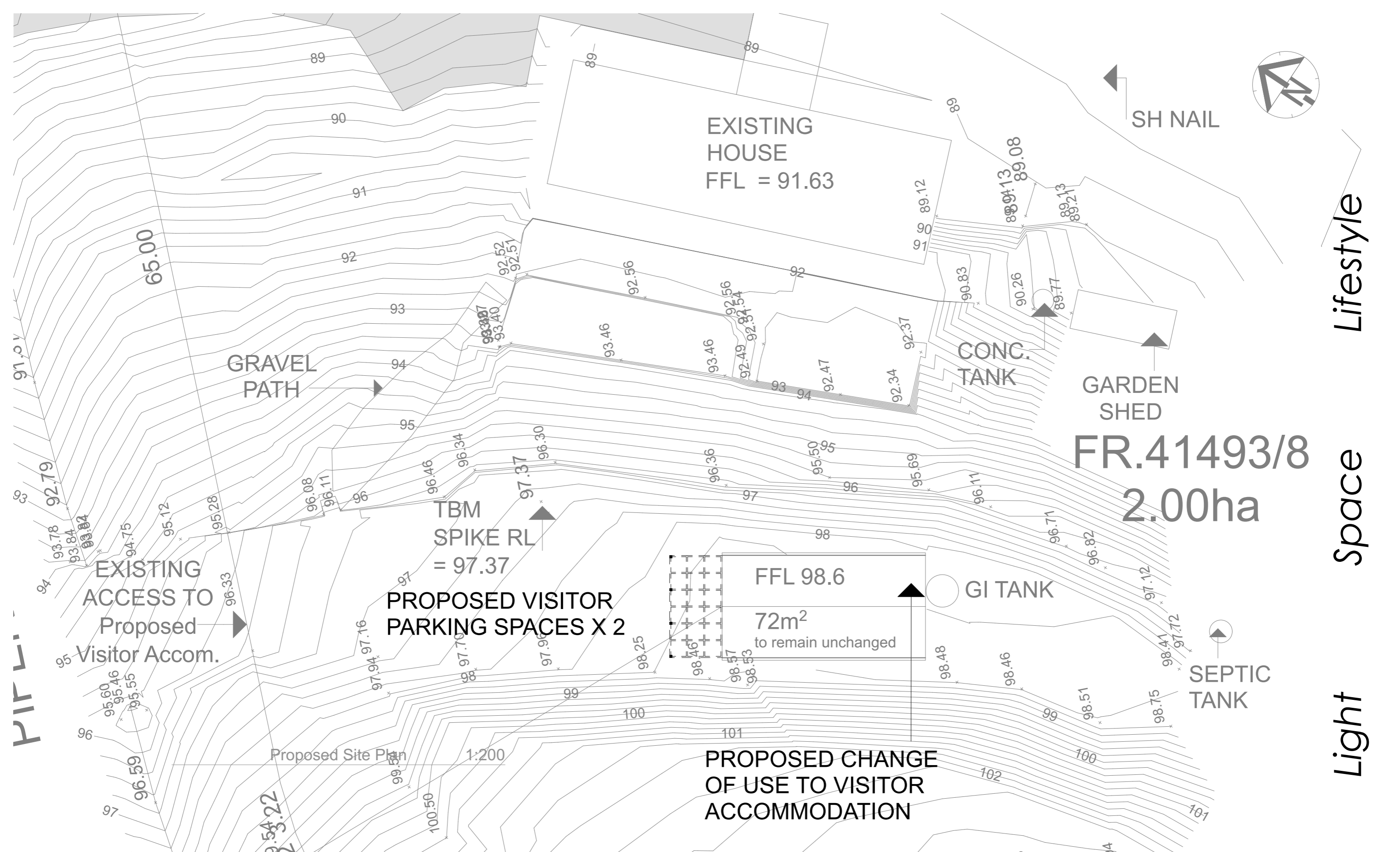
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Existing Site	
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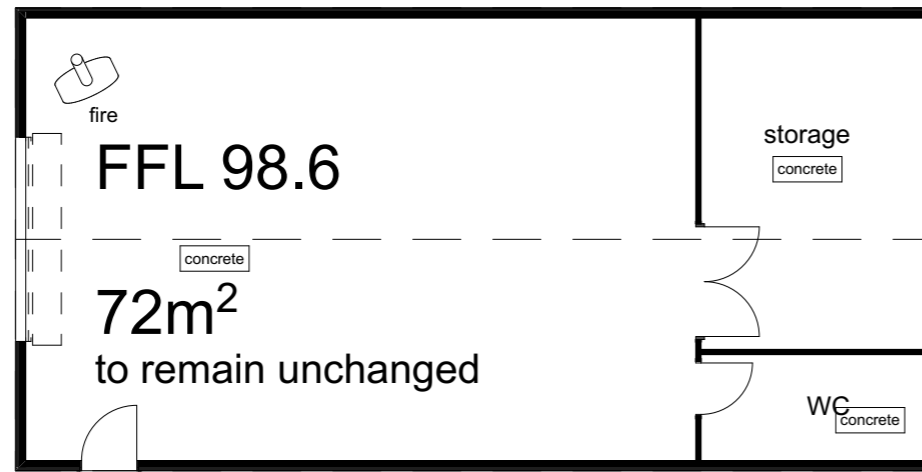
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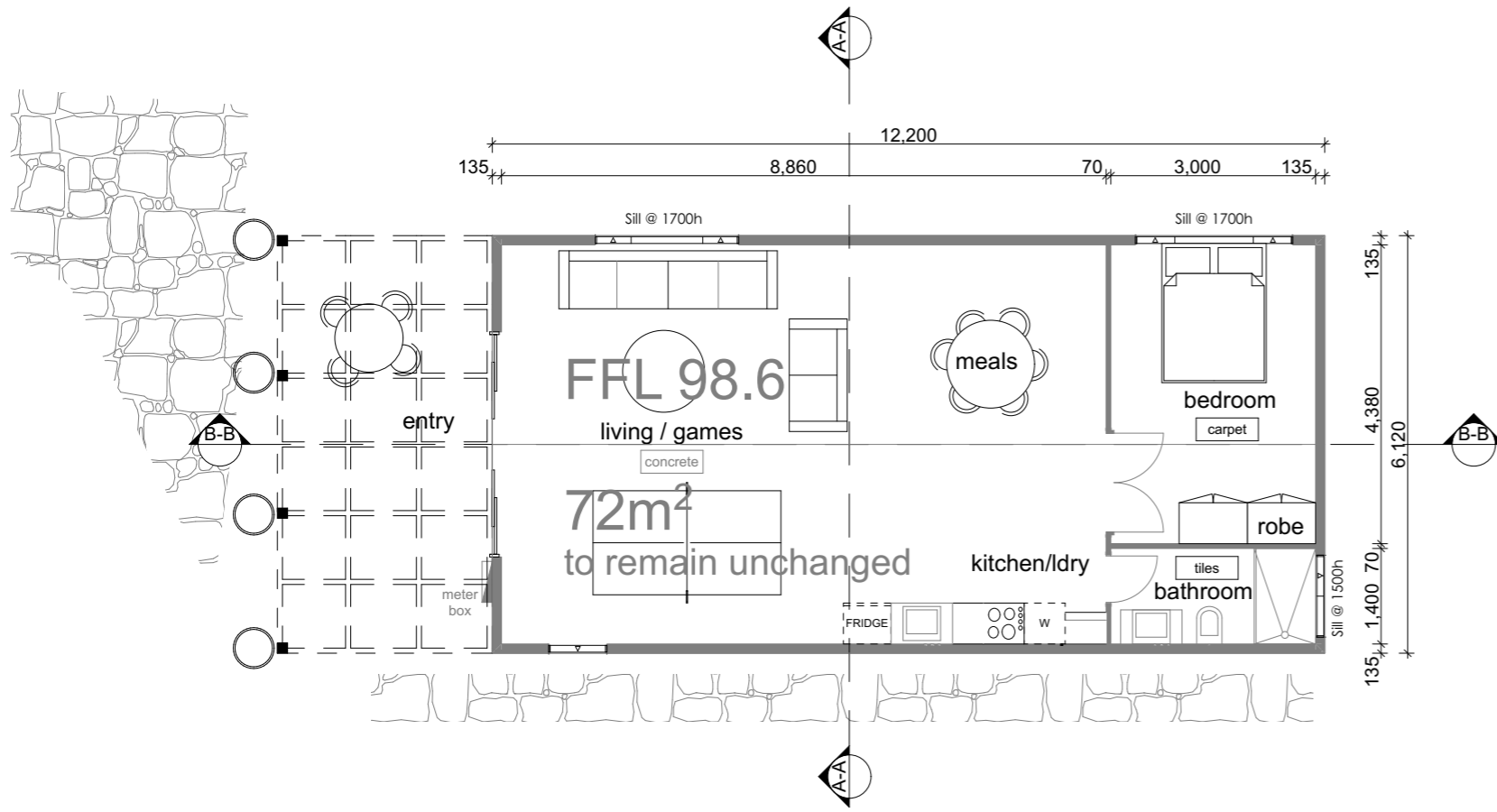
Proposed Site	
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Sheet:	A 3 of 7



Entry

Existing Garage 1:100



Proposed Floor Plan 1:100



Scope of works: Internal

Remove existing internal lining to living games, kitchen and meals and stored for reinstall where possible.
Wall cavity to be fitted with R2 or better bulk insulation.

Ceiling lining to be removed - cavity to be fitted with R4 or better, bulk insulation in accordance with energy report.

Remove existing laundry trough, and boiling water unit.

Fit new bathroom to include:
Polymarble shower base
Fixed shower screen
W.C
Vanity basin and cabinet

Fit new kitchenette to include:
Sink to double as laundry trough
Washing machine and dryer
Oven and cooktop
Fridge

Remove wood fired heater and hearth.

New Robe to be fitted to bedroom.

External works - External

Remove existing pedestrian door and replace with window.

Insert new windows and sliding glass entry door where nominated.
Refer window schedule.

Refer window schedule for dimensions.

Gutter and downpipes to remain connected to existing rain water storage tank and used for all bathroom and kitchen facilities.

Roof to be patched after removal of heater flue.

New timber framed pergola over new entry to provide for sheltered outdoor dining area.

No change to:
External wall and roof cladding profile type or colour

Surrounding vegetation

Surrounding NGL surface finishes and levels

Existing &

Proposed Floor

Plan

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Sheet: A 4 of 7

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Proposed change of use to Visitor Accommodation for

G & J Mampieri at 61 Piper Road, Geilston Bay

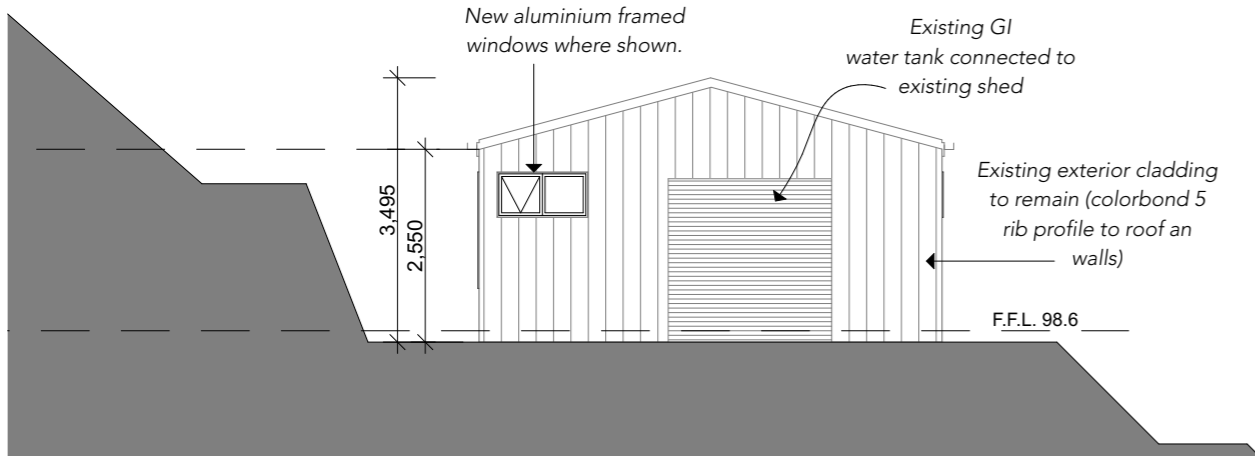
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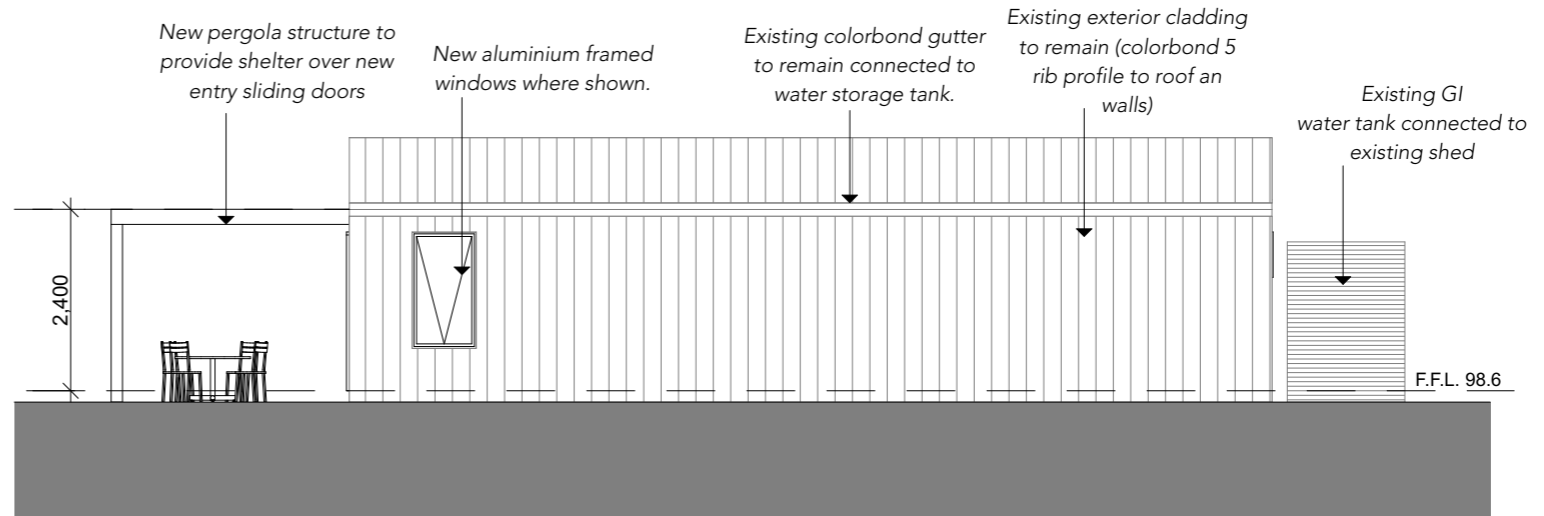
Lifestyle

Space

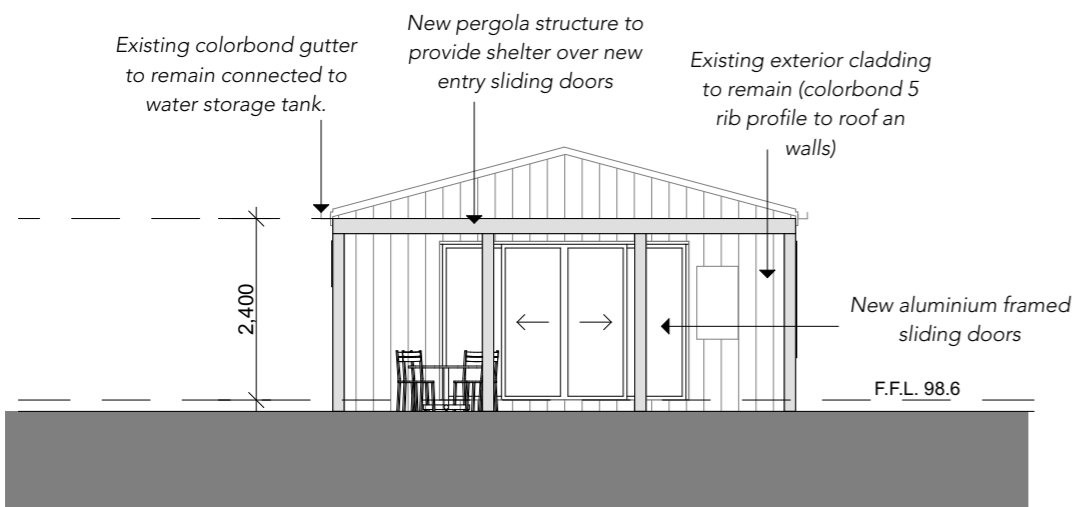
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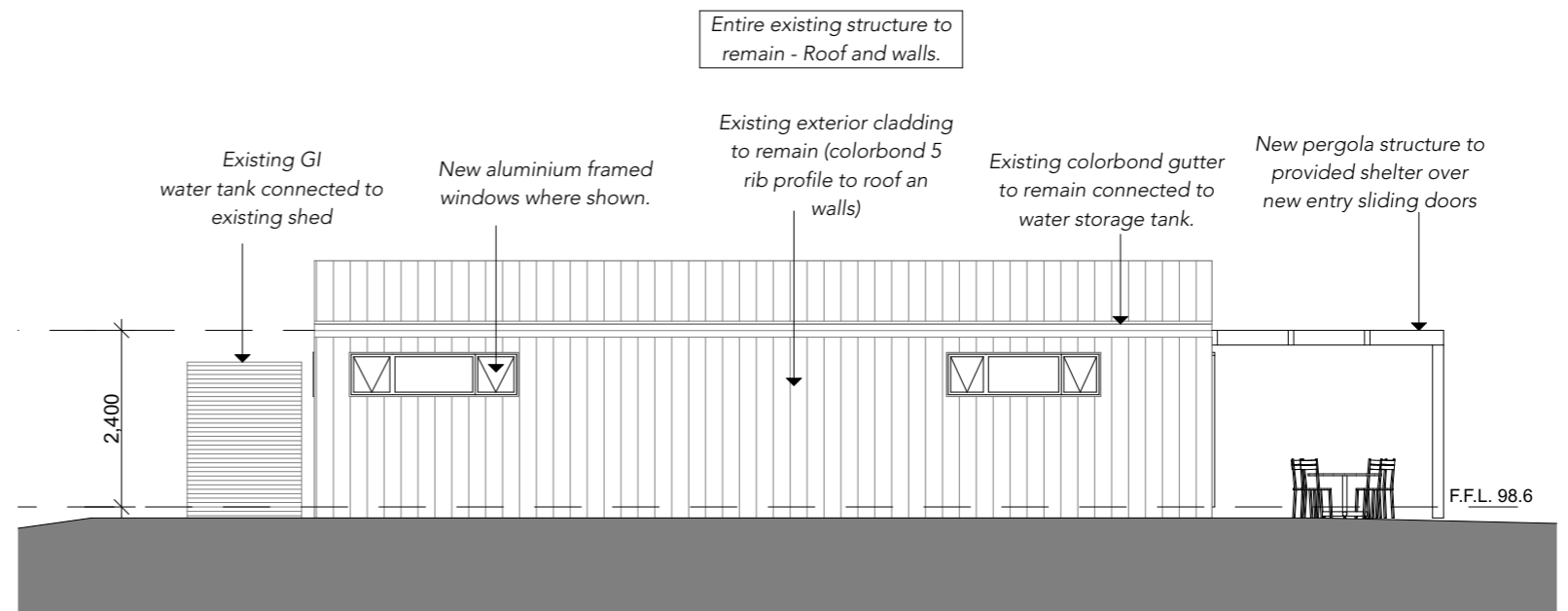
01 South Elevation 1:100



02 West Elevation 1:100



03 North Elevation 1:100



04 East Elevation 1:100

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Elevations

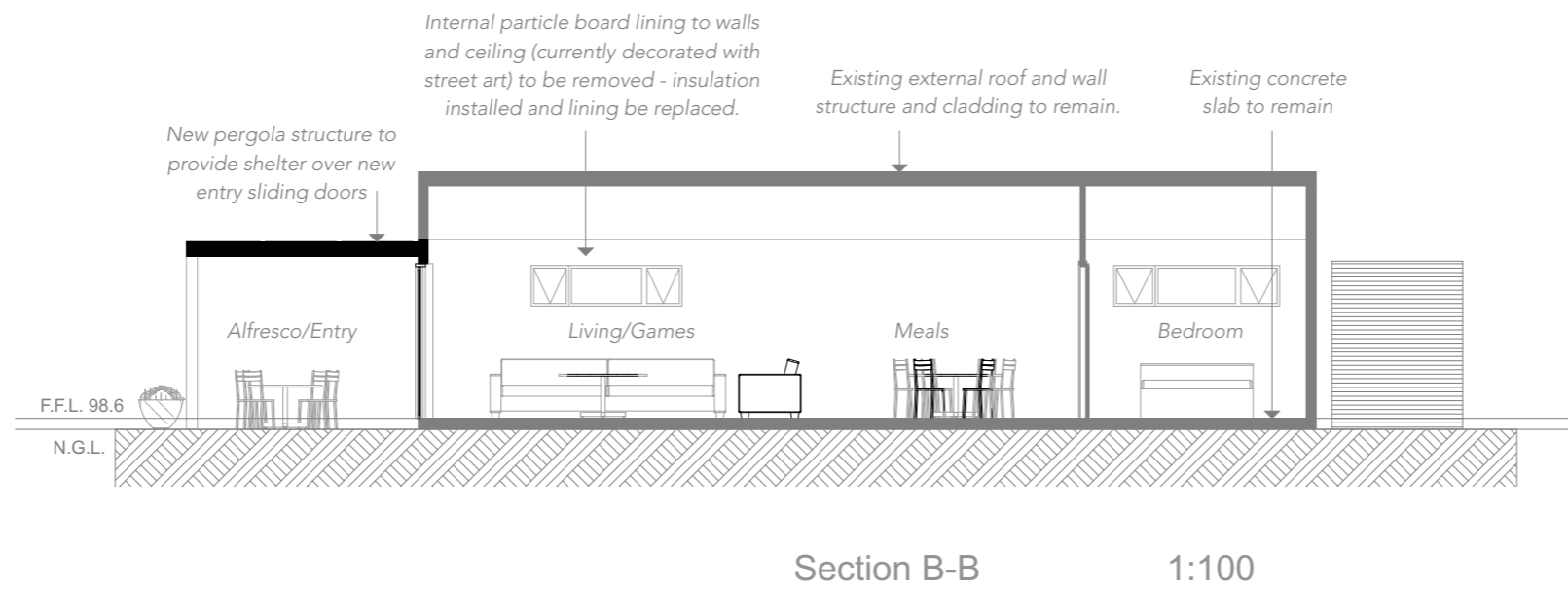
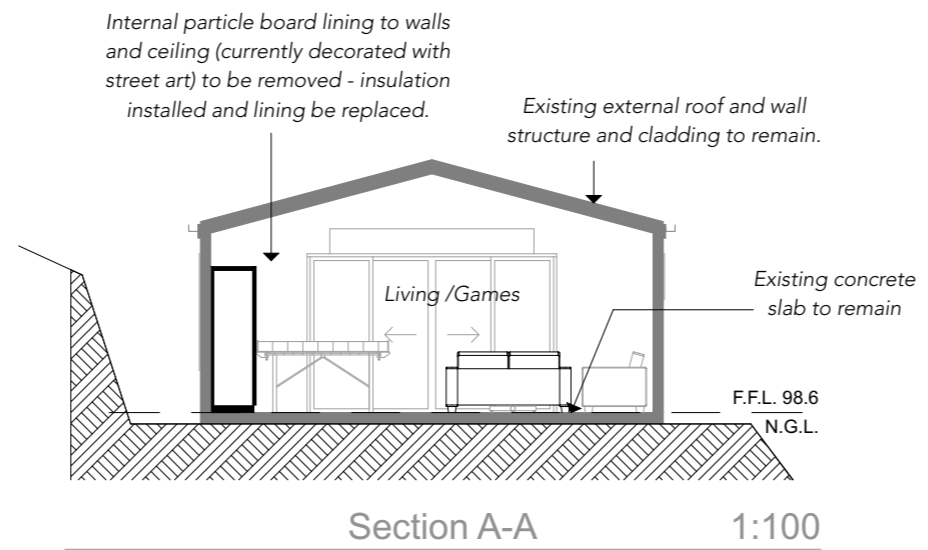
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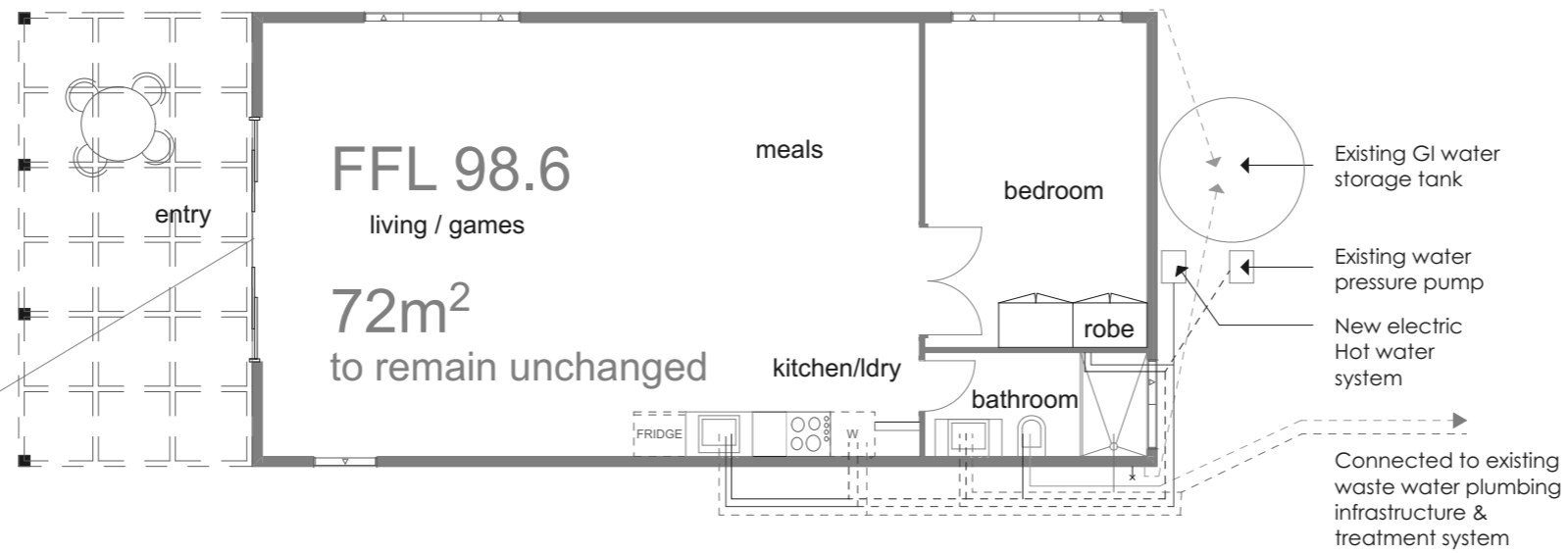
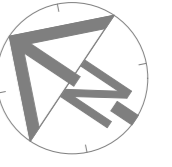
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Section A, B	
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Plumbing Plan	
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