



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2024/042286**

**PROPOSAL:** Change of Use to Visitor Accommodation

**LOCATION:** 61 Piper Road, Geilston Bay

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 27 March 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 27 March 2024. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 27 March 2024.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

# Clarence City Council



## APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at Council offices.

Proposal:

Location:

Current Owners/s:

Applicant:

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development

Is the property on the Tasmanian Heritage Register? Yes  No

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site:

Garage

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No

Declaration:

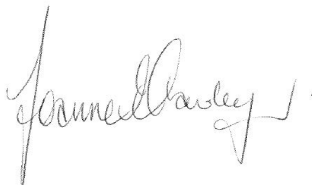
- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's Signature:

Signature.....



Date 15.2.24

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.**

Documentation required:

### 1. **MANDATORY DOCUMENTATION**

*This information is required for the application to be valid. An application lodged without these items is unable to proceed.*

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation.  
*May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.*
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the Council.

*Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.*

### 2. **ADDITIONAL DOCUMENTATION**

*In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.*

- Site analysis plan and site plan**, including where relevant:
  - *Existing and proposed use(s) on site.*
  - *Boundaries and dimensions of the site.*
  - *Topography, including contours showing AHD levels and major site features.*
  - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
  - *Soil type.*
  - *Vegetation types and distribution, and trees and vegetation to be removed.*
  - *Location and capacity of any existing services or easements on/to the site.*
  - *Existing pedestrian and vehicle access to the site.*
  - *Location of existing and proposed buildings on the site.*
  - *Location of existing adjoining properties, adjacent buildings and their uses.*
  - *Any natural hazards that may affect use or development on the site.*
  - *Proposed roads, driveways, car parking areas and footpaths within the site.*
  - *Any proposed open space, communal space, or facilities on the site.*
  - *Main utility service connection points and easements.*
  - *Proposed subdivision lot boundaries.*

- Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
  - *Internal layout of each building on the site.*
  - *Private open space for each dwelling.*
  - *External storage spaces.*
  - *Car parking space location and layout.*
  - *Major elevations of every building to be erected.*
  - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
  - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
  - *Materials and colours to be used on rooves and external walls.*
- Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
  - *Planting concepts.*
  - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
  - *Plantings proposed for screening from adjacent sites or public places.*
- Any additional reports, plans or other information required by the relevant zone or code.

*This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.*

SEARCH OF TORRENS TITLE

VOLUME 41493	FOLIO 8
EDITION 4	DATE OF ISSUE 06-Feb-2020

SEARCH DATE : 16-Feb-2024

SEARCH TIME : 10.10 AM

DESCRIPTION OF LAND

City of CLARENCE  
 Lot 8 on Sealed Plan 41493  
 Derivation : Part of 2560 Acres Gtd. to T.G. Gregson  
 Prior CT 4648/84

SCHEDULE 1

(D94068) M483268 GIUSEPPE MICHELE MAMPIERI Registered  
 16-Sep-2014 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP 41493 COUNCIL NOTIFICATION under Section 468(12) of the  
 Local Government Act 1962  
 SP 41493 EASEMENTS in Schedule of Easements  
 SP 41493 COVENANTS in Schedule of Easements  
 SP 33824 & SP 41493 FENCING COVENANT in Schedule of Easements  
 E207762 MORTGAGE to Bendigo and Adelaide Bank Limited  
 Registered 06-Feb-2020 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



**SCHEDULE OF EASEMENTS**

**PLAN NO.**

**SP41493**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

**EASEMENTS**

Lot 30 on the plan is together with a right of carriageway over the right of way (private) 6.00 wide shown passing through Lot 9 on the plan.

Lot 9 on the plan is subject to a right of carriageway as appurtenant to Lot 30 on the plan over the right of way (private) 6.00 wide shown passing through such lot.

Lots 10 and 11 on the plan are together with a right of carriageway over the right of way (private) 6.81 wide shown passing through Lot 12 on the plan.

Lot 12 on the plan is together with a right of carriageway over the right of way (private) marked B on the plan.

Lot 10 on the plan is together with a right of carriageway over the right of way (private) marked B on the plan.

Lot 11 on the plan is together with a right of carriageway over the right of way (private) marked A on the plan.

Lot 12 on the plan is together with a right of carriageway over the rights of way (private) marked A and B on the plan.

41493

Lot 10 on the plan is subject to a right of carriage way as appurtenant to Lots 11 and 12 on the plan over the right of way (private) marked A on the plan.

Lot 11 on the plan is subject to a right of carriage way as appurtenant to Lots 10 and 12 on the plan over the right of way (private) marked B on the plan.

Lot <sup>8 AND 11</sup> 9 on the plan ~~is~~ subject to a Wayleave Easement as defined by Section 2 of the Hydro Electric Commission Act 1944 in favour of the Hydro Electric Commission over <sup>such</sup> portion of the strip of land marked "H.E.C. Wayleave Easement ~~84.38 wide~~" on the plan shown passing through such lot.

COVENANTS

The owners of Lots 8 - 13 inclusive and Lot 30 on the plan hereby covenant with the Vendors Thomas Ronald Beard and Keir Thorne Beard that the Vendors shall not be required to fence.

The owners of Lots 8 - 13 inclusive and Lot 30 on the plan covenant with Thomas Ronald Beard and Keir Thorne Beard and the owners for the time being of every other lot shown on the plan to the intent that the burden of these covenants may run with and bind the covenantors lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations:

1. Not to site any dwelling on the said lot in a position not acceptable to the Municipality of Clarence.
2. Not to construct any building or structure on the said lot of building materials of such colours that will contrast with the rural environment and are not acceptable to the Municipality of Clarence.
3. Not to remove any tree from the said lot without the consent of the Municipality of Clarence.
4. Not to erect on the said lot more than one single residence or dwelling.

Interpretation - Municipality of Clarence means the Warden Councillors and Electors of the Municipality of Clarence.

No other easements no other covenants and no profits a prendre are created to benefit or burden the lots shown on the plan



41493

SIGNED by THOMAS RONALD BEARD and KEIR THORNE BEARD the Registered Proprietors of the lands comprised in Certificates of Title Volume 4465 Folio 66 and 73 in the presence of:

[Handwritten signature of T. Beard]

[Handwritten signature: David Keith Dimsey Hobart]

SIGNED by AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED as Mortgagee under Mortgage B 968201

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED by its Attorney DAVID KEITH DIMSEY (who hereby certifies that he has received no notice of revocation of POWER OF ATTORNEY NO. 54/18529 under which this instrument is signed) in the presence of: [Handwritten signature]

AUSTRALIA AND NEW ZEALAND BANKING GROUP By its Attorney [Handwritten signature] Regional Manager - Hobart

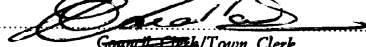
41493

This is the schedule of easements attached to the plan of .....  
(Insert Subdivider's Full Name)

..... affecting land in

.....  
(Insert Title Reference)

Sealed by **CITY OF CLARENCE** on **20th JUNE** 1987

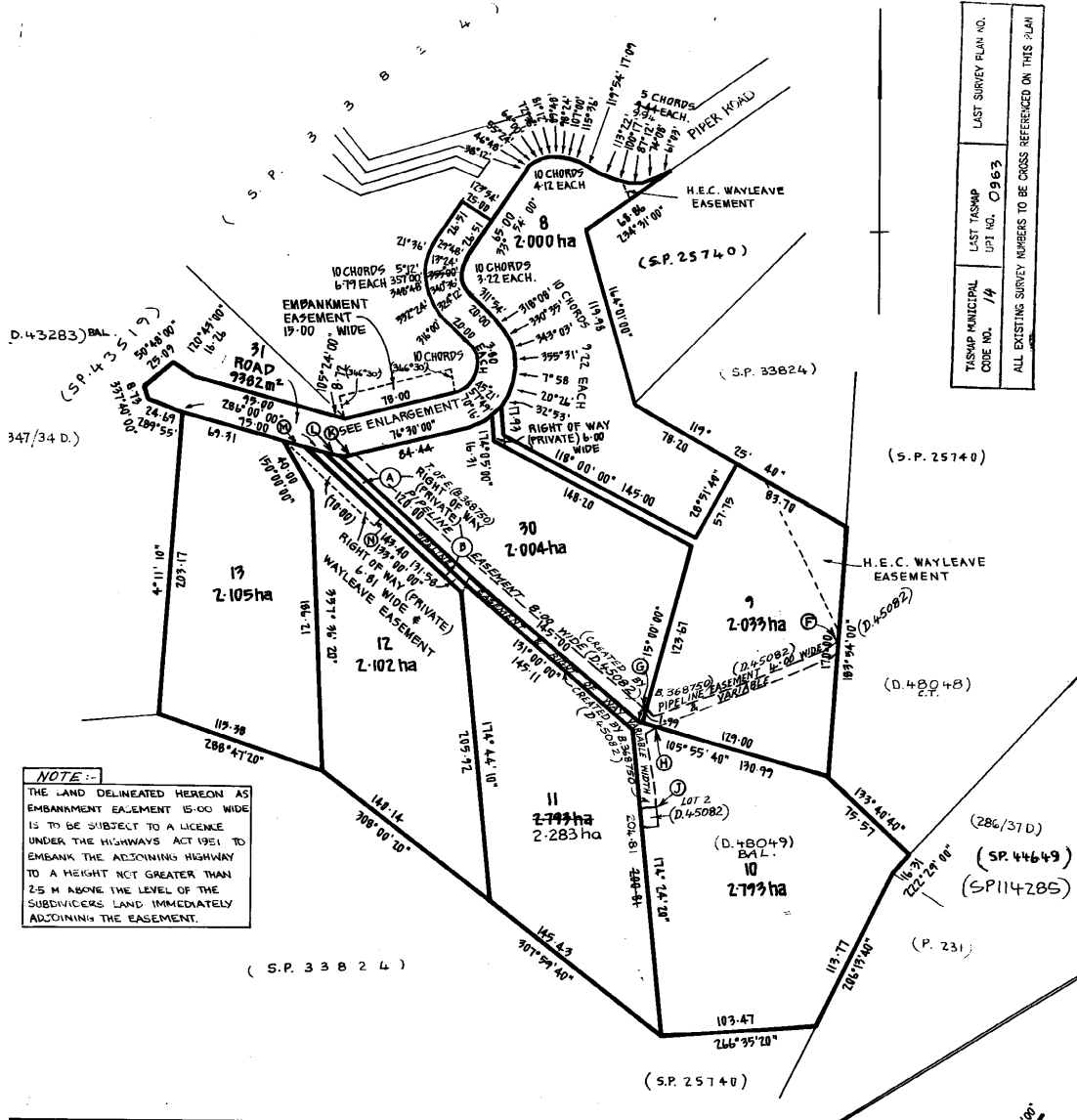
Solicitor's Reference .....  
  
...../Town Clerk

OS-K 3134

SP 41493

Owner: THOMAS RONALD BEARD & KEIR THORNE BEARD Title Reference: C.T. 4465/66 & C.T. 4465/79. C.T. 4465/67 Grantee: PART OF 1960 ac GTD TO THOMAS GEORGE GREGSON.	PLAN OF SURVEY by Surveyor: TERENCE SCOTT CROMER of land situated in the CROMER & CERUTTY PTY LTD. 7 BAYFIELD ST ROSNY PARK OF LAND SITUATED IN THE <b>TOWN OF LINDISFARNE:</b> <b>CITY OF CLARENCE</b> SCALE 1: 2500 MEASUREMENTS IN METRES	Registered Number: <b>SP.41493</b> Approved Effective from: 20 MAR 1996 Recorder of Titles
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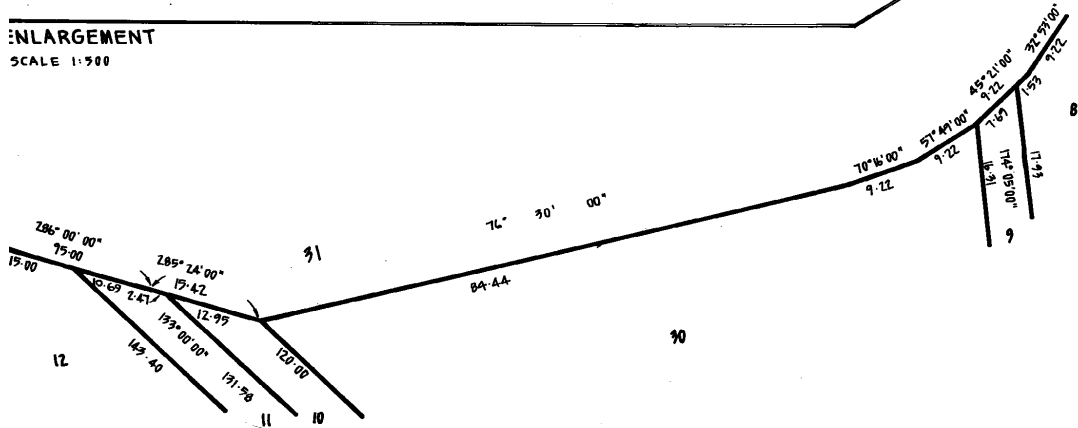
U/R SWS 5/10/89 MCM/MO 24-10-89



**NOTE:-**  
THE LAND DELINEATED HEREON AS EMBANKMENT EASEMENT 15.00 WIDE IS TO BE SUBJECT TO A LICENCE UNDER THE HIGHWAYS ACT 1961 TO EMBANK THE ADJOINING HIGHWAY TO A HEIGHT NOT GREATER THAN 2.5 M ABOVE THE LEVEL OF THE SUBDIVIDERS LAND IMMEDIATELY ADJOINING THE EASEMENT.

TASMAP MUNICIPAL CODE NO. 14	LAST TASM UPT NO. 0963	LAST SURVEY PLAN NO.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

**ENLARGEMENT**  
SCALE 1:500



# 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

Joanne Crawley  
Building Designer  
Victoria & Tasmania  
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Tasmanian Building  
Services Provider  
596851345  
Light Space Lifestyle

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	5/03/2024
Sheet:	A 1 of 8



- Location of Proposed Visitor Accommodation - Overlays
- Bio-Diversity Protection Overlay
  - Bushfire Overlay
- Adjacent to the site of the Proposed Visitor Accommodation - Overlays
- Landslide Hazard Overlay
  - Electricity Transmission Infrastructure
- Easements on land title -
- H.E.C. - Wayleave Easement

Lifestyle  
Space  
Light

Existing Site/Locality Pan 1:500

Joanne Crawley  
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e. joanne@abekye.com.au

Tasmanian Building  
Services Provider  
596851345

Light Space Lifestyle

Proposed change of use to Visitor  
Accommodation for

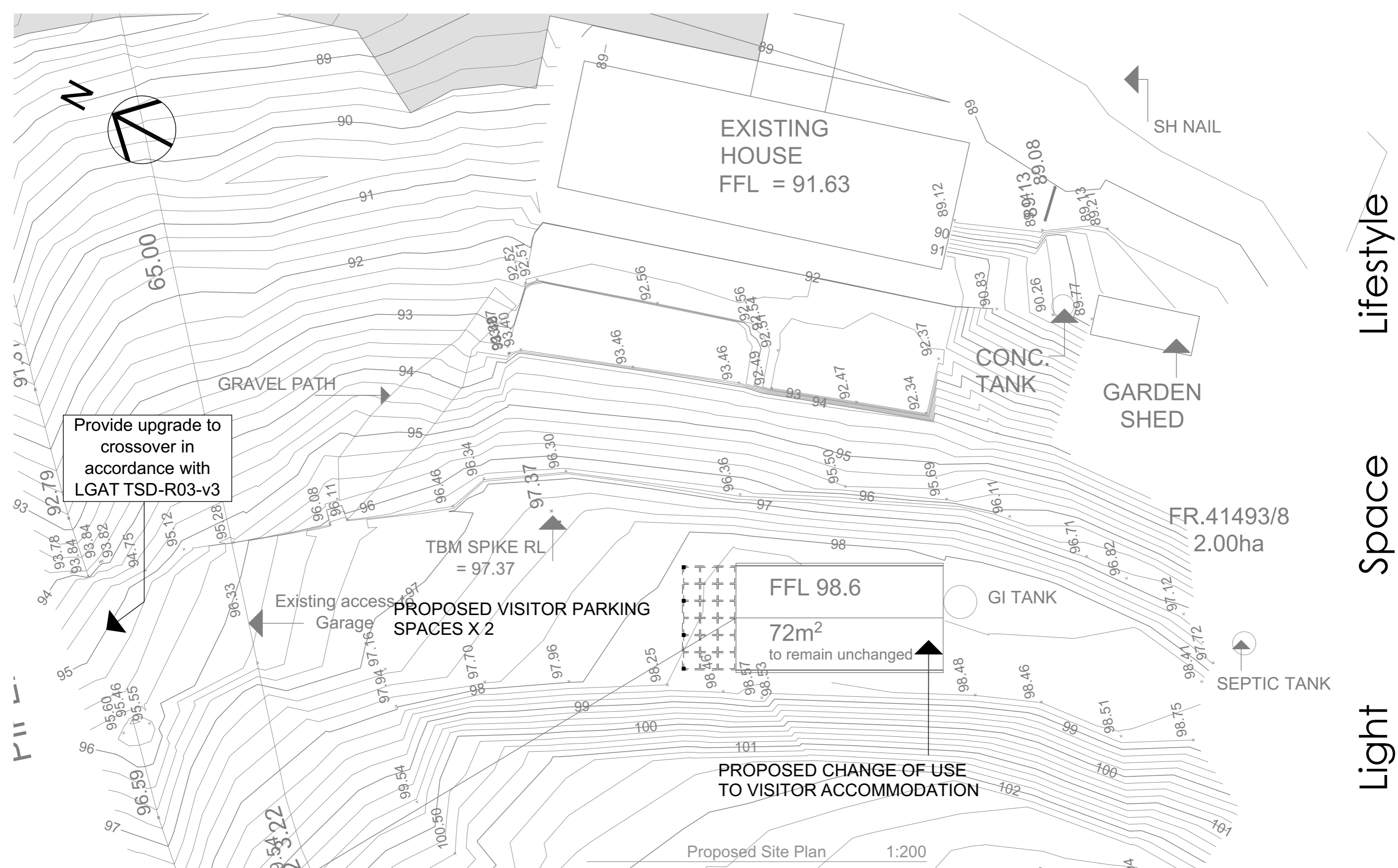
G & J Mampieri at 61 Piper Road,  
Geilston Bay

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Existing Site	
Drawing Issue:	
Date:	Reference:
15.11.19	Planning application submission PL01

Project Code: 156M	
Scale: 1:500	
Drawn by:	Joanne Crawley
Checked by:	Joanne Crawley
Date of Issue	5/03/2024
Sheet:	A 2 of 8



Lifestyle  
Space  
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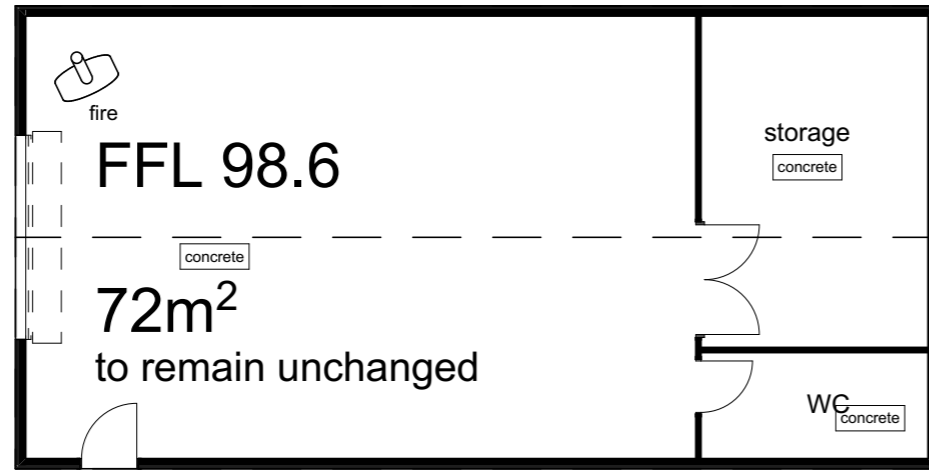
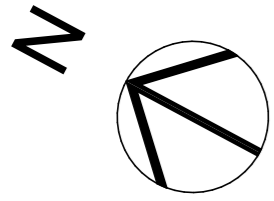
Light Space Lifestyle

Proposed change of use to Visitor  
Accommodation for  
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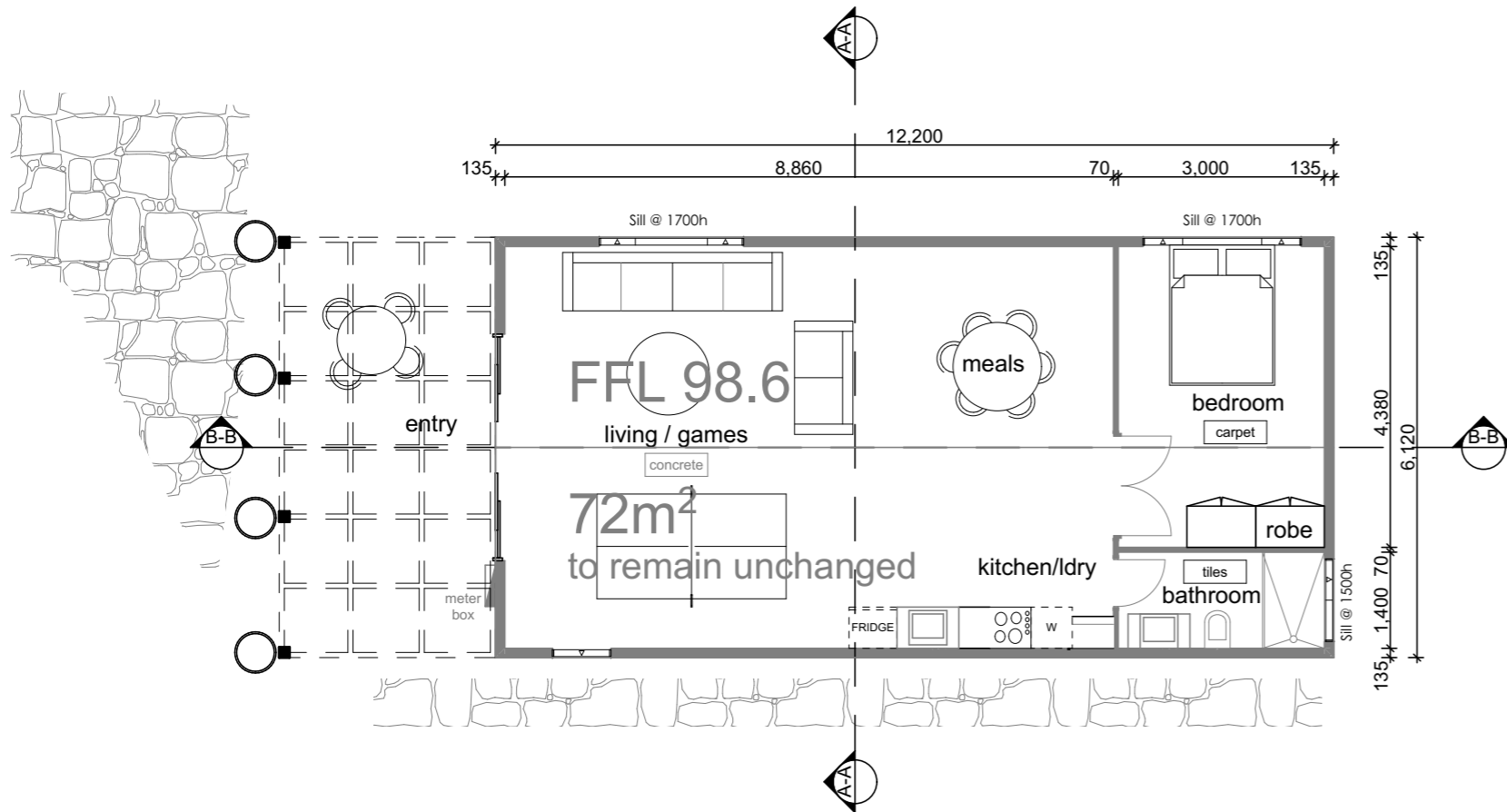
Proposed Site	
Drawing Issue:	
Date:	Reference:
15.11.19	Planning application submission PL01

Project Code: 156M	
Scale: 1:200	
Drawn by:	Joanne Crawley
Checked by:	Joanne Crawley
Date of Issue	5/03/2024
Sheet:	A 4 of 8



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.

Surrounding NGL surface finishes and levels to have skin of crushed blue metal over the parking area.

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

Surrounding vegetation

Lifestyle

Space

Light

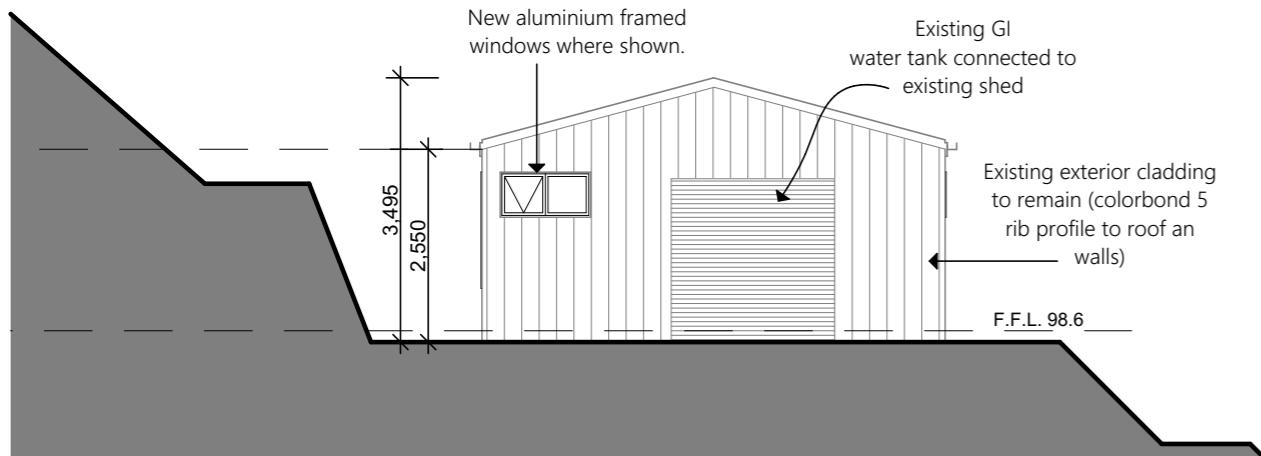
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 596851345  
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Proposed change of use to Visitor Accommodation for  
 G & J Mampieri at 61 Piper Road, Geilston Bay

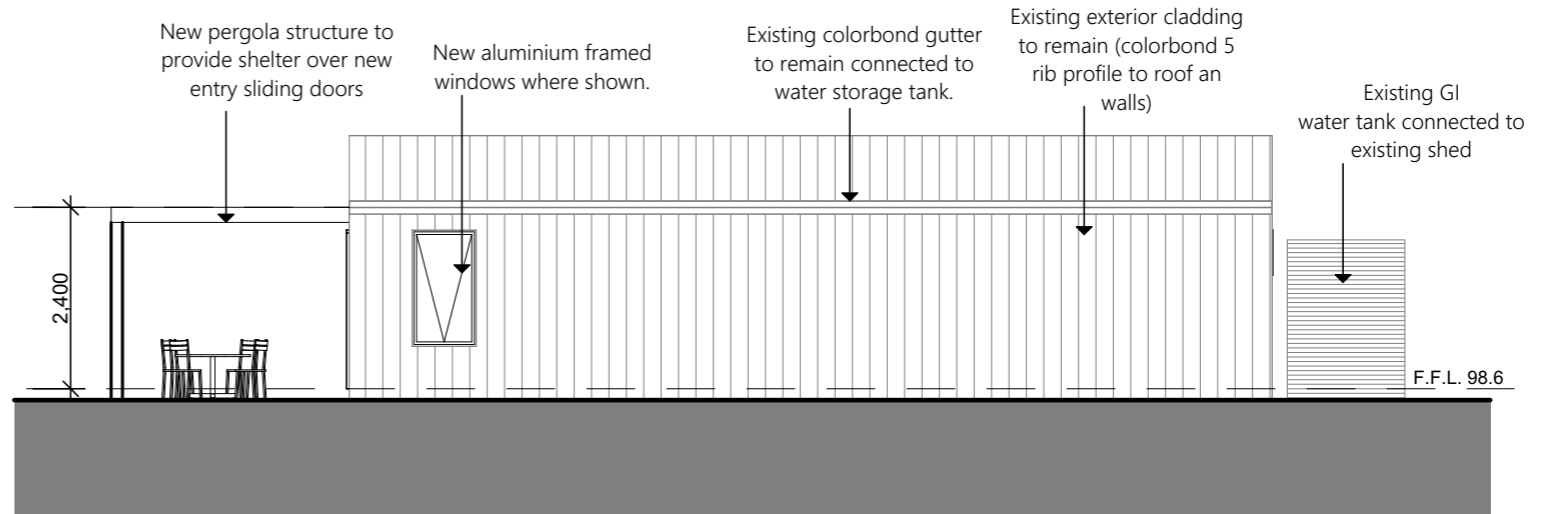
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Existing & Proposed Floor Plan	
Drawing Issue:	
Date:	Reference:
15.11.19	Planning application submission PL01

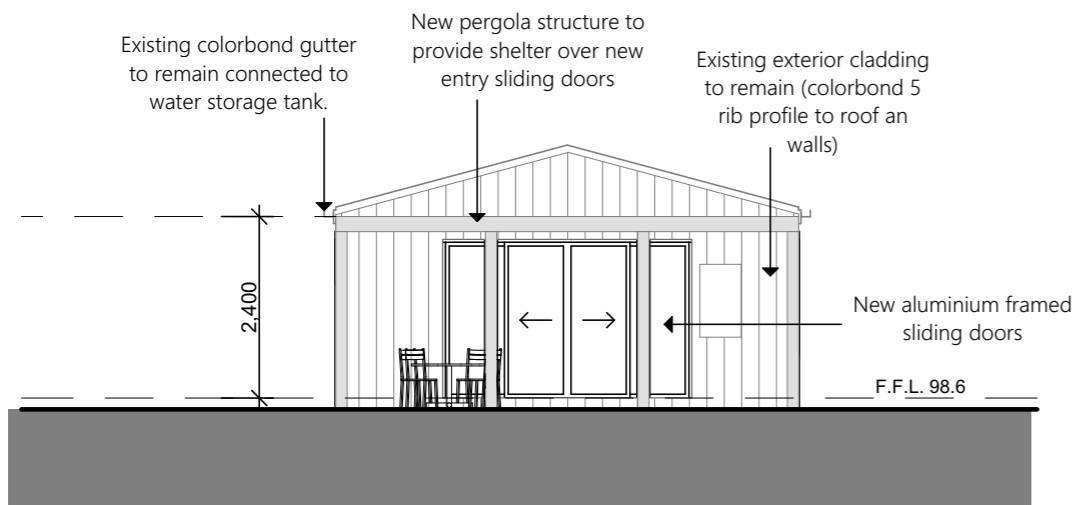
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Drawn by:	Joanne Crawley
Checked by:	Joanne Crawley
Date of Issue	5/03/2024
Sheet:	A 5 of 8



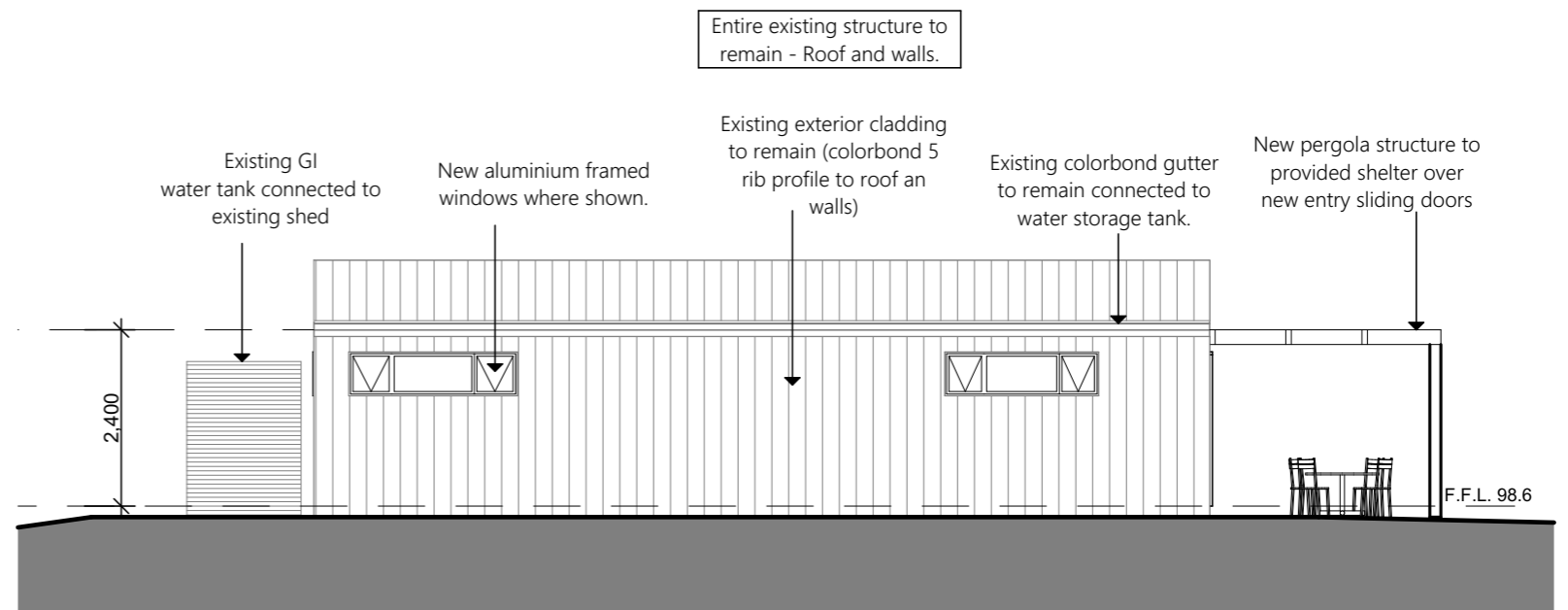
01 South Elevation 1:100



02 West Elevation 1:100



03 North Elevation 1:100



04 East Elevation 1:100

Lifestyle

Space

Light

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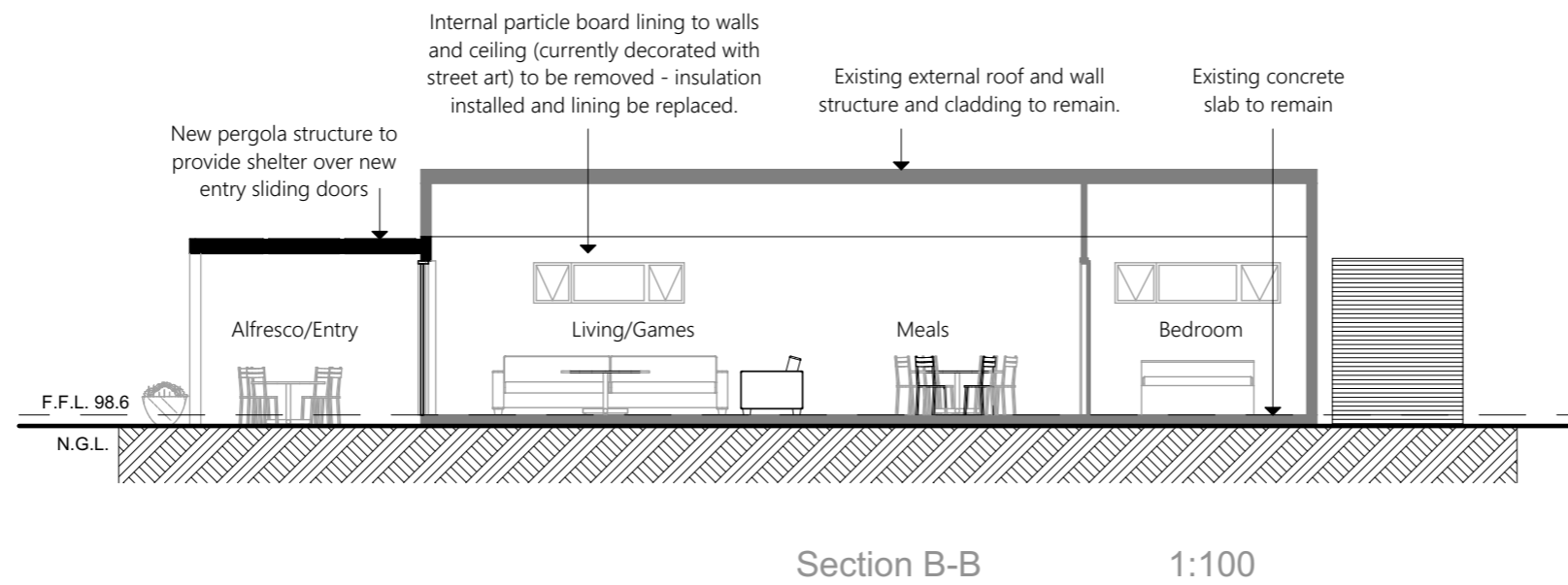
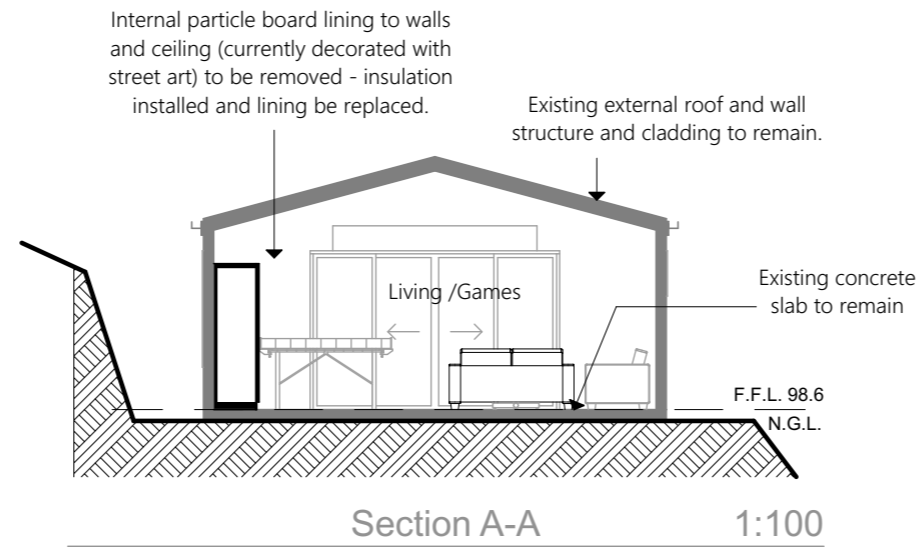
Proposed change of use to Visitor  
 Accommodation for  
 G & J Mampieri at 61 Piper Road,  
 Geilston Bay

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Elevations	
Drawing Issue:	
Date:	Reference:
15.11.19	Planning application submission PL01

Project Code: 156M	
Scale: 1:100	
Drawn by:	Joanne Crawley
Checked by:	Joanne Crawley
Date of Issue	5/03/2024
Sheet:	A 6 of 8





Lifestyle

Space

Light

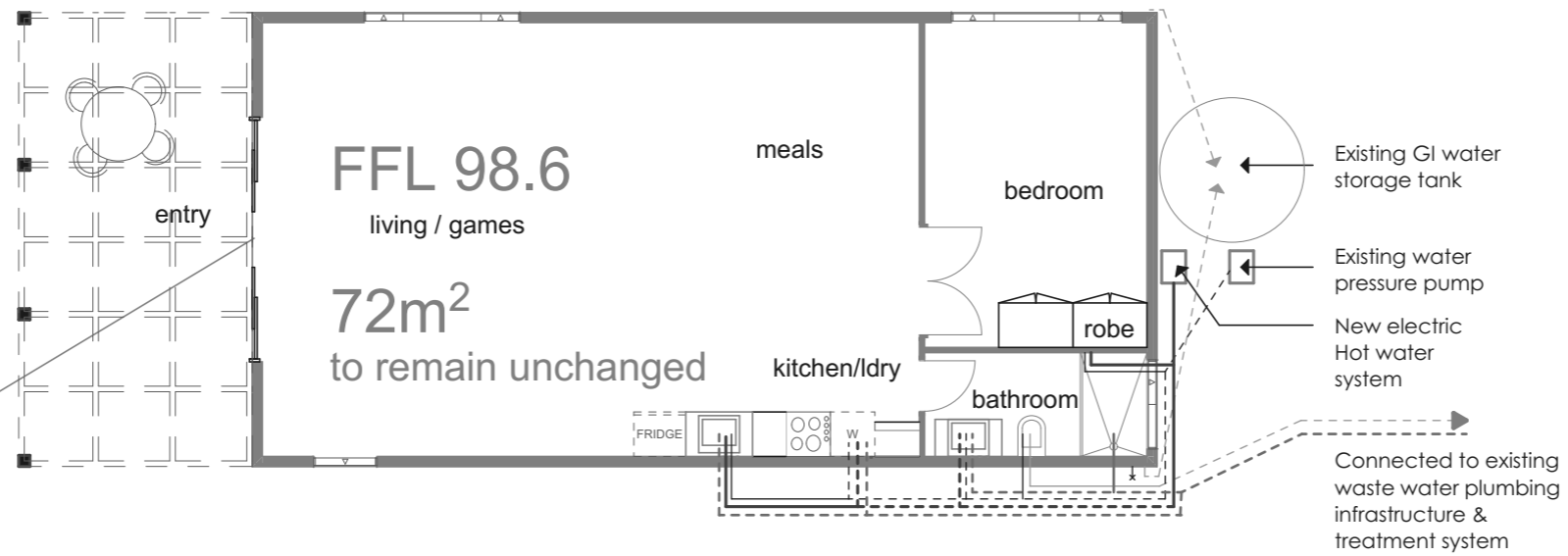
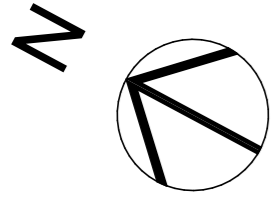
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 e. joanne@abekye.com.au  
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 Light Space Lifestyle

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

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Section A, B	
Drawing Issue:	
Date:	Reference:
15.11.19	Planning application submission PL01

Project Code: 156M	
Scale: 1:100	
Drawn by:	Joanne Crawley
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Date of Issue	5/03/2024
Sheet:	A 7 of 8



- existing hot water
- new hot water
- existing cold water
- new cold water
- existing sewer pipe
- new sewer pipe
- existing drainage pipe
- new drainage pipe
- existing stormwater pipe
- new stormwater pipe

Lifestyle

Space

Light

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Proposed change of use to Visitor  
 Accommodation for

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Plumbing Plan

Drawing Issue:

Date:	Reference:
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Project Code: 156M

Scale:	1:100
Drawn by:	Joanne Crawley
Checked by:	Joanne Crawley
Date of Issue	5/03/2024
Sheet:	A 8 of 8

The background features a decorative graphic consisting of several overlapping green circles of varying sizes and shades, connected by thin green lines that form a triangular shape pointing downwards. The circles are arranged in a way that they appear to be part of a larger, abstract design.

Light - Space - Lifestyle

## **Development application proposal**

This letter outlines the scope for works for proposed  
change of use to Visitor Accommodation:  
61 Piper Road, Geilston Bay

**Joanne Crawley**

**Hive Building Design**

**0427 990 458**

**05/03/2024**

March 1, 2024

Clarence City Council - Planning department

Re: Proposed Change of Use

Outbuilding to Visitor Accommodation at:

61 Piper Road, Geilston Bay

*(Please refer Page 4 onwards of this document for additional information as required by RFI dated 26.2.24)*

*(Per previous submission)*

Please find attached copy of proposed planning application drawings, relevant forms and supplementary consultants documentation.

The property is located in a Rural Living Zone within the extent of the Clarence City Council. The property is approx. 2 ha and comprises an existing dwelling and associated outbuilding. Both outbuilding and dwelling have existing formed access to Piper Road with multiple gravel areas for off street parking for large vehicles and adequate vehicular turning spaces. There are established dry tolerant gardens around the home including the preservation of existing indigenous vegetation. The main dwelling was constructed in approx. 1994. Area, is of rendered light weight cladding construction and is orientated with the broadside to the East and views to the Risdon Range.

It is worth noting that the Rural Living Zone permits the Use type of Visitor Accommodation. Also, that although parts of the property are covered by various landslip, and telecommunications overlays, the particular location of the existing outbuilding on the property – is only affected by the Bio-Diversity and Bushfire Overlays.

Prior to the construction of the main dwelling in approx. 1994 the existing outbuilding was used as temporary accommodation for the owners whilst the dwelling was being built.

The construction materials of the outbuilding consist of Colorbond steel cladding to steel framed external walls and roof, concrete floor slab, internal partition walls and painted MDF/FC sheet lining to the internal walls and ceiling.

This proposal seeks to formalise the outbuilding as visitor accommodation utilising the existing infrastructure – plumbing, power, stormwater and waste

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water treatment, together with maintaining the existing permanent art installations to the interior wall surfaces throughout.

The property owners believe that visitor accommodation in this location would provide for an excellent point of difference to that of inner city accommodation, for those seeking a tranquil, easily accessible, rural aspect away from the congestion of typical city accommodation properties.

The visitor accommodation would provide for a 1 bedroom, 1 separate bathroom apartment with kitchenette and clothes washing facilities together with a large living, meals and games area. The living areas to have direct access to outdoor alfresco dining with a Northerly aspect.

To pre-empt councils requirements an external consultant was engaged to assess the existing waste water facilities on site. Please refer to the report attached.

A preliminary planning assessment was made – Ref P018-61 – by Rachael Green dated 8.11.19.

Proposed works as follows:

- 1/ Retain the existing outbuilding roof and external wall cladding.
- 2/ Retain all existing services to include waste water treatment, power, stormwater.
- 3) Retain and utilise the existing secondary access driveway and parking space for the Visitor accommodation occupants and emergency access vehicle where required.
- 4) Retain all existing landscaping, indigenous vegetation and surrounding Natural Ground Levels.
- 5) Install new sliding glass door and windows as shown on plans
- 6) Connect and reuse existing locations of plumbing and drainage infrastructure where practical.

I look forward to gaining an understanding of councils position on permit type – discretionary or permitted. Please advise at your earliest convenience should further information be required.

The following responds to Councils Request for Further information dated 24.2.24 after assessment under the new TPS.

## Rural Living Zone

### 11.3.2 – Visitor Accommodation P1

*P1 – Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:*

*(a) The privacy of adjoining properties;*

The closest dwelling on an adjoining or neighbouring property is Number 58 which is located on the opposite side of Piper Road along a driveway. The distance as the crow flies is approximately 150 metres between the proposed visitor accommodation and this dwelling. There is significant vegetation between and around both properties together with the topography of the proposed site allowing for the visitor accommodation to be tucked into the northeastern side of the hill behind it. The topography aspect alone completely hides it from adjoining neighbours.

*(b) Any likely increase in noise to adjoining properties;*

Given that the property is located out of town in a rural area it is expected that guests at the visitor accommodation will be selecting that location for the quite rural aspect provided. Additionally, given the distance and topographical aspects as outlined in point (a), any minimal noise generated by the change of use will not encroach on neighbours.

*(c) The scale of the use and its compatibility with the surrounding character and uses within the area;*

The proposed visitor accommodation utilises an existing structure – being a former garage. Such standalone structures with significant separation from other structures on the same site, are quite typical in a rural living area and as such are compatible with the surrounding character and uses. The colour of the structure camouflages' well into the landscape and is to remain unchanged. It is set back and secluded from the main road which is also typical of the nature of the use and surrounding area.

*(d) Retaining the primary residential function of an area;*

Per point (c) above - the proposed visitor accommodation utilises an existing structure – being a garage / shed. The colour of the structure camouflages' well into the landscape and is to remain unchanged. It is set back and secluded from the main road which is also typical of the nature of the use and surrounding area.

The focus will remain on the existing dwelling as the primary living structure and the visitor accommodation will be secondary. Given the visitor accommodation is to provide short term accommodation the residential function of the area will be retained.

*(e) The impact on the safety and efficiency of the local road network;*

The proposed visitor accommodation utilises an existing structure – being a former garage. The alteration of its use to visitor accommodation is not expected to change or create any additional impact on the local road network. The existing use is that of a garage with a separate access to the main residence. Vehicles come and go in the typical nature of the use of a rural property to the garage. Visitor accommodation is essentially the same in terms of vehicular use with infrequent access of the same nature as that of the owner's current usage of the site.

*(f) And impact on the owners and users rights of way.*

As mentioned above the proposed visitor accommodation will be accessed via an existing secondary cross over to Piper Road. This provides exclusive access to the accommodation and the owners residence separately and without impacting the access to the main residence where the property owners reside.

### C2.6.1 Construction of parking areas

#### Clause P1

*P1 – All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:*

*(a) The nature of the use;*

The proposed nature of use of the parking area is not different to that which it is currently used for being the access and parking for typically 1 or 2 vehicles. Given that the visitor accommodation is proposed to have sleeping accommodation for 2 people the expectation is that only 1 vehicle at a time will be accessing the property. (Same as the current use for a garage on the site)

*(b) The topography of the land;*

The existing crossover and driveway access rises from Piper Road and is currently graded across the site to provide drainage into the garden bed area between the proposed accommodation and the existing residence.

There is considerable rock over the existing driveway site and as such, surface water drains quickly and efficiently from the driveway area within the site boundary.

*(c) The drainage system available*

Refer point (b) above.

The existing parking and turning space have already been carefully graded and drainage applied to the surface via spoon drain. Spoon drain is located at the base of the cut into the hill from the original excavation at the time of the construction of the Garage. This spoon drain is graded around the parking area and into the roadside drainage system.

*(d) The likelihood of transporting sediment or debris from the site onto a road or public space;*

Given the expectation is that there will be no increase in vehicular traffic either accessing or egressing from the site the likelihood of an increase in debris or sediment onto the road is minimal.



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*(e) The likelihood of generating dust; and*

Refer point (d) above.

Given the topographical location of the existing parking area, being in a sheltered space out of the wind, there is minimal likelihood of dust from vehicle use becoming an issue.

The owners propose to dress the surface area prior to visitor occupation with a crushed blue metal to delineate the vehicular parking area, suppress any possible dust and beautify the approach to the accommodation structure.

*(f) The nature of the proposed surfacing*

Refer point (d & e) above.

The nature of the site and indeed of many properties in rural living areas is that gravel access driveways and parking areas is considered appropriate and suitable of the minimal use received.

The existing parking area for the proposed visitor accommodation is stable, being that of predominantly rock and mudstone, graded to support drainage and efficient vehicular use.

The owners propose to dress the surface area prior to visitor occupation with a crushed blue metal to delineate the vehicular parking area, suppress any dust and beautify the approach to the accommodation structure.

NOTE:

1. Please refer to the Existing Site Plan for amendment to include the location of a new shed currently under construction.
2. Please refer to the Proposed Site Plan for amendment nominating the upgrade of the secondary access driveway crossover in accordance with council engineering department.

Kind regards,

Joanne Crawley

Building Designer

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