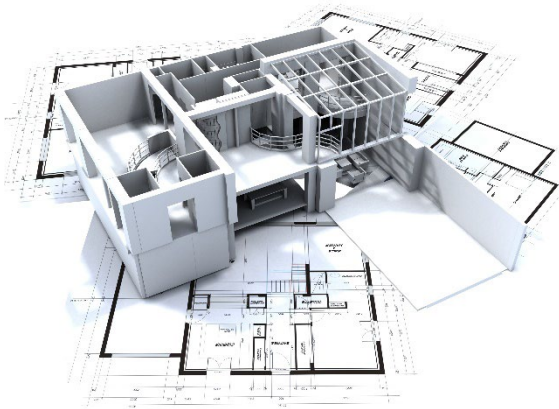


ADORN DRAFTING



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ACCREDITED
BUILDING
DESIGNER
CC 4667 J
CATEGORY ABP 1

162 Wingaroo Rd, Whitemark

Response letter

2. The proposed dwelling will be used for short term accommodation for tourists to have a base while visiting the island.

It would be used for couples and small families but not large groups and would not be a bed and breakfast.

Visitors would share the driveway to the existing main dwelling, approximately 330 meters. With its own parking and turning area, guests will not need to access the working area of the farm but would have views over the property.

4. Tasmanian Planning provisions

21.3.1 Discretionary uses.

P1

The proposed visitor's accommodation will have minimal impact on current day to day operation of the farm.

It will not affect access to the natural resources of the site.

It is located quite close to the existing main house and there is no need for guests to venture further into the property where other machinery and vehicles may be operating.

The visitors accommodation will have its own separate parking area so will not impede access to any materials, areas used for agriculture or adversely affect access of emergency services.

P2

The proposal is relatively small in relation to the area of the site, approximately 370 m² in total for the dwelling, including the deck and parking area.

The location of the visitors accommodation is just on the fringes of where the open grass area meets the bush so does not restrict the agricultural operations of the property.

Also, if required by any future owners of the property, it could be partially dismantled and relocated due to another area due to its size and lightweight construction.

Yours Sincerely
Stephen Lawes