



ABN 68 300 116 092

## PLANNING APPLICATION FORM

Section 57 & 58

### OFFICE USE ONLY

<b>Application Number:</b> DA 2025 / 61		<b>Date:</b> 17.09.2025
<b>PID:</b> 6473036	<b>Zone:</b> Agriculture	<b>Permitted or Discretionary</b>

### DEVELOPMENT APPLICATION DETAILS

<b>Location/Address of Proposed Development:</b>	759 Pipers Brook Road, Pipers Brook				
<b>Applicant Name:</b>	Cataract Designs				
<b>Title Reference:</b>	235216 / 1				
<b>Existing Development/Use:</b> (describe the way the land is used now)	Ex. Dwelling on Agricultural land				
<b>Development Type:</b>	New dwelling <input type="checkbox"/> Outbuilding <input type="checkbox"/> Addition/extension <input checked="" type="checkbox"/> Fencing <input type="checkbox"/> Demolition <input type="checkbox"/> Signage <input type="checkbox"/> Subdivision <input type="checkbox"/> Change of use <input type="checkbox"/> Other <input type="checkbox"/>				
<b>Description/Use:</b>	Dwelling				
<b>New floor area:</b>	39 m <sup>2</sup>	<b>Total floor area:</b>	146 m <sup>2</sup>	<b>New building height:</b>	4.97 m
<b>Water Supply:</b>	TasWater <input type="checkbox"/> Tank <input checked="" type="checkbox"/>	<b>Wastewater:</b>	TasWater <input type="checkbox"/> On-Site Wastewater System <input checked="" type="checkbox"/>		
<b>Driveway/Vehicle Crossover:</b>	Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Alteration Required <input type="checkbox"/> <i>Contact Council's engineering department for details on crossover construction</i>				
<b>Does the application include Crown Land or access via a Crown Access License?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If 'yes', please provide Crown consent to lodge the planning application in accordance with section 52 (1B) of the Land Use Planning and Approvals Act 1993.				

### SUBDIVISION

N/A ☒

<b>Existing Lots:</b>		<b>Number of total lots proposed:</b>	
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### COMMERCIAL/INDUSTRIAL

N/A ☒

<b>Existing business and/or proposed business description:</b>				
<b>Hours of Operation:</b>	Weekdays (Mon – Fri)		To	
	Saturday		To	
	Sunday		To	
<b>Signage:</b>	Yes <input type="checkbox"/> No <input type="checkbox"/> If 'yes', please provide details with application.			
<b>Existing no. of employees:</b>		<b>No. of employees (proposed):</b>		
<b>Parking spaces (existing)</b>		<b>Parking spaces (proposed)</b>		

## SEARCH OF TORRENS TITLE

VOLUME 235216	FOLIO 1
EDITION 2	DATE OF ISSUE 16-Oct-2018

SEARCH DATE : 11-Jul-2025

SEARCH TIME : 10.45 AM

DESCRIPTION OF LAND

Parish of SALTWOOD, Land District of DORSET

Lot 1 on Plan 235216

Derivation : Whole of Lot 35927 Gtd to A M Lange W A Lange & G  
K Lange

Prior CT 3253/12

SCHEDULE 1M702833 TRANSFER to Registered  
16-Oct-2018 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R. P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book

Vol.	Fol.
1	1
2	2
3	3
4	4
5	5
6	6
7	7
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10	10
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100	100

3253 12

I certify that the person described in the First Schedule is the registered proprietor of an estate fee simple in and to the described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

21 MAR 1995

*Michael J. Pina*  
RECORDER OF TITLES

## NEW TITLES ISSUED

Recorder of Titles.



### DESCRIPTION OF LAND

PARISH OF SALTWOOD LAND DISTRICT OF DORSET  
THIRTY EIGHT ACRES THIRTY ONE PERCHES on the Plan hereon

FIRST SCHEDULE (continued overleaf)

ANNIE MATILDA LANGE of Labrina, Widow

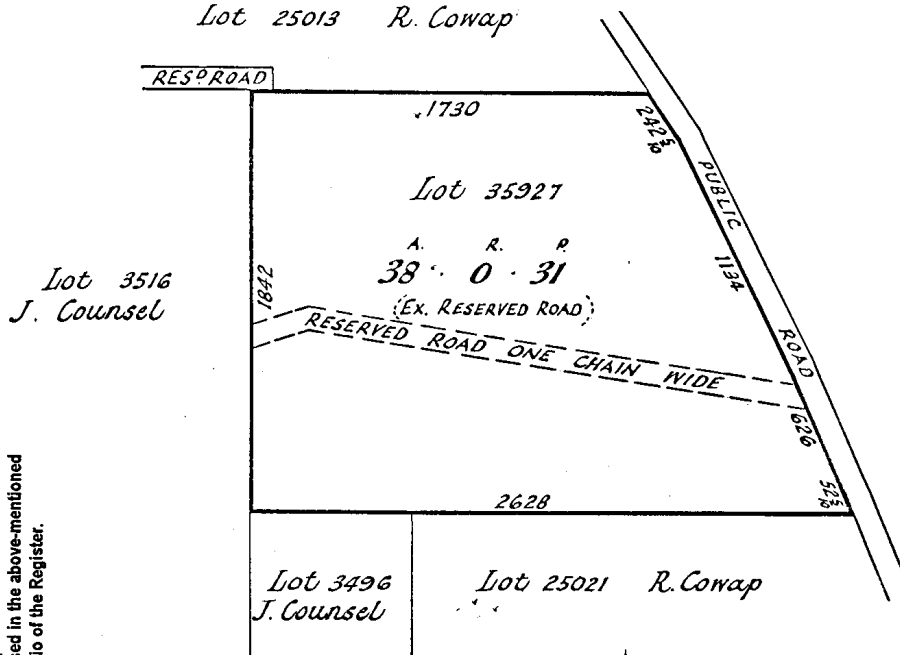
WILLIAM ARTHUR LANGE of Labrina, Farmer and

GEOFFREY KARL LANGE of Labrina, Farmer

SECOND SCHEDULE (continued overleaf)

NIL.

Lot 25013 R. Cowap



Whole of Lot 35927 Granted to  
A.M. Lange, W.A. Lange & G.K. Lange  
Meas. in Links

FIRST Edition. Registered

Derived from P.G. Vol. 282 Fol. 18

REGISTERED NUMBER

235216

**Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.**

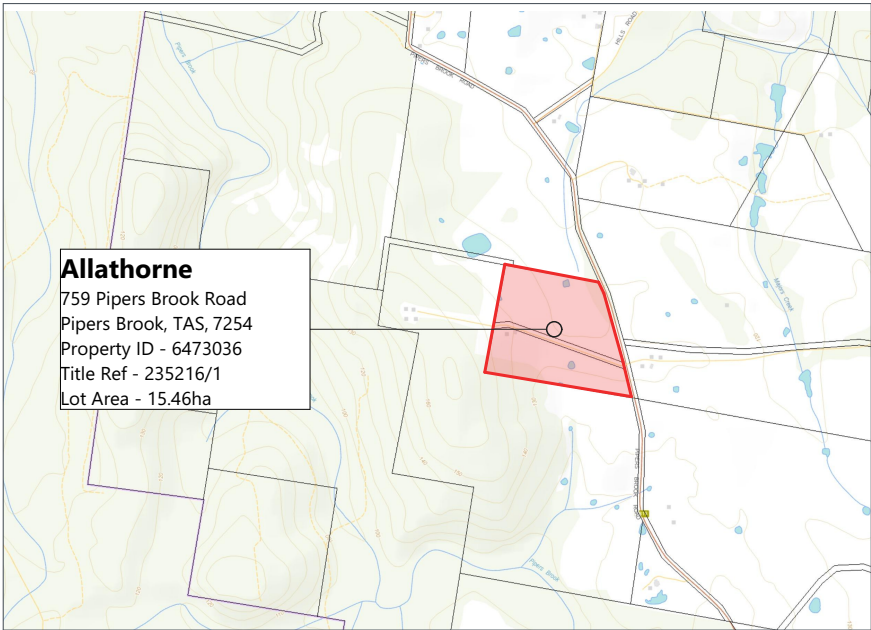
S CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.





# Alterations & Additions

## 'Allathorne' 759 Pipers Brook Road, Pipers Brook



### Drawing Schedule

SK 000	Cover Page
SK 001	Overall Site Plan
SK 002	Site Plan
SK 100	Demolition Plan
SK 101	Floor Plan
SK 200	Elevations

### Project details

Council	George Town Council
Zone	Agriculture
Planning Overlay	Bushfire-Prone Areas
PID	6473036
Title Folio	1
Title Volume	235216
Climate Zone	7
Design Wind Speed	-
Soil Class	-
BAL Rating	n/a
Energy Rating	6 Star
Corrosive Environment	No
Other	-

### Area Schedule

Name	Area
Site Area	15.46ha
Ex. Dwelling Floor Area	107m <sup>2</sup>
Proposed Addition Area	39m <sup>2</sup>
Proposed Verandah Area	32m <sup>2</sup>

Rev	Description	Date	Int	App
DA1	ISSUED FOR DEVELOPMENT APPLICATION	16/09/2025	JO	PL

### REVISION



A | 4/1 Pipeworks Road, South Launceston  
E | phil@cataractdesigns.com.au  
M | 0400 094 643  
Licence No. | 870617396

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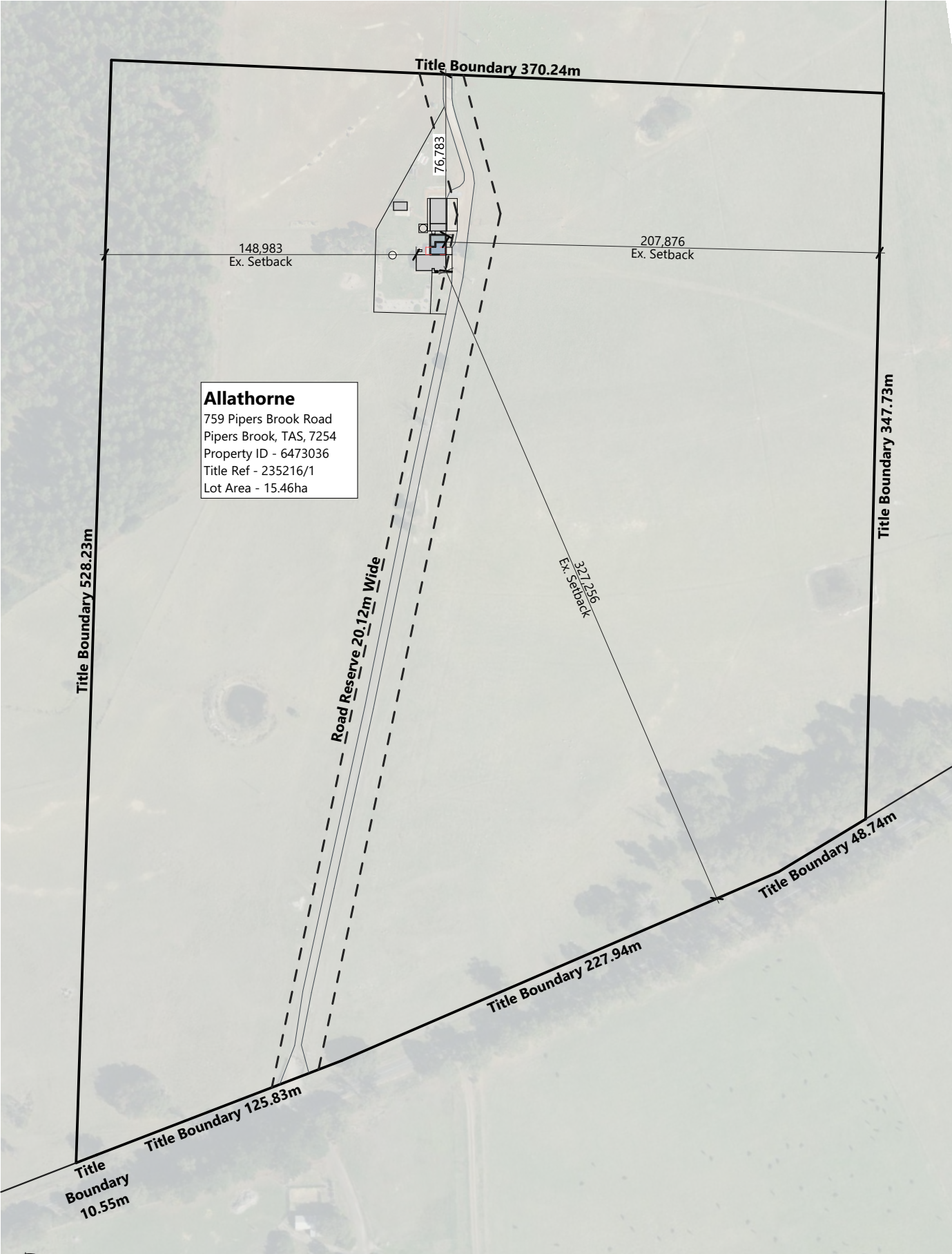
Project Name  
Alterations & Additions

Project No.	25029
Project Address	'Allathorne' 759 Pipers Brook Road, Pipers Brook
Client	J. Oldham
Drawn	P. Ludbey
Approved	

Cover Page  
Status | **APPROVAL**  
Original size | A3 (Landscape)  
Drawing No. /Revision


SK 000-DA1





Overall Site Plan  
SCALE 1:2500  
0mm 25000 50000 75000 100000 125000

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	11/07/2025	JO	PL
DA1	ISSUED FOR DEVELOPMENT APPLICATION	16/09/2025	JO	PL



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Drawn	J. Oldham
Approved	P. Ludbey
Status	APPROVAL
Original size	A3 (Landscape)
Drawing No. /Revision	SK 001-DA1




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## 'Allathorne' 759 Pipers Brook Road, Pipers Brook

Project No.  
25029



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DA1	ISSUED FOR DEVELOPMENT APPLICATION	16/09/2025	JO	PL

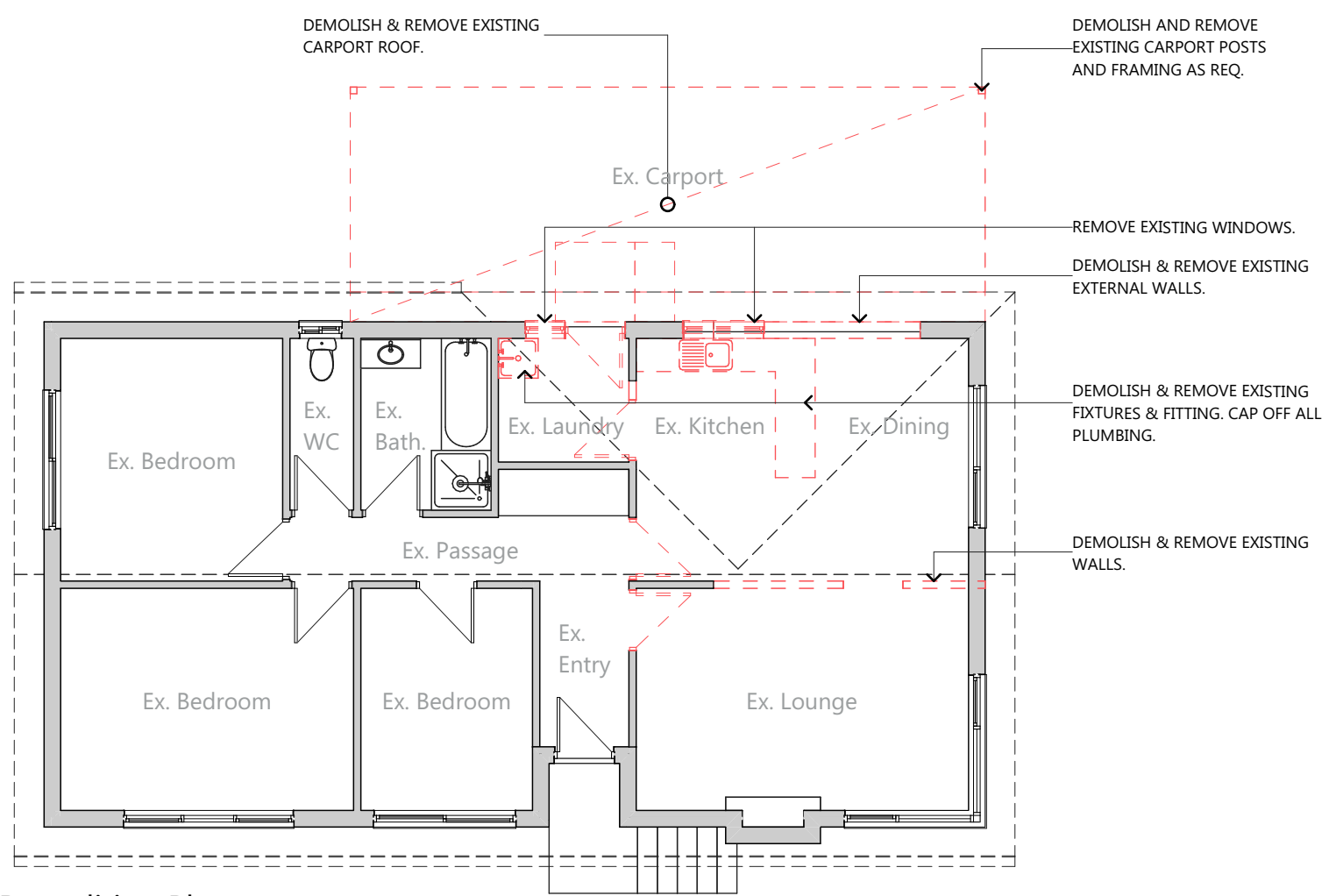
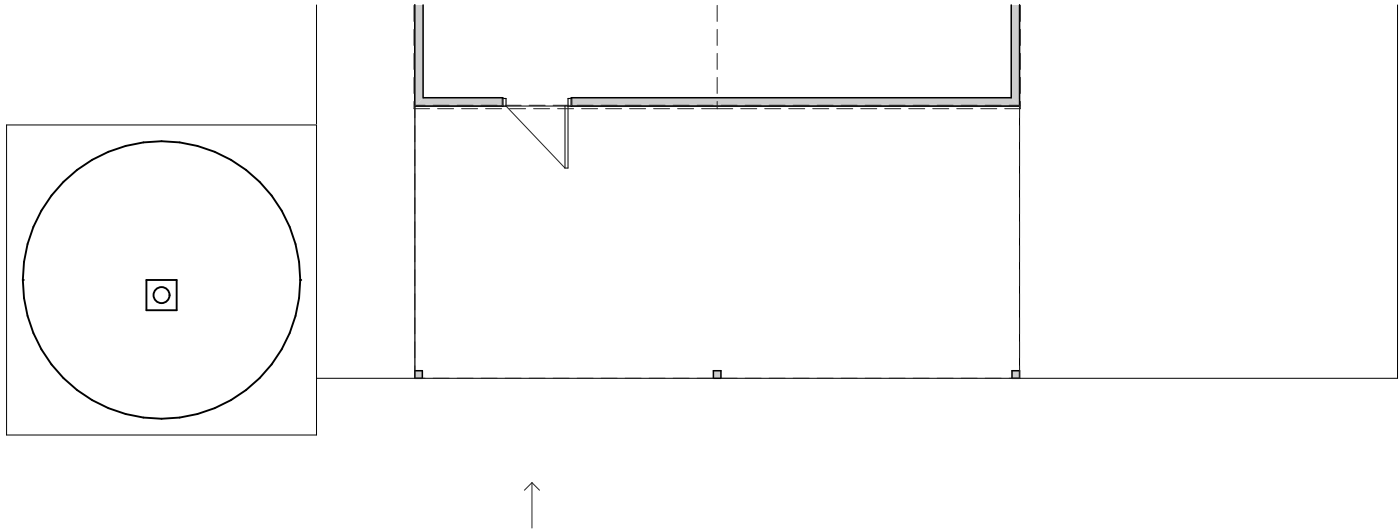


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Demolition Plan  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000  
North

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DA1	ISSUED FOR DEVELOPMENT APPLICATION	16/09/2025	JO	PL

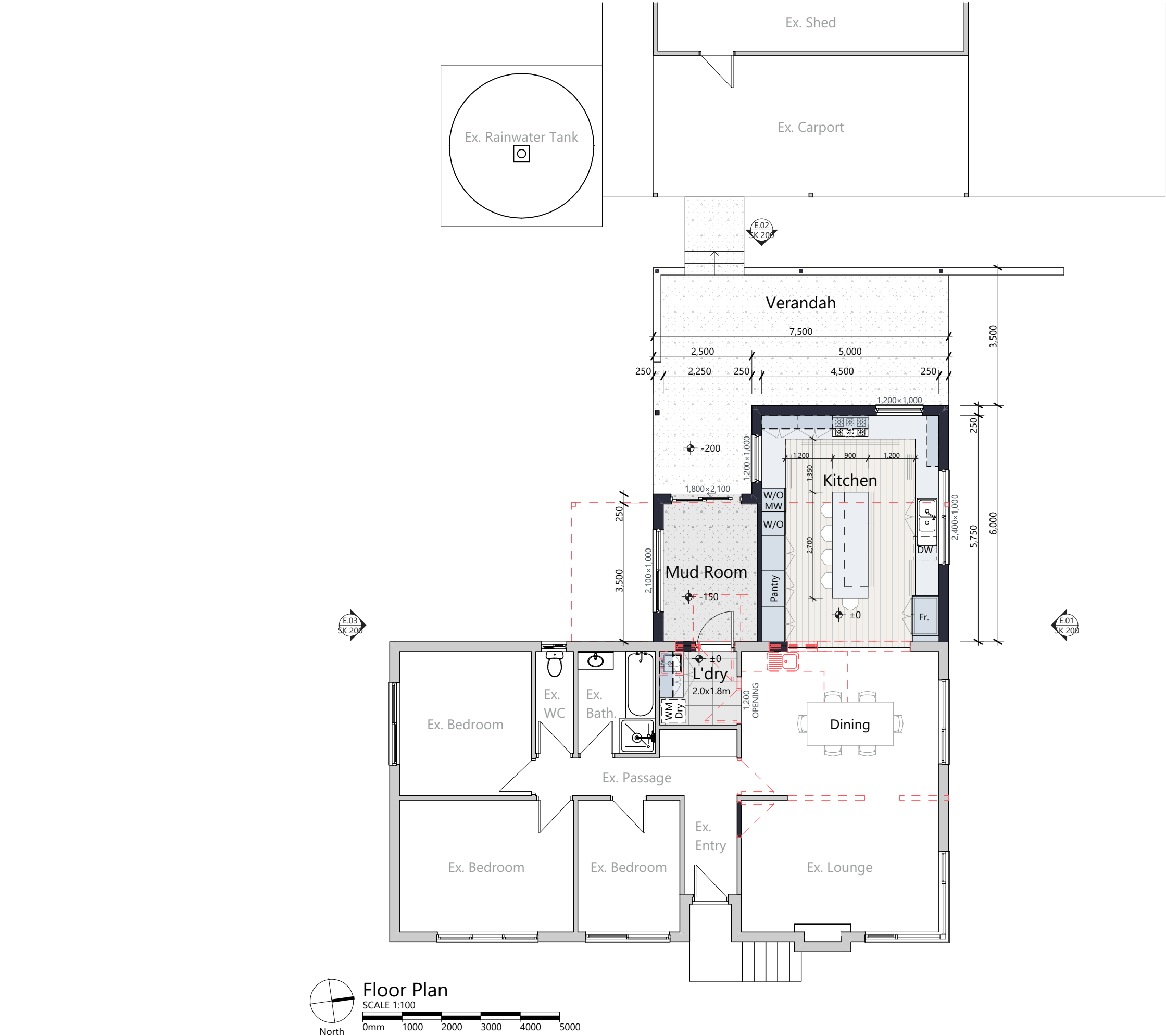


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Drawn	J. Oldham
Approved	P. Ludbey
Status	APPROVAL
Original size	A3 (Landscape)
Drawing No. /Revision	SK 100-DA1



North

Floor Plan  
SCALE 1:100

0mm 1000 2000 3000 4000 5000

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	11/07/2025	JO	PL
02	ISSUED FOR CLIENT COMMENT	21/07/2025	JO	PL
03	ISSUED FOR CLIENT COMMENT	29/07/2025	JO	PL
DA1	ISSUED FOR DEVELOPMENT APPLICATION	16/09/2025	JO	PL

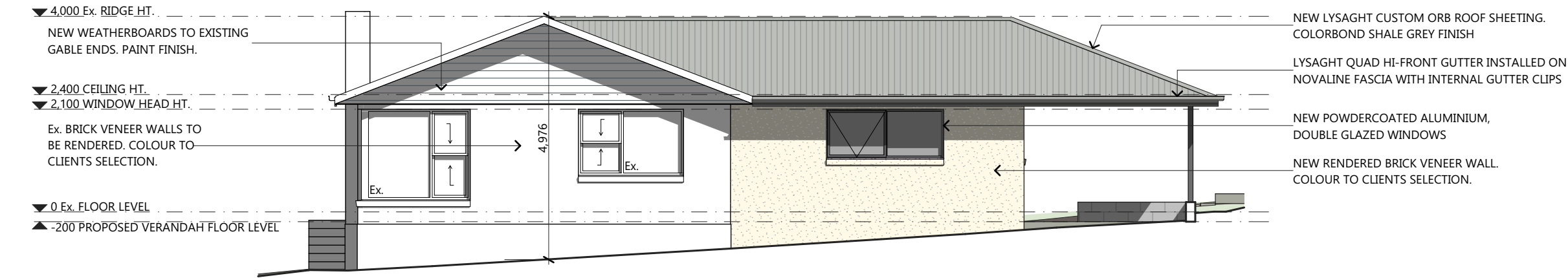
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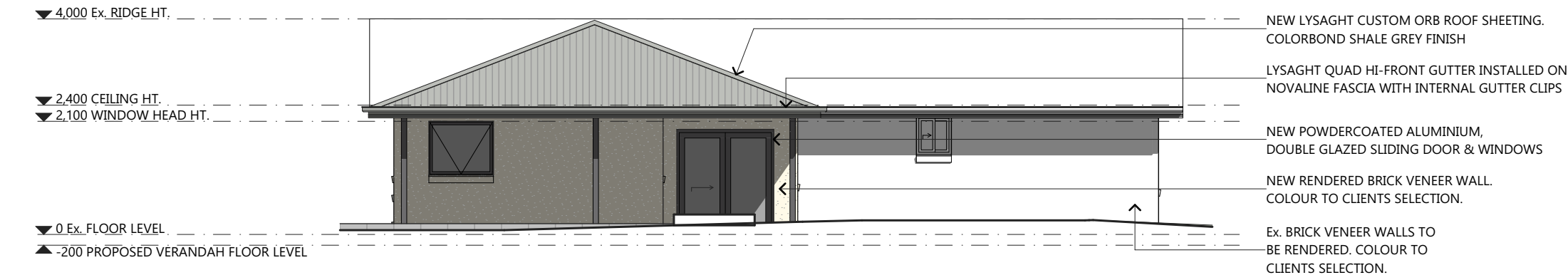
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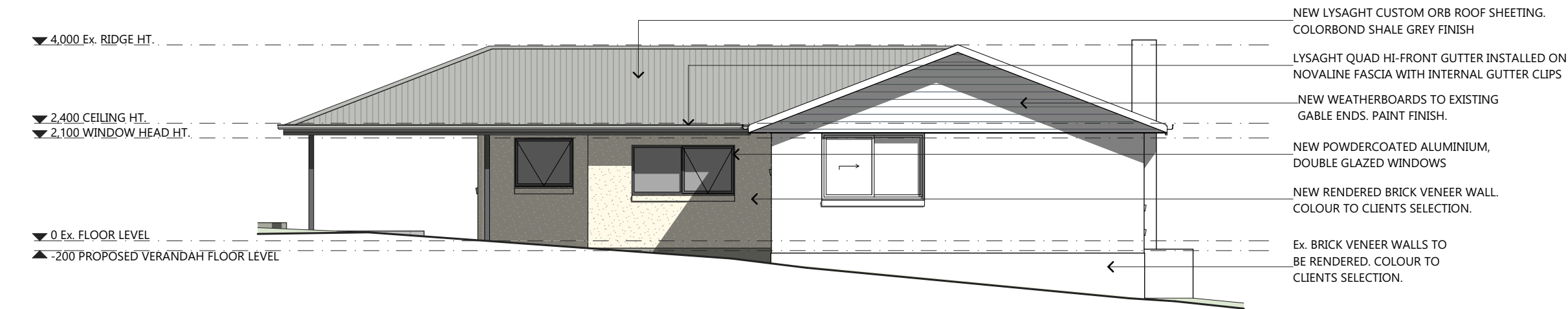




E.01 ELEVATION  
SCALE 1:100  
SK 101




E.02 ELEVATION  
SCALE 1:100  
SK 101



E.03 ELEVATION  
SCALE 1:100  
SK 101

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