



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/058999

PROPOSAL: Dwelling

LOCATION: 20 Lowlynn Court, Geilston Bay

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 11/05/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 11/05/2026. In addition to legislative requirements, plans and documents can also be viewed at 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. Representations must be received by Council on or before 11/05/2026.

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 or at the Council offices.

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: Proposed new private dwelling

Location: **20 Lowlynn Court, Geilston Bay**

Personal Information Removed



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 City of Clarence, please provide planner's name:

Current use of site: **Vacant land**

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.
- 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.

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



Development/use or subdivision checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- 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 City of Clarence.

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

Additional Documents

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 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 City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 180493	FOLIO 47
EDITION 3	DATE OF ISSUE 07-Aug-2025

SEARCH DATE : 04-Feb-2026

SEARCH TIME : 01.12 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 47 on Sealed Plan [180493](#)

Derivation : Part of 2560 Acres Gtd. to Thomas George Gregson

Prior CT [179805/200](#)

SCHEDULE 1

[N267721](#) TRANSFER to Registered
07-Aug-2025 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP180493](#) EASEMENTS in Schedule of Easements

[SP180493](#) COVENANTS in Schedule of Easements

[SP180493](#) FENCING PROVISION in Schedule of Easements

[SP146499](#), [SP172070](#), [SP177684](#), [SP177848](#), [SP179662](#) & [SP179805](#)
COVENANTS in Schedule of Easements

[SP143464](#), [SP146499](#), [SP177684](#), [SP177848](#), [SP179662](#) & [SP179805](#)
FENCING PROVISION in Schedule of Easements

[SP146499](#) WATER SUPPLY RESTRICTION

[SP146499](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

[SP143464](#) COUNCIL NOTIFICATION under Section 83(5) of the Local
Government (Building and Miscellaneous Provisions)
Act 1993.

[A18221](#) FENCING CONDITION in Transfer

[B780825](#) FENCING PROVISION in Transfer

[D59169](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
15-June-2012 at noon

[E65078](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
04-Nov-2016 at noon

[E69603](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
04-Nov-2016 at noon

[E188656](#) AGREEMENT pursuant to Section 78 of the Land Use
Planning and Approvals Act 1993 Registered

02-Sept-2019 at noon

E421802 MORTGAGE to National Australia Bank Limited
Registered 07-Aug-2025 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p style="font-size: 2em; text-align: center;">SP 180493</p>
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EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown 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 a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown 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 a prendre described hereunder.

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

EASEMENTS

Lots 51, 52, 53 and 54 on the Plan (the "Lot") are SUBJECT TO a **PIPELINE AND SERVICES EASEMENT** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assignors ("TasWater") over those parts of the strip of land marked PIPELINE & SERVICES EASEMENT 3.50 WIDE and DRAINAGE EASEMENT 3.50 WIDE shown passing through Lots 51, 52, 53 and 54 on the Plan ("the Easement Land").

Lots 51, 52, 53 and 54 on the Plan are SUBJECT TO a **RIGHT OF DRAINAGE** in gross in favour of the Clarence City Council over those parts of the strip of land marked PIPELINE & SERVICES EASEMENT 3.50 WIDE and DRAINAGE EASEMENT 3.50 WIDE shown passing through Lots 51, 52, 53 and 54 on the Plan.

Lots 42, 43, 44 and 45 on the Plan are SUBJECT TO a **RIGHT OF DRAINAGE** in gross in favour of the Clarence City Council over those parts of the strip of land marked DRAINAGE EASEMENT "B" 3.00 WIDE shown passing through Lots 42, 43, 44 and 45 on the Plan.

Lots 46, 47 and 48 on the Plan are SUBJECT TO a **RIGHT OF DRAINAGE** in gross in favour of the Clarence City Council over those parts of the strip of land marked DRAINAGE EASEMENT "A" 3.00 WIDE shown passing through Lots 46, 47 and 48 on the Plan.

Lot 45 on the Plan is SUBJECT TO a **RIGHT OF DRAINAGE** in gross in favour of the Clarence City Council over the strip of land marked DRAINAGE EASEMENT 3.00 WIDE shown passing through Lot 45 on the Plan.

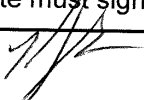
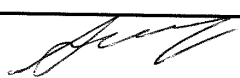
COVENANTS

The owner of each Lot on the Plan covenants with the Vendors (Redlands Trading Pty Ltd) and with the owner for the time being of each Lot on the Plan to the intent that the burden of this Covenant may run with and bind with the Covenantors Lots and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every parts of the said Lots to observe the following stipulation:

- 1 Not to construct or permit to be constructed or permit or cause to be permitted or to allow access from any Lot to the East Derwent Highway.

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: REDLANDS TRADING PTY LTD</p> <p>FOLIO REF: VOL. 179805 FOL. 200</p> <p>SOLICITOR & REFERENCE: MURDOCH CLARKE (1603435)</p>	<p>PLAN SEALED BY: CLARENCE CITY COUNCIL</p> <p>DATE: 20th January 2021</p> <p>SD-200184 REF NO.</p> <p style="text-align: right;"><i>C. Shea</i> Council Delegate <i>Clare Shea</i></p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 180493</p>
<p>SUBDIVIDER: REDLANDS TRADING PTY LTD FOLIO REFERENCE: VOLUME: 179805 FOLIO 200</p>	

FENCING PROVISION

In respect of each Lot shown on the Plan the Vendor, Redlands Trading Pty Ltd, shall not be required to fence.

DEFINITIONS

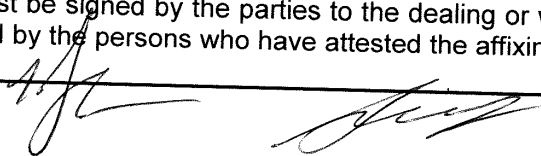
PIPELINE AND SERVICES EASEMENT is defined as follows:-

THE FULL RIGHT AND LIBERTY for the Transferee at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

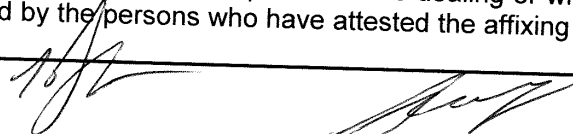
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 180493</p>
<p>SUBDIVIDER: REDLANDS TRADING PTY LTD FOLIO REFERENCE: VOLUME: 179805 FOLIO 200</p>	

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace any thing that supported, protected or covered the Infrastructure.

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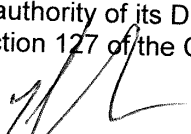
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 180493
SUBDIVIDER: REDLANDS TRADING PTY LTD FOLIO REFERENCE: VOLUME: 179805 FOLIO 200	

Interpretation:

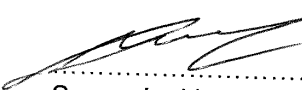
“Infrastructure” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) any thing reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

Executed by **REDLANDS TRADING PTY LTD (ACN 122 571 028)**)
 by authority of its Directors in accordance with)
 Section 127 of the Corporations Act:)





 Timothy Henry Jenkins
 Director



 Susan Jenkins
 Secretary

Executed on behalf of)
BUTLER McINTYRE INVESTMENTS LIMITED)
 as Mortgagee pursuant to)
 Mortgage registered number E76460)


CON TRAMISSAO - Director

 Simon Wilding Director.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

REV E

Proposed New Dwelling
at
20 Lowlynn Court,
Geilston Bay 7015

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13.	Waterproofing details	NTS
14.	Waterproofing details	NTS
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23.	Stormwater management plan	NTS

ARCHIBIM

ARCHITECTURAL BUILDING INVENTORY MODELLING

ABN: 47 665 227 764
MAIL: Unit 1,10 Stanton Place, Cambridge TAS 7170
Email: archibim@outlook.com.au

Accredited Building Practitioner
Licence No: CC5092U

©
All plans
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NOTES TO PLANS

To be read in conjunction with plans and specifications

- 1- Figured dimensions to be used. Do not scale drawings
- 2- It is considered mandatory that a registered surveyor be engaged to confirm all dimensions. It is incumbent upon the builder to instigate this process. Discrepancies are to be notified to this office immediately.
- 3- All materials and work, including installation methods to be in accordance with the relevant AS code, BCA and Manufacturers recommendations. (Refer (4) below)
- 4- **It is incumbent and expected that the builder and/or tradesman will be familiar with, and apply exactly, all of the relevant Manufacturers directions and instructions (including those contained within the BCA) for the various materials and systems used in this project. This office can provide this information on request.**
- 5- Although every care is taken, M. Pettit & ArchiBIM accepts no responsibility for interpretation, error or omission. It is expected that all building work will be carried out in a professional manner in accordance with the relevant AS codes however where ambiguity or doubt exists on the plans the builder MUST notify this office immediately. It is also expected that the builder will be familiar with and understand all aspects of the construction before commencement.
- 6- These drawings to be read in conjunction with engineers reports and other associated reports and details.
- 7- All plumbing and drainage to AS 3500 and Local Authority requirements
- 8- All electrical work to be in accordance with the relevant AS codes.
- 9- Aerial imagery courtesy of 'Google Maps Aust.' where supplied.
- 10- Any changes to the drawings (as constructed) after submission to the building surveyor are at the cost of the owner and/or the builder and to be paid for prior to lodgement.

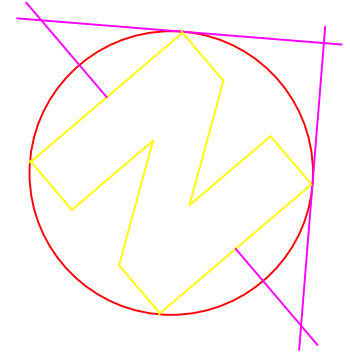
PROJECT No
130525



Contractor to verify the location of all current underground services shown on the plans including but not limited to electricity, telecom, gas, sewer, stormwater, NBN etc. prior to excavation. (DBYD www.1100.com.au)

ALL DIMENSIONS & LEVELS TO BE CONFIRMED BY BUILDER ON SITE PRIOR TO COMMENCEMENT. DISCREPANCIES TO BE REFERRED TO THIS OFFICE IMMEDIATELY

OH&S HAZARD
 Type: public safety
 Solution: provision of safety fencing around construction area



Landscaping

- A - Adonis "Burgundy" 3.0m H x 1.5m W
- B - Carpet Rose White 0.7m H x 1.0m W
- C - Leucophyta Brown Nane "Silver Nugget" 0.5m H x 0.5m W
- D - Bambusa Arnhemica 4.0 H x 0.5W

Clarence City Council
Tasmania Planning Scheme
Zone : General Residential
Overlay : Bush-fire Prone Area
PLOT RATIO: 0.16

Date	Rev.	Description	Drawn By
20/01/2026	A	Issued for Building Approval	D. Jackson
25/02/2026	B	Issued for RFI PDPLANMTD-2026-058999	D. Jackson
27/02/2026	C	Issued for UPDATED PLANS	D. Jackson
26/03/2026	D	Issued for RFI - PDPLANMTD-2026/05899	D. Jackson
15/04/2026	E	Issued for RFI - PDPLANMTD-2026/05899	D. Jackson

SITE DESCRIPTION

WIND CLASS - N2 AS4055
SOIL CLASS - M AS2870
CLIMATE ZONE - 7
ENERGY RATING - refer report
TITLE 180493 - Lot 47 588m²
Bushfire BAL - BAL19

ARCHIBIM
ARCHITECTURAL BUILDING INVENTORY MODELLING

ABN: 34 625 657 785
 Unit 1, 10 Stanton Place, Cambridge TAS 7170
 Email: archibim@outlook.com.au

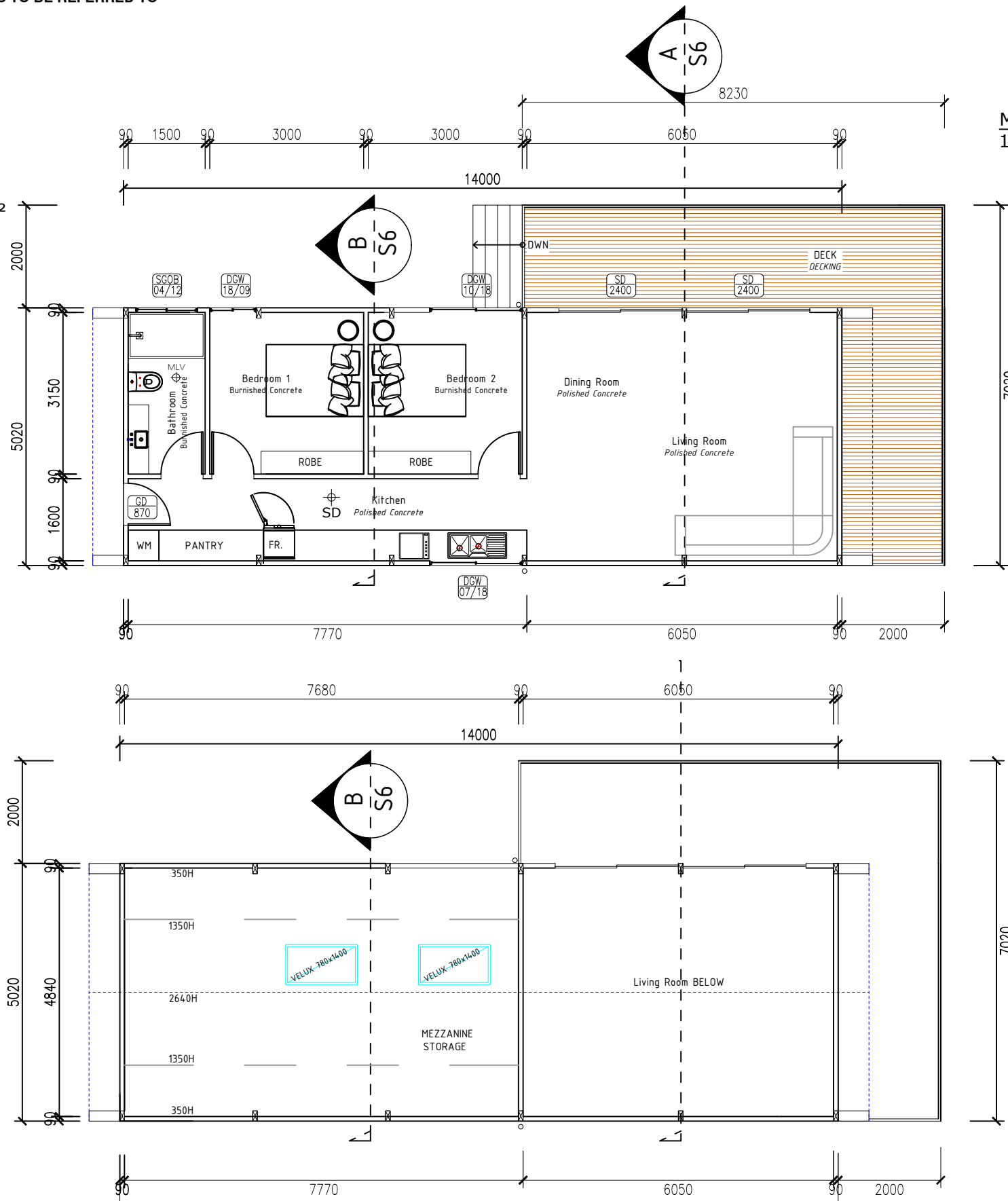
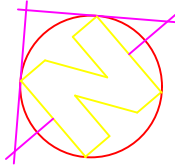


Client:	20 Lowlynn Court, Geilston Bay	
Project:	Proposed Site Plan	
Title:	1:200	
Scale:		
Drawn :	D. Jackson	Date : 13/05/2025
Designed :	D. Jackson	Date : 01/05/2025
JOB NUMBER:	130525	Checked by: M. PETTIT CC5092U
Drawing :	SH2	REVISION: E

ALL DIMENSIONS & LEVELS TO BE CONFIRMED BY BUILDER ON SITE PRIOR TO COMMENCEMENT. DISCREPANCIES TO BE REFERRED TO THIS OFFICE IMMEDIATELY

Floor Areas:

- Main Dwelling - 70.00m²
- Mezzanine - 39.00m²
- Deck - 26.50m²
- Total - 135.50m²



Mezzanine Storage Level
1:100

Contractor to verify the location of all current underground services shown on the plans including but not limited to electricity, telecom, gas, sewer, stormwater, NBN etc. prior to excavation. (DBYD www.1100.com.au)

Door & window Tag interpretation
(examples only - refer to floor plan for actual)

- SC 10/09 - Denotes Safety Glass Window (1000h x 900w)
 - SGW 10/18 - Denotes Single Glazed Window (1000h x 1800w)
 - DGW 10/18 - Denotes Double Glazed Window (1000h x 1800w)
 - SGSD 21/18 - Denotes Single Glazed Sliding Doors (2100h x 1800w)
 - DGSD 2100 - Denotes Double Glazed Sliding Doors (2100h x 1800w)
 - FG 10/09 - Denotes Fixed Glass Window (1000h x 900w)
 - SGOB 10/09 - Denotes Safety Glass Obscure Window (1000h x 900w)
 - MLV - Denotes mech. light & ventilation to AS1668.2
 - SD - Denotes wired-in smoke detector to AS 3786
- NOTE: All to be interconnected to operate simultaneously

WINDOW/DOOR FRAMING TO BE **ALUMINIUM**
WINDOW TYPE TO BE **AWNING DOUBLE GLAZED - U=3.90, SHGC=0.58**
WINDOW TYPE TO BE **AWNING SINGLE GLAZED - U=6.40, SHGC=0.59**
DOOR TYPE TO BE **SLIDING DOUBLE GLAZED - U=4.20, SHGC=0.59**

Window manufacturer to ensure that all bedroom windows where there is a >2m fall externally and the sill of the opening part is less than 1700mm from the floor - with no climbable elements (eg sill) within 150-760mm from floor - be restricted to max. opening width of 125mm. Permanent / removable screens etc permissible subject to compliance with conditions specified in the BCA. This note is for information only. Manufacturer to liaise with builder / owner accordingly.

All doors unless noted otherwise to be 2040x820
WC door alternatives - inward swing with removable hinges, outward swing, slide, inward swing with 1200 min. between doorway and pan

WINDOW SPECIFICATIONS TO NCC :-
BEDROOMS where external fall height >2m
* where opening is more than 1700mm (sill) above floor NO opening restrictions.
* where opening is within 1700mm above floor and has climbable element between 150mm and 750mm, opening to be restricted to 125mm or fitted with a non-removable robust screen.
* where opening is between 865mm and 1700mm above floor and has no climbable element between 150mm and 760mm above floor, opening to be restricted to 125mm or fitted with a removable robust screen.
* where opening is within 865mm above floor and has climbable element between 150mm and 760mm above the floor, opening to be restricted to 125mm or fitted with non-removable robust screen.
ALL OTHERS where external fall height >4m
* where window transom is above 865mm above floor and a sill height less than 150mm and no opening within 865mm above floor, NO opening restriction required.
* as above - where sill is greater than 150mm, opening to be restricted.
* where window transom is below 865mm above the floor and sill is less than 150mm, opening is to be restricted.
This note is for information only - manufacturer to confirm and liaise with builder and owner.

- NOTES:-**
- Kitchen to be provided with rangehood vented externally.
 - All MLV's to be vented externally (can interconnect in roof space) and to be provided with time delay switches.
 - All cupboards adjacent to external walls to be provided with air vents
 - ARTIFICIAL LIGHTING** - max. 5 watts/m² for living areas max. 4 watts/m² for balconies, verandahs max. 3 watts/m² for Class 10a buildings (assoc. with Class 1a)
 - All windows are to be positioned centrally within walls UNO
 - Provide 12mm ply blocking between studs at positions of handrails etc in WC's and bathrooms etc.
 - All doors UNO to be 2040x820
 - WC door to either inward swing with removable hinges, outward swing, slide, or inward swing with 1200mm min. between doorway and pan

Date	Rev.	Description	Drawn By
20/01/2026	A	Issued for Building Approval	D. Jackson
25/02/2026	B	Issued for RFI PDPLANMTD-2026-058999	D. Jackson
27/02/2026	C	Issued for UPDATED PLANS	D. Jackson
26/03/2026	D	Issued for RFI - PDPLANMTD-2026/05899	D. Jackson
15/04/2026	E	Issued for RFI - PDPLANMTD-2026/05899	D. Jackson

SITE DESCRIPTION	
WIND CLASS	- N2 AS4055
SOIL CLASS	- M AS2870
CLIMATE ZONE	- 7
ENERGY RATING	- refer report
TITLE 180493	- Lot 47 588m ²
Bushfire BAL	- BAL19

ARCHIBIM
ARCHITECTURAL BUILDING INVENTORY MODELLING

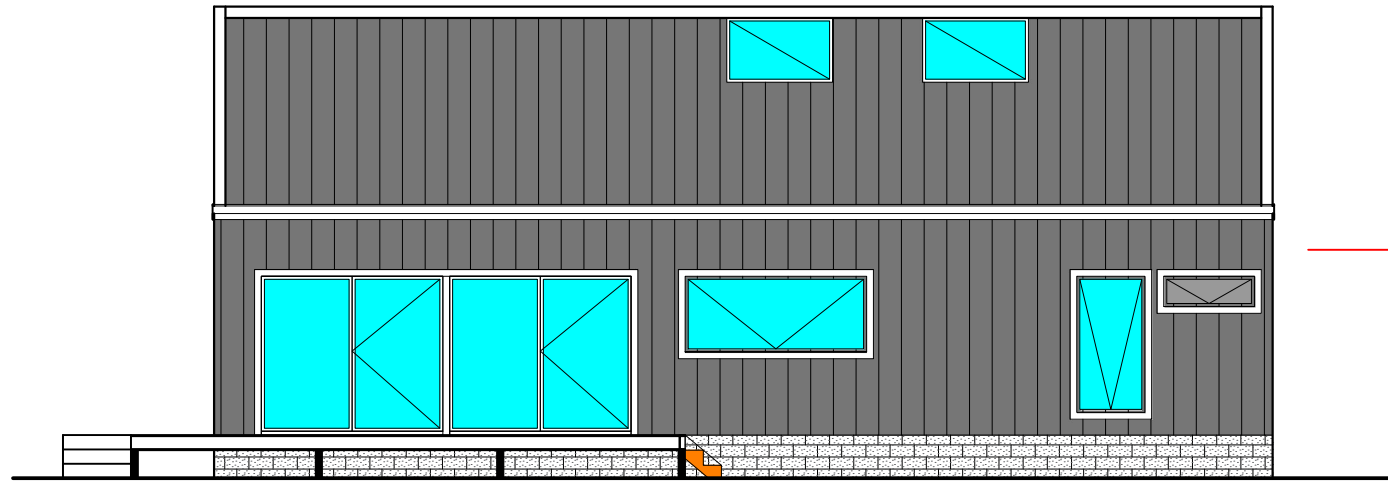
ABN: 34 625 657 785
Unit 1, 10 Stanton Place, Cambridge TAS 7170
Email: archibim@outlook.com.au



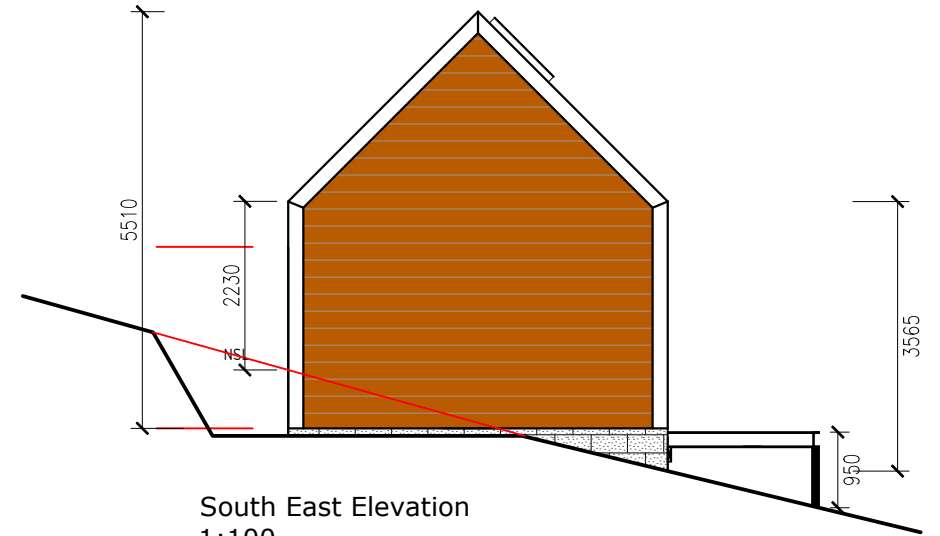
Client:	20 Lowlynn Court, Geilston Bay	
Project:	Proposed Floor Plans	
Title:	1:100	
Scale:		
Drawn :	D. Jackson	Date : 13/05/2025
Designed :	D. Jackson	Date : 01/05/2025
Checked by:	M. PETTIT CC5092U	
JOB NUMBER:	130525	REVISION: E
Drawing :	SH3	

NOTES :

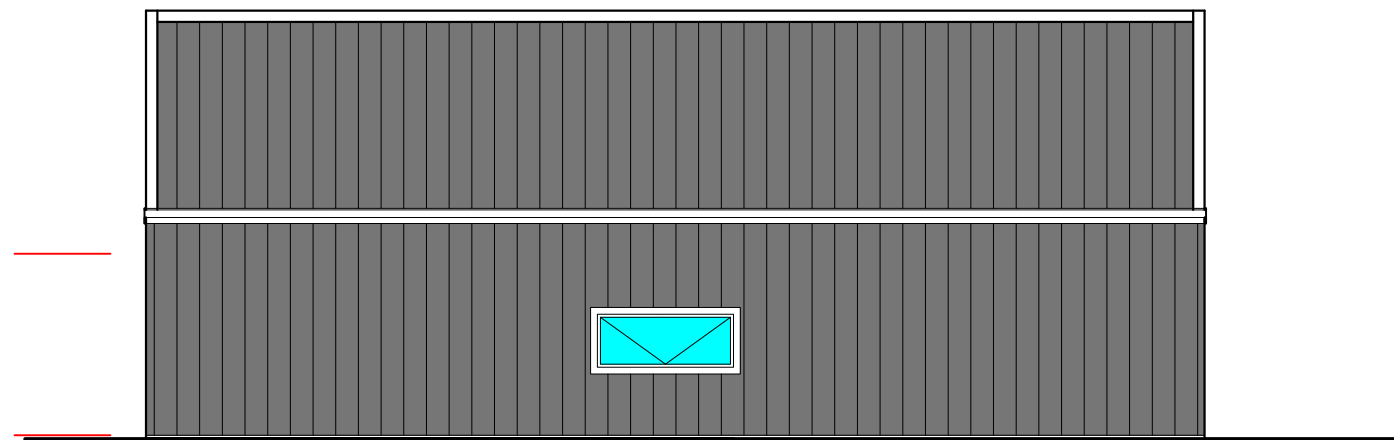
- * Subfloor vents in accordance with Tas. attachment
- * Articulation joints (AJ) indicative only and to be in accordance with details as per Sh BC1
- * All external cladding to be provided with timber battening (eg- 42x19 treated pine) fixed to studs over wall sarking.



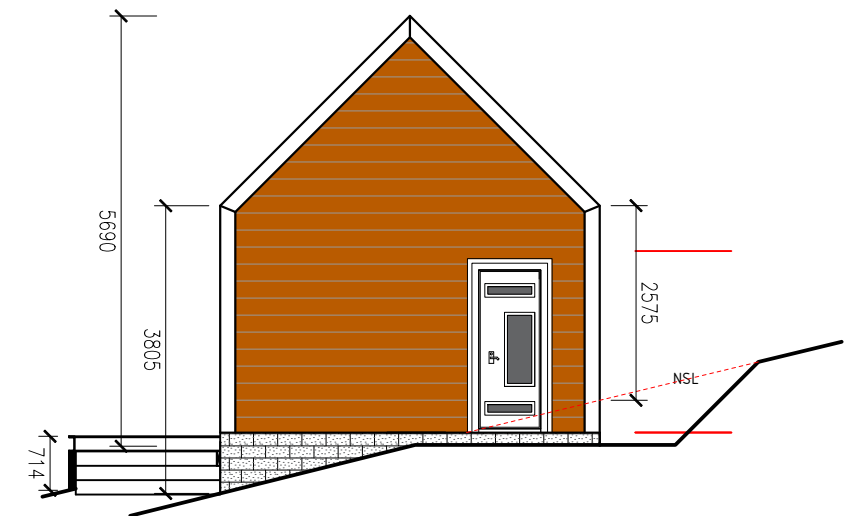
North East Elevation
1:100



South East Elevation
1:100



South West Elevation
1:100



North West Elevation
1:100

Schedule

- Windows / doors Surfmist
- Windows / doors Opaque Privacy Glass
- Faced 200 Blockwork Wire brushed joints
- Tas Oak shiplap cladding, natural stain
- MCS Colorbond Nailstrip Roofing/Cladding 292mm wide, 25mm rib height
- Colorbond Basalt Solar absorption
- BCA classification

- ABBREVIATIONS**
- NSL - natural surface level
 - ESL - existing surface level
 - FSL - final surface level
 - EFL - existing floor level
 - FFL - finished floor level
 - FCL - finished ceiling level
 - U/S - underside
 - JH - joinery height

Date	Rev.	Description	Drawn By
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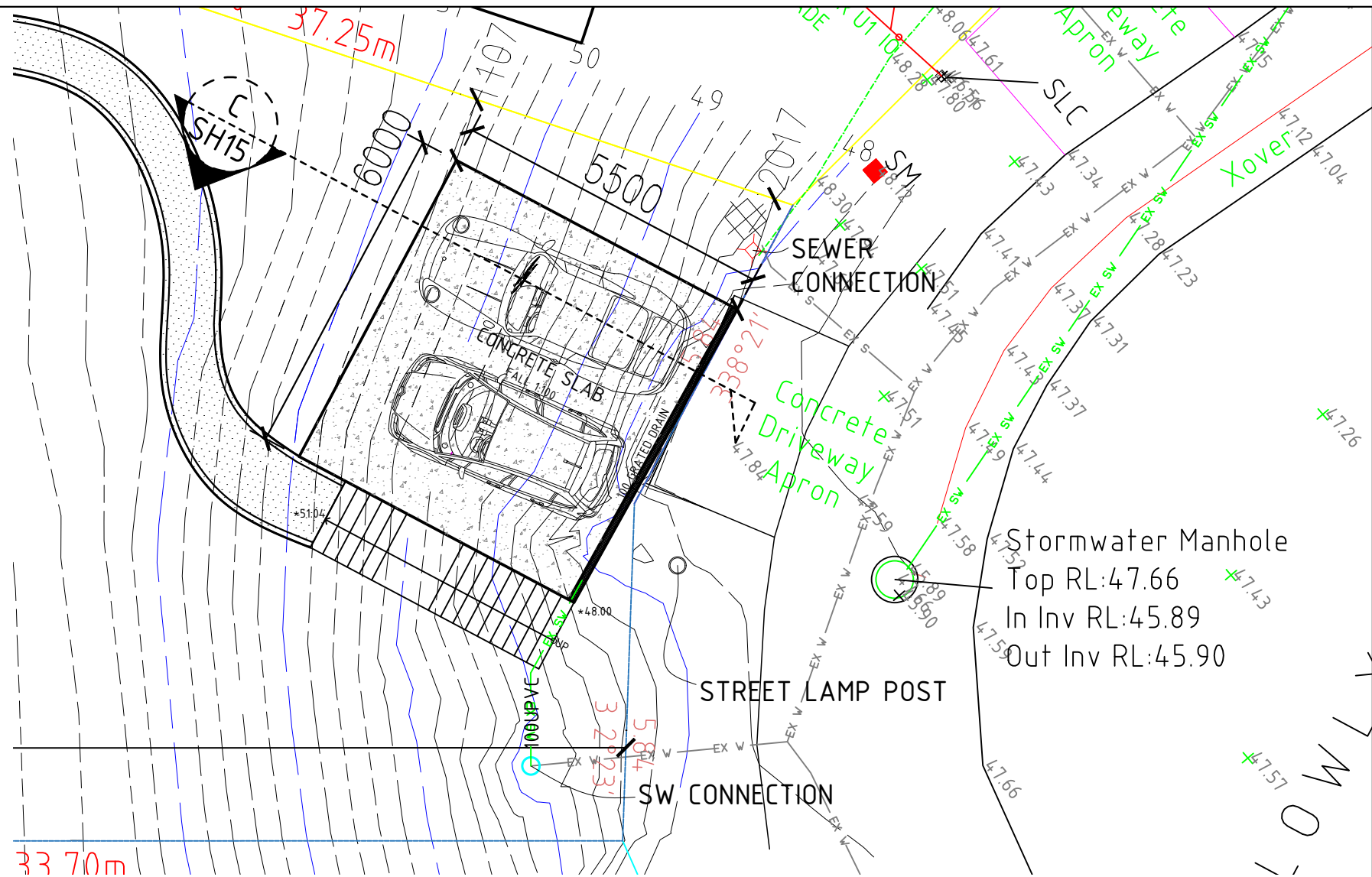
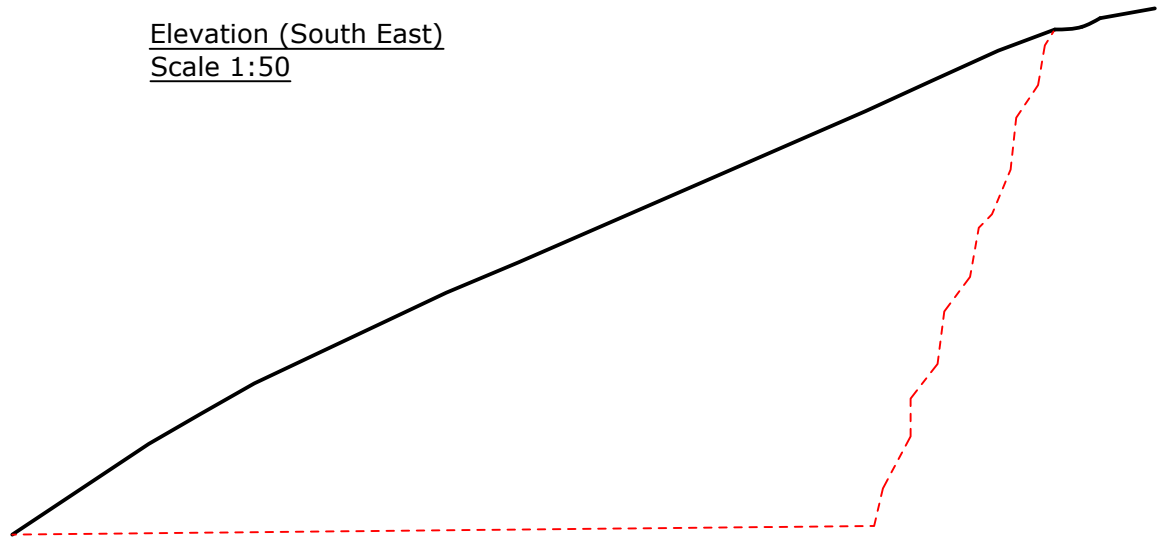
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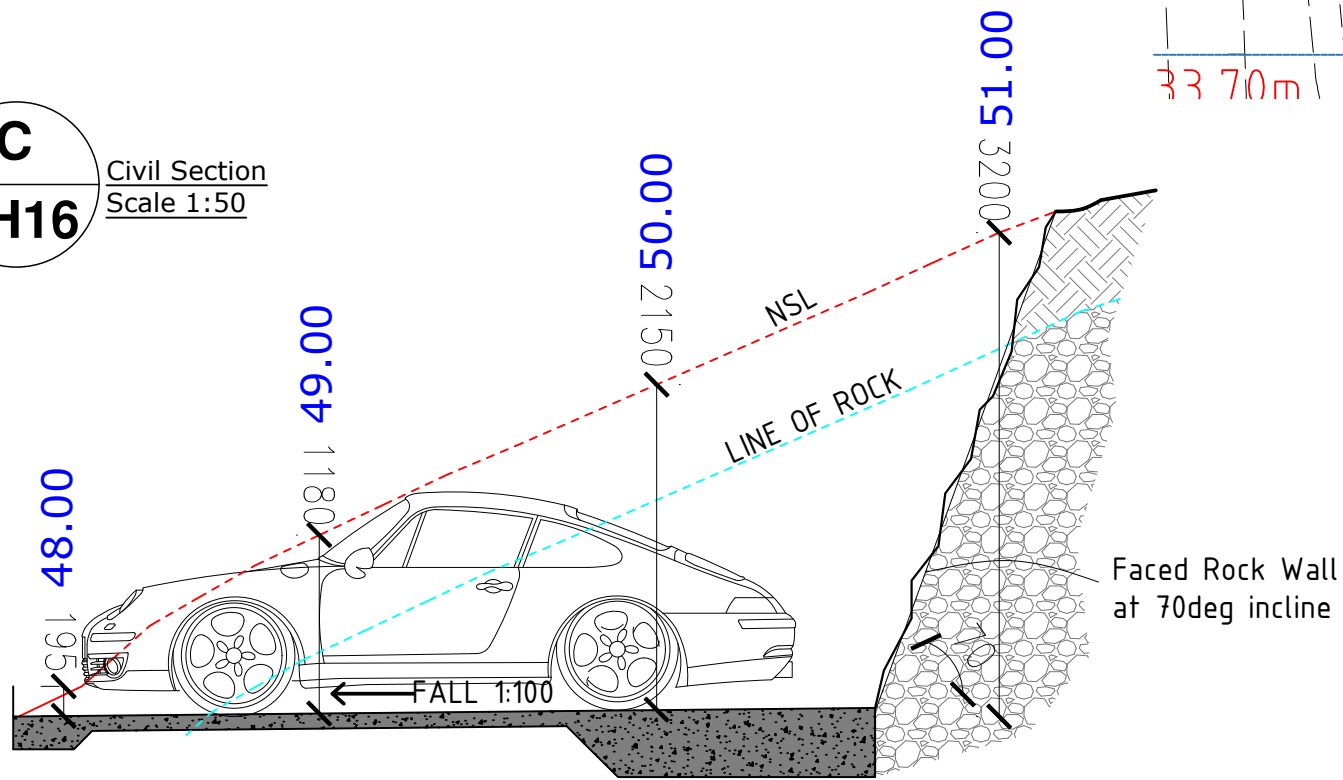


Client: 20 Lowlynn Court, Geilston Bay		
Project: Elevations - Main Dwelling		
Title: Scale: 1:100		
Drawn : D. Jackson	Date : 13/05/2025	Checked by: M. PETTIT CC5092U
Designed : D. Jackson	Date: 01/05/2025	
JOB NUMBER: 130525	Drawing : SH4	REVISION: E

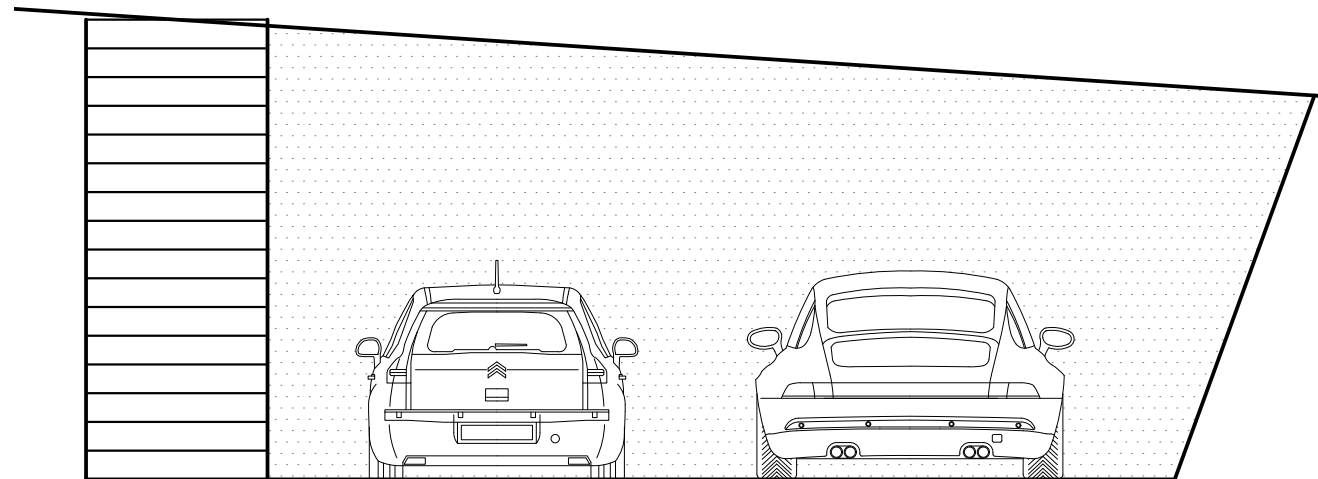
Elevation (South East)
Scale 1:50



C
SH16
Civil Section
Scale 1:50



Elevation (North West)
Scale 1:50



PROPERTY
BOUNDARY

Date	Rev.	Description	Drawn By
20/01/2026	A	Issued for Building Approval	D. Jackson
25/02/2026	B	Issued for RFI PDPLANPMTD-2026-058999	D. Jackson
27/02/2026	C	Issued for UPDATED PLANS	D. Jackson
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SITE DESCRIPTION	
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Email: archibim@outlook.com.au



Client:	20 Lowlynn Court, Geilston Bay		
Project:	Civil Works		
Title:	Scale: 1:100		
Scale:	Drawn : D. Jackson	Date : 13/05/2025	Checked by: M. PETTIT CC5092U
	Designed : D. Jackson	Date : 01/05/2025	
JOB NUMBER: 130525	Drawing : SH16	REVISION: E	