



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063322

PROPOSAL: Dwelling

LOCATION: 13 Windsmith Road, Oakdowns

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 12/10/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 12/10/2026. 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 12/10/2026.

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.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: new dwelling

Location: 13 Windsmith Road, Oakdowns (Lot 10)

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:

n/a

Current use of site:

Vacant

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.

Personal Information Removed



Planning Application 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 183480	FOLIO 10
EDITION 3	DATE OF ISSUE 05-Sept-2024

SEARCH DATE : 05-Aug-2026

SEARCH TIME : 01.31 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 10 on Sealed Plan [183480](#)

Derivation : Part of 140 Acres Located to Edward Kimberley

Prior CT [180502/507](#)SCHEDULE 1

[C249067](#), D79763, [M728617](#) HARALAMPOS LAMPRAKIS, ZACHARIAS
LAMBRAKIS and NICKOLAS LAMBRAKIS Registered
09-Jan-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP[183480](#) EASEMENTS in Schedule of Easements
SP[183480](#) COVENANTS in Schedule of Easements
SP[183480](#) FENCING COVENANT in Schedule of Easements
SP[133940](#), SP[141137](#), SP[157607](#), SP[160875](#), SP[163408](#), SP[171639](#),
SP[177626](#) & SP[180502](#) COVENANTS in Schedule of Easements
SP[133940](#), SP[141137](#), SP[157607](#), SP[160875](#), SP[163408](#), SP[171639](#),
SP[177626](#) & SP[180502](#) FENCING COVENANT in Schedule of
Easements
[E390534](#) MORTGAGE to Commonwealth Bank of Australia
Registered 05-Sept-2024 at noon

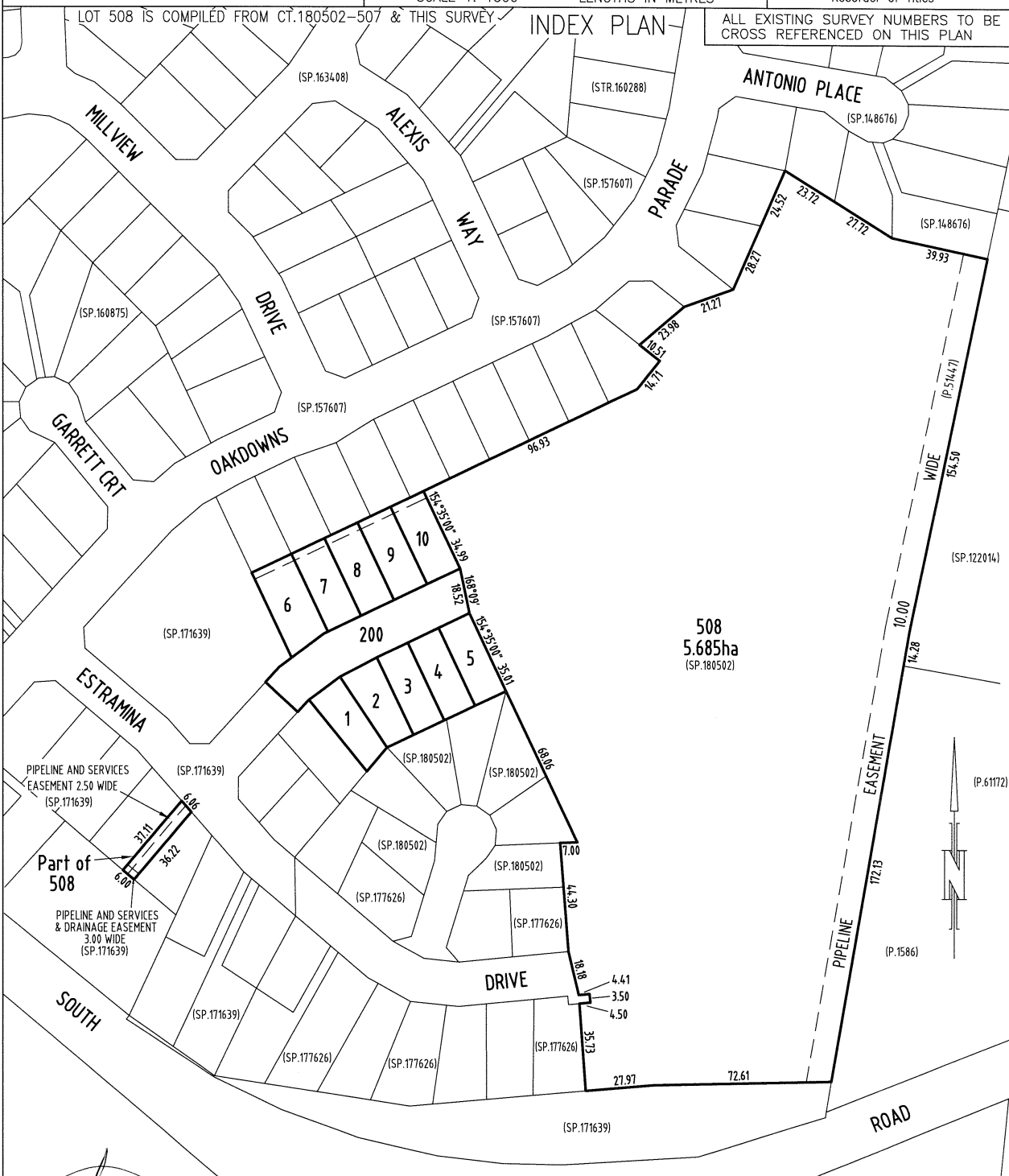
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: HARALAMPOS LAMPRAKIS, ZACHARIAS LAMBRAKIS & NICKOLAS LAMBRAKIS FOLIO REFERENCE: CT.180502-507 GRANTEE: PART OF 140 ACRES LOCATED TO EDWARD KIMBERLEY	PLAN OF SURVEY BY SURVEYOR TIMOTHY LEIGH GOWLLAND ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0419-594-966 CITY OF CLARENCE PRIORITY FINAL PLAN SCALE 1: 1500 LENGTHS IN METRES	Registered Number SP 183480 APPROVED EFFECTIVE FROM 6 SEP 2022 <i>[Signature]</i> Recorder of Titles
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LOT 508 IS COMPILED FROM CT.180502-507 & THIS SURVEY

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

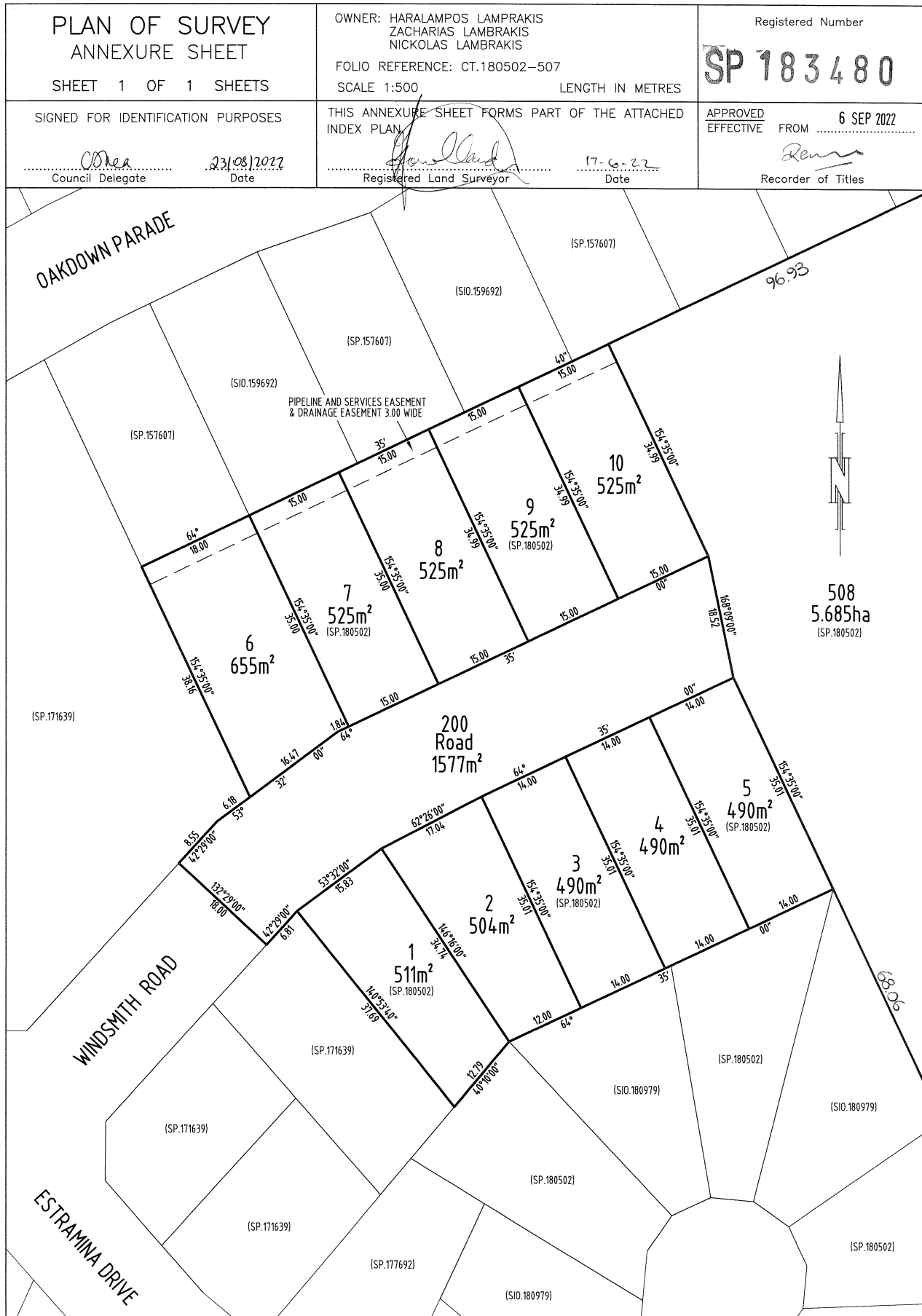


508

5.685ha

(SP.180502)

<i>[Signature]</i> Registered Land Surveyor 17-8-22 Date	<i>[Signature]</i> Council Delegate 23/08/2022 Date
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SCHEDULE OF EASEMENTS	Registered Number SP 183480
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 7 PAGE/S

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.

Lots 6 to 10 inclusive are each subject to a Right of Drainage in favour of the Clarence City Council over that land marked "Pipeline and Services Easement and Drainage Easement 3.00 Wide" shown on the Plan.

Lots 6 to 10 inclusive ("the Lots") are each subject to a Pipeline and Services Easement in gross in favour of TasWater over the land marked "Pipeline and Services Easement and Drainage Easement 3.00 Wide" shown on the Plan ("the Easement Land").

Lot 508 is subject to a Pipeline Right in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd (a successor to the Hobart Regional Water Board) its successors and assigns (hereinafter called "TasWater") in the terms created by and more fully set forth in Transfer B500140 and subject to the provisions contained herein over the land marked "Pipeline Easement 10.00 Wide (P51447)" on the Plan.

Lot 508 is subject to a ^{Easement} Right of Drainage in favour of the Clarence City Council over that land marked "Pipeline and Services and Drainage Easement 3.00 Wide (SP171639)" on the Plan and more fully set forth in SP180502.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Haralampos Lamprakis, Zacharias Lamprakis and Nickolas Lamprakis FOLIO REF: 180502/507 SOLICITOR & REFERENCE: WCJ:LAM:067696	PLAN SEALED BY: Clarence City Council DATE: 23 rd August 2022 PD PLAN PNTD-2020/ REF NO. 010113 Stage 1. Council Delegate Clare Shea.
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

NL NL

ANNEXURE TO
SCHEDULE OF EASEMENTS

PAGE 2 OF 7 PAGES

Registered Number

SP 183480

SUBDIVIDER: Haralampos Lamprakis, Zacharias Lambrakis and Nickolas Lambrakis
FOLIO REFERENCE: 180502/507

Lot 508 is subject to a Pipeline and Services Easement in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "Pipeline and Services and Drainage Easement 3.00 Wide (SP171639)" shown on the Plan and more fully set forth in SP180502.

Lot 508 is subject to a Pipeline and Services Easement over the land marked "Pipeline and Services Easement 2.50 Wide (SP171639)" in favour of Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") and more fully set forth in SP180502.

Covenants

The owner of each lot on the plan covenants with the Vendors and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the Covenantor's lot and every part thereof and that the benefit shall 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 remove any trees from the lot without the prior written consent of the Clarence City Council.
2. Not without the prior written consent of the Vendor to construct or allow to be constructed, any kit home or relocatable dwelling on such lot.
3. Not without the prior written consent of the Vendor to construct any walls of any residential building on such lot from any material except weatherboard, brick, finished rendered surface or masonry without the prior written consent of the Vendor, PROVIDED THAT the use of timber, non-brick or non-masonry materials not exceeding thirty percent (30%) of the total external wall area is permitted.

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.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 7 PAGES	Registered Number SP 183480
SUBDIVIDER: Haralampos Lamprakis, Zacharias Lambrakis and Nickolas Lambrakis FOLIO REFERENCE: 180502/507	

4. Not without the prior written consent of the Vendor to construct on any such lot, a dwelling with a liveable floor area of less than 150 square metres, (which area shall not include patios, verandas and carports) except if the dwelling is one of a greater number of multiple dwellings on that lot.
5. Not to use galvanised iron or other reflective materials in the construction of any dwelling nor any shed or outbuilding on a lot.
6. Not to erect or permit to be erected or remain on a lot any hoarding or advertising sign whatsoever except for a "for sale" sign during the period the lot is for sale.

Fencing Covenant

The owners of each Lot on the Plan covenants with the Vendors, Haralampos Lamprakis, Zacharias Lambrakis and Nickolas Lambrakis, that the Vendors shall not be required to fence.

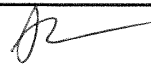
Definitions:

Pipeline and Services Easement is defined as follows:-

FIRSTLY, THE FULL RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land 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, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) 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;

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.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 7 PAGES	Registered Number SP183480
SUBDIVIDER: Haralampos Lamprakis, Zacharias Lambrakis and Nickolas Lambrakis FOLIO REFERENCE: 180502/507	

- (6) 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 any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) 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.

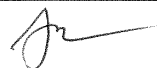
SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

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) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;

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.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 7 PAGES	Registered Number SP 183480
SUBDIVIDER: Haralampos Lamprakis, Zacharias Lambrakis and Nickolas Lambrakis FOLIO REFERENCE: 180502/507	

(f) anything reasonably required to support, protect or cover any other 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.

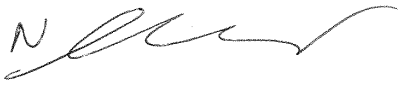
“TasWater” means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns

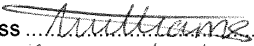
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

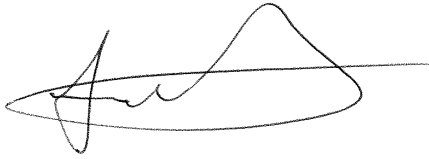
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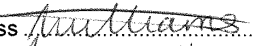
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 7 PAGES	Registered Number SP 183480
SUBDIVIDER: Haralampos Lamprakis, Zacharias Lambrakis and Nickolas Lambrakis FOLIO REFERENCE: 180502/507	

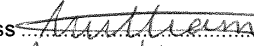
Signed by **Haralampos Lamprakis**)
 by their attorney **Nickolas Lambrakis**) 
 Under Power of Attorney dated /No PA114708)
 who hereby declare that no notice of alteration or)
 revocation of the said Power of Attorney has been)
 received in the presence of:)

Witness 
 Name: Agnee Williams
 Address: 169 Liverpool Street, Hobart TAS 7000
 Occupation: Law Clerk

Signed by the said **Zacharias Lambrakis**)
 in the presence of:) 

Witness 
 Name: Agnee Williams
 Address: 169 Liverpool Street, Hobart TAS 7000
 Occupation: Law Clerk

Signed by the said **Nickolas Lambrakis**)
 in the presence of:) 

Witness 
 Name: Agnee Williams
 Address: 169 Liverpool Street, Hobart TAS 7000
 Occupation: Law Clerk

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 7 PAGES	Registered Number SP183480
SUBDIVIDER: Haralampos Lamprakis, Zacharias Lambrakis and Nickolas Lambrakis FOLIO REFERENCE: 180502/507	

MyState Bank Limited as Mortgagee under Mortgage M729764 hereby consents to the registration of this Schedule of Easements.



Signed by MYSTATE BANK
LIMITED by its attorney,
Rodney James Willie
under power No. PA107277
(who declares that he/she has received no notice of
revocation of the power) in the presence of:



Brittany Grace Pope
Operations consultant
137 Harrington St
Hobart TAS 7000

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.



Q

Site Information

Land Title Reference:

CT 183480/10

Wind Classification:

TBC

Soil Classification:

TBC

Climate Zone:

7

Bushfire Attack Level:

Not Bushfire Prone

Alpine Area:

N/A Less than 900m AHD

Corrosion Environment:

Medium

Other Hazards:

CLA-C16.0

Zoning:

GENERAL RESIDENTIAL

AREA SCHEDULE

Dwelling Area

:

142.1 m²

Garage Area

:

41.6 m²

Total Floor Area

:

183.7 m²

Porch/

:

1.9 m²

Alfresco/Landing

:

19.4 m²

Total Area

:

205.0 m²

The owner(s) acknowledge that this set of plans represents the design intent, NCC 2022 compliance requirements, and minimum material specifications. Where specific aesthetic selections (e.g., paint colors, specific tile finishes, or non-specified fixtures/fittings) have not yet been documented, these will be finalized between the Owner and the Builder prior to construction. The Building Designer accepts no responsibility for selections made after the BA approval. All finalized selections by the Owner and Builder must still comply with the minimum performance requirements and specifications outlined in these approved plans and the NCC 2022. Any changes to the scope of work or material specifications presented in these signed plans require a formal, signed Variation Order.

SIGNATURE:

DATE:

CONSULTANT COORDINATION & CERTIFICATION :

This architectural documentation is part of a complete set of drawings. All trades must refer to and coordinate works with all consultant documentation (Structural Engineer, Hydraulic Consultant, Energy Assessor, etc.). The respective consultants are responsible for certifying their specific scope of work. In the event of discrepancy, the most stringent requirement or the certified engineer's documentation shall take precedence



NOTE:
3D View colours/materials is indicative only and is subject to final selection.

SHEET	SHEET NAME	SHEET	SHEET NAME
00	COVER VIEW	05	3D VIEWS
01	SITE PLAN	06	SECTION
01A	SHADOW ANALYSIS	06A	SECTION-DETAIL
02	FLOOR PLAN	07	ELECTRICAL PLAN
03	ROOF PLAN	08	DRAINAGE PLAN
04	ELEVATIONS	09	DRIVEWAY CHAINAGE

GLAZING NOTE:
All windows are Double glazed

Not Bushfire Prone

C	Modified as RFI 2026/063322 Dated 11.09.2026	15.09.2026	RK
B	Modified as RFI 2026/063322	04.09.2026	RK
A	DA PLANS	04.08.2026	RK
Document Set ID: 6048680		Amendment	Date
Version: 2, Version Date: 22/09/2026		Drawn	

PERYTON
DESIGN

PERYTON DESIGN Pty Ltd

177 Pulpit Rock Road, New Norfolk

Hobart TAS 7140

Mob. 0450 656 007

Email: ranjot@perytondesign.com.au

*GENERAL NOTES:
All works must be completed as per the current National Construction Code (NCC) 2022 and all referenced relevant Australian Standards. [1]
All products and materials must be installed strictly as per the relevant manufacturer's specifications.
This document is uncontrolled in hard copy format; do not scale from drawings.
The Builder must confirm all dimensions and existing site conditions are correct prior to the start of works. Any discrepancies must be reported immediately.
All trades must coordinate works with all consultant documentation (Structural, Energy, Hydraulic, etc.). In case of conflict, certified engineer's documentation takes precedence.
All persons entering the site must be aware of potential hazards and ensure their work area is safe. Unsafe work areas must be reported to the site supervisor immediately.
WHS Design for Safety: The design complies with the 'Work Health and Safety Act 2012' (TAS) principles of 'Design for Safety'. The builder must ensure all construction methodologies meet WHS requirements and manage identified risks on-site. Refer to the Structural Engineering Drawings for site-specific wind classification and soil class.

TITLE

COVER VIEW

Scale:

1 : 200

Date:

15.09.2026

Drawn by:

RK

Checked by:

.

Client / Project Name

TAYLOR AND BEESON PTY.LTD.

Project Address

13 WINDSMITH ROAD, OAKDOWNS

Job No:

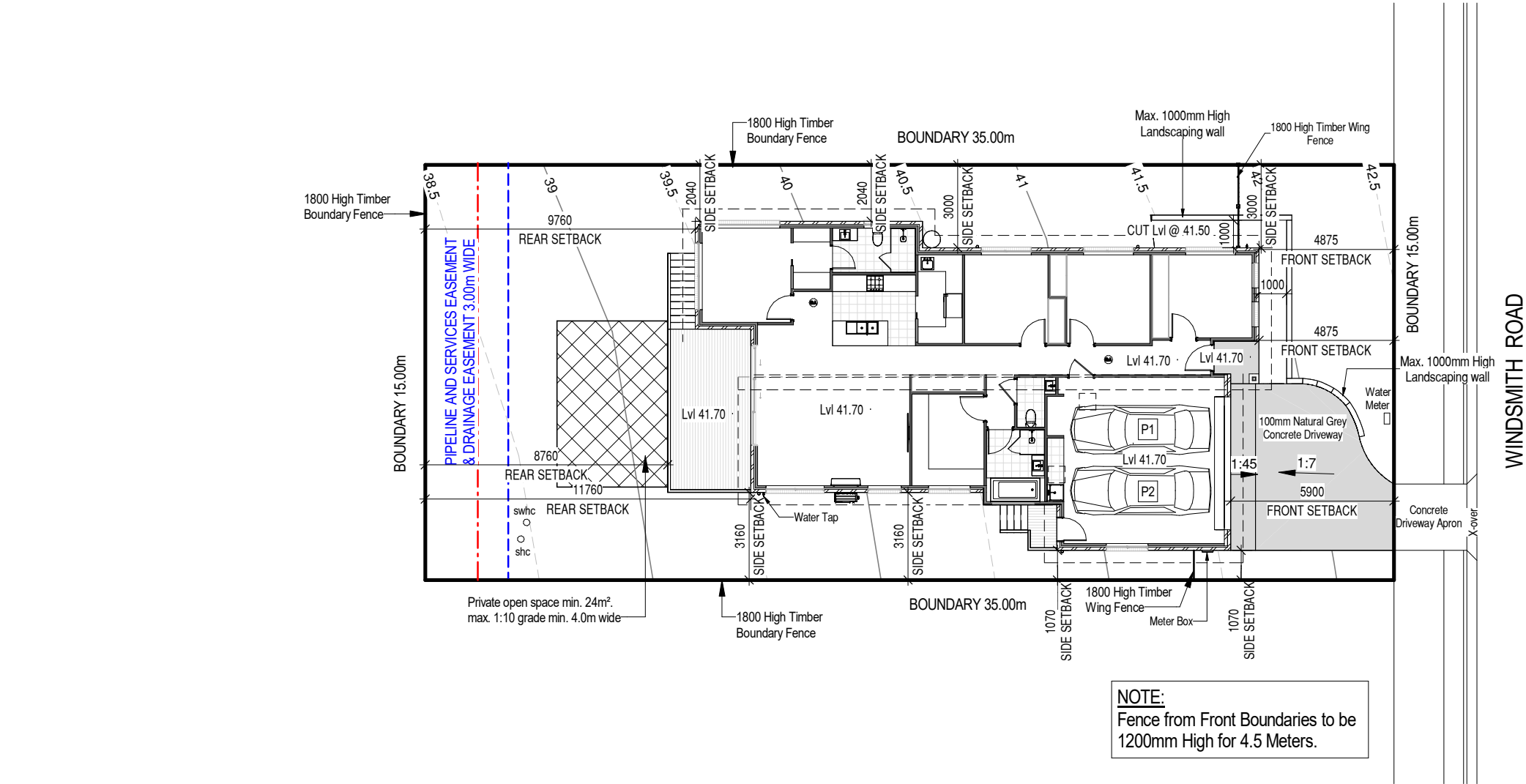
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Sheet No:

00

This drawing and design are subject to copyright © PERYTON DESIGN Pty Ltd 2026 and may not be reproduced or use without prior written consent.

Ground FL	41.700
CL	44.100



- NOTE :
- This plan has been prepared from 'LIST' records available at the time of documentation.
 - Contours shown are based on available LIST Map data and are indicative only.
 - A re-mark survey is recommended prior to any works occurring on or near boundaries.
 - Only details apparent on site at the time of inspection have been identified on this plan. Other features and services may exist on, under, or over the site. It is the responsibility of the developer to determine the location of these services prior to the commencement of site works.
 - The location of the water meter, Sewer Hole Connection (SHC), and Stormwater Hole Connection (SWHC) are derived from LIST Map information and are approximate. Final locations must be confirmed by a survey engineer.
 - The stormwater discharge point is assumed to be to the lower side of the lot, generally toward the SHC, subject to detailed design and authority confirmation.

AREA SCHEDULE	
Dwelling Area	: 142.1 m ²
Garage Area	: 41.6 m ²
Total Floor Area	: 183.7 m ²
Porch/	: 1.9 m ²
Alfresco/Landing	: 19.4 m ²
Total Area	: 205.0 m ²

NOTE:

Builders' responsibility to protect stormwater pipes during construction.

GLAZING NOTE:

All windows are Double glazed

Not Bushfire Prone

The owner(s) acknowledge that this set of plans represents the design intent, NCC 2022 compliance requirements, and minimum material specifications. Where specific aesthetic selections (e.g., paint colors, specific tile finishes, or non-specified fixtures/fittings) have not yet been documented, these will be finalized between the Owner and the Builder prior to construction. The Building Designer accepts no responsibility for selections made after the BA approval. All finalized selections by the Owner and Builder must still comply with the minimum performance requirements and specifications outlined in these approved plans and the NCC 2022. Any changes to the scope of work or material specifications presented in these signed plans require a formal, signed Variation Order.

I the owner/s accept these plans:

SIGNATURE: _____

DATE: _____

B

Modified as RFI 2026/063322

04.09.2026

RK

A

DA PLANS

04.08.2026

RK

Document Set ID: 6048820

Version: 2, Version Date: 22/09/2026

Taylor and Beeson Building

www.taylorandbeeson.com.au

PERYTON DESIGN

PERYTON DESIGN Pty Ltd
177 Pulpit Rock Road, New Norfolk
Hobart TAS 7140
Mob. 0450 656 007
Email: ranjot@perytondesign.com.au

GENERAL NOTES:
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TITLE

SITE PLAN

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Scale: 1 : 200

Date: 15.09.2026

Drawn by: RK

Checked by: .

Client / Project Name

TAYLOR AND BEESON PTY.LTD.

Project Address

13 WINDSMITH ROAD,
OAKDOWNS

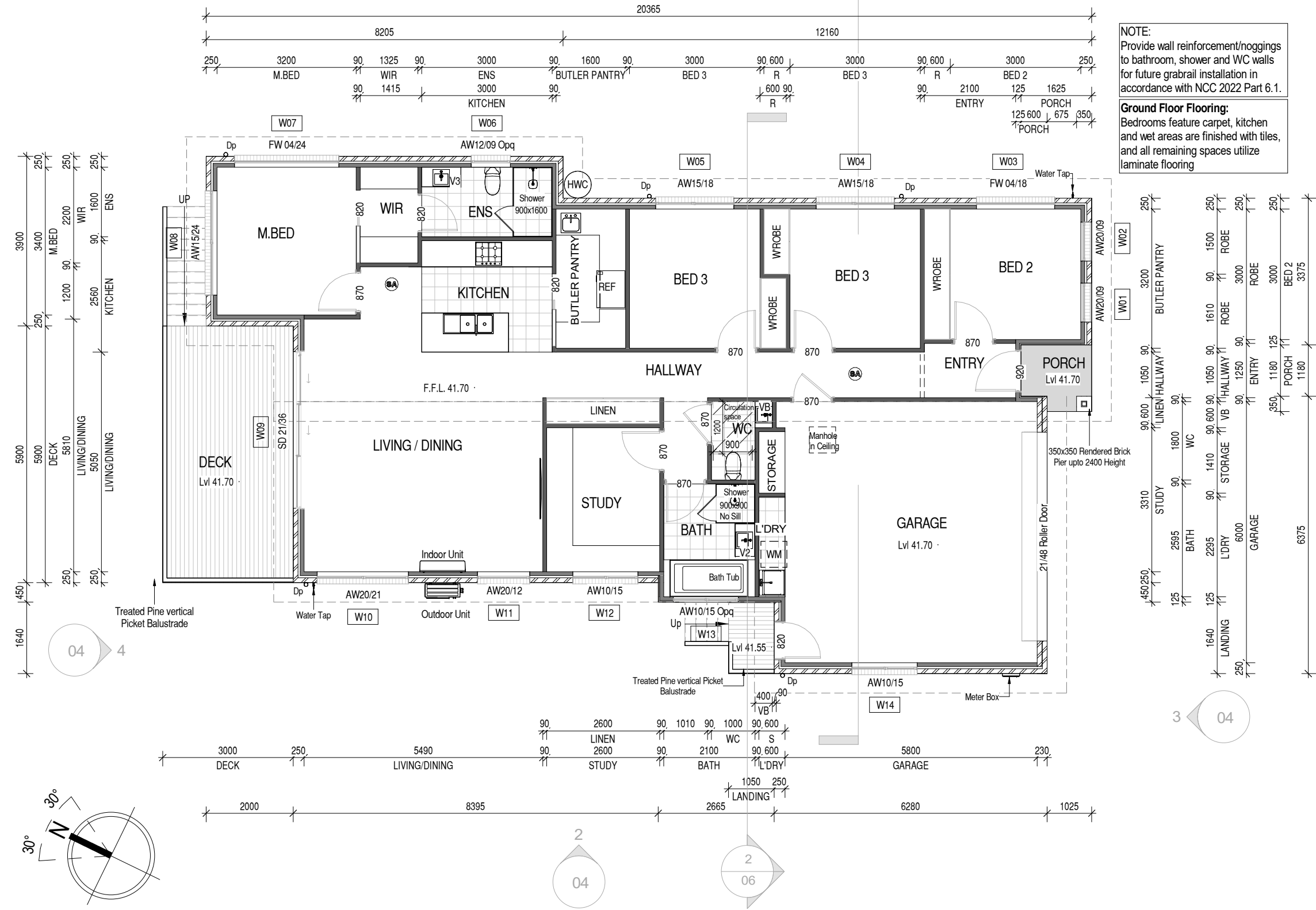
Job No:

TB_40

Sheet No:

01

Ground FL	41.700
CL	44.100



NOTE:
Provide wall reinforcement/noggings to bathroom, shower and WC walls for future grabrail installation in accordance with NCC 2022 Part 6.1.

Ground Floor Flooring:
Bedrooms feature carpet, kitchen and wet areas are finished with tiles, and all remaining spaces utilize laminate flooring

Window Schedule CYGNET							
Number	Type	Size	Glass	Height	Width	Sill Height	Head Height
01	AW	20-09	Clear	2000	900	160	2160
02	AW	20-09	Clear	2000	900	160	2160
03	FW	04-18	Clear	400	1800	1760	2160
04	AW	15-18	Clear	1500	1800	660	2160
05	AW	15-18	Clear	1500	1800	660	2160
06	AW	12-09	Opaque	1200	900	960	2160
07	FW	04-24	Clear	400	2400	1760	2160
08	AW	15-24	Clear	1500	2400	660	2160
09	SD	21-36	Clear	2100	3600	0	2100
10	AW	20-21	Clear	2000	2100	160	2160
11	AW	20-12	Clear	2000	1200	160	2160
12	AW	10-15	Clear	1000	1500	1160	2160
13	AW	10-15	Opaque	1000	1500	1160	2160
14	AW	10-15	Clear	1000	1500	1160	2160
Grand total: 14							

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

AREA SCHEDULE

Dwelling Area	: 142.1 m ²
Garage Area	: 41.6 m ²
Total Floor Area	: 183.7 m ²

Porch/	: 1.9 m ²
Alfresco/Landing	: 19.4 m ²
Total Area	: 205.0 m ²

NOTES:
dp DOWN PIPE

GLAZING NOTE:
All windows are Double glazed

Not Bushfire Prone

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B	Modified as RFI 2026/063322	04.09.2026	RK
A	DA PLANS	04.08.2026	RK

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TITLE

FLOOR PLAN

Scale: 1 : 100

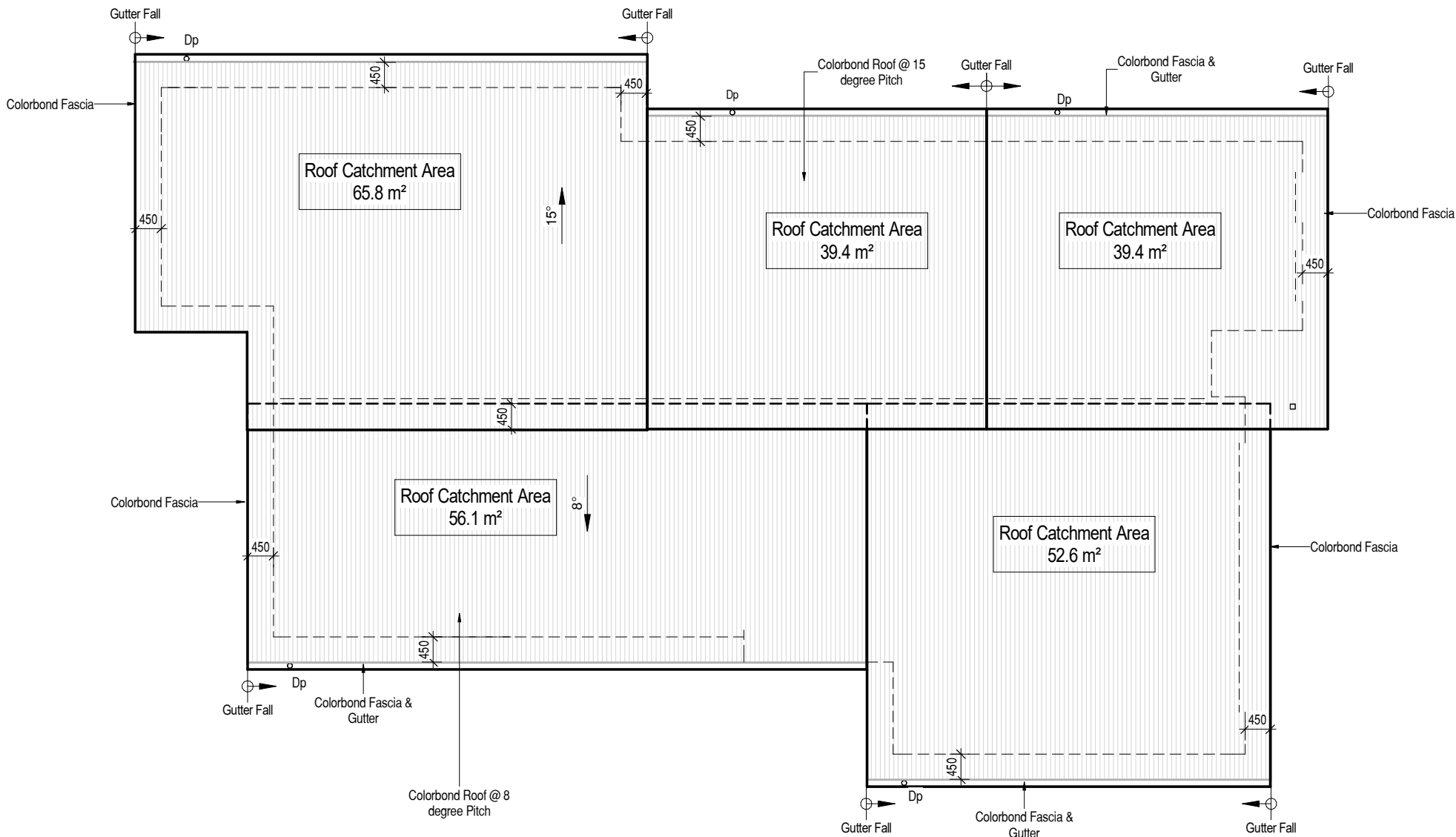
Date: 15.09.2026
Drawn by: RK
Checked by: .

Client / Project Name
TAYLOR AND BEESON PTY.LTD.
Project Address
**13 WINDSMITH ROAD,
OAKDOWNS**

Job No:
TB_40
Sheet No:
02

ROOF NOTES

All Roof sheeting to be Colorbond (or equivalent) installed to manufacturer specifications.
All flashings to wall junctions to be weatherproofed in accordance with NCC.
Supporting structure to be verified by structural engineer.



ROOF CATCHMENT AREA CALCULATION

Ah	228.5 m²	Plan area of roof including 115mm Quad gutter (m²)
Ac	253.4 m²	catchment area of a roof - Ah x slope factor (m²)
Gutter Type	A	effective cross-sectional area 6500 mm² (determined from NCC Table 3.5.2.2)
DRI	85	Design Rainfall intensity Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	Max.catchment area of roof per 90mm downpipe(determined from NCC Table 3.5.2.2)
Downpipes required	4	Ac / Acdp
Downpipes provided	5	

NOTE: Roof catcment areas to comply with AS3500.3

IMPORTANT NOTE:

The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
Where downpipes are further than 1.2m away from valley, refer to NCC 3.5.2.5 (b).
All roof areas shown are indicative only and not to be used for any further purpose.

NOTE:
dp DOWN PIPE

GLAZING NOTE:
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TITLE

ROOF PLAN

Scale: 1 : 100

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

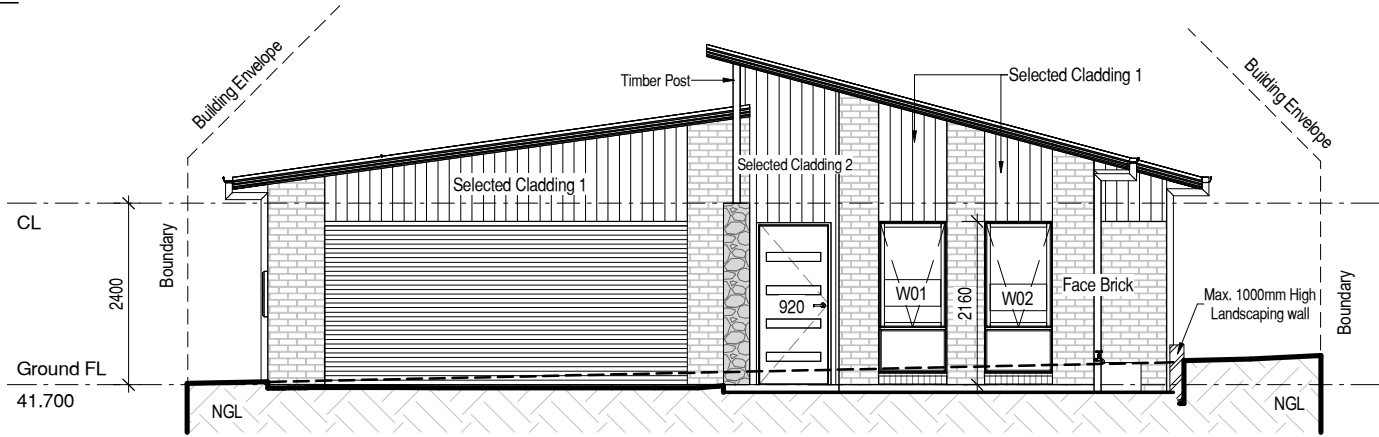
Job No:
TB_40

Date: 15.09.2026
Drawn by: RK
Checked by: .

Project Address
13 WINDSMITH ROAD,
OAKDOWNS

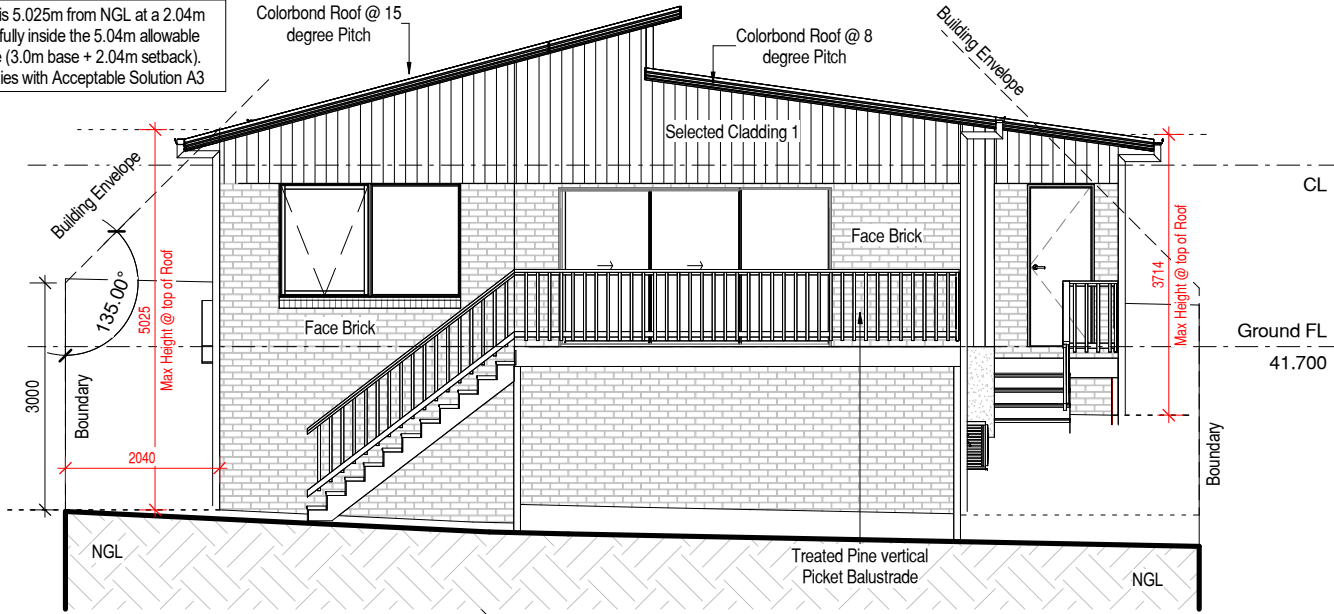
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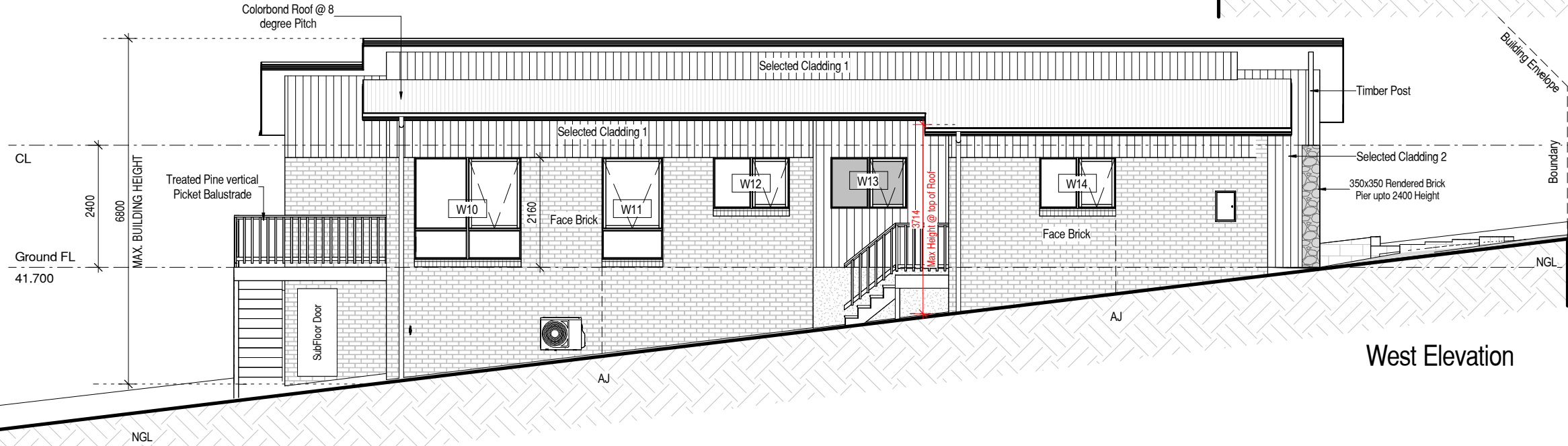


South Elevation

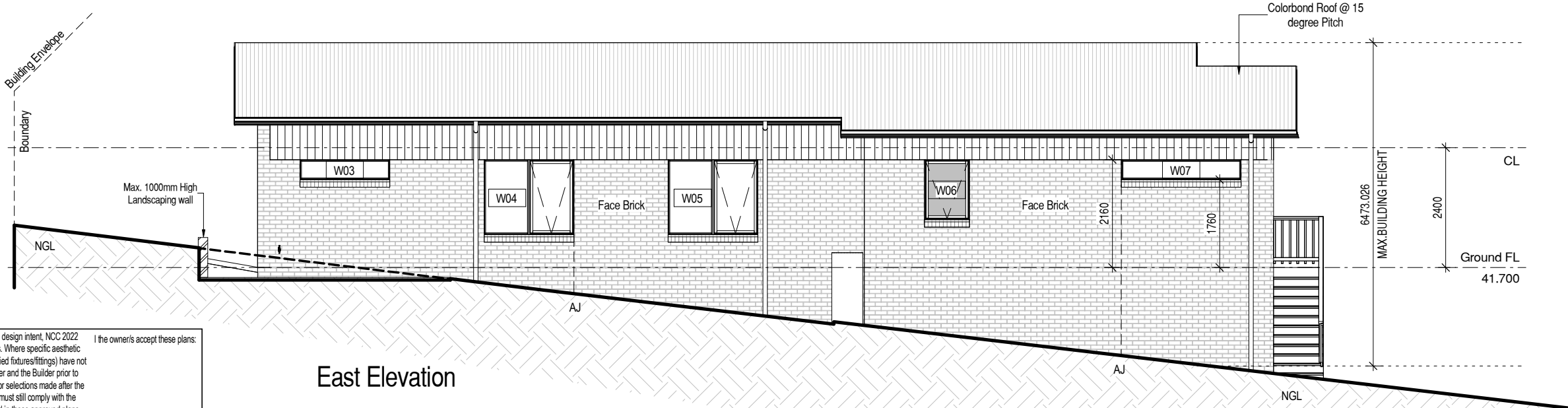
Building height is 5.025m from NGL at a 2.04m setback, sitting fully inside the 5.04m allowable height envelope (3.0m base + 2.04m setback). Proposal complies with Acceptable Solution A3



North Elevation



West Elevation



East Elevation

Provide vertical articulation joints (AJ) to masonry walls at maximum 6.0m centres, or as required by the NCC/BCA

CLADDING / COLOUR SELECTION	
Element	Colour / Type
Roof	TBC
Brick	TBC
Cladding	TBC

NOTE:
The colours shown on this plan may not reflect the colour of the final product. If colour has been listed as TBC this means the colours is indicative only and is subject to final selection

GLAZING NOTE:
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C Modified as RFI 2026/063322 Dated 11.09.2026	15.09.2026	RK
B Modified as RFI 2026/063322	04.09.2026	RK
A DA PLANS	04.08.2026	RK

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TITLE
ELEVATIONS
Scale: 1 : 100
Date: 15.09.2026
Drawn by: RK
Checked by: .

Client / Project Name
TAYLOR AND BEESON PTY.LTD.
Project Address
13 WINDSMITH ROAD,
OAKDOWNS
Job No:
TB_40
Sheet No:
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NOTE:
3D View colours/materials is indicative only and is subject to final selection.

GLAZING NOTE:
All windows are Double glazed

Not Bushfire Prone

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TITLE

3D VIEWS

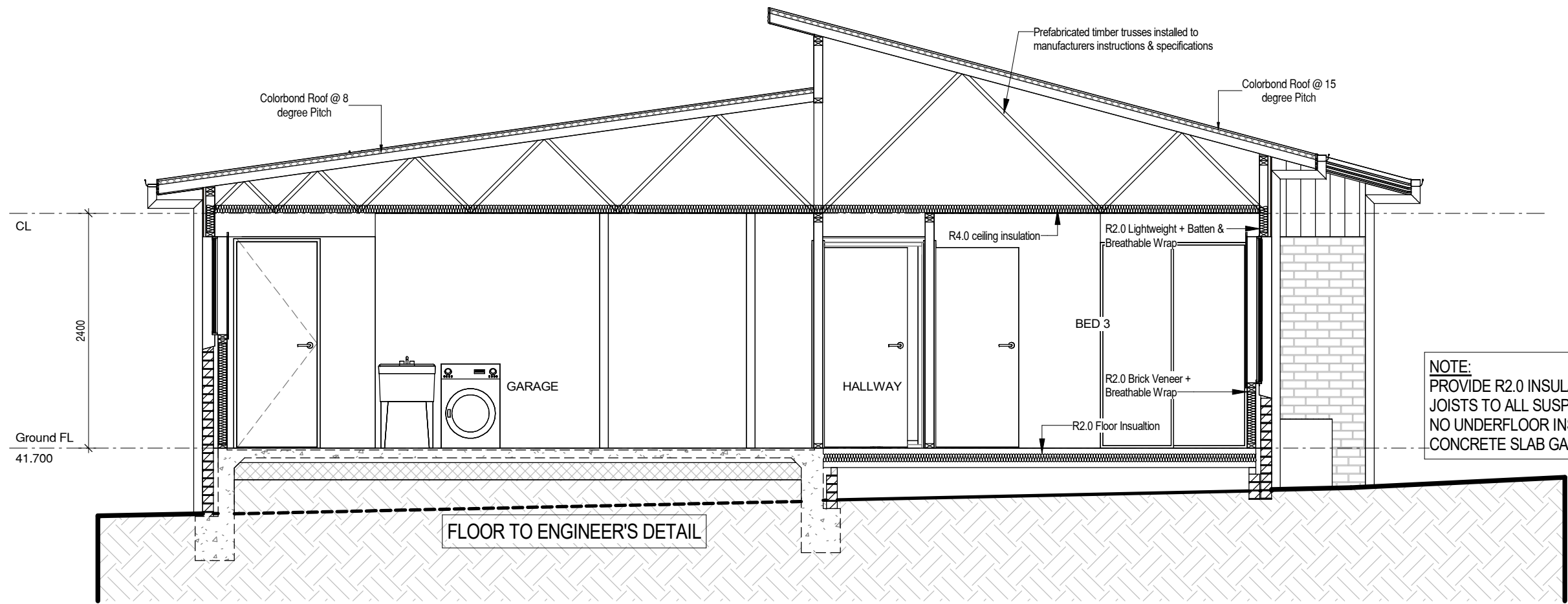
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Drawn by: RK
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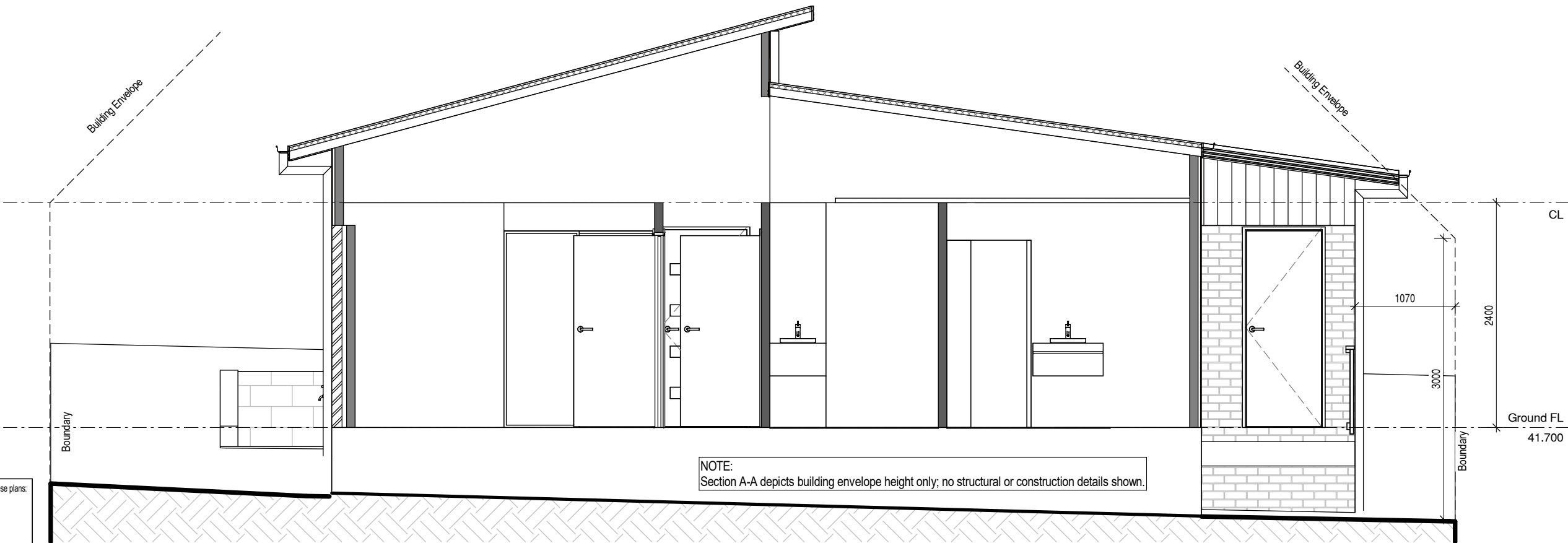
Client / Project Name
TAYLOR AND BEESON PTY.LTD.
Project Address
**13 WINDSMITH ROAD,
OAKDOWNS**

Job No:
TB_40
Sheet No:
05

IMPORTANT NOTE:
All framing to be (MGP10) Pine.



Section 1



GLAZING NOTE:
All windows are Double glazed

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Section A-A

Not Bushfire Prone

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TITLE

SECTION

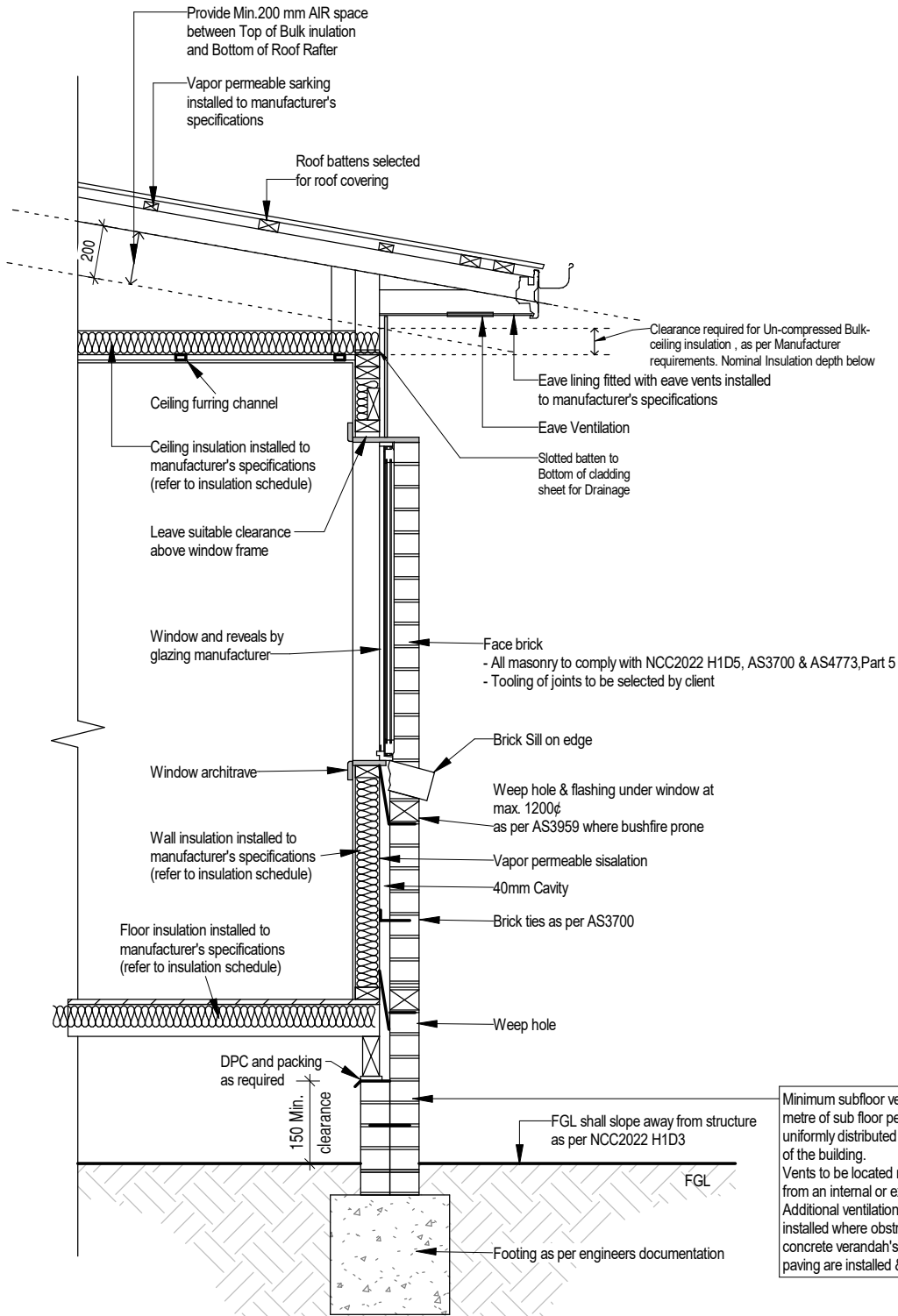
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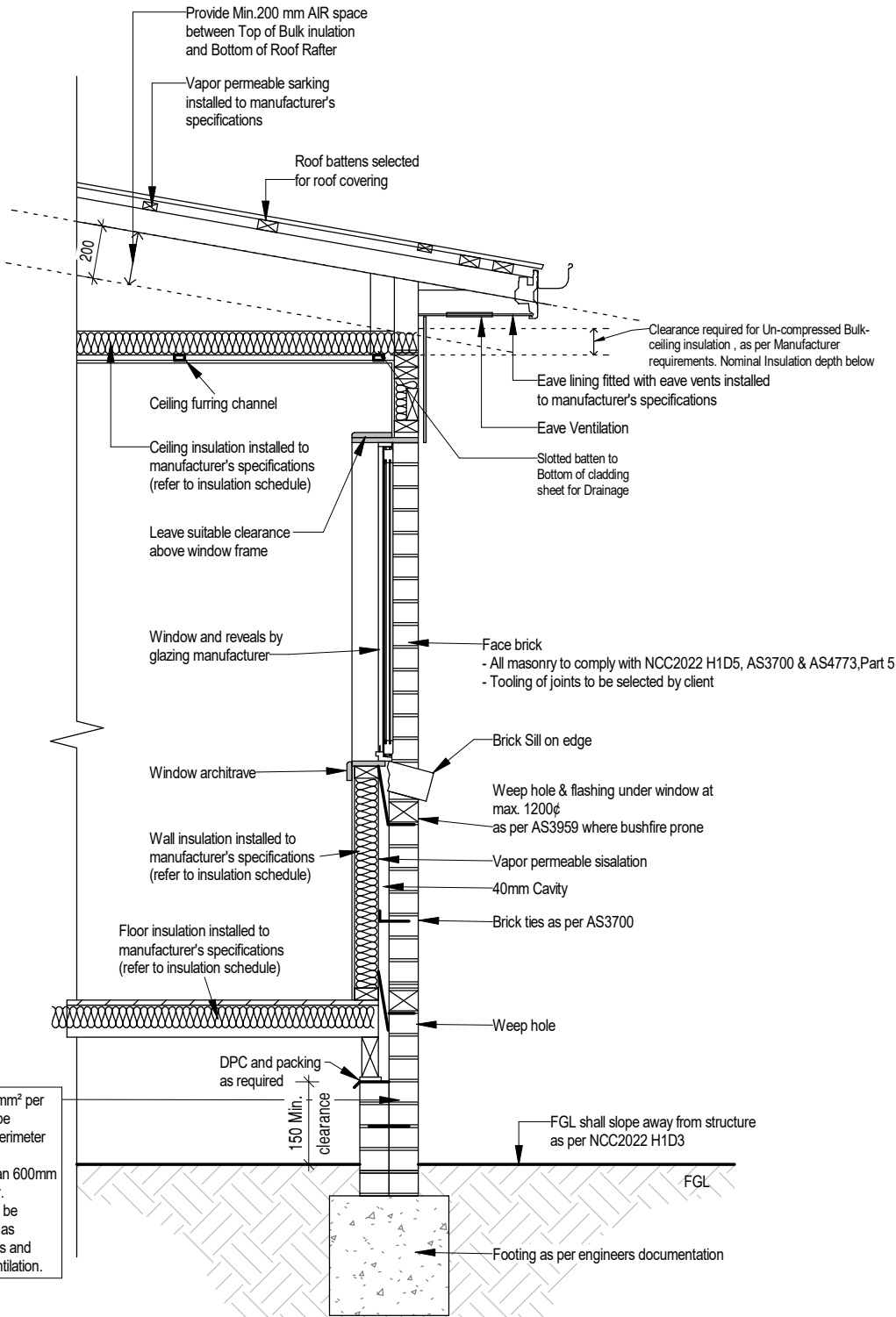
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06

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TYPICAL WALL DETAIL
(BRICK VENEER)



TYPICAL WALL DETAIL
(BRICK VENEER)

Minimum subfloor ventilation 6000mm² per metre of sub floor perimeter is to be uniformly distributed around the perimeter of the building.
Vents to be located no greater than 600mm from an internal or external corner.
Additional ventilation provisions to be installed where obstructions such as concrete verandah's, decks, patios and paving are installed & obstruct ventilation.

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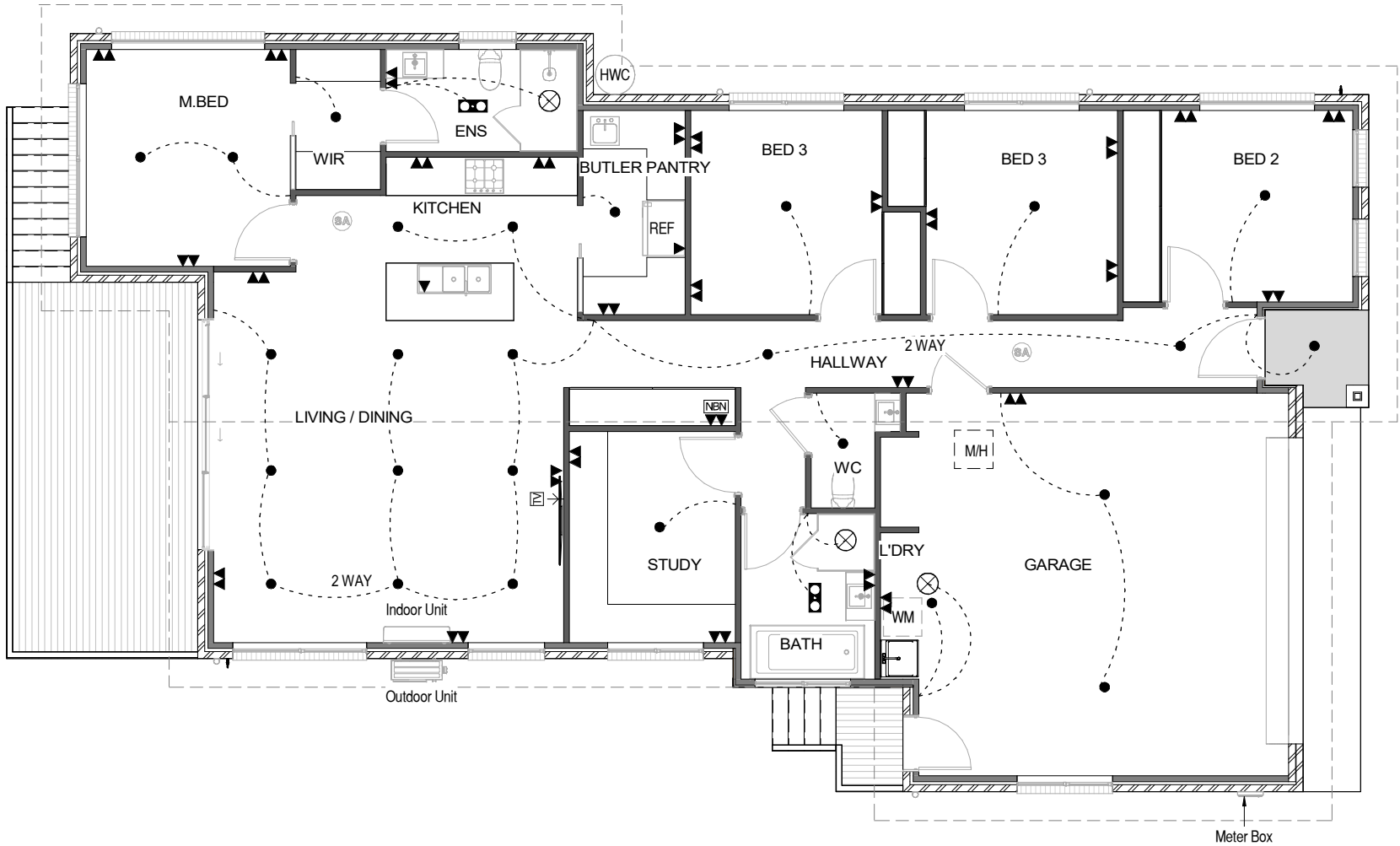
SECTION-DETAIL

Scale: 1 : 25

Date: 15.09.2026
Drawn by: RK
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Client / Project Name
TAYLOR AND BEESON PTY.LTD.
Project Address
**13 WINDSMITH ROAD,
OAKDOWNS**

Job No:
TB_40
Sheet No:
06A



ELECTRICAL LEGEND		
		No.s
▼	Single GPOs	2
▼▼	Double GPOs	28
NBN	Phone / NBN point	1
●	LED Downlight	26
⊗	Mechanical Exhaust Fan	3
SA	Smoke Alarm	1
☼	3 Tastics(2 heat lamps & 1 Light)	2

NOTES:
- Rangehood to be ducted to outside
- External NBN under meterbox [where applicable]
- Where Exhaust fans are provided with no other form of ventilation, fan must be activated simultaneously with light
- Smoke alarm to be connected to the mains power supply and possess a battery back-up and be interconnected; to provide a common alarm throughout the building, and be to AS 3786-2014, and installed to NCC Clause 3.7.5.5.

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Version: 1, Version Date: 22/09/2026		Drawn	



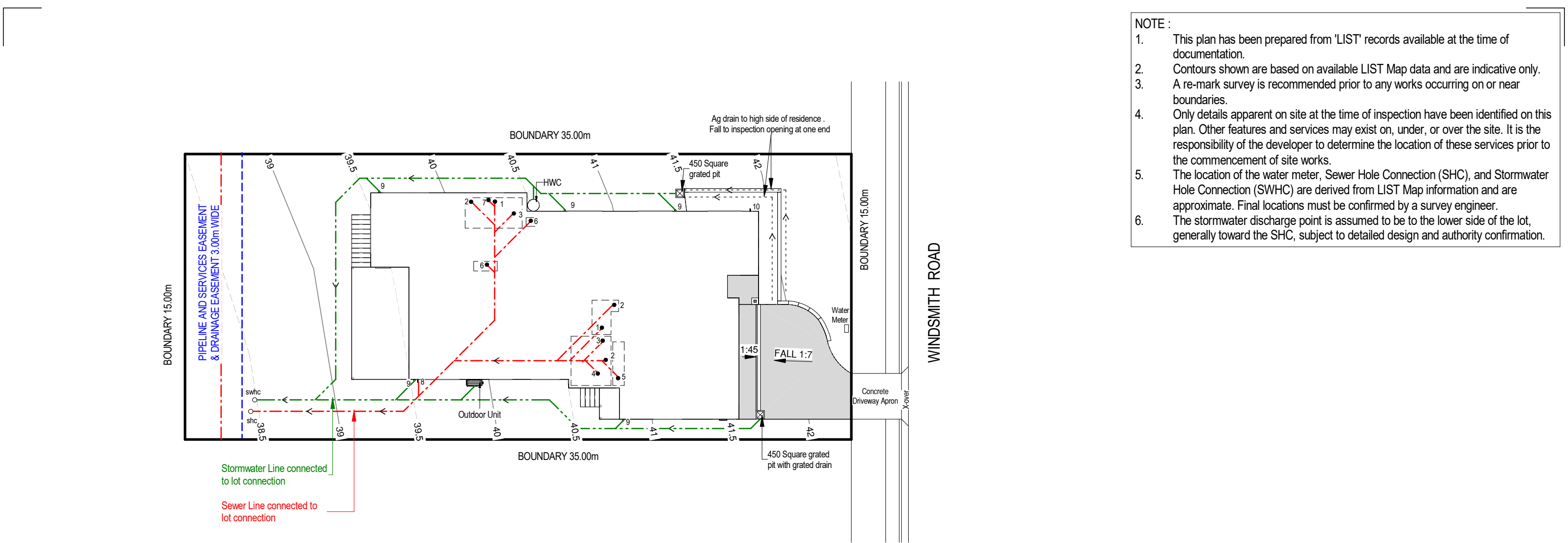
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TITLE ELECTRICAL PLAN	Scale: 1 : 100	Client / Project Name TAYLOR AND BEESON PTY.LTD.	Job No: TB_40
	Date: 15.09.2026	Project Address 13 WINDSMITH ROAD, OAKDOWNS	Sheet No: 07
	Drawn by: RK		
	Checked by: .		

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- NOTE :
1. This plan has been prepared from 'LIST' records available at the time of documentation.
 2. Contours shown are based on available LIST Map data and are indicative only.
 3. A re-mark survey is recommended prior to any works occurring on or near boundaries.
 4. Only details apparent on site at the time of inspection have been identified on this plan. Other features and services may exist on, under, or over the site. It is the responsibility of the developer to determine the location of these services prior to the commencement of site works.
 5. The location of the water meter, Sewer Hole Connection (SHC), and Stormwater Hole Connection (SWHC) are derived from LIST Map information and are approximate. Final locations must be confirmed by a survey engineer.
 6. The stormwater discharge point is assumed to be to the lower side of the lot, generally toward the SHC, subject to detailed design and authority confirmation.

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TITLE

DRAINAGE PLAN

Scale: 1 : 200

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Job No:
TB_40

Date: 15.09.2026

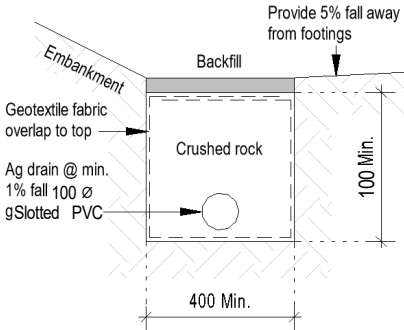
Project Address
13 WINDSMITH ROAD,
OAKDOWNS

Sheet No:
08

Drawn by: RK

Checked by: .

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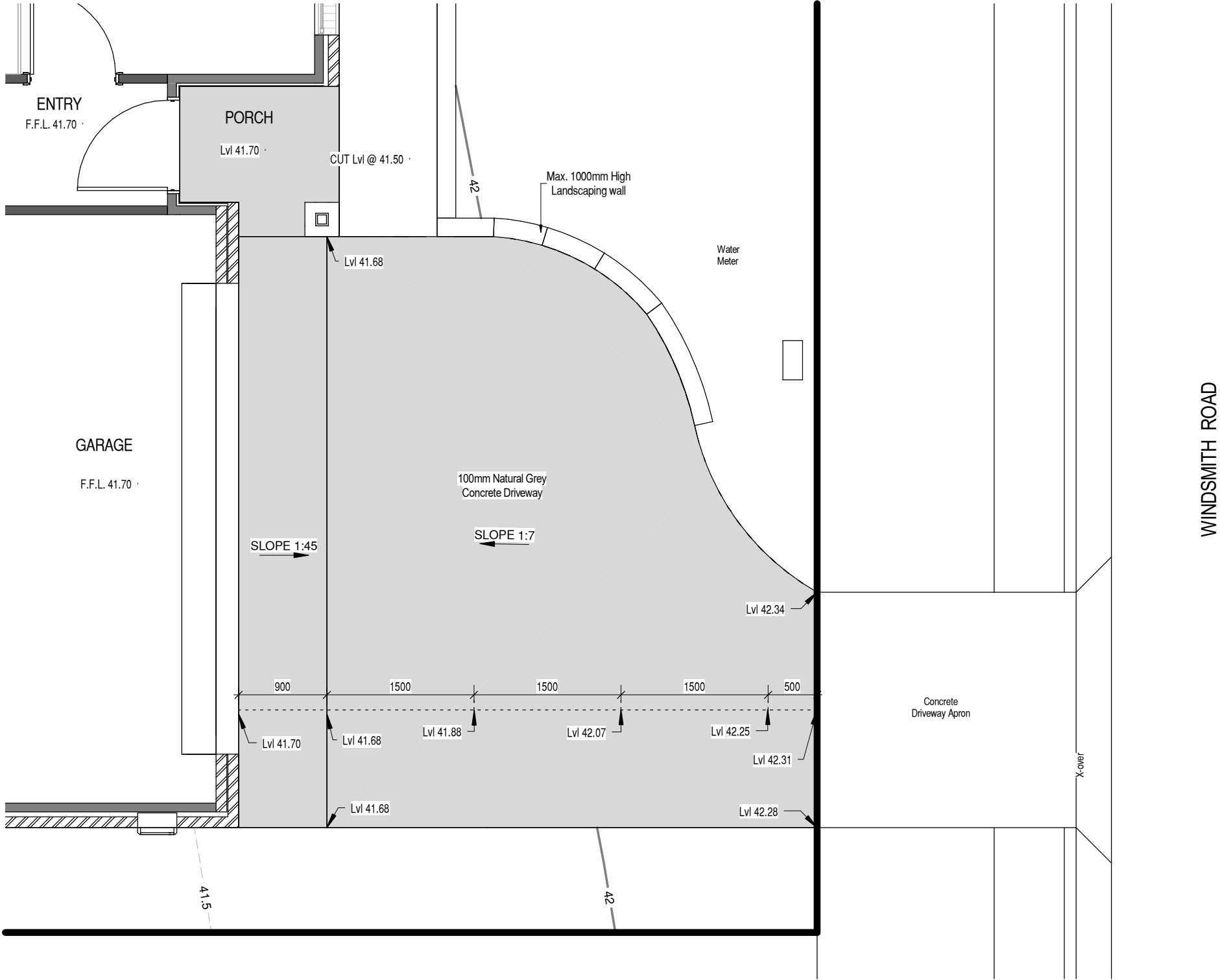
AG Drain (Typical)

LEGEND		
Abbr.	TYPE	Min. Ø Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min. 150mm below FFL	
Dp	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	

--- Sewer line 100Ø UPVC U.N.O.

--- Stormwater line 100Ø UPVC U.N.O.

Not Bushfire Prone



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I the owner/s accept these plans:

SIGNATURE: _____
DATE: _____

GLAZING NOTE:
All windows are Double glazed

Not Bushfire Prone

B	Modified as RFI 2026/063322	04.09.2026	RK
A	DA PLANS	04.08.2026	RK

Document Set ID: 6048880
Version: 2, Version Date: 22/09/2026



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***GENERAL NOTES:**
All works must be completed as per the current National Construction Code (NCC) 2022 and all referenced relevant Australian Standards. [1]
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TITLE
DRIVEWAY CHAINAGE

Scale: 1 : 50

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

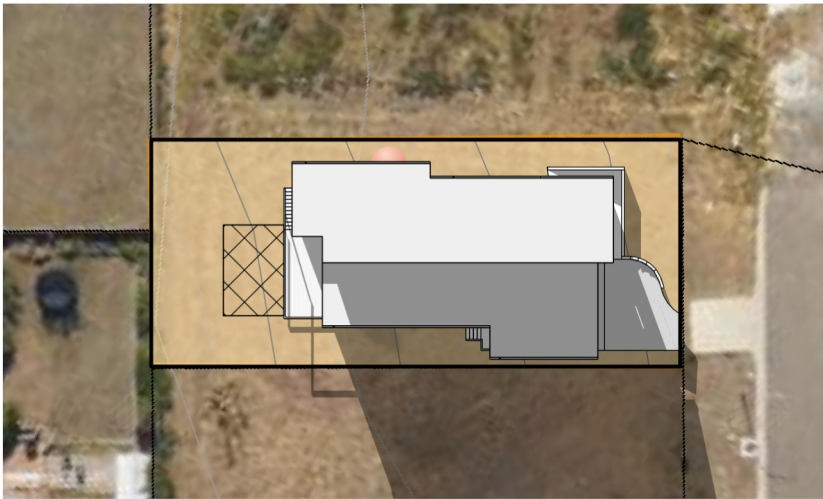
Job No:
TB_40

Date: 15.09.2026
Drawn by: RK
Checked by: .

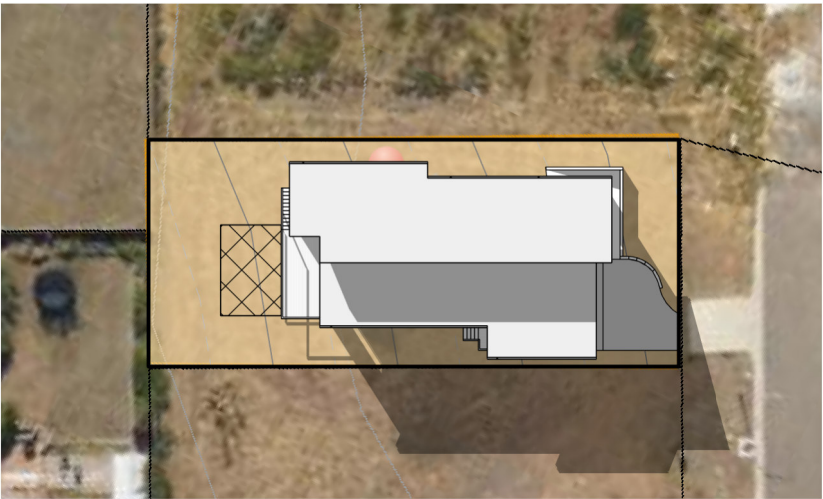
Project Address
13 WINDSMITH ROAD,
OAKDOWNS

Sheet No:
09

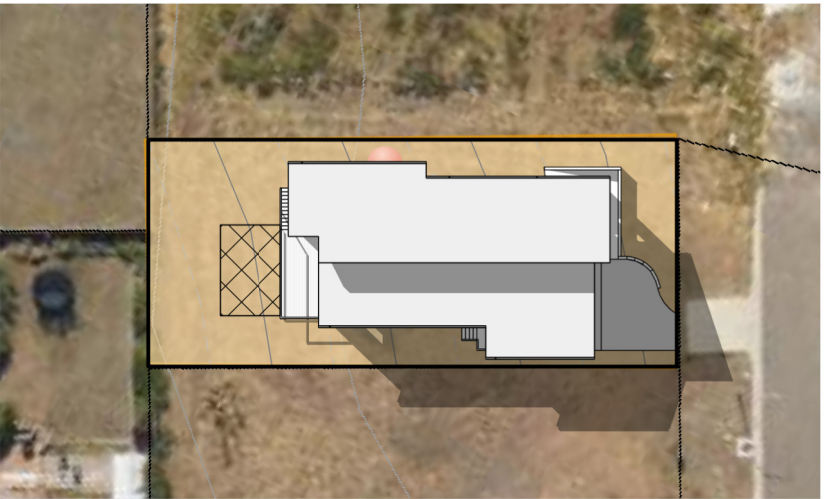
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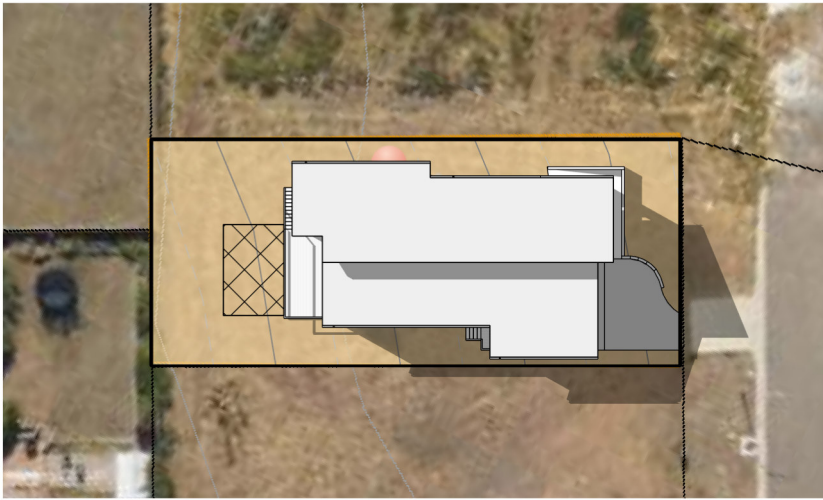
Shadow Analysis 9am



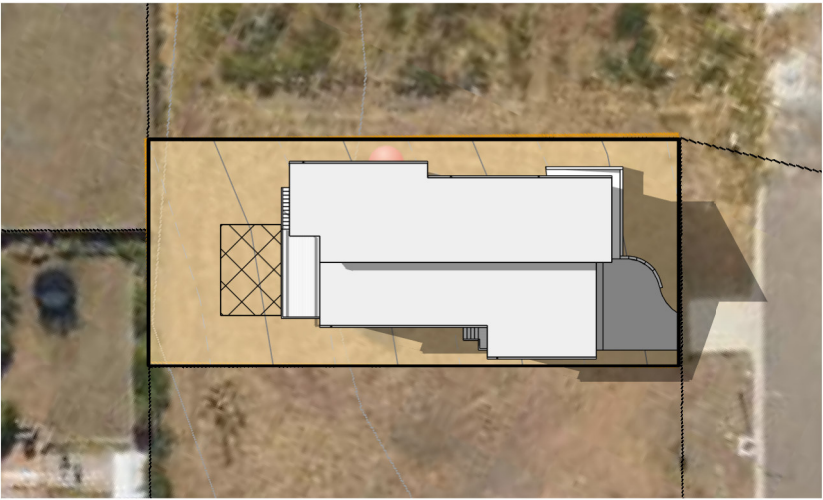
Shadow Analysis 10am



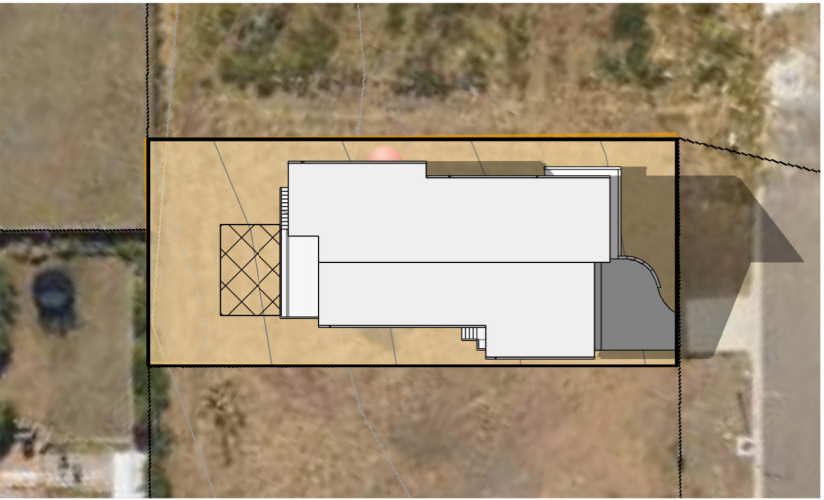
Shadow Analysis 11am



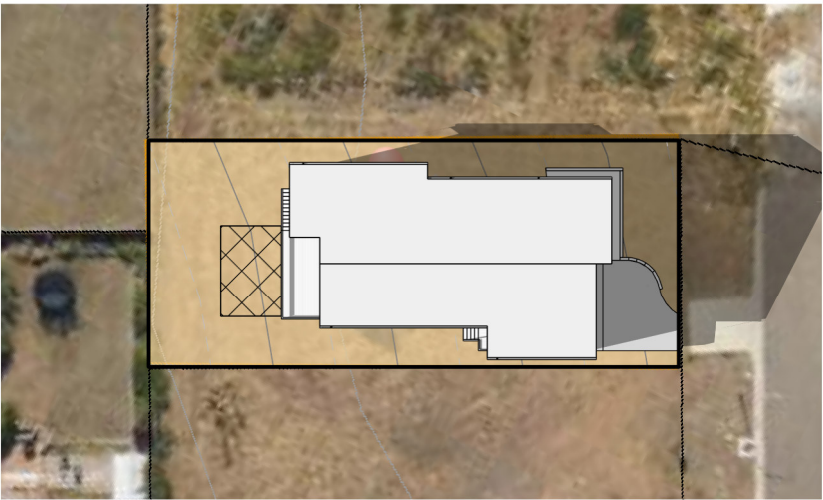
Shadow Analysis 12pm



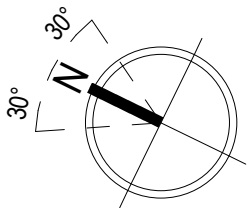
Shadow Analysis 01pm



Shadow Analysis 02pm



Shadow Analysis 03pm



NOTE:
Shadow diagram based on 21 June (winter solstice) showing maximum overshadowing

GLAZING NOTE:
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Not Bushfire Prone

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I the owner/s accept these plans:

SIGNATURE: _____
DATE: _____

Document Set ID: 6048680		Description		Date	Drawn
C	Modified as RFI 2026/063322 Dated 11.09.2026	15.09.2026	RK		
B	Modified as RFI 2026/063322	04.09.2026	RK		
A	DA PLANS	04.08.2026	RK		

Version: 2, Version Date: 22/09/2026



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TITLE
SHADOW ANALYSIS

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Scale: 1 : 500	Client / Project Name TAYLOR AND BEESON PTY.LTD.	Job No: TB_40
Date: 15.09.2026 Drawn by: RK Checked by: .	Project Address 13 WINDSMITH ROAD, OAKDOWNS	Sheet No: 01A