



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063627

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 22 Oakbank Road, Otago

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: Alterations and additions to dwelling

Location: 22 Oakbank Road, Otago 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: **Residential**

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 165252	FOLIO 3
EDITION 2	DATE OF ISSUE 16-Sept-2021

SEARCH DATE : 04-Aug-2026

SEARCH TIME : 02.08 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 3 on Sealed Plan 165252

Derivation : Part of 79A-0R-12P Gtd. to J V Johnstone

Prior CTs 250322/1 and 250713/1

SCHEDULE 1

M912017 TRANSFER to MELANIE JANE DUNN and FLOYD JAMES CARR
BARAGWANATH Registered 16-Sept-2021 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP165252 FENCING PROVISION in Schedule of Easements

87528 BOUNDARY FENCES CONDITION in Transfer

101702 BOUNDARY FENCES CONDITION in Transfer

E274548 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 16-Sept-2021 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER SUSAN ELIZABETH DRASKOVIC, NIKOLA DRASKOVIC & GLENN ANDREW STEARNES MARK HARPHAM & LOUISA NANCY HARPHAM FOLIO REFERENCE C.T.103115/1 & C.T.250322/1 & C.T.250713/1 GRANTEE PART OF 79A-OR-12Ps GTD TO JAMES VALENTINE JOHNSTONE	PLAN OF SURVEY BY SURVEYOR ANDREW STEPHEN BIRCH ROGERSON & BIRCH SURVEYORS UNIT 1B 120 CAMBRIDGE ROAD ROSNY PARK PH 6244-6256 FAX 6244-6221 MOB. 0418-120-796 LOCATION CITY OF CLARENCE SCALE 1: 750 LENGTHS IN METRES	REGISTERED NUMBER SP165252 APPROVED EFFECTIVE FROM <u>9 MAY 2013</u> <i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 107 (5226 - 51, 52)	LAST UPI No. KX69, KK660, KK622	LAST PLAN P250322 No. P250713, D103115	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

[Signature]
COUNCIL DELEGATE DATE 20-2-2013

PLANNING - ALTERATIONS & ADDITIONS TO DWELLING

22 OAKBANK ROAD
OTAGO, TASMANIA, 7017
FLOYD BARAGWANATH

REV P2 - ISSUED FOR PLANNING APPROVAL 23.09.2026

GENERAL INFORMATION:

DESIGNER: DAVID LYNE CC7063
CLIENT: FLOYD BARAGWANATH
JOB NUMBER: TBA
CLASSIFICATION: 1a
TITLE REFERENCE: 165252/3
DESIGN WIND SPEED: 'N3'
SOIL CLASSIFICATION: ASSUMED 'M'
CLIMATE ZONE: 7
BAL: LOW
LOT SIZE: 2264m²
EXISTING DWELLING SIZE: 86.5m²
PROPOSED ADDITION SIZE: 69.7m²
TOTAL DWELLING SIZE: 156.2m²
SITE COVERAGE: 6.90%

GENERAL NOTES:

- CHECK ALL DIMENSIONS, BOUNDARIES, EASEMENTS AND SERVICE LOCATIONS ON SITE.
- ALL WORK SHALL COMPLY WITH THE TASMANIAN BUILDING REGULATIONS 2016, AND RELEVANT CURRENT AUSTRALIAN STANDARDS.
- CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK.
- ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE WORK IS CONTINUED.
- CONFIRM ALL SIZES AND HEIGHTS ON SITE. DO NOT SCALE OFF PLAN.
- ALL FRAMING TO COMPLY WITH AS 1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION. NOTE: ALL TIMBER SIZES SPECIFIED ARE MINIMUM REQUIREMENT ONLY.
- SUBSTITUTES MAY BE USED AS LONG AS VERIFICATION OF EQUAL PERFORMANCE IS OBTAINED.
- ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS.
- WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 WIND LOADS FOR HOUSING.
- THESE DOCUMENTS TO BE USED WITH THE DESIGNERS SPECIFICATIONS, SOIL TESTS AND ALL DOCUMENTATION PREPARED BY AN ENGINEER.
- THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION.
- THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED WITH THE DESIGNER, THE DESIGNER RETAINS ALL INTELLECTUAL PROPERTY.

DRAWING REGISTER:

B00	COVER SHEET	N/A
B01	NOTES SHEET 1	N/A
B02	NOTES SHEET 2	N/A
B03	SITE PLAN	1:500
B04	EXISTING FLOOR PLAN	1:100
B05	PROPOSED FLOOR PLAN	1:100
B06	EXISTING ELEVATIONS	1:100
B07	PROPOSED ELEVATIONS	1:100
B08	WINDOW & DOOR SCHEDULE	N/A

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE.
FINAL PLAN : ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE

P2	23.09.2026	REVISED PLANNING ISSUE
P1	03.08.2026	PRELIMINARY ISSUE
REV	DATE	REMARK

LYNE DESIGN

BUILDING DESIGN/ DRAFTING - BUSHFIRE MANAGEMENT
DAVID LYNE ACCREDITED DESIGNER: CC7063
11 GRANVILLE AVENUE
GEILSTON BAY, TASMANIA 7015
MOBILE: 0421 852 987 david@lynedesign.com.au

PROJECT
22 OAKBANK ROAD
OTAGO BAY, TAS 7017

TITLE
COVER SHEET

Accepted FLOYD BARAGWANATH (Client 1)	Date
Accepted N/A (Client 2)	Date
Approved N/A (Builder)	Date

This document must be signed

SCALES @ A3	DESIGNED BY	DRAWN BY
N/A	D.LYNE	D.LYNE
	PLOT DATE	23/09/2026

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check all other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. no responsibility shall be taken for dimensional information scaled or digitally derived from this document.

PLOT DETAILS OAKBANKS ROAD.DWG

PROJECT NO.

TBA

DWG NO.	REVISION
B00	P2

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NOT FOR CONSTRUCTION

STAIR CONSTRUCTION:

1.
- IN ACCORDANCE WITH PART H5D1 OF CURRENT N.C.C.
2.
- STAIRS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOW: (a) EACH FLIGHT MUST HAVE NOT MORE THAN 18 NOR LESS THAN 2 RISERS. (b) THE NOMINAL DIMENSION OF GOINGS AND RISERS OF A STAIR MUST BE CONSTANT THROUGHOUT EACH STAIR (c) TREADS MUST BE SOLID CONSTRUCTION IF THE STAIRWAY IS MORE THAN 10m HIGH OR 3 STOREYS. (d) A FLIGHT OF STAIRS MUST NOT HAVE MORE THAN 3 WINDERS (e) THE RISERS MUST NOT ALLOW A 125mm SPHERE TO PASS THROUGH BETWEEN THE TREADS (f) TREADS & NOSINGS MUST HAVE-(i) A SURFACE WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE UNDER H5D2 WHEN TESTED IN ACCORDANCE WITH AS4586

BARRIERS AND HANDRAILS:

1.
- IN ACCORDANCE WITH PART H5P1 OF CURRENT N.C.C.
2.
- (a) A CONTINUOUS BARRIER MUST BE PROVIDED ALONG THE SIDE OF -(i) ANY ROOF TO WHICH GENERAL ACCESS IS PROVIDED; AND (ii) ANY STAIRWAY OR RAMP; AND (iii) A FLOOR, CORRIDOR, HALLWAY, DECK, VERANDAH, MEZZANINE OR THE LIKE; AND (iv) ANY DELINEATED PATH OF ACCESS TO A BUILDING (b) THE REQUIREMENTS OF (a) DO NOT APPLY TO -(i) AREAS REFERRED TO IN H5D2; OR (ii) A RETAINING WALL, UNLESS THE RETAINING WALL FORMS PART OF, OR IS DIRECTLY ASSOCIATED WITH A DELINEATED PATH OF ACCESS TO A BUILDING FROM THE ROAD, OR A DELINEATED PATH OF ACCESS BETWEEN BUILDINGS; OR (iii) A BARRIER PROVIDED TO AN OPENABLE WINDOW COVERED BY H5D2
3.
- (a) THE HEIGHT OF A BARRIER REQUIRED BY H5D3 MUST BE IN ACCORDANCE WITH THE FOLLOWING: (i) THE HEIGHT MUST NOT BE LESS THAN 865mm ABOVE THE NOSINGS OF THE STAIR TREADS OR THE FLOOR OF A RAMP. (ii) THE HEIGHT MUST NOT BE LESS THAN -(A) 1m ABOVE THE FLOOR OF ANY ACCESS PATH, BALCONY, LANDING OR THE LIKE; OR (B) 865mm ABOVE THE FLOOR OF A LANDING TO A STAIR WHERE THE BARRIER IS PROVIDED ALONG THE INSIDE EDGE OF THE LANDING AND DOES NOT EXCEED A LENGTH OF 500mm (b) OPENINGS IN BARRIERS MUST NOT EXCEED 125mm (c) A BARRIER, EXCEPT A WINDOW SERVING AS A BARRIER, MUST BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH AS/NZS 1170.1 (d) FOR FLOORS MORE THAN 4m ABOVE THE SURFACE BENEATH, ANY HORIZONTAL ELEMENTS WITHIN THE BARRIER BETWEEN 150mm AND 760mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING. (f) WHERE WIRE BALUSTRAUDING IS USED IT MUST COMPLY WITH PART H5D3.
4.
- (a) HANDRAILS TO A STAIRWAY OR RAMP MUST -(i) BE LOCATED ALONG AT LEAST 1 SIDE OF THE FLIGHT OR RAMP; AND (ii) BE LOCATED ALONG THE FULL LENGTH OF THE FLIGHT OR RAMP, EXCEPT WHERE IT MEETS A BARRIER (iii) HAVE A TOP SURFACE HANDRAIL HEIGHT OF NOT LESS THAN 865mm VERTICALLY ABOVE THE NOSING OF THE STAIRS.
5.
- (a) A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH. (b) WHERE THE LOWEST LEVEL OF THE WINDOW OPENING IS LESS THAN 1.7m ABOVE THE FLOOR, A WINDOW OPENING COVERED BY (a) MUST COMPLY WITH THE FOLLOWING: (i) THE OPENABLE PORTION OF THE WINDOW MUST BE PROTECTED WITH -(A) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENINGS; OR (B) A SCREEN WITH SECURE FITTINGS (ii) A DEVISE OR SCREEN REQUIRED BY (i) MUST -(A) NOT PERMIT A 125mm SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND (B) RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE -(aa) WINDOW RESTRAINED BY A DEVICE; OR (bb) SCREEN PROTECTING THE OPENING; AND (C) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

ROOM HEIGHTS:

1.
- IN ACCORDANCE WITH PART H4D4 OF CURRENT N.C.C.
2.
- CEILING HEIGHTS MUST NOT BE LESS THAN: (a) IN A HABITABLE ROOM EXCLUDING A KITCHEN - 2.4m (b) IN A KITCHEN - 2.1m (c) IN A CORRIDOR, PASSAGEWAY OR THE LIKE - 2.1m (d) IN A BATHROOM, LAUNDRRY,WC,PANTRY,STOREROOM,GARAGE OR THE LIKE -2.1m (e) IN A ROOM WITH A SLOPING CEILING OR PROJECTIONS BELOW THE CEILING LINE WITHIN: (i) A HABITABLE ROOM -(A) IN AN ATTIC - NOT LESS THAN 2.2m FOR AT LEAST 2/3 OF THE FLOOR AREA OF THE ROOM (B) I OTHER ROOMS - NOT LESS THAN 2.4m OVER 2/3 OF THE FLOOR AREA OF THE ROOM (ii) A NON-HABITABLE ROOM - NOT LESS THAN 2.1m FOR AT LEAST 2/3 OF THE ROOM AREA (f) IN A STAIRWAY, RAMP OR LANDING - 2.0m MEASURE VERTICALLY ABOVE THE NOSING OR SURFACE.

AIR MOVEMENT:

1.
- IN ACCORDANCE WITH PART H4V3 OF CURRENT N.C.C.

BUSHFIRE PRONE AREAS:

1.
- IN ACCORDANCE WITH PART H7D4 OF CURRENT N.C.C AND AS3959-2018.
2.
- AN ASSESSMENT TO DETERMINE THE BAL RATING MUST BE UNDERTAKEN AND ANY REQUIREMENTS FROM THE SUBSEQUENT BAL LEVEL MUST BE APPLIED.
3.
- A CLASS 1 BUILDING WITHIN A DESIGNATED BUSHFIRE PRONE AREA MUST BE IN ACCORDANCE WITH TAS 3.7.4.1 VEHICULAR ACCESS AND TAS 3.7.4.2 WATER SUPPLY.

VENTILATION:

1.
- IN ACCORDANCE WITH PART H4P5 OF CURRENT N.C.C.
2.
- AN EXHAUST FAN OR OTHERS MEANS OF MECHANICAL VENTILATION MAY BE USED TO VENTILATE A SANITARY COMPARTMENT, LAUNDRY OR BATHROOM PROVIDED CONTAMINATED AIR EXHAUSTS-(i) DIRECTLY OUTSIDE THE BUILDING BY WAY OF DUCTS; OR (ii) INTO A ROOF SPACE-(A) IS ADEQUATLY VENTILATED BY OPEN EAVES, AND/OR ROOF VENTS (B) IS COVERED BY ROOF TILES WITHOUT SARKING.
3.
- SANITARY COMPARTMENTS MUST NOT OPEN DIRECTLY INTO A KITCHEN OR PANTRY UNLESS-(a) ACCESS IS BY AN AIRLOCK, HALLWAY OR OTHER ROOM (b) THE ROOM CONTAINING THE CLOSET PAN IS PROVIDED WITH MECHANICAL EXHAUST.

SOUND INSULATION:

1.
- IN ACCORDANCE WITH PART H4P6 OF CURRENT N.C.C.

FACILITIES:

1.
- IN ACCORDANCE WITH PART H4D5 OF CURRENT N.C.C
2.
- THE DOOR TO A SANITARY CLOSED COMPARTMENT MUST -(a) OPEN OUTWARDS OR (b) SLIDE OR (c) BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT UNLESS THERE IS A CLEAR SPACE OF 1.2m BETWEEN THE PAN AND THE DOORWAY.

PLEASE READ CAREFULLY

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FINAL PLAN : ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE

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MOBILE: 0421 852 987 david@lynedesign.com.au

PROJECT
22 OAKBANK ROAD
OTAGO BAY, TAS 7017

TITLE
NOTES SHEET

Accepted (Client 1)	FLOYD BARAGWANATH	Date
Accepted (Client 2)	N/A	Date
Approved (Builder)	N/A	Date
This document must be signed		
SCALES @ A3	DESIGNED BY	DRAWN BY
N/A	D. LYNE	D. LYNE
	PLOT DATE	23/09/2026

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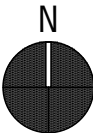
PLOT DETAILS OAKBANKS ROAD.DWG

PROJECT NO.	TBA	
DWG NO.	B02	REVISION P2

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NOTE: NO NATIVE VEGETATION REMOVAL PROPOSED FOR THE EXTENSION TO THE DWELLING

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11 GRANVILLE AVENUE
GEILSTON BAY, TASMANIA 7015
MOBILE: 0421 852 987 david@lynedesign.com.au

PROJECT
22 OAKBANK ROAD
OTAGO BAY, TAS 7017

TITLE
SITE PLAN

Accepted FLOYD BARAGWANATH (Client 1)	Date
Accepted N/A (Client 2)	Date
Approved N/A (Builder)	Date

This document must be signed

SCALES @ A3	DESIGNED BY	DRAWN BY
1:500	D.LYNE	D.LYNE
	PLOT DATE	23/09/2026

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PLOT DETAILS OAKBANKS ROAD.DWG

PROJECT NO.

TBA

DWG NO.

B03

REVISION

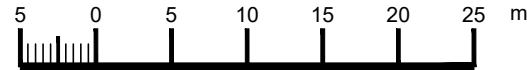
P2

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SITE PLAN

SCALE: 1:500

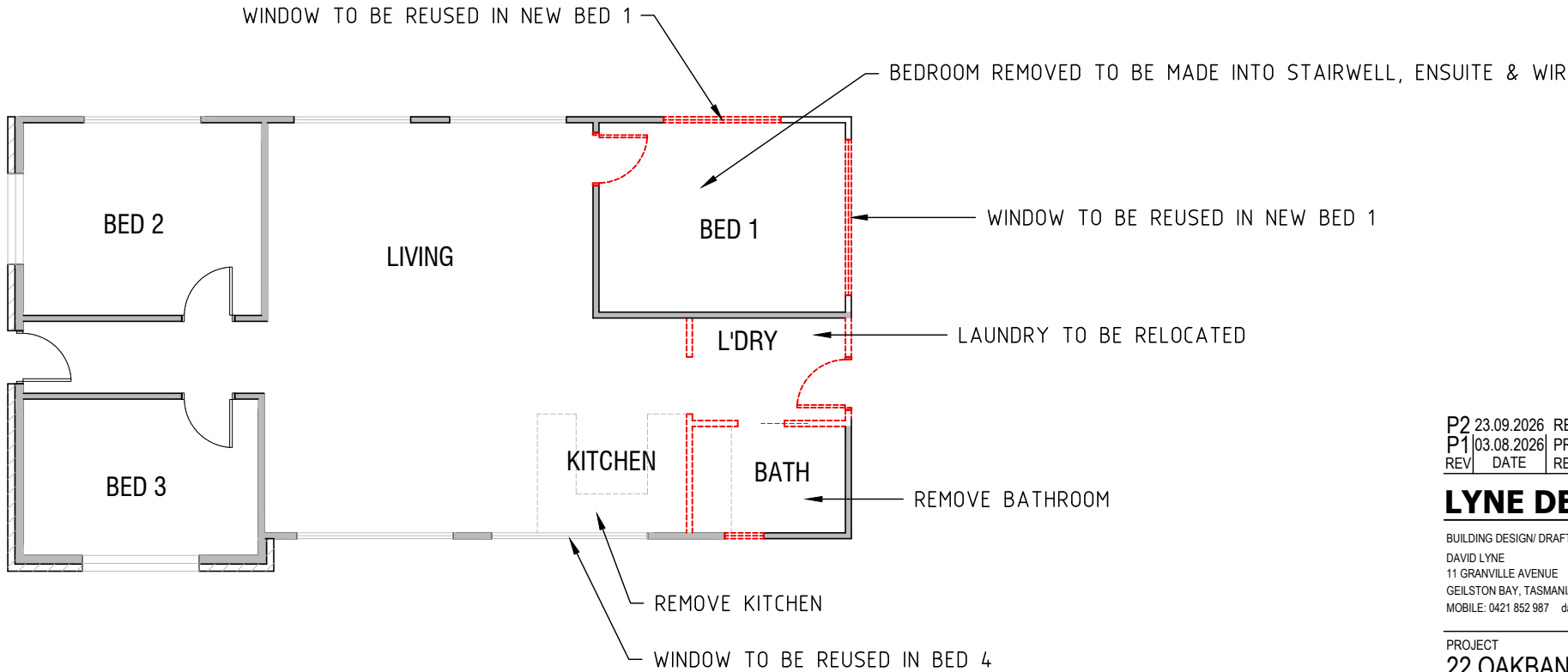


SCALE 1:500

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LINES SHOWN IN RED INDICATE AREAS OF PROPOSED CHANGES



FLOOR PLAN

SCALE: 1:100

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LYNE DESIGN

BUILDING DESIGN/ DRAFTING - BUSHFIRE MANAGEMENT
DAVID LYNE
11 GRANVILLE AVENUE
GEILSTON BAY, TASMANIA 7015
MOBILE: 0421 852 987 david@lynedesign.com.au

PROJECT
22 OAKBANK ROAD
OTAGO BAY, TAS 7017

TITLE
FLOOR PLAN

Accepted (Client 1)	FLOYD BARAGWANATH	Date
Accepted (Client 2)	N/A	Date
Approved (Builder)	N/A	Date

This document must be signed

SCALES @ A3	DESIGNED BY	DRAWN BY
1:100	D.LYNE	D.LYNE
	PLOT DATE	23/09/2026

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PLOT DETAILS OAKBANKS ROAD.DWG

PROJECT NO. TBA

DWG NO.	REVISION
B04	P2

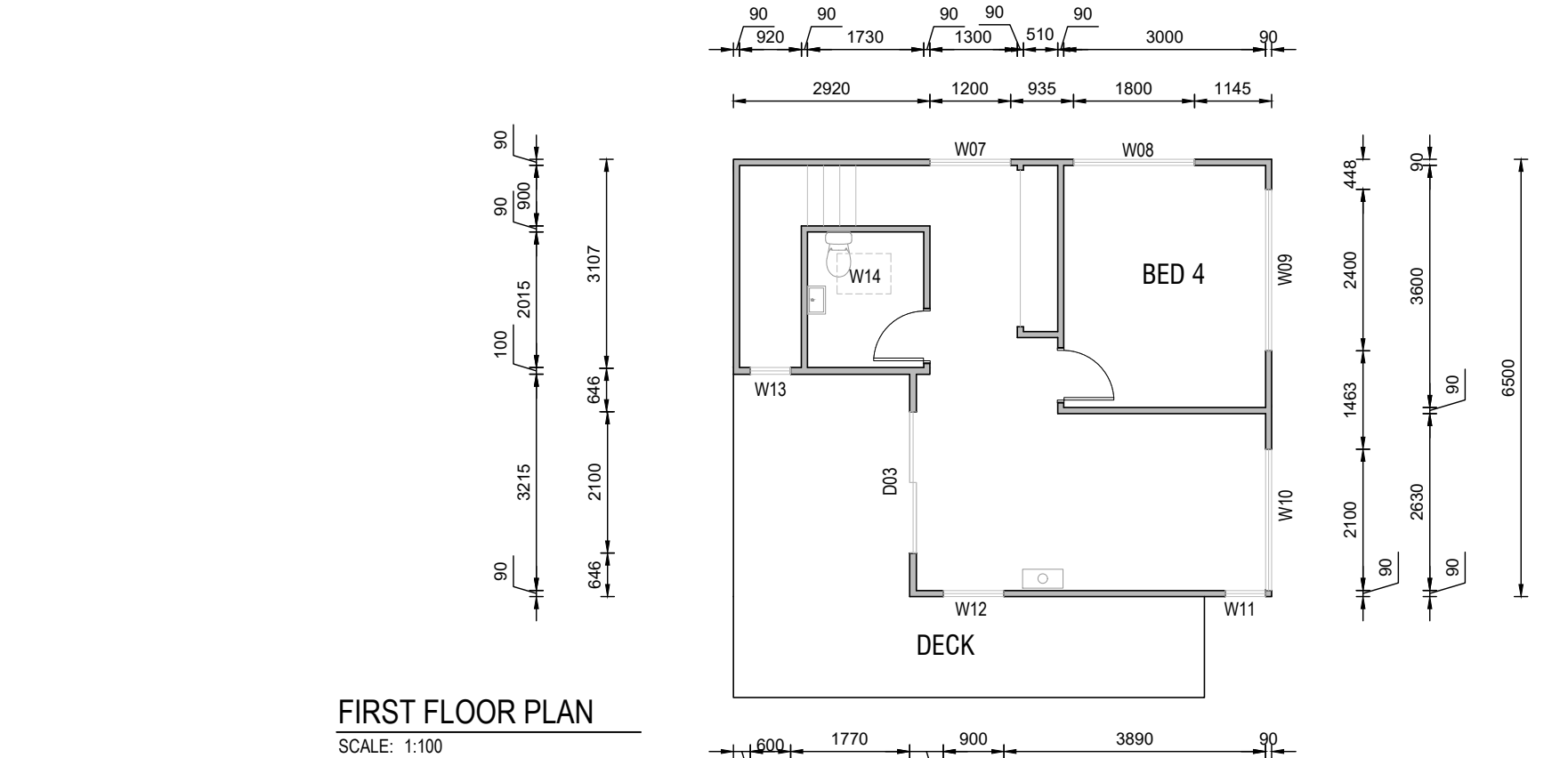
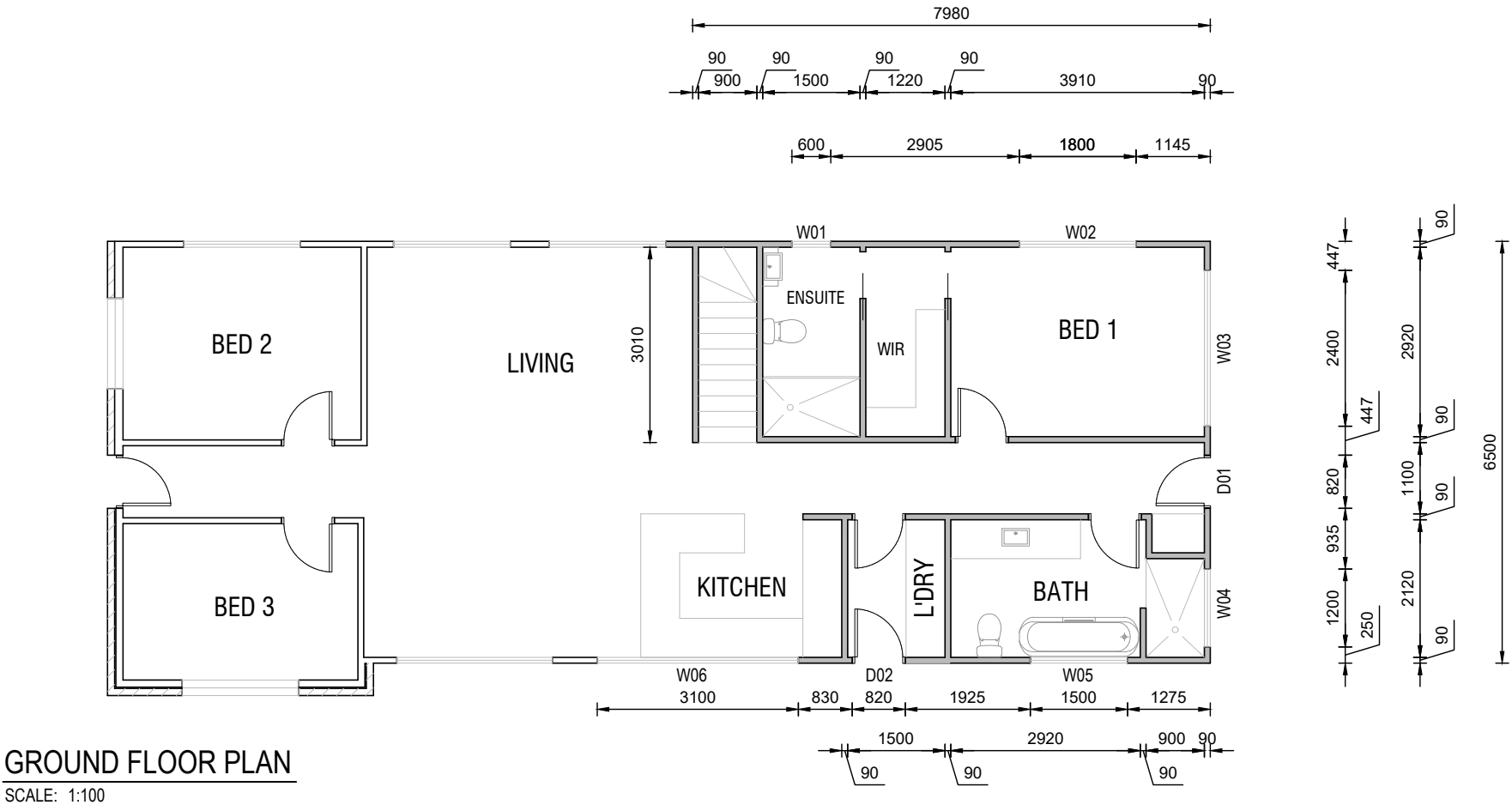
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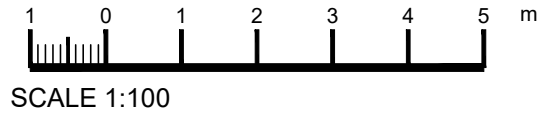
SCALE 1:100

NOT FOR CONSTRUCTION

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FINAL PLAN : ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE



PROPOSED FLOOR PLAN
SCALE: 1:100



NOT FOR CONSTRUCTION

P2	23.09.2026	REVISED PLANNING ISSUE
P1	03.08.2026	PRELIMINARY ISSUE
REV	DATE	REMARK

LYNE DESIGN
BUILDING DESIGN/ DRAFTING - BUSHFIRE MANAGEMENT
DAVID LYNE
11 GRANVILLE AVENUE
GEILSTON BAY, TASMANIA 7015
MOBILE: 0421 852 987 david@lynedesign.com.au

PROJECT
22 OAKBANK ROAD
OTAGO BAY, TAS 7017

TITLE
PROPOSED FLOOR PLAN

Accepted FLOYD BARAGWANATH (Client 1)	Date
Accepted N/A (Client 2)	Date
Approved N/A (Builder)	Date
This document must be signed	

SCALES @ A3	DESIGNED BY	DRAWN BY
1:100	D.LYNE	D.LYNE
	PLOT DATE	23/09/2026

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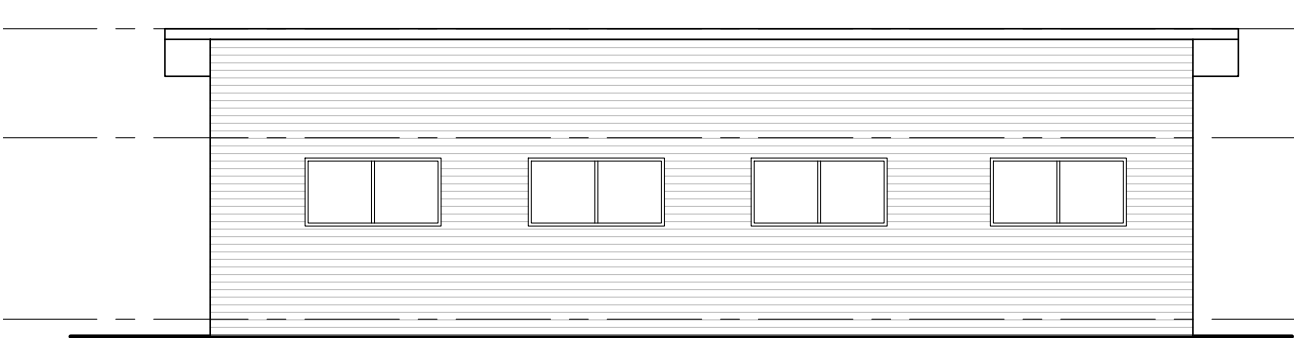
PLOT DETAILS OAKBANKS ROAD.DWG

PROJECT NO. **TBA**

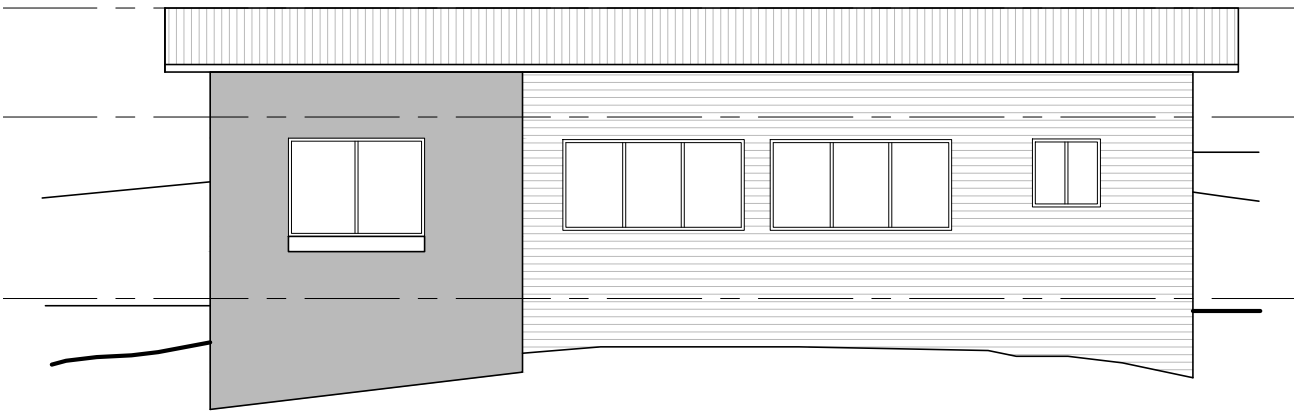
DWG NO.	REVISION
B05	P2

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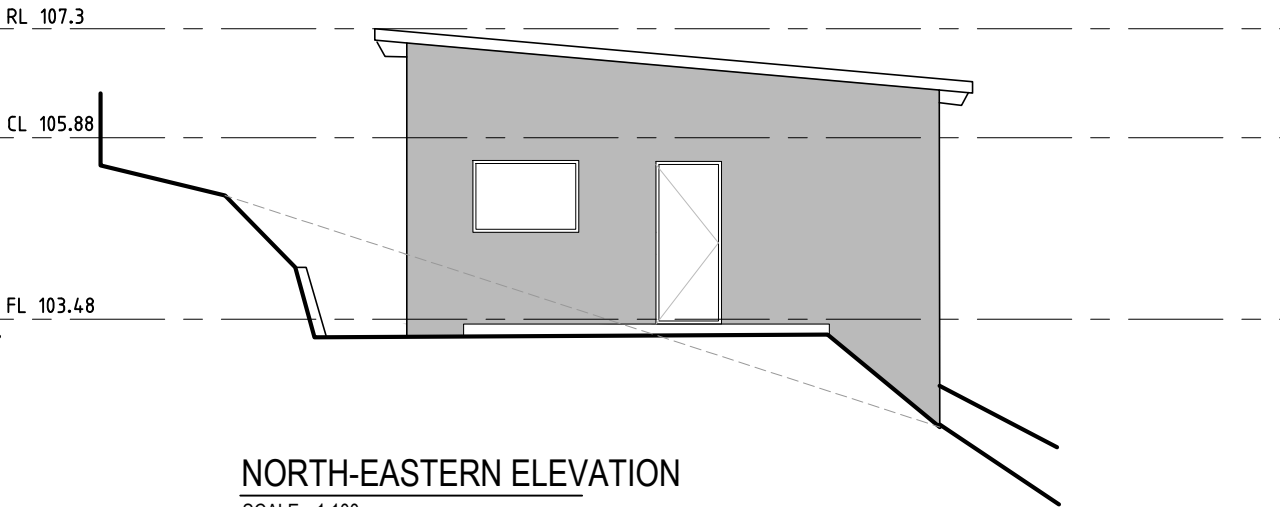
SOUTH-EASTERN ELEVATION
SCALE: 1:100



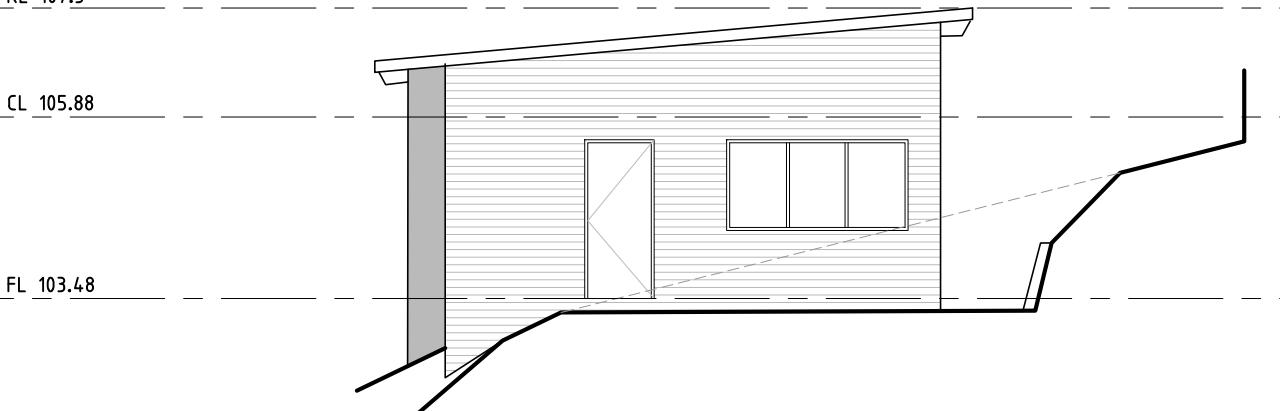
NORTH-WESTERN ELEVATION
SCALE: 1:100



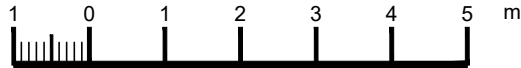
EXISTING ELEVATIONS
SCALE: 1:100



NORTH-EASTERN ELEVATION
SCALE: 1:100



SOUTH-WESTERN ELEVATION
SCALE: 1:100



SCALE 1:100

NOT FOR CONSTRUCTION

P2	23.09.2026	REVISED PLANNING ISSUE
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DAVID LYNE
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GEILSTON BAY, TASMANIA 7015
MOBILE: 0421 852 987 david@lynedesign.com.au

PROJECT
22 OAKBANK ROAD
OTAGO BAY, TAS 7017

TITLE
EXISTING ELEVATIONS

Accepted (Client 1)	FLOYD BARAGWANATH	Date
Accepted (Client 2)	N/A	Date
Approved (Builder)	N/A	Date

This document must be signed

SCALES @ A3	DESIGNED BY	DRAWN BY
1:100	D.LYNE	D.LYNE
	PLOT DATE	23/09/2026

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PLOT DETAILS OAKBANKS ROAD.DWG

PROJECT NO.

TBA

DWG NO.

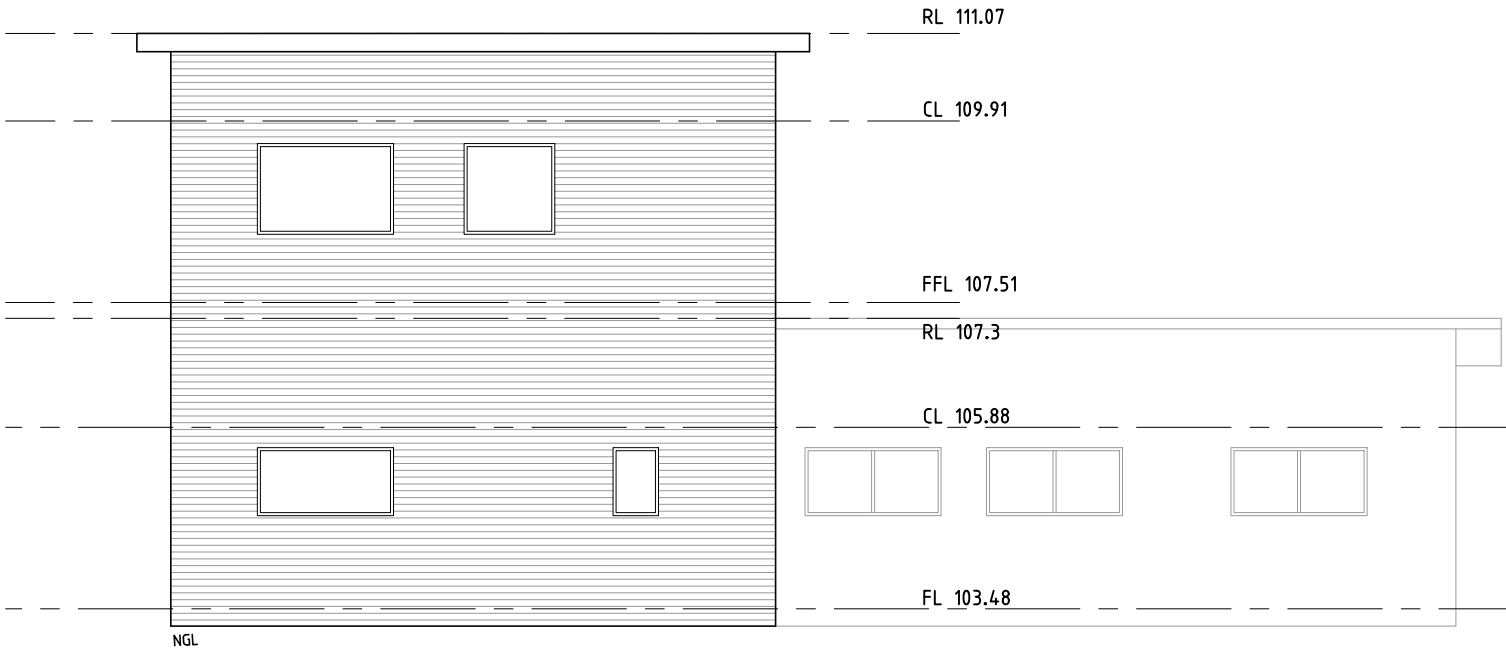
B06

REVISION

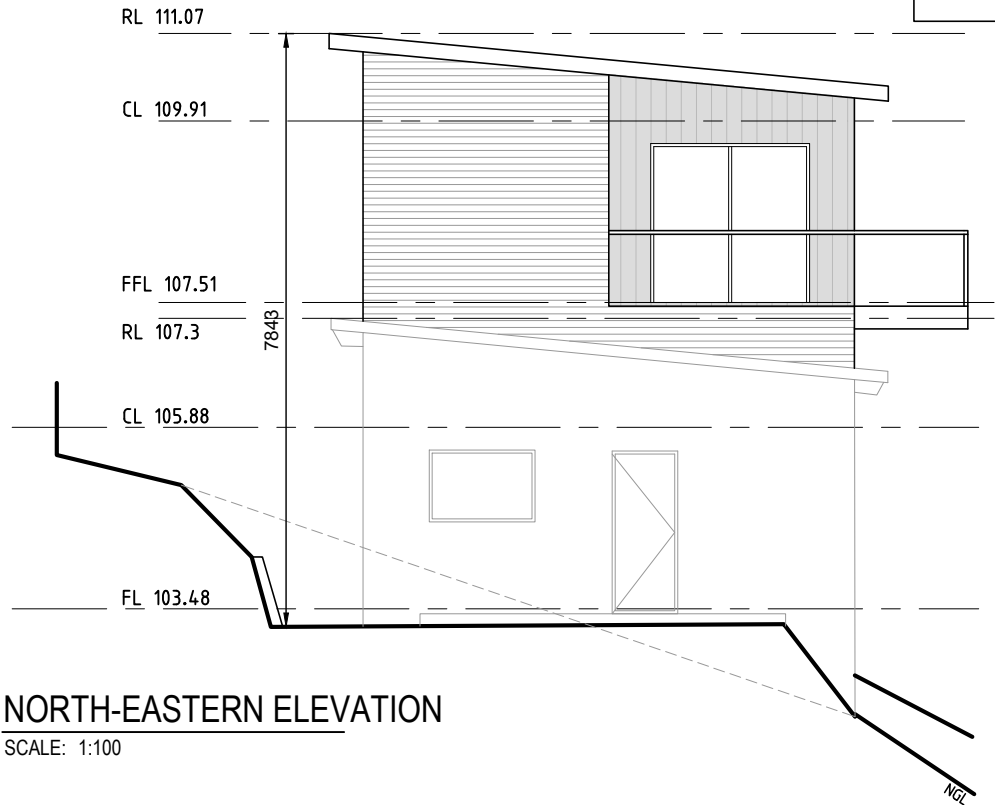
P2

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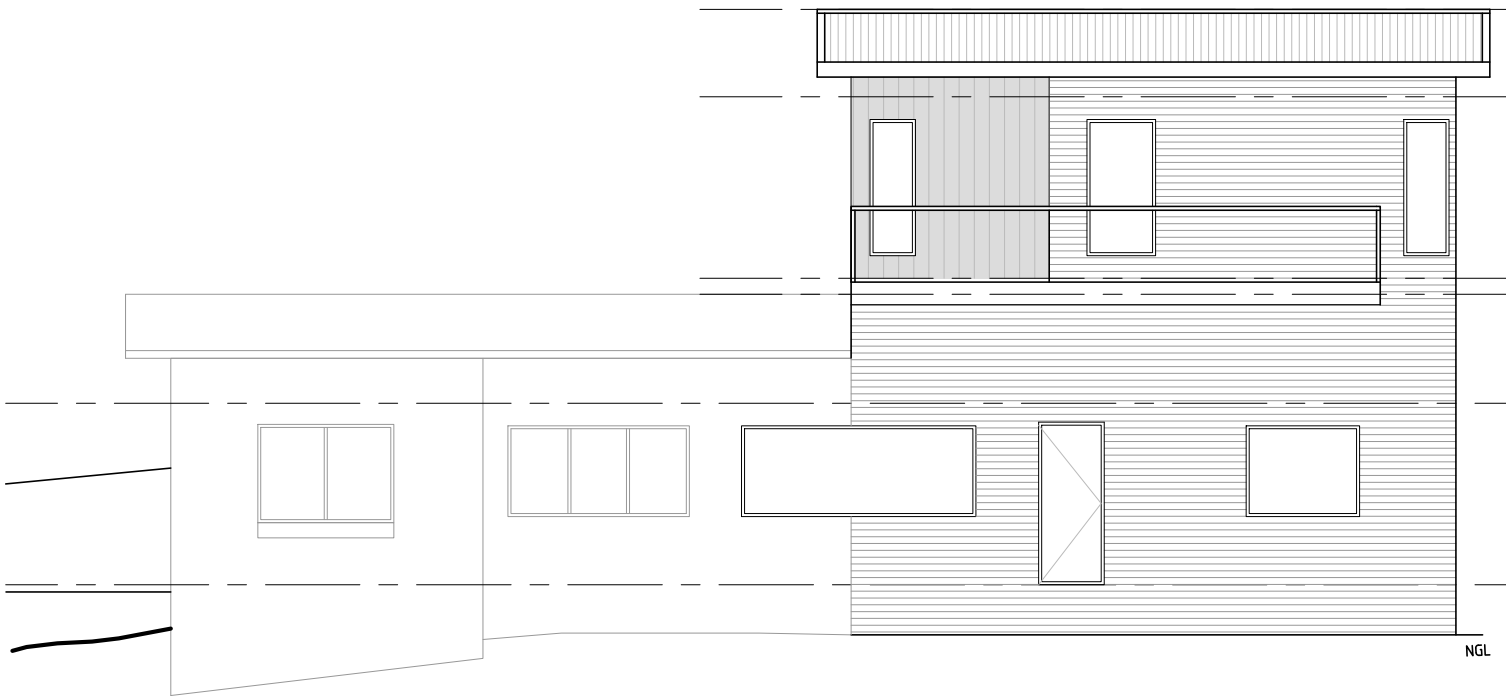
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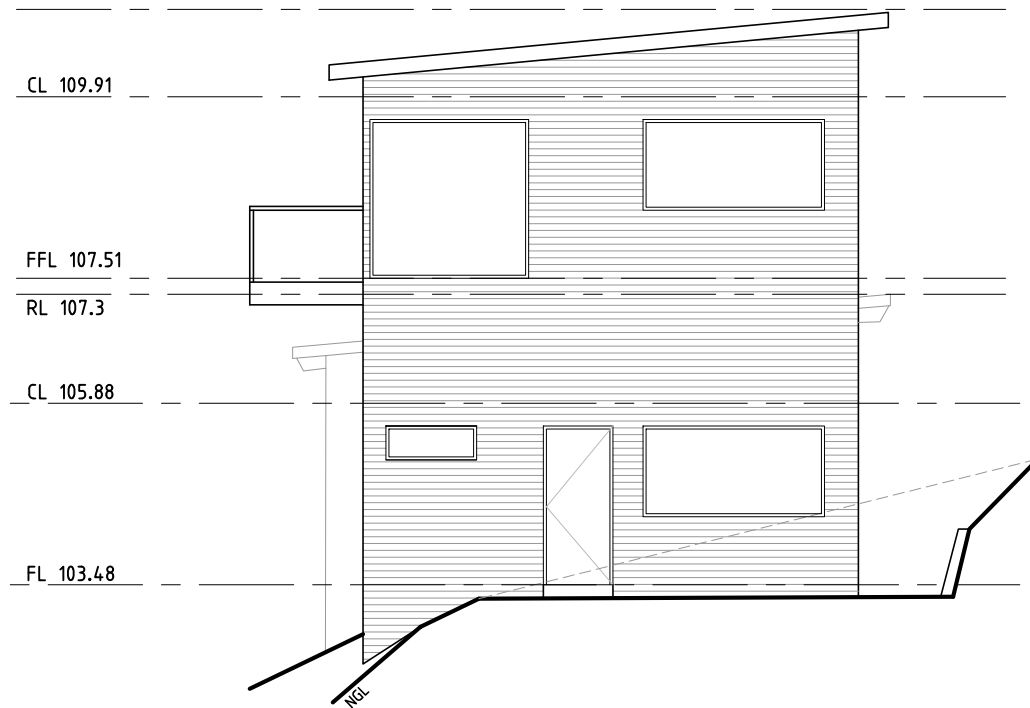
SOUTH-EASTERN ELEVATION
SCALE: 1:100



NORTH-EASTERN ELEVATION
SCALE: 1:100



NORTH-WESTERN ELEVATION
SCALE: 1:100



SOUTH-WESTERN ELEVATION
SCALE: 1:100

PROPOSED ELEVATIONS
SCALE: 1:100



NOT FOR CONSTRUCTION

P2	23.09.2026	REVISED PLANNING ISSUE
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REV	DATE	REMARK

LYNE DESIGN

BUILDING DESIGN/ DRAFTING - BUSHFIRE MANAGEMENT
DAVID LYNE
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PROJECT
22 OAKBANK ROAD
OTAGO BAY, TAS 7017

TITLE PROPOSED ELEVATIONS

Accepted (Client 1)	FLOYD BARAGWANATH	Date
Accepted (Client 2)	N/A	Date
Approved (Builder)	N/A	Date

This document must be signed

SCALES @ A3	DESIGNED BY	DRAWN BY
1:100	D.LYNE	D.LYNE
	PLOT DATE	23/09/2026

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PLOT DETAILS OAKBANKS ROAD.DWG

PROJECT NO.

TBA

DWG NO.

B07

REVISION

P2

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MARK	DIMENTIONS	WINDOW TYPE	DESCRIPTION
W01	600 w x 600 h	OBSCURE DOUBLE GLAZED AWNING	POWDER COATED 'TO OWNERS SELECTION' ALUMINUM
W02	1800 w x 900 h	DOUBLE GLAZED AWNING	POWDER COATED 'TO OWNERS SELECTION' ALUMINUM
W03	1800 w x 1200 h	DOUBLE GLAZED AWNING	POWDER COATED 'TO OWNERS SELECTION' ALUMINUM
W04	1200 w x 450 h	OBSCURE DOUBLE GLAZED AWNING	POWDER COATED 'TO OWNERS SELECTION' ALUMINUM
W05	1500 w x 1200 h	OBSCURE DOUBLE GLAZED AWNING	POWDER COATED 'TO OWNERS SELECTION' ALUMINUM
W06	3100 w x 1200 h	DOUBLE GLAZED AWNING	POWDER COATED 'TO OWNERS SELECTION' ALUMINUM
W07	1200 w x 1200 h	DOUBLE GLAZED FIXED	POWDER COATED 'TO OWNERS SELECTION' ALUMINUM
W08	1800 w x 1200 h	DOUBLE GLAZED AWNING	POWDER COATED 'TO OWNERS SELECTION' ALUMINUM
W09	2400 w x 1200 h	DOUBLE GLAZED AWNING	POWDER COATED 'TO OWNERS SELECTION' ALUMINUM
W10	2100 w x 2100 h	DOUBLE GLAZED AWNING	POWDER COATED 'TO OWNERS SELECTION' ALUMINUM
W11	600 w x 2100 h	DOUBLE GLAZED AWNING	POWDER COATED 'TO OWNERS SELECTION' ALUMINUM
W12	900 w x 1800 h	DOUBLE GLAZED AWNING	POWDER COATED 'TO OWNERS SELECTION' ALUMINUM
W13	600 w x 1800 h	DOUBLE GLAZED AWNING	POWDER COATED 'TO OWNERS SELECTION' ALUMINUM
W14	600 w x 600 h	DOUBLE GLAZED AWNING SKYLIGHT	POWDER COATED 'TO OWNERS SELECTION' ALUMINUM
DIMENSIONS ARE NOMINAL ONLY AND ARE TO BE CONFIRMED ONSITE BY BUILDER PRIOR TO ORDERING.			

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DOOR SCHEDULE			
MARK	DIMENTIONS	TYPE	DESCRIPTION
D01	820 w x 2100 h	ALUMINUM EXTERNAL HINGED DOOR	POWDER COATED 'TO OWNERS SELECTION' ALUMINUM
D02	820 w x 2100 h	ALUMINUM EXTERNAL HINGED DOOR	POWDER COATED 'TO OWNERS SELECTION' ALUMINUM
D03	2100 w x 2100 h	ALUMINUM DOUBLE GLAZED EXTERNAL SLIDING DOOR	POWDER COATED 'TO OWNERS SELECTION' ALUMINUM
DIMENSIONS ARE NOMINAL ONLY AND ARE TO BE CONFIRMED ONSITE BY BUILDER PRIOR TO ORDERING.			

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LYNE DESIGN

BUILDING DESIGN/ DRAFTING - BUSHFIRE MANAGEMENT
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MOBILE: 0421 852 987 david@lynedesign.com.au

PROJECT
22 OAKBANK ROAD
OTAGO BAY, TAS 7017

TITLE
WINDOW & DOOR SCHEDULE

Accepted FLOYD BARAGWANATH (Client 1)	Date
Accepted N/A (Client 2)	Date
Approved N/A (Builder)	Date

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SCALES @ A3	DESIGNED BY	DRAWN BY
N/A	D.LYNE	D.LYNE
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PLOT DETAILS OAKBANKS ROAD.DWG

PROJECT NO. TBA

DWG NO.	REVISION
B08	P2

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