

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025207

Assess No: A13653

PID No: 9424095

Applicant Name:	Wilson Homes Tasmania		
Postal Address:			
Contact Phone:	Home	Work	Mobile
Email Address:			

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
 - a) Floor plans ☐
 - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
 - c) Site Plan showing: ☐
 - Orientation
 - All title boundaries
 - Location of buildings and structure (both existing and proposed)
 - Setbacks from all boundaries
 - Native vegetation to be removed
 - Onsite services, connections and drainage details (including sewer, water and stormwater)
 - Cut and/or Fill
 - Car parking and access details (including construction material of all trafficable areas)
 - Fence details
 - Contours
4. Other: ☐

*If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.*

Application Number: «Application Number» _____

APPLICANT DETAILS

Applicant Name:

Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

LAND DETAILS

Owner/Authority Name:
(as per certificate of title)

Location / Address:

Title Reference:

Zone(s):

Existing Development/Use:

Existing Developed Area:

Area

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: ☐

Visitor Accommodation: ☐

Commercial: ☐

Other: ☐

Description of Use:

Development Type:

Building work: ☐

Demolition: ☐

Subdivision: ☐

Other: ☐

Description of development:

New or Additional Area:

Area

Estimated construction cost of the proposed development:

\$

Building Materials:

Wall Type:

Colour:

Roof Type:

Colour:

Application Number: «Application Number»

SUBDIVISION	<input type="checkbox"/> N/A
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Subdivision creating additional lots ☐

Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		Number of Lots (proposed) :	
Description:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE	<input type="checkbox"/> N/A
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Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: <i>(Existing)</i>	
Number of Employees: <i>(Proposed)</i>	

Type of Machinery installed:	
Details of trade waste and method of disposal:	

Application Number: «Application Number»

APPLICANT DECLARATION

Owner: As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,

Name (print)

Signed

Date

Applicant: As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,

(if not the owner)

Name (print)

Signed

Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

**Crown
Consent**
(if required)

Name (print)

Signed

Date

**General
Manager**
(if required)

Name (print)

Signed

Date

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:



As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

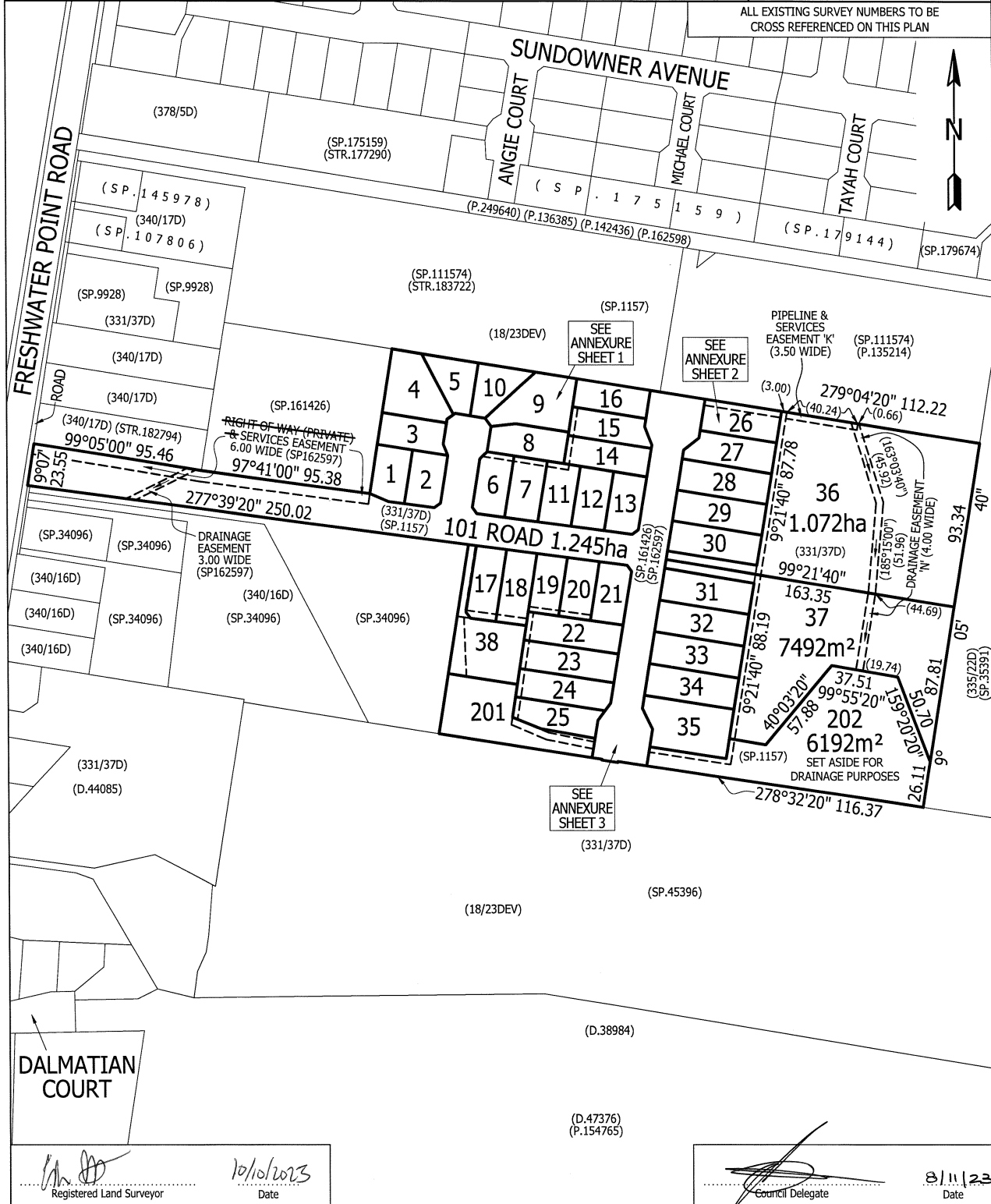
Name (print)

Signed

Date

PRIORITY FINAL PLAN

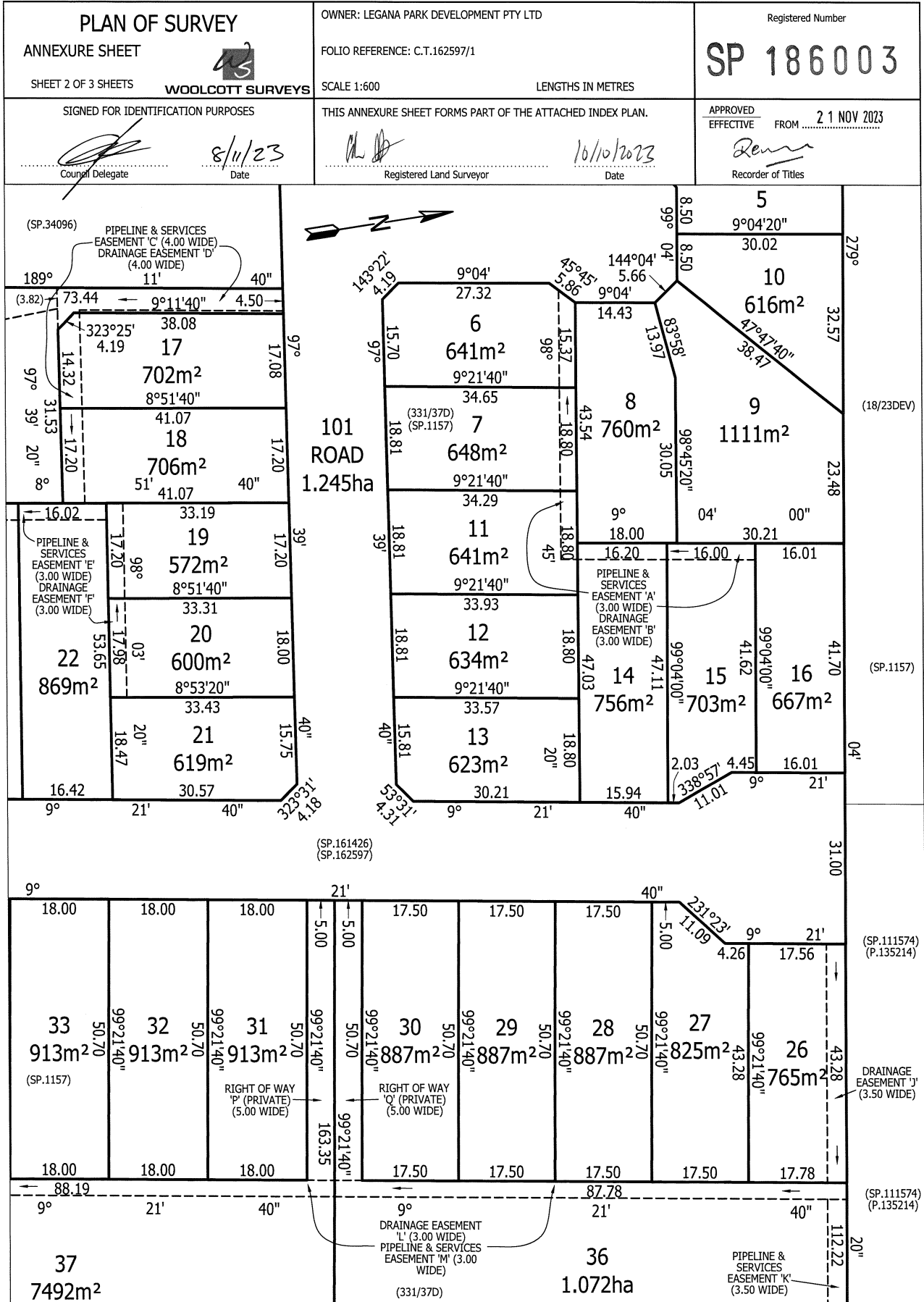
OWNER: LEGANA PARK DEVELOPMENT PTY LTD	PLAN OF SURVEY  WOOLCOTT SURVEYS BY SURVEYOR: COLIN STERLING SMITH LOCATION: Town of LEGANA SCALE 1:2000 LENGTHS IN METRES	REGISTERED NUMBER SP186003
FOLIO REFERENCE: C.T.162597/1		APPROVED EFFECTIVE FROM 2.1 NOV 2023  Recorder of Titles
GRANTEE: Part of 2500 Acres Granted to John Griffiths		



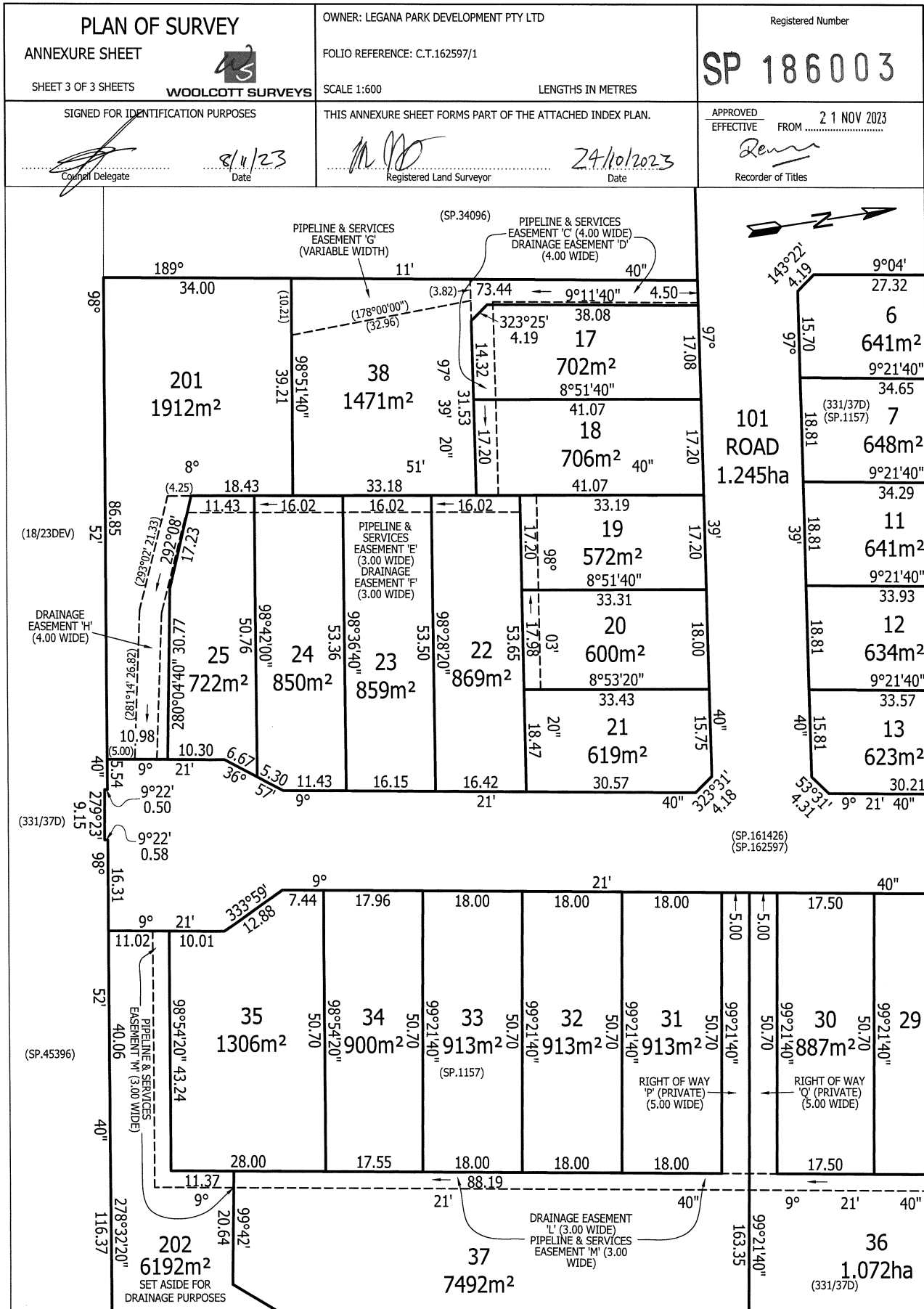
PRIORITY FINAL PLAN

[illegible]

PRIORITY FINAL PLAN



PRIORITY FINAL PLAN



SCHEDULE OF EASEMENTS	Registered Number SP 186003
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 4 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, 7, 11, 14 and 15 on the Plan are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 'A' (3.00 WIDE)" shown passing through those lots on the Plan ("the Easement Land").

Lots 6, 7, 11, 14 and 15 on the Plan are subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'B' (3.00 WIDE)" shown passing through those lots on the Plan.

Lots 17, 18 and 38 on the Plan are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 'C' (4.00 WIDE)" shown passing through those lots on the Plan ("the Easement Land").

Lots 17, 18 and 38 on the Plan are subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'D' (4.00 WIDE)" shown passing through those lots on the Plan.


Lots 19, 20, 22, 23, 24 and 25 on the Plan are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 'E' (3.00 WIDE)" shown passing through those lots on the Plan ("the Easement Land").

Lots 19, 20, 22, 23, 24 and 25 on the Plan are subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'F' (3.00 WIDE)" shown passing through those lots on the Plan.

Lot 26 on the Plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'J' (3.50 WIDE)" shown passing through Lot 26 on the Plan.

Lots 30 and 36 on the Plan are together with a Right of Carriageway over the area marked "RIGHT OF WAY 'P' (PRIVATE) (5.00 WIDE)" shown passing through Lot 37 on the Plan.

Lots 30 and 37 on the Plan are together with a Right of Carriageway over the area marked "RIGHT OF WAY 'Q' (PRIVATE) (5.00 WIDE)" shown passing through Lot 36 on the Plan.


.....
Philip Grant Connors

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Legana Park Development Pty Ltd FOLIO REF: Volume 162597 Folio 1 SOLICITOR & REFERENCE: Barry Sproal - BDS:PS:222809	PLAN SEALED BY: WEST TAMAR COUNCIL DATE: 8/11/23 PA2020499 REF NO.
 Council Delegate	
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 186003
SUBDIVIDER: Legana Park Development Pty Ltd FOLIO REFERENCE: Volume 162597 Folio 1	

Lot 36 on the Plan is subject to a Right of Carriageway (appurtenant to Lots 30 and 37 on the Plan) over the area marked "RIGHT OF WAY 'Q' (PRIVATE) (5.00 WIDE)" shown passing through Lot 36 on the Plan.

Lot 36 on the Plan is subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 'K' (3.50 WIDE)" shown passing through Lot 36 on the Plan ("the Easement Land").

Lots 36 and 37 on the Plan are subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'L' (3.00 WIDE)" shown passing through those lots on the Plan.

Lots 36, 37 and 202 on the Plan are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 'M' (3.00 WIDE)" shown passing through those lots on the Plan ("the Easement Land").

Lots 36 and 37 on the Plan are subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'N' (4.00 WIDE)" shown passing through those lots on the Plan.

Lot 37 on the Plan is subject to a Right of Carriageway (appurtenant to Lots 30 and 36 on the Plan) over the area marked "RIGHT OF WAY 'P' (PRIVATE) (5.00 WIDE)" shown passing through Lot 37 on the Plan.

Lot 38 on the Plan is subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES EASEMENT 'G' (VARIABLE WIDTH)" shown passing through Lot 38 on the Plan ("the Easement Land").

Lot 101 on the Plan is subject to a Services Easement (as defined in SP162597) (appurtenant to Lot 1 on SP161426) over the land marked ~~"RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 6.00 WIDE (SP162597)"~~ shown passing through Lot 101 on the Plan.

Lot 101 on the Plan is subject to a Right of Drainage in favour of the West Tamar Council and TasWater over the land marked "DRAINAGE EASEMENT 3.00 WIDE (SP162597)" shown passing through lot 101 on the Plan.

Lot 101 on the Plan is subject to a Right of Drainage (appurtenant to Lot 1 on SP161426) over the land marked ~~"RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 6.00 WIDE (SP162597)"~~ shown passing through Lot 101 on the Plan.

Lot 201 on the Plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 'H' (4.00 WIDE)" shown passing through Lot 201 on the Plan.

RESTRICTIVE COVENANT

** and bind*

The Owner of Lot 36 on the Plan covenants with the owner for the time being of Lot 37 on the Plan to the intent that the burden of this covenant may run with the covenantor's Lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of Lot 37 on the Plan to observe the following stipulation, namely, not erect a fence or other obstruction along that part of the common boundary between Lots 36 and 37 on the Plan within the areas marked "RIGHT OF WAY 'P' (PRIVATE) (5.00 WIDE)" and "RIGHT OF WAY 'Q' (PRIVATE) (5.00 WIDE)" on the plan.

Philip Grant Connors

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 3 OF 4 PAGES	Registered Number SP 186003
SUBDIVIDER: Legana Park Development Pty Ltd FOLIO REFERENCE: Volume 162597 Folio 1	

The Owner of Lot 37 on the Plan covenants with the owner for the time being of Lot 36 on the Plan to the intent that the burden of this covenant may run with the covenantor's Lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of Lot 36 on the Plan to observe the following stipulation, namely, not erect a fence or other obstruction along that part of the common boundary between Lots 36 and 37 on the Plan within the areas marked "RIGHT OF WAY 'P' (PRIVATE) (5.00 WIDE)" and "RIGHT OF WAY 'Q' (PRIVATE) (5.00 WIDE)" on the plan.

FENCING COVENANT

The Owner of each lot on the Plan covenants with the Vendor (Legana Park Development Pty Ltd) that the Vendor shall not be required to fence.

INTERPRETATION

In this Schedule of Easements:

~~"Pipeline Easement" means:~~

~~The full and free right and liberty to draw water through pipes now or to be installed as hereinafter appears within that portion of each Lot subject thereto marked pipeline easement on the plan and for that purpose to enter thereon and to lay in, under and upon the pipeline easement such pipe or pipes as shall from time to time be necessary for the purposes aforesaid and to draw water through such pipes and at all times to enter into and upon the pipeline easement for the purpose of maintaining any pumping system and inspecting, cleaning, maintaining, removing and renewing such pipes and to carry out all necessary work thereon causing as little damage as possible and making reasonable compensation for all damage done or caused thereby.~~

"Pipeline & Services Easement" means:

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorized 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 authorized to do or undertake
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure
- (4) run and pass sewerage, water and electricity through and along the Infrastructure
- (5) do all works reasonably required in connection with such activities or as may be authorized or required by any law:
 - (a) without doing unnecessary damage to the Easement Land, and
 - (b) leaving the Easement Land in a clean and tidy condition.
- (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 authorized 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

Philip Grant Connors

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 186003
SUBDIVIDER: Legana Park Development Pty Ltd FOLIO REFERENCE: Volume 162597 Folio 1	

- (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 on for which TasWater is responsible and includes but is not limited to:

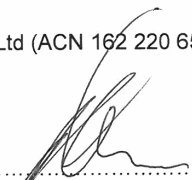
- (a) Sewer pipes and water pipes and associated valves
- (b) Telemetry and monitoring devices
- (c) Inspection and access pits
- (d) Electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) Markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure
- (f) Anything reasonably require 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 sewerage 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.

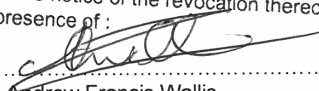
"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

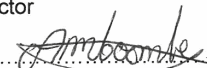
EXECUTED by LEGANA PARK DEVELOPMENT PTY LTD (ACN 631 627 195) being the registered proprietor of the land comprised in folio of the Register Volume 162597 Folio 1 pursuant to Section 127 of the Corporations Act 2001:

MURDOCH CLARKE MORTGAGE MANAGEMENT LIMITED (ACN 115 958 560) as mortgagee under Mortgage No. M758441 hereby consents to this Schedule of Easements:

WALLIS BACKUP PTY LTD (ACN 631 627 195) as mortgagee under Mortgage No. N141107 hereby consents to this Schedule of Easements:


Philip Grant Connors
Sole Director and Sole Secretary
EXECUTED by MURDOCH CLARKE MORTGAGE MANAGEMENT LIMITED ACN 115 958 560 as Responsible Entity of the MURDOCH CLARKE MORTGAGE FUND ARSN 093 255 559 by its duly authorised Attorney ARBECA SANDRA REID pursuant to Power of Attorney registered on 15 January 2018 Registered Number PA109270 having received no notice of the revocation thereof in the presence of:


Andrew Francis Wallis
Director


Anne-Maree Therese Coombe
Director

WITNESS: ANDREA MARIE THOMAS
ADDRESS: 10 VICTORIA STREET
OCCUPATION: LEGAL SECRETARY

408427 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.

DA
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
5	ELEVATIONS / SECTION
6	ELEVATIONS
7	WINDOW & DOOR SCHEDULES
8	ROOF DRAINAGE PLAN
9	FLOOR COVERINGS
10	KITCHEN DETAILS
11	BATHROOM DETAILS
12	ENSUITE DETAILS
13	LAUNDRY DETAILS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR

CARPORT	38.58
LIVING	144.25
PORCH	2.40
	185.23 m²

HIGHLY REACTIVE /
PROBLEMATIC SOIL TYPE.
REFER TO HYDRAULICS PLANS
AND DETAILS PREPARED BY
GANDY AND ROBERTS

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2019.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

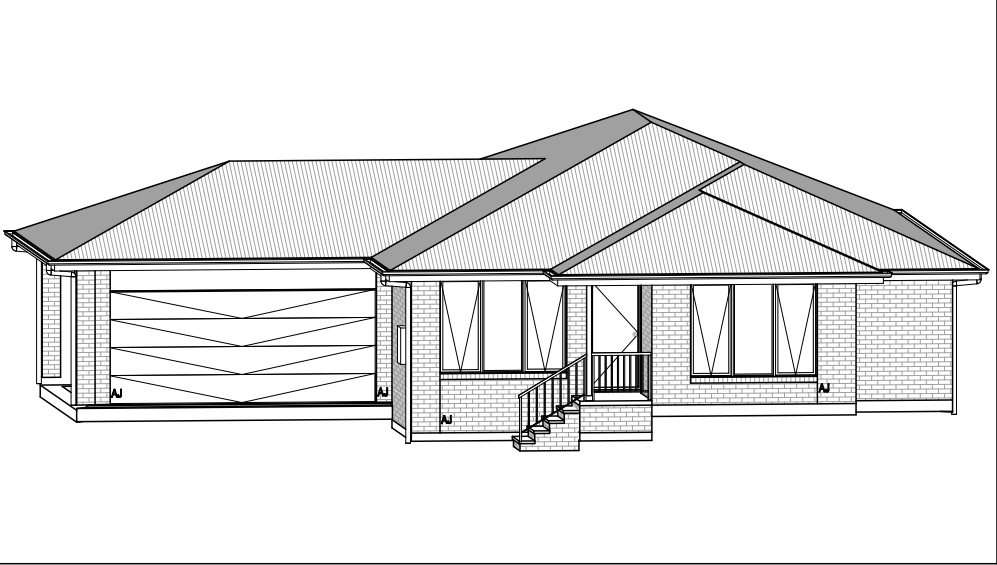
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	BAL-LOW
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	YES
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	H2
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	875m
WITHIN 50km BREAKING SURF	NO
ZONING	GENERAL RESIDENTIAL
PRIORITY VEGETATION	YES

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	9,200mm
SIDE A	MIN. 1,500mm	1,120mm
SIDE B	MIN. 1,500mm	1,500mm
REAR	MIN. 1,500mm	10,250mm
BULK & SCALE		
SITE AREA	648m²	
SITE COVERAGE	MAX. 50%	28.58%
BUILDING HEIGHT	MAX. 8,500mm	6,000mm
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	628mm
FILL DEPTH	MAX. 1,000mm	603mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES
PRIVATE OPEN SPACE	MIN. 24m²	24m²

3D PERSPECTIVE



NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

LOCATION MAP



This Plan has been prepared prior to the receipt of one or more of the following documents:-
Certificate of Title inclusive of lot specific zoning, easement and covenant documents, BAL report and rating, approved subdivision plans providing crossover locations and service connection points, power and communications connection point information, Geotechnical Site Investigation, Contour Survey, Dial Before You Dig Information, Planning Approval.

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S) 2445mm	
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	SARKING UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAX SLAB R0.60

NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: TBA
ACCESSIBLE SHOWER LOCATION: TBA

GENERAL NOTES:

- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM
- 1 EXTERIOR DOOR NOMINATED AS 870 OR GREATER TO ACHIEVE MIN 820MM CLEAR OPENING
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS OR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

THE OWNERS ACKNOWLEDGE THAT THESE CONTRACT PLANS MAY NOT REFLECT ALL THE SELECTIONS THAT HAVE BEEN MADE OR CHANGES REQUESTED. THE OWNERS AGREE THAT FOLLOWING THE COLOUR SELECTIONS VARIATION OR UPDATING OF PLANS, THEY WILL BE PROVIDED WITH CONSTRUCTION PLANS FOR SIGNATURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNATURE:

DATE:

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

PRELIMINARY PLAN SET

9	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.07.06	TRV	DKZ
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

© 2025 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.



SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
DISCOVERY		5	DRAFT SALES PLANS - UPDATE	STL	28/05/2025	SHANNON LOUISE FRENCH & ALICIA ANDREA NUCCITELLI		OLINDA 15		H-WDCOLN10SA		
COPYRIGHT:		6	DRAFT SALES PLANS - CT2	STL	03/06/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
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		8	DRAFT SALES PLANS - UPDATE	STL	18.06.2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:		
		9	PRELIM PLANS - INITIAL ISSUE	TRV	06/07/2025	7 / - / 186003		COVER SHEET		1 / 13		
						COUNCIL:		WEST TAMAR		SCALES:		714276

714276

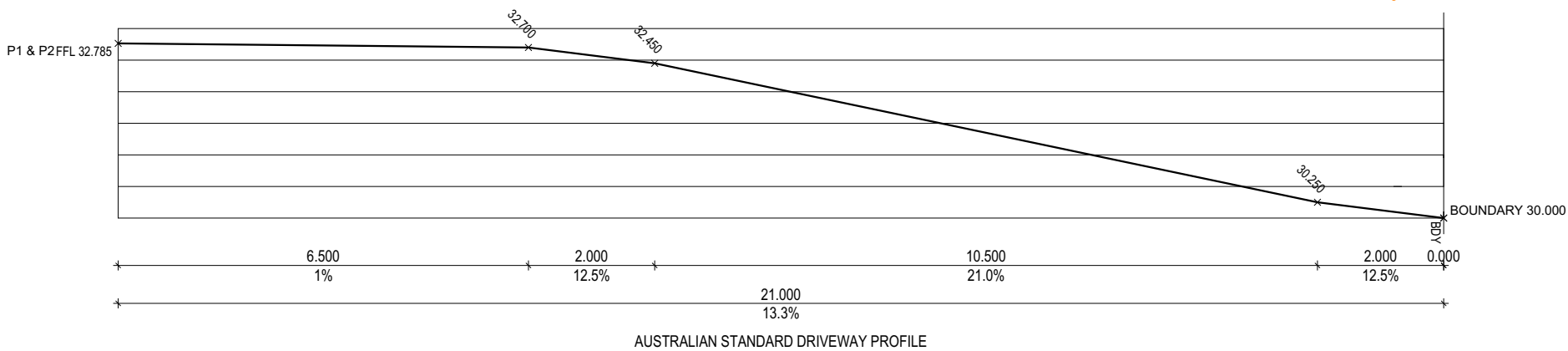
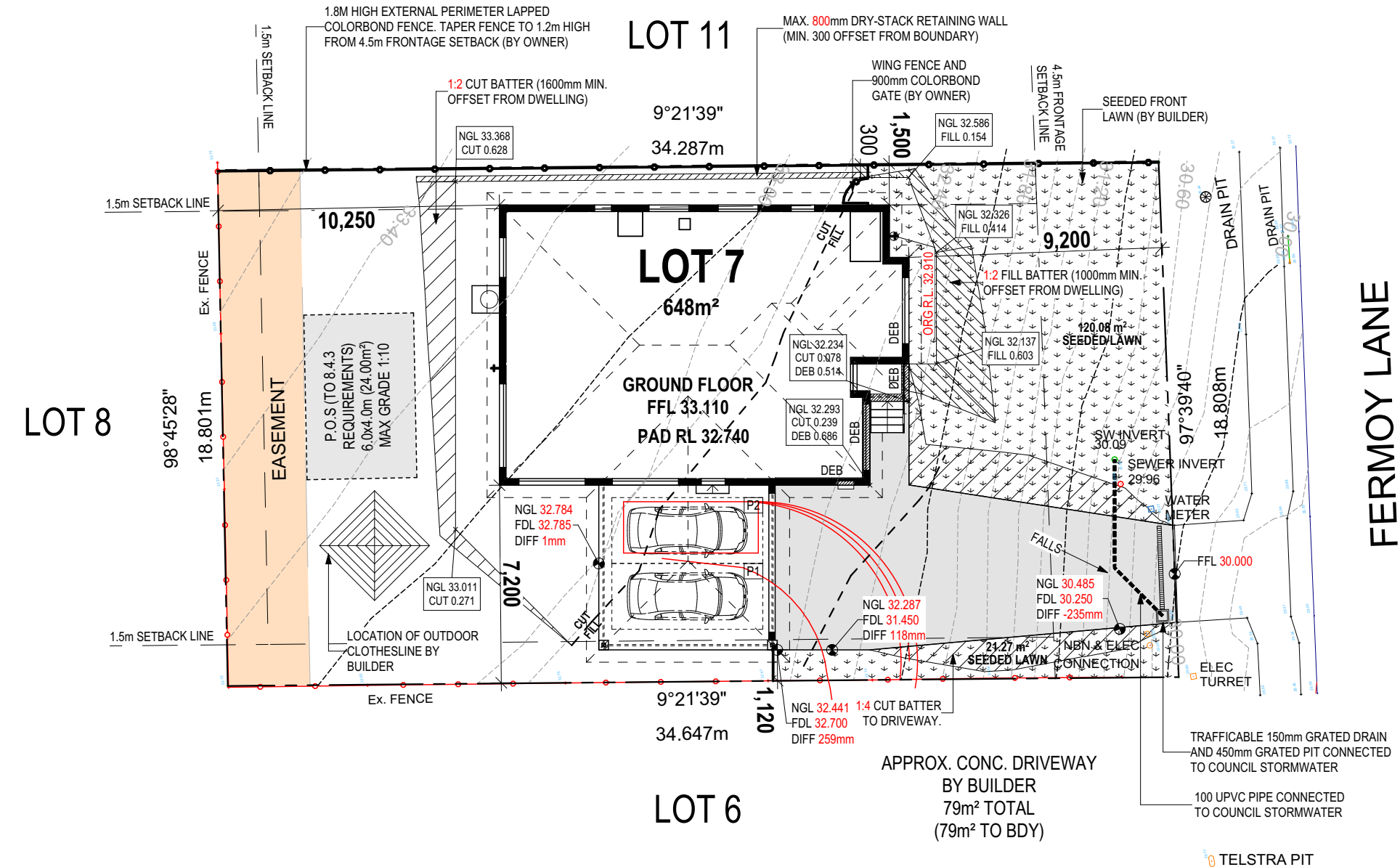
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

APPROX. CUT/FILL		
CUT	43.14m³	97.07t
FILL	13.37m³	30.08t
DIFFERENCE	29.77m³	66.98t
67 TONNES OF EXPORT FILL		

LOT SIZE: 648m²
HOUSE (COVERED AREA): 185.23m²
SITE COVERAGE: 28.58%

DRY STACK WALLS <1m HIGH:
ISLAND BLOCK & PAVING FREESTONE
ECO RETAINING WALL INSTALLATION TO
MANUFACTURER'S SPECIFICATION AND
DETAILS



DRIVEWAY DETAILS
SCALE: 1:100

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SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

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DISCOVERY	5	DRAFT SALES PLANS - UPDATE		STL	28/05/2025	SHANNON LOUISE FRENCH & ALICIA ANDREA NUCCITELLI		OLINDA 15		H-WDCOLN10SA		
COPYRIGHT:	6	DRAFT SALES PLANS - CT2		STL	03/06/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
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	8	DRAFT SALES PLANS - UPDATE		STL	18.06.2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:	SCALES:	
	9	PRELIM PLANS - INITIAL ISSUE		TRV	06/07/2025	7 / - / 186003		COUNCIL:				714276
						WEST TAMAR		SITE PLAN		2 / 13	1:200, 1:100	

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

- NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
 2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
 3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
 4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
 5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.

6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.

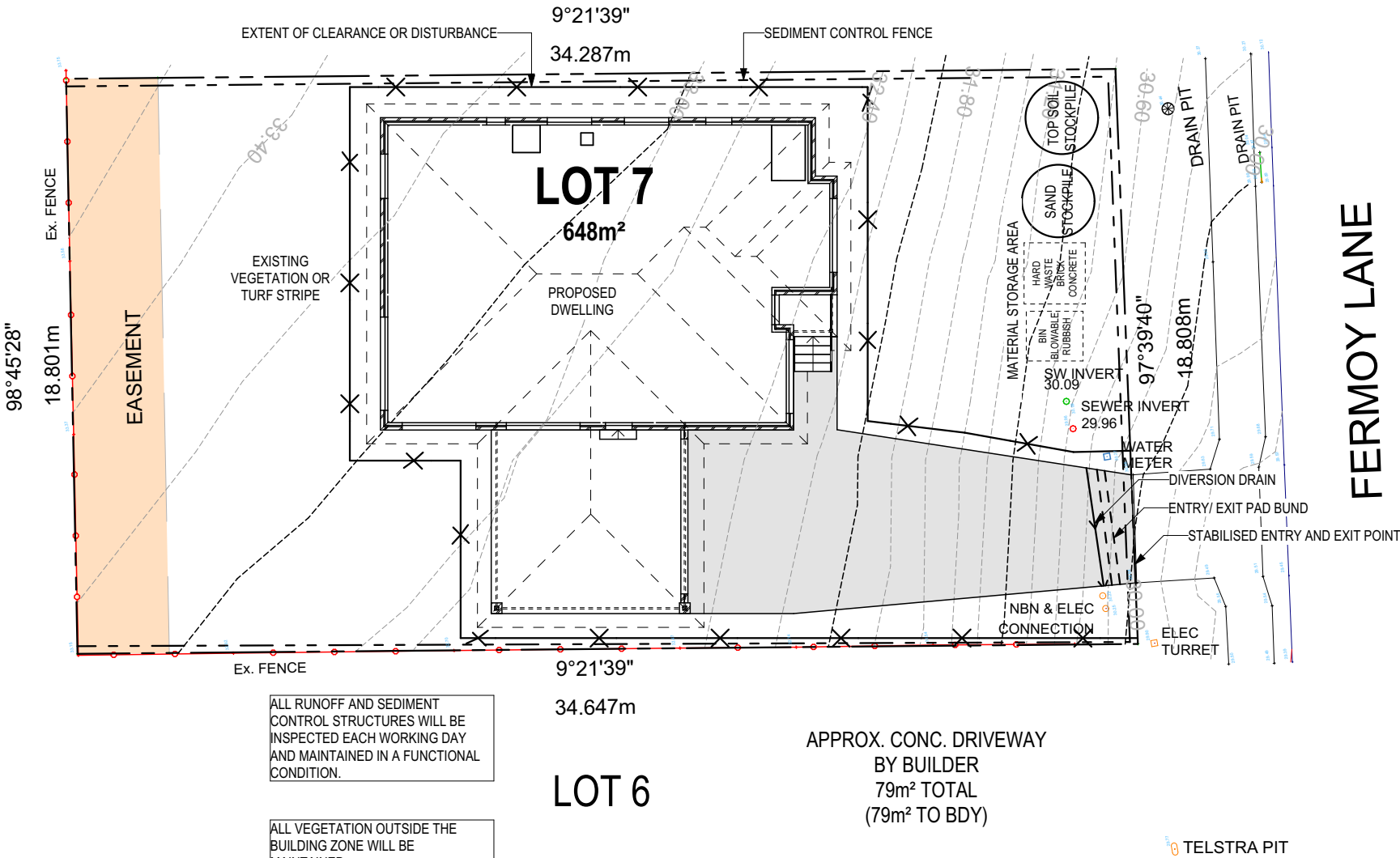
LOT 8

LOT 11

LOT 7
648m²

LOT 6

FERMOY LANE

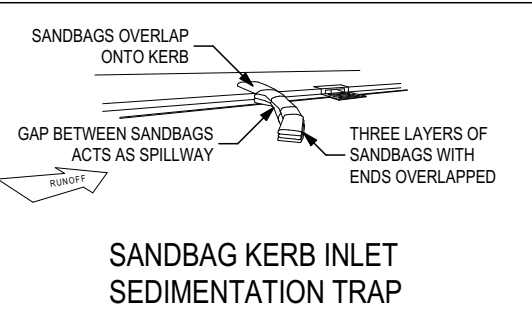
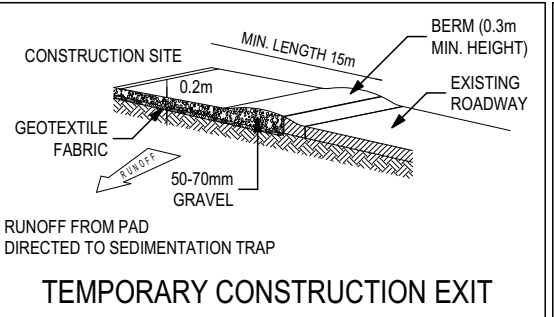
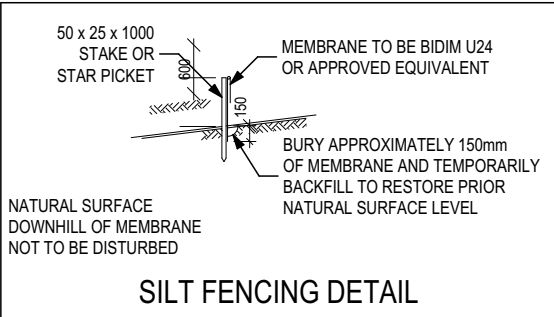


ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

APPROX. CONC. DRIVEWAY
BY BUILDER
79m² TOTAL
(79m² TO BDY)

TELSTRA PIT




**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

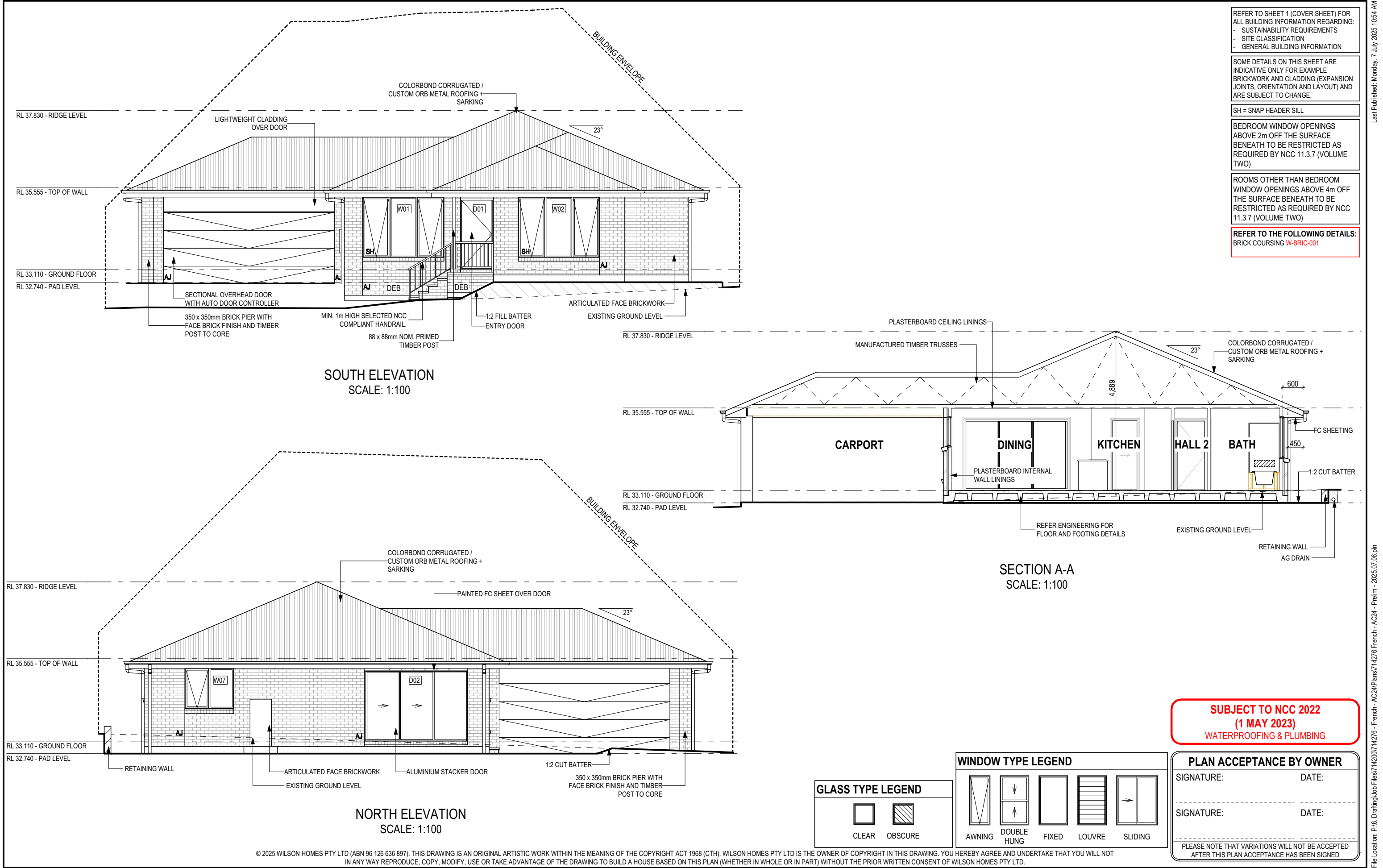
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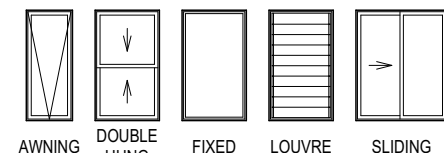
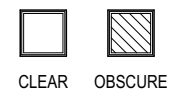
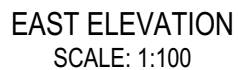
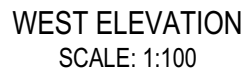
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	© 2025	7	DRAFT SALES PLANS- UPDATE	MLG	13/06/2025	27 FERMOY LANE, LEGANA TAS 7277			CLASSIC	F-WDCOLN10CLASA	
		8	DRAFT SALES PLANS - UPDATE	STL	18.06.2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
		9	PRELIM PLANS - INITIAL ISSUE	TRV	06/07/2025	7 / - / 186003	WEST TAMAR	SOIL & WATER MANAGEMENT PLAN	3 / 13	1:200	714276



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	COPYRIGHT:	6	DRAFT SALES PLANS - CT2	STL 03/06/2025	ADDRESS:			FACADE DESIGN:			FACADE CODE:		
	© 2025	7	DRAFT SALES PLANS - UPDATE	MLG 13/06/2025	27 FERMOY LANE, LEGANA TAS 7277			CLASSIC			F-WDCOLN10CLASA		
		8	DRAFT SALES PLANS - UPDATE	STL 18.06.2025	LOT / SECTION / CT:		COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:		
	9	PRELIM PLANS - INITIAL ISSUE	TRV 06/07/2025	7 / - / 186003		WEST TAMAR		ELEVATIONS / SECTION		5 / 13	1:100	714276	


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REFER TO THE FOLLOWING DETAILS
BRICK COURSING **W-BRIC-001**



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	© 2025	7	DRAFT SALES PLANS- UPDATE	MLG 13/06/2025	27 FERMOY LANE, LEGANA TAS 7277		CLASSIC		F-WDCOLN10CLASA		
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		9	PRELIM PLANS - INITIAL ISSUE	TRV 06/07/2025	7 / - / 186003	WEST TAMAR	ELEVATIONS		6 / 13	1:100	714276

EXTERIOR WINDOW & DOOR SCHEDULE 1,2 ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE <small>(SINGLE GLAZING U.N.O.)</small>	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	AFA1824	AWNING	HOME THEATRE	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-LOW	SNAP HEADER	S	3.53	CLEAR, DOUBLE GLAZED	MP 803-803
GROUND FLOOR	W02	AFA1824	AWNING	BED 1	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-LOW	SNAP HEADER	S	3.53	CLEAR, DOUBLE GLAZED	MP 803-803
GROUND FLOOR	W03	A1209	AWNING	ENS	1,200	850	4,100	1.02	ALUMINIUM	BAL-LOW	ANGLED	E	0.78	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W04	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-LOW	ANGLED	E	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W05	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-LOW	ANGLED	E	1.38	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725
GROUND FLOOR	W06	A0906	AWNING	WC	857	610	2,934	0.52	ALUMINIUM	BAL-LOW	ANGLED	E	0.35	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W07	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-LOW	ANGLED	N	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W08	AFA1824	AWNING	LIVING	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-LOW	ANGLED	W	3.53	CLEAR, DOUBLE GLAZED	MP 803-803
GROUND FLOOR	W09	AFA0924	AWNING	DINING	857	2,410	6,534	2.07	ALUMINIUM	BAL-LOW	ANGLED	W	1.56	CLEAR, DOUBLE GLAZED	MP 803-803
								21.85					17.42		
DOOR															
GROUND FLOOR	D01	HD2110L	SWINGING	ENTRY	2,100	970	6,140	2.04	ALUMINIUM	BAL-LOW	SNAP HEADER	S	1.41	N/A	
GROUND FLOOR	D02	SSF2130	STACKER	LIVING	2,100	3,048	10,296	6.40	ALUMINIUM	BAL-LOW	SNAP HEADER	N	5.67	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D03	HD2109L	SWINGING	LDRY	2,100	870	5,940	1.83	ALUMINIUM	BAL-LOW	SNAP HEADER	W	1.22	N/A	
								10.27					8.30		
								32.12					25.72		

Manufacturer - Clark Windows			
Window Type	Glazing	U-Value	SHGC
Awning	Single	6.5	0.67
	Double	4.1	0.57
Fixed	Single	5.9	0.75
	Double	3.2	0.67
Sliding	Single	6.4	0.76
	Double	4.2	0.59
Fixed Pane	Single	5.9	0.75
	Double	3.2	0.67
Fixed Glass Panel Hinged Door	Single	6.0	0.62
	Double	4.3	0.55
Sliding Door	Single	6.1	0.74
	Double	3.6	0.66
Stacking Door	Single	6.3	0.74
	Double	3.8	0.66
135 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
135 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
90 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
90 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
Bifold Doors	Single	6.1	0.61
	Double	4.4	0.53

NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 11.3.6.

SUBJECT TO NCC 2022
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WATERPROOFING & PLUMBING

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INTERIOR WINDOW & DOOR SCHEDULE


STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	2	1120 SS	SQUARE SET OPENING	2,155	1,120	N/A	
GROUND FLOOR	2	2 x 620	SWINGING	2,040	1,240	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	2	720 CSD	CAVITY SLIDING	2,040	720	N/A	
GROUND FLOOR	6	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820 CSD	CAVITY SLIDING	2,040	820	N/A	
GROUND FLOOR	1	870	SWINGING	2,040	870	N/A	
GROUND FLOOR	2	900 SS	SQUARE SET OPENING	2,155	900	N/A	

PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

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		5	DRAFT SALES PLANS - UPDATE		STL	28/05/2025	SHANNON LOUISE FRENCH & ALICIA ANDREA NUCCITELLI				OLINDA 15		H-WDCOLN10SA		
	COPYRIGHT: © 2025	6	DRAFT SALES PLANS - CT2		STL	03/06/2025	ADDRESS:				FACADE DESIGN:		FACADE CODE:		
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WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	214.47	Flat Roof Area (excluding gutter and slope factor) (m ²)
	232.99	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	226.20	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	394.92	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	91	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²)
Required Downpipes	6.17	Ac / Acdp
Downpipes Provided	8	

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5 DRAFT SALES PLANS - UPDATE	STL 28/05/2025
6 DRAFT SALES PLANS - CT2	STL 03/06/2025
7 DRAFT SALES PLANS - UPDATE	MLG 13/06/2025
8 DRAFT SALES PLANS - UPDATE	STL 18.06.2025
9 PRELIM PLANS - INITIAL ISSUE	TRV 06/07/2025

CLIENT:
SHANNON LOUISE FRENCH & ALICIA ANDREA NUCCITELLI
ADDRESS:
27 FERMOY LANE, LEGANA TAS 7277
LOT / SECTION / CT:
7 / - / 186003

COUNCIL:
WEST TAMAR

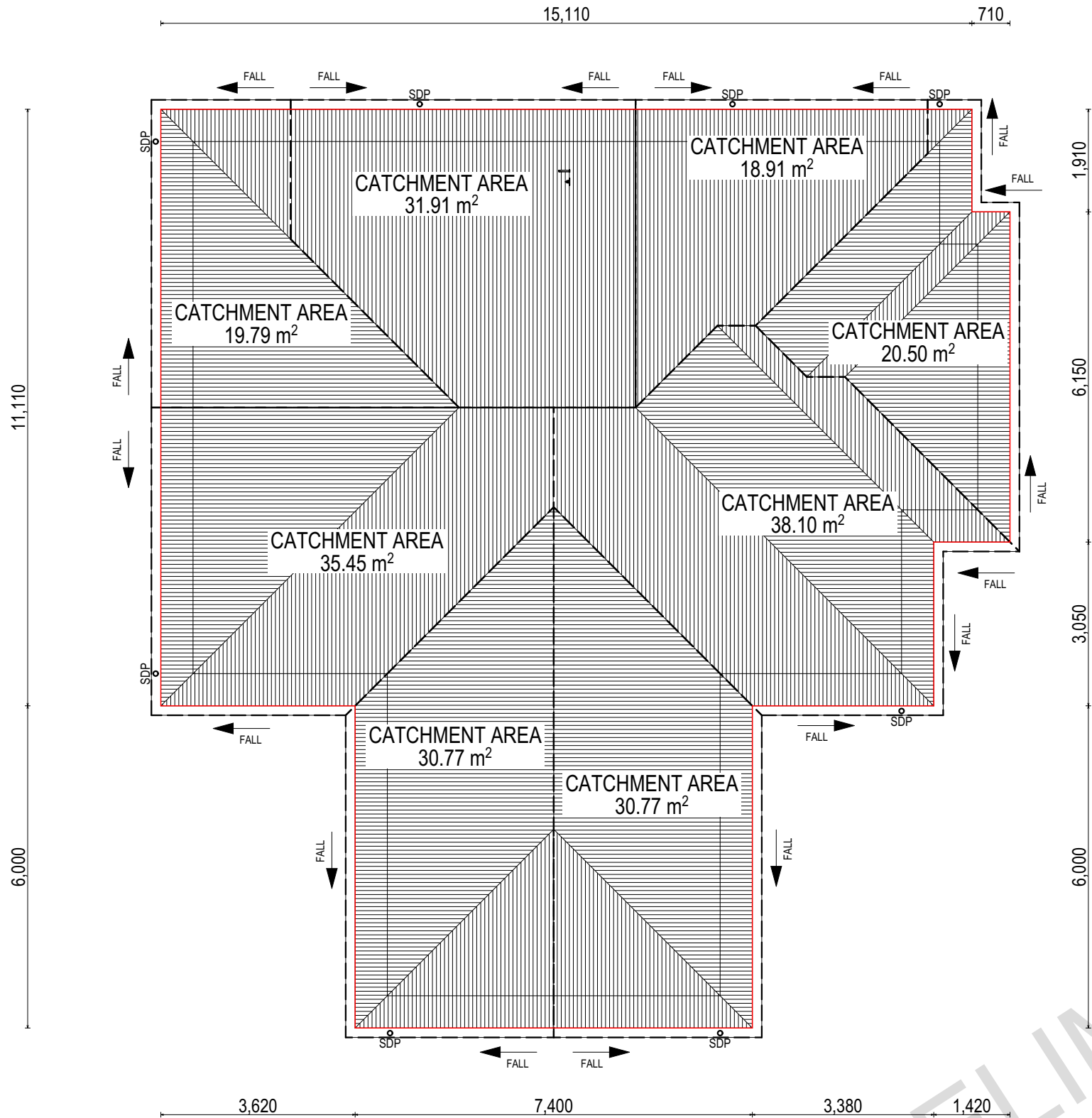
HOUSE DESIGN:
OLINDA 15
FACADE DESIGN:
CLASSIC
SHEET TITLE:
ROOF DRAINAGE PLAN

HOUSE CODE:
H-WDCOLN10SA
FACADE CODE:
F-WDCOLN10CLASA
SHEET No.:
8 / 13

SCALES:
1:100

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EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

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(1 MAY 2023)
WATERPROOFING & PLUMBING**

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

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FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

	NO COVERING
	COVER GRADE CONCRETE
	CARPET
	LAMINATE
	TILE (STANDARD WET AREAS)
	TILE (UPGRADED AREAS)
	DECKING



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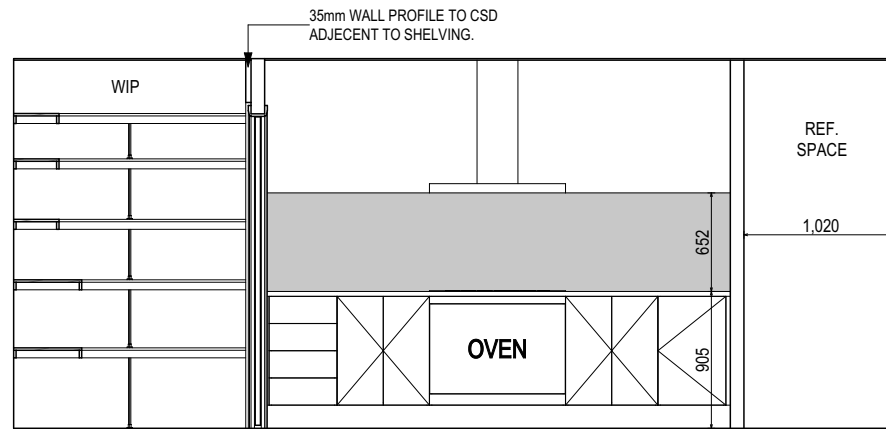
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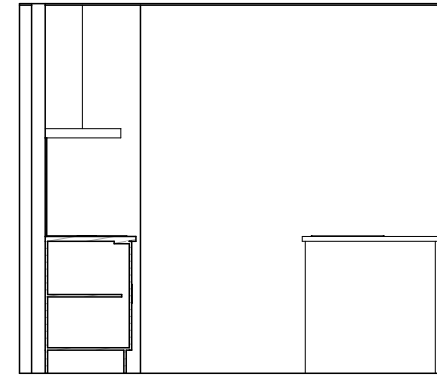
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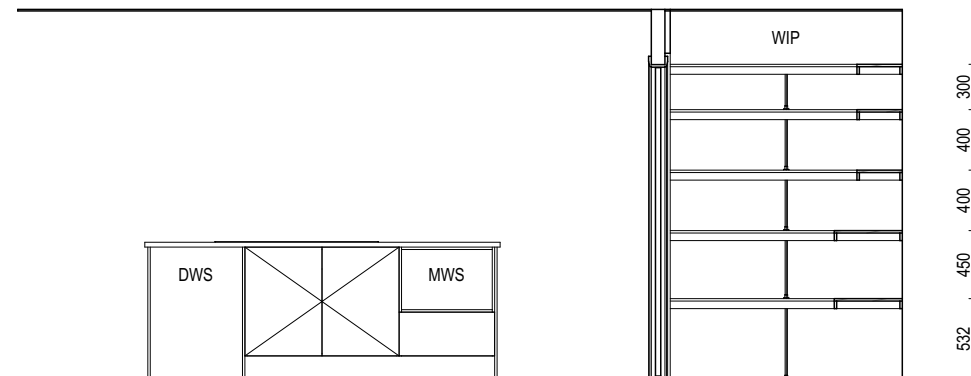
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DISCOVERY		5	DRAFT SALES PLANS - UPDATE		STL	28/05/2025	SHANNON LOUISE FRENCH & ALICIA ANDREA NUCCITELLI		OLINDA 15		H-WDCOLN10SA							
COPYRIGHT:		6	DRAFT SALES PLANS - CT2		STL	03/06/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:							
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		8	DRAFT SALES PLANS - UPDATE		STL	18.06.2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:							
		9	PRELIM PLANS - INITIAL ISSUE		TRV	06/07/2025	7 / - / 186003		COUNCIL: WEST TAMAR		FLOOR COVERINGS		9 / 13		SCALES: 1:100		714276	



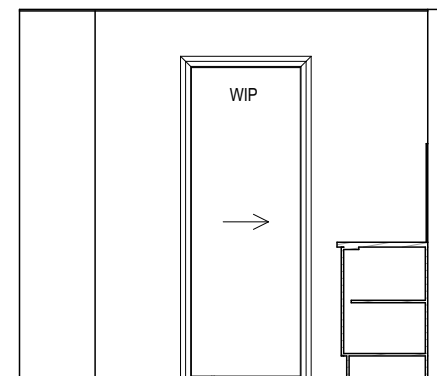
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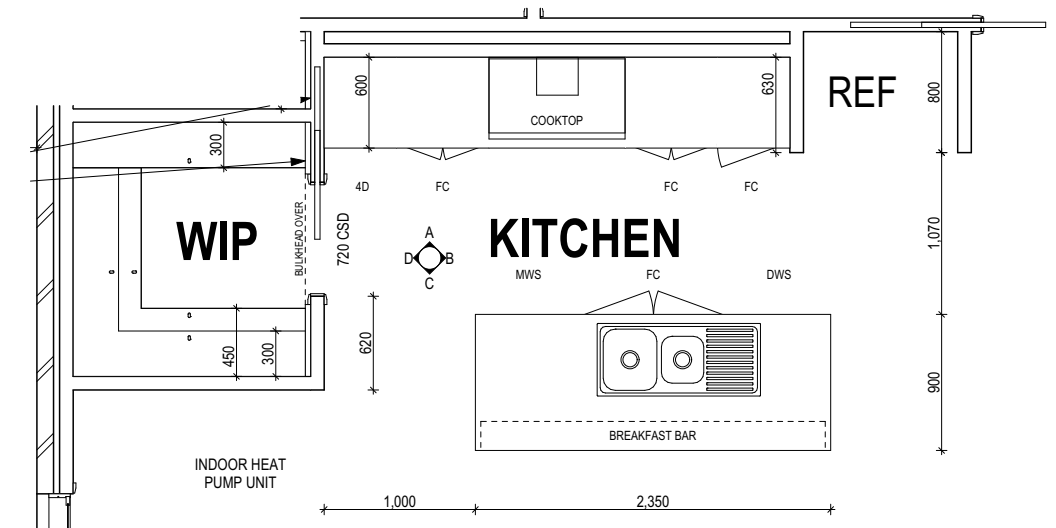
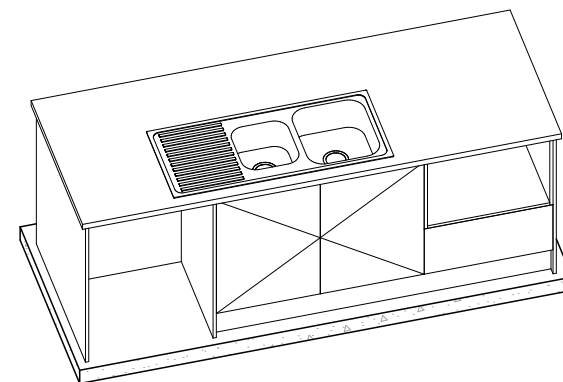
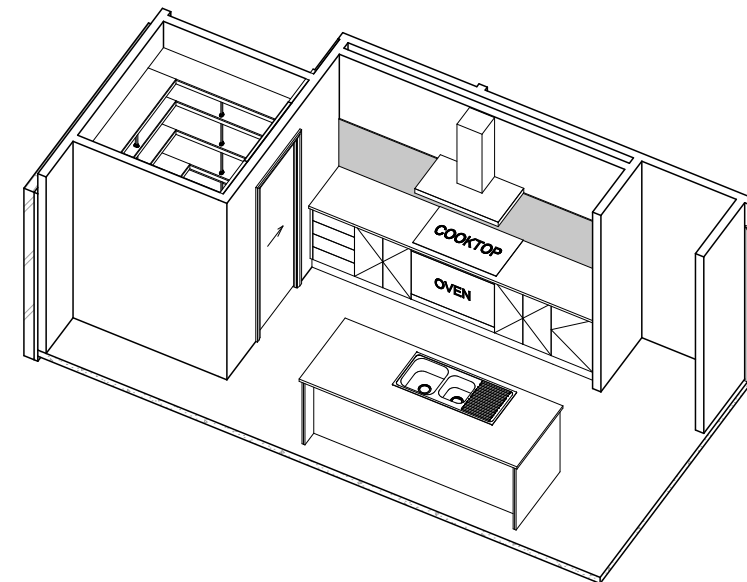
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SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50




KITCHEN PLAN
SCALE: 1:50

KITCHEN PLAN
SCALE: 1:50

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	COPYRIGHT:		6	DRAFT SALES PLANS - CT2	STL 03/06/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	© 2025		7	DRAFT SALES PLANS- UPDATE	MLG 13/06/2025	27 FERMOY LANE, LEGANA TAS 7277		CLASSIC		F-WDCOLN10CLASA		
			8	DRAFT SALES PLANS - UPDATE	STL 18.06.2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:		
			9	PRELIM PLANS - INITIAL ISSUE	TRV 06/07/2025	7 / - / 186003		KITCHEN DETAILS		10 / 13		
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						WEST TAMAR						

template Version: 24.038

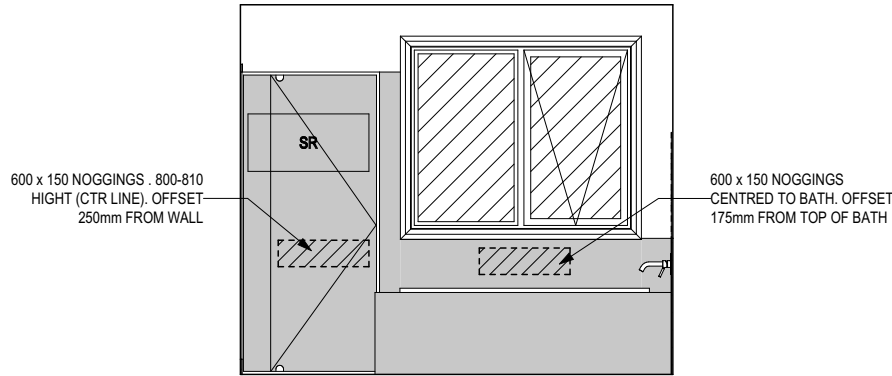
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

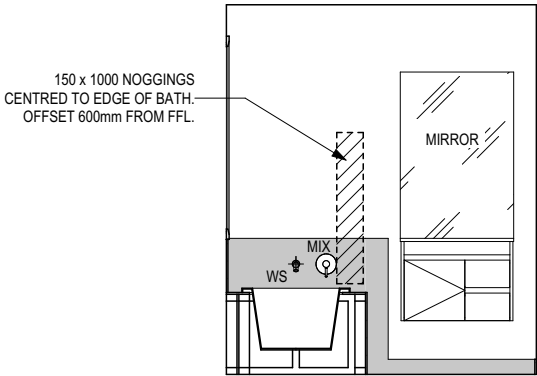
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER

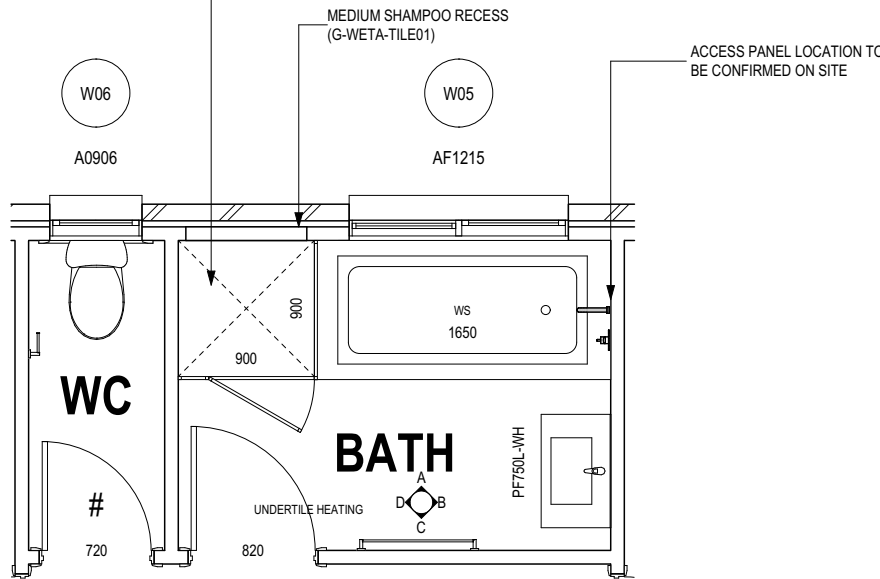


ELEVATION A
SCALE: 1:50

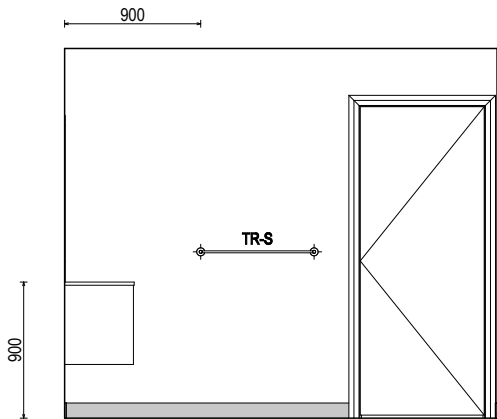


ELEVATION B
SCALE: 1:50

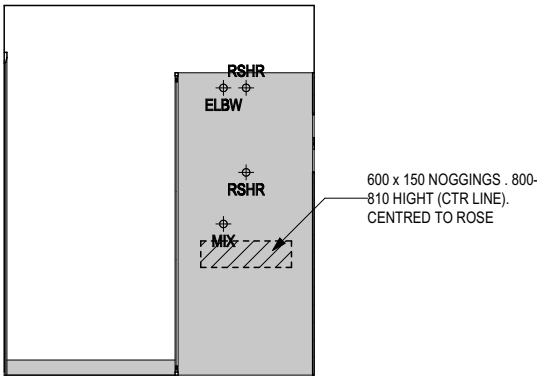
THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM. REFER TO BATHROOM DETAILS FOR LHA NOGGING LOCATIONS



BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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	5	DRAFT SALES PLANS - UPDATE	STL	28/05/2025				
	6	DRAFT SALES PLANS - CT2	STL	03/06/2025				
	7	DRAFT SALES PLANS - UPDATE	MLG	13/06/2025				
	8	DRAFT SALES PLANS - UPDATE	STL	18.06.2025				
	9	PRELIM PLANS - INITIAL ISSUE	TRV	06/07/2025	LOT / SECTION / CT: 7 / - / 186003 COUNCIL: WEST TAMAR			

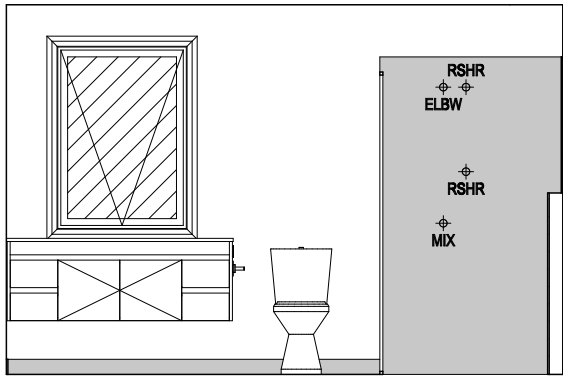
REFER TO THE FOLLOWING DETAILS:
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WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
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REFER TO SHEET 1 (COVER SHEET) FOR
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- GENERAL BUILDING INFORMATION

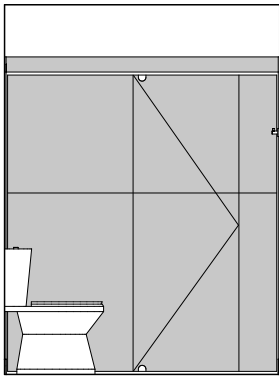
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REPRESENTATION ONLY

LEGEND

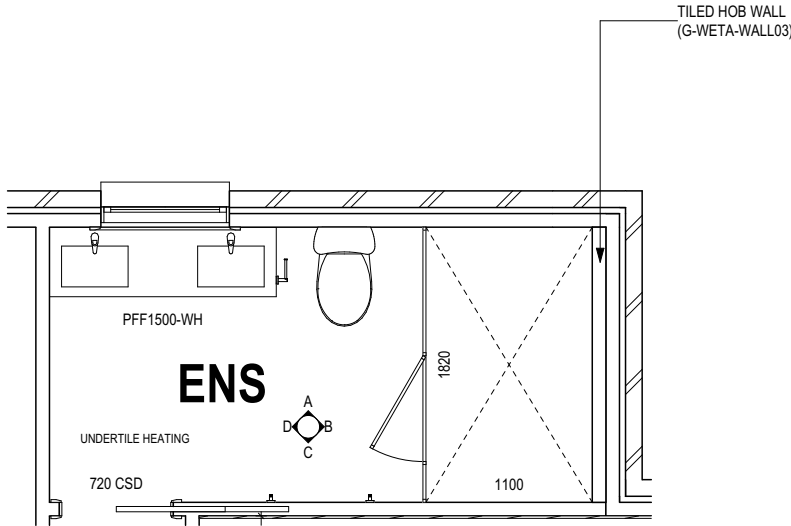
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



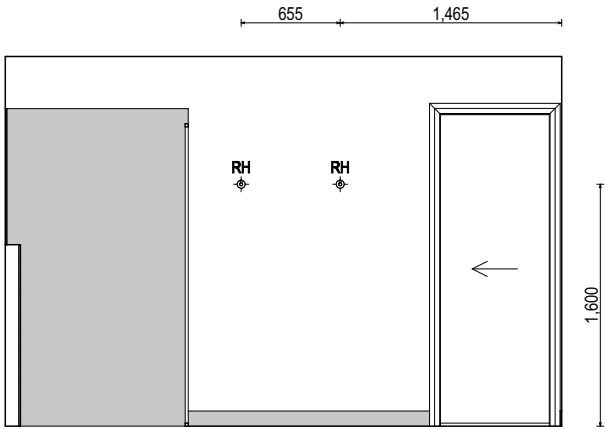
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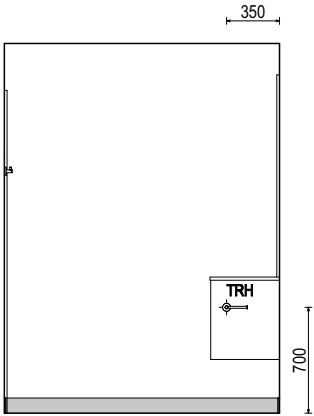
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
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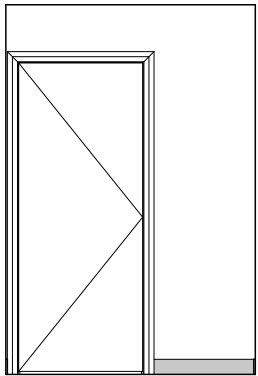
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	COPYRIGHT:	6	DRAFT SALES PLANS - CT2	STL	03/06/2025	ADDRESS:	FACADE DESIGN:		FACADE CODE:		
	© 2025	7	DRAFT SALES PLANS- UPDATE	MLG	13/06/2025	27 FERMOY LANE, LEGANA TAS 7277	CLASSIC		F-WDCOLN10CLASA		
		8	DRAFT SALES PLANS - UPDATE	STL	18.06.2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
	9	PRELIM PLANS - INITIAL ISSUE	TRV	06/07/2025	7 / - / 186003	WEST TAMAR	ENSUITE DETAILS	12 / 13	1:50	714276	

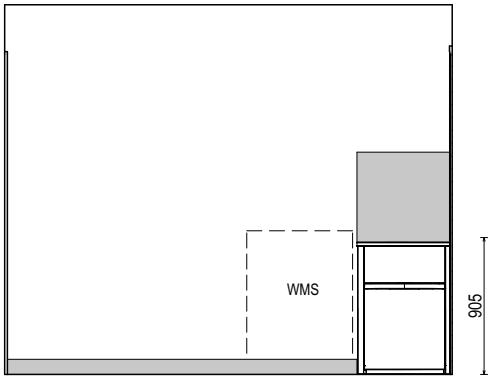
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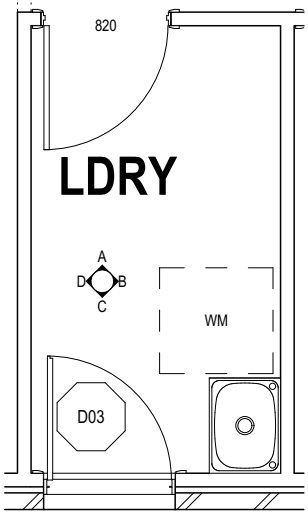
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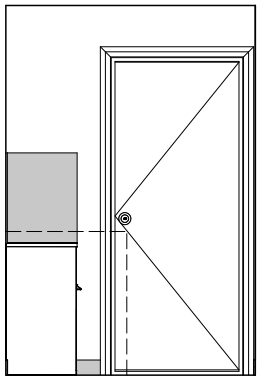
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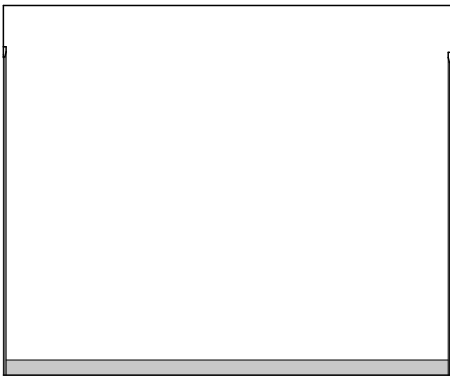
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

**SUBJECT TO NCC 2022
(1 MAY 2023)
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