

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025387

Assess No: A13655

PID No: 9424097

Applicant Name:	Prime Design					
Applicant Contact Name						
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: Prime Design

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) Karste Developments Pty Ltd

Location / Address: 6 Lannoch Brae Place, Legana, 7277

Title Reference: 186003/9

Zone(s): General Residential

Existing Development/Use: Vacant Lot

Existing Developed Area: Residential Use

Are any of the components in this Application seeking retrospective approval?
E.g. Use and/or development that has commenced without a Planning Permit.

YES ☐
NO ☒

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: ☒ Visitor Accommodation: ☐ Commercial: ☐ Other: ☐

Description of Use:
Dwellings

Development Type:

Building work: ☒ Demolition: ☐ Subdivision: ☐ Other: ☐

Description of development:
Proposed 3 Units

New or Additional Area: 449.1m2

Estimated construction cost of the proposed development: \$1,350,000

Building Materials:

Wall Type: Brick Veneer + LW Cladding Colour:

Roof Type: Custom Orb Roof Colour:

Application Number: «Application Number»

VISITOR ACCOMMODATION

☒ N/A

Gross Floor Area to be used per lot:		Number of Bedrooms to be used:	
Number of Carparking Spaces:		Maximum Number of Visitors at a time:	

SUBDIVISION

☒ N/A

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

☒ N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: (Existing)	
Number of Employees: (Proposed)	

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

**Chief
Executive
Officer**
(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.

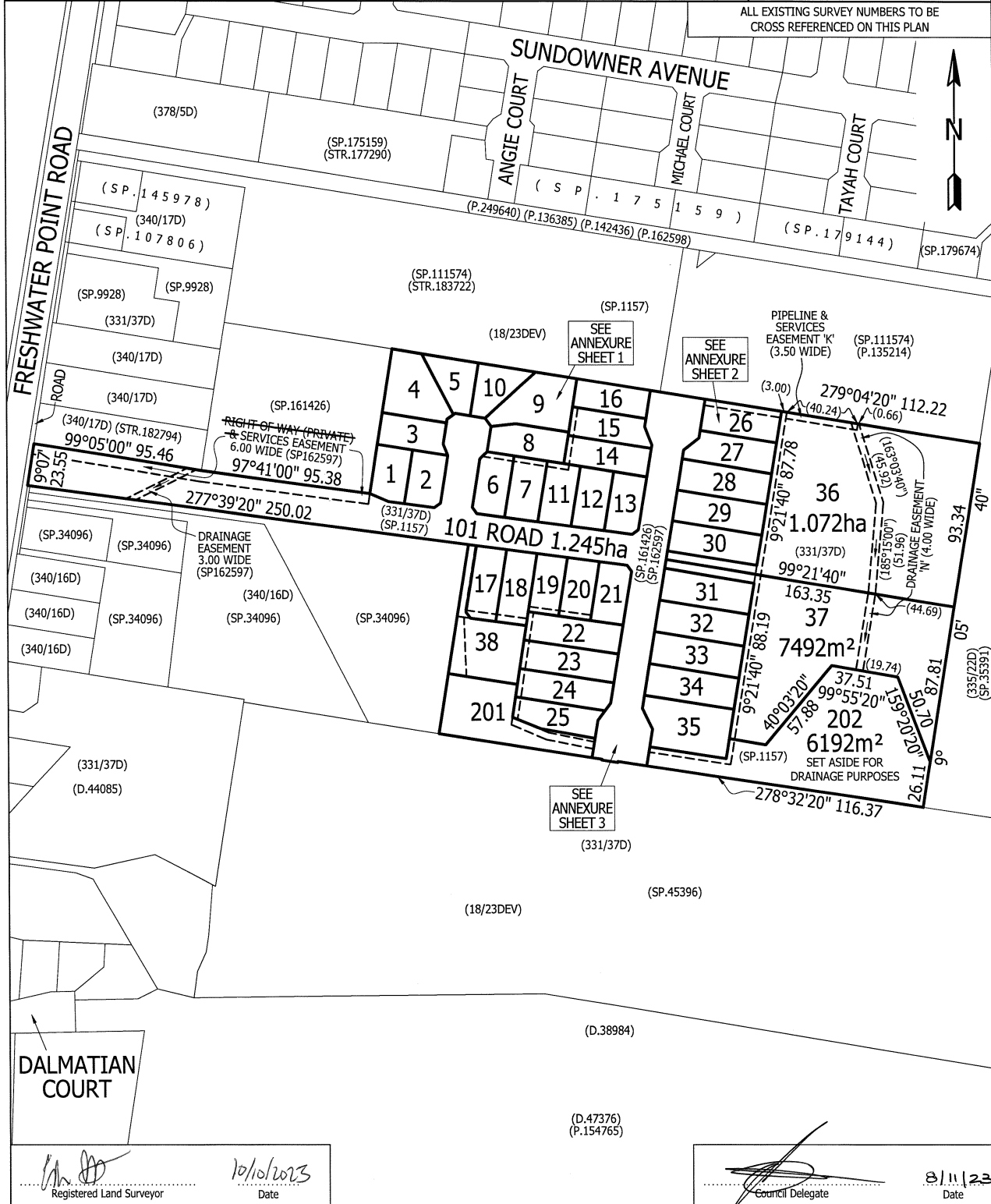
Name (print)

Signed

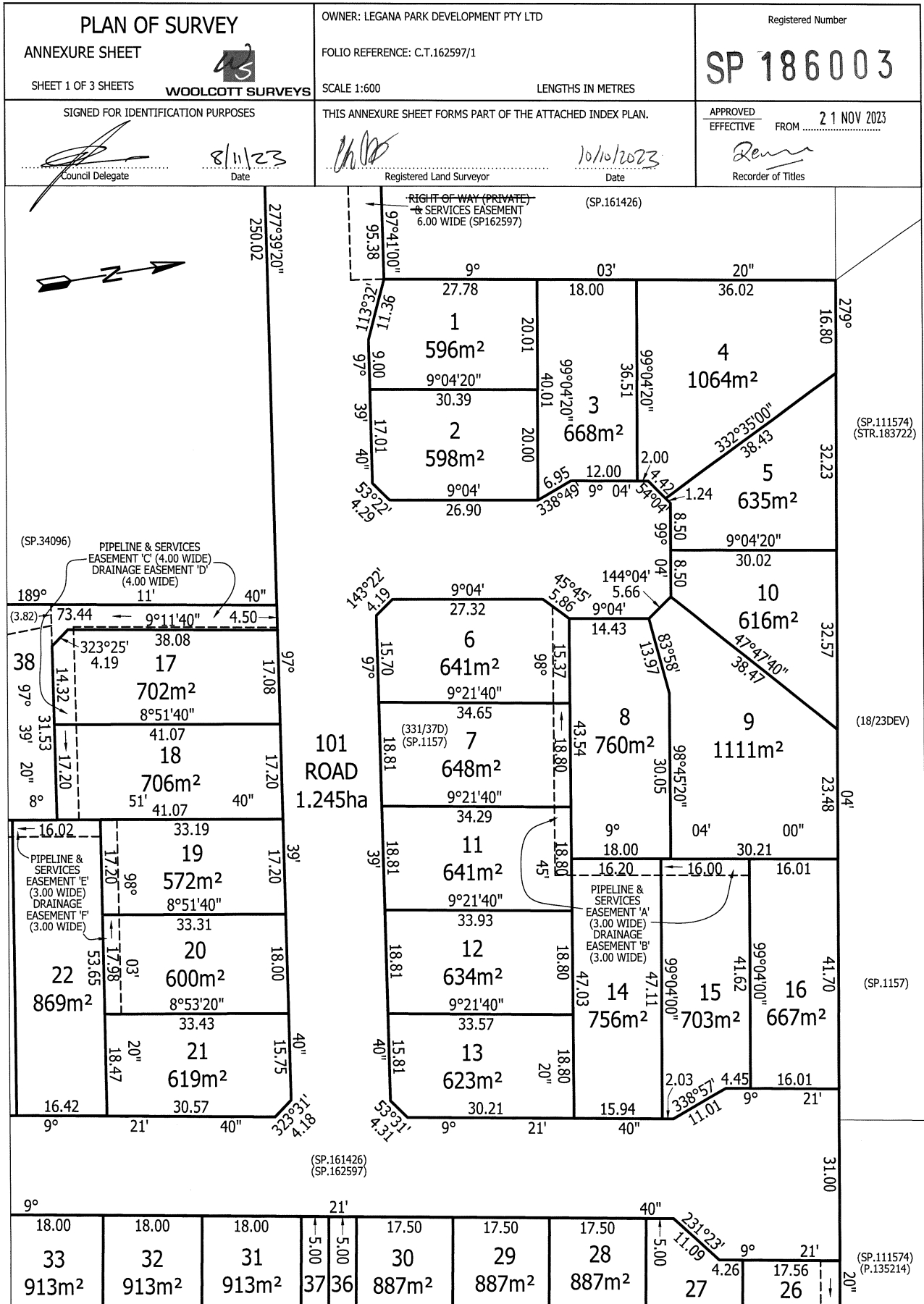
Date

PRIORITY FINAL PLAN

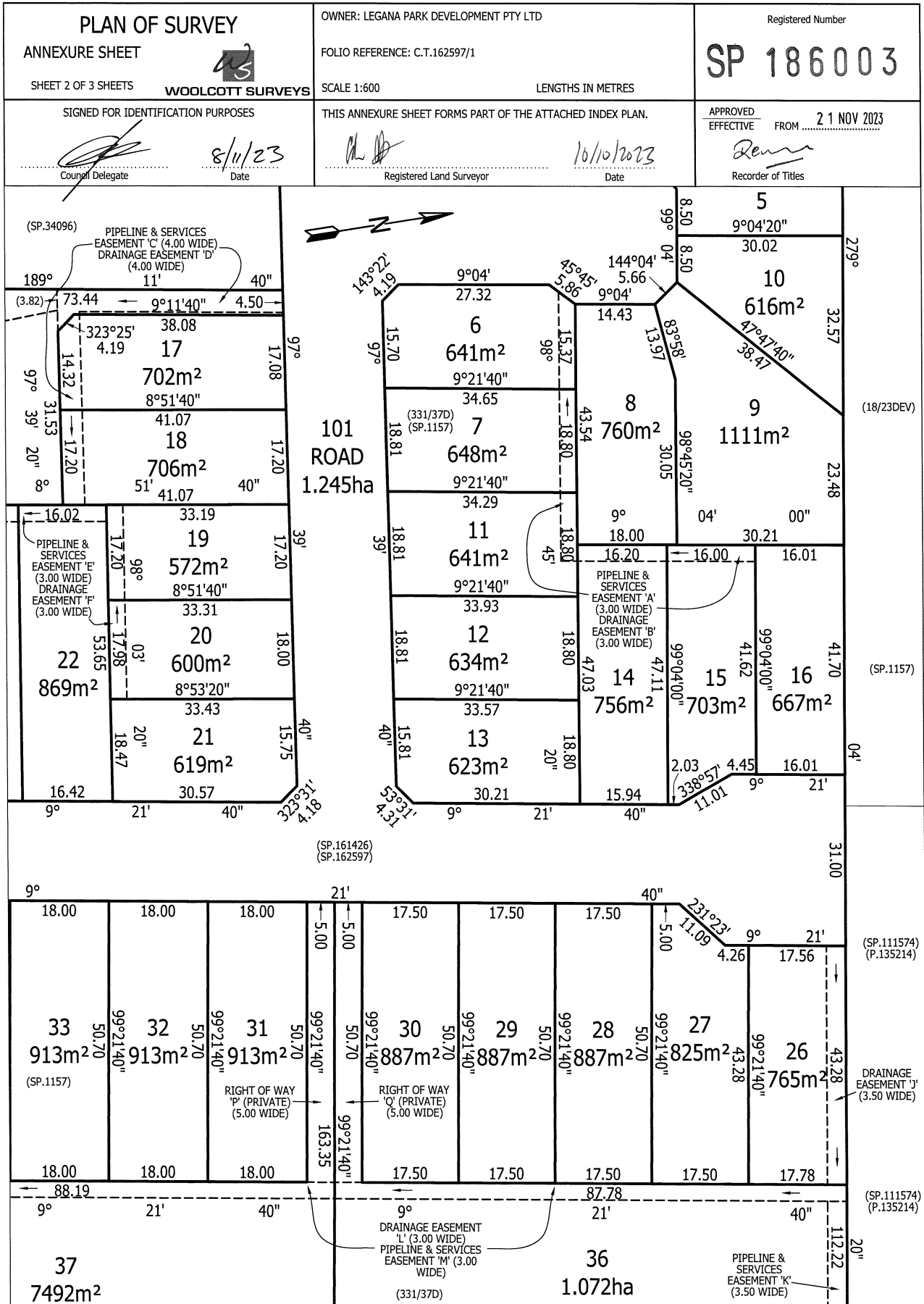
OWNER: LEGANA PARK DEVELOPMENT PTY LTD	PLAN OF SURVEY  WOOLCOTT SURVEYS BY SURVEYOR: COLIN STERLING SMITH LOCATION: Town of LEGANA SCALE 1:2000 LENGTHS IN METRES	REGISTERED NUMBER SP186003
FOLIO REFERENCE: C.T.162597/1		APPROVED EFFECTIVE FROM 2.1 NOV 2023  Recorder of Titles
GRANTEE: Part of 2500 Acres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



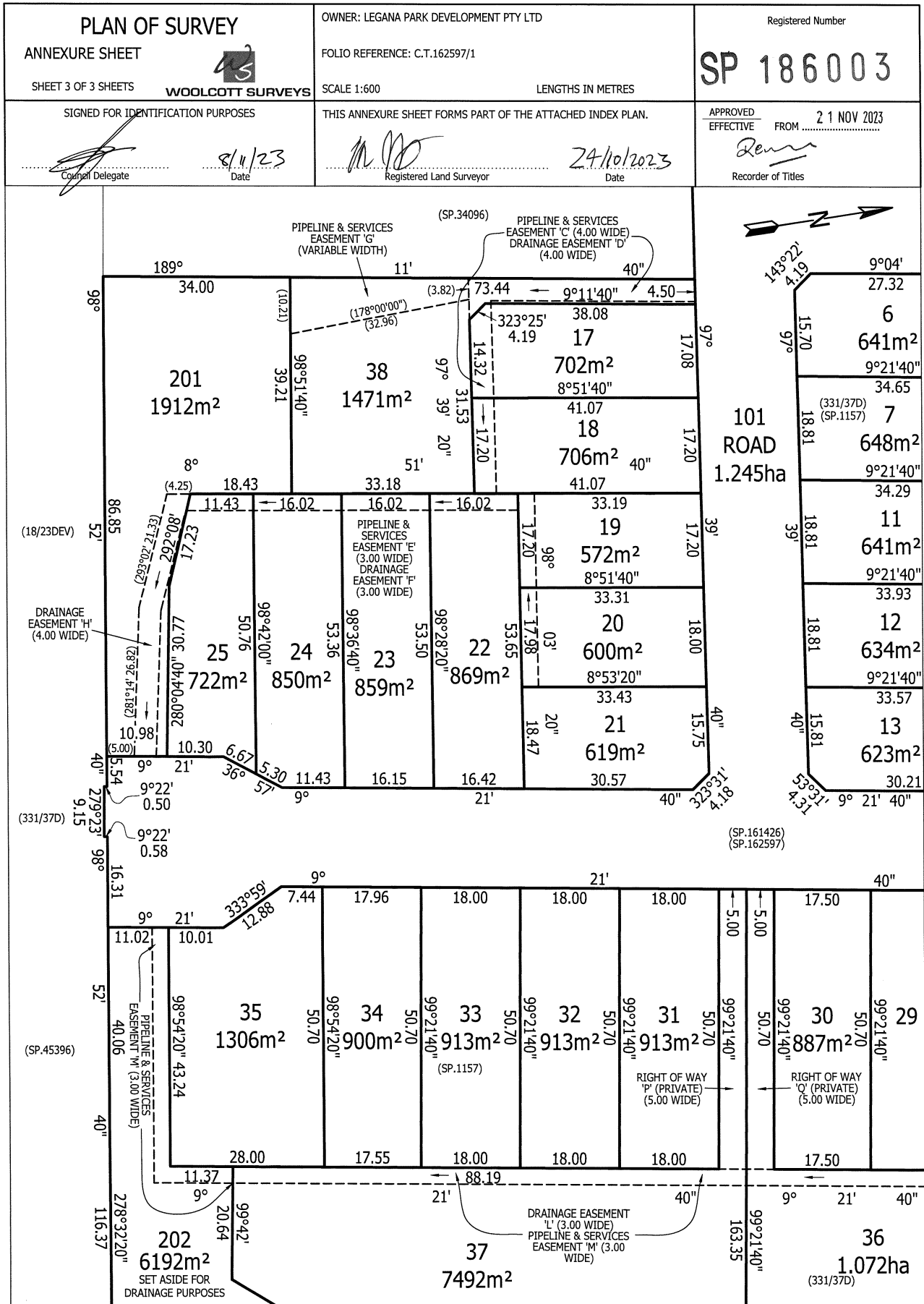
PRIORITY FINAL PLAN



PRIORITY FINAL PLAN



PRIORITY FINAL PLAN



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

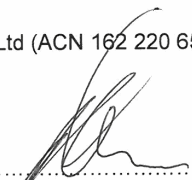
- (a) Sewer pipes and water pipes and associated valves
- (b) Telemetry and monitoring devices
- (c) Inspection and access pits
- (d) Electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) Markers or signs indicating the location of the Easement Land or any 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.

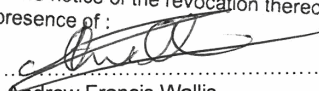
"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

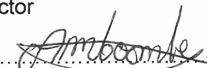
EXECUTED by LEGANA PARK DEVELOPMENT PTY LTD (ACN 631 627 195) being the registered proprietor of the land comprised in folio of the Register Volume 162597 Folio 1 pursuant to Section 127 of the Corporations Act 2001:

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: Andrew Thomas
NAME: ANDREA MARIE THOMAS
ADDRESS: 10 VICTORIA STREET
OCCUPATION:
LEGAL SECRETARY

408967 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.

COUNCIL APPROVAL

(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993)
The subdivision shown in this plan is approved

Registered Number

SP, 186003

In witness whereof the common seal of

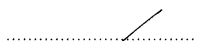
has been affixed, pursuant to a resolution of the Council of the said municipality

passed the 21st day of June 2021, in the presence of us

Member

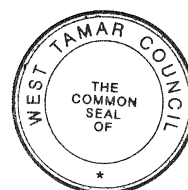


Member



Council Delegate





Council Reference

PA2020499

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993

the owner has nominated

Sproal Property Law & Conveyancing

Solicitor to act for the owner

Woolcott Surveys

Surveyor to act for the owner

OFFICE EXAMINATION:

Indexed

Computed DH 17/11/23

Examined DH 17/11/23

26 November 2025

West Tamar Council
PO Box 16,
Riverside, TAS, 7250

Dear Planner,

**Re: Proposed Unit Development
6 Lannoch Brae Place, Legana**



Please see attached proposal for a new multi-residential 3-unit development at 6 Lannoch Brae Place, Legana. If you have any further questions about the development, please do not hesitate to ask.

Use Class: Residential

Zone: General Residential

Overlay: Bushfire Prone Areas, Priority Vegetation Area

8.4 Development Standards for Dwellings

8.4.1 Residential density for multiple dwellings

A1 Complies, each unit has a site area of more than 325m².

8.4.2 Setbacks and building envelope for all dwellings

A1 Complies, primary frontage is setback more than 4.5m.

A2 Complies, front of garages are setback more than 5.5m from the frontage.

A3 Complies with (a) dwellings are contained within the building envelope.

Unit 3 complies with (b) the building within 1.5m of the rear boundary is less than 9m long.

8.4.3 Site Coverage and private open space for all dwellings

A1 Complies, the dwellings site coverage is less than 50% and all units have greater than 60m² of private yard space.

A2 Complies, all units comply with the private open space requirements.

8.4.5 Sunlight to private open space of multiple dwellings

A1 Complies, Unit 2 is contained within 3m of the northern edge of the private open space of Unit 3 and within a building envelope of 3m high at an angle of 45 degrees.

8.4.5 Width of openings for garages and carports for all dwellings

A1 Complies, all garage openings are greater than 12m from the frontage.

8.4.6 Privacy for all dwellings

A1 Complies, refer to elevations for details.

A2 Complies, refer to elevations for details.

A3 Complies, refer to site plan & site landscaping plan for details.

Unit 1 – habitable room windows are separated by 1.2m and a privacy screen of 1.7m high.

Unit 2 – habitable room windows are separated by 2m and a fence of 1.8m high.

8.4.8 Waste storage for multiple dwellings

A1 Complies, each unit has a storage area for waste & recycling bins – refer to site landscaping plan.

C2.0 Parking and Sustainable Transport Code

C2.5.1 Car Parking Numbers:

Complies, all units have 2 carparking spaces each, and there is a visitor parking space located at the front of the development.

Kind regards

A handwritten signature in blue ink, appearing to read 'J. Boon', is placed over a light blue rectangular background.

Jamie Boon

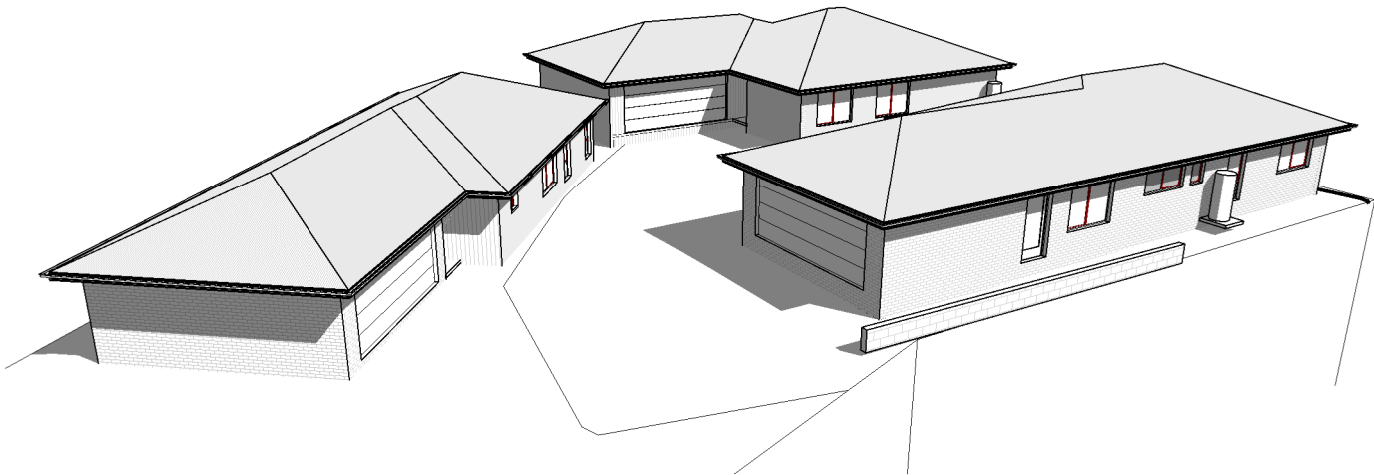
PROPOSED UNIT DEVELOPMENT

6 LANNOCCH BRAE PLACE

LEGANA

KARSTE DEVELOPMENT P/L

PD25310



BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	SITE LANDSCAPING PLAN

BUILDING DRAWINGS

No	DRAWING
04	LOCALITY PLAN
05	SITE TURNING MOVEMENTS
06	SITE TURNING MOVEMENTS
07	PERSPECTIVES

UNIT 1 BUILDING DRAWINGS

No	DRAWING
U1-01	FLOOR PLAN
U1-02	DOOR AND WINDOW SCHEDULES
U1-03	ELEVATIONS
U1-04	ELEVATIONS
U1-05	ROOF PLAN

UNIT 2 BUILDING DRAWINGS

No	DRAWING
U2-01	FLOOR PLAN
U2-02	DOOR AND WINDOW SCHEDULES
U2-03	ELEVATIONS
U2-04	ELEVATIONS
U2-05	ROOF PLAN

UNIT 3 BUILDING DRAWINGS

No	DRAWING
U3-01	FLOOR PLAN
U3-02	DOOR AND WINDOW SCHEDULES
U3-03	ELEVATIONS
U3-04	ELEVATIONS
U3-05	ROOF PLAN

UNIT 1 FLOOR AREA				
FLOOR AREA	99.91	m2	(10.75	SQUARES)
GARAGE AREA	40.83	m2	(4.39	SQUARES)
TOTAL AREA	140.73		15.15	

UNIT 2 FLOOR AREA				
FLOOR AREA	121.25	m2	(13.05	SQUARES)
GARAGE AREA	46.28	m2	(4.98	SQUARES)
TOTAL AREA	167.54		18.03	

UNIT 3 FLOOR AREA				
FLOOR AREA	99.96	m2	(10.76	SQUARES)
GARAGE AREA	40.82	m2	(4.39	SQUARES)
TOTAL AREA	140.78		15.15	



L: 10 Goodman Court , Invermay, 7248
p(0) + 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009
p(h)+03 6228 4575
info@primedesigntas.com.au
Accredited Building Practitioner:

bdag
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

primedesigntas.com.au
Frank Geskus -No CC246A

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REV. DATE DESCRIPTION

NOVEMBER 2025
PLANNING

SEWER AND WATER SERVICES

- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

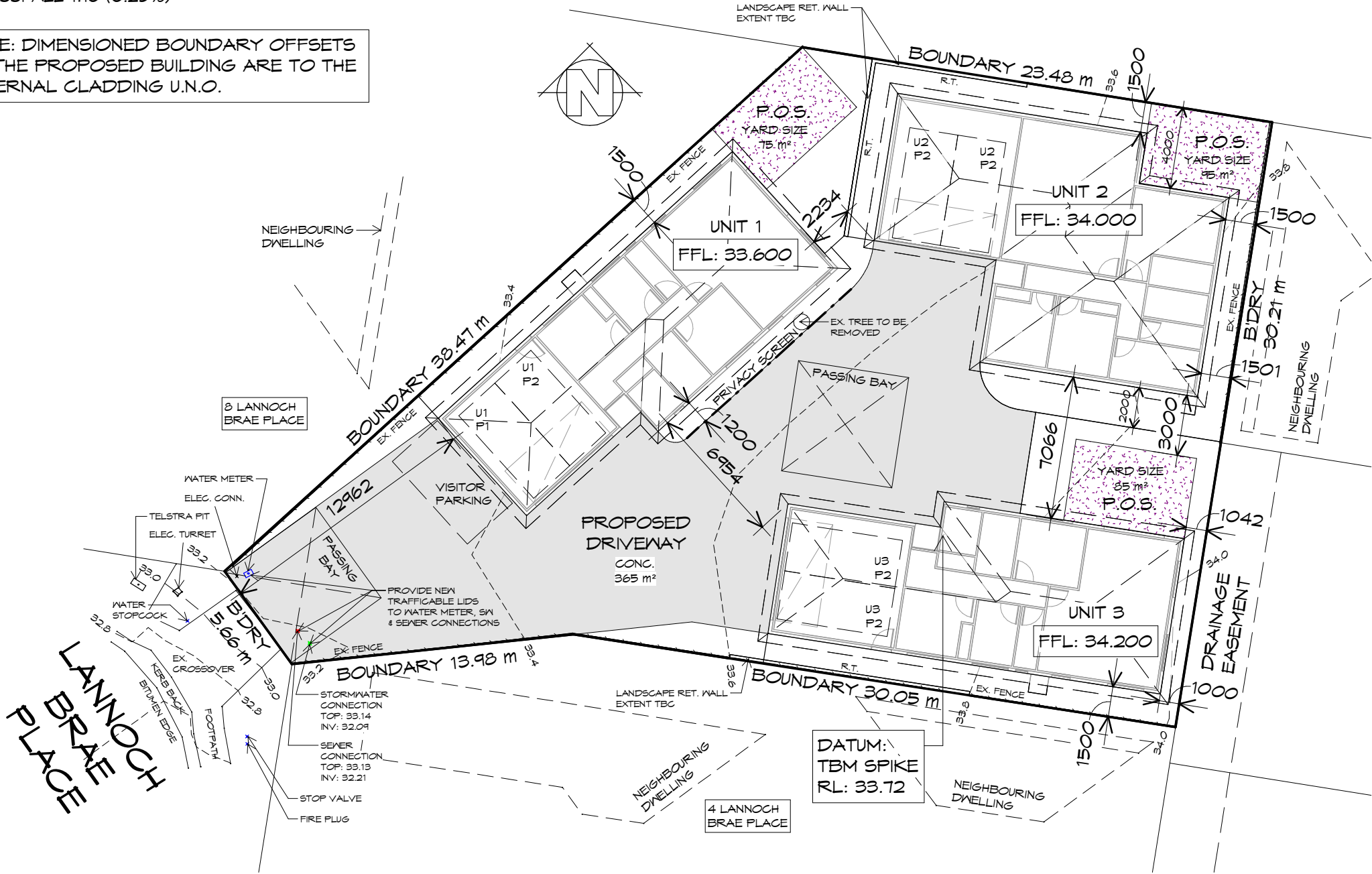
DRIVEWAY GRADIENT

MAXIMUM GRADIENT 1:4 (25%)
TO AS 2890

CAR PARKING GRADIENT

PARALLEL TO PARKING ANGLE 1:20 (5%)
CROSSFALL 1:16 (6.25%)

NOTE: DIMENSIONED BOUNDARY OFFSETS
TO THE PROPOSED BUILDING ARE TO THE
EXTERNAL CLADDING U.N.O.



SITE PLAN

1 : 250

THIS PROJECT HAS BEEN DETERMINED TO HAVE A
BUSHFIRE ATTACK LEVEL (BAL) OF - TBC
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

SURVEYORS NOTES:

- SURVEYOR: JAG DATE: 15/10/25
1. THIS PLAN HAS BEEN PREPARED BY WOOLCOTT LAND SERVICES FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT USED FOR ANY OTHER PURPOSE.
 2. TITLE BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF THIS SURVEY.
 3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
 4. WOOLCOTT LAND SERVICES CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
 5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF WOOLCOTT LAND SERVICES.
 6. HORIZONTAL BEARING DATUM IS MGA BASED ON RTK GPS..
 7. VERTICAL DATUM IS ADH'83 BASED ON SPM10472.
 8. CONTOUR INTERVAL IS 0.20m INDEX IS 1.00m.
 9. BOUNDARIES ARE COMPILED FROM SP186003 AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
 10. CO-ORDINATES ARE PLANE AND BASED ON MGA2020 AT SPM10472.

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ASSOCIATION OF AUSTRALIA

Client name:
KARSTE DEVELOPMENT P/L

Project:
PROPOSED UNIT DEVELOPMENT
6 LANNOCH BRAE PLACE
LEGANA

Drawing:
SITE PLAN

Date: 26/11/2025
Drafted by: A.G.C./J.B
Approved by: Approver






Project/Drawing no: PD25310 - 01
Scale: 1 : 250
Revision: 00

Accredited building practitioner: Frank Geskus -No CC246A
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REV. DATE DESCRIPTION

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

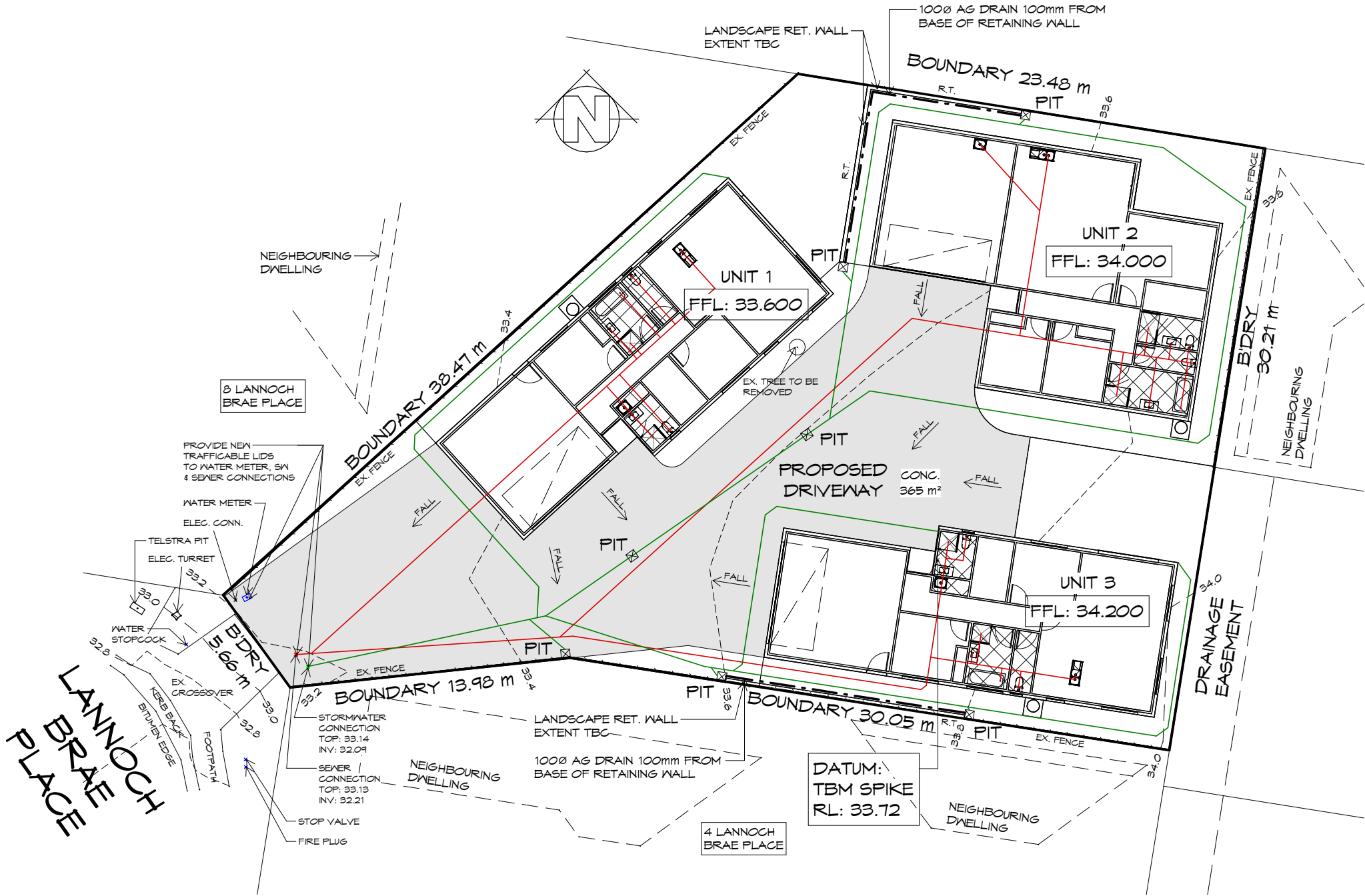
LEGEND

-  450X 450 SURFACE DRAINAGE PIT
-  WET AREAS
-  SEWER LINE
-  STORMWATER LINE
-  100Ø AG DRAIN

PLUMBING NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

- PITS:** ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3
- ORGS:** OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2
- S/W:** STORMWATER PIPES TO BE SIZED PER AS/NZS 3500.2021 PART 3
- VENTS:** DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2

- SEWER AND WATER SERVICES**
- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
 - WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST



SITE DRAINAGE PLAN
1 : 250



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REV.	DATE	DESCRIPTION
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Client name:
KARSTE DEVELOPMENT P/L

Project:
PROPOSED UNIT DEVELOPMENT
6 LANNOCH BRAE PLACE
LEGANA

Drawing:
SITE DRAINAGE PLAN

Date: 26/11/2025
Drafted by: A.G.C./J.B
Approved by: Approver

Project/Drawing no: PD25310 - 02
Scale: As indicated
Revision: 00

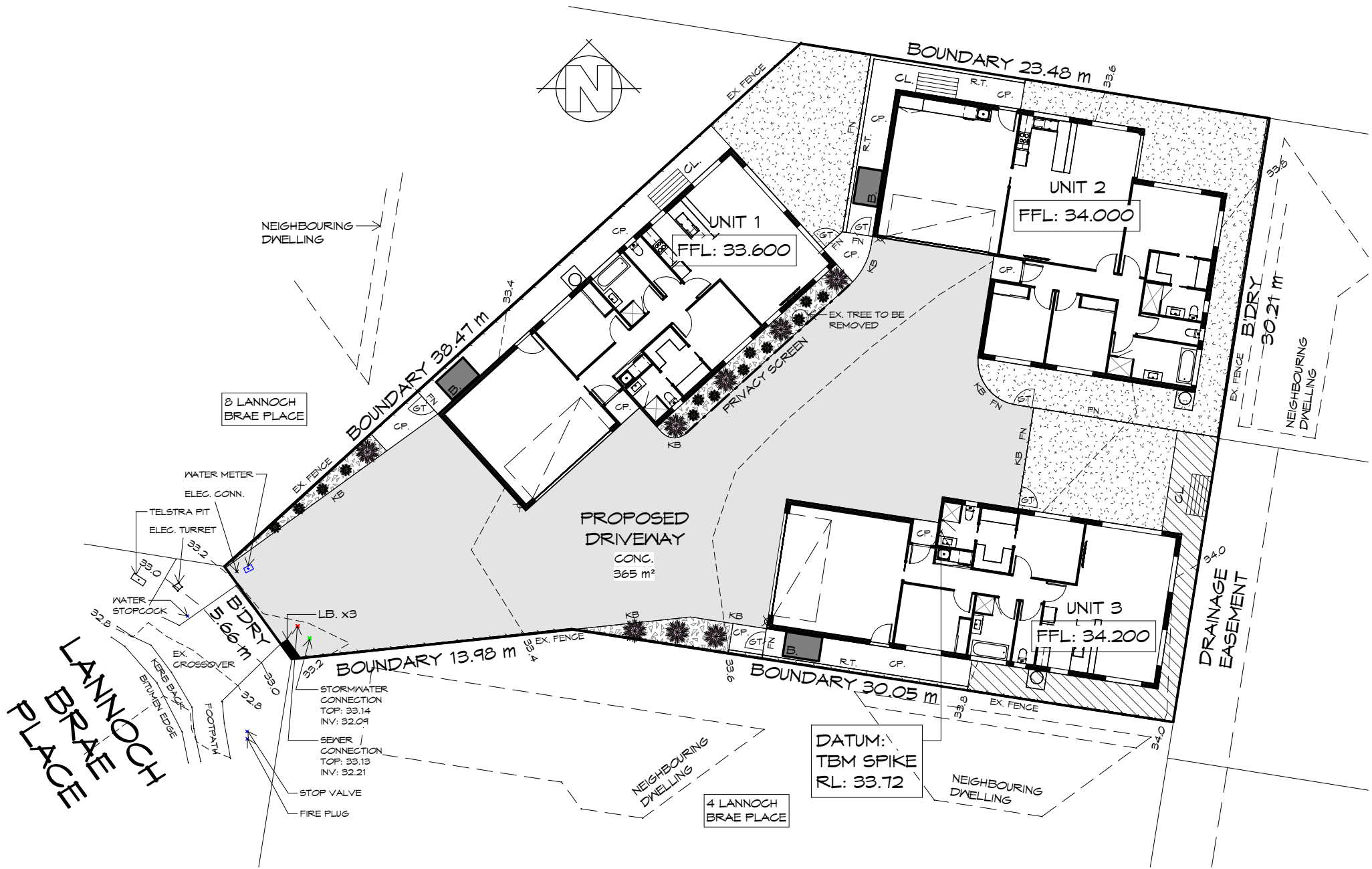
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LEGEND

- PROPOSED GROUNDCOVER/GRASS
- Sa, Lo
- GRAVEL / MULCH PATH
- LAWN
- MULCH OR SIMILAR
- CONCRETE PATH/PAVING
- CONCRETE DRIVEWAY
- WASTE STORAGE 1.5m2
- LB. LETTER BOX
- GT GATE
- FN FENCE 1.8m HIGH
- X SECURITY LIGHTS
- KB KERB
- CLOTHES LINES - WALL MOUNT
- CL
R.T. ISLAND BLOCK & PAVING
FREESTONE ECO
RETAINING WALL SYSTEM
OR SIMILAR

SITE COVERAGE
BUILDING FOOTPRINT 449.1 /SITE AREA 1111 = 0.404
TOTAL SITE COVERAGE 40.4%



SITE LANDSCAPING PLAN

1 : 250

PLANTING SCHEDULE					
ABB.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT & SPREAD	POT SIZE	DENSITY
LAUNGESTON					
GRASSES / GROUNDCOVERS					
Sa	SCAEVOLA AEMULA	MAUVE CLUSTERS	500mm x 800mm	140mm	1 per 1m2
Lo	LOMANDRA LONGIFOLIA	MAT RUSH	1000mm x 1000mm	140mm	1 per 1m2

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Client name:
KARSTE DEVELOPMENT P/L

Project:
PROPOSED UNIT DEVELOPMENT
6 LANNOCH BRAE PLACE
LEGANA

Drawing:
SITE LANDSCAPING PLAN

Date: 26/11/2025
Drafted by: A.G.C./J.B
Approved by: Approver

Project/Drawing no: PD25310 - 03
Scale: As indicated
Revision: 00

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REV. DATE DESCRIPTION

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



PROPOSED 3 UNIT DEVELOPMENT,
6 LANNOCH BRAE PLACE,
LEGANA

LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND **DOES** FALL WITHIN A BUSHFIRE PRONE AREAS OVERLAY,
THEREFORE **DOES REQUIRE** A BUSHFIRE ASSESSMENT.



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REV.	DATE	DESCRIPTION
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Client name:
KARSTE DEVELOPMENT P/L

Project:
PROPOSED UNIT DEVELOPMENT
6 LANNOCH BRAE PLACE
LEGANA

Drawing:
LOCALITY PLAN

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Date: 26/11/2025	Drafted by: A.G.C./J.B	Approved by: Approver
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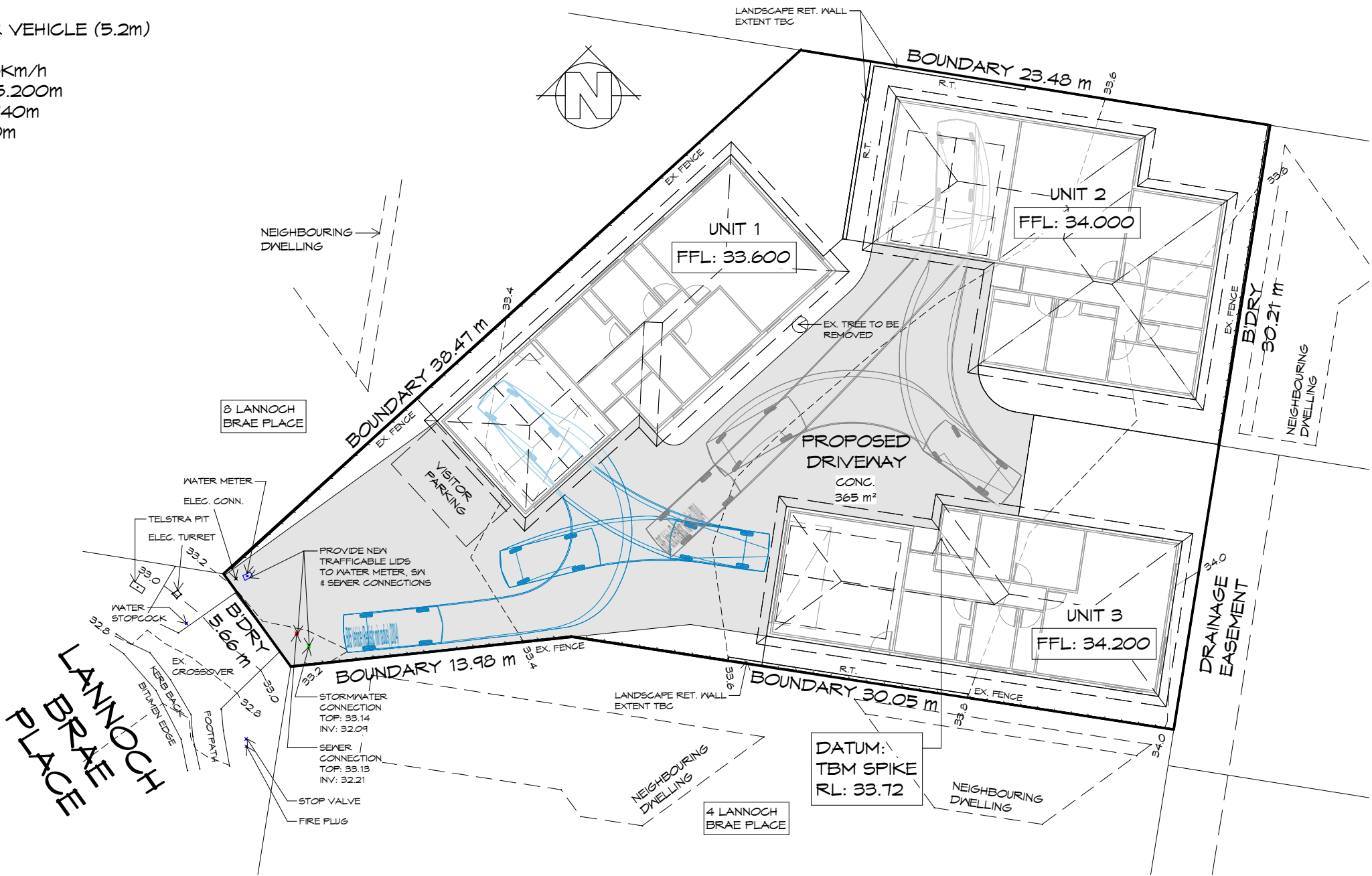
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DRIVEWAY GRADIENT
MAXIMUM GRADIENT 1:4 (25%)
TO AS 2890

CAR PARKING GRADIENT
PARALLEL TO PARKING ANGLE 1:20 (5%)
CROSSFALL 1:16 (6.25%)

VEHICLE TURNING CIRCLES
AUSTROADS
DESIGN PASSENGER VEHICLE (5.2m)
RADIUS: 6.3m
TURNING SPEED: 0.5km/h
OVERALL LENGTH: 5.200m
OVERALL WIDTH: 1.940m
TRACK WIDTH: 1.840m



SITE TURNING MOVEMENTS
1 : 250



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REV.	DATE	DESCRIPTION
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Client name:
KARSTE DEVELOPMENT P/L

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
6 LANNOCCH BRAE PLACE
LEGANA
Drawing:
SITE TURNING MOVEMENTS

Date:
26/11/2025
Drafted by:
A.G.C./J.B
Approved by:
Approver

Project/Drawing no:
PD25310 - 05
Scale:
1 : 250
Revision:
00

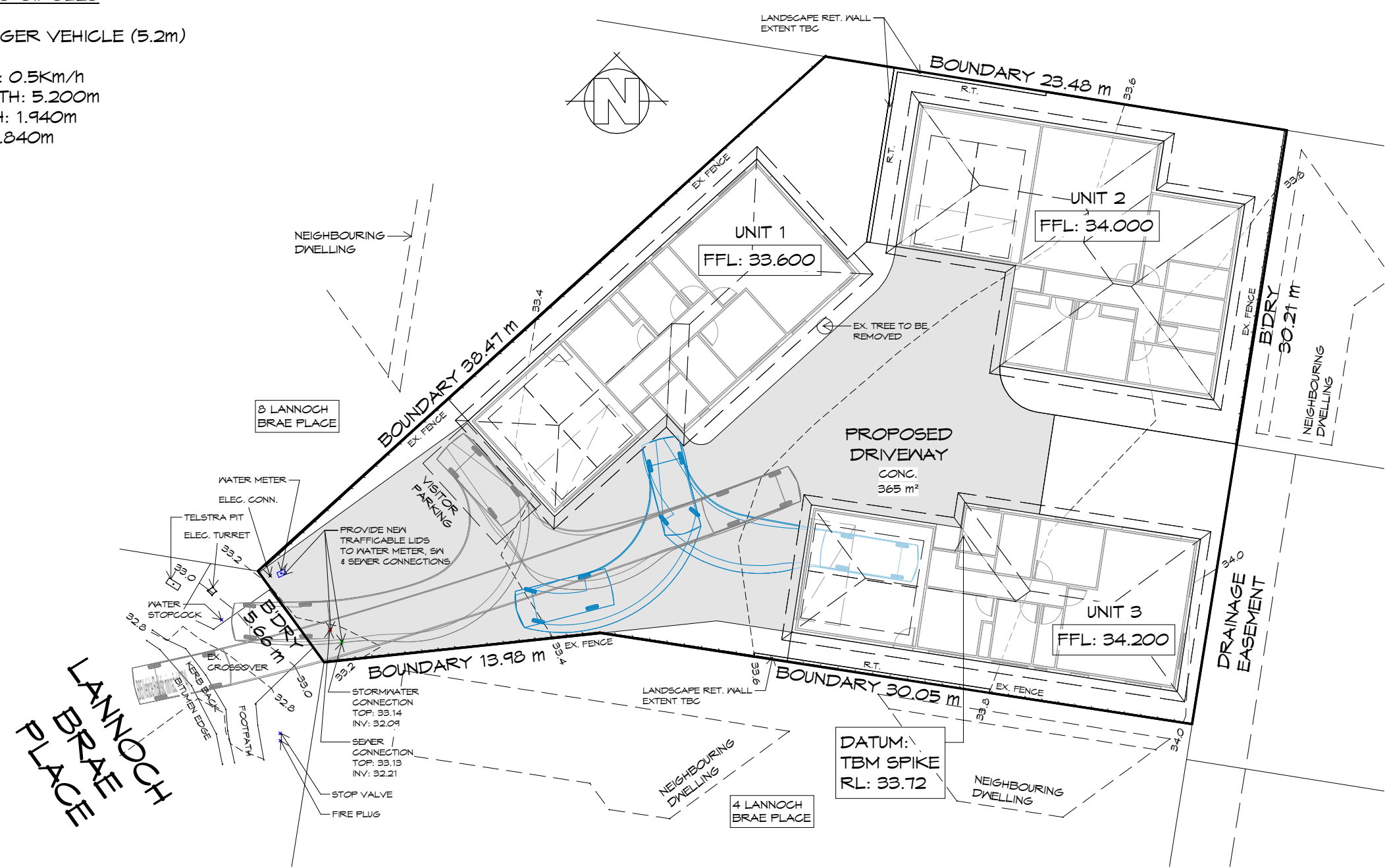
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DRIVEWAY GRADIENT
 MAXIMUM GRADIENT 1:4 (25%)
 TO AS 2890

 CAR PARKING GRADIENT
 PARALLEL TO PARKING ANGLE 1:20 (5%)
 CROSSFALL 1:16 (6.25%)

VEHICLE TURNING CIRCLES
 AUSTRADS
 DESIGN PASSENGER VEHICLE (5.2m)
 RADIUS: 6.3m
 TURNING SPEED: 0.5Km/h
 OVERALL LENGTH: 5.200m
 OVERALL WIDTH: 1.940m
 TRACK WIDTH: 1.840m



SITE TURNING MOVEMENTS
 1 : 250



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REV. DATE DESCRIPTION

Client name:
 KARSTE DEVELOPMENT P/L

Project:
 PROPOSED UNIT DEVELOPMENT
 6 LANNOCH BRAE PLACE
 LEGANA

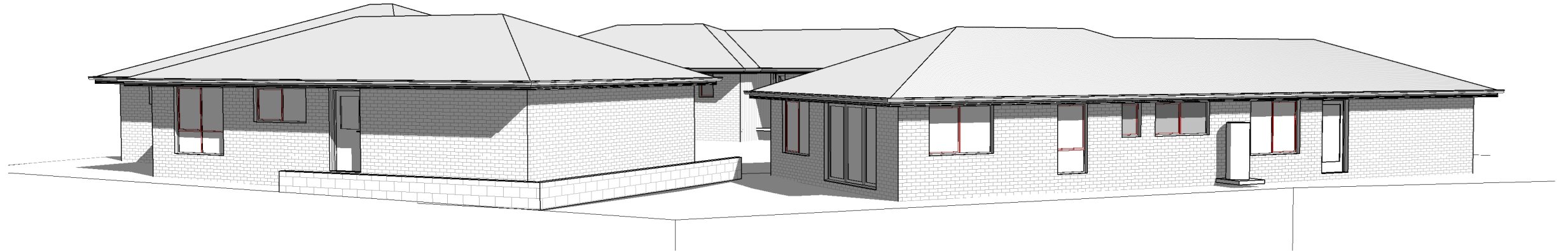
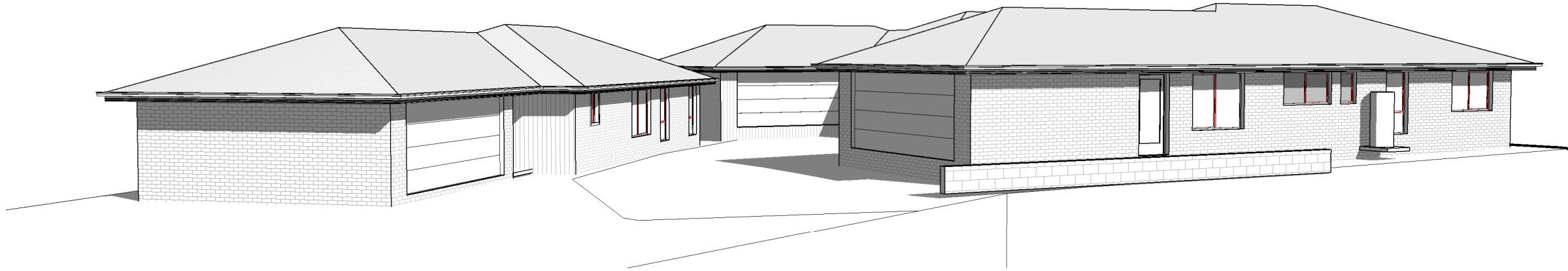
Date: 26/11/2025
 Drafted by: A.G.C./J.B
 Approved by: Approver

Project/Drawing no: PD25310 - 06
 Scale: 1 : 250
 Revision: 00

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
 SITE TURNING MOVEMENTS

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REV.	DATE	DESCRIPTION

Client name:
KARSTE DEVELOPMENT P/L

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
6 LANNOCH BRAE PLACE
LEGANA

Drawing:
PERSPECTIVES

Date: 26/11/2025	Drafted by: A.G.C./J.B	Approved by: Approver
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Project/Drawing no: PD25310 - 07	Scale:	Revision: 00
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- LEGEND
- CSD

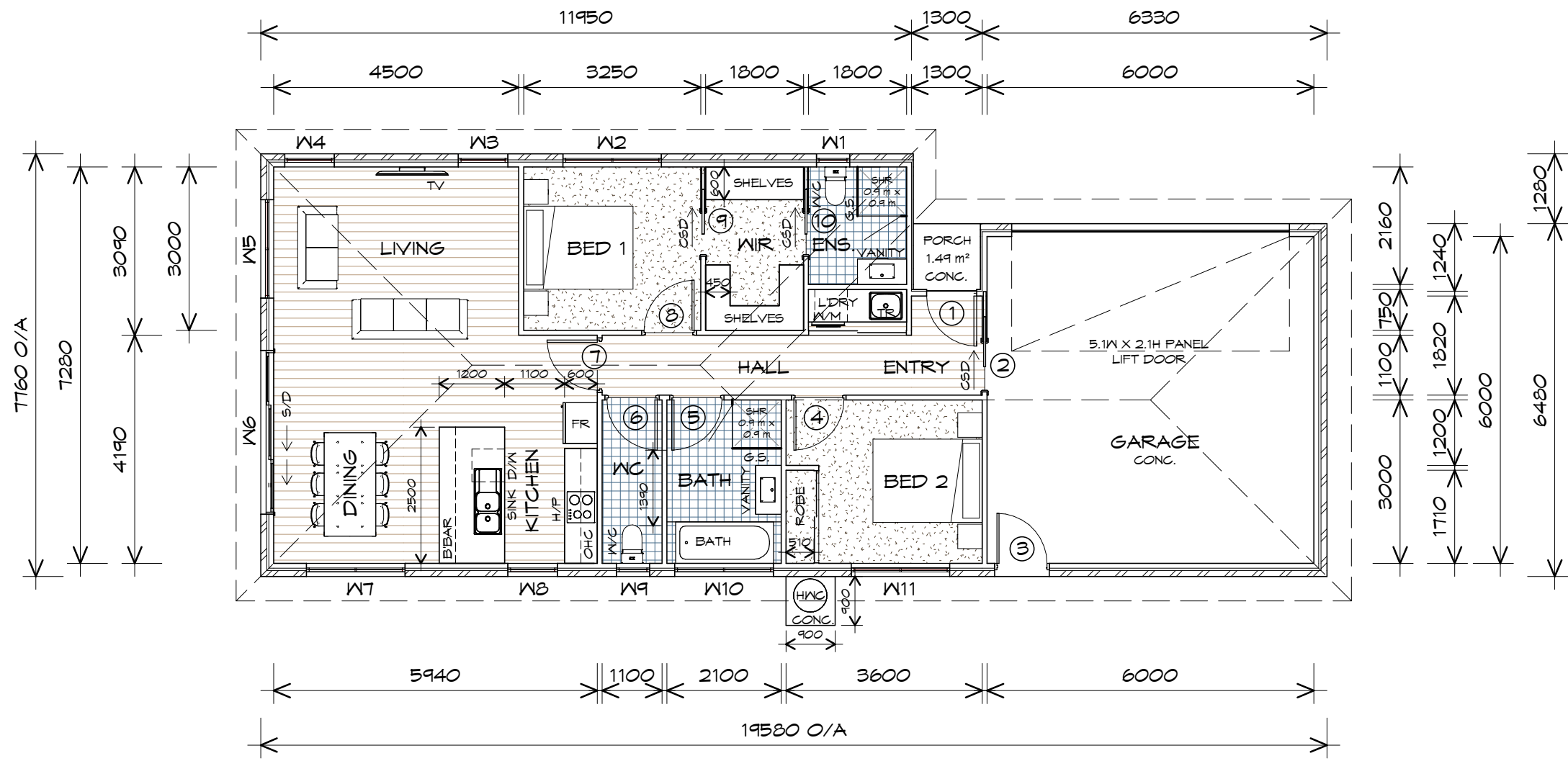
CAVITY SLIDING DOOR
- S/D

SLIDING DOOR
- G.S.

GLASS SCREEN
- OHC

OVER HEAD CUPBOARDS
- HWC

HOT WATER CYLINDER



FLOOR PLAN

1 : 100

FLOOR AREA	99.91	m2	(10.75	SQUARES)
GARAGE AREA	40.83	m2	(4.39	SQUARES)
TOTAL AREA	140.73		15.15	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

NOTE:
DIMENSIONS DO NOT INCLUDE CLADDING

UNIT 1

Client name:
KARSTE DEVELOPMENTS

Project:
PROPOSED UNIT DEVELOPMENT
6 LANNOC BRAE PLACE
LEGANA

Drawing:
FLOOR PLAN

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Date:
26/11/2025

Drafted by:
A.G.C./J.B

Approved by:
Approver

Project/Drawing no:
PD25310 - U1-01

Scale:
1 : 100

Revision:
00

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DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL ENTRY DOOR	
2	920	CAVITY SLIDING DOOR	
3	920	GLAZED EXTERNAL DOOR	
4	920	INTERNAL TIMBER DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	
7	920	INTERNAL TIMBER DOOR	
8	920	INTERNAL TIMBER DOOR	
9	820	CAVITY SLIDING DOOR	
10	820	CAVITY SLIDING DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	900	610	AWNING WINDOW	OPAQUE
W2	1500	1810	AWNING WINDOW	
W3	1800	910	AWNING WINDOW	
W4	1800	910	AWNING WINDOW	
W5	1500	1810	AWNING WINDOW	
W6	2100	3010	STACKING SLIDING DOOR	
W7	1200	1810	AWNING WINDOW	
W8	1800	910	AWNING WINDOW	
W9	900	610	AWNING WINDOW	OPAQUE
W10	900	1810	AWNING WINDOW	OPAQUE
W11	1500	1810	AWNING WINDOW	

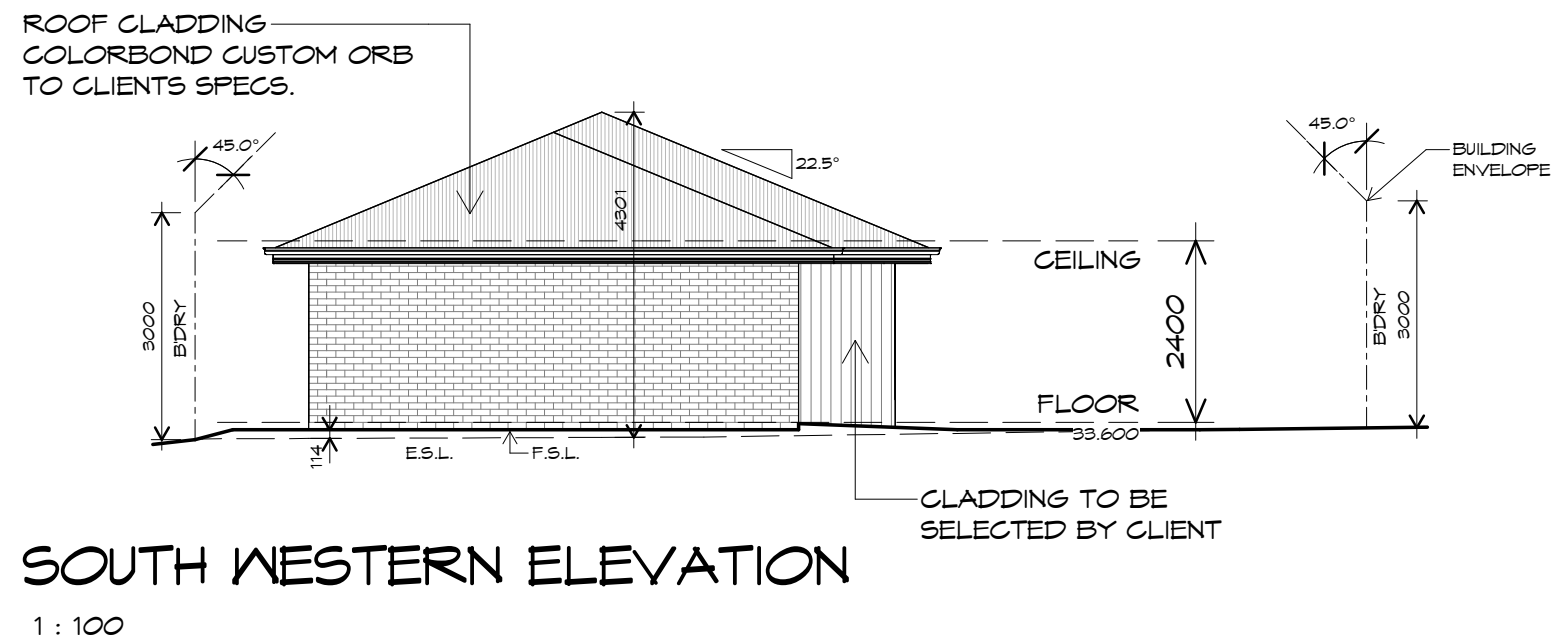
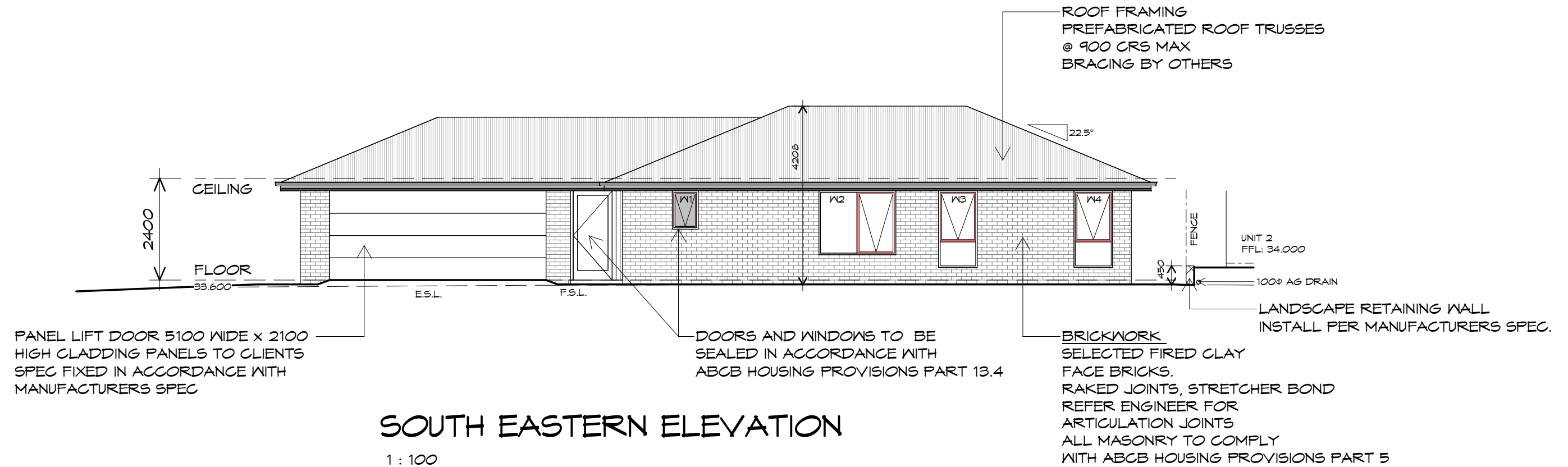
ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **TBC BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING



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UNIT 1		Client name:	Project:	Date:	Drafted by:	Approved by:
REV. DATE DESCRIPTION		KARSTE DEVELOPMENTS	PROPOSED UNIT DEVELOPMENT 6 LANNOC BRAE PLACE LEGANA	26/11/2025	A.G.C./J.B	Approver
			Drawing:	Project/Drawing no:	Scale:	Revision:
			DOOR AND WINDOW SCHEDULES	PD25310 - U1-02		00
				Accredited building practitioner: Frank Gekus -No CC246A COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd		



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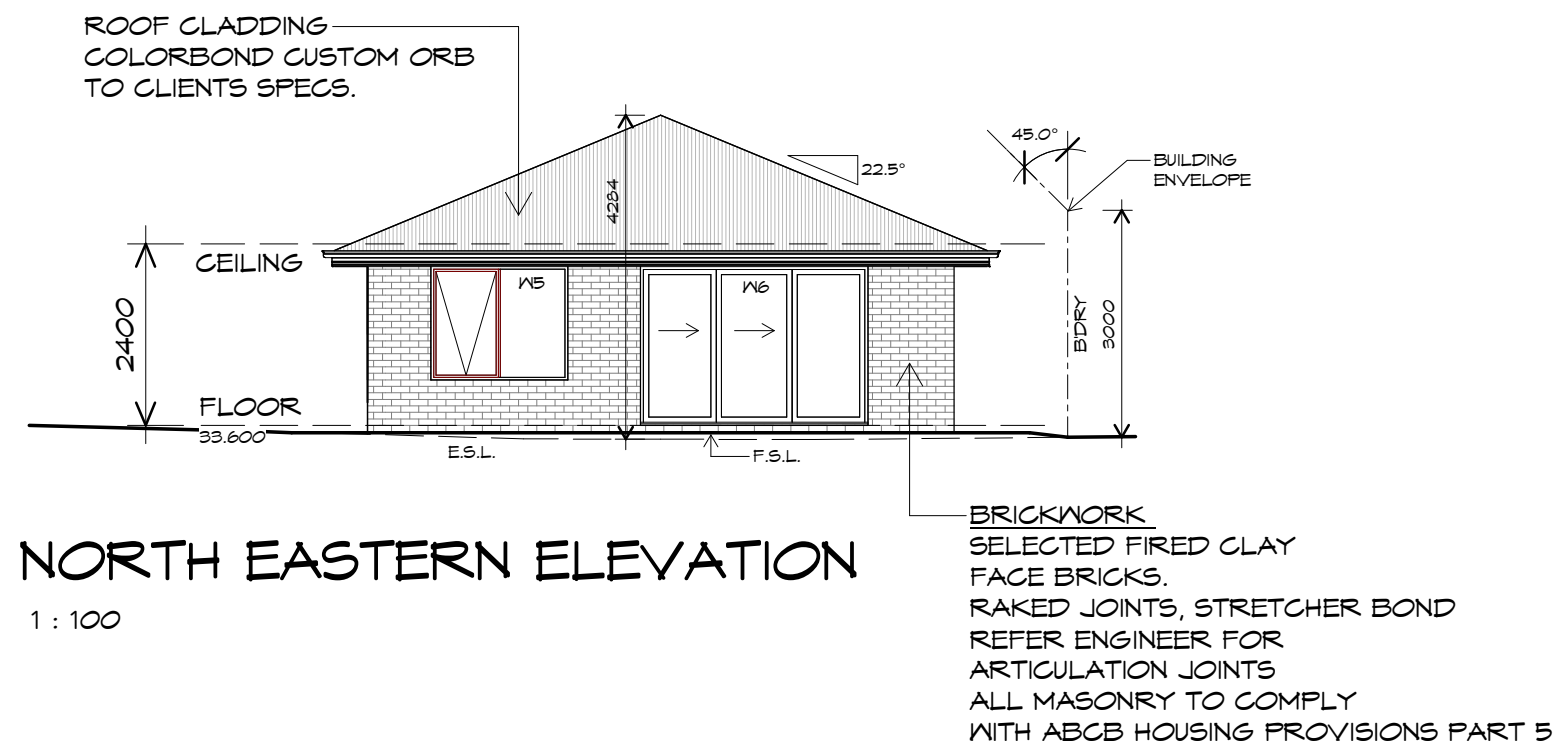
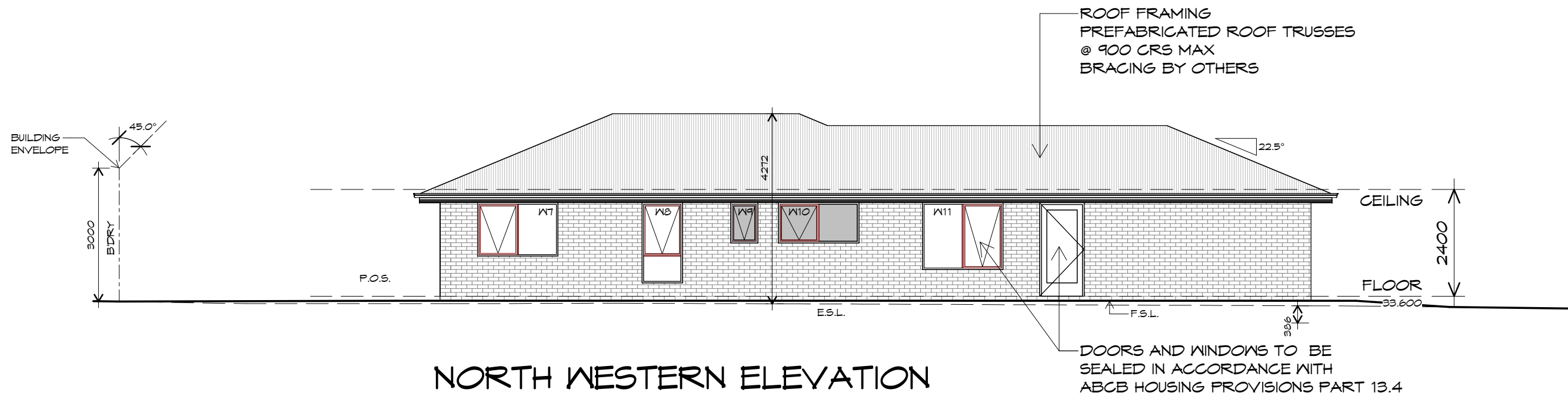
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<div>UNIT 1</div>		Client name: KARSTE DEVELOPMENTS	Project: PROPOSED UNIT DEVELOPMENT 6 LANNOC BRAE PLACE LEGANA	Date: 26/11/2025	Drafted by: A.G.C./J.B	Approved by: Approver
REV.	DATE	DESCRIPTION	<div>PLANNING</div> <div>NOTE: DO NOT SCALE OFF DRAWINGS</div>	Project/Drawing no: PD25310 - U1-03	Scale: 1 : 100	Revision: 00
				Drawing: ELEVATIONS	Accredited building practitioner: Frank Geskus -No CC246A COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd	

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Drawing:
ELEVATIONS



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UNIT 1		Client name:	KARSTE DEVELOPMENTS	Project:	PROPOSED UNIT DEVELOPMENT 6 LANNOC BRAE PLACE LEGANA	Date:	26/11/2025	Drafted by:	A.G.C./J.B	Approved by:	Approver
REV.	DATE	DESCRIPTION		Drawing:	ELEVATIONS	Project/Drawing no:	PD25310 - U1-04	Scale:	1 : 100	Revision:	00
PLANNING						Accredited building practitioner: Frank Geskus - No CC246A COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd					
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ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:500 FOR EAVES GUTTER
BOX GUTTERS IN ACCORDANCE WITH
AS33500.3:2021

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

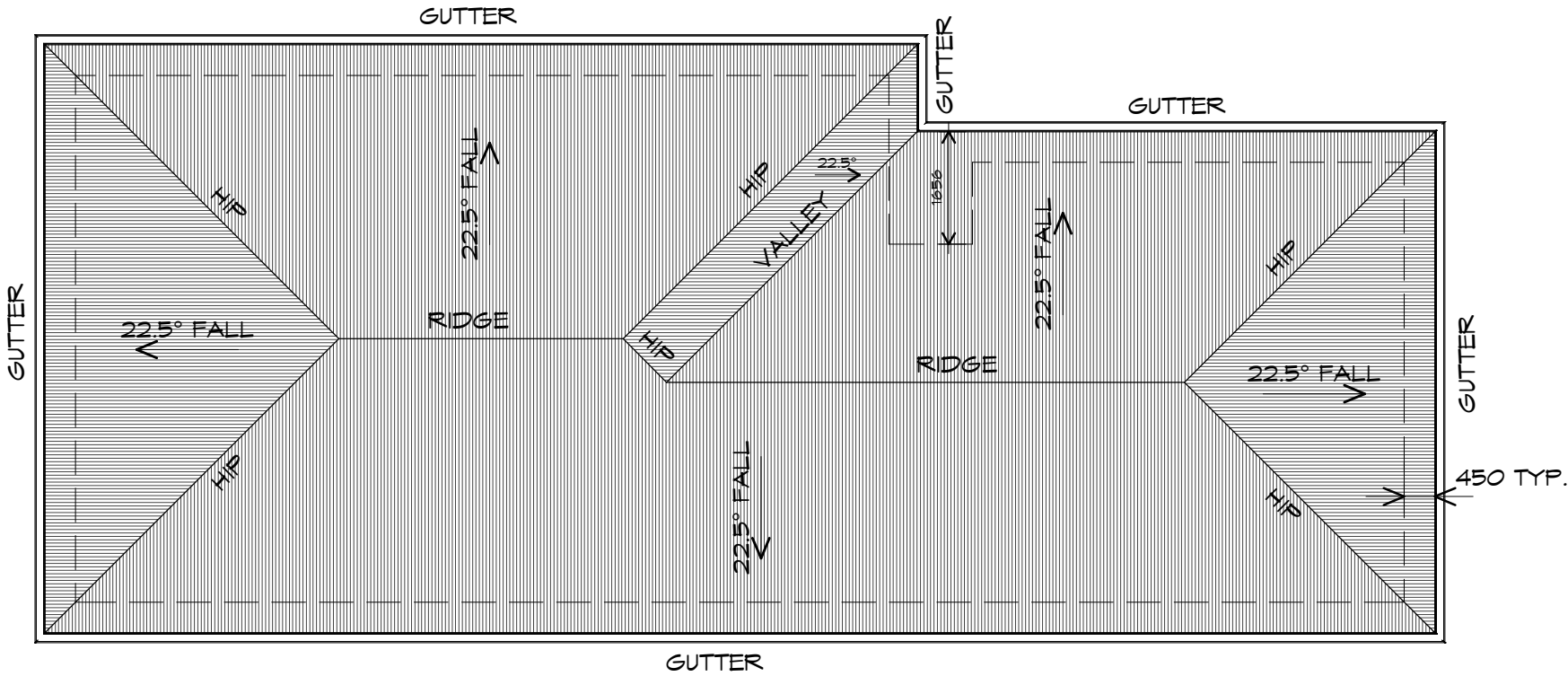
DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P.'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.



ROOF PLAN

1 : 100



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UNIT 1		Client name: KARSTE DEVELOPMENTS	Project: PROPOSED UNIT DEVELOPMENT 6 LANNOCH BRAE PLACE LEGANA	Date: 26/11/2025	Drafted by: A.G.C./J.B	Approved by: Approver
PLANNING			Drawing: ROOF PLAN	Project/Drawing no: PD25310 - U1-05	Scale: 1 : 100	Revision: 00
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REV.	DATE	DESCRIPTION				

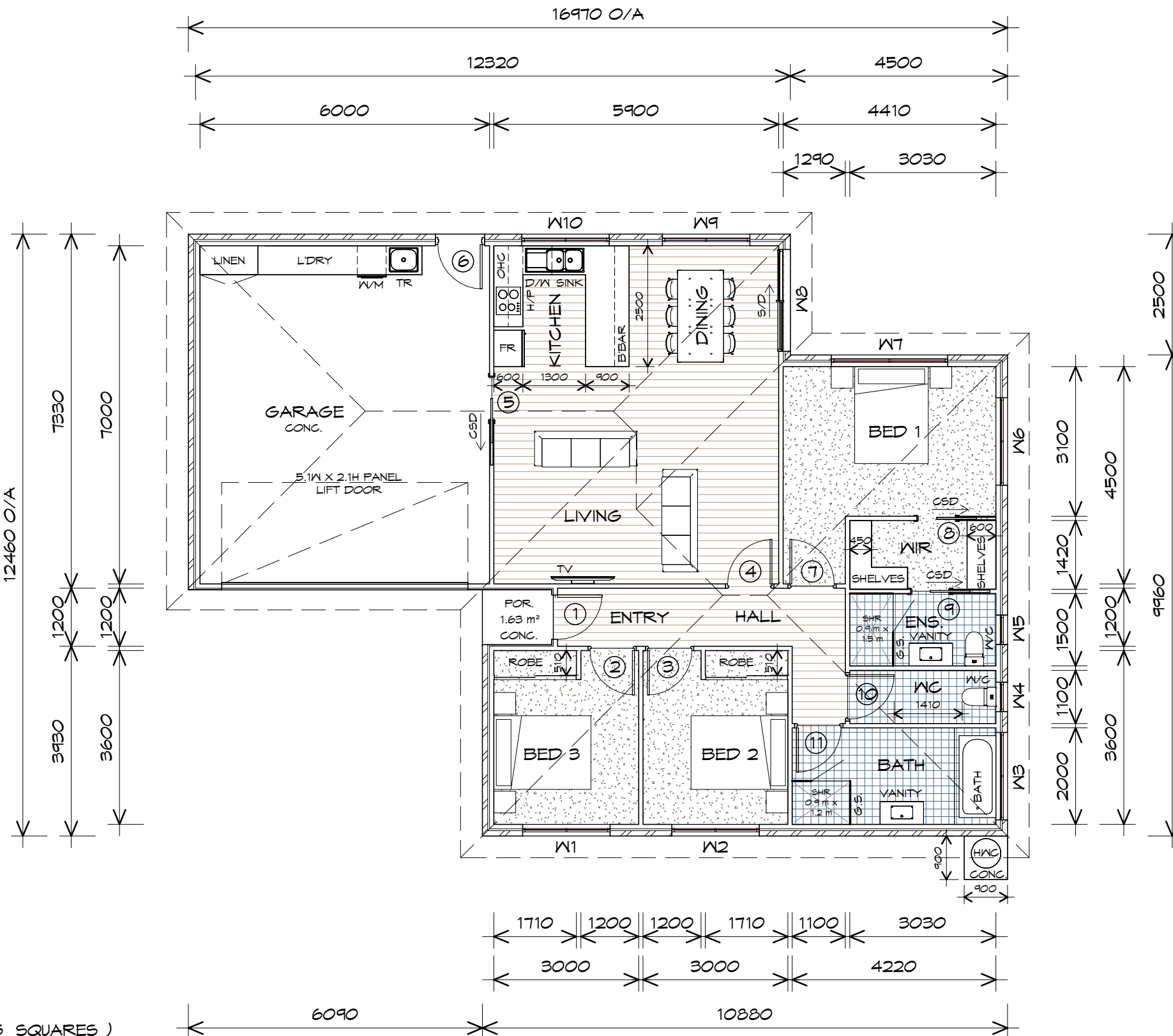
FLOOR PLAN

1 : 100

FLOOR AREA	121.25	m2	(13.05	SQUARES)
GARAGE AREA	46.28	m2	(4.98	SQUARES)
TOTAL AREA	167.54		18.03	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

NOTE:
DIMENSIONS DO NOT INCLUDE CLADDING



LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- OHC OVER HEAD CUPBOARDS
- HWC HOT WATER CYLINDER

REV.	DATE	DESCRIPTION
UNIT 2		
PLANNING		
NOTE: DO NOT SCALE OFF DRAWINGS		

Client name:
KARSTE DEVELOPMENTS

Project:
PROPOSED UNIT DEVELOPMENT
6 LANNOC BRAE PLACE
LEGANA

Drawing:
FLOOR PLAN

Date: 26/11/2025
Drafted by: A.G.C./J.B
Approved by: Approver

Project/Drawing no: PD25310 - U2-01
Scale: 1 : 100
Revision: 00

Accredited building practitioner: Frank Gekus - No CC246A
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DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL ENTRY DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	INTERNAL TIMBER DOOR	
5	920	CAVITY SLIDING DOOR	
6	920	EXTERNAL HALF GLASS	
7	920	INTERNAL TIMBER DOOR	
8	820	CAVITY SLIDING DOOR	
9	820	CAVITY SLIDING DOOR	
10	920	INTERNAL TIMBER DOOR	
11	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	1810	AWNING WINDOW	
W2	1500	1810	AWNING WINDOW	
W3	900	1810	AWNING WINDOW	OPAQUE
W4	900	610	AWNING WINDOW	OPAQUE
W5	900	610	AWNING WINDOW	OPAQUE
W6	1500	1810	AWNING WINDOW	
W7	600	2410	AWNING WINDOW	
W8	2100	2110	SLIDING DOOR	
W9	1800	1810	AWNING WINDOW	
W10	900	1810	AWNING WINDOW	

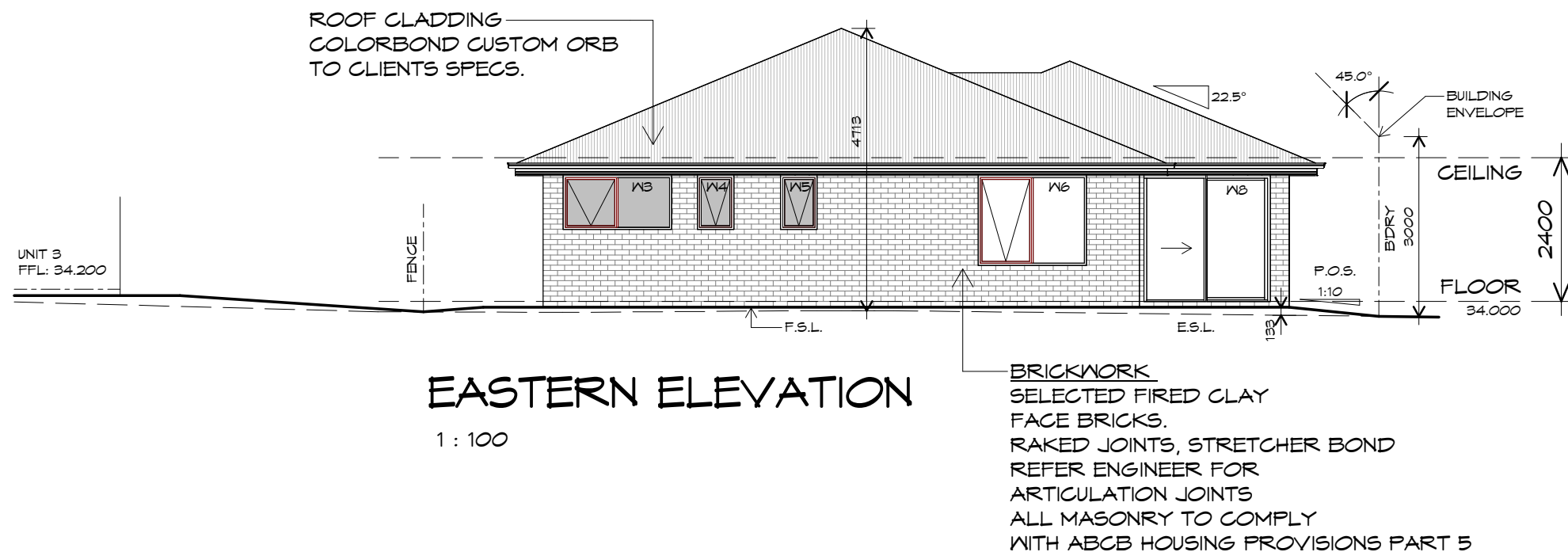
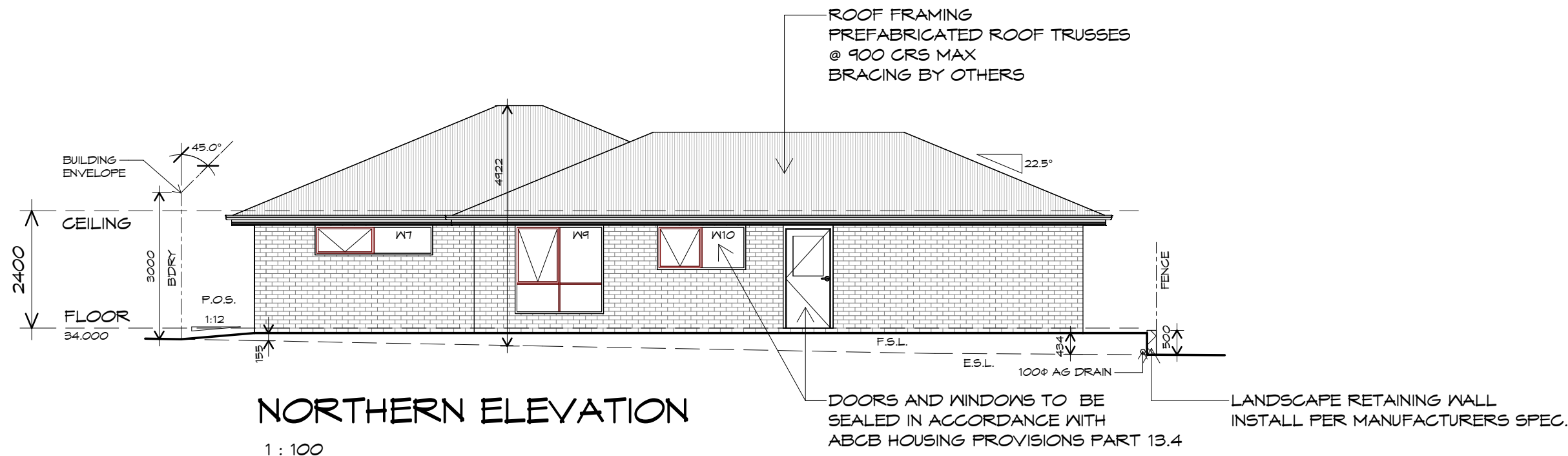
ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **TBC BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING



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UNIT 2		Client name: KARSTE DEVELOPMENTS	Project: PROPOSED UNIT DEVELOPMENT 6 LANNOC BRAE PLACE LEGANA	Date: 26/11/2025	Drafted by: A.G.C./J.B	Approved by: Approver
REV.	DATE	DESCRIPTION	Drawing: DOOR AND WINDOW SCHEDULES	Project/Drawing no: PD25310 - U2-02	Scale:	Revision: 00
PLANNING			NOTE: DO NOT SCALE OFF DRAWINGS		Accredited building practitioner: Frank Geskus -No CC246A COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd	



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UNIT 2 Client name:
KARSTE DEVELOPMENTS

Project:
PROPOSED UNIT DEVELOPMENT
6 LANNOC BRAE PLACE
LEGANA

Drawing:
ELEVATIONS

Date: 26/11/2025 Drafted by: A.G.C./J.B Approved by: Approver

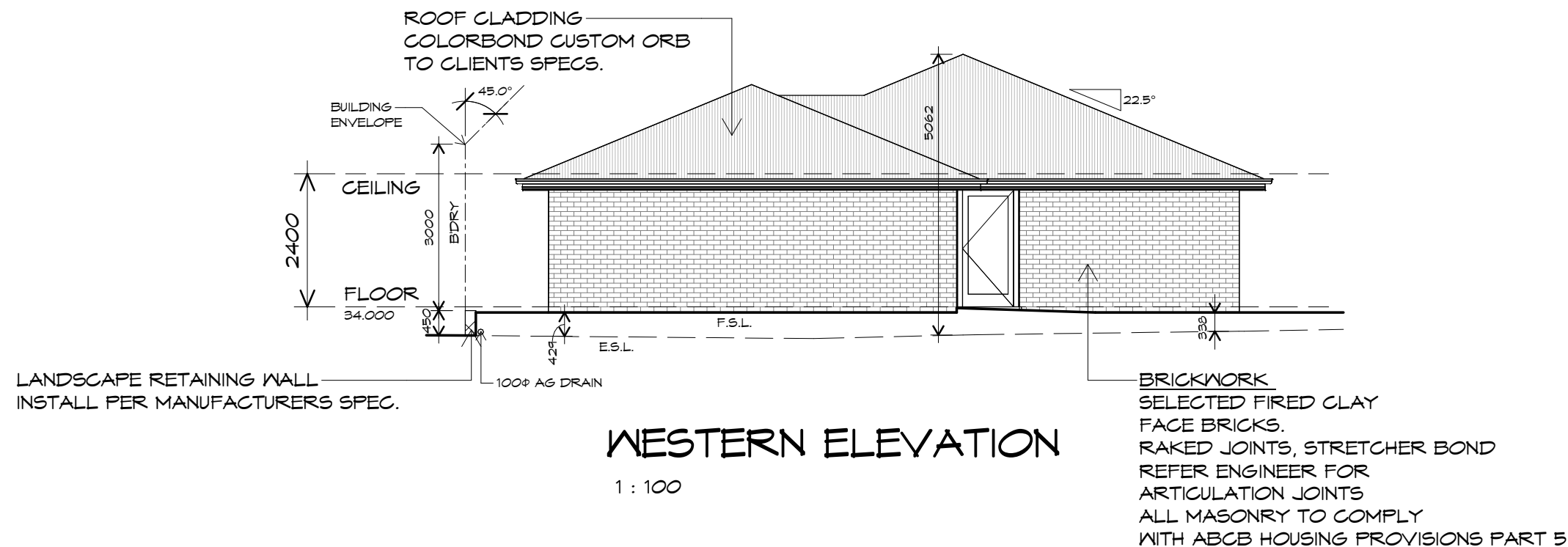
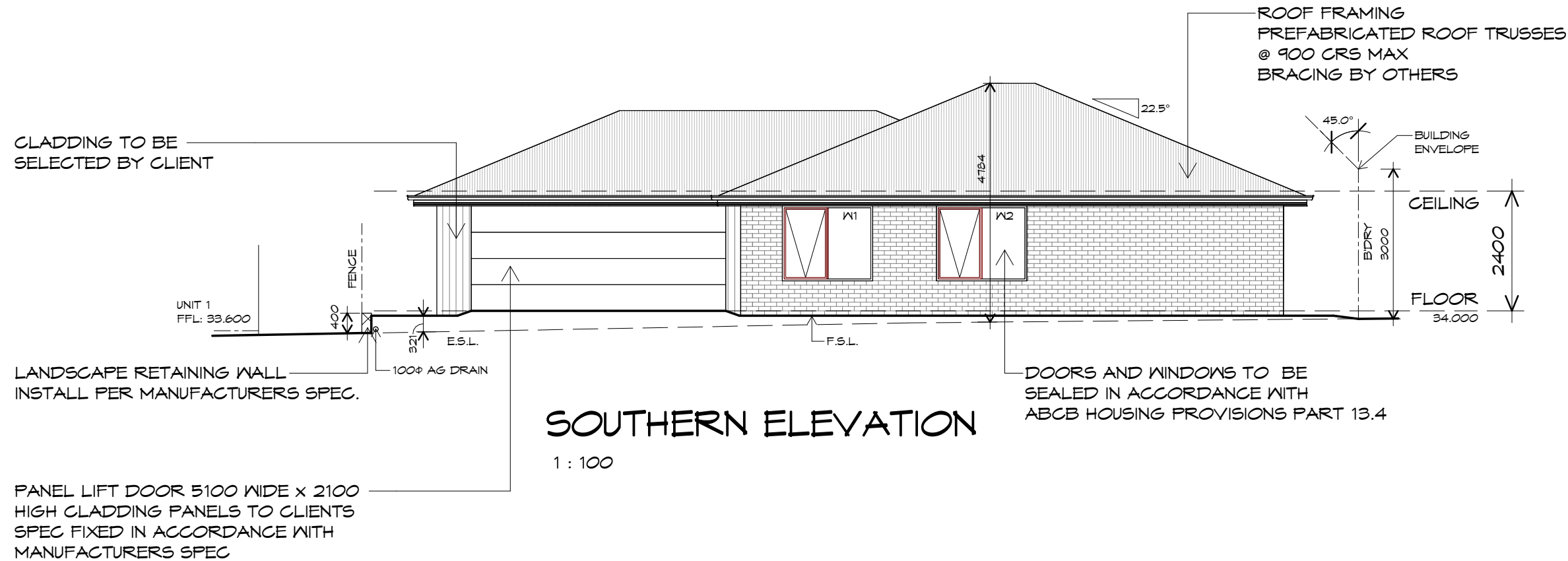
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REV. DATE DESCRIPTION

PLANNING

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UNIT 2		Client name:	Project:	Date:	Drafted by:	Approved by:
		KARSTE DEVELOPMENTS	PROPOSED UNIT DEVELOPMENT 6 LANNOC BRAE PLACE LEGANA	26/11/2025	A.G.C./J.B	Approver
REV.	DATE	DESCRIPTION	Drawing:	Project/Drawing no:	Scale:	Revision:
			ELEVATIONS	PD25310 - U2-04	1 : 100	00
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PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:500 FOR EAVES GUTTER
BOX GUTTERS IN ACCORDANCE WITH
AS33500.3:2021

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

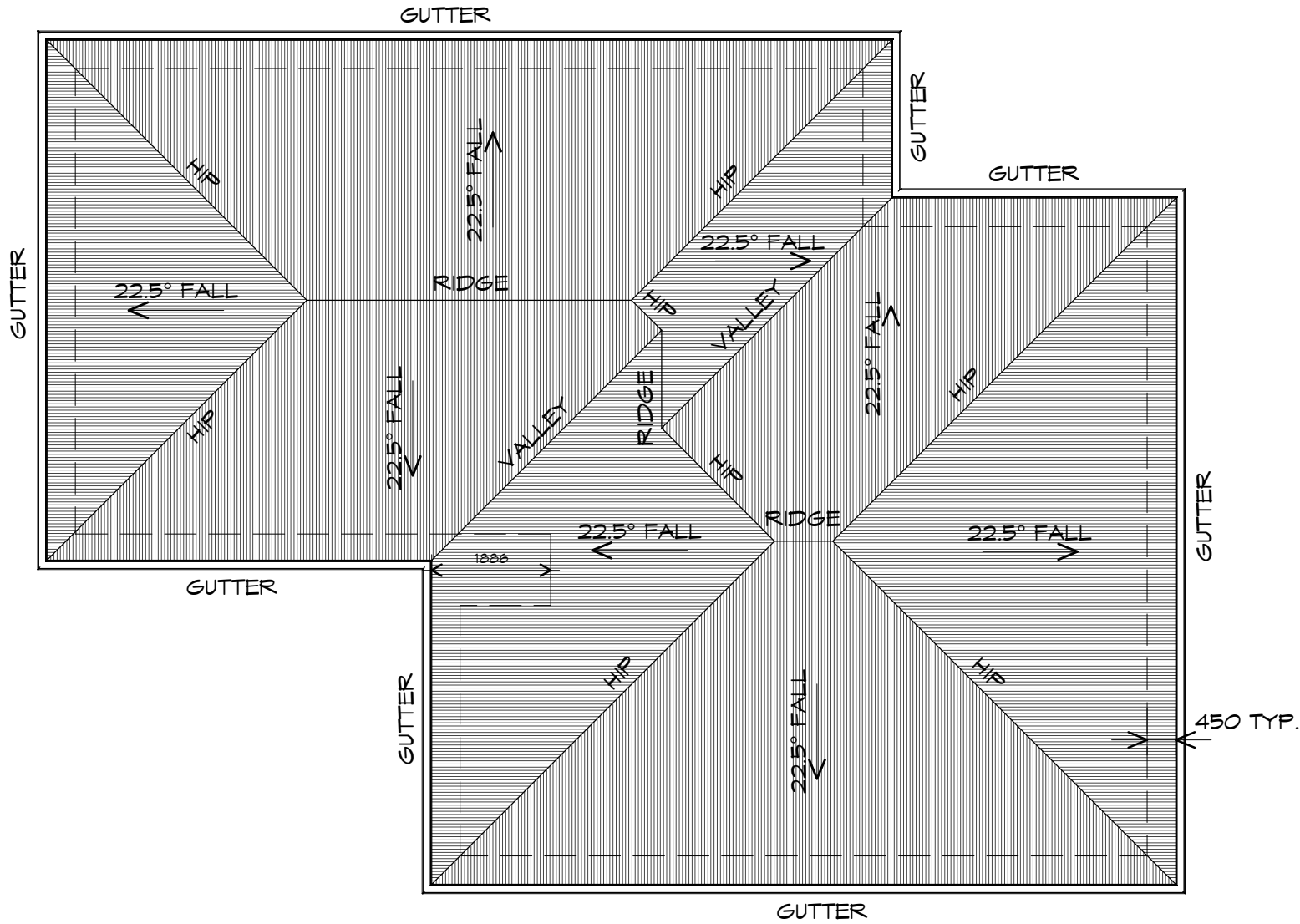
DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.



ROOF PLAN

1 : 100

UNIT 2

Client name:
KARSTE DEVELOPMENTS

Project:
PROPOSED UNIT DEVELOPMENT
6 LANNOC BRAE PLACE
LEGANA

Drawing:
ROOF PLAN

PLANNING
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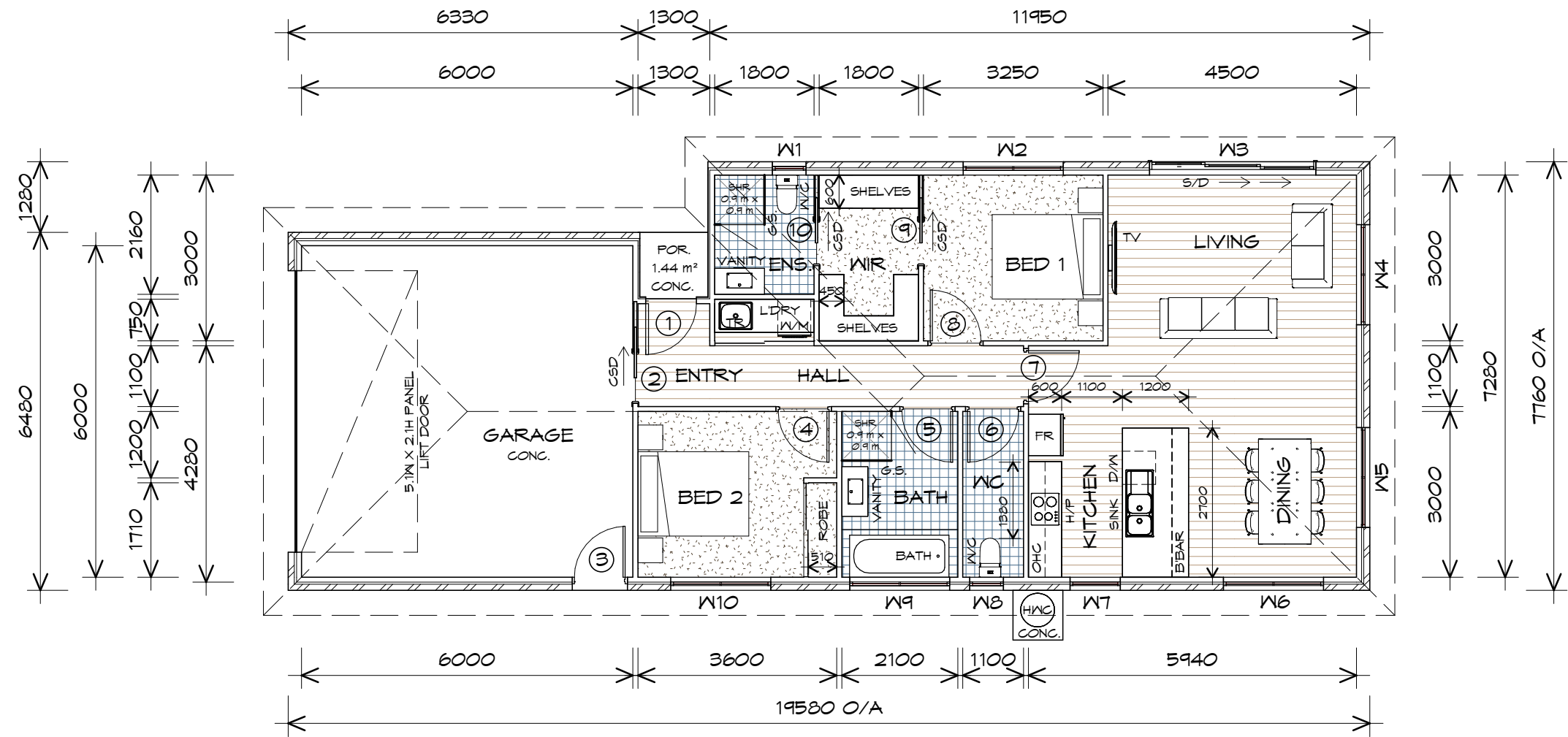
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REV. DATE DESCRIPTION

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- OHC OVER HEAD CUPBOARDS
- HWC HOT WATER CYLINDER



FLOOR PLAN

1 : 100

FLOOR AREA	99.96	m2	(10.76	SQUARES)
GARAGE AREA	40.82	m2	(4.39	SQUARES)
TOTAL AREA	140.78		15.15	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

NOTE:
DIMENSIONS DO NOT INCLUDE CLADDING



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UNIT 3

Client name:
KARSTE DEVELOPMENTS

Project:
PROPOSED UNIT DEVELOPMENT
6 LANNOC BRAE PLACE
LEGANA

Drawing:
FLOOR PLAN

PLANNING
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Date: 26/11/2025
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DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL ENTRY DOOR	
2	920	CAVITY SLIDING DOOR	
3	920	GLAZED EXTERNAL DOOR	
4	920	INTERNAL TIMBER DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	
7	920	INTERNAL TIMBER DOOR	
8	920	INTERNAL TIMBER DOOR	
9	820	CAVITY SLIDING DOOR	
10	820	CAVITY SLIDING DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	900	610	AWNING WINDOW	OPAQUE
W2	1500	1810	AWNING WINDOW	
W3	2100	3010	STACKING SLIDING DOOR	
W4	1500	1810	AWNING WINDOW	
W5	1800	1810	AWNING WINDOW	
W6	1200	1810	AWNING WINDOW	
W7	1800	910	AWNING WINDOW	
W8	900	610	AWNING WINDOW	OPAQUE
W9	900	1810	AWNING WINDOW	OPAQUE
W10	1500	1810	AWNING WINDOW	

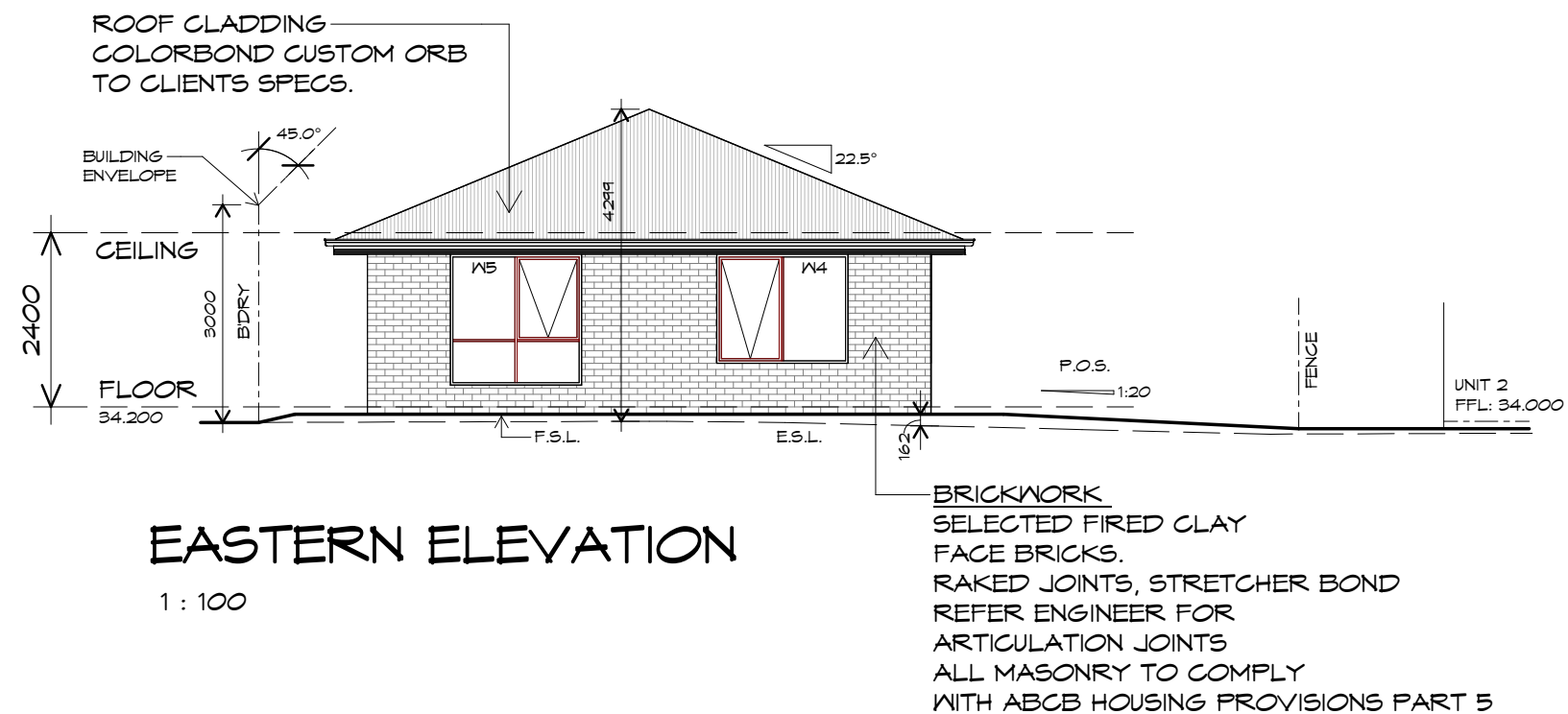
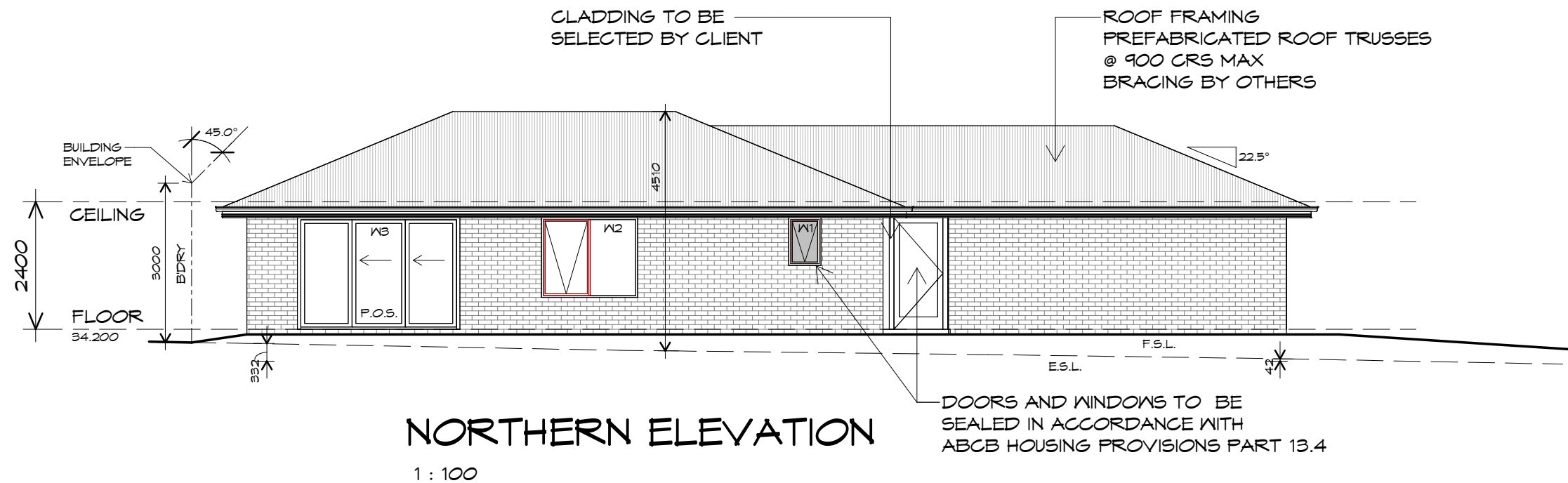
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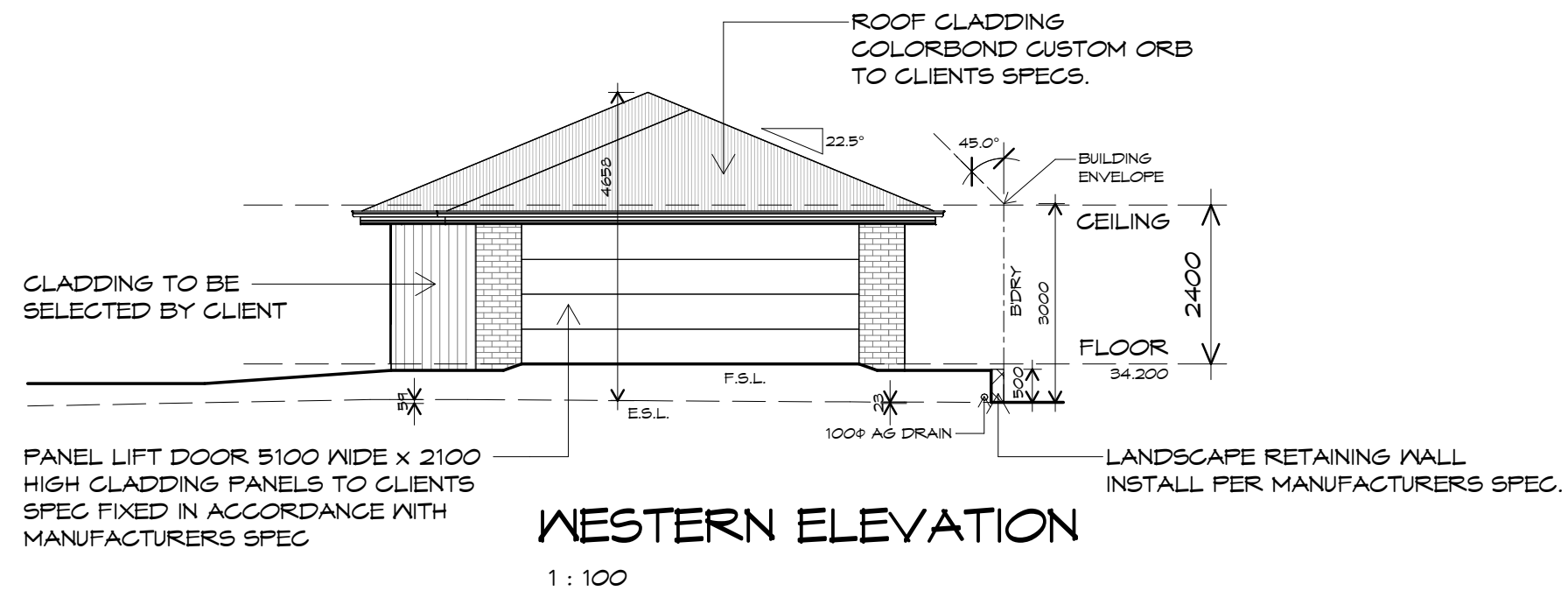
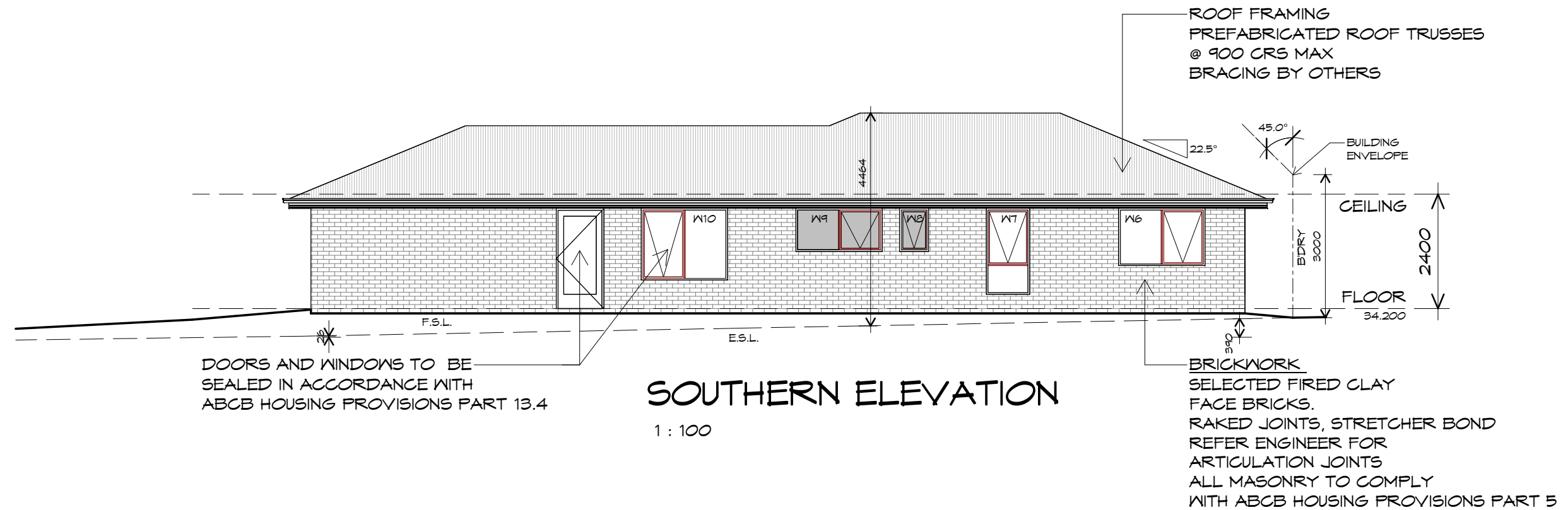


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UNLESS FIXED TO METAL FASCIA
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@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

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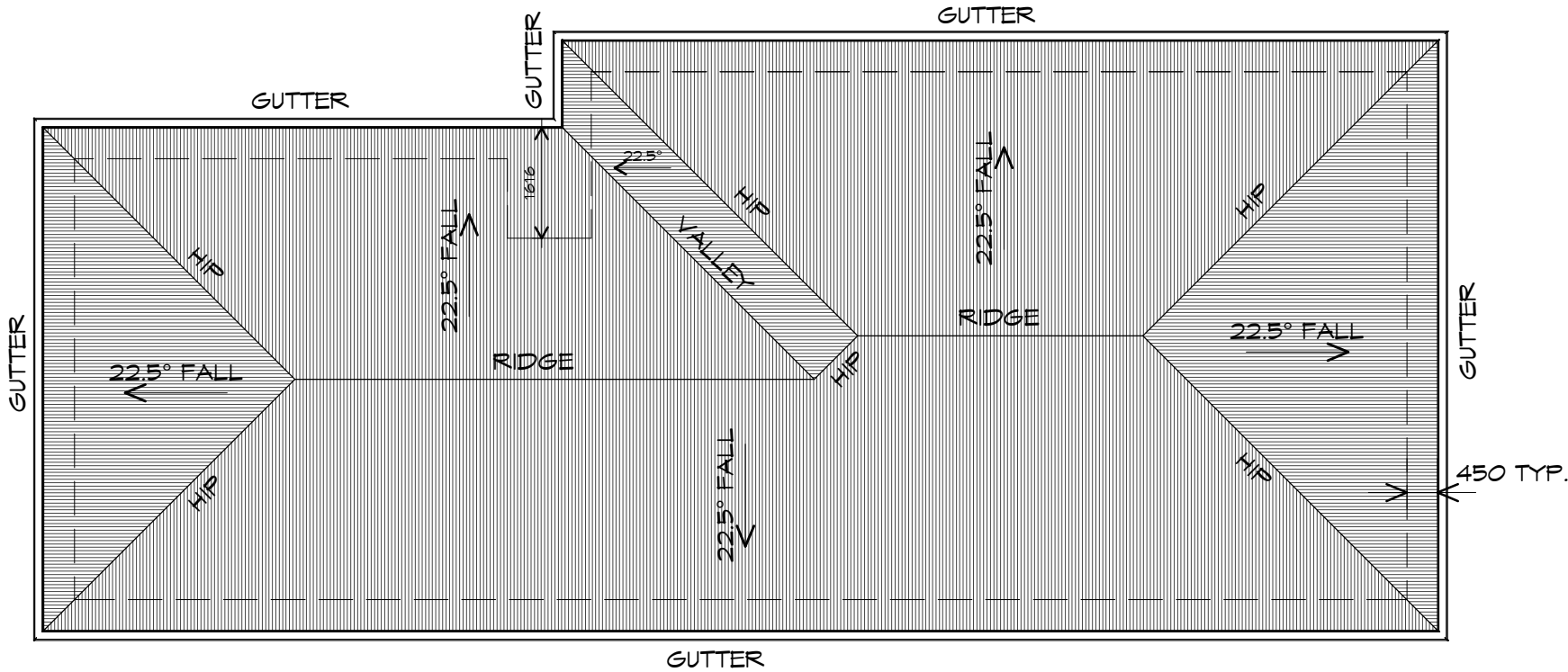
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ROOF PLAN

1 : 100



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