

**PLANNING APPLICATION FORM**

Section 57 & 58

**OFFICE USE ONLY**

Application Number PA2026115  
 Assess No: A13893  
 PID No: 9488646

<b>Applicant Name:</b>	Prime Design		
<b>Applicant Contact Name</b>			
<b>Postal Address:</b>			
<b>Contact Phone:</b>	<b>Home</b>	<b>Work</b>	<b>Mobile</b>
<b>Email Address:</b>			

**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)*

**Location / Address:** 3 Imogen Court, Legana

**Title Reference:** 8/188090

**Zone(s):** General Residential

**Existing Development/Use:** Vacant land

**Existing Developed Area:** 675m2

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: Proposed new single dwelling

**Development Type:** Building work:  Demolition:  Subdivision:  Other:   
Description of development:

**New or Additional Area:** 254m2

**Estimated construction cost of the proposed development:** 500,000

**Building Materials:**  
Wall Type: Timber frames, lightweight Colour:  
Roof Type: Colorbond 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:	

**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,*

Owner_Name <i>Name (print)</i>	 <i>Signed</i>	 <i>Date</i>
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**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)*

 <i>Name (print)</i>	 <i>Signed</i>	28.04.26. <i>Date</i>
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*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)*

 <i>Name (print)</i>	 <i>Signed</i>	 <i>Date</i>
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**Chief Executive Officer**  
*(if required)*

 <i>Name (print)</i>	 <i>Signed</i>	 <i>Date</i>
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*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:**

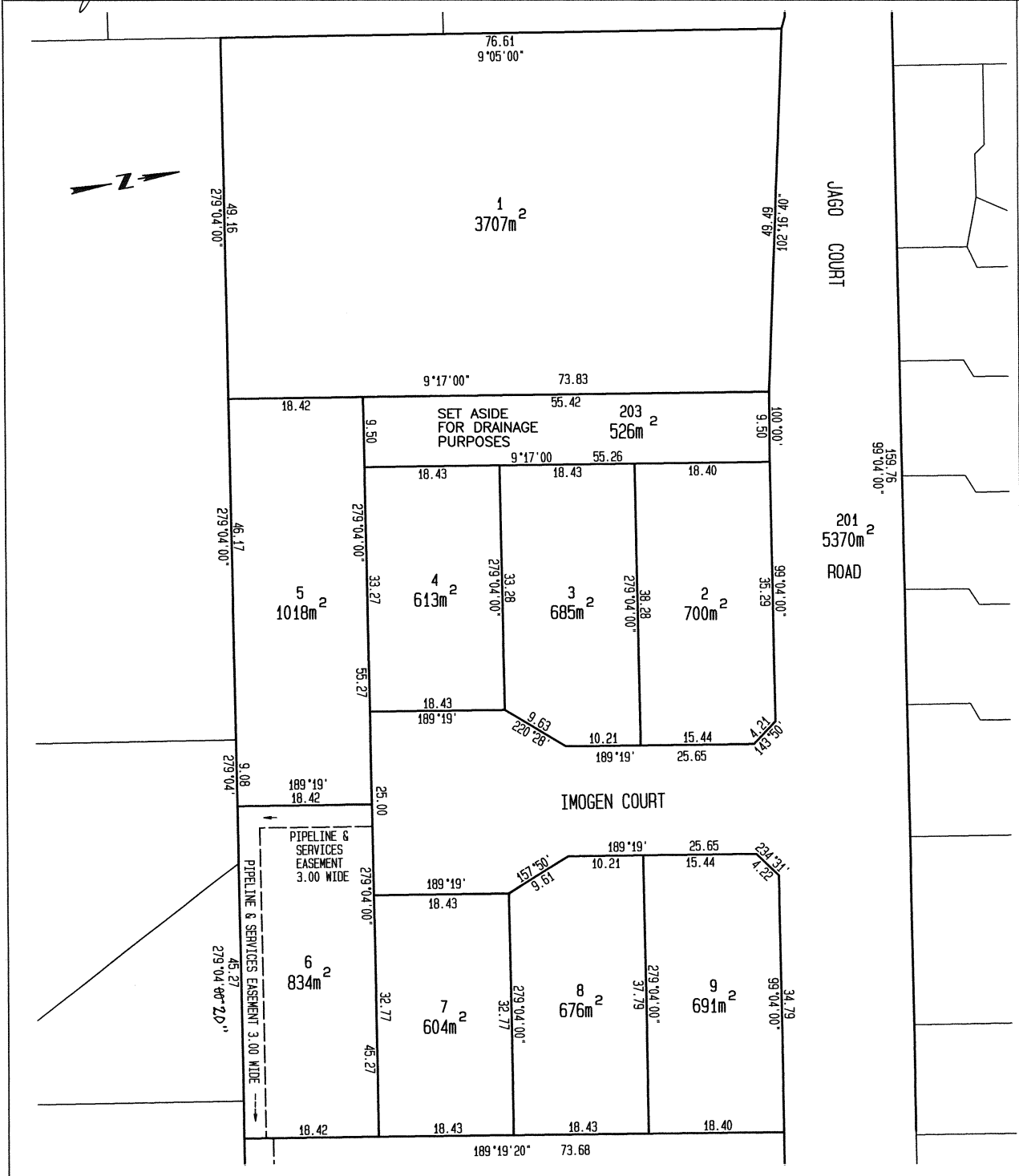
*As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.*

 <i>Name (print)</i>	 <i>Signed</i>	 <i>Date</i>
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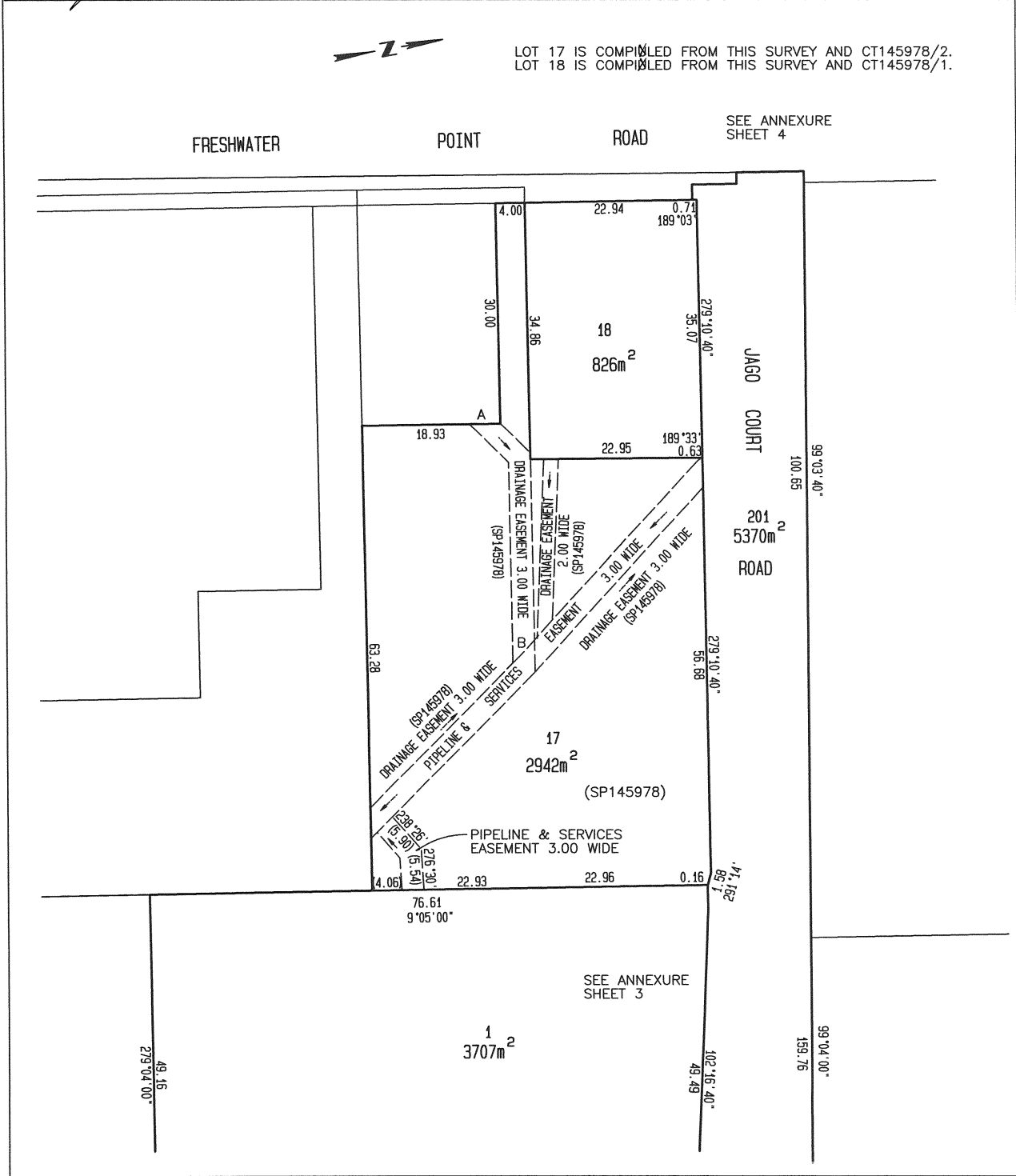


PRIORITY FINAL PLAN

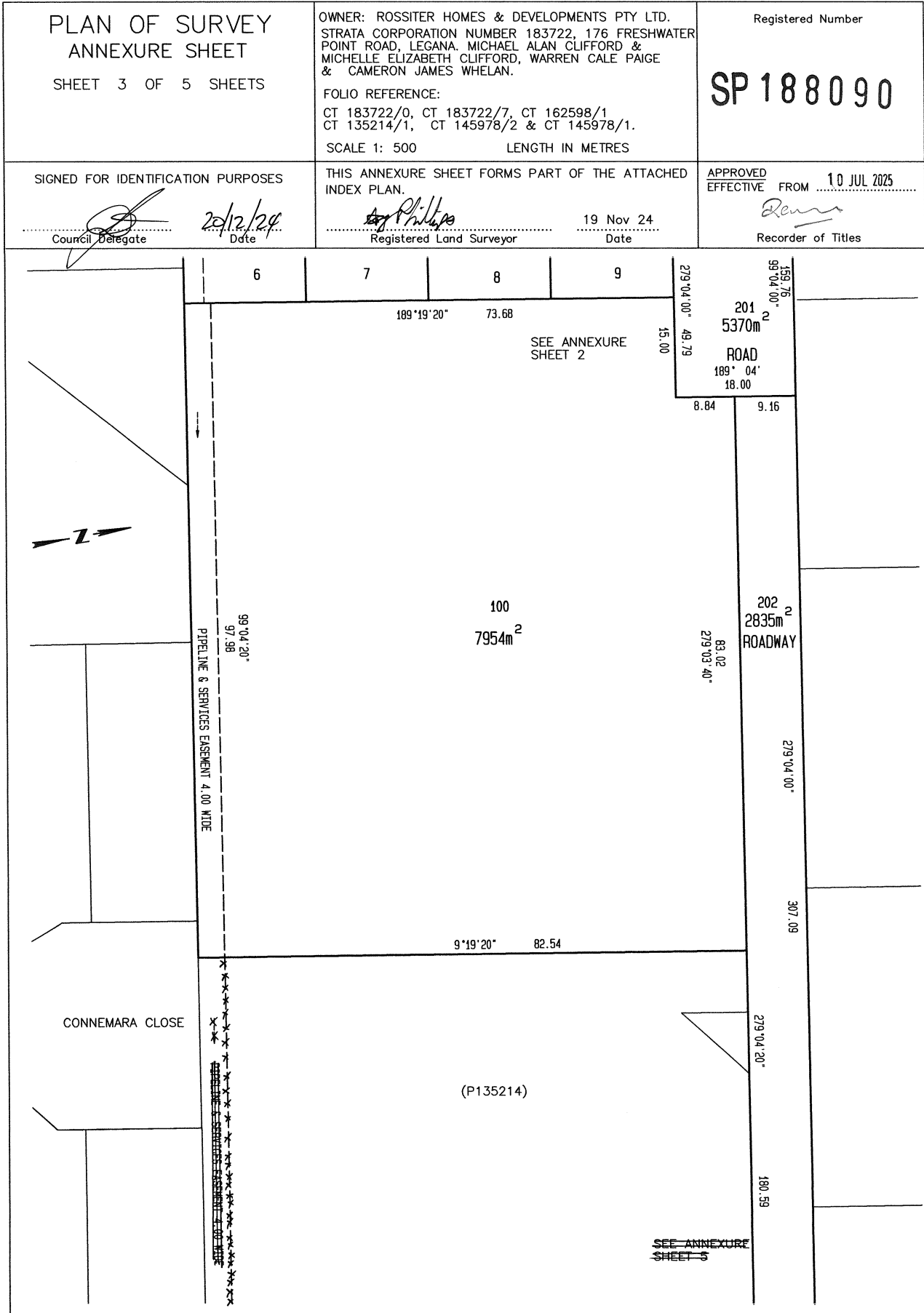
<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 5 SHEETS</p>	<p>OWNER: ROSSITER HOMES &amp; DEVELOPMENTS PTY LTD. STRATA CORPORATION NUMBER 183722, 176 FRESHWATER POINT ROAD, LEGANA. MICHAEL ALAN CLIFFORD &amp; MICHELLE ELIZABETH CLIFFORD, WARREN CALE PAIGE &amp; CAMERON JAMES WHELAN.</p> <p>FOLIO REFERENCE: CT 183722/0, CT 183722/7, CT 162598/1 CT 135214/1, CT 145978/2 &amp; CT 145978/1.</p> <p>SCALE 1: 500                      LENGTH IN METRES</p>	<p>Registered Number <b>SP188090</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i>                      20/12/24 Council Delegate                      Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i>                      19 Nov 24 Registered Land Surveyor                      Date</p>	<p>APPROVED EFFECTIVE FROM 10 JUL 2025</p> <p><i>[Signature]</i> Recorder of Titles</p>



<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 5 SHEETS</p>	<p>OWNER: ROSSITER HOMES &amp; DEVELOPMENTS PTY LTD. STRATA CORPORATION NUMBER 183722, 176 FRESHWATER POINT ROAD, LEGANA. MICHAEL ALAN CLIFFORD &amp; MICHELLE ELIZABETH CLIFFORD, WARREN CALE PAIGE &amp; CAMERON JAMES WHELAN.</p> <p>FOLIO REFERENCE: CT 183722/0, CT 183722/7, CT 162598/1 CT 135214/1, CT 145978/2 &amp; CT 145978/1.</p> <p>SCALE 1: 500      LENGTH IN METRES</p>	<p>Registered Number <b>SP.188090</b></p>
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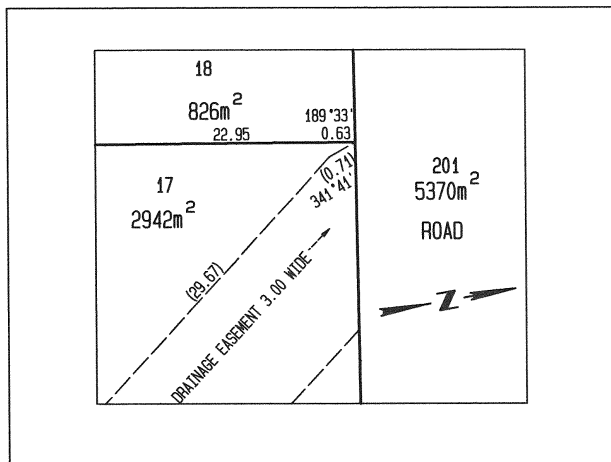
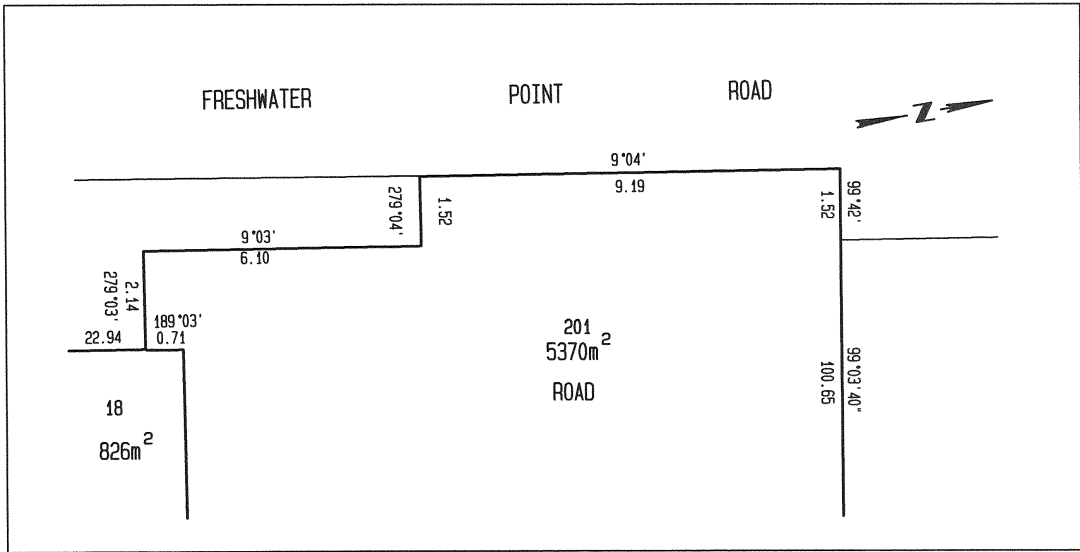


PRIORITY FINAL PLAN



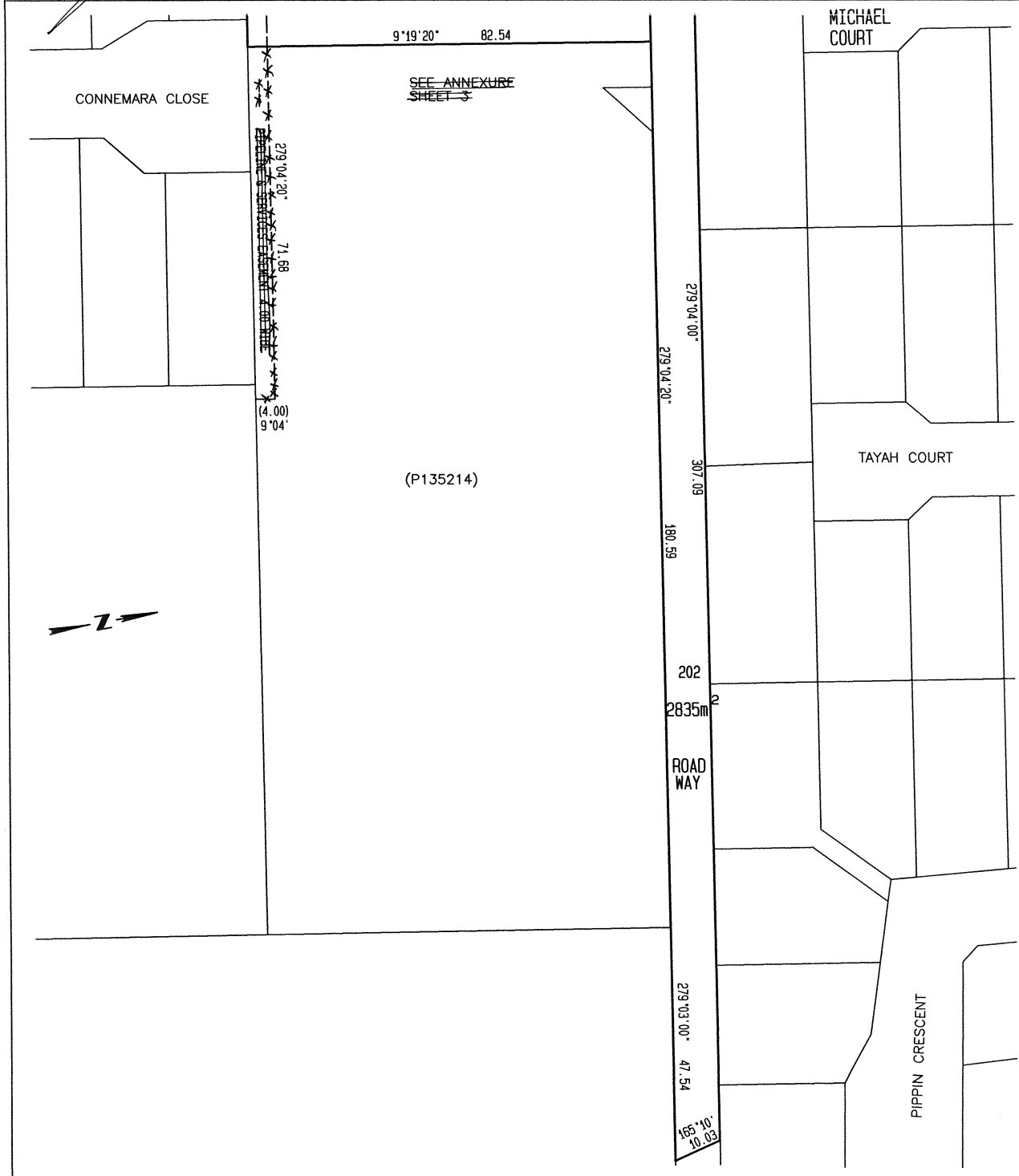
PRIORITY FINAL PLAN

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 4 OF 5 SHEETS</p>	<p>OWNER: ROSSITER HOMES &amp; DEVELOPMENTS PTY LTD. STRATA CORPORATION NUMBER 183722, 176 FRESHWATER POINT ROAD, LEGANA. MICHAEL ALAN CLIFFORD &amp; MICHELLE ELIZABETH CLIFFORD, WARREN CALE PAIGE &amp; CAMERON JAMES WHELAN.</p> <p>FOLIO REFERENCE: CT 183722/0, CT 183722/7, CT 162598/1 CT 135214/1, CT 145978/2 &amp; CT 145978/1.</p> <p>SCALE 1: 100                      LENGTH IN METRES</p>	<p>Registered Number</p> <p><b>SP 188090</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i>                      20/12/24 Council Delegate                      Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i>                      19 Nov 24 Registered Land Surveyor                      Date</p>	<p>APPROVED EFFECTIVE FROM 1.0 JUL 2025</p> <p><i>[Signature]</i> Recorder of Titles</p>



PRIORITY FINAL PLAN

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 5 OF 5 SHEETS</p>	<p>OWNER: ROSSITER HOMES &amp; DEVELOPMENTS PTY LTD. STRATA CORPORATION NUMBER 183722, 176 FRESHWATER POINT ROAD, LEGANA. MICHAEL ALAN CLIFFORD &amp; MICHELLE ELIZABETH CLIFFORD, WARREN CALE PAIGE &amp; CAMERON JAMES WHELAN.</p> <p>FOLIO REFERENCE: CT 183722/0, CT 183722/7, CT 162598/1 CT 135214/1, CT 145978/2 &amp; CT 145978/1.</p> <p>SCALE 1: 750                      LENGTH IN METRES</p>	<p>Registered Number</p> <p><b>SP 188090</b></p>
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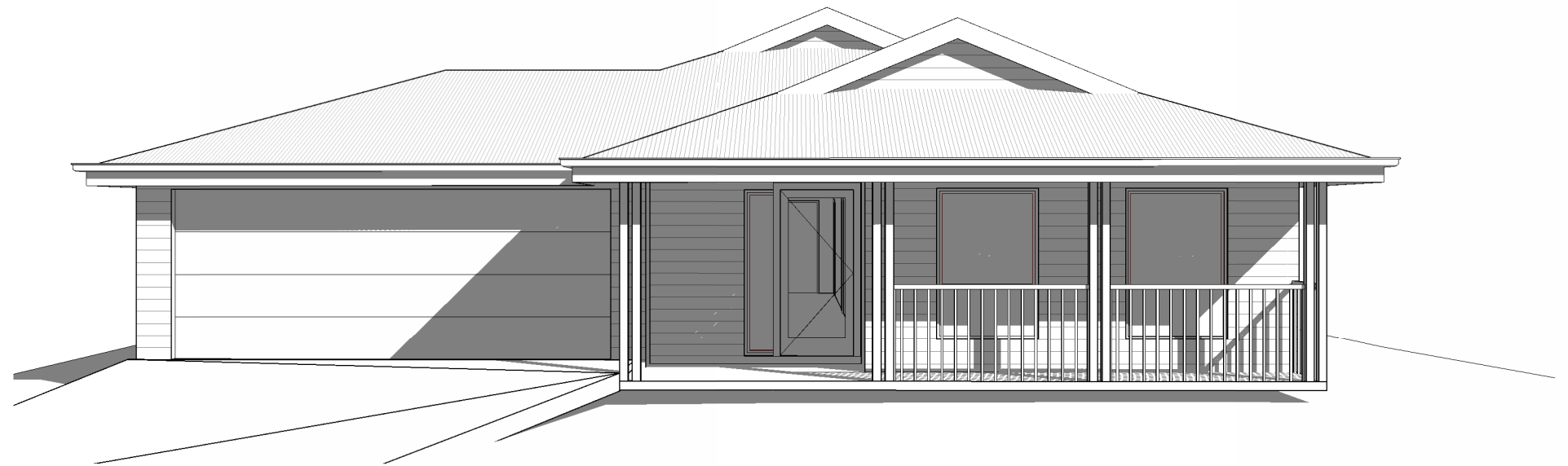


# PROPOSED NEW RESIDENCE, 3 IMOGEN COURT, LEGANA S.ROSSITER

PD25464

## BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LOCALITY PLAN
04	FLOOR PLAN
05	DOOR AND WINDOW SCHEDULES
06	ELEVATIONS
07	ELEVATIONS
08	ROOF PLAN
09	PERSPECTIVES



## GENERAL PROJECT INFORMATION

TITLE REFERENCE: 8/188090  
 SITE AREA: 676m<sup>2</sup>  
 DESIGN WIND SPEED: N1  
 SOIL CLASSIFICATION: M  
 CLIMATE ZONE: 7  
 ALPINE AREA: NO  
 CORROSIVE ENVIRONMENT: N/A  
 BAL RATING: LOW  
 OTHER KNOWN HAZARDS: NONE KNOWN

FLOOR AREA	213.51	m <sup>2</sup>	( 22.98	SQUARES )
GARAGE	38.81	m <sup>2</sup>	( 4.18	SQUARES )
ALFRESCO	26.21	m <sup>2</sup>	( 2.82	SQUARES )
PORCH AREA	12.81	m <sup>2</sup>	( 1.38	SQUARES )
TOTAL AREA	291.34		31.36	

REV.	DATE	DESCRIPTION

**Prime Design**  
*your build, your way*

L: 10 Goodman Court, Invermay, 7248  
 p() + 03 6332 3790  
 H: Shop 9, 105-111 Main Road, Moonah, 7009  
 p(h) + 03 6228 4575

**bdaa**  
 BUILDING DESIGNERS  
 ASSOCIATION OF AUSTRALIA

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info@primedesigntas.com.au  
 Accredited Building Practitioner: Frank Geskus -No CC246A

APRIL 2026  
**PLANNING**

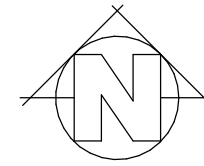
**GENERAL NOTES**

- 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.

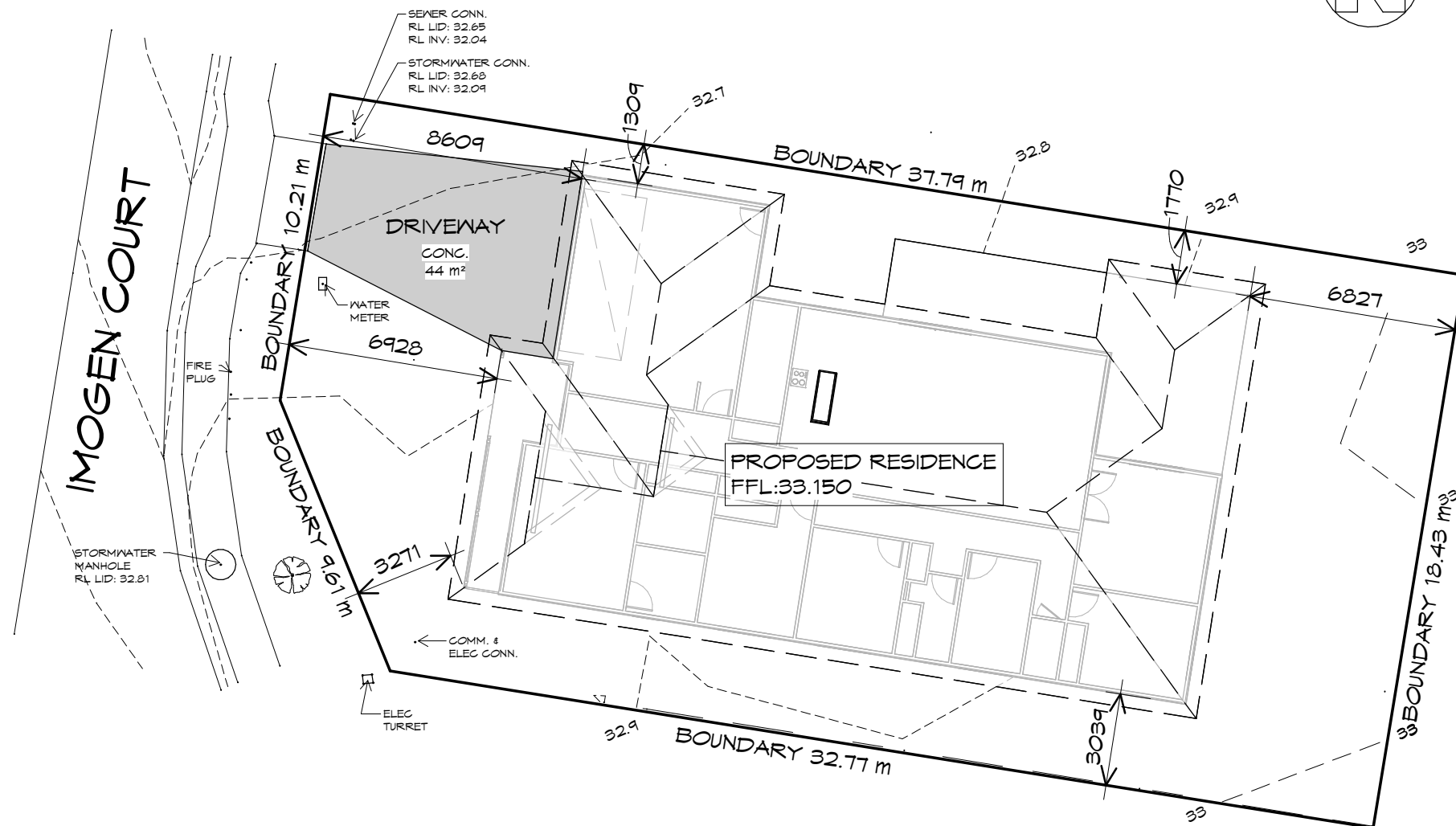
**SITE DETAIL**

SURVEYOR: ON DATE: 11/02/26

1. THIS PLAN HAS BEEN PREPARED BY WOOLCOTT SURVEYS 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 SURVEYS 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 SURVEYS.
6. HORIZONTAL BEARING DATUM IS MGA BASED ON RTK GPS.
7. VERTICAL DATUM IS AHD83 BASED ON SPM10471.
8. CONTOUR INTERVAL IS 0.1m INDEX IS 0.5m.
9. BOUNDARIES ARE COMPILED FROM SP188090 AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
10. CO-ORDINATES ARE PLANE AND BASED ON MGA2020 AT SPM10471.

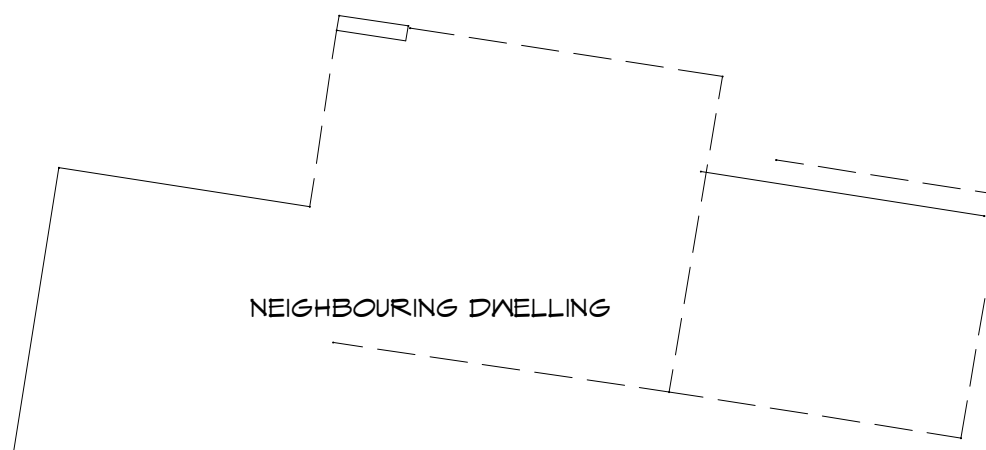


← TBM NAIL TOP OF KERB  
RL: 32.59



← TELSTRA PIT

← TBM NAIL TOP OF KERB  
RL: 33.00



**SITE PLAN**

1 : 200



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info@primedesigntas.com.au primedesigntas.com.au



Client name:  
S.ROSSITER

Project:  
PROPOSED NEW RESIDENCE,  
3 IMOGEN COURT,  
LEGANA

Date: 17-04-2026  
Drafted by: Author  
Approved by: Approver

REV. DATE DESCRIPTION

Project/Drawing no: PD25464 - 01  
Scale: 1 : 200  
Revision: 03

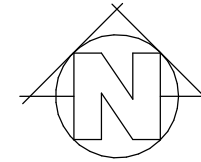
**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:  
SITE PLAN

Accredited building practitioner: Frank Geskus - No CC246A  
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← TBM NAIL TOP OF KERB  
RL: 32.54



## LEGEND

- GP 450X 450 SURFACE DRAINAGE PIT
- WET AREAS
- SEWER LINE
- - - STORMWATER LINE

### PLUMBING NOTES:

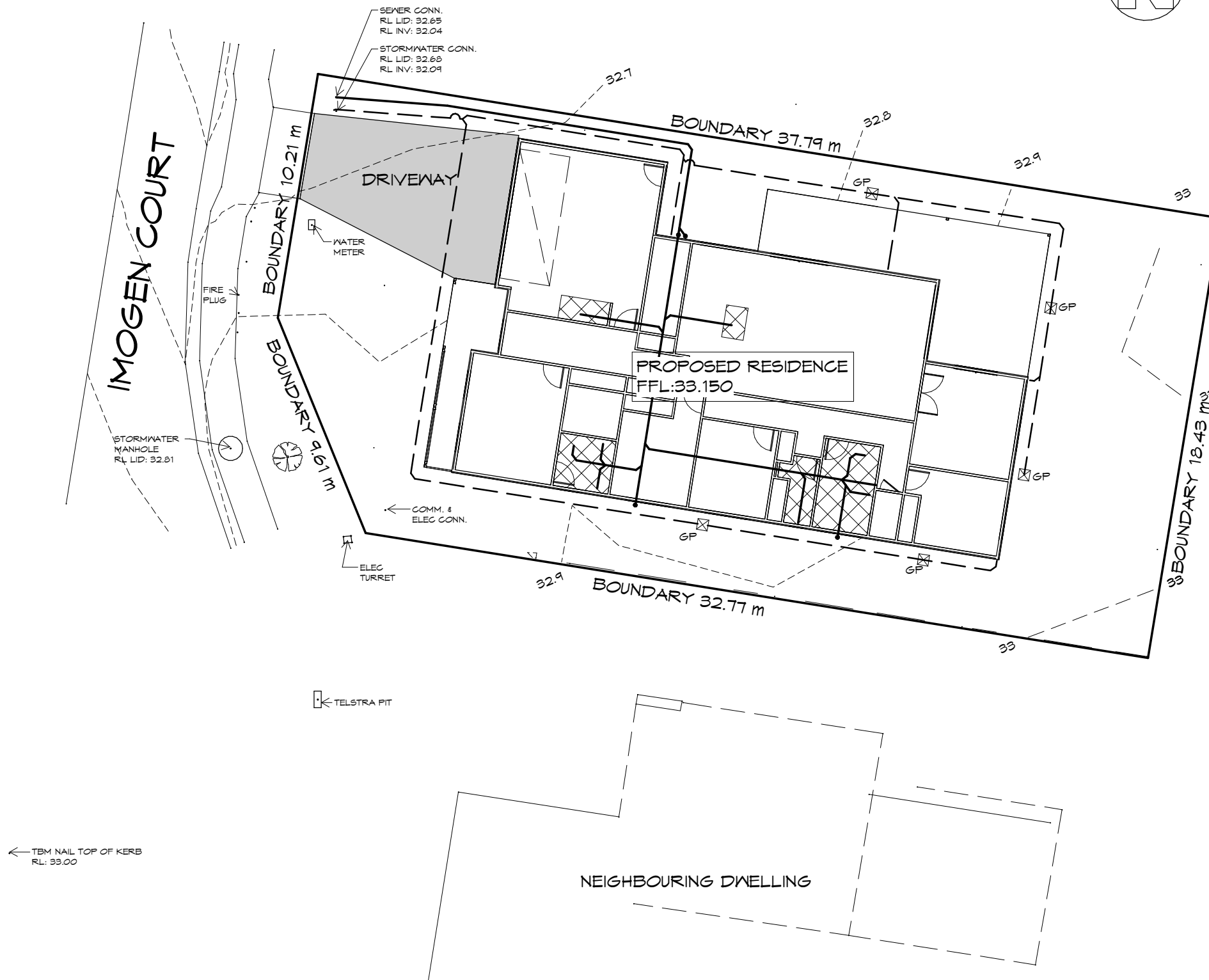
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.

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 : 200

REV.	DATE	DESCRIPTION

Client name:  
S.ROSSITER

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS

Project:  
PROPOSED NEW RESIDENCE,  
3 IMOGEN COURT,  
LEGANA

Drawing:  
SITE DRAINAGE PLAN

Date:	Drafted by:	Approved by:
17-04-2026	Author	Approver

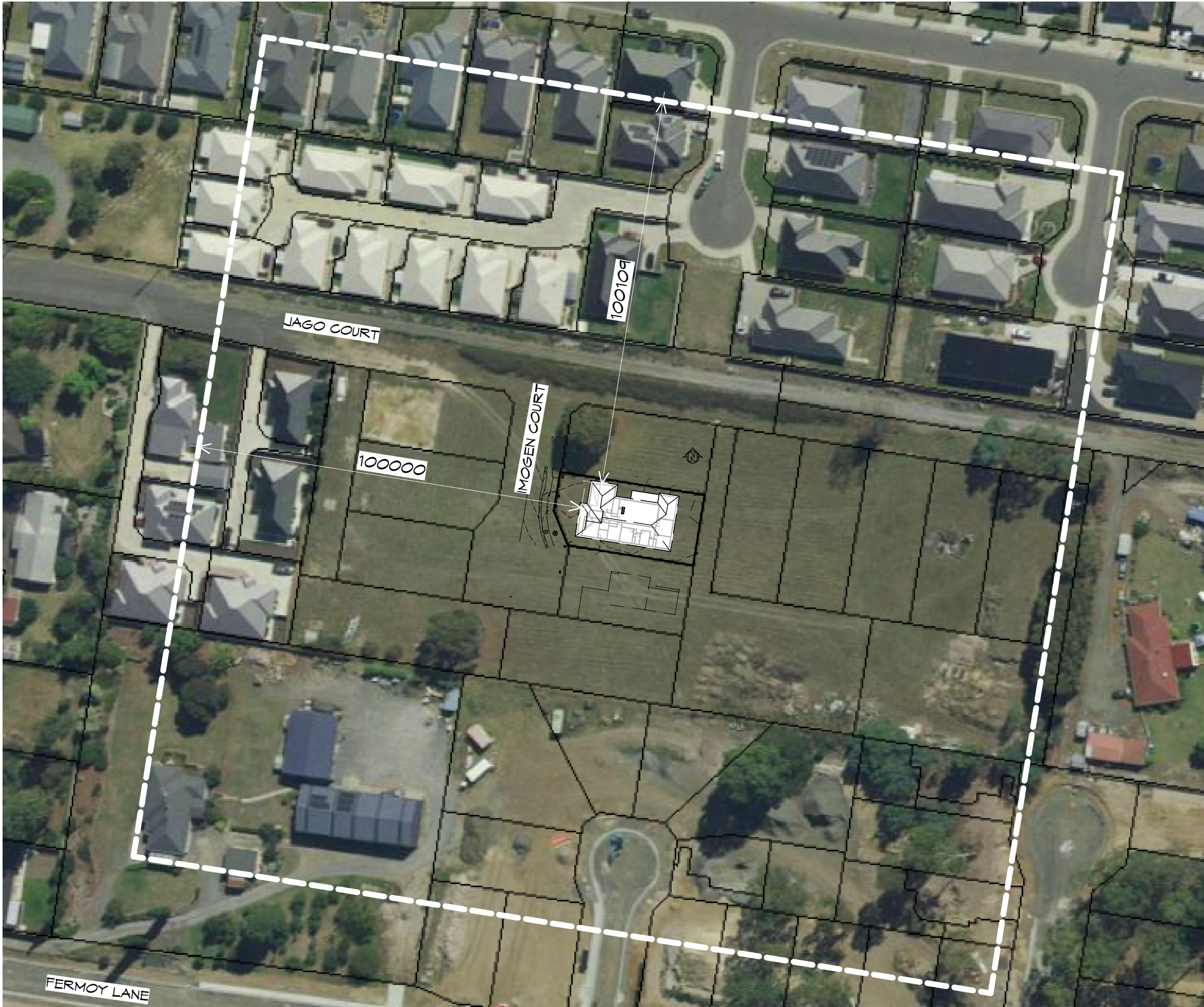
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PD25464 - 02	As indicated	03

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**bdoo**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA



# LOCALITY PLAN

1 : 1000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND **REQUIRES** A BUSHFIRE ASSESSMENT. RESIDENCE IS **NOT** OVER 100m FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.

**REFER TO BUSHFIRE ASSESSMENT REPORT FOR MANAGMENT PLAN**

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - **EXEMPT**



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Client name:  
S.ROSSITER

Project:  
PROPOSED NEW RESIDENCE,  
3 IMOGEN COURT,  
LEGANA

Drawing:  
LOCALITY PLAN

Date: 17-04-2026  
 Drafted by: Author  
 Approved by: Approver

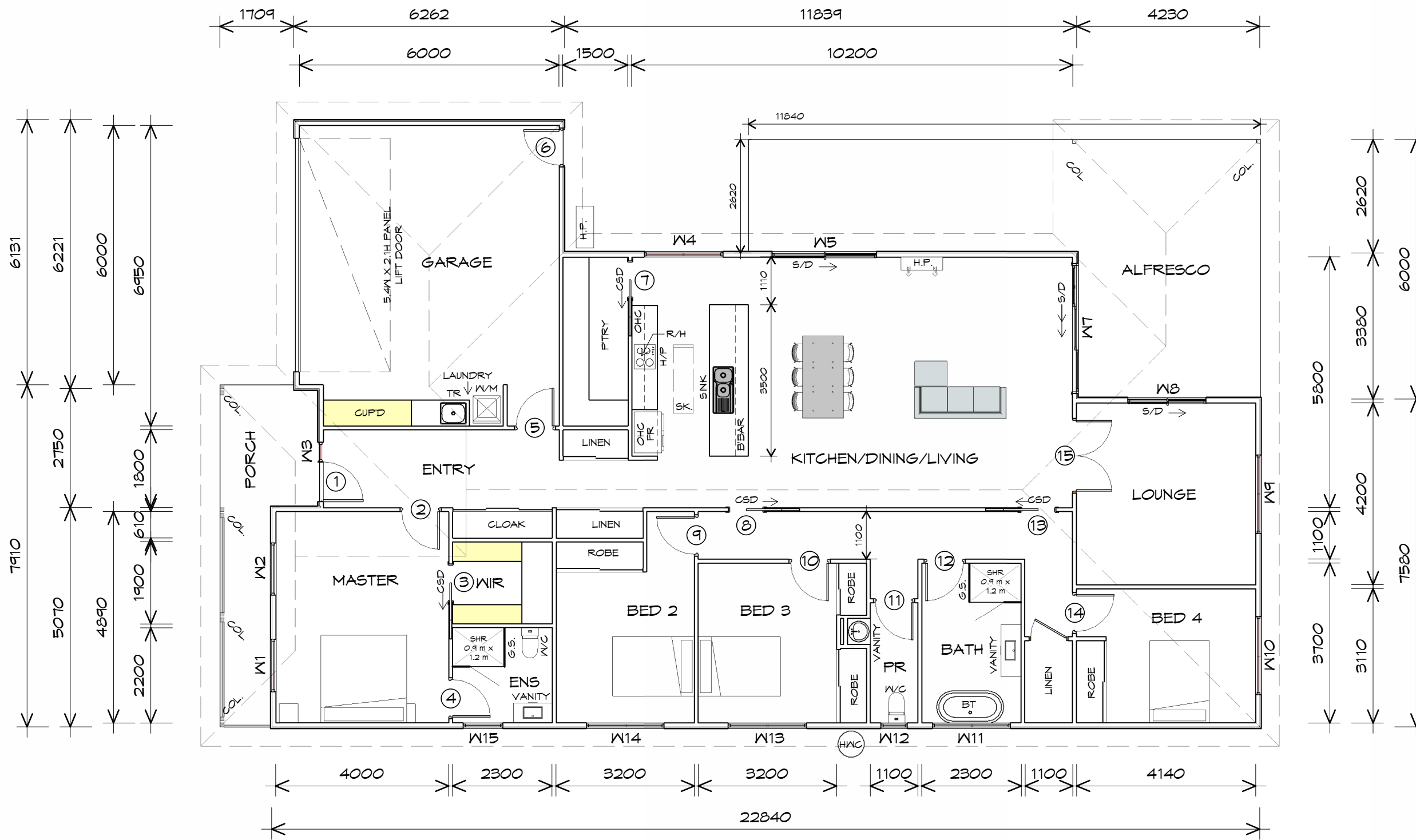
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 Revision: 03

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REV.	DATE	DESCRIPTION
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## PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



### LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- S/L SIDELIGHT
- COL COLUMN
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- SK. VELUX SKYLIGHT  
550X1800  
INSTALL AS PER  
MANUFACTURERS SPEC.

## FLOOR PLAN

1 : 100

FLOOR AREA	213.51	m <sup>2</sup>	( 22.98	SQUARES )
GARAGE	38.81	m <sup>2</sup>	( 4.18	SQUARES )
ALFRESCO	26.21	m <sup>2</sup>	( 2.82	SQUARES )
PORCH AREA	12.81	m <sup>2</sup>	( 1.38	SQUARES )
<b>TOTAL AREA</b>	<b>291.34</b>		<b>31.36</b>	

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



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H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au



Client name:  
S.ROSSITER

Project:  
PROPOSED NEW RESIDENCE,  
3 IMOGEN COURT,  
LEGANA

Date: 17-04-2026  
Drafted by: Author  
Approved by: Approver

REV. DATE DESCRIPTION

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:  
FLOOR PLAN



Project/Drawing no: PD25464 - 04  
Scale: 1 : 100  
Revision: 03

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DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL ENTRY DOOR	
2	870	INTERNAL TIMBER DOOR	
3	870	CAVITY SLIDING DOOR	
4	870	INTERNAL TIMBER DOOR	
5	870	INTERNAL TIMBER DOOR	
6	820	GLAZED EXTERNAL DOOR	
7	870	CAVITY SLIDING DOOR	
8	820	CAVITY SLIDING DOOR	
9	870	INTERNAL TIMBER DOOR	
10	870	INTERNAL TIMBER DOOR	
11	870	INTERNAL TIMBER DOOR	
12	870	INTERNAL TIMBER DOOR	
13	820	CAVITY SLIDING DOOR	
14	870	INTERNAL TIMBER DOOR	
15	1640	2/820 INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1210	AWNING WINDOW	
W2	1800	1210	AWNING WINDOW	
W3	2100	450	FIXED WINDOW	
W4	1800	1810	AWNING WINDOW	
W5	2100	2410	SLIDING DOOR	
W7	2100	3010	STACKING SLIDING DOOR	
W8	2100	1800	SLIDING DOOR	
W9	1800	1810	AWNING WINDOW	
W10	1800	1810	AWNING WINDOW	
W11	900	1810	AWNING WINDOW	OPAQUE
W12	900	610	AWNING WINDOW	OPAQUE
W13	1800	1810	AWNING WINDOW	
W14	1800	1810	AWNING WINDOW	
W15	900	910	AWNING WINDOW	OPAQUE

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



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Client name:  
 S.ROSSITER

Project:  
 PROPOSED NEW RESIDENCE,  
 3 IMOGEN COURT,  
 LEGANA

Date: 17-04-2026  
 Drafted by: Author  
 Approved by: Approver

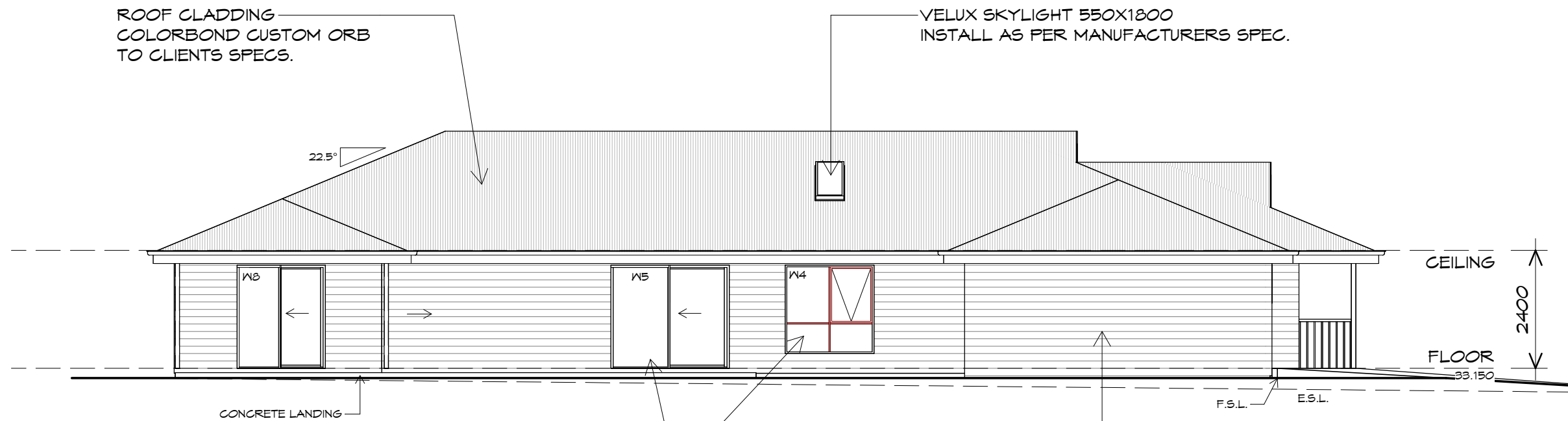
REV. DATE DESCRIPTION

Project/Drawing no: PD25464 - 05  
 Scale:  
 Revision: 03

**PLANNING**  
 NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:  
 DOOR AND WINDOW SCHEDULES

Accredited building practitioner: Frank Gekus -No CC246A  
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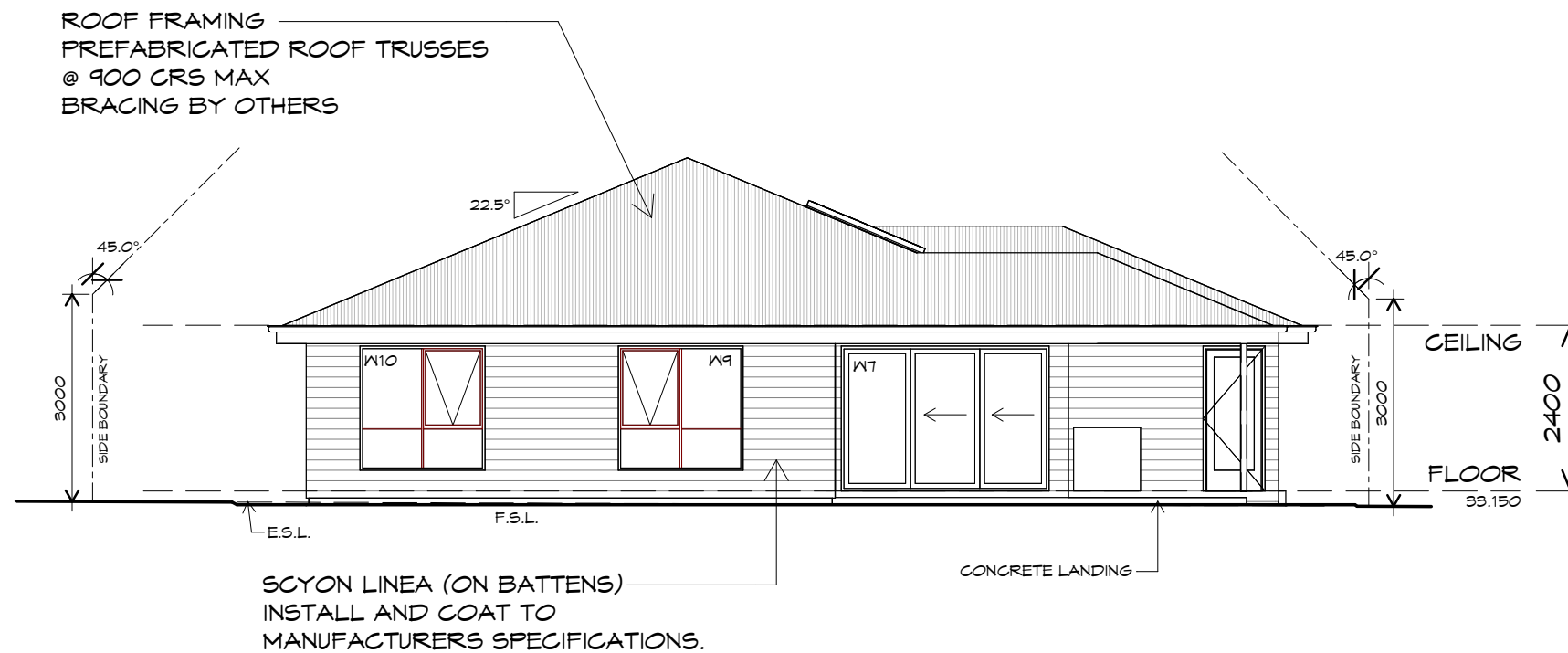


## NORTHERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

TEXTURE COATED BRICKWORK  
SELECTED FIRED CLAY BRICKS  
FLUSH JOINTS, STRETCHER BOND  
REFER ENGINEER FOR  
ARTICULATION JOINTS  
ALL MASONRY TO COMPLY  
WITH NCC 2022 H1D5



## EASTERN ELEVATION

1 : 100

SCYON LINEA (ON BATTENS)  
INSTALL AND COAT TO  
MANUFACTURERS SPECIFICATIONS.

REV.	DATE	DESCRIPTION

Client name:  
S.ROSSITER

# PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:  
PROPOSED NEW RESIDENCE,  
3 IMOGEN COURT,  
LEGANA

Drawing:  
ELEVATIONS

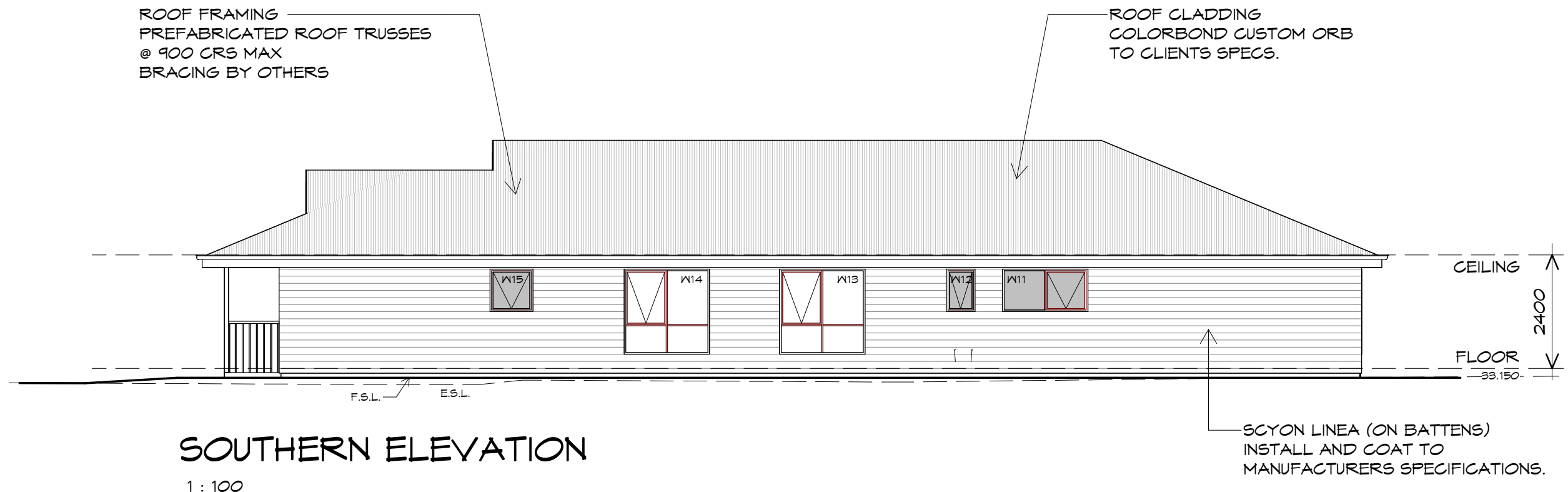
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BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

Date:	Drafted by:	Approved by:
17-04-2026	Author	Approver

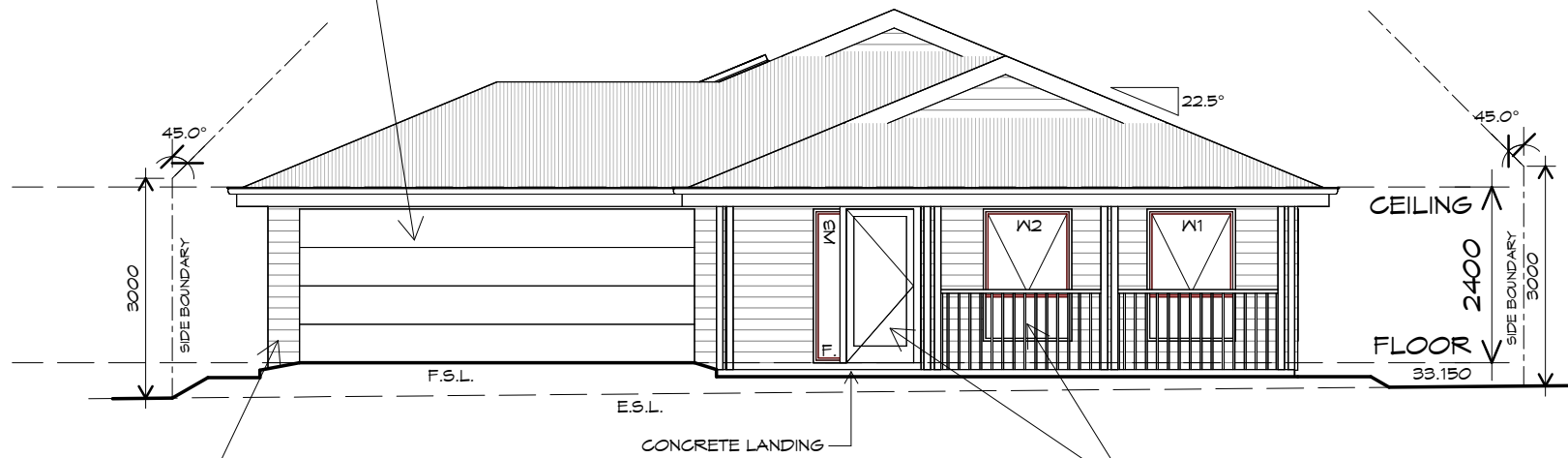
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PD25464 - 06	1 : 100	03

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**SOUTHERN ELEVATION**  
1 : 100

PANEL LIFT DOOR 5400 WIDE x 2100 HIGH CLADDING PANELS TO CLIENTS SPEC FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC



**WESTERN ELEVATION**  
1 : 100

TEXTURE COATED BRICKWORK  
SELECTED FIRED CLAY BRICKS  
FLUSH JOINTS, STRETCHER BOND  
REFER ENGINEER FOR  
ARTICULATION JOINTS  
ALL MASONRY TO COMPLY  
WITH NCC 2022 H1D5

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4



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REV.	DATE	DESCRIPTION
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Client name:  
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LEGANA

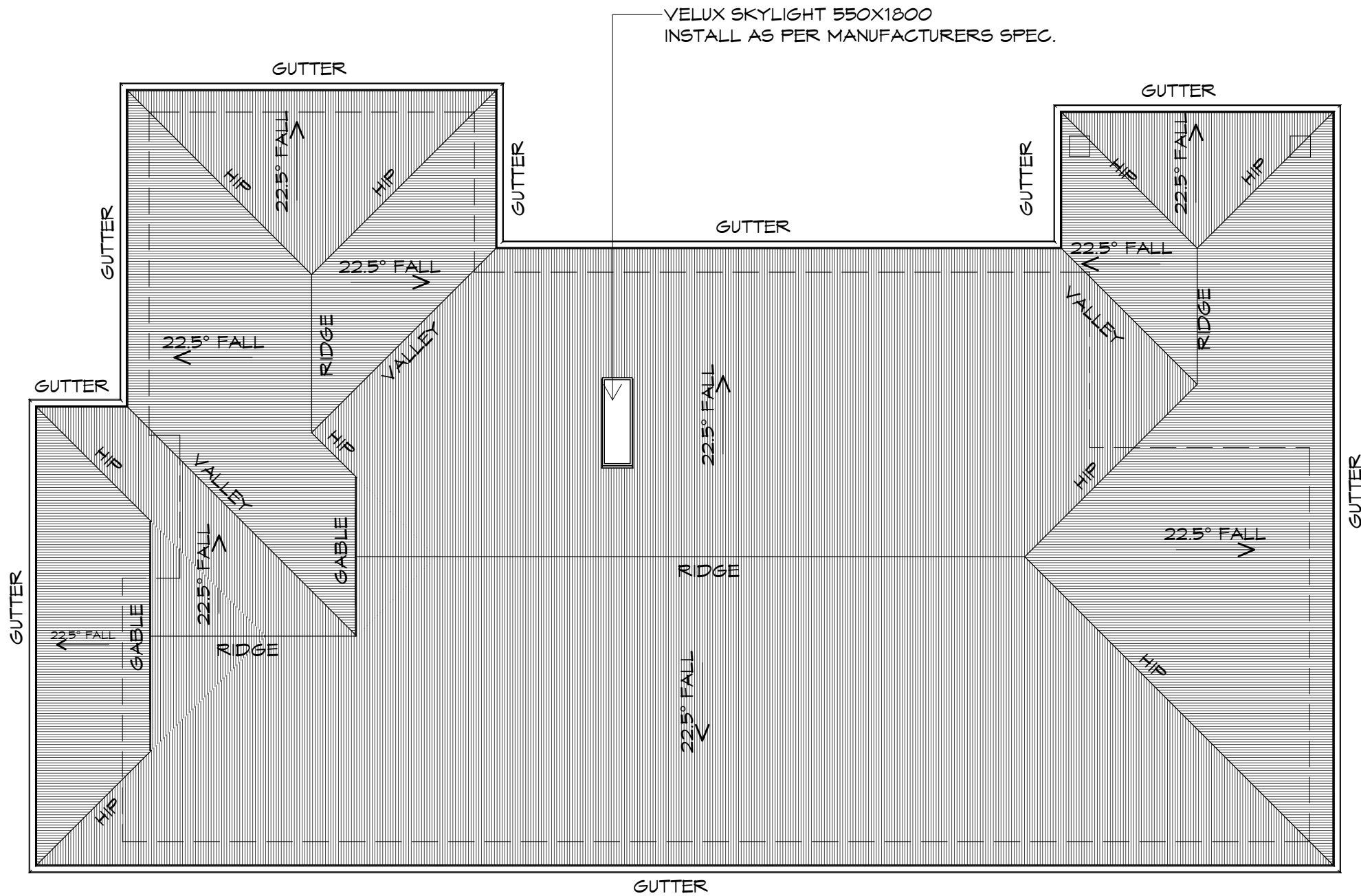
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Approved by: Approver

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Scale: 1 : 100  
Revision: 03

**PLANNING**  
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Drawing:  
ELEVATIONS

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# ROOF PLAN

1 : 100



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Client name:  
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LEGANA

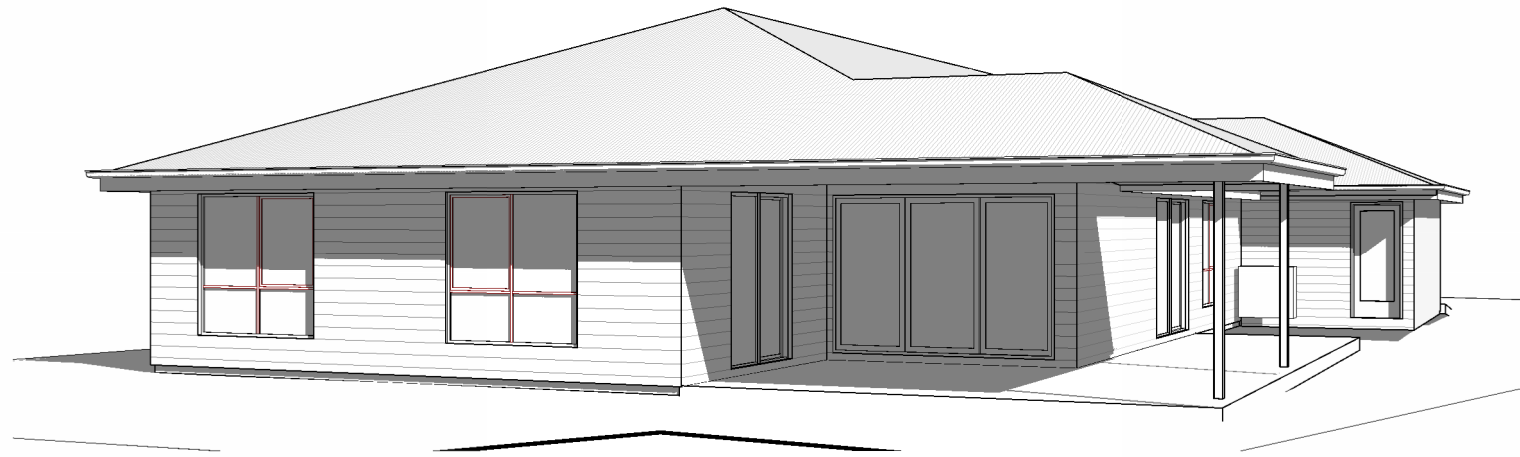
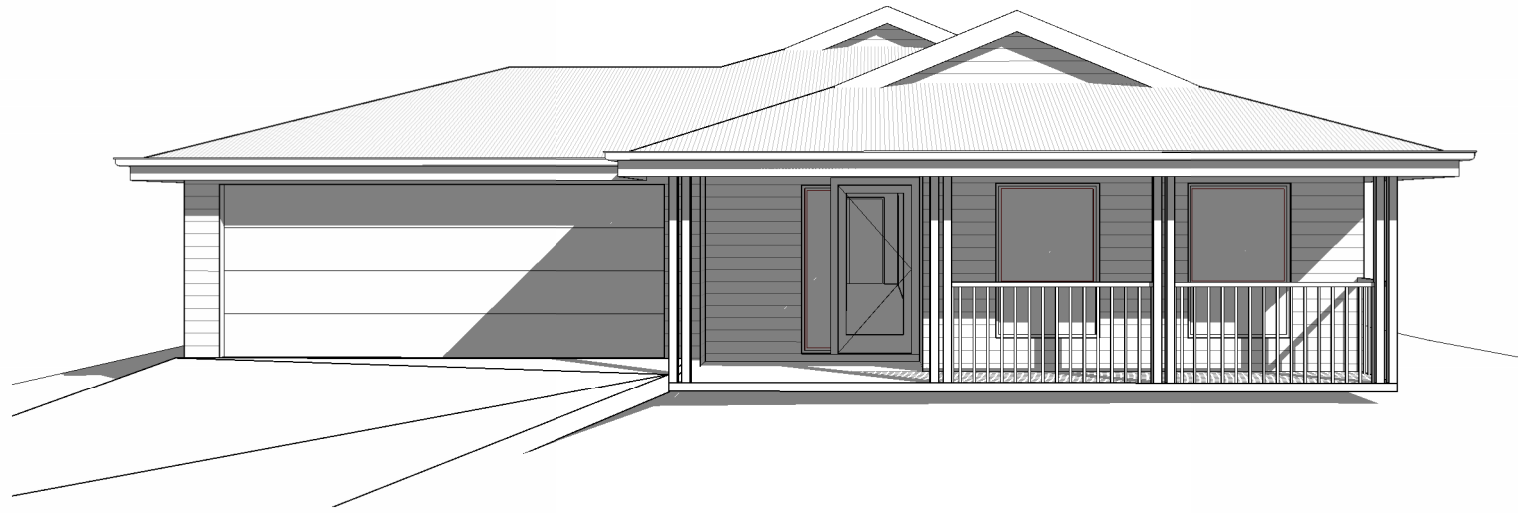
Date: 17-04-2026	Drafted by: Author	Approved by: Approver
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Project/Drawing no: PD25464 - 08	Scale: 1 : 100	Revision: 03
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**PLANNING**  
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Drawing:  
ROOF PLAN

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Client name:  
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Project:  
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**PLANNING**  
 NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:  
 PERSPECTIVES