

PLANNING APPLICATION FORM

Section 57 & 58

| | | |
|------------------------|---------------------------|-----------|
| OFFICE USE ONLY | Application Number | PA2026127 |
| | Assess No: | A13974 |
| | PID No: | 9488646 |

| | | | |
|-------------------------------|--------------|--|-------------|
| Applicant Name: | Prime Design | | |
| Applicant Contact Name | | | |
| Postal Address: | | | |
| Contact Phone: | Home | | Work |
| 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: <i>(as per certificate of title)</i> | Ascend Developments Tas Pty Ltd |
|--|---------------------------------|

| | |
|----------------------------|---------------------------|
| Location / Address: | Lot 12 Jago Court, Legana |
|----------------------------|---------------------------|

| | |
|-------------------------|-----------|
| Title Reference: | 189945/12 |
|-------------------------|-----------|

| | |
|-----------------|---------------------|
| Zone(s): | General Residential |
|-----------------|---------------------|

| | |
|----------------------------------|------------|
| Existing Development/Use: | Vacant Lot |
|----------------------------------|------------|

| | |
|---------------------------------|-----|
| Existing Developed Area: | N/A |
|---------------------------------|-----|

| | |
|--|--|
| 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 <input type="checkbox"/> NO <input checked="" type="checkbox"/> |
|--|--|

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

| | |
|----------------------|---|
| Proposed Use: | Residential: <input checked="" type="checkbox"/> Visitor Accommodation: <input type="checkbox"/> Commercial: <input type="checkbox"/> Other: <input type="checkbox"/> |
| | Description of Use: Proposed 2 Unit Development |

| | |
|--------------------------|---|
| Development Type: | Building work: <input checked="" type="checkbox"/> Demolition: <input type="checkbox"/> Subdivision: <input type="checkbox"/> Other: <input type="checkbox"/> |
| | Description of development: Proposed 2 Unit Development |

| | |
|--------------------------------|---------------------|
| New or Additional Area: | 330.36m2 (Combined) |
|--------------------------------|---------------------|

| | |
|---|----------------------|
| Estimated construction cost of the proposed development: | 1,300,000 (Estimate) |
|---|----------------------|

| | | |
|----------------------------|---|-------------|
| Building Materials: | Wall Type: Brick & Lightweight Cladding | Colour: TBC |
| | Roof Type: Colorbond Custom Orb | Colour: TBC |

Application Number: «Application Number»

N/A

VISITOR ACCOMMODATION

| | | | |
|---|--|--|--|
| 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: | |

N/A

SUBDIVISION

- 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. | | | |

N/A

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE

| | | | | |
|----------------------------|------------------|--|----|--|
| 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: | |

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: (if not the owner) 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,

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.

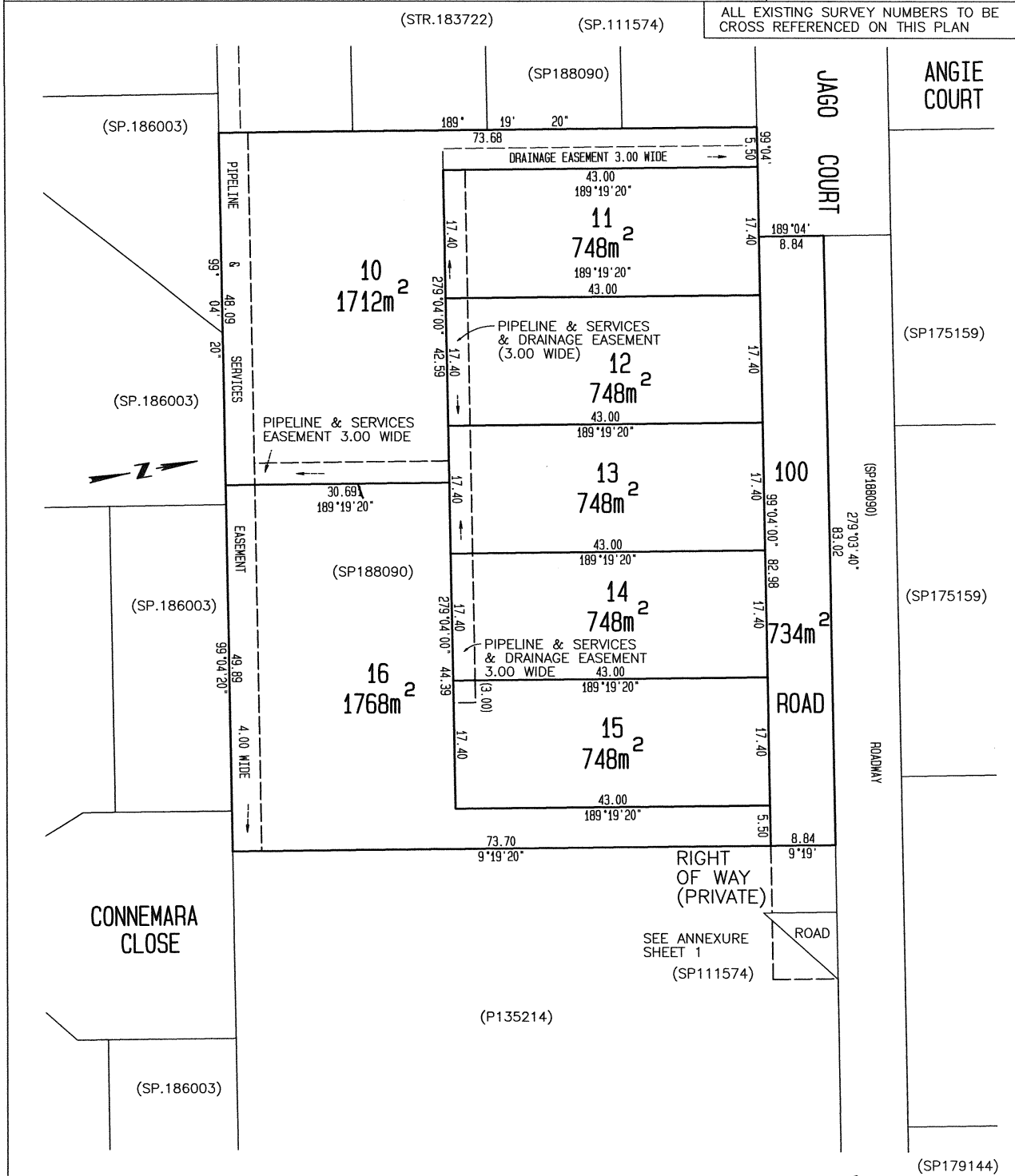
Name (print)

Signed

Date

PRIORITY FINAL PLAN

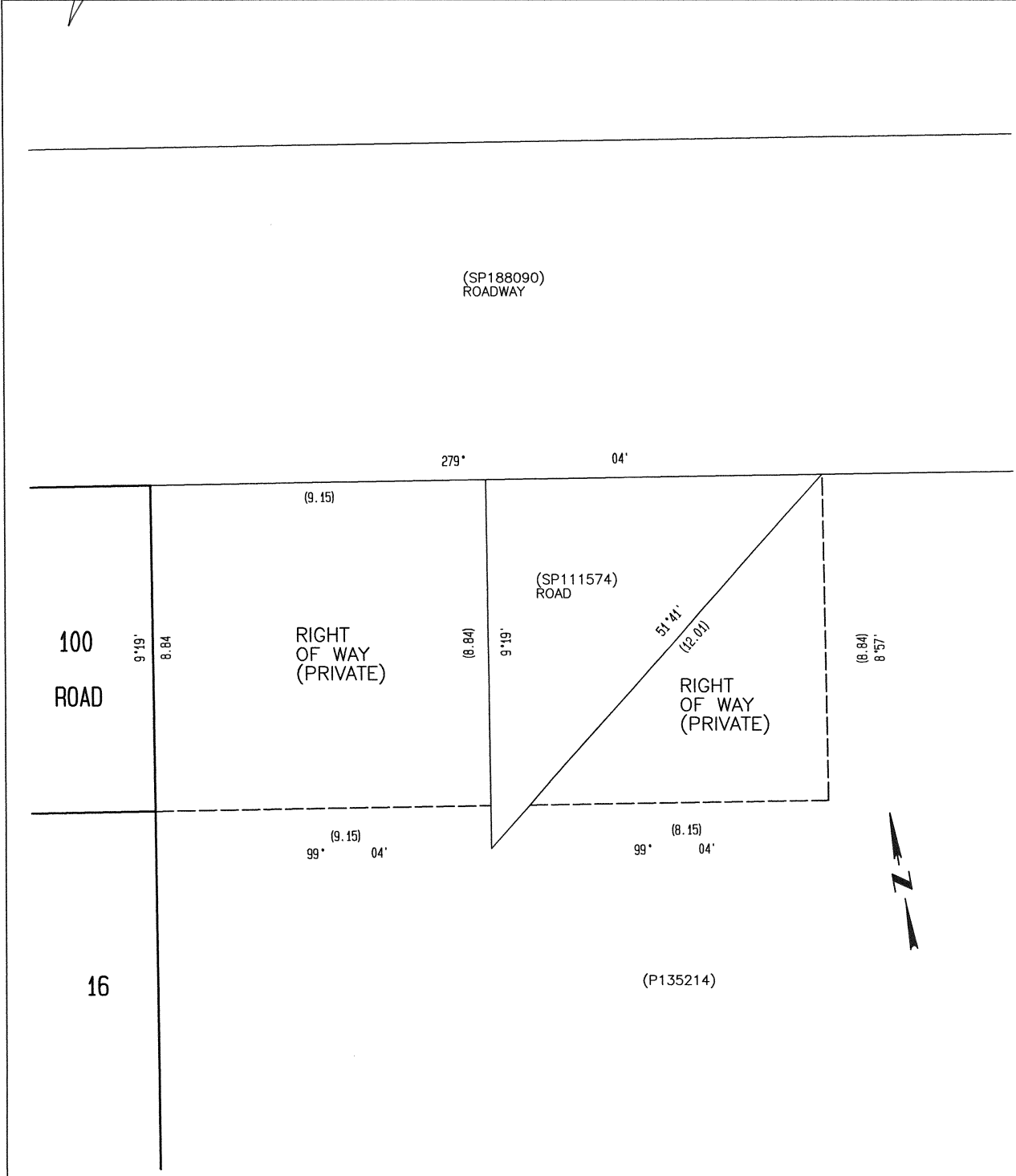
| | | |
|--|---|--|
| OWNER: ROSSITER HOMES & DEVELOPMENTS PTY LTD MICHAEL ALAN CLIFFORD MICHELLE ELIZABETH CLIFFORD FOLIO REFERENCE: CT 188090/100 CT 135214/1 GRANTEE: PART OF 2500 ACRES GTD. TO JOHN GRIFFITHS. | PLAN OF SURVEY BY SURVEYOR: A.J PHILLIPS LOCATION: TOWN OF LEGANA SCALE 1: 500 LENGTHS IN METRES | REGISTERED NUMBER SP 189945 APPROVED EFFECTIVE FROM 26 FEB 2026 Recorder of Titles |
| | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN | |



| | | | |
|------------------------------|----------------------|----------------------|--------------|
| Registered Land Surveyor | 19 Dec. 2025 Date | Council Delegate | 2/26 Date |
|------------------------------|----------------------|----------------------|--------------|

PRIORITY FINAL PLAN

| | | |
|---|--|--|
| <p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS</p> | <p>OWNER: ROSSITER HOMES & DEVELOPMENTS PTY LTD MICHAEL ALAN CLIFFORD MICHELLE ELIZABETH CLIFFORD</p> <p>FOLIO REFERENCE: CT 188090/100 CT 135214/1</p> <p>SCALE 1: 100 LENGTH IN METRES</p> | <p>Registered Number SP.189945</p> |
| <p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i> 5/2/26 Date</p> <p>Council Delegate</p> | <p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> 19 Dec 2025 Date</p> <p>Registered Land Surveyor</p> | <p>APPROVED EFFECTIVE FROM 26 FEB 2026</p> <p><i>[Signature]</i> Recorder of Titles</p> |



| | |
|--|-------------------|
| SCHEDULE OF EASEMENTS | Registered Number |
| NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | SP 189945 |

PAGE 1 OF 3 PAGES

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 10 to 16 inclusive & 100 are each burdened by the restrictive covenant created by and more fully set forth in Sealed Plan 188090.

Lot 10 is subject to a right of drainage in gross (in favour of West Tamar Council) over the land marked DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

Lot 10 is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICES EASEMENT 3.00 WIDE and PIPELINE & SERVICES EASEMENT 4.00 WIDE ("the Easement Land") passing through that lot on the plan


Lots 11-15 are each subject to a right of drainage in gross (in favour of West Tamar Council) over the land marked PIPELINE & SERVICES & DRAINAGE EASEMENT 3.00 WIDE passing through such lot on the plan

Lots 11-15 are each subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICES & DRAINAGE EASEMENT 3.00 WIDE ("the Easement Land") passing through such lot on the plan

Lot 16 is subject to a pipeline and services easement in gross as defined herein (in favour of TasWater) over the land marked PIPELINE & SERVICES EASEMENT 4.00 WIDE ("the Easement Land") passing through that lot on the plan

Lot 100 is together with a right of carriageway ~~in gross (in favour of West Tamar Council)~~ over the land marked RIGHT OF WAY (PRIVATE) on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

| | |
|---|--|
| SUBDIVIDER: ROSSITER HOMES & DEVELOPMENTS P/L FOLIO REF: 188090-100 SOLICITOR: RAE & PARTNERS LAWYERS (MLK) | PLAN SEALED BY: WEST TAMAR COUNCIL DATE: 5/2/26 PA 2023 227 REF NO. |
|  Council Delegate | |
| NOTE: The Council Delegate must sign the Certificate for the purposes of identification. | |

| | |
|--|--|
| <p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 3 PAGES</p> | <p>Registered Number</p> <p>SP1 8 9 9 4 5</p> |
| <p>SUBDIVIDER: ROSSITER HOMES & DEVELOPMENTS P/L FOLIO REFERENCE: 188090-100</p> | |


"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

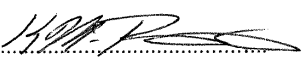
Executed by ROSSITER HOMES & DEVELOPMENTS PTY LTD (ACN 101 283 765)

being the registered proprietor of Folio 188090-100 pursuant

to section 127(1) Corporations Act 2001 (Cth) by-

Director *signature:* 

Leigh Gabriel Rossiter

Secretary *signature:* 

Karenne Rossiter

Signed by MICHELLE ELIZABETH CLIFFORD & MICHAEL ALAN CLIFFORD



being the registered proprietor of Folio 135214-1 (the servient tenement)

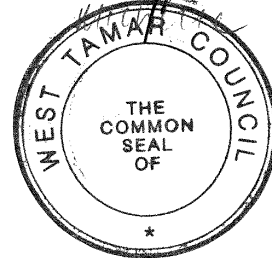
in the presence of-

Witness: *D. & Beau*

Print Full Name: SHARYN ELIZABETH BROWN

Postal Address: 110 PRIESTKEYS LANE
BIRRALEE TAS 7303

) X 
) *Michelle*
) X 



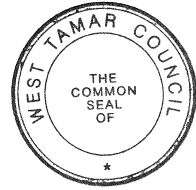
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Registered Number
SP189945

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

In witness whereof the common seal of WEST TAMAR COUNCIL
has been affixed, pursuant to a resolution of the Council of the said municipality
passed the 5th day of February 2026, in the presence of us
Member
Member
Council Delegate
Council Reference PA2023277



NOMINATIONS

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

..... A J PHILLIPS SURVEYING Solicitor to act for the owner
..... RAE AND PARTNERS Surveyor to act for the owner

OFFICE EXAMINATION: Indexed ✓ Computed 11/2/2026 Examined 11/2/2026

PROPOSED NEW UNIT DEVELOPMENT

LOT 12 JAGO COURT, LEGANA

ASCEND DEVELOPMENTS TAS PTY LTD

PD26045

BUILDING DRAWINGS

| No | DRAWING |
|----|--------------------|
| 01 | SITE PLAN |
| 02 | SITE DRAINAGE PLAN |
| 03 | LANDSCAPING PLAN |
| 04 | LOCALITY PLAN |
| 05 | SHADOW DIAGRAM |

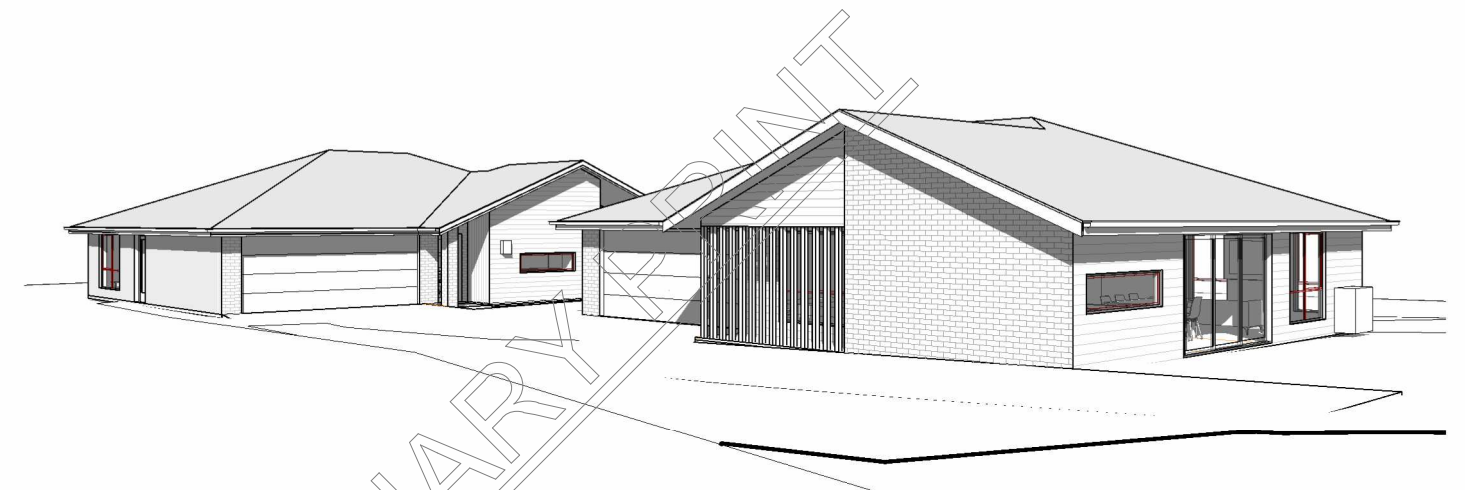
UNIT 1 DRAWINGS

| No | DRAWING |
|-------|---------------------------|
| U1-01 | FLOOR PLAN |
| U1-02 | DOOR AND WINDOW SCHEDULES |
| U1-03 | ELEVATIONS |
| U1-04 | ELEVATIONS |
| U1-05 | ROOF PLAN |
| U1-06 | PERSPECTIVES |

UNIT 2 DRAWINGS

| No | DRAWING |
|-------|---------------------------|
| U2-01 | FLOOR PLAN |
| U2-02 | DOOR AND WINDOW SCHEDULES |
| U2-03 | ELEVATIONS |
| U2-04 | ELEVATIONS |
| U2-05 | ROOF PLAN |
| U2-06 | PERSPECTIVES |

| | | | | |
|------------------|--------|----|--------|-----------|
| U2-FLOOR AREA | 131.36 | m2 | (14.14 | SQUARES) |
| U2 - GARAGE AREA | 44.53 | m2 | (4.79 | SQUARES) |
| U1 - FLOOR AREA | 114.97 | m2 | (12.38 | SQUARES) |
| U1 - GARAGE AREA | 39.50 | m2 | (4.25 | SQUARES) |
| TOTAL AREA | 330.36 | | 35.56 | |



GENERAL PROJECT INFORMATION

TITLE REFERENCE: 189945/12
 SITE AREA: 748m²
 DESIGN WIND SPEED: N1
 SOIL CLASSIFICATION: M
 CLIMATE ZONE: 7
 ALPINE AREA: NO
 CORROSIVE ENVIRONMENT: N/A
 BAL RATING: LOW
 OTHER KNOWN HAZARDS: BUSHFIRE-PRONE AREA

NOT FOR CONSTRUCTION

REV. DATE DESCRIPTION

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Prime Design
your build, your way

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 H: Shop 9, 105-111 Main Road, Moonah, 7009
 p(h) + 03 6228 4575

info@primedesigntas.com.au
 Accredited Building Practitioner:

primedesigntas.com.au
 Frank Geskus -No CC246A

bdaa
 BUILDING DESIGNERS
 ASSOCIATION OF AUSTRALIA

APRIL 2026

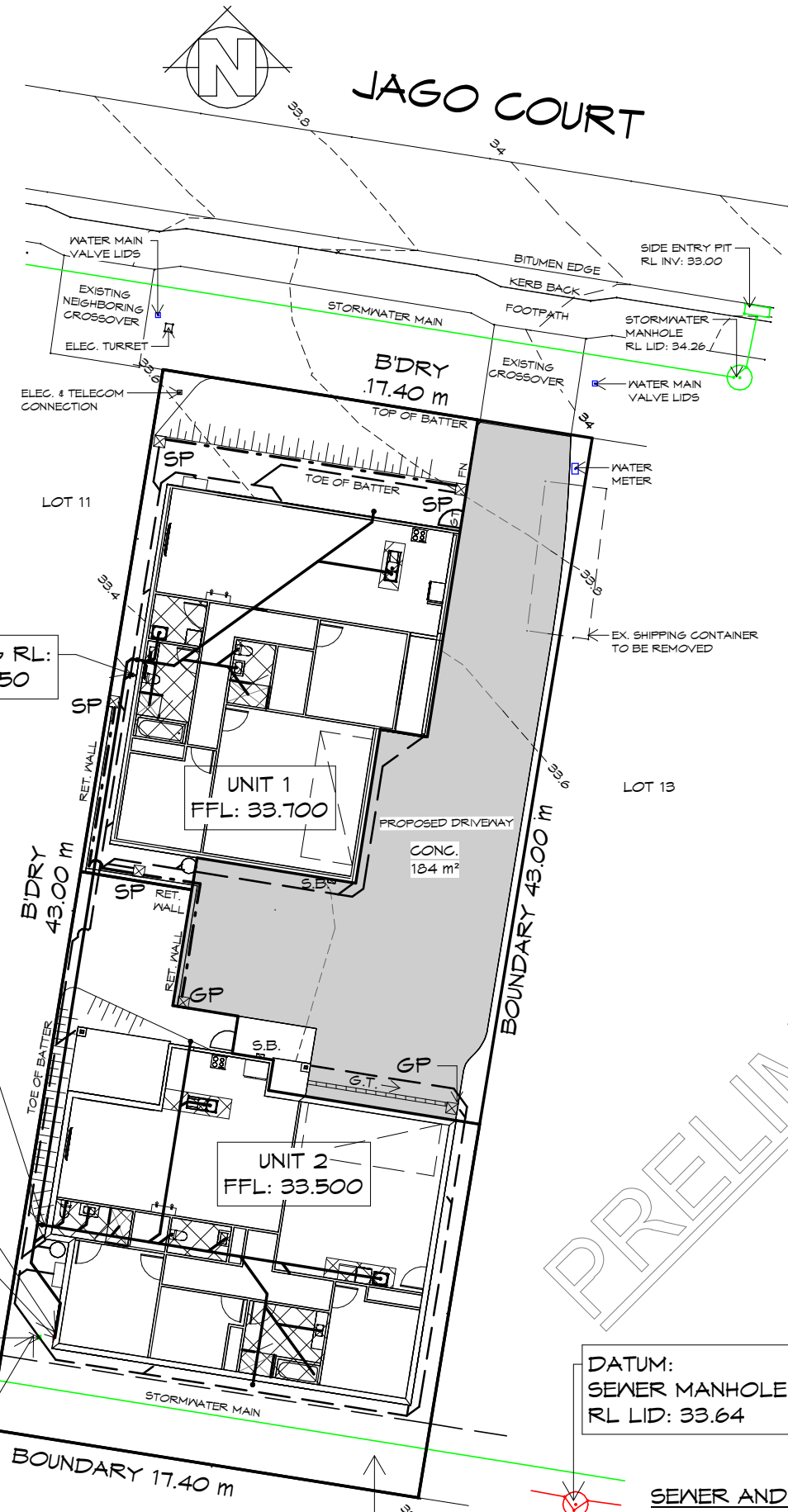
PLANNING

NOTE:
 ALL TASNATER WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02-2014-3.1 MRWA VERSION 2 AND TASNATERS SUPPLEMENTS TO THESE CODES

- 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 ASNZS 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

NEW DN32 (I.D. 25) HDPE (PE100) SDR11 PN16 WATER CONNECTION AND INSTALLATION FOR 2x ID20mm WATER METERS ON A MANIFOLD AS PER TASNATER STANDARD DRAWING (TWS-W-0002) SHEET 9 BY TASNATER AT DEVELOPERS COST.

NOTE:
 STORMWATER & SEWER CONNECTION MAY BE REQUIRED TO BE RELOCATED MIN 1m FROM DWELLING TO BE CONFIRMED WITH BOTH COUNCIL & TASNATER



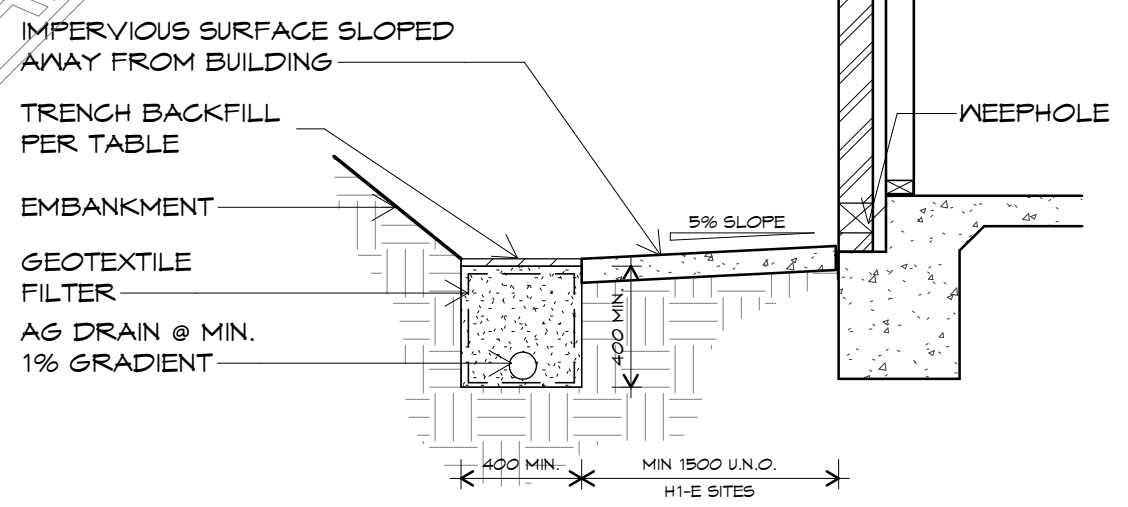
LEGEND

- SP SEDIMENT PIT - 300X300 EVERHART SURFACE DRAINAGE PIT
- GP GRATED PIT - 450X450 SURFACE DRAINAGE PIT AT LOCATION OF DRIVEWAY/BATTERS
- WET AREAS
- SEWER LINE
- STORMWATER LINE
- 100φ AG DRAIN
- G.T. 150 WIDE GRATED TRENCH

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.

TRENCH BACKFILL PER SITE CLASS TO COMPLY WITH AS2870 PART 5.6.3

| SOIL CLASS | BACKFILL MATERIAL |
|------------|-----------------------|
| A-S | CRUSHED DRAINAGE ROCK |
| M-E | COMPACTED CLAY |



TYPICAL AG DRAIN DETAIL

N.T.S.

SITE DRAINAGE PLAN

1 : 250

DRAINAGE, PIPELINE & SERVICES EASEMENT (3.00 WIDE)

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



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

NOT FOR CONSTRUCTION

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |

Client name:
 ASCEND DEVELOPMENTS TAS PTY LTD

Project:
 PROPOSED NEW UNIT DEVELOPMENT
 LOT 12 JAGO COURT,
 LEGANA

Date: 27.04.2026
 Drafted by: A.D.
 Approved by: A.C.

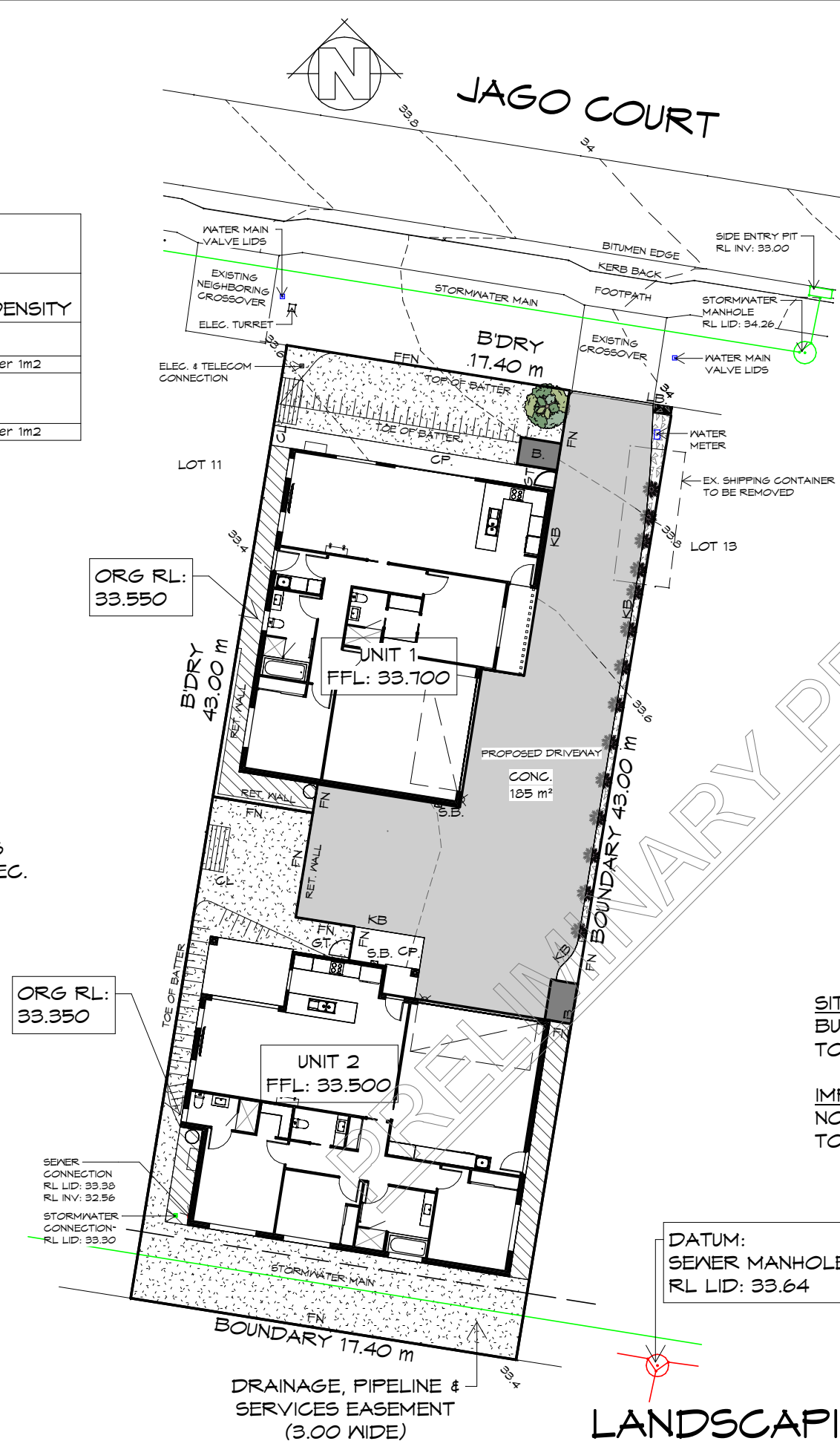
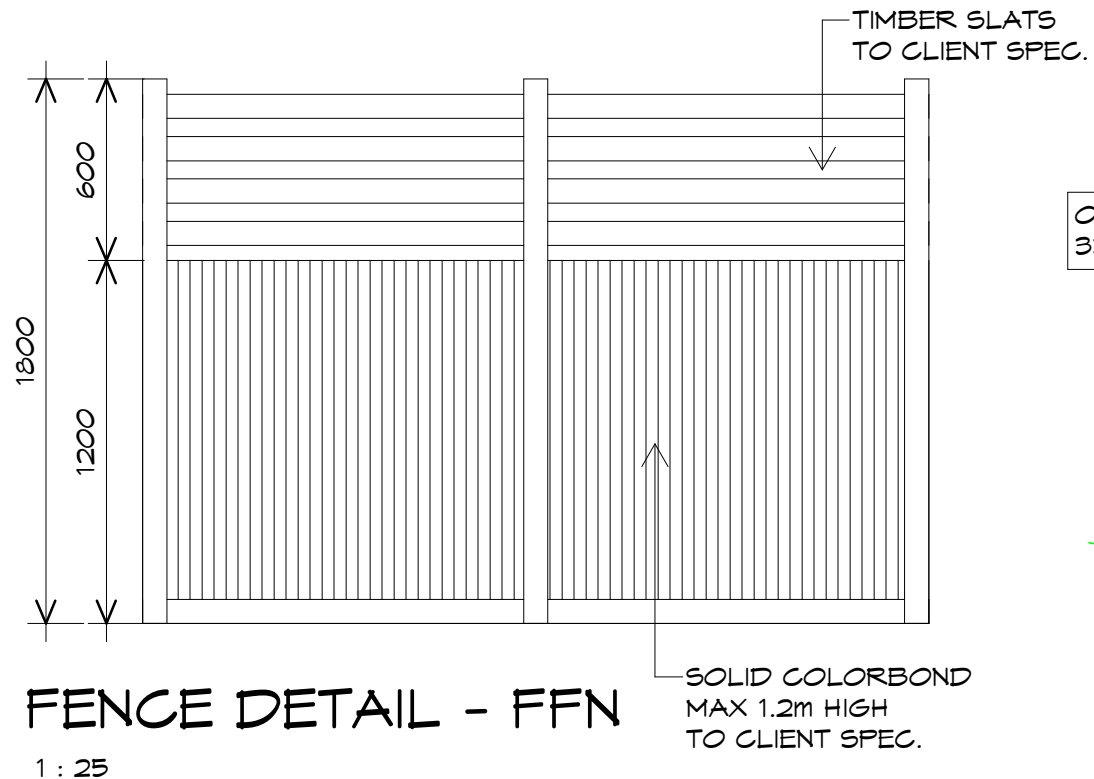
Project/Drawing no: PD26045 - 02
 Scale: As indicated
 Revision: 01

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
 SITE DRAINAGE PLAN

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

| PLANTING SCHEDULE | | | | | |
|------------------------------------|---------------------------|-------------|------------------------|----------|-----------------------|
| ABB. | BOTANICAL NAME | COMMON NAME | MATURE HEIGHT & SPREAD | POT SIZE | DENSITY |
| EITHER HOBBART OR LAUNCESTON TREES | | | | | |
| Pn | PURUS NIVALIS 'SNOW PEAR' | SNOW PEAR | 7000mm x 4000mm | 300mm | 1 per 1m ² |
| LAUNCESTON GRASSES / GROUNDCOVERS | | | | | |
| Lo | LOMANDR CONFERTIFOLIA | LIME TUFF | 500 X 500 | 140mm | 1 per 1m ² |



LEGEND

- PROPOSED TREE
- PROPOSED GROUNDCOVER/GRASS
- GRAVEL / MULCH PATH
- LAWN
- MULCH OR SIMILAR
- CP. CONCRETE PATH/PAVING
- CONCRETE DRIVEWAY
- L.B. LETTER BOX
- WASTE STORAGE 1.5m²
- G.T. GATE
- F.N. FENCE 1.8m HIGH - TO CLIENT SPEC
- F.F.N. FRONTAGE FENCE 1.8m HIGH - REFER TO DETAIL
- S.L. SECURITY LIGHTS
- K.B. KERB
- C.L. CLOTHES LINES - WALL MOUNT
- RET. WALL ENGINEERED RETAINING WALL

SITE COVERAGE
BUILDING FOOTPRINT 336.825m² / SITE AREA 748m² = 0.450
TOTAL SITE COVERAGE 45.03%

IMPERVIOUS SURFACES
NON-IMPERVIOUS SURFACES 193.74m² / SITE AREA 748m² = 0.259
TOTAL SITE FREE FROM IMPERVIOUS SURFACES 25.90%



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

NOT FOR CONSTRUCTION

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |

Client name:
ASCEND DEVELOPMENTS TAS PTY LTD

Project:
PROPOSED NEW UNIT DEVELOPMENT
LOT 12 JAGO COURT,
LEGANA

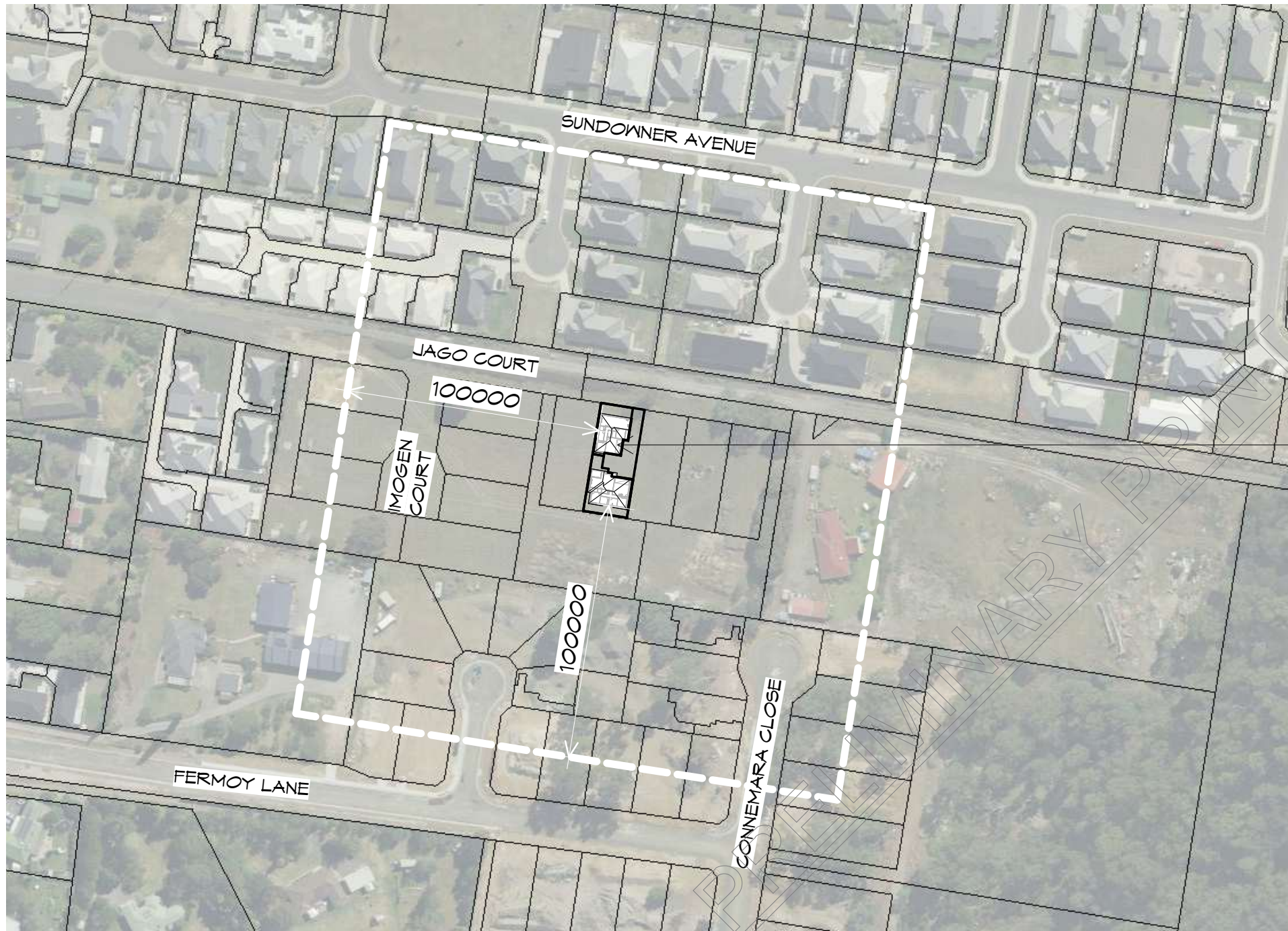
Date: 27.04.2026
Drafted by: A.D.
Approved by: A.C.

Project/Drawing no: PD26045 - 03
Scale: As indicated
Revision: 01

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
LANDSCAPING PLAN

Accredited building practitioner: Frank Geskus - No CC246A
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PROPOSED UNIT DEVELOPMENT
LOT 12 JAGO COURT,
LEGANA

LOCALITY PLAN

1 : 2000

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 - **BAL LOW**
ALL CONSTRUCTION MUST COMPLY WITH 3959.
THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

NOT FOR CONSTRUCTION

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |

Client name:
ASCEND DEVELOPMENTS TAS PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW UNIT DEVELOPMENT
LOT 12 JAGO COURT,
LEGANA

Drawing:
LOCALITY PLAN

Prime Design

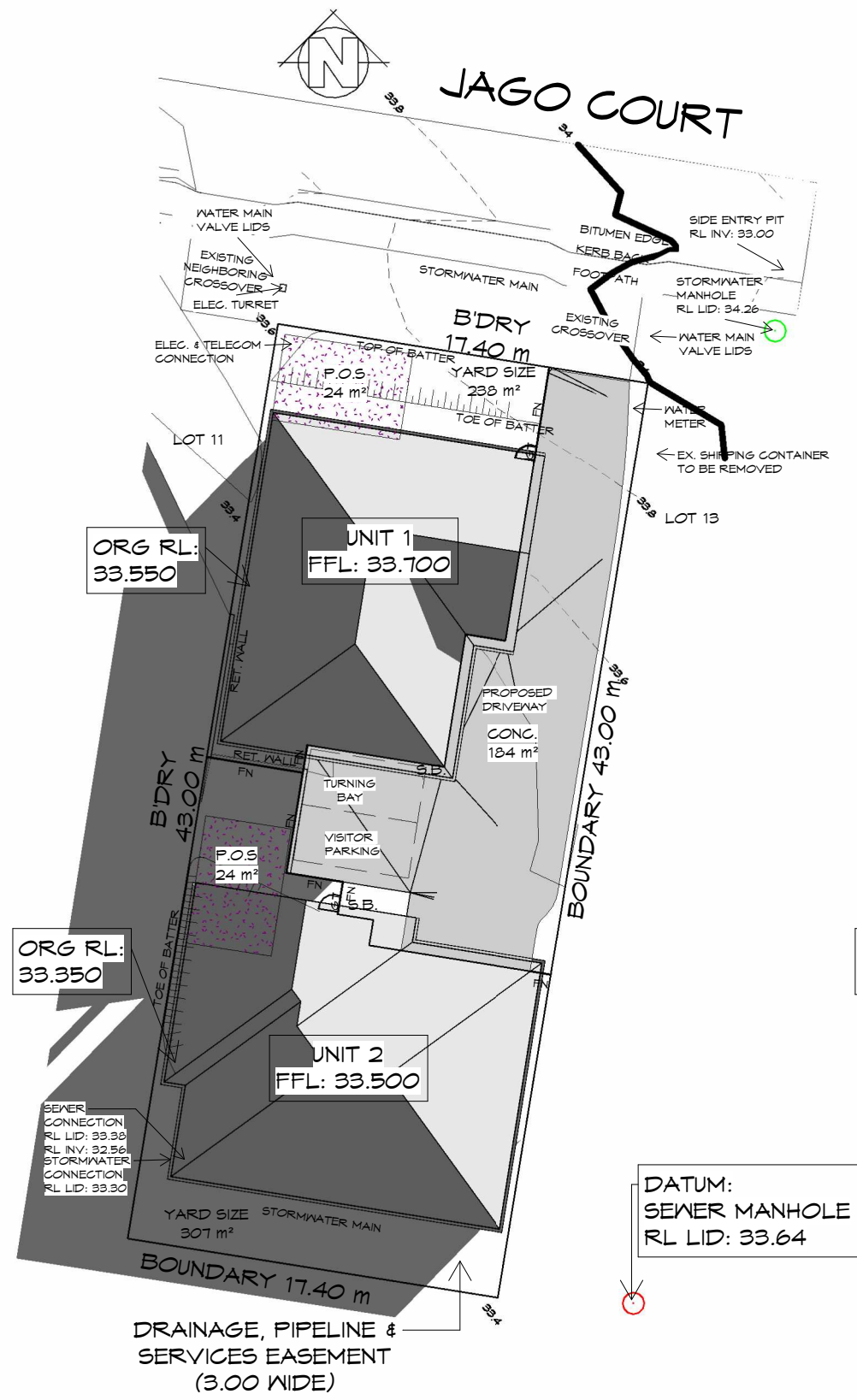
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info@primedesigntas.com.au primedesigntas.com.au

bdoo
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

| Date: | Drafted by: | Approved by: |
|------------|-------------|--------------|
| 27.04.2026 | A.D. | A.C. |

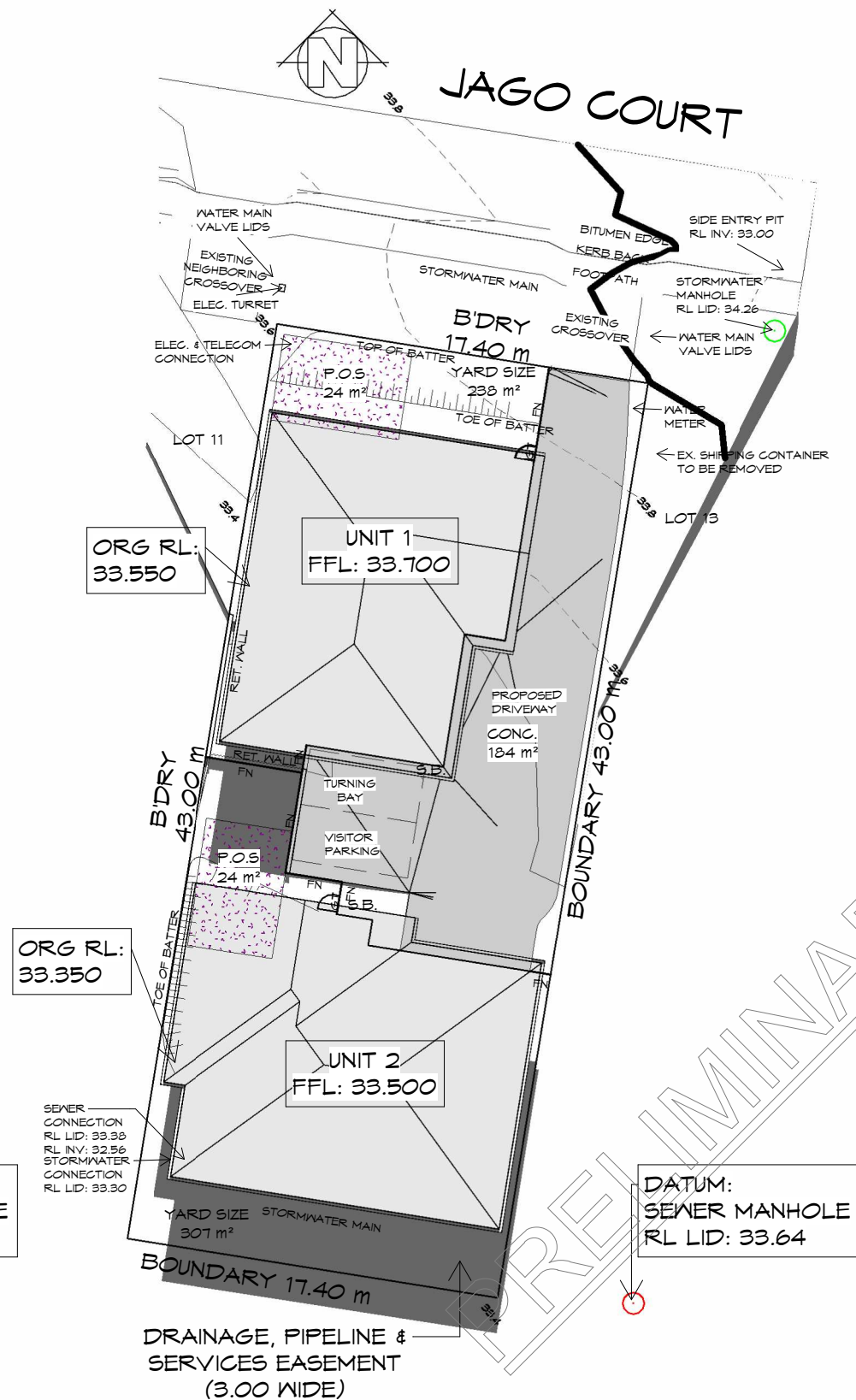
| Project/Drawing no: | Scale: | Revision: |
|---------------------|----------|-----------|
| PD26045 - 04 | 1 : 2000 | 01 |

Accredited building practitioner: Frank Geskus -No CC246A
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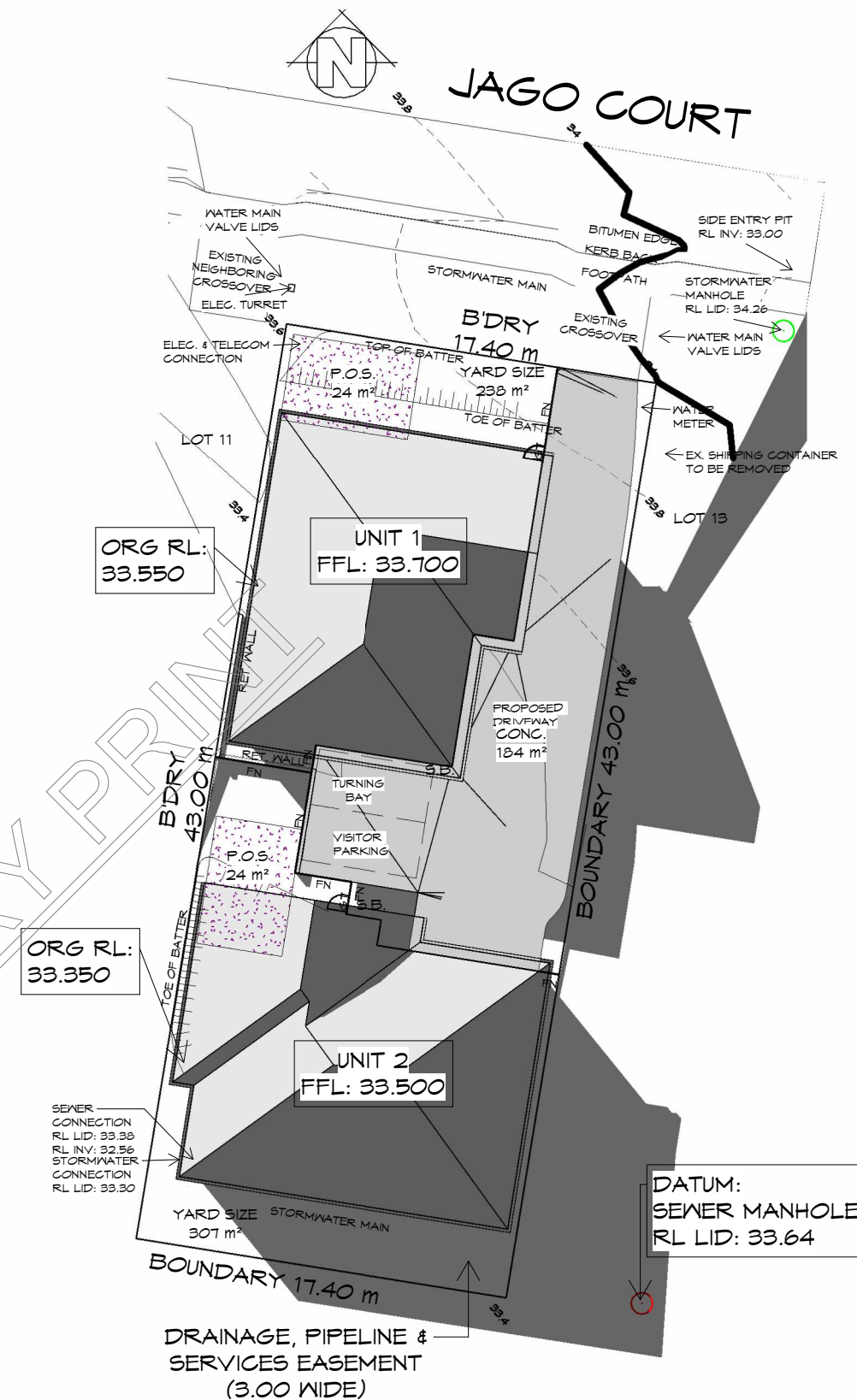
SHADOW PLAN 9AM

1 : 300



SHADOW PLAN 12PM

1 : 300



SHADOW PLAN 3PM

1 : 300

NOT FOR CONSTRUCTION

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |

Client name:
ASCEND DEVELOPMENTS TAS PTY LTD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW UNIT DEVELOPMENT
LOT 12 JAGO COURT,
LEGANA

Drawing:
SHADOW DIAGRAM

Prime Design

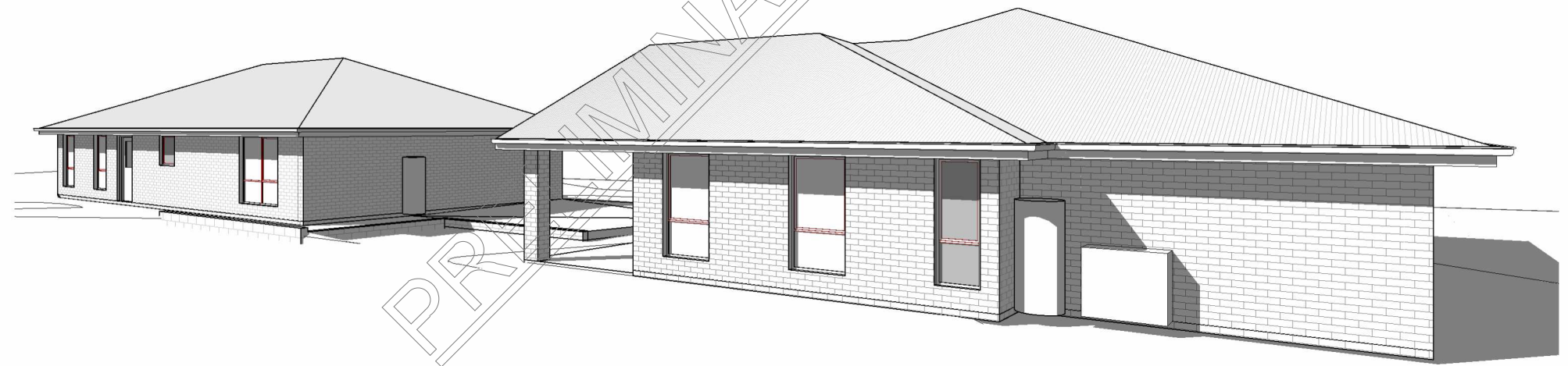
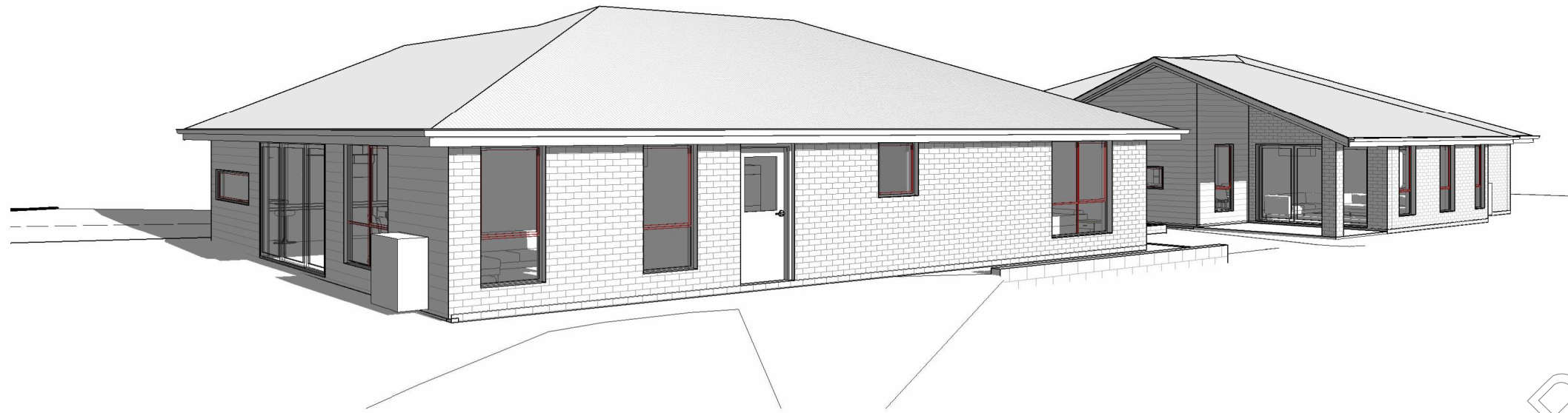
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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

| Date: | Drafted by: | Approved by: |
|------------|-------------|--------------|
| 27.04.2026 | A.D. | A.C. |

| Project/Drawing no: | Scale: | Revision: |
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| PD26045 - 05 | 1 : 300 | 01 |

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|-----------|-------------|

Client name:
 ASCEND DEVELOPMENTS TAS PTY LTD

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

Project:
 PROPOSED NEW UNIT DEVELOPMENT
 LOT 12 JAGO COURT,
 LEGANA

Drawing:
 PERSPECTIVES

| | | |
|---------------------|---------------------|----------------------|
| Date: 27.04.2026 | Drafted by: A.D. | Approved by: A.C. |
|---------------------|---------------------|----------------------|

| | | |
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| Project/Drawing no: PD26045 - 06 | Scale: | Revision: 01 |
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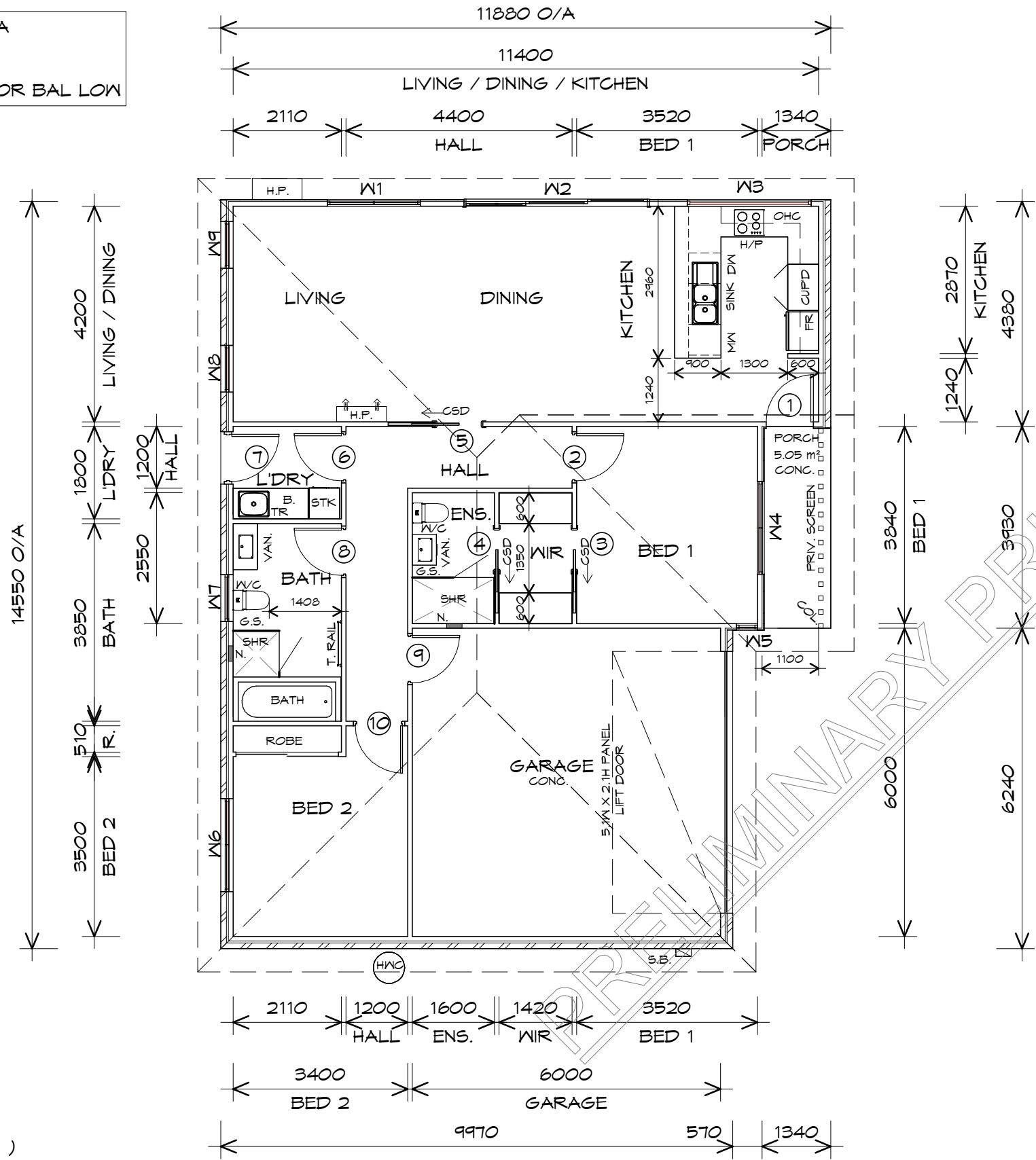
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THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - BAL LOW
 ALL CONSTRUCTION MUST COMPLY WITH AS3959.
 THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

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
- N 600 x 600 SHR NICHE
- COL. COLUMN



FLOOR PLAN

1 : 100

| | | |
|------------------|-----------------------|-------------------|
| U1 - FLOOR AREA | 114.97 m ² | (12.38 SQUARES) |
| U1 - GARAGE AREA | 39.50 m ² | (4.25 SQUARES) |
| TOTAL AREA | 154.47 | 16.63 |

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

NOT FOR CONSTRUCTION

UNIT 1

Client name:
 ASCEND DEVELOPMENTS TAS PTY LTD

Project:
 PROPOSED UNIT DEVELOPMENT
 LOT 12 JAGO COURT,
 LEGANA

Drawing:
 FLOOR PLAN

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|------|------|-------------|

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

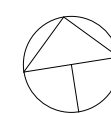


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Date: 27.04.2026
 Drafted by: A.D.
 Approved by: A.C.

Project/Drawing no: PD26045 - U1-01
 Scale: 1 : 100
 Revision: 01

Accredited building practitioner: Frank Geskus - No CC246A
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| WINDOW SCHEDULE | | | | |
|-----------------|--------|-------|-----------------------|---------|
| MARK | HEIGHT | WIDTH | TYPE | REMARKS |
| W1 | 1800 | 1810 | AWNING WINDOW | |
| W2 | 2100 | 3610 | STACKING SLIDING DOOR | |
| W3 | 600 | 2410 | FIXED WINDOW | |
| W4 | 1800 | 1810 | AWNING WINDOW | |
| W5 | 1800 | 410 | AWNING WINDOW | |
| W6 | 1800 | 1810 | AWNING WINDOW | |
| W7 | 900 | 910 | AWNING WINDOW | OPAQUE |
| W8 | 1800 | 910 | AWNING WINDOW | |
| W9 | 1800 | 910 | AWNING WINDOW | |

| DOOR SCHEDULE | | | |
|---------------|-------|----------------------|------------|
| MARK | WIDTH | TYPE | REMARKS |
| 1 | 920 | EXTERNAL GLAZED DOOR | |
| 2 | 920 | INTERNAL TIMBER DOOR | |
| 3 | 820 | CAVITY SLIDING DOOR | |
| 4 | 820 | CAVITY SLIDING DOOR | |
| 5 | 920 | CAVITY SLIDING DOOR | |
| 6 | 920 | INTERNAL TIMBER DOOR | |
| 7 | 920 | EXTERNAL HALF GLASS | |
| 8 | 920 | INTERNAL TIMBER DOOR | |
| 9 | 920 | INTERNAL TIMBER DOOR | SOLID CORE |
| 10 | 920 | INTERNAL TIMBER DOOR | |

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

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NOT FOR CONSTRUCTION

UNIT 1

Client name:
ASCEND DEVELOPMENTS TAS PTY LTD

Project:
PROPOSED UNIT DEVELOPMENT
LOT 12 JAGO COURT,
LEGANA

Date: 27.04.2026
Drafted by: A.D.
Approved by: A.C.

REV. DATE DESCRIPTION

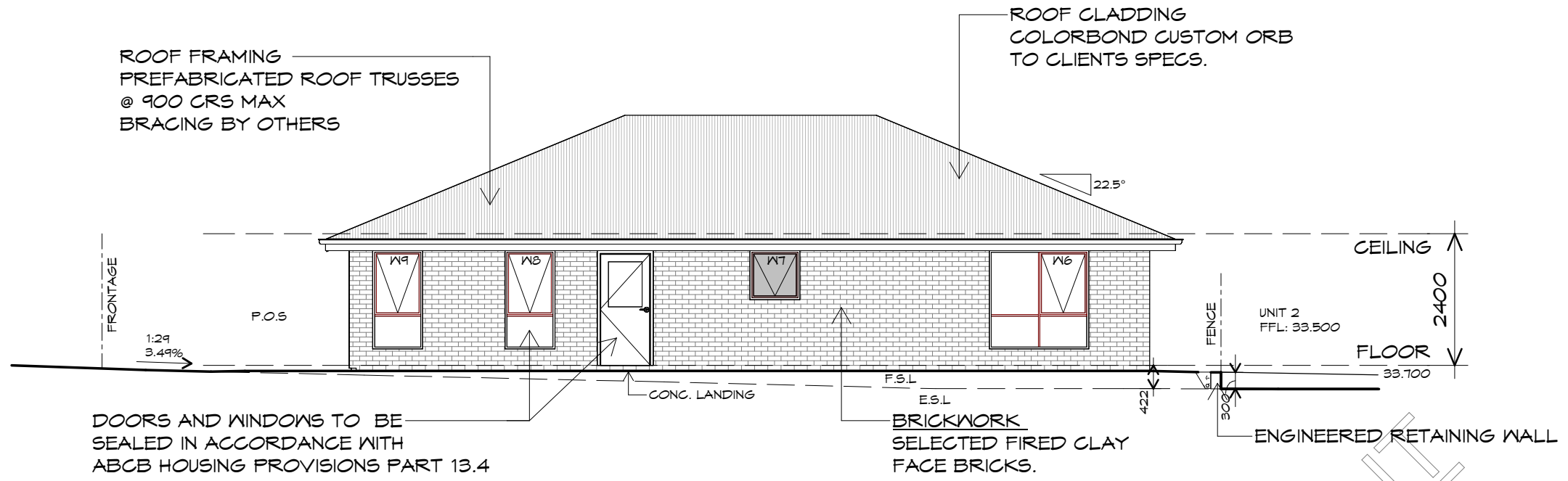
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Scale:
Revision: 01

PLANNING

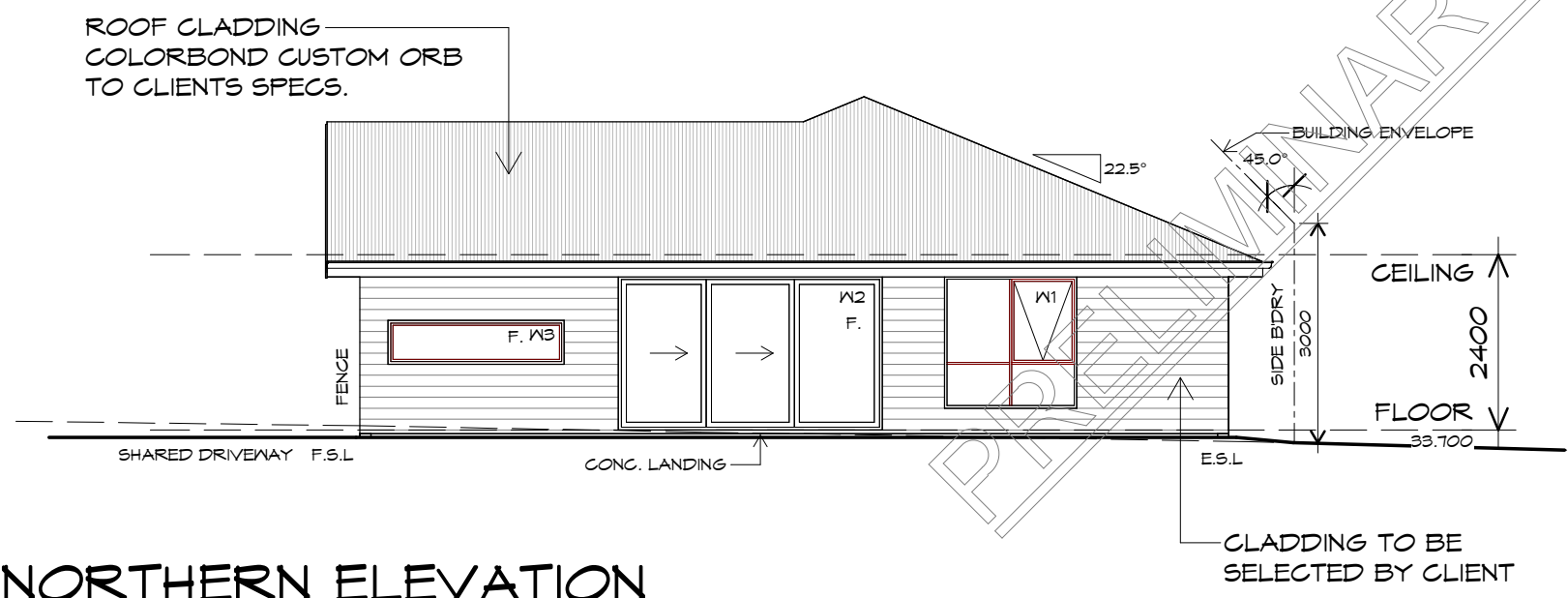
NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
DOOR AND WINDOW SCHEDULES

Accredited building practitioner: Frank Geskus -No CC246A
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WESTERN ELEVATION
1 : 100



NORTHERN ELEVATION
1 : 100

NOT FOR CONSTRUCTION
REV. DATE DESCRIPTION

UNIT 1 Client name:
ASCEND DEVELOPMENTS TAS PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 12 JAGO COURT,
LEGANA
Drawing:
ELEVATIONS

Date: 27.04.2026 Drafted by: A.D. Approved by: A.C.

Project/Drawing no: PD26045 - U1-03 Scale: 1 : 100 Revision: 01

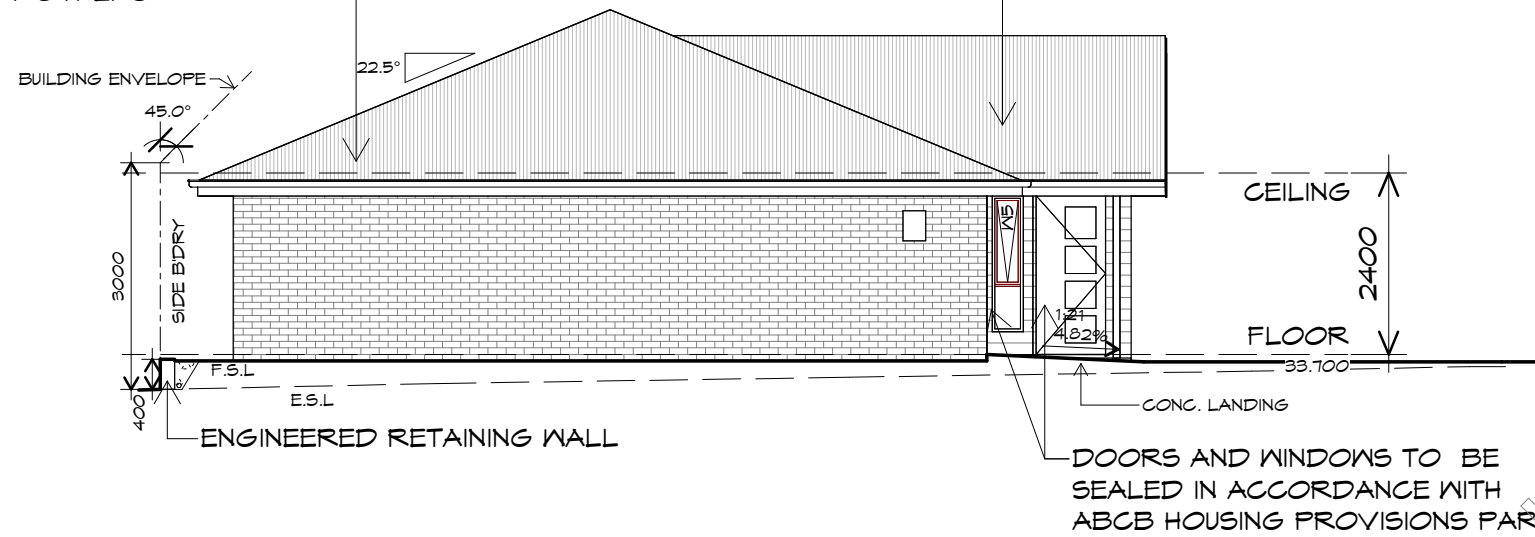
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ROOF FRAMING
 PREFABRICATED ROOF TRUSSES
 @ 900 CRS MAX
 BRACING BY OTHERS

ROOF CLADDING
 COLORBOND CUSTOM ORB
 TO CLIENTS SPECS.

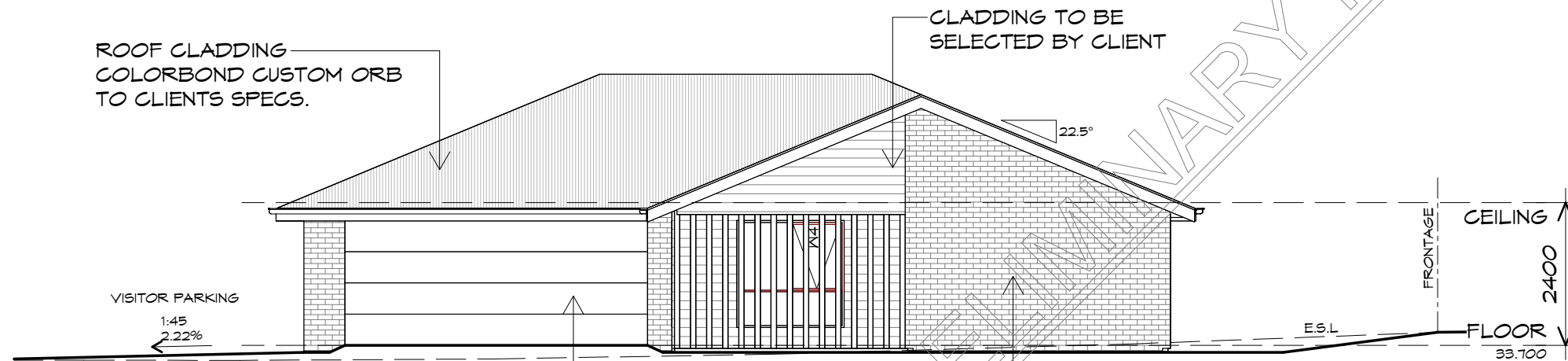


SOUTHERN ELEVATION

1 : 100

ROOF CLADDING
 COLORBOND CUSTOM ORB
 TO CLIENTS SPECS.

CLADDING TO BE
 SELECTED BY CLIENT



PANEL LIFT DOOR 5100 WIDE x 2100
 HIGH CLADDING PANELS TO CLIENTS
 SPEC FIXED IN ACCORDANCE WITH
 MANUFACTURERS SPEC

BRICKWORK
 SELECTED FIRED CLAY
 FACE BRICKS.
 RAKED JOINTS, STRETCHER BOND
 REFER ENGINEER FOR
 ARTICULATION JOINTS
 ALL MASONRY TO COMPLY
 WITH ABCB HOUSING PROVISIONS PART 5

EASTERN ELEVATION

1 : 100

NOT FOR CONSTRUCTION

UNIT 1

Client name:
 ASCEND DEVELOPMENTS TAS PTY LTD

Project:
 PROPOSED UNIT DEVELOPMENT
 LOT 12 JAGO COURT,
 LEGANA

Date: 27.04.2026
 Drafted by: A.D.
 Approved by: A.C.

REV. DATE DESCRIPTION

Project/Drawing no: PD26045 - U1-04
 Scale: 1 : 100
 Revision: 01

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

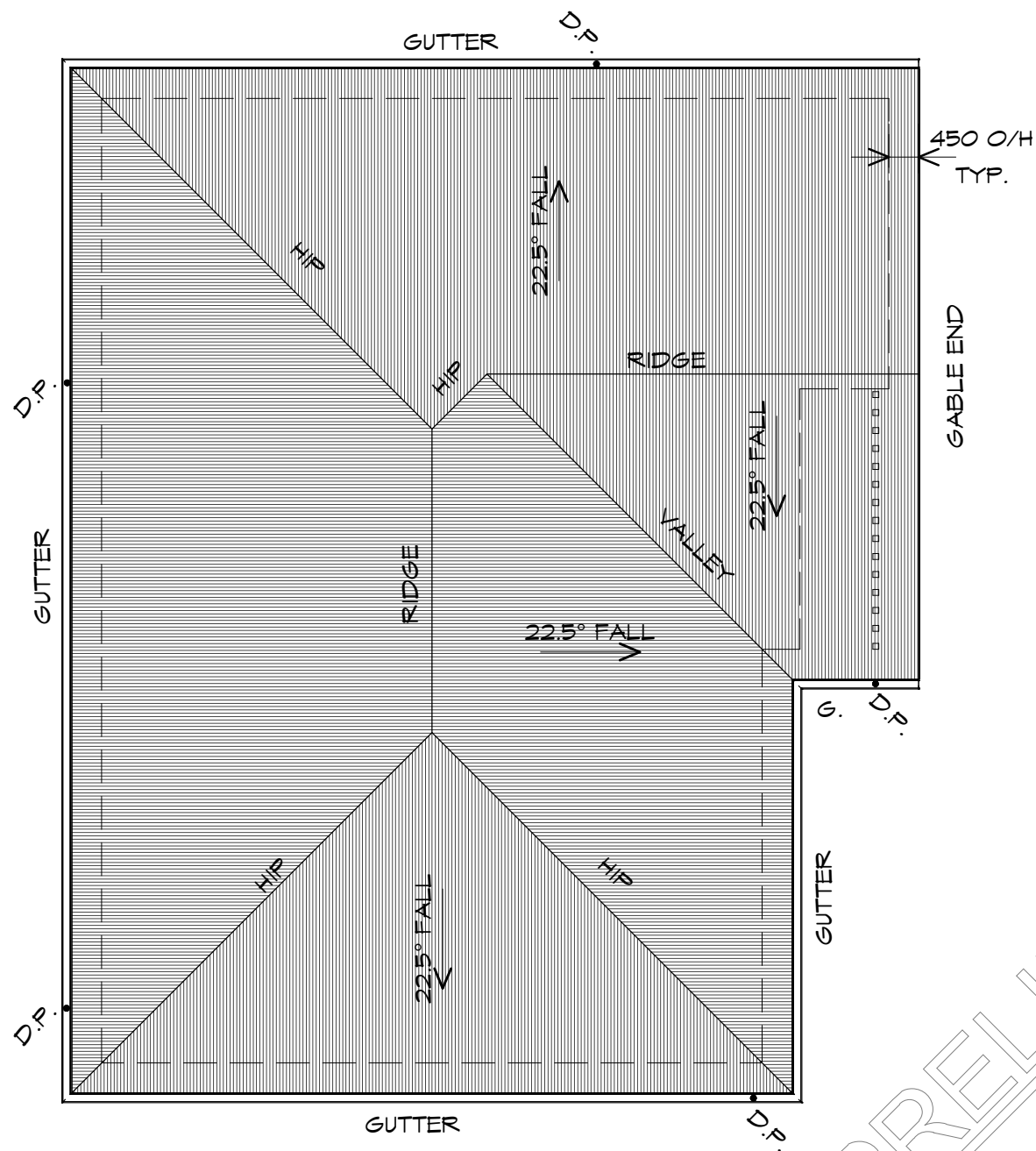
Drawing:
 ELEVATIONS

Accredited building practitioner: Frank Geskus - No CC246A
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 ASSOCIATION OF AUSTRALIA



ROOF PLAN

1 : 100

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 A533500.3:2021

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.



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NOT FOR CONSTRUCTION

UNIT 1

Client name:
ASCEND DEVELOPMENTS TAS PTY LTD

Project:
PROPOSED UNIT DEVELOPMENT
LOT 12 JAGO COURT,
LEGANA

Drawing:
ROOF PLAN

Date: 27.04.2026
Drafted by: A.D.
Approved by: A.C.

Project/Drawing no: PD26045 - U1-05
Scale: 1 : 100
Revision: 01

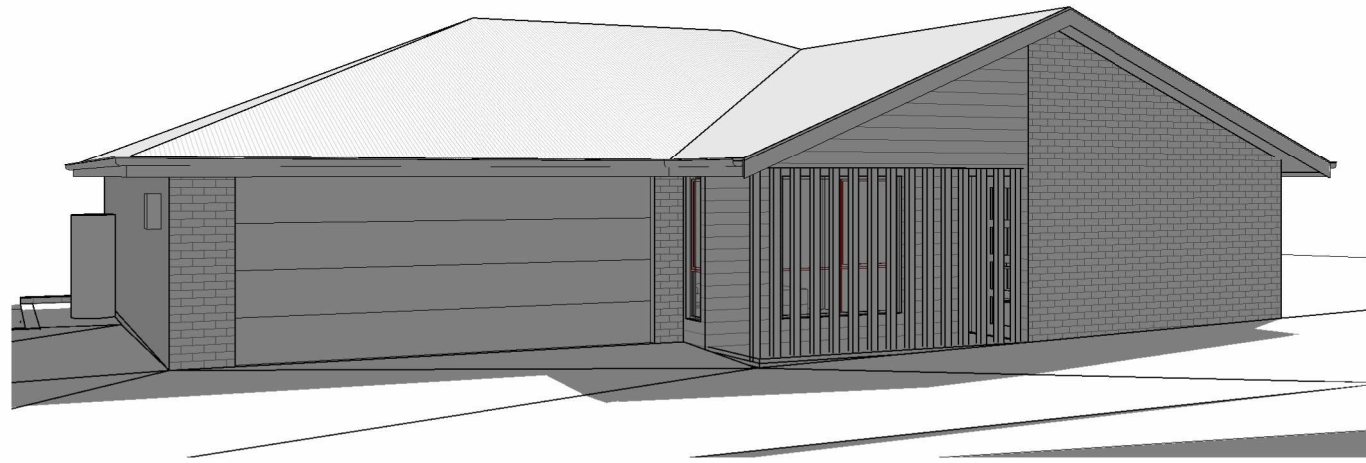


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PLANNING

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NOT FOR CONSTRUCTION

UNIT 1

Client name:
ASCEND DEVELOPMENTS TAS PTY LTD

Project:
PROPOSED UNIT DEVELOPMENT
LOT 12 JAGO COURT,
LEGANA

Date:
27.04.2026

Drafted by:
A.D.

Approved by:
A.C.

REV. DATE DESCRIPTION

Project/Drawing no:
PD26045 - U1-06

Scale:

Revision:
01

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
PERSPECTIVES

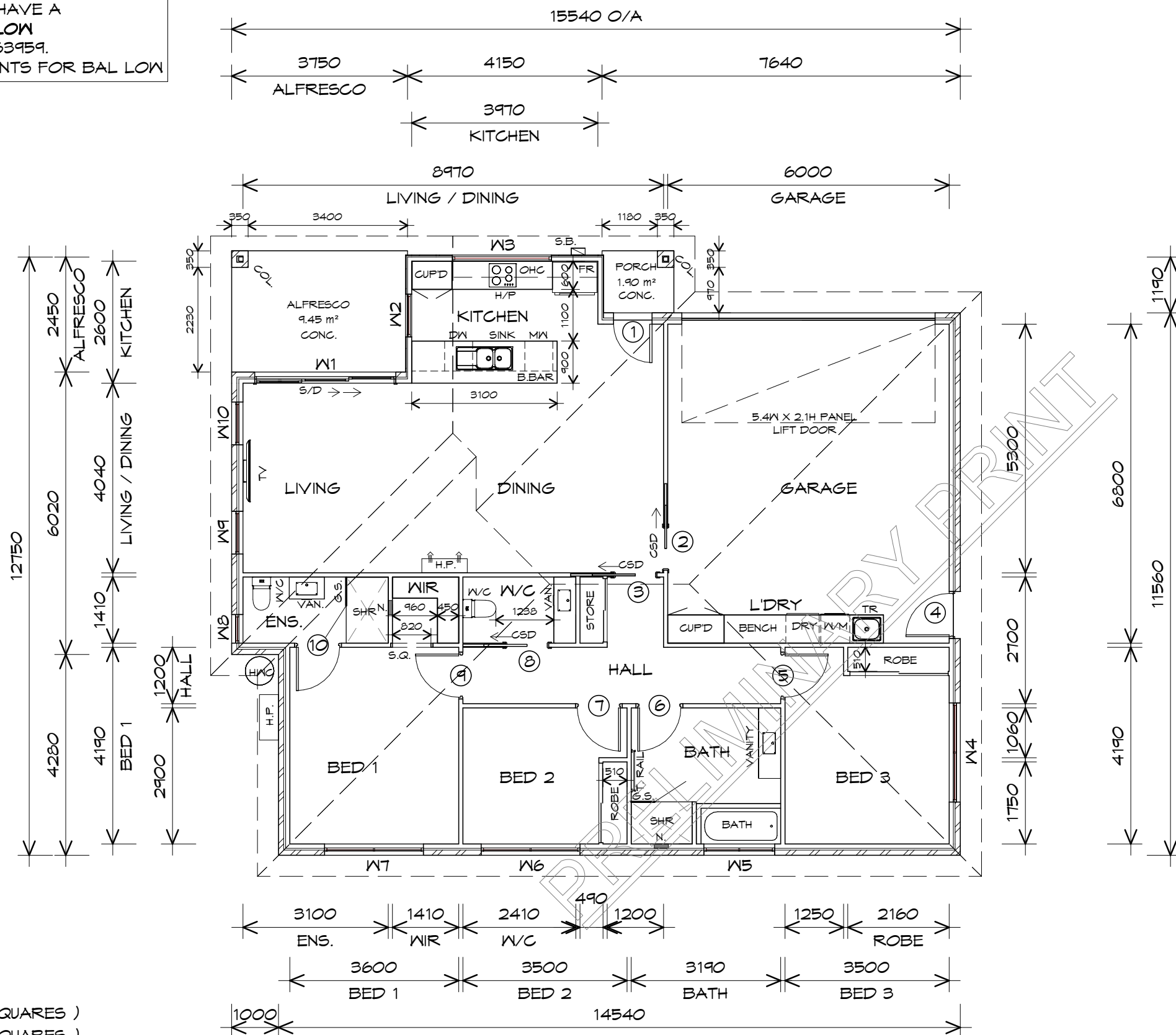
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THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - BAL LOW
ALL CONSTRUCTION MUST COMPLY WITH AS3959.
THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

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
- N 600 x 600 SHR NICHE
- T.RAIL TOWEL RAIL
- COL. COLUMN



FLOOR PLAN

1 : 100

U2-FLOOR AREA 131.36 m² (14.14 SQUARES)
U2 - GARAGE AREA 44.53 m² (4.79 SQUARES)
TOTAL AREA 175.89 18.93

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

NOT FOR CONSTRUCTION

UNIT 2

Client name:
ASCEND DEVELOPMENTS TAS PTY LTD

Project:
PROPOSED UNIT DEVELOPMENT
LOT 12 JAGO COURT,
LEGANA

Drawing:
FLOOR PLAN

Date: 27.04.2026
Drafted by: A.D.
Approved by: A.C.

Project/Drawing no: PD26045 - U2-01
Scale: 1 : 100
Revision: 01

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| WINDOW SCHEDULE | | | | |
|-----------------|--------|-------|---------------|---------|
| MARK | HEIGHT | WIDTH | TYPE | REMARKS |
| W1 | 2100 | 3010 | | |
| W2 | 1800 | 910 | AWNING WINDOW | |
| W3 | 600 | 2110 | FIXED WINDOW | |
| W4 | 1800 | 2110 | AWNING WINDOW | |
| W5 | 600 | 1510 | AWNING WINDOW | OPAQUE |
| W6 | 1800 | 2110 | AWNING WINDOW | |
| W7 | 1800 | 2110 | AWNING WINDOW | |
| W8 | 1800 | 610 | AWNING WINDOW | OPAQUE |
| W9 | 1800 | 910 | AWNING WINDOW | |
| W10 | 1800 | 910 | AWNING WINDOW | |

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

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

PRELIMINARY PRINT



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UNIT 2

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ASCEND DEVELOPMENTS TAS PTY LTD

Project:
PROPOSED UNIT DEVELOPMENT
LOT 12 JAGO COURT,
LEGANA

Date: 27.04.2026
Drafted by: A.D.
Approved by: A.C.

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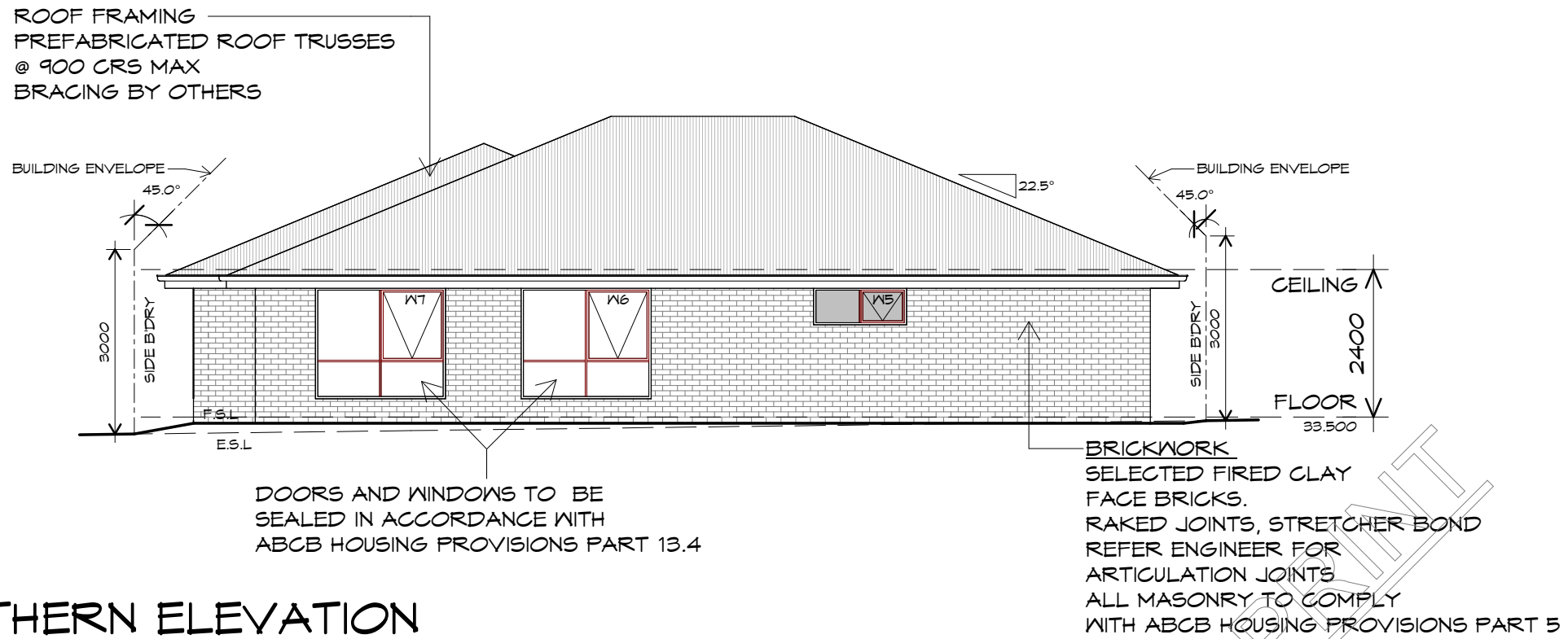
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Scale:
Revision: 01

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

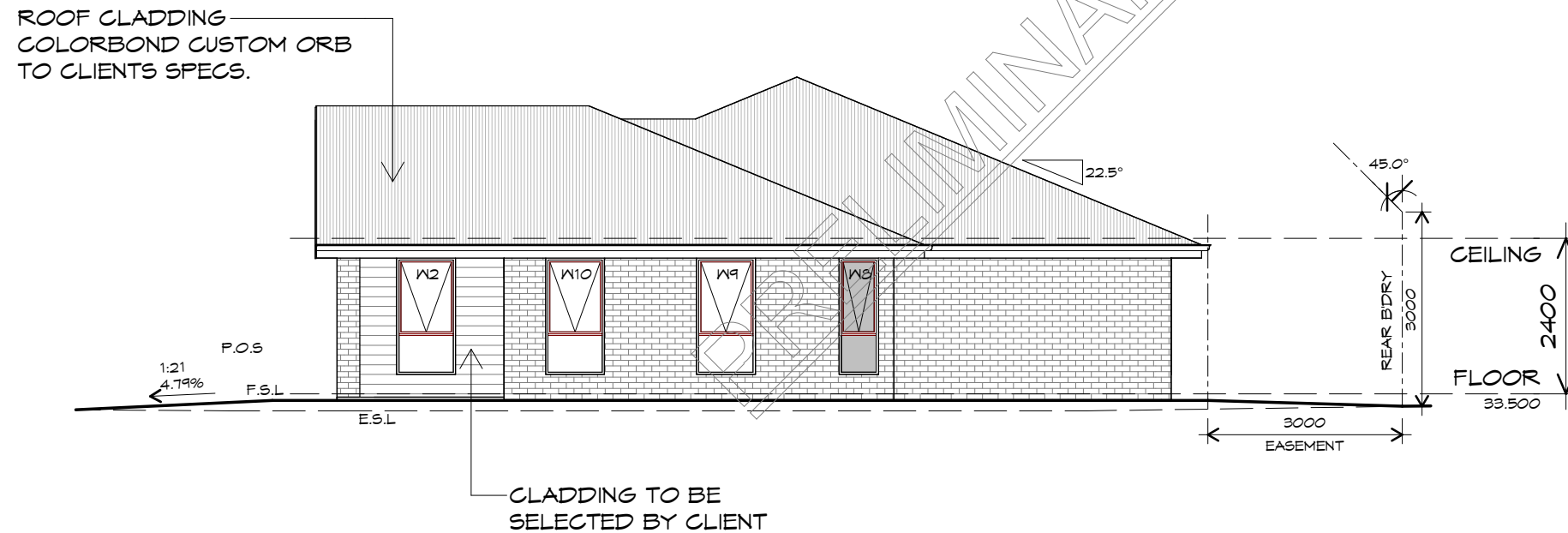
Drawing:
DOOR AND WINDOW SCHEDULES

Accredited building practitioner: Frank Geskus -No CC246A
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SOUTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100



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NOT FOR CONSTRUCTION

UNIT 2

Client name:
ASCEND DEVELOPMENTS TAS PTY LTD

Project:
PROPOSED UNIT DEVELOPMENT
LOT 12 JAGO COURT,
LEGANA

Date:
27.04.2026

Drafted by:
A.D.

Approved by:
A.C.

REV. DATE DESCRIPTION

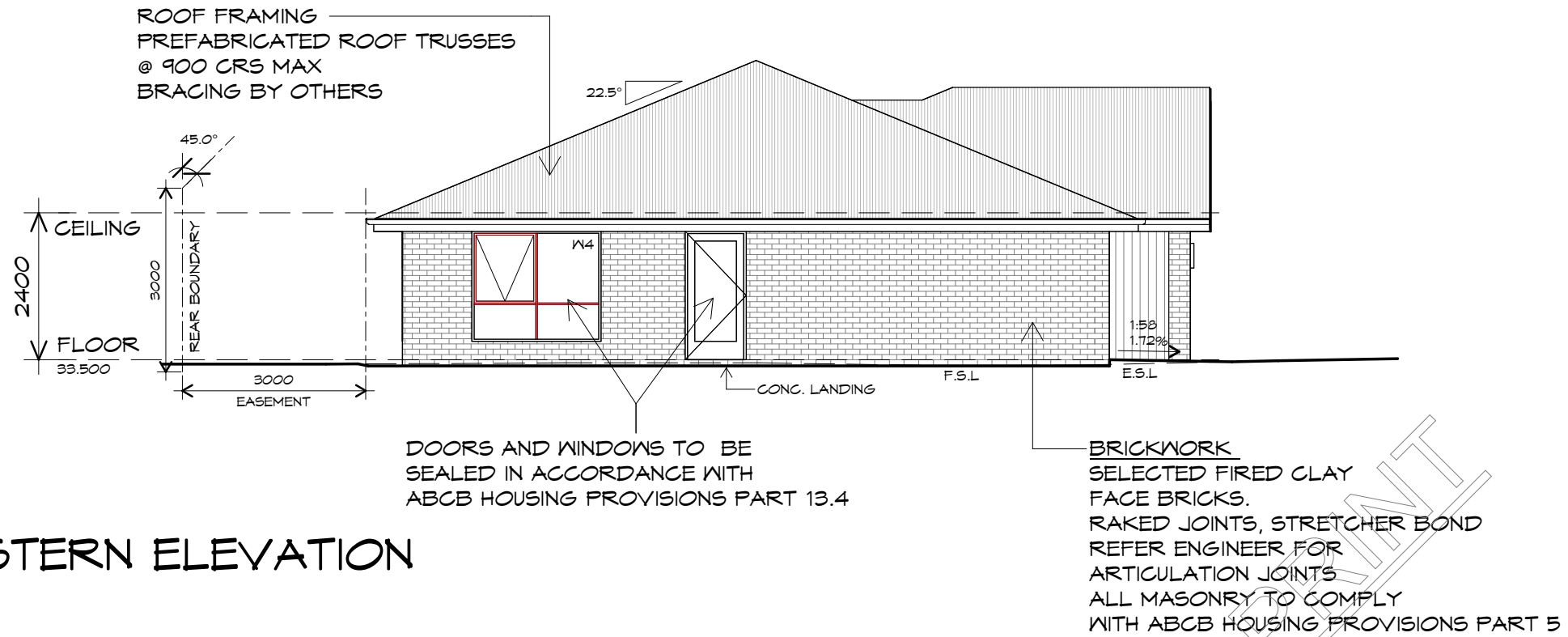
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Scale: 1 : 100
Revision: 01

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

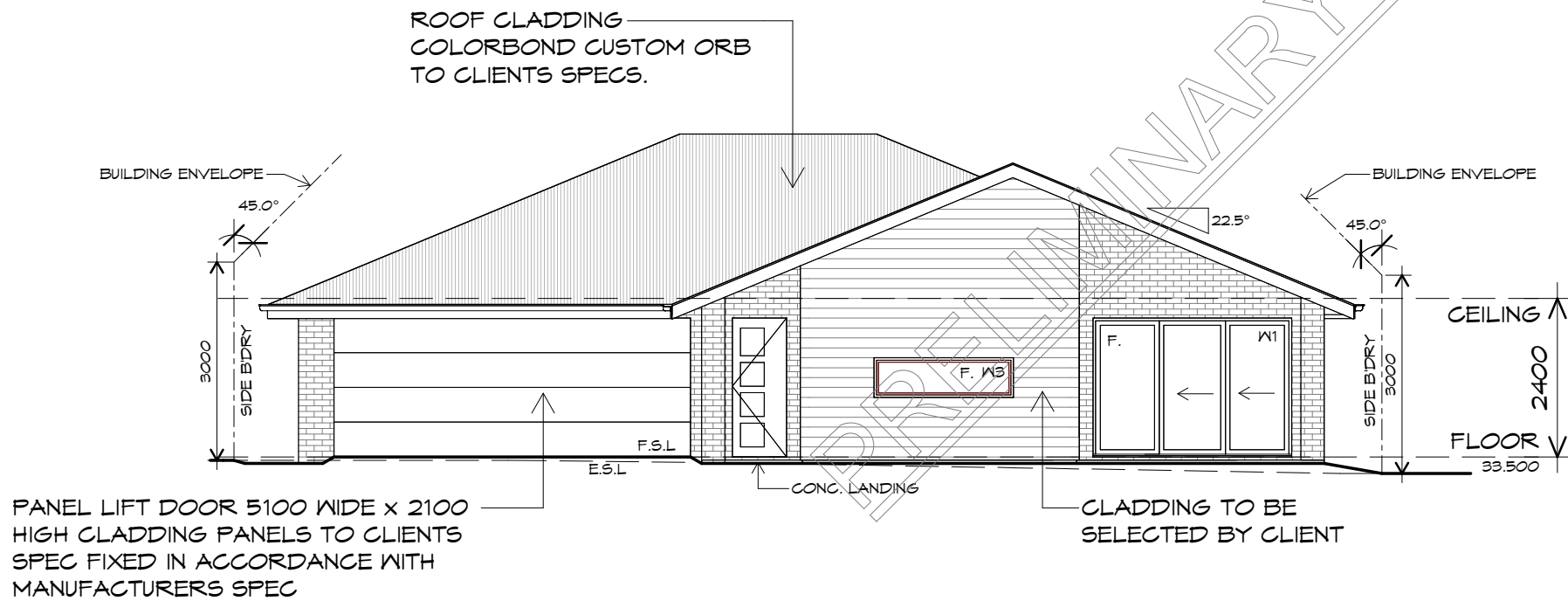
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ELEVATIONS

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EASTERN ELEVATION

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NORTHERN ELEVATION

1 : 100



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NOT FOR CONSTRUCTION

UNIT 2

Client name:
ASCEND DEVELOPMENTS TAS PTY LTD

Project:
PROPOSED UNIT DEVELOPMENT
LOT 12 JAGO COURT,
LEGANA

Date: 27.04.2026
 Drafted by: A.D.
 Approved by: A.C.

REV. DATE DESCRIPTION

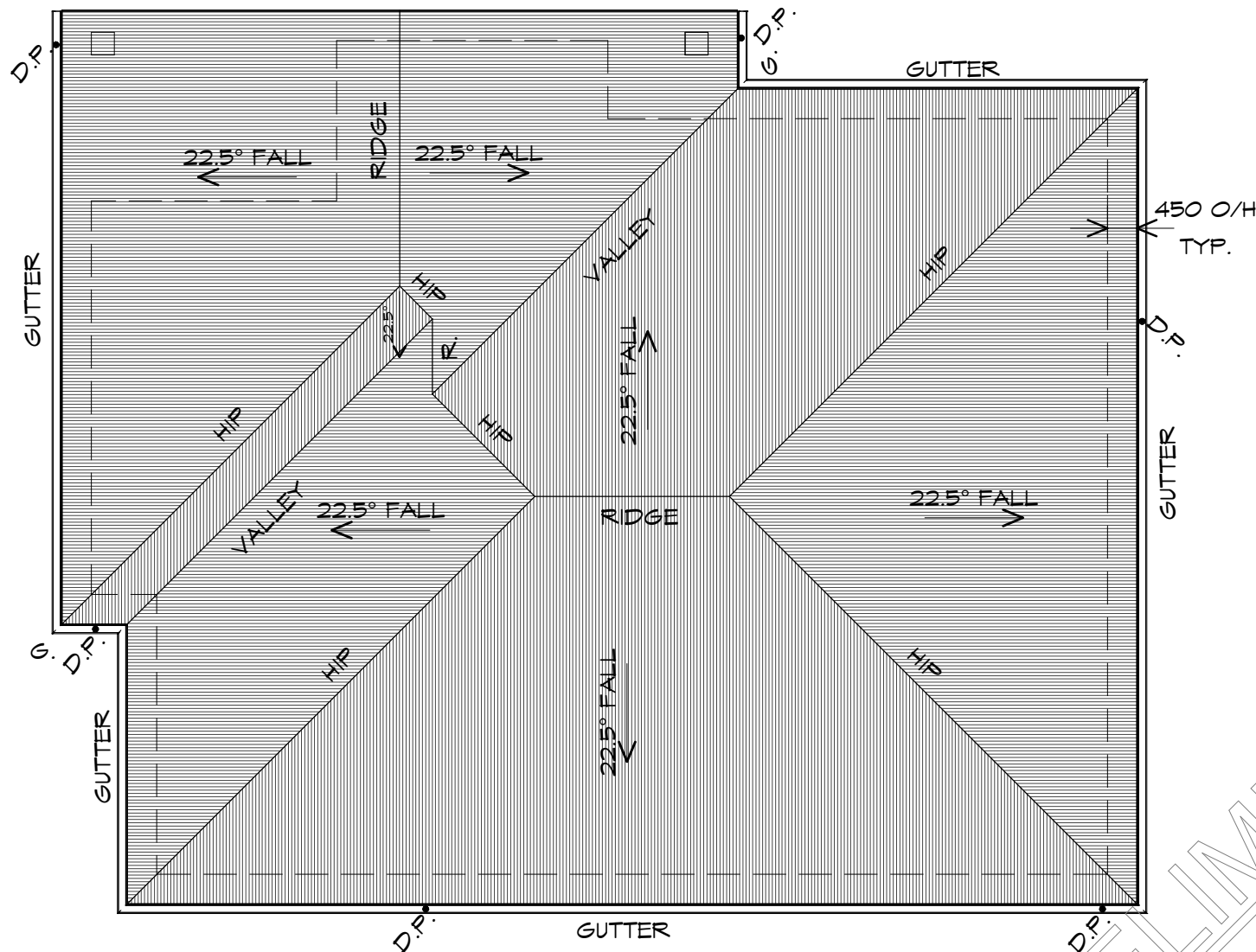
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 Scale: 1 : 100
 Revision: 01

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
ELEVATIONS

Accredited building practitioner: Frank Geskus - No CC246A
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ROOF PLAN

1:100

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 A533500.3:2021

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

VALLEY GUTTERS ON A ROOF WITH A PITCH:

- 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.
- 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 TRANSVERSE 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.

Prime Design

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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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UNIT 2

Client name:
ASCEND DEVELOPMENTS TAS PTY LTD

Project:
PROPOSED UNIT DEVELOPMENT
LOT 12 JAGO COURT,
LEGANA

Drawing:
ROOF PLAN

Date: 27.04.2026
Drafted by: A.D.
Approved by: A.C.

Project/Drawing no: PD26045 - U2-05
Scale: 1:100
Revision: 01

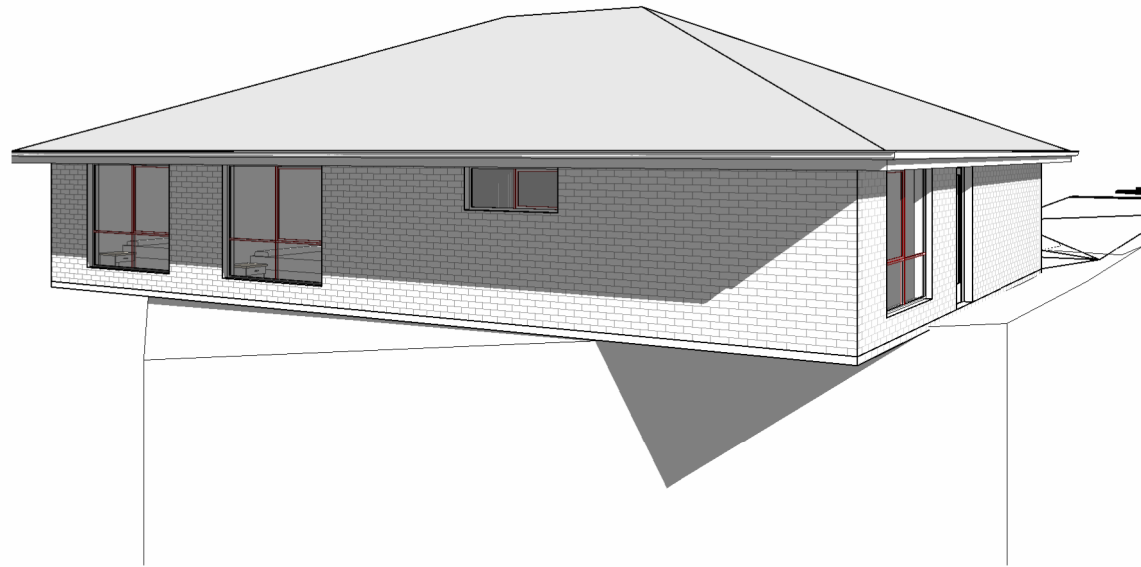
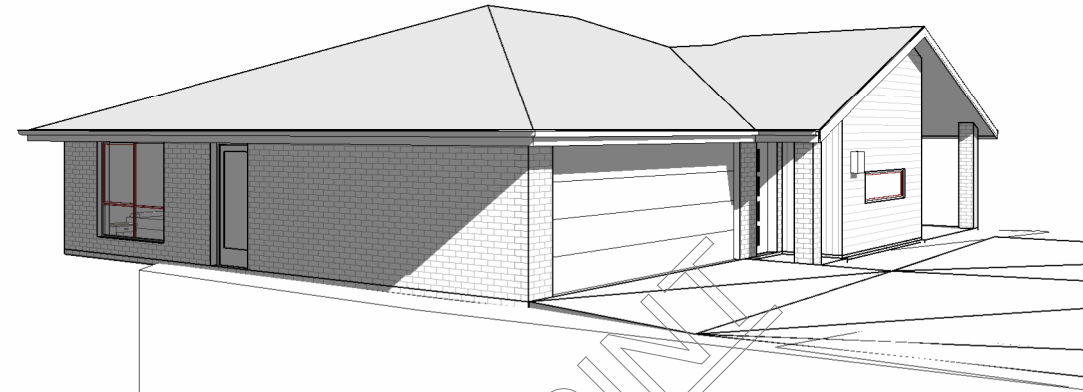
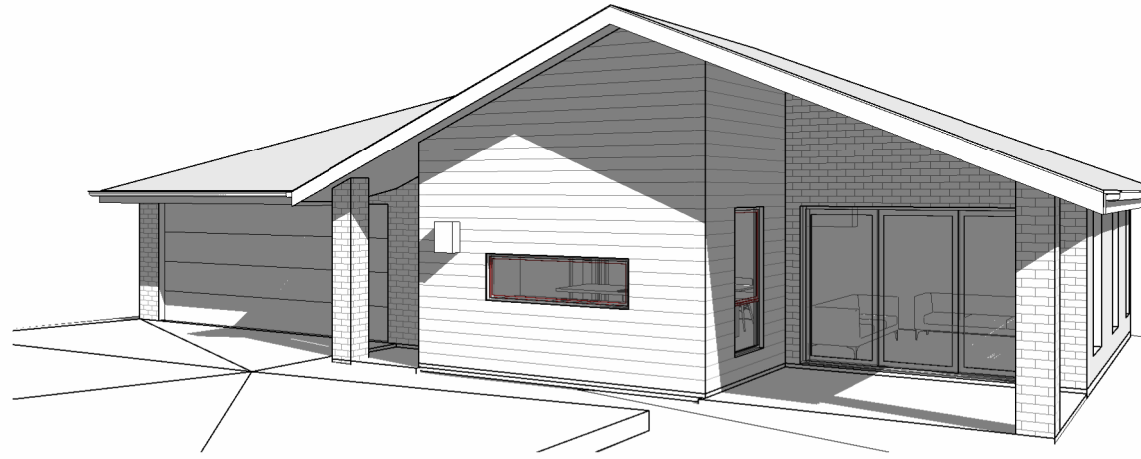
Accredited building practitioner: Frank Geskus - No CC246A
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Date:
27.04.2026

Drafted by:
A.D.

Approved by:
A.C.

REV. DATE DESCRIPTION

Project/Drawing no:
PD26045 - U2-06

Scale:

Revision:
01

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