

## PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE  
ONLY

Application Number PA2026208

Assess No: A13884

PID No: 9836669

|                 |                |  |      |  |        |
|-----------------|----------------|--|------|--|--------|
| Applicant Name: | Design To Live |  |      |  |        |
| 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.*

# WEST TAMAR COUNCIL



Application Number: «Application Number»

## APPLICANT DETAILS

**Applicant Name:** Design To Live Justin Lefevre

**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) JORDAN RICHARDSON

**Location / Address:** 6B DANBURY DRIVE, LEGANA

**Title Reference:** 187943/3

**Zone(s):** LOW DENSITY RESIDENTIAL

**Existing Development/Use:** VACANT

**Existing Developed Area:** Area -

## DEVELOPMENT APPLICATION DETAILS

**Proposed Use:** Residential: ☒ Visitor Accommodation: ☐ Commercial: ☐ Other: ☐  
Description of Use:  
RESIDENTIAL

**Development Type:** Building work: ☒ Demolition: ☐ Subdivision: ☐ Other: ☐  
Description of development:  
PROPOSED DWELLING & SHED

**New or Additional Area:** Area 405m<sup>2</sup>

**Estimated construction cost of the proposed development:** \$ 165,000

**Building Materials:**  
Wall Type: STEEL/TIMBER Colour: TBC  
Roof Type: STEEL Colour: TBC

Application Number: «Application Number»

|                    |                                         |
|--------------------|-----------------------------------------|
| <b>SUBDIVISION</b> | <input checked="" type="checkbox"/> N/A |
|--------------------|-----------------------------------------|

Subdivision creating additional lots ☐  
 Boundary adjustment with no additional lots created ☐

|                                                                                                                                        |  |                                    |  |
|----------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|--|
| <b>Number of Lots (existing) :</b>                                                                                                     |  | <b>Number of Lots (proposed) :</b> |  |
| <b>Description:</b>                                                                                                                    |  |                                    |  |
| 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.                                                                                                                                     |  |                                    |  |

|                                                                        |                                         |
|------------------------------------------------------------------------|-----------------------------------------|
| <b>COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE</b> | <input checked="" type="checkbox"/> N/A |
|------------------------------------------------------------------------|-----------------------------------------|

|                            |                  |  |    |  |
|----------------------------|------------------|--|----|--|
| <b>Hours of Operation:</b> | Monday / Friday: |  | To |  |
|                            | Saturday:        |  | To |  |
|                            | Sunday:          |  | To |  |

|                              |  |
|------------------------------|--|
| <b>Existing Car Parking:</b> |  |
| <b>Proposed Car Parking:</b> |  |

|                                                  |  |
|--------------------------------------------------|--|
| <b>Number of Employees:</b><br><i>(Existing)</i> |  |
| <b>Number of Employees:</b><br><i>(Proposed)</i> |  |

|                                                       |  |
|-------------------------------------------------------|--|
| <b>Type of Machinery installed:</b>                   |  |
| <b>Details of trade waste and method of disposal:</b> |  |

Application Number: «Application Number»

APPLICANT DECLARATION

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

Name (print)

Signed

Date

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

(if not the owner)

Name (print)

Signed

Date

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

**Crown  
Consent**  
(if required)

Name (print)

Signed

Date

**General  
Manager**  
(if required)

Name (print)

Signed

Date

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

**Right of Way Owner:**

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

Name (print)

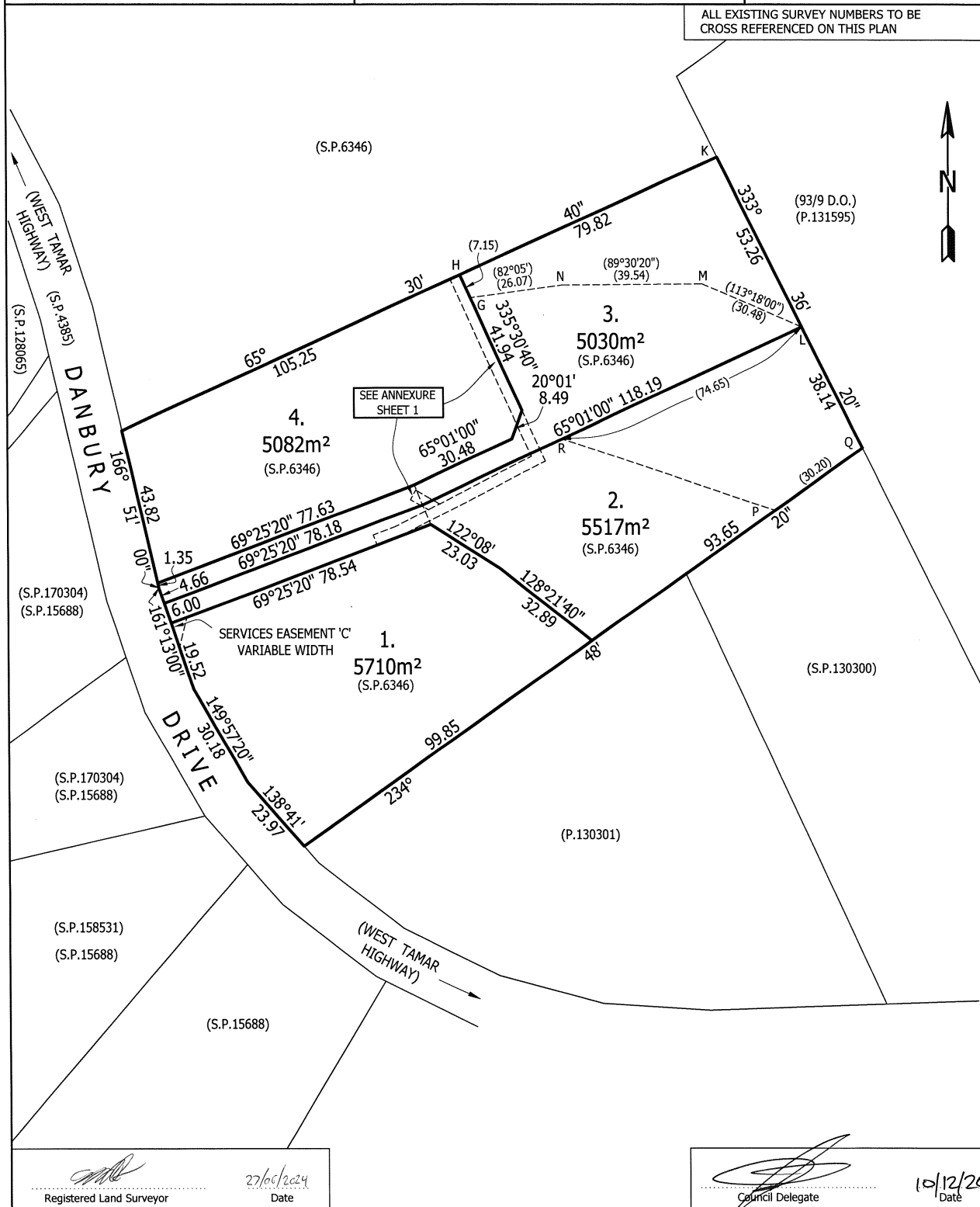
Signed

Date

Priority Final Plan

|                                                                                                                                                       |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>OWNER: THE WOOLYSMITH PTY LTD; STAGAR PTY LTD</p> <p>FOLIO REFERENCE: C.T.6346/22</p> <p>GRANTEE: PART OF 3200 ACRES GRANTED TO DANIEL SUTTON.</p> | <p><b>PLAN OF SURVEY</b></p> <p></p> <p><b>WOOLCOTT SURVEYS</b></p> <p>BY SURVEYOR: ASHLEY BRIAN BOSVELD</p> <p>LOCATION: LAND DISTRICT OF DEVON,<br/>PARISH OF STANLEY.</p> <p>SCALE 1: 1000      LENGTHS IN METRES</p> | <p>REGISTERED NUMBER</p> <p><b>SP187943</b></p> <hr/> <p>APPROVED<br/>EFFECTIVE FROM 21 DEC 2024</p> <p></p> <p>Recorder of Titles</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



  
Registered Land Surveyor

27/06/2024  
Date

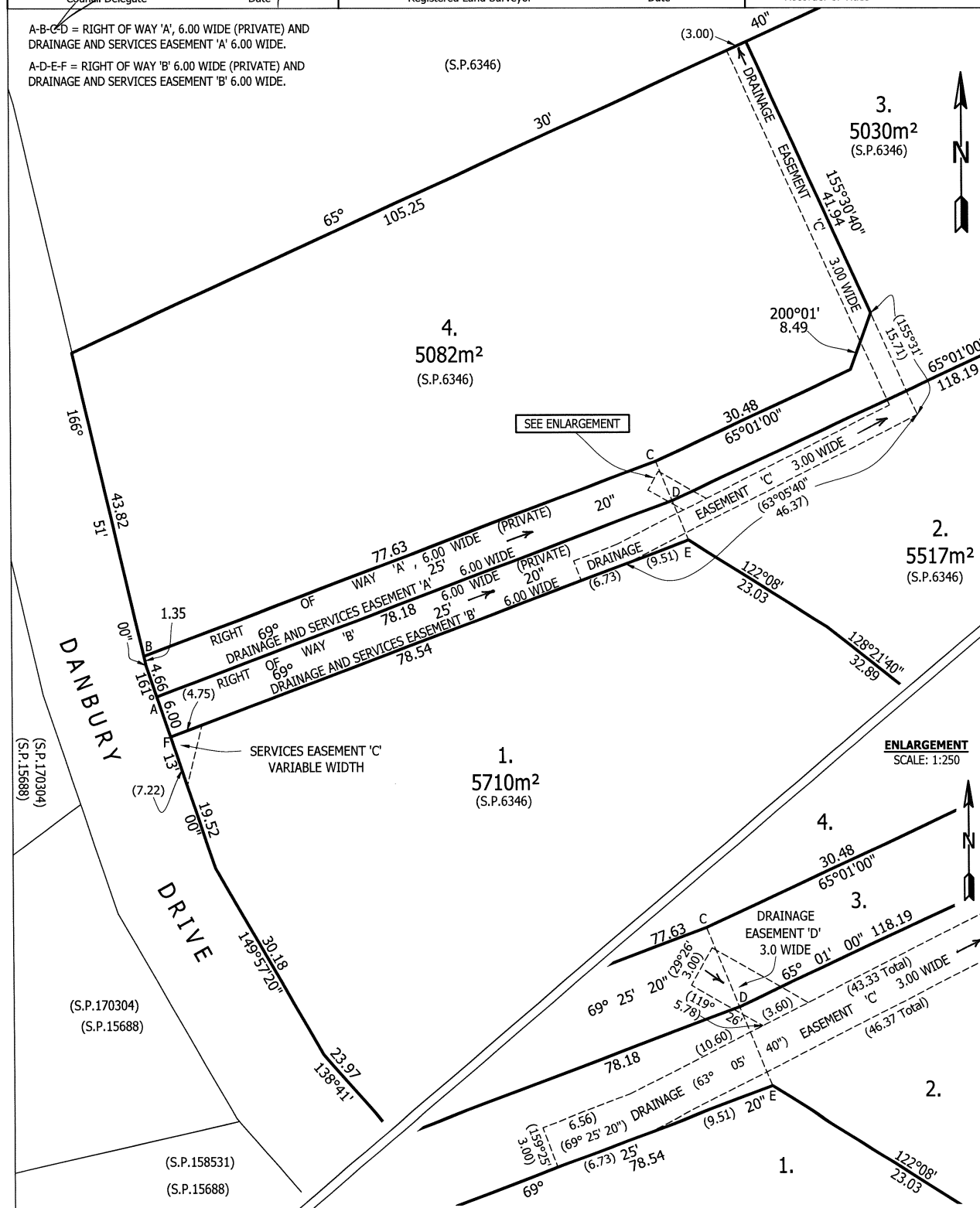
  
Council Delegate

10/12/24  
Date

## Priority Final Plan

|                                                                                                                                                                                                         |                                                                                                                                                                                                                                           |                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>PLAN OF SURVEY</b></p> <p>ANNEXURE SHEET</p> <p>SHEET 1 OF 1 SHEETS</p> <p><b>WOOLCOTT SURVEYS</b></p>                                                                                            | <p>OWNER: THE WOOLYSMITH PTY. LTD; STAGAR PTY. LTD.</p> <p>FOLIO REFERENCE: C.T.6346/22</p> <p>SCALE 1:500      LENGTHS IN METRES</p>                                                                                                     | <p>Registered Number</p> <p><b>SP 187943</b></p>                                                                                                                              |
| <p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p></p> <p>.....<br/>Council Delegate</p> <p>10/12/24<br/>.....<br/>Date</p> | <p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p></p> <p>.....<br/>Registered Land Surveyor</p> <p>27/06/2024<br/>.....<br/>Date</p> | <p>APPROVED<br/>EFFECTIVE FROM 21 DEC 2024</p> <p></p> <p>.....<br/>Recorder of Titles</p> |

A-B-C-D = RIGHT OF WAY 'A', 6.00 WIDE (PRIVATE) AND DRAINAGE AND SERVICES EASEMENT 'A' 6.00 WIDE.  
A-D-E-F = RIGHT OF WAY 'B' 6.00 WIDE (PRIVATE) AND DRAINAGE AND SERVICES EASEMENT 'B' 6.00 WIDE.



|                                                                                                                        |                   |
|------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>SCHEDULE OF EASEMENTS</b>                                                                                           | Registered Number |
| <b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | <b>SP 187943</b>  |

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.

BURDENING EASEMENTS

Lot 3 on the Plan is SUBJECT TO a Right of Carriageway in favour of Lots 1, 2 and 4 on the Plan over the land marked 'RIGHT OF WAY 'A' 6.00 WIDE (PRIVATE)' on the Plan.

Lot 3 on the Plan is SUBJECT TO a Right of Drainage in favour of Lots 1, 2 and 4 on the Plan over the land marked 'DRAINAGE AND SERVICES EASEMENT 'A' 6.00 WIDE' on the Plan.

Lot 3 on the Plan is SUBJECT TO a Services Easement (as defined herein) in favour of Lots 1, 2 and 4 on the Plan over the land marked 'DRAINAGE AND SERVICES EASEMENT 'A' 6.00 WIDE' on the Plan.

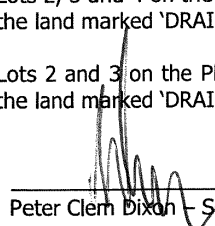
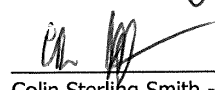
Lot 2 on the Plan is SUBJECT TO a Right of Carriageway in favour of Lots 1, 3 and 4 on the Plan over the land marked 'RIGHT OF WAY 'B' 6.00 WIDE (PRIVATE)' on the Plan.

Lot 2 on the Plan is SUBJECT TO a Right of Drainage in favour of Lots 1, 3 and 4 on the Plan over the land marked 'DRAINAGE AND SERVICES EASEMENT 'B' 6.00 WIDE' on the Plan.

Lot 2 on the Plan is SUBJECT TO a Services Easement (as defined herein) in favour of Lots 1, 3 and 4 on the Plan over the land marked 'DRAINAGE AND SERVICES EASEMENT 'B' 6.00 WIDE' on the Plan.

Lots 2, 3 and 4 on the Plan are SUBJECT TO a Right of Drainage in gross in favour of West Tamar Council over the land marked 'DRAINAGE EASEMENT 'C' 3.00 WIDE' on the Plan.

Lots 2 and 3 on the Plan are SUBJECT TO a Right of Drainage in gross in favour of West Tamar Council over the land marked 'DRAINAGE EASEMENT 'D' 3.0 WIDE' on the Plan.

  
Peter Clem Dixon - Sole Director & Sole Secretary  
Colin Sterling Smith - Director  
Brett Richard Woolcott - Director

(USE ANNEXURE PAGES FOR CONTINUATION)

|                                                                                                 |                                                        |
|-------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| SUBDIVIDER: The Woollysmith Pty Ltd ACN 621 813<br>910 and Stagar Pty Ltd ACN 114 559<br>661    | PLAN SEALED BY: West Tamar Council<br>DATE: 10/12/2024 |
| FOLIO REF: 6346/22<br>& REFERENCE: SIMMONS WOLFHAGEN SEP 243299                                 | REF NO. PA2023026 Council Delegate                     |
| <b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification. |                                                        |

|                                                                                       |                                       |
|---------------------------------------------------------------------------------------|---------------------------------------|
| <b>ANNEXURE TO<br/>SCHEDULE OF EASEMENTS</b><br>PAGE 2 OF 3 PAGES                     | Registered Number<br><b>SP 187943</b> |
| SUBDIVIDER: The Woolysmith Pty Ltd ACN 621 813 910 and Stagar Pty Ltd ACN 114 559 661 |                                       |
| FOLIO REFERENCE: 6346/22                                                              |                                       |

Lot 1 on the Plan is SUBJECT TO a Services Easement (as defined herein) in favour of Lots 2, 3 and 4 on the Plan over the land marked 'SERVICES EASEMENT 'C' VARIABLE WIDTH' on the Plan.

#### BENEFITTING EASEMENTS

Lots 1, 2 and 4 on the Plan are TOGETHER WITH a Right of Carriageway passing through Lot 3 on the Plan over the land marked 'RIGHT OF WAY 'A', 6.00 WIDE (PRIVATE)' on the Plan.

Lots 1, 2 and 4 on the Plan are TOGETHER WITH a Right of Drainage passing through Lot 3 on the Plan over the land marked 'DRAINAGE AND SERVICES EASEMENT 'A' 6.00 WIDE' on the Plan.

Lots 1, 2 and 4 on the Plan are TOGETHER WITH a Services Easement (as defined herein) passing through Lot 3 on the Plan over the land marked 'DRAINAGE AND SERVICES EASEMENT 'A' 6.00 WIDE' on the Plan.

Lots 1, 3 and 4 on the Plan are TOGETHER WITH a Right of Carriageway passing through Lot 2 on the Plan over the land marked 'RIGHT OF WAY 'B' 6.00 WIDE (PRIVATE)' on the Plan.

Lots 1, 3 and 4 on the Plan are TOGETHER WITH a Right of Drainage passing through Lot 2 on the Plan over the land marked 'DRAINAGE AND SERVICES EASEMENT 'B' 6.00 WIDE' on the Plan.

Lots 1, 3 and 4 on the Plan are TOGETHER WITH a Services Easement (as defined herein) passing through Lot 2 on the Plan over the land marked 'DRAINAGE AND SERVICES EASEMENT 'B' 6.00 WIDE' on the Plan.

Lots 2, 3 and 4 on the Plan are TOGETHER WITH a Services Easement (as defined herein) passing through Lot 1 on the Plan over the land marked 'SERVICES EASEMENT 'C' VARIABLE WIDTH' on the Plan.

#### FENCING PROVISION

In relation to the lots on the Plan the Vendor (The Woolysmith Pty Ltd and Stagar Pty Ltd) shall not be required to fence.

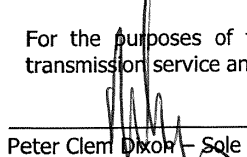
#### COVENANTS

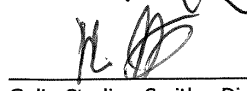
The Lots on the Plan are burdened by restrictive covenants more fully set forth in Sealed Plan 6346.

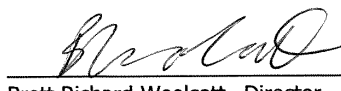
#### INTERPRETATION

**"Services Easement"** means:

For the purposes of this easement **"services"** means gas, electricity, telecommunications or data transmission service and drainage.

  
Peter Clem Dixon - Sole Director & Sole Secretary

  
Colin Sterling Smith - Director

  
Brett Richard Woolcott - Director

**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.

|                                                                                                                   |                                       |
|-------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <b>ANNEXURE TO<br/>SCHEDULE OF EASEMENTS</b><br>PAGE 3 OF 3 PAGES                                                 | Registered Number<br><b>SP 187943</b> |
| SUBDIVIDER: The Woolysmith Pty Ltd ACN 621 813 910 and Stagar Pty Ltd ACN 114 559 661<br>FOLIO REFERENCE: 6346/22 |                                       |

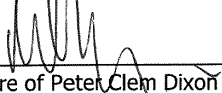
- A. The owner of the lot benefited may:
- (i) use each lot burdened, but only within the site of this easement, to provide services to or from each lot benefited, and
  - (ii) do anything reasonably necessary for that purpose, including:
    - a. entering the lot burdened, and
    - b. taking anything on to the lot burdened, and
    - c. carrying out work, such as constructing, placing, repairing or maintaining pipes, poles, wires, cables, conduits, structures and equipment.
- B. In exercising those powers, the owner of the lot benefited must:
- (i) Ensure all work is done properly, and
  - (ii) Cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened, and
  - (iii) Cause as little damage as is practicable to the lot burdened and any improvement on it, and
  - (iv) Restore the lot burdened as nearly as is practicable to its former condition, and
  - (v) Make good any damage.

Executed by **The Woolysmith Pty Ltd**  
**ACN 621 813 910** being the registered proprietor  
 of the land described by Folio of the Register  
 Volume 6346 Folio 22 under section 127 of the  
 Corporations Act 2001:

  
 Signature of Colin Sterling Smith  
 Director

  
 Signature of Brett Richard Woolcott  
 Director

Executed by **Stagar Pty Ltd ACN 114 559**  
**661** being the registered proprietor  
 of the land described by Folio of the Register  
 Volume 6346 Folio 22 under section 127 of the  
 Corporations Act 2001:

  
 Signature of Peter Clem Dixon  
 Sole Director & Secretary

**Bendigo and Adelaide Bank Limited**  
 being the Mortgagee under registered  
 Mortgage E337729 consents to the registration  
 of this Schedule of Easements

**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

Pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, Council cannot provide a reticulated stormwater drainage service to areas (G,H,K,L,M,N) & (P,Q,L,R) on the plan.

Pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, TasWater cannot provide a sewerage service to Lot 1, Lot 2, Lot 3 and Lot 4 on the plan.

Registered Number

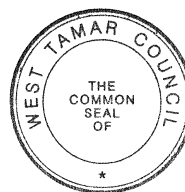
**SP 187943**

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 23rd day of June 2023, in the presence of us

Member *C. Russell*

Member .....

Council Delegate *[Signature]*



Council Reference PA2023 026

## NOMINATIONS

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

the owner has nominated

Simmons Wolfhagen Solicitor to act for the owner

Woolcott Surveys Surveyor to act for the owner

OFFICE EXAMINATION:

Indexed .....✓.....

Computed .....✓.....

Examined .....MG 19/12/24.....



PROPOSED DWELLING & SHED  
6B DANBURY DRIVE,  
LEGANA, 7277.



DRAWINGS

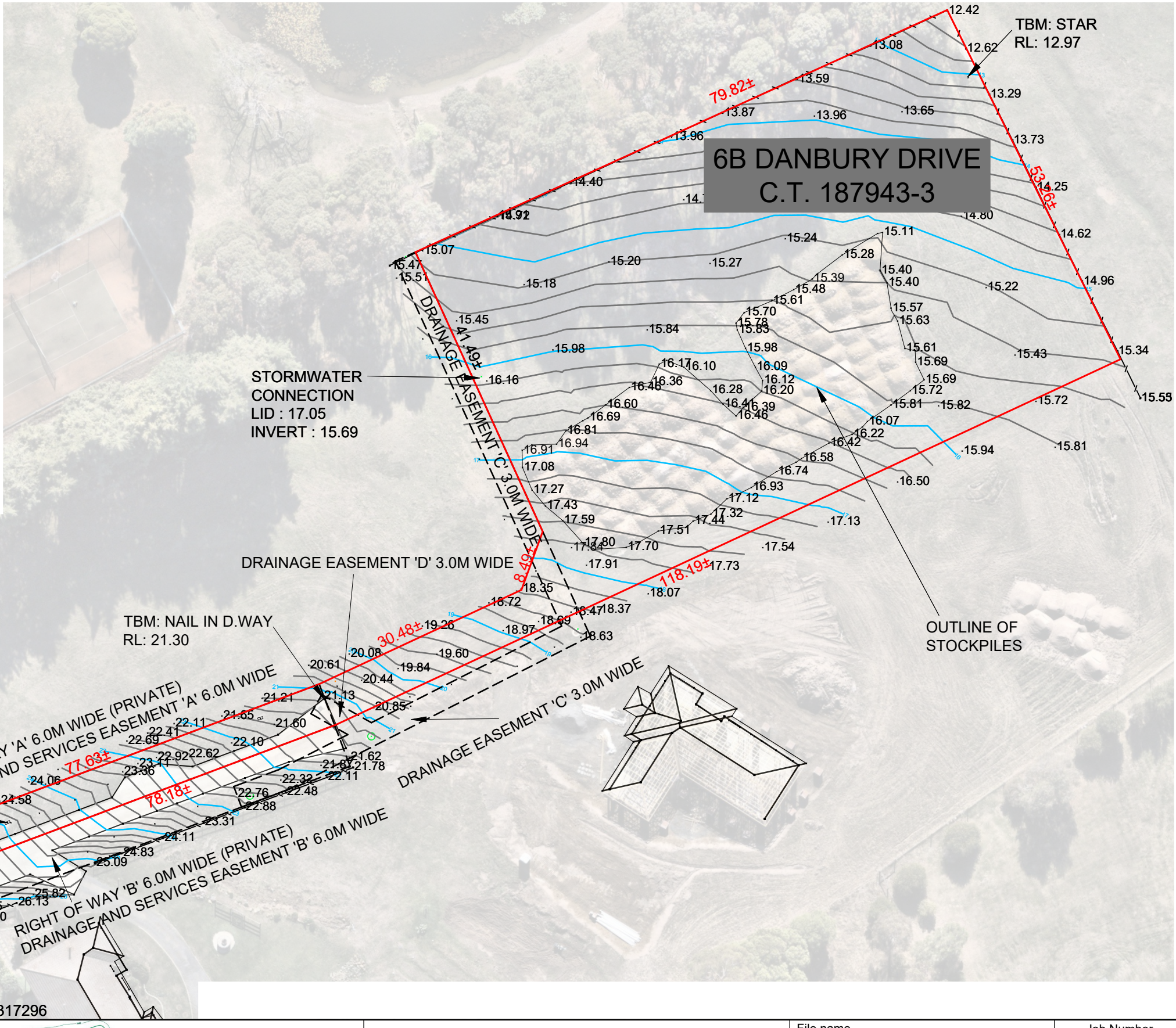
|     |                          |
|-----|--------------------------|
| A01 | COVER PAGE               |
| A02 | SITE SURVEY PLAN         |
| A03 | SITE PLAN - 1:500        |
| A04 | SITE PLAN 1:250          |
| A05 | G.F. SHED FLOOR PLAN     |
| A06 | F.F. DWELLING FLOOR PLAN |
| A07 | EXTERNAL SERVICES PLAN   |
| A08 | EXTERNAL SERVICES NOTES  |
| A09 | ELEVATIONS N/W-S/E       |
| A10 | ELEVATIONS N/E-S/W       |

|                                |                      |                                                                                                                                |
|--------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------|
| CLASSIFICATION OF BUILDING     | COUNCIL              | ZONE                                                                                                                           |
| CLASS 1A/10A                   | WEST TAMAR           | LOW DENSITY RESIDENTIAL                                                                                                        |
| AREAS (m²)                     | LAND TITLE REFERENCE | ENERGY STAR RATING                                                                                                             |
| PROPOSED SHED 405.00           | 187943/3             | TBC                                                                                                                            |
| PROPOSED DWELLING (F.F.) 90.00 | PROPERTY ID          | CLIMATE ZONE                                                                                                                   |
|                                | 9836669              | 7                                                                                                                              |
|                                | LOT SIZE (M²)        | ALPINE AREA                                                                                                                    |
|                                | 5030                 | N/A                                                                                                                            |
|                                | BAL RATING           | CORROSION ENV'                                                                                                                 |
|                                | 19                   | LOW                                                                                                                            |
|                                | DESIGN WIND CLASS    | SITE HAZARDS BUSHFIRE-PRONE AREA, OVERLAND FLOOD AREA                                                                          |
|                                | TBC                  |                                                                                                                                |
|                                | SOIL CLASSIFICATION  |                                                                                                                                |
|                                | TBC                  |                                                                                                                                |
|                                | PLANNING OVERLAY     | BUSHFIRE-PRONE AREAS, MEDIUM LANDSLIP HAZARD BAND, LOW LANDSLIP HAZARD BAND, RESIDENTIAL SUPPLY AND DENSITY SPECIFIC AREA PLAN |

|  |                                                                                                                  |                                |                       |                                                           |                                                                                    |                                                                                                                                                                                                                                      |      |            |             |          |      |            |         |
|--|------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------|-----------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------|-------------|----------|------|------------|---------|
|  | ACC # 371799313<br>ABN. 71 615 812 747<br>PH. 6344 7319<br>E. info@designtolive.com.au<br>W. designtolive.com.au | CLIENT/S:<br>JORDAN RICHARDSON | DRAWING<br>COVER PAGE | I/WE APPROVE THESE DRAWING TO BE<br>CORRECT PER CONTRACT. | SIGNATURE:                      DATE:<br><br>SIGNATURE:                      DATE: | COPYRIGHT:<br>This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright. | REV. | DATE       | DESCRIPTION | DESIGNER | M.L. | JOB NUMBER | DNBR6B  |
|  |                                                                                                                  |                                |                       |                                                           |                                                                                    |                                                                                                                                                                                                                                      | R1   | 15/07/2026 | FOR REVIEW  | DRAWN    | J.L. | DRAWING    | A01     |
|  |                                                                                                                  |                                |                       |                                                           |                                                                                    |                                                                                                                                                                                                                                      | R2   | 20/07/2026 | FOR REVIEW  | CHECKED  | M.L. | PAGE SIZE  | 1 OF 10 |
|  |                                                                                                                  |                                |                       |                                                           |                                                                                    |                                                                                                                                                                                                                                      | R3   | 21/07/2026 | FOR D.A.    |          |      |            | A3      |

SURVEYOR: MCH DATE: 05/06/26

1. THIS PLAN HAS BEEN PREPARED BY NOVALAND CONSULTING 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. NOVA LAND CONSULTING 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 NOVA LAND CONSULTING.
6. HORIZONTAL BEARING DATUM IS PER GNSS OBSERVATIONS.
7. VERTICAL DATUM IS AHD83 PER GNSS OBSERVATIONS AT SPM11021.
8. CONTOUR INTERVAL IS 1.0m INDEX IS 0.2m.
9. BOUNDARIES AND EASEMENTS ARE COMPILED FROM SP187943; AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
10. CO-ORDINATES ARE PLANE AND PLANE AND SCALED AROUND SPM11021.



ACC # 371799313  
ABN. 71 615 812 747  
PH. 6344 7319  
E. info@designtolive.com.au  
W. designtolive.com.au

**CLIENT/S:**  
JORDAN RICHARDSON  
**SITE ADDRESS:**  
6B DANBURY DRIVE,  
LEGANA, 7277.

**DRAWING**  
SITE SURVEY PLAN

I/WE APPROVE THESE DRAWING TO BE  
CORRECT PER CONTRACT.

**SIGNATURE:**  
**SIGNATURE:**

**DATE:**  
**DATE:**

**COPYRIGHT:**  
This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

| REV. | DATE       | DESCRIPTION | DESIGNER | M.L. | JOB NUMBER | DNBR6B         |
|------|------------|-------------|----------|------|------------|----------------|
| R1   | 15/07/2026 | FOR REVIEW  | DRAWN    | J.L. | DRAWING    | A02<br>2 OF 10 |
| R2   | 20/07/2026 | FOR REVIEW  |          |      |            |                |
| R3   | 21/07/2026 | FOR D.A.    | CHECKED  | M.L. | PAGE SIZE  | A3             |

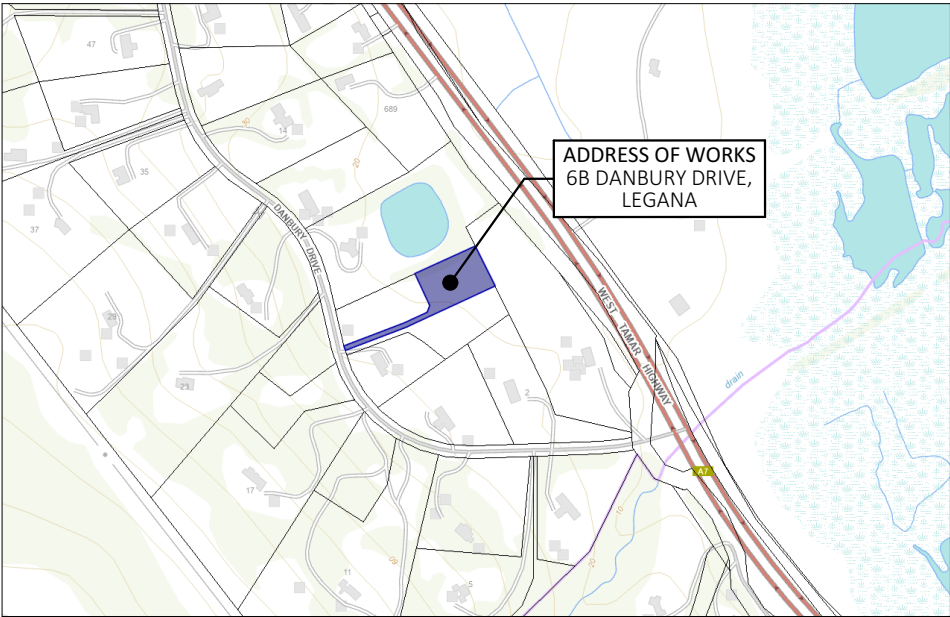
|                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| File name<br>L260518_SITEPLAN_050626_PLANE_3D.dwg                                                                                                                                                                                                                                                                                                                                                                   | Job Number<br>L260518 |
| Notes: <ul style="list-style-type: none"><li>- HORIZONTAL BEARING DATUM IS PER GNSS OBSERVATIONS.</li><li>- VERTICAL DATUM IS AHD83 PER GNSS OBSERVATIONS AT SPM11021.</li><li>- CONTOUR INTERVAL IS 1.0m INDEX IS 0.2m.</li><li>- BOUNDARIES AND EASEMENTS ARE COMPILED FROM SP187943; AND ARE APPROXIMATE AND SUBJECT TO SURVEY.</li><li>- CO-ORDINATES ARE PLANE AND PLANE AND SCALED AROUND SPM11021.</li></ul> | Drawn<br>MCH          |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | Scale<br>1:600@A3     |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | Date<br>05/06/26      |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | Edition<br>V1.0       |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | Sheet<br>1/1          |

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Launceston 7250  
132 Davey Street,  
Hobart 7000

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Email: info@novaland.com.au



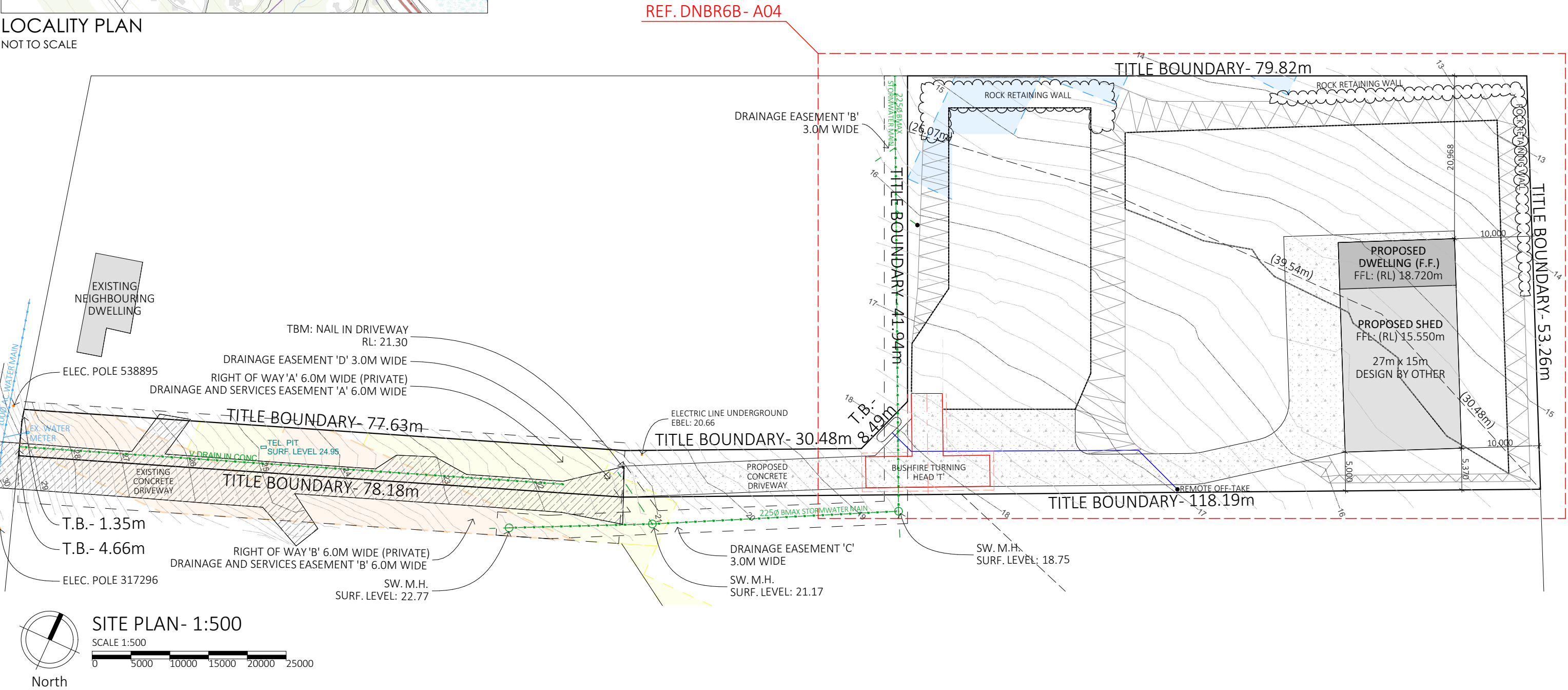
**SITE PLAN**  
6B DANBURY DRIVE, LEGANA 7277  
C.T. 187943-3



LOCALITY PLAN  
NOT TO SCALE

| AREA                     | m <sup>2</sup> |
|--------------------------|----------------|
| PROPOSED SHED            | 405.00         |
| PROPOSED DWELLING (F.F.) | 90.00          |

| KEY                                   |                     |
|---------------------------------------|---------------------|
| <span style="color: blue;">■</span>   | OVERLAND FLOOD AREA |
| <span style="color: yellow;">■</span> | LOW LANDSLIP AREA   |
| <span style="color: orange;">■</span> | MED. LANDSLIP AREA  |



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JORDAN RICHARDSON

**SITE ADDRESS:**  
6B DANBURY DRIVE,  
LEGANA, 7277.

**DRAWING**  
SITE PLAN - 1:500

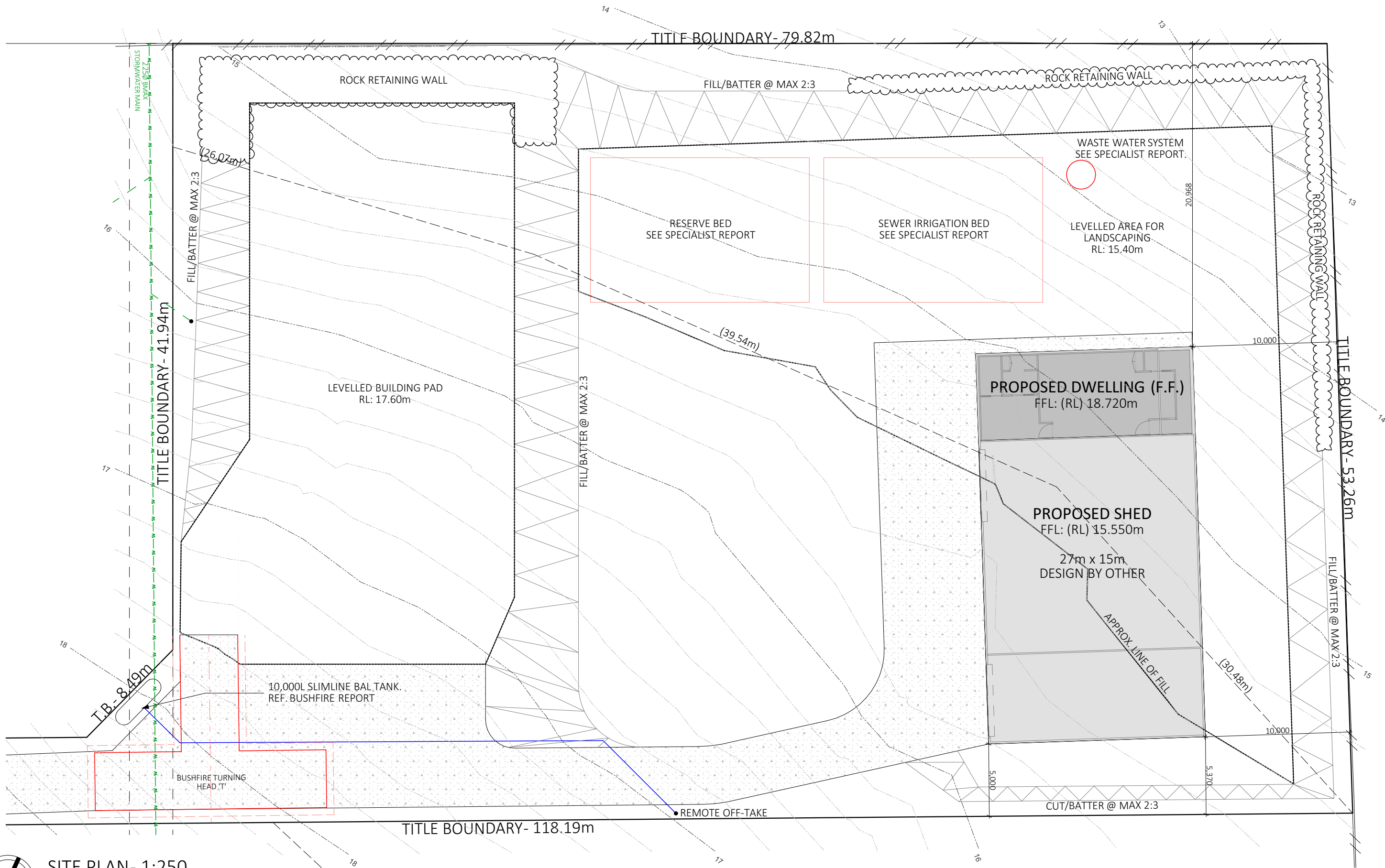
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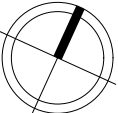
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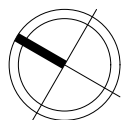
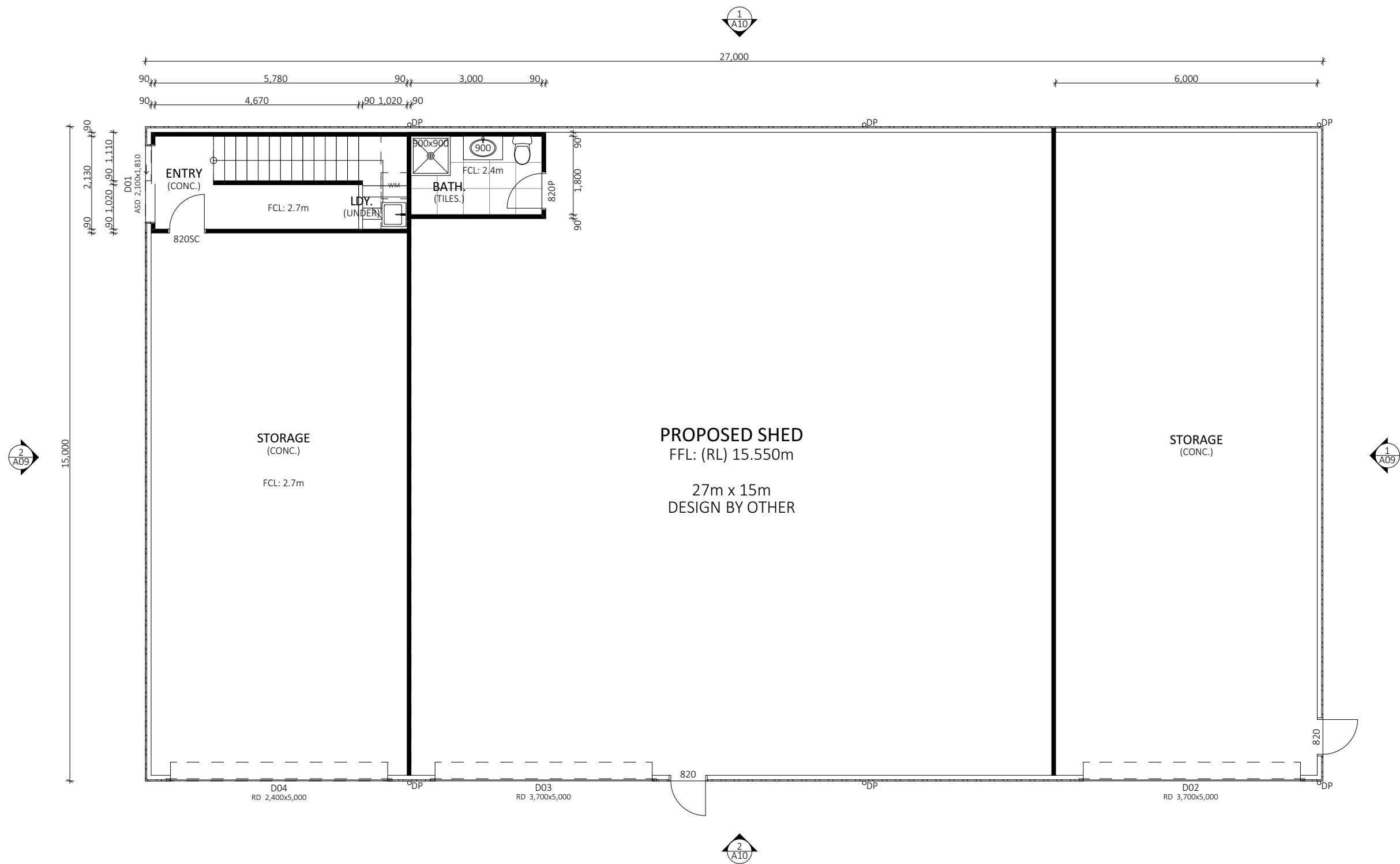
North

**SITE PLAN- 1:250**

SCALE 1:250

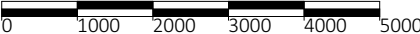


|                                                                                    |                                                                                                                  |                                       |                                                            |                                   |                                                           |                                            |                                  |                                                                                                                                                                                                                                             |  |             |             |                    |                 |             |                   |                       |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------------------------------------------|-----------------------------------|-----------------------------------------------------------|--------------------------------------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------|-------------|--------------------|-----------------|-------------|-------------------|-----------------------|
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|                                                                                    |                                                                                                                  |                                       |                                                            |                                   |                                                           |                                            |                                  |                                                                                                                                                                                                                                             |  | R2          | 20/07/2026  | FOR REVIEW         | <b>CHECKED</b>  | <b>M.L.</b> | <b>PAGE SIZE</b>  | <b>A3</b>             |



SHED FLOOR PLAN

SCALE 1:100



Project North



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6B DANBURY DRIVE,  
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DRAWING  
G.F. SHED FLOOR  
PLAN

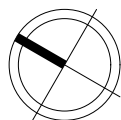
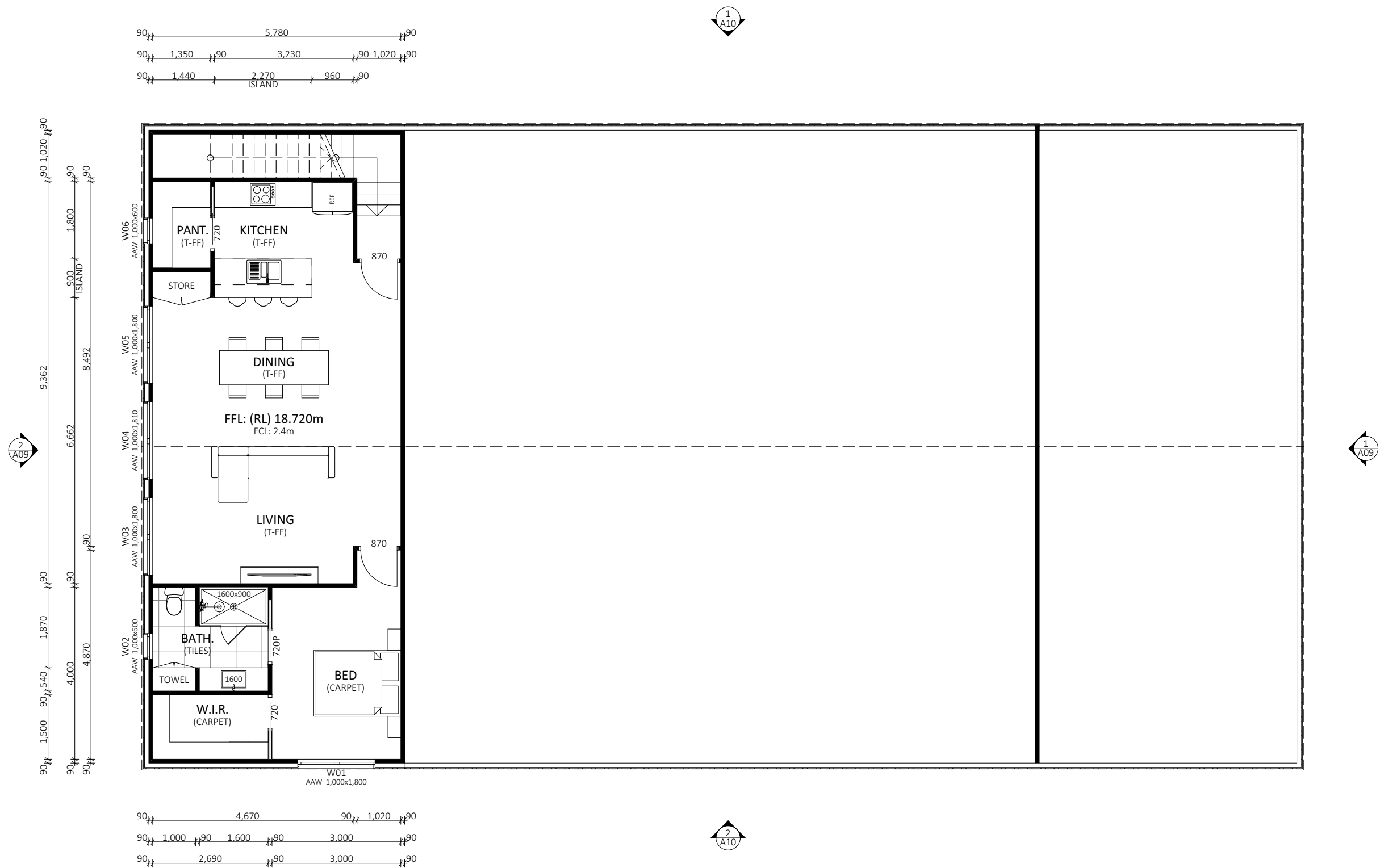
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DWELLING FLOOR PLAN (F.F.)

SCALE 1:100  
0 1000 2000 3000 4000 5000

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**DRAWING**  
F.F. DWELLING  
FLOOR PLAN

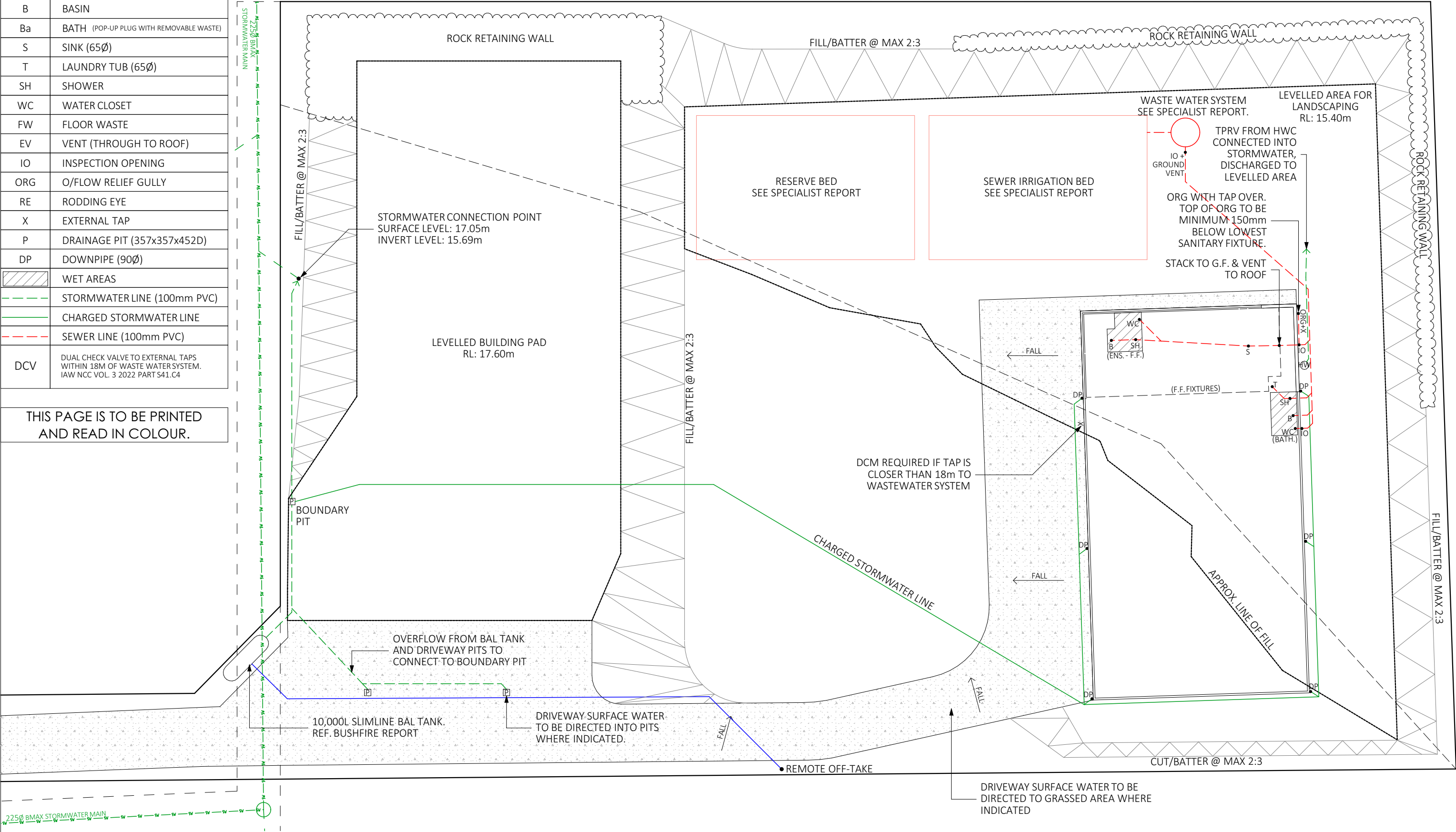
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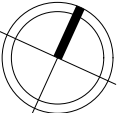
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| LEGEND                                                                           |                                                                                                    |
|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| B                                                                                | BASIN                                                                                              |
| Ba                                                                               | BATH (POP-UP PLUG WITH REMOVABLE WASTE)                                                            |
| S                                                                                | SINK (65Ø)                                                                                         |
| T                                                                                | LAUNDRY TUB (65Ø)                                                                                  |
| SH                                                                               | SHOWER                                                                                             |
| WC                                                                               | WATER CLOSET                                                                                       |
| FW                                                                               | FLOOR WASTE                                                                                        |
| EV                                                                               | VENT (THROUGH TO ROOF)                                                                             |
| IO                                                                               | INSPECTION OPENING                                                                                 |
| ORG                                                                              | O/FLOW RELIEF GULLY                                                                                |
| RE                                                                               | RODDING EYE                                                                                        |
| X                                                                                | EXTERNAL TAP                                                                                       |
| P                                                                                | DRAINAGE PIT (357x357x452D)                                                                        |
| DP                                                                               | DOWNPIPE (90Ø)                                                                                     |
|  | WET AREAS                                                                                          |
|  | STORMWATER LINE (100mm PVC)                                                                        |
|  | CHARGED STORMWATER LINE                                                                            |
|  | SEWER LINE (100mm PVC)                                                                             |
| DCV                                                                              | DUAL CHECK VALVE TO EXTERNAL TAPS WITHIN 18M OF WASTE WATER SYSTEM. IAW NCC VOL. 3 2022 PARTS41.C4 |

THIS PAGE IS TO BE PRINTED  
AND READ IN COLOUR.

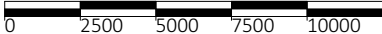




North

**EXTERNAL SERVICES**

SCALE 1:250



|                                                                                                                                                                                                        |                                                            |                                             |                                                           |                                            |                                  |                                                                                                                                                                                                                                             |             |             |                    |                 |             |                   |                       |                |             |                  |           |
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|                                                                                                                                                                                                        |                                                            |                                             |                                                           |                                            |                                  |                                                                                                                                                                                                                                             | R2          | 20/07/2026  | FOR REVIEW         |                 |             |                   |                       |                |             |                  |           |
|                                                                                                                                                                                                        |                                                            |                                             |                                                           |                                            |                                  |                                                                                                                                                                                                                                             | R3          | 21/07/2026  | FOR D.A.           |                 |             |                   |                       | <b>CHECKED</b> | <b>M.L.</b> | <b>PAGE SIZE</b> | <b>A3</b> |

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ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.

THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE-PLUMBING CODE OF AUSTRALIA.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.

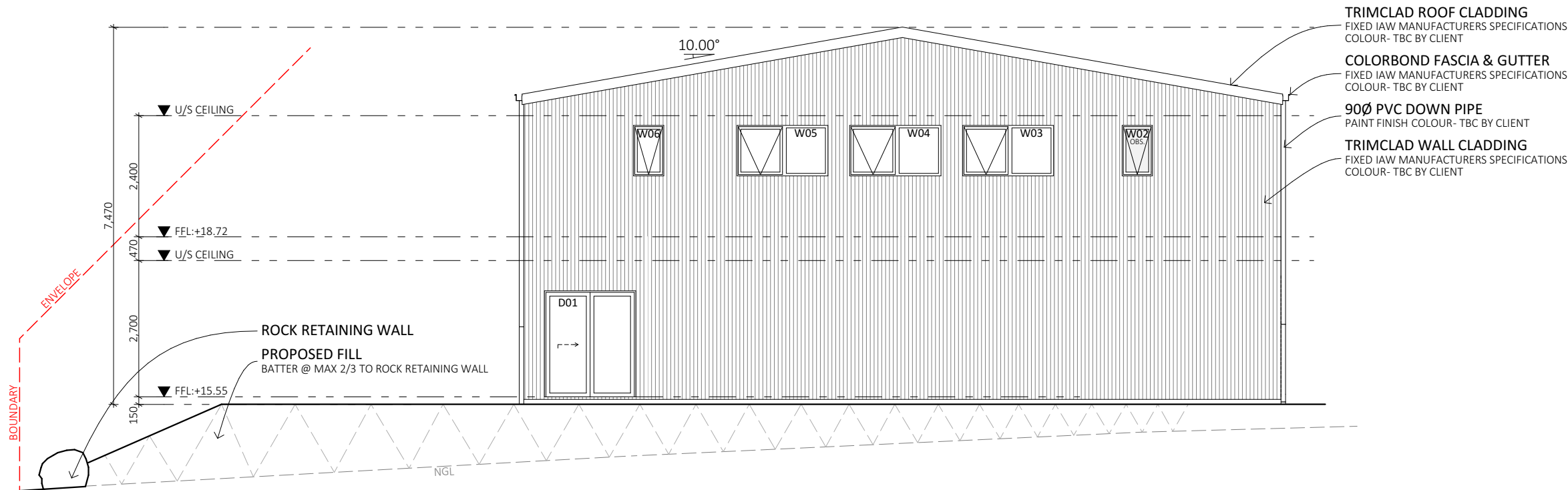
## 1. INTERNAL PIPING

- ## **2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE**

- ### **3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE**

- PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

|                                                                                                                                                                                                                    |                                       |                                              |                                                           |                                            |                                  |                                                                                                                                                                                                                                             |             |             |                    |                 |                  |                   |        |
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|                                                                                                                                                                                                                    | R1                                    |                                              |                                                           |                                            |                                  |                                                                                                                                                                                                                                             | 15/07/2026  | FOR REVIEW  | <b>DRAWN</b>       | <b>J.L.</b>     | <b>DRAWING</b>   | A08<br>8 OF 10    |        |
|                                                                                                                                                                                                                    | R2                                    |                                              |                                                           |                                            |                                  |                                                                                                                                                                                                                                             | 20/07/2026  | FOR REVIEW  |                    |                 |                  |                   |        |
|                                                                                                                                                                                                                    | R3                                    |                                              |                                                           |                                            |                                  |                                                                                                                                                                                                                                             | 21/07/2026  | FOR D.A.    | <b>CHECKED</b>     | <b>M.L.</b>     | <b>PAGE SIZE</b> | <b>A3</b>         |        |

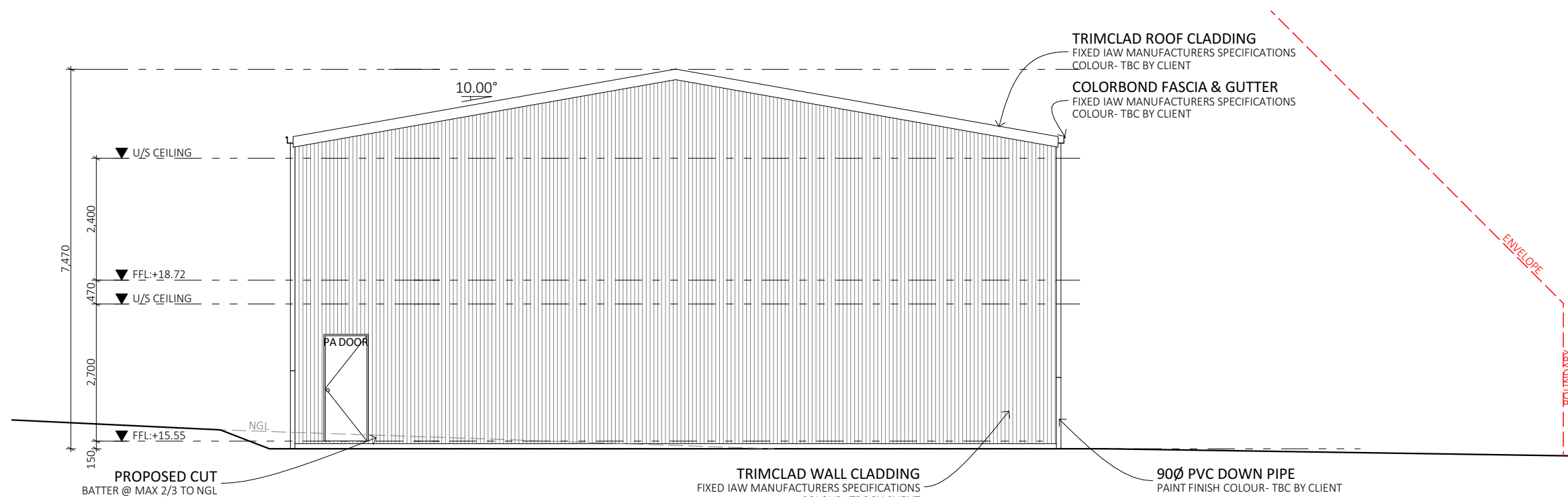
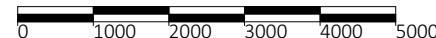


2

A05/A06

## NORTH-WESTERN ELEVATION

SCALE 1:100

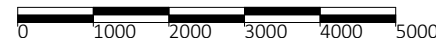


1

A05/A06

## SOUTH-EASTERN ELEVATION

SCALE 1:100



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**DRAWING**  
ELEVATIONS N/W-  
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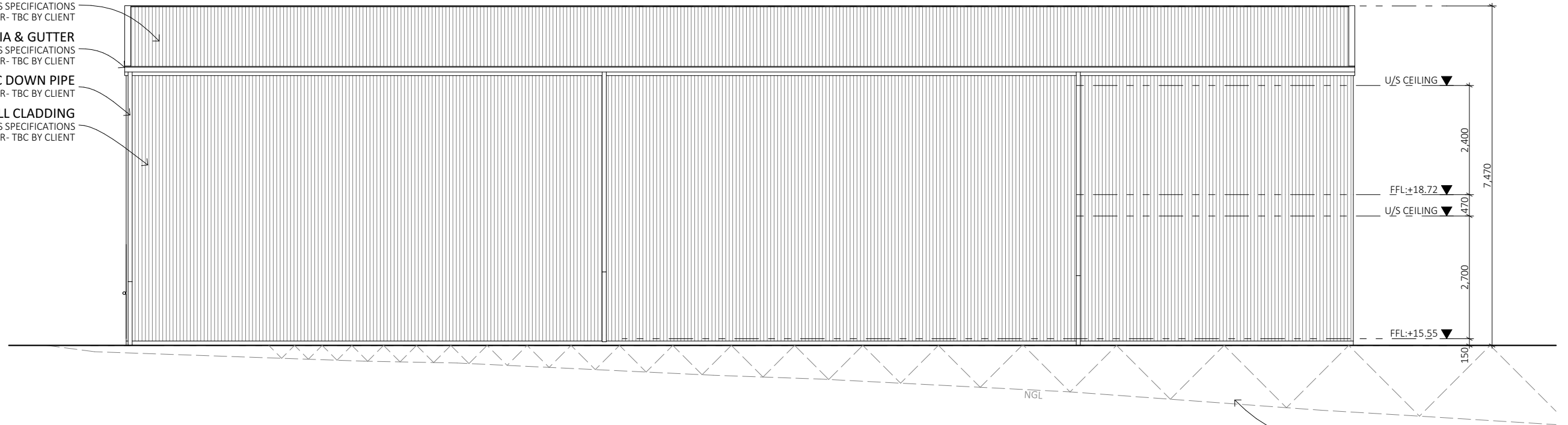
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| R2   | 20/07/2026 | FOR REVIEW  |          |      |            |                |
| R3   | 21/07/2026 | FOR D.A.    | CHECKED  | M.L. | PAGE SIZE  | A3             |

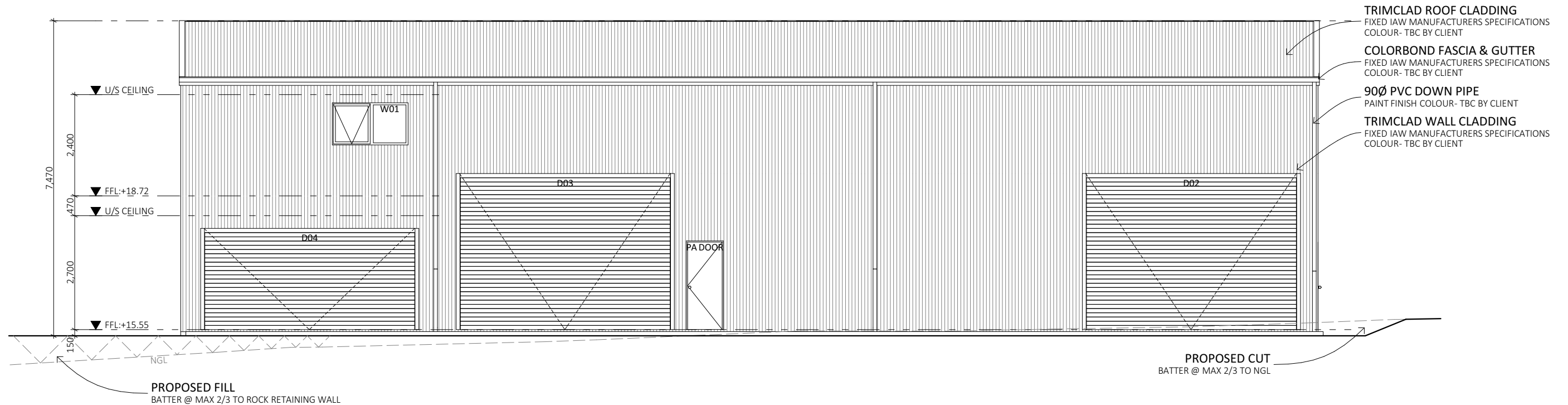
- TRIMCLAD ROOF CLADDING  
FIXED IAW MANUFACTURERS SPECIFICATIONS  
COLOUR- TBC BY CLIENT
- COLORBOND FASCIA & GUTTER  
FIXED IAW MANUFACTURERS SPECIFICATIONS  
COLOUR- TBC BY CLIENT
- 90Ø PVC DOWN PIPE  
PAINT FINISH COLOUR- TBC BY CLIENT
- TRIMCLAD WALL CLADDING  
FIXED IAW MANUFACTURERS SPECIFICATIONS  
COLOUR- TBC BY CLIENT



1  
A05/A06

## NORTH-EASTERN ELEVATION

SCALE 1:100  
0 1000 2000 3000 4000 5000



2  
A05/A06

## SOUTH-WESTERN ELEVATION

SCALE 1:100  
0 1000 2000 3000 4000 5000



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**DRAWING**  
ELEVATIONS N/E-  
S/W

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