

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026249

Assess No: A13627

PID No: 9172692

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) JAMES GALVIN

Location / Address: LOT 149 RUBIGOLD STREET, LEGANA

Title Reference: 300676/149

Zone(s): GENERAL RESIDENTIAL

Existing Development/Use: VACANT

Existing Developed Area: Area N/A

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 REF. PLANS

Estimated construction cost of the proposed development: \$ 280,000

Building Materials:
Wall Type: BRICK VENEER Colour: TBC
Roof Type: ROOF TILES Colour: TBC

Application Number: «Application Number»

SUBDIVISION	☒ N/A
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Subdivision creating additional lots ☐
 Boundary adjustment with no additional lots created ☐

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

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE	☒ N/A
--	---

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

Existing Car Parking:	
Proposed Car Parking:	

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

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

Application Number: «Application Number»

APPLICANT DECLARATION

Owner:

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

Name (print)

Signed

Date

Applicant:

(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

**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

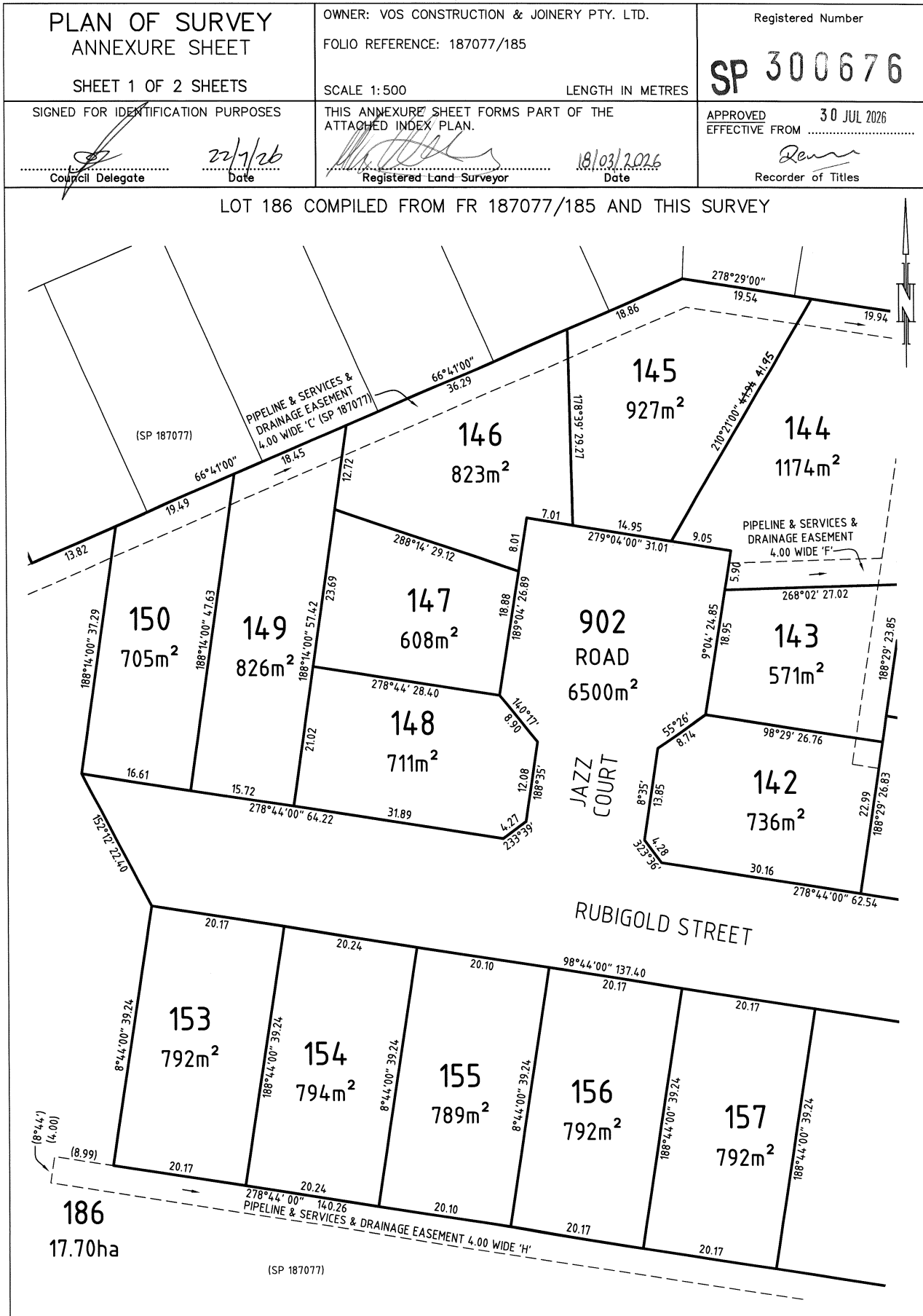
OWNER : VOS CONSTRUCTION & JOINERY PTY. LTD. FOLIO REFERENCE : F.R. 187077/185 GRANTEE : PART OF 2500 ACRES Gtd TO JOHN GRIFFITHS	PLAN OF SURVEY BY SURVEYOR: M.R. HEATLEY of OPDA SURVEYORS, ENGINEERS & PLANNERS 3/23 BRISBANE STREET, LAUNCESTON LOCATION: TOWN OF LEGANA SCALE 1:2500 LENGTHS IN METRES	REGISTERED NUMBER SP300676 APPROVED 30 JUL 2026 EFFECTIVE FROM <i>Ken</i> Recorder of Titles
PRIORITY FINAL PLAN SURVEYORS REF: 55171LK ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

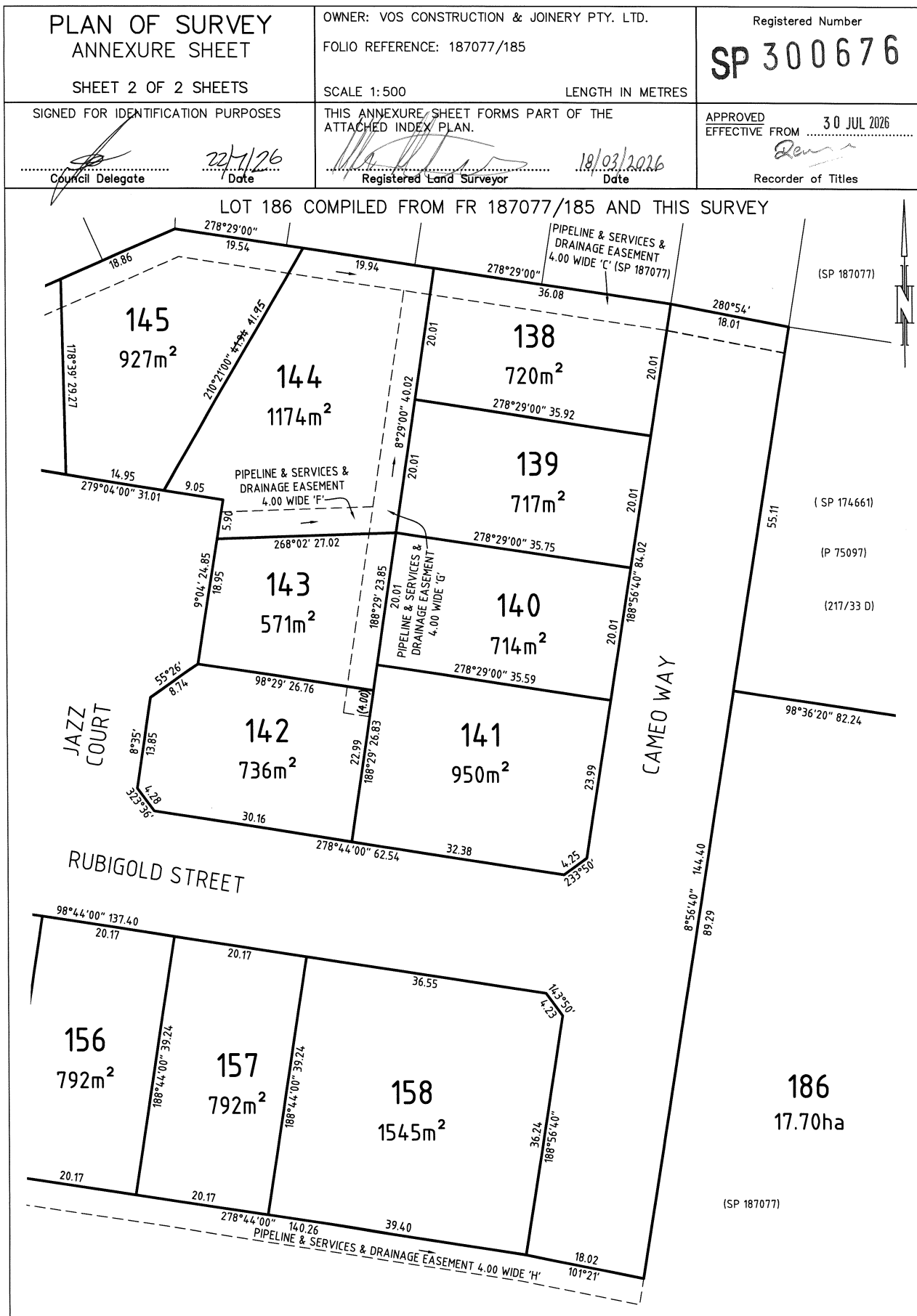
LOT 186 COMPILED FROM FR 187077/185 AND THIS SURVEY

186
17.70ha

1- DRAINAGE EASEMENT 3.00 WIDE & VARIABLE (SP 187077)
 2- DRAINAGE EASEMENT 4.00 WIDE (SP 187077)
 C- PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE 'C' (SP 187077)
 E- PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE 'E' (SP 187077)
 F- PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE 'F'
 G- PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE 'G'
 H- PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE 'H'

<i>[Signature]</i> Registered Land Surveyor 18/03/2026 Date	<i>[Signature]</i> Council Delegate 22/7/26 Date
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SCHEDULE OF EASEMENTS

Registered Number

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

SP 300676

PAGE 1 OF 4 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 138, 144, 145, 146, 149, 150, ^{902*} and 186 on the plan ("the Lot") are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE 'C' (SP 187077)" shown on the plan ("the Easement Land").

Lots 138, 144, 145, 146, 149, 150, ^{902*} and 186 on the plan are subject to a Right of Drainage in favour of the West Tamar Council over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE 'C' (SP 187077)" shown passing through those lots on the plan.

Lots 142, 143 and 144 on the plan ("the Lot") are subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE 'G'" shown on the plan ("the Easement Land").

Lots 142, 143 and 144 on the plan are subject to a Right of Drainage in favour of the West Tamar Council over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE 'G'" shown passing through those lots on the plan.

Lot 144 on the plan ("the Lot") is subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE 'F'" shown on the plan ("the Easement Land").

Lot 144 on the plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE 'F'" shown passing through lot 144 on the plan.

Lot 186 on the plan ("the Lot") is subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE 'E' (SP 187077)" shown on the plan ("the Easement Land").

Lot 186 on the plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE 'E' (SP 187077)" shown passing through lot 186 on the plan.


Darren Roelf Vos


Adrian Donald Bott

Amendment made with
Consent from Penny
Sproal 30/1/2026

(USE ANNEXURE PAGES FOR CONTINUATION)

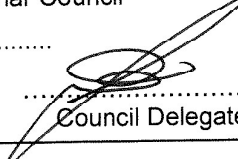
SUBDIVIDER: Vos Construction & Joinery Pty Ltd
FOLIO REF: Volume 187077 Folio 185
SOLICITOR
& REFERENCE: Penny Sproal - PS:269981

PLAN SEALED BY: West Tamar Council

DATE:

PA 2021.06.14

REF NO.


Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 2 OF 4 PAGES

Registered Number

SP 300676

SUBDIVIDER: Vos Construction & Joinery Pty Ltd
FOLIO REFERENCE: Volume 187077 Folio 185

Lot 186 on the plan ("the Lot") is subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE 'H'" shown on the plan ("the Easement Land").

Lot 186 on the plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE 'H'" shown passing through lot 186 on the plan.

Lot 186 on the plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 3.00 WIDE & VARIABLE (SP 187077)" shown passing through lot 186 on the plan.

Lot 186 on the plan is subject to a Right of Drainage in favour of the West Tamar Council over the land marked "DRAINAGE EASEMENT 4.00 WIDE (SP 187077)" shown passing through lot 186 on the plan.

That part of each lot on the plan formerly comprised in Lot 1 on Plan 174662 is together with a right of carriage way over all the Roadways shown on Plan No. 610 other than the Roadway marked thereon as "Track from West Tamar Road to Homestead".

INTERPRETATION

In this Schedule of Easements:

"Pipeline Easement" means:

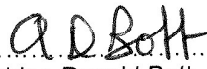
The full and free right and liberty to draw water through pipes now or to be installed as hereinafter appears within that portion of each lot subject thereto marked pipeline easement on the plan and for that purpose to enter thereon and to lay in, under and upon the pipeline easement such pipe or pipes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

"Pipeline & Services Easement" means:

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorized by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment,
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorized to do or undertake,
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure,
- (4) run and pass sewerage, water and electricity through and along the Infrastructure,
- (5) do all works reasonably required in connection with such activities or as may be authorized or required by any law:
 - (a) without doing unnecessary damage to the Easement Land, and
 - (b) leaving the Easement Land in a clean and tidy condition.


Darren Roelf Vos


Adrian Donald Bott

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

**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 3 OF 4 PAGES

Registered Number

SP 300676

SUBDIVIDER: Vos Construction & Joinery Pty Ltd
FOLIO REFERENCE: Volume 187077 Folio 185

- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorized by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land, and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

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

- (a) Sewer pipes and water pipes and associated valves,
- (b) Telemetry and monitoring devices,
- (c) Inspection and access pits,
- (d) Electricity assets and other conducting media (excluding telemetry and monitoring devices),
- (e) Markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure,
- (f) Anything reasonably require to support, protect or cover any other Infrastructure,
- (g) Any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewerage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity, and
- (h) Where the context permits, any part of the Infrastructure.

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

FENCING COVENANT

The Owner of each lot on the plan covenants with the Vendor (Vos Construction & Joinery Pty Ltd) that the Vendor shall not be required to fence.



.....
Darren Roelf Vos



.....
Adrian Donald Bott

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**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 4 OF 4 PAGES

Registered Number

SP 300676

SUBDIVIDER: Vos Construction & Joinery Pty Ltd
FOLIO REFERENCE: Volume 187077 Folio 185

EXECUTED by **VOS CONSTRUCTION &
JOINERY PTY LTD** (ACN 009 558 258) being the
registered proprietor of the land comprised in Folio
of the Register Volume 187077 Folio 185 in
accordance with Section 127 of the Corporations
Act 2001:

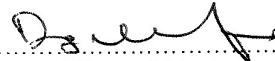


.....
Darren Roelf Vos - Director

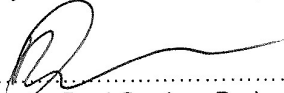


.....
Adrian Donald Bott - Secretary

LEGANA ORCHARDS PTY LTD (ACN 009 520
852) as mortgagee under Mortgage No. E308992
hereby consents to this Schedule of Easements:



.....
Raymond Howard Montague - Director



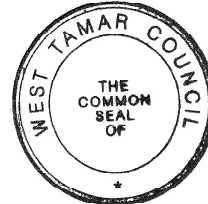
.....
Darren Paul Gardner Barber - Director

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SP 300676

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
has been affixed, pursuant to a resolution of the Council of the said municipality
passed the 22nd day of JULY 2020, in the presence of us

Member M. Sullivan

Member

Council Delegate [Signature]

Council Reference PA2021064

NOMINATIONS

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

SPROAL & ASSOCIATES

..... Solicitor to act for the owner

PDA SURVEYORS (LAUNCESTON)

..... Surveyor to act for the owner
(REF: 55171LK)

OFFICE EXAMINATION:

Indexed

Computed MH.21/7/2026

Examined MH.21/7/2026



PROPOSED DWELLING & SHED
LOT 149 RUBIGOLD STREET,
LEGANA, 7277.



DRAWINGS

A01	COVER PAGE
A02	SITE PLAN
A03	FLOOR PLAN
A04	EXTERNAL SERVICES
A05	ELEVATIONS NTH-STH
A06	ELEVATIONS EST-WST
A07	PERSPECTIVES

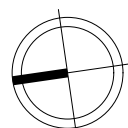
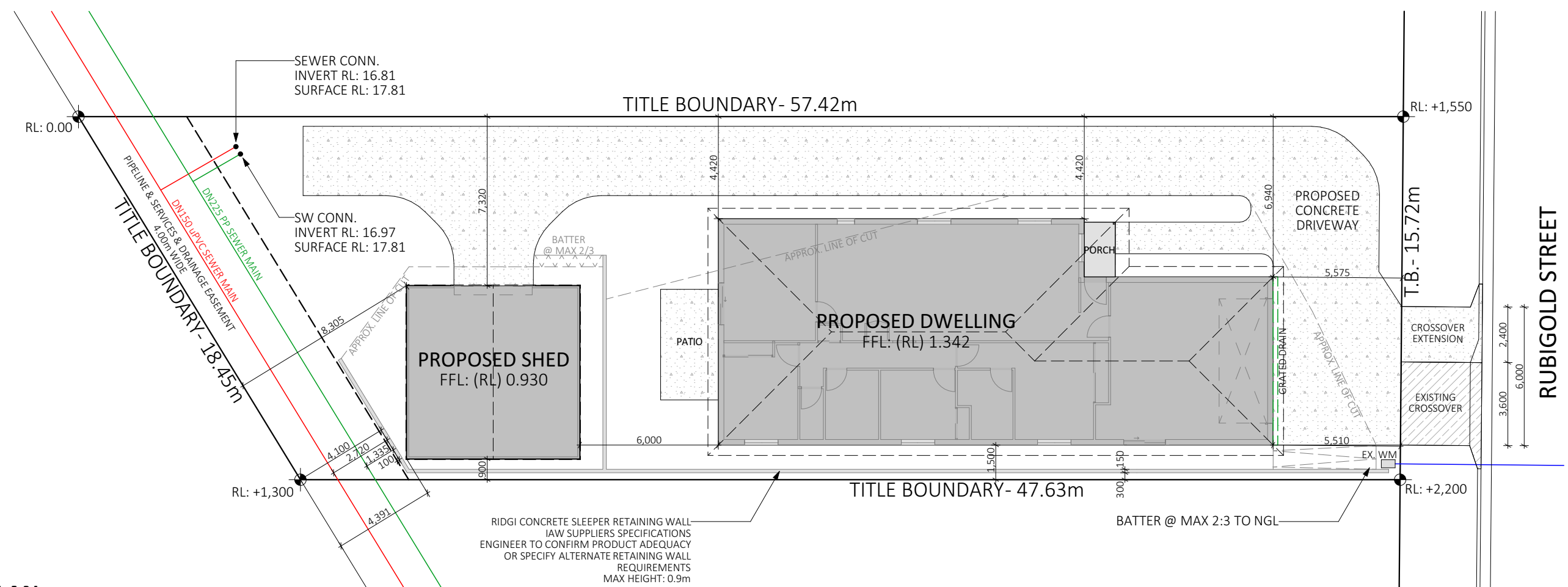
CLASSIFICATION OF BUILDING	COUNCIL	ZONE
CLASS 1A/10A	WEST TAMAR COUNCIL	GENERAL RESIDENTIAL
AREAS (m²)	LAND TITLE REFERENCE	ENERGY STAR RATING
DWELLING 214.88	300676/149	TBC
PORCH 3.18	PROPERTY ID	CLIMATE ZONE
SHED 56.25	9172692	7
	LOT SIZE (M²)	ALPINE AREA
	826	N/A
	BAL RATING	CORROSION ENV'
	LOW	LOW
	DESIGN WIND CLASS	SITE HAZARDS
	TBC	BUSHFIRE PRONE AREA
	SOIL CLASSIFICATION	
	TBC	
	PLANNING OVERLAY	BUSHFIRE PRONE AREA

ATTACHMENTS

	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: JAMES GALVIN	DRAWING COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	SIGNATURE: DATE: SIGNATURE: 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	CLIENT	JOB NUMBER	RBG149
							R1	17/08/2026	FOR REVIEW	DRAWN	J.L.	DRAWING	A01
							R2	24/08/2026	FOR D.A.	CHECKED	M.L.	PAGE SIZE	1 of 7
												A3	

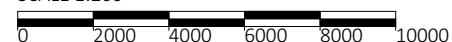


AREA	m ²
DWELLING	214.88
SHED	56.25
PORCH	3.18

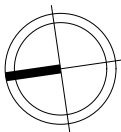
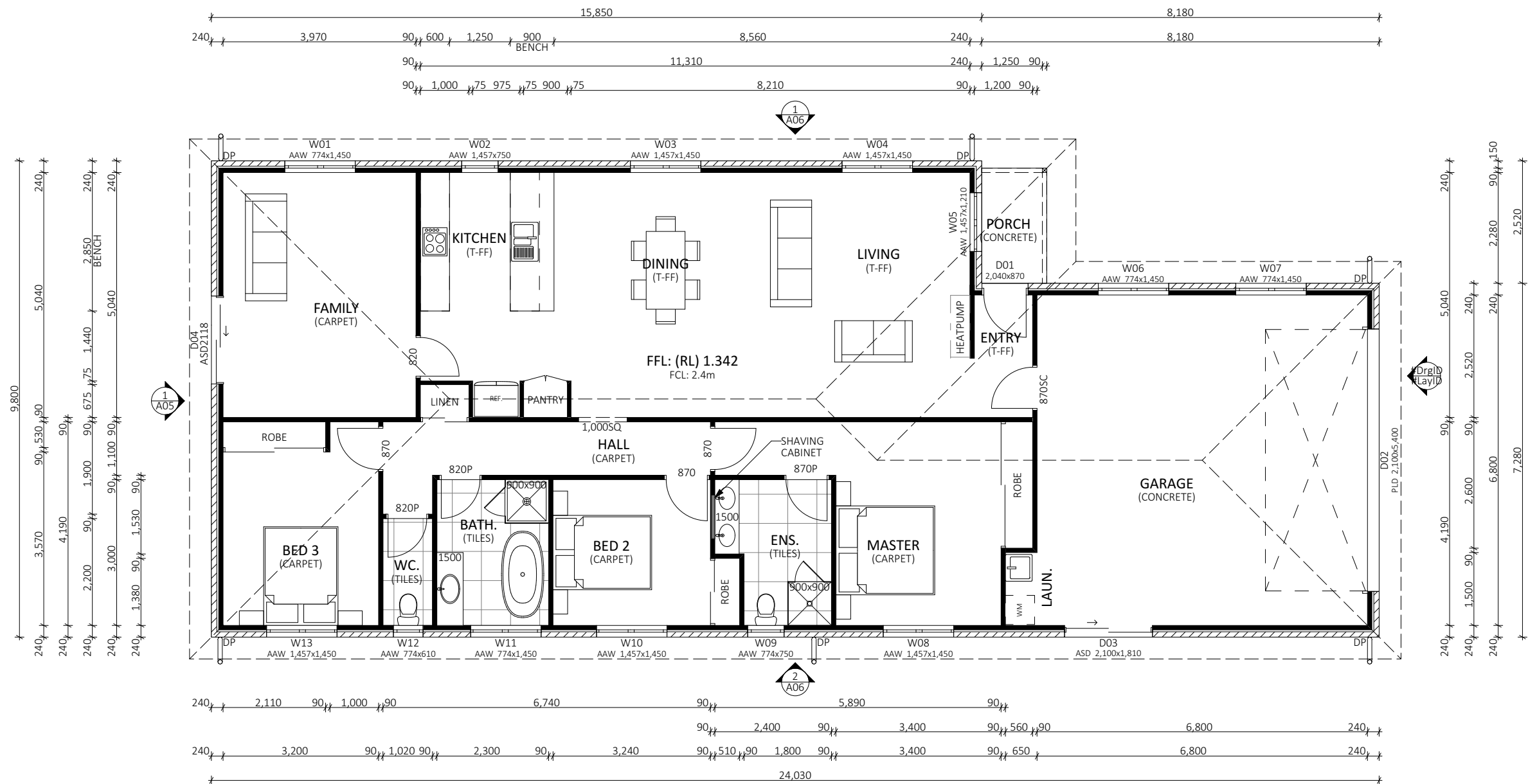


SITE PLAN

SCALE 1:200

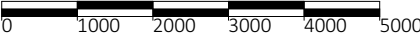


 ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: JAMES GALVIN	DRAWING SITE PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.		COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	CLIENT	JOB NUMBER	RBG149
	SITE ADDRESS: LOT 149 RUBIGOLD STREET, LEGANA, 7277.		SIGNATURE:	DATE:		R1	17/08/2026	FOR REVIEW	DRAWN	J.L.	DRAWING	A02
			SIGNATURE:	DATE:		R2	24/08/2026	FOR D.A.	CHECKED	M.L.	PAGE SIZE	A3
			SIGNATURE:	DATE:								



FLOOR PLAN

SCALE 1:100



NORTH



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

CLIENT/S:
JAMES GALVIN

SITE ADDRESS:
LOT 149 RUBIGOLD STREET,
LEGANA, 7277.

DRAWING
FLOOR PLAN

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

SIGNATURE:

DATE:

SIGNATURE:

DATE:

COPYRIGHT:

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REV.	DATE	DESCRIPTION	DESIGNER	CLIENT	JOB NUMBER	RBG149
R1	17/08/2026	FOR REVIEW	DRAWN	J.L.	DRAWING	A03 3 OF 7
R2	24/08/2026	FOR D.A.				
			CHECKED	M.L.	PAGE SIZE	A3

LEGEND	
B	BASIN
Ba	BATH
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)
	SEWER LINE (100mm PVC)
	AG. DRAIN

THIS PAGE IS TO BE PRINTED
AND READ IN COLOUR.

NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

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.

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES

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

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/ NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING

- a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
i) WITHIN AN UNVENTILATED WALL SPACE
ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS: OR
iii) BETWEEN CEILING INSULATION AND A CEILING
MUST HAVE A MINIMUM R-VALUE OF 0.2

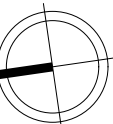
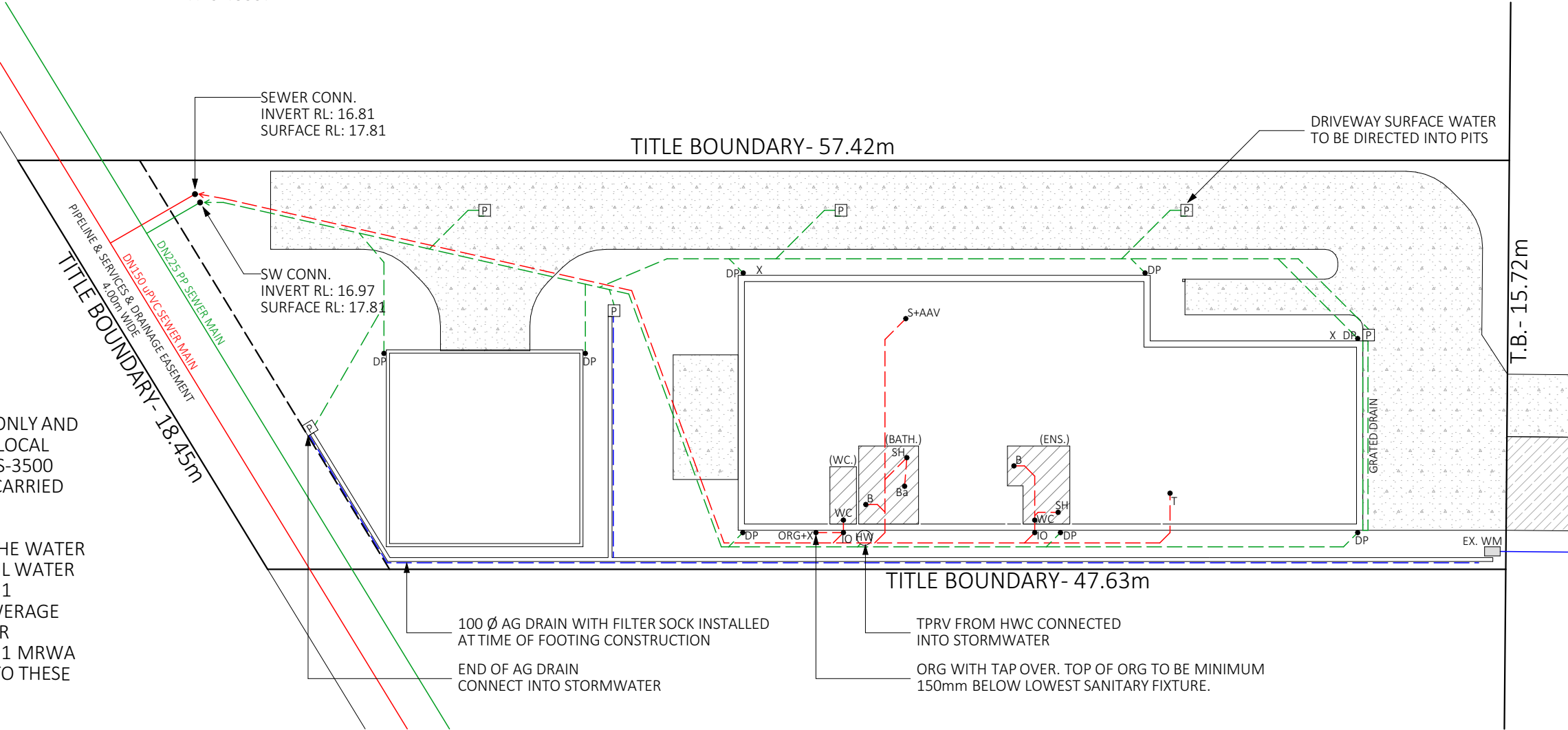
2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM,
MUST HAVE A MINIMUM R-VALUE OF 0.45

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

- a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM
MUST HAVE A MINIMUM R-VALUE OF 0.6

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



EXTERNAL SERVICES

SCALE 1:200
0 2000 4000 6000 8000 10000



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CLIENT/S:
JAMES GALVIN

SITE ADDRESS:
LOT 149 RUBIGOLD STREET,
LEGANA, 7277.

DRAWING
EXTERNAL
SERVICES

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CORRECT PER CONTRACT.

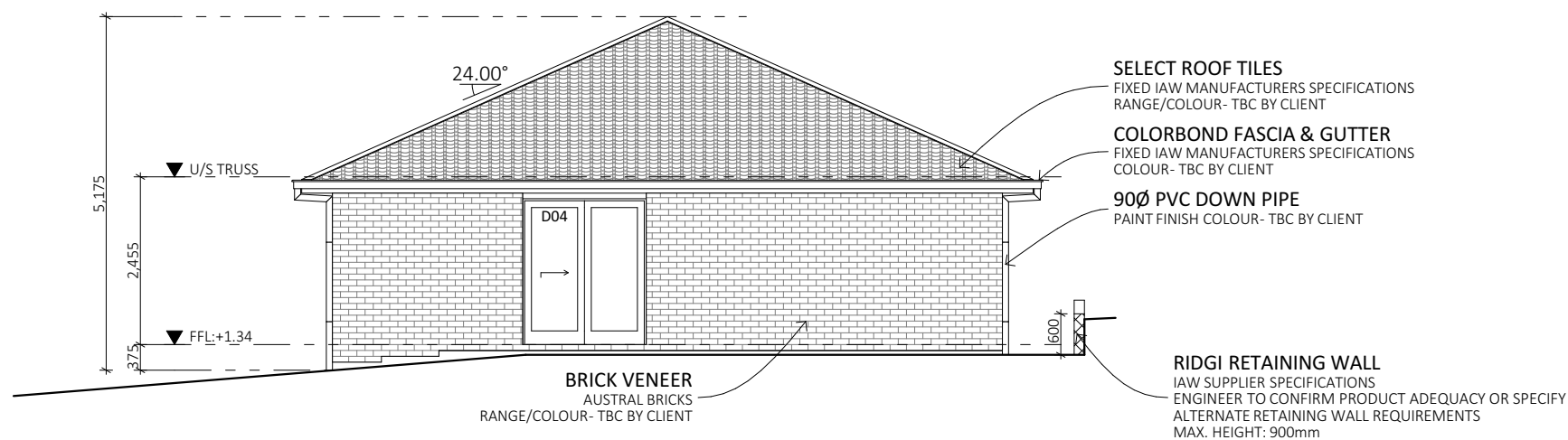
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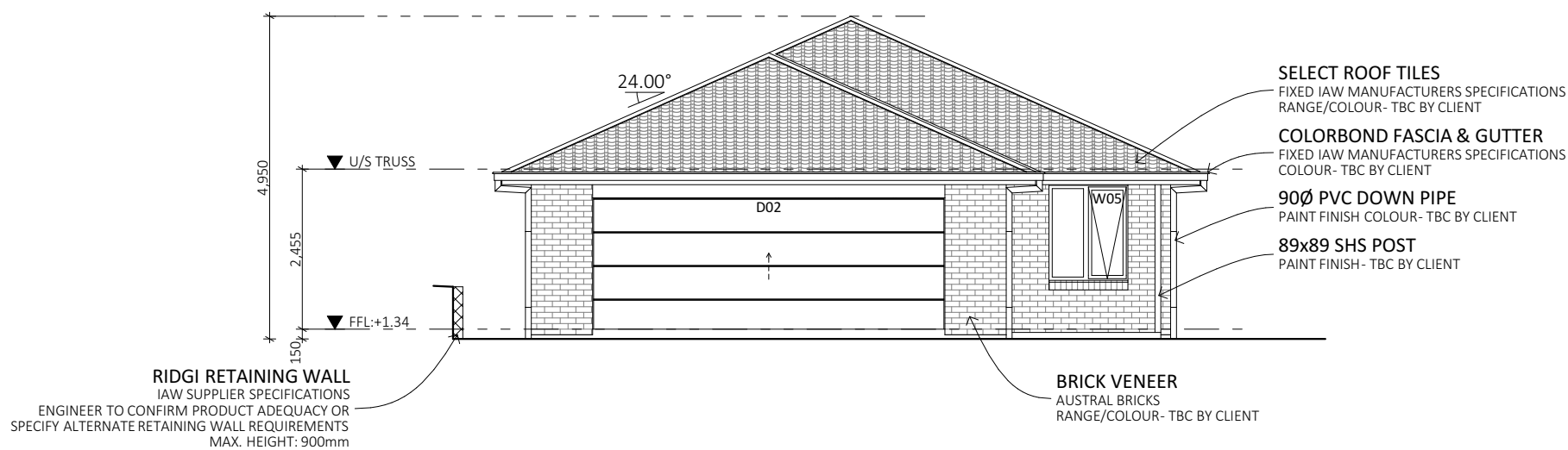
REV.	DATE	DESCRIPTION	DESIGNER	CLIENT	JOB NUMBER	RBG149
R1	17/08/2026	FOR REVIEW	DRAWN	J.L.	DRAWING	A04 4 of 7
R2	24/08/2026	FOR D.A.				
			CHECKED	M.L.	PAGE SIZE	A3



1
A03

NORTHERN ELEVATION

SCALE 1:100
0 1000 2000 3000 4000 5000



2
A03

SOUTHERN ELEVATION

SCALE 1:100
0 1000 2000 3000 4000 5000



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CHECKED	M.L.	PAGE SIZE	A3



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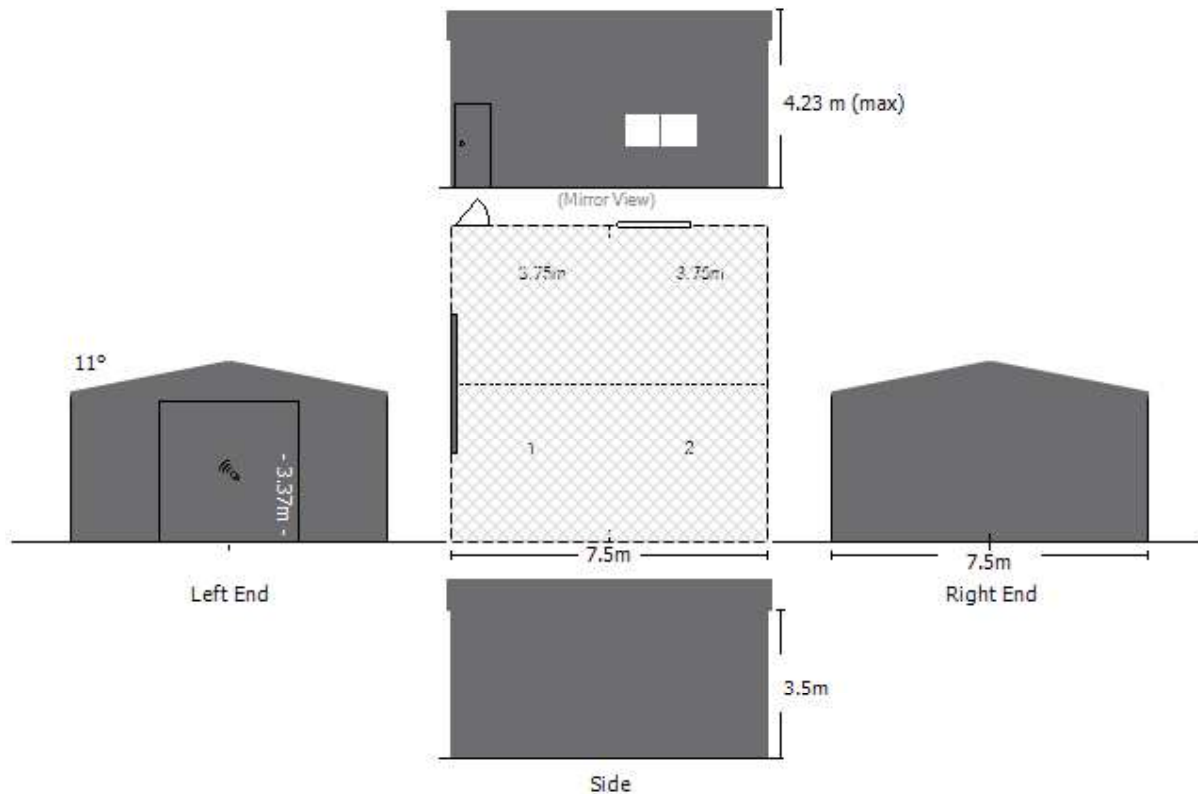
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R2	24/08/2026	FOR D.A.				
			CHECKED	M.L.	PAGE SIZE	A3

YOUR DESIGN

Fair Dinkum Builds Launceston is part of locally owned **Skyline Roofing & Sheetmetal**

99 to 103 Forster Street, INVERMAY TAS 7248

P: 03 6334 5535 E: sales@launcestonsheds.com.au

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