# DEVELOPMENT APPLICATION

| | |
|---|---|
| **APPLICATION NUMBER:** | PLN-26-290 |
| **PROPOSED DEVELOPMENT:** | Residential (Single Dwelling) |
| **LOCATION:** | 26A Wakehurst Road Austins Ferry |
| **APPLICANT:** | Prime Design (Invermay) |
| **ADVERTISING START DATE:** | 24/11/2026 |
| **ADVERTISING EXPIRY DATE:** | 8/12/2026 |

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (**www.gcc.tas.gov.au**) until 8/12/2026.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on 8/12/2026, or for postal and hand delivered representations, by 5.00 pm on 8/12/2026.

374 Main Road, Glenorchy
PO Box 103, Glenorchy TAS 7010
(03) 6216 6800 | gccmail@gcc.tas.gov.au
**www.gcc.tas.gov.au**
ABN 19 753 252 493

Document Set ID: 3691596
Version: 1, Version Date: 20/11/2026

# PROPOSED NEW RESIDENCE
# 26a WAKEHURST ROAD, AUSTINS FERRY

## K.F. COOLEY

PDH26047



BUILDING DRAWINGS

| No | DRAWING |
|---|---|
| 01 | SITE PLAN |
| 02 | DRIVEWAY DETAILS |
| 03 | SITE DRAINAGE PLAN |
| 04 | LOCALITY PLAN |
| 05 | GROUND FLOOR PLAN |
| 06 | FIRST FLOOR PLAN |
| 07 | DOOR AND WINDOW SCHEDULES |
| 08 | ELEVATIONS |
| 09 | ELEVATIONS |
| 10 | ROOF PLAN |
| 11 | PERSPECTIVES |
| 12 | SHADOW DIAGRAMS |

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No .... PLN-26-290 ....
DATE RECEIVED ..... 17/11/2026 .....

| | | | | |
|---|---|---|---|---|
| FLOOR AREA | 32.32 | m2 | ( 3.48 | SQUARES ) |
| GARAGE AREA | 43.36 | m2 | ( 4.67 | SQUARES ) |
| FIRST FLOOR AREA | 119.36 | m2 | ( 12.85 | SQUARES ) |
| TOTAL AREA | 195.03 | | 20.99 | |

GENERAL PROJECT INFORMATION
TITLE REFERENCE: 188829/1
SITE AREA: 495m$^2$
DESIGN WIND SPEED: N3
SOIL CLASSIFICATION: M
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: MEDIUM
BAL RATING: N/A
OTHER KNOWN HAZARDS: PRIORITY VEGETATION AREA

NOT FOR CONSTRUCTION

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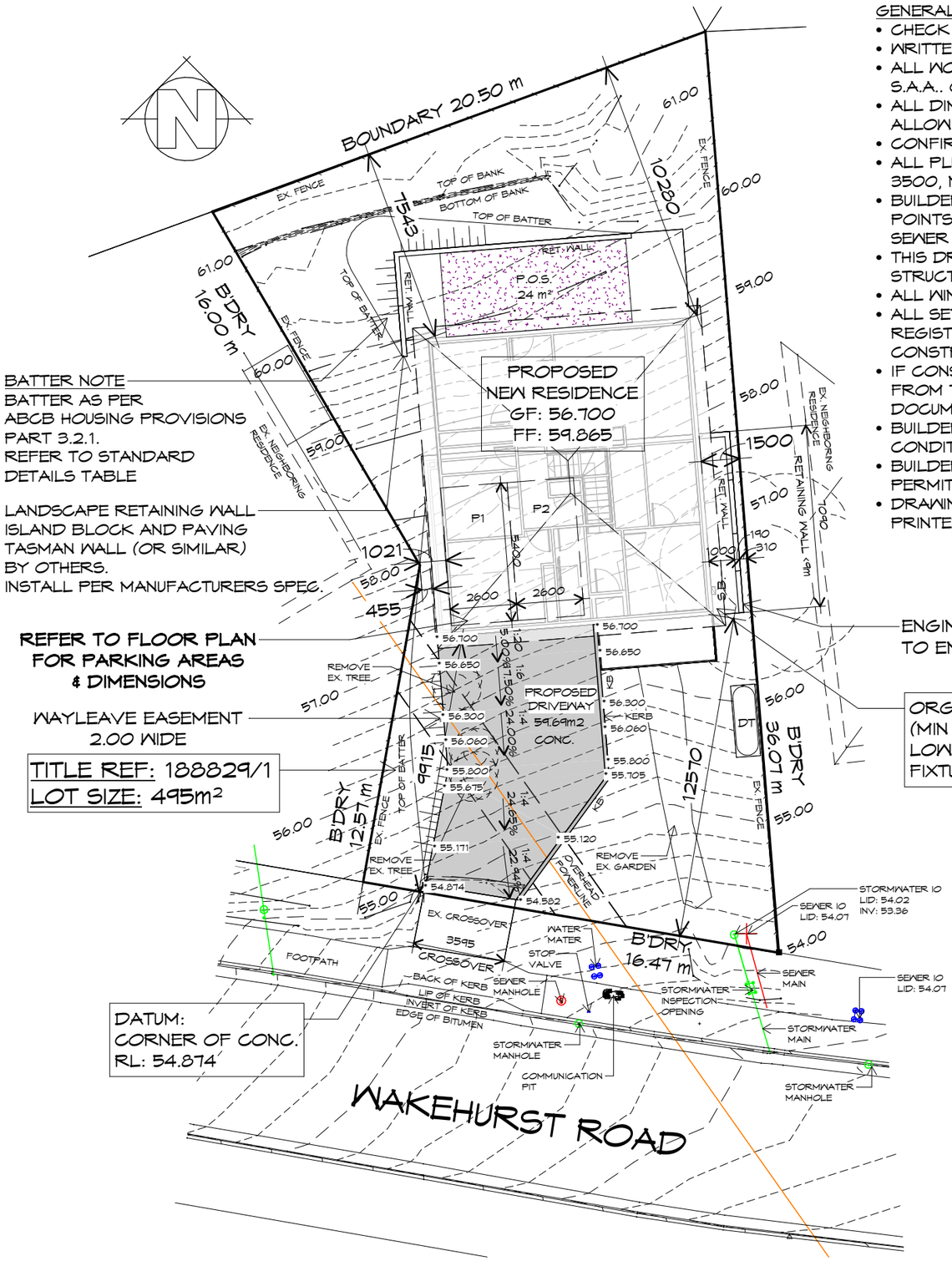
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H: Shop 9, 105-111 Main Road, Moonah, 7009
p(h)+ 03 6228 4575
info@ primedesigntas.com.au
primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

REV. DATE DESCRIPTION

NOVEMEBER 2026

PLANNING

Document Set ID: 3699570
Version: 1, Version Date: 17/11/2026




BATTER NOTE
BATTER AS PER
ABCB HOUSING PROVISIONS
PART 3.2.1.
REFER TO STANDARD
DETAILS TABLE

LANDSCAPE RETAINING WALL
ISLAND BLOCK AND PAVING
TASMAN WALL (OR SIMILAR)
BY OTHERS.
INSTALL PER MANUFACTURERS SPEC.

**REFER TO FLOOR PLAN FOR PARKING AREAS & DIMENSIONS**

WAYLEAVE EASEMENT
2.00 WIDE

TITLE REF: 188829/1
LOT SIZE: 495m²

DATUM:
CORNER OF CONC.
RL: 54.874

ENGINEERED RETAINING WALL
TO ENGINEERS SPECIFICATION.

ORG RL: 56.550
(MIN 150mm BELOW
LOWEST SANITARY
FIXTURE)

## GENERAL NOTES

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

## SETBACKS

REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

GARAGE IS LOCATED WITHIN 12m OF THE PRIMARY FRONTAGE, OPENING WIDTH IS 5.1m

## SITE COVERAGE

BUILDING FOOTPRINT 195.03 /SITE AREA 495 = 0.394
TOTAL SITE COVERAGE 39.4%

## PRIVATE OPEN SPACE

24m² MINIMUM,
WITH A MINIMUM DIMENSION OF 4m
GRADIENT NO STEEPER THAN 1:10

## SURVEYORS NOTES:

- DATE OF SURVEY: 21 APRIL 2026
- BEARING DATUM IS GDA2020 PER SP 188829.
- HORIZONTAL DATUM IS PLANE WITH MGA2020 COORDINATE ADOPTED AT
- SPM8271, WITH COORDINATES OF
- E 520641.378
- N 5263259.044 PER THE LIST.
- VERTICAL DATUM IS AHD PER SPM8271 WITH REPUTED RL 9.586M.
- CONTOUR INTERVAL 0.20M
- WHILE REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL VISIBLE ABOVE GROUND SERVICES, THERE MAY BE OTHER SERVICES WHICH WERE NOT LOCATED DURING SURVEY.
- ONLY THOSE FEATURES/POINTS SPECIFICALLY REQUESTED BY @@@@@@ OF @@@@@@@ HAVE BEEN LOCATED AND SUBSEQUENTLY SHOWN ON THIS PLAN.
- SOME SERVICES HAVE BEEN PLOTTED FROM COUNCIL RECORDS, AND AS SUCH ARE APPROXIMATE ONLY.
- PRIOR TO ANY DEMOLITION, EXCAVATION, FINAL DESIGN OR CONSTRUCTION ON THIS SITE, A COMPREHENSIVE SITE INVESTIGATION SHOULD BE UNDERTAKEN TO LOCATE ALL ABOVE AND BELOW GROUND SERVICE INFRASTRUCTURE.
- ALL COORDINATES WITHIN THIS FILE, ALTHOUGH STATED TO THE NEAREST 0.001 METRE, ARE APPROXIMATE ONLY AND ARE ONLY WITHIN 0.030M OF THE STATED COORDINATE (HORIZONTALLY AND VERTICALLY).
- THE BOUNDARIES SHOWN ON THIS PLAN ARE COMPILED FROM SP188829 AND, AS SUCH, ARE APPROXIMATE ONLY.
- IF ANY WORKS ARE TO BE CONDUCTED ON OR NEAR THE BOUNDARY A RE-ESTABLISHMENT SURVEY WILL BE REQUIRED.
- ANY DTM MODELING THAT IS TO BE DONE FROM THE ACCOMPANYING 3D DIGITAL FILE MUST BE DONE USING ONLY THE LAYER 'TRIANGLES' TO ENSURE THAT SURFACE MATCHES THAT VERIFIED BY PDA SURVEYORS, ENGINEERS & PLANNERS. NO RESPONSIBILITY IS TAKEN FOR THE USE OR INTERPRETATION OF THIS DATA IN ANY OTHER FORMAT.
- SOME FEATURE LEVELS ARE NOT SHOWN ON THIS PLAN FOR CLARITY. THESE CAN BE FOUND TURNED ON IN MODEL SPACE OR ON THE OFF LEVELS LAYER.

## DRIVEWAY GRADIENT

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

## CAR PARKING GRADIENT

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

## SEWER AND WATER SERVICES

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

GLENORCHY CITY COUNCIL PLANNING SE...
APPLICATION No .... PLN-26-290 ....
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# SITE PLAN

1 : 200

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

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bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

NOT FOR CONSTRUCTION

REV. DATE DESCRIPTION

Client name: K.F. COOLEY

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
26a WAKEHURST ROAD,
AUSTINS FERRY

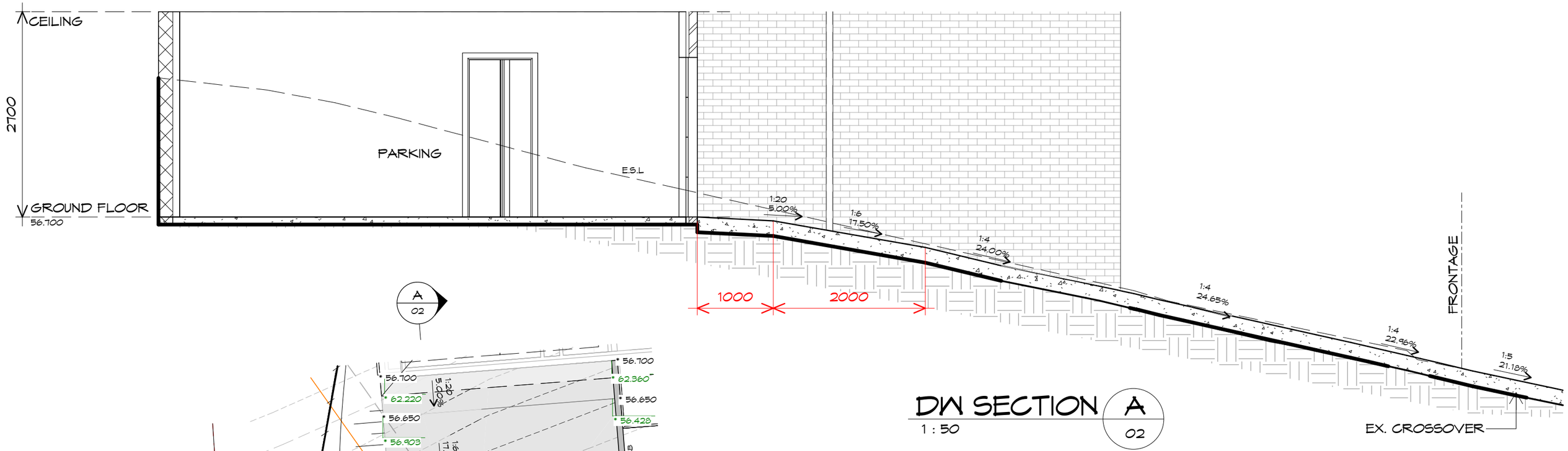
Drawing:
SITE PLAN

| Date: | Drafted by: | Approved by: |
|---|---|---|
| 16.11.2026 | A.D. | Approver |
| Project/Drawing no: | Scale: | Revision: |
| PDH26047 - 01 | 1 : 200 | 03 |

Accredited building practitioner: Frank Geskus -No CC246A

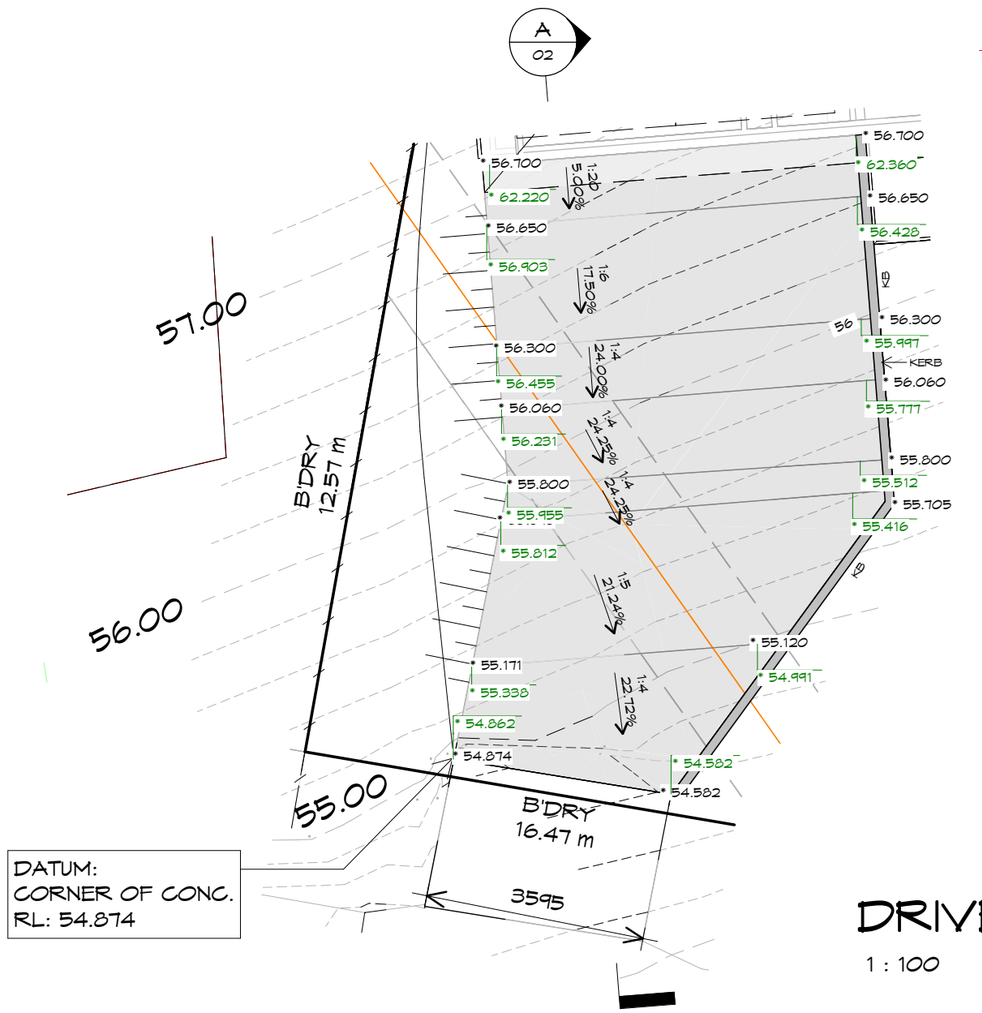
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## DW SECTION A 02

1 : 50




DATUM:
CORNER OF CONC.
RL: 54.874

## DRIVEWAY PLAN

1 : 100

## LEGEND

| | |
|---|---|
| *00.000 | NATURAL SURFACE LEVEL (PER SURVEY TOPOGRAPGY) |
| *00.000 | DRIVEWAY SURFACE LEVEL |
| KB | 150 WIDE KERB |

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Client name: K.F. COOLEY

PLANNING

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Project: PROPOSED NEW RESIDENCE
26a WAKEHURST ROAD,
AUSTINS FERRY

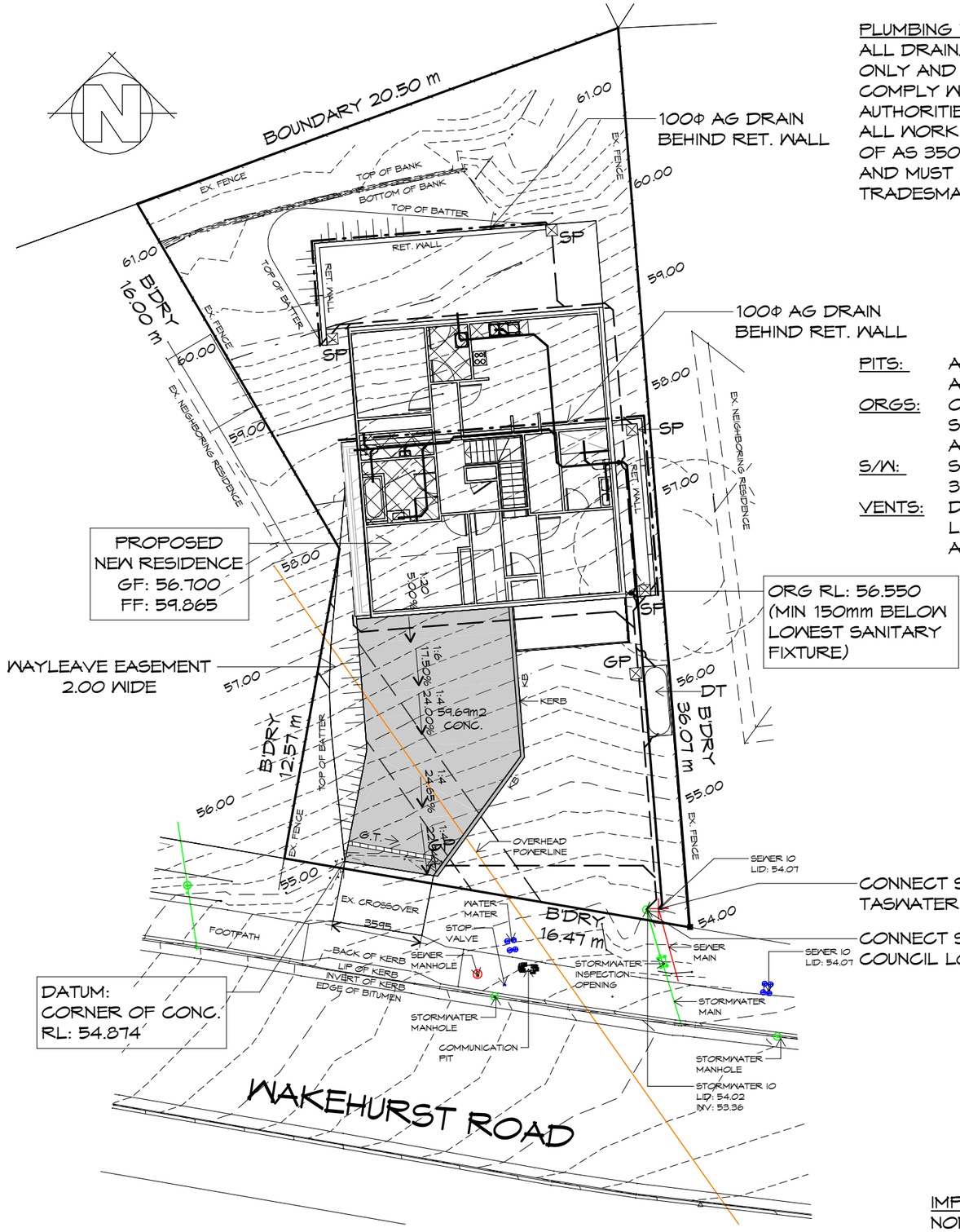
Drawing: DRIVEWAY DETAILS

| Date: | Drafted by: | Approved by: |
|---|---|---|
| 16.11.2026 | A.D. | Approver |
| Project/Drawing no: | Scale: | Revision: |
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PLUMBING NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

PITS: ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2025 PART 3

ORGS: OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2025 PART 2

S/W: STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2025 PART 3

VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2025 PART 2

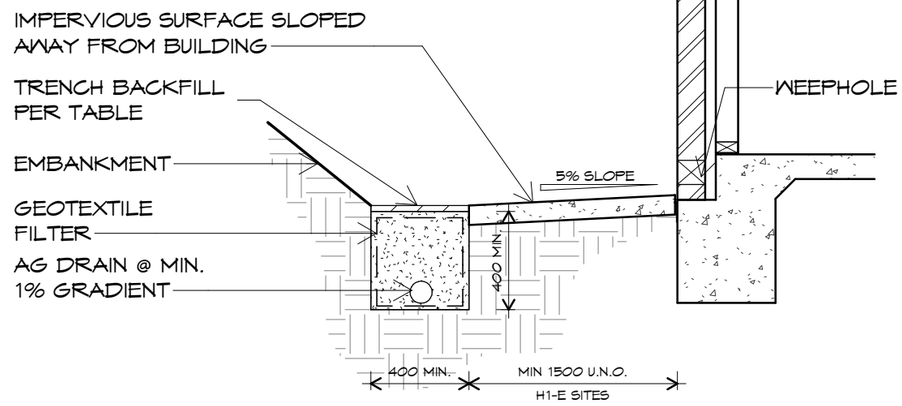
# LEGEND

- GP — GRATED PIT - 450x450 SURFACE DRAINAGE PIT AT LOCATION OF DRIVEWAY
- SP — SEDIMENT PIT - 300X300 EVERHARD SURFACE DRAINAGE PIT
- WET AREAS
- SEWER LINE
- STORMWATER LINE
- 100Φ AG DRAIN
- G.T. — GRATED TRENCH; 150mm WIDE
- KB — KERB; 150mm WIDE
- DT — 3,000 L WATER DETENTION TANK

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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.

IMPERVIOUS SURFACES
NON-IMPERVIOUS SURFACES 263 /SITE AREA 495 = 0.531
TOTAL SITE FREE FROM IMPERVIOUS SURFACES 53.13%

# SITE DRAINAGE PLAN

1 : 200

NOT FOR CONSTRUCTION

REV. DATE DESCRIPTION

Client name: K.F. COOLEY

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED NEW RESIDENCE
26a WAKEHURST ROAD,
AUSTINS FERRY

Drawing: SITE DRAINAGE PLAN

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| Date: | Drafted by: | Approved by: |
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| 16.11.2026 | A.D. | Approver |
| Project/Drawing no: | Scale: | Revision: |
| PDH26047 - 03 | As indicated | 03 |

Accredited building practitioner: Frank Geskus -No CC246A

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APPLICATION No .... PLN-26-290 ....
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# LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND **DOES NOT** FALL WITHIN A BUSHFIRE PRONE AREAS OVERLAY, THEREFORE **DOES NOT REQUIRE** A BUSHFIRE ASSESSMENT.

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

Client name:
K.F. COOLEY

PLANNING

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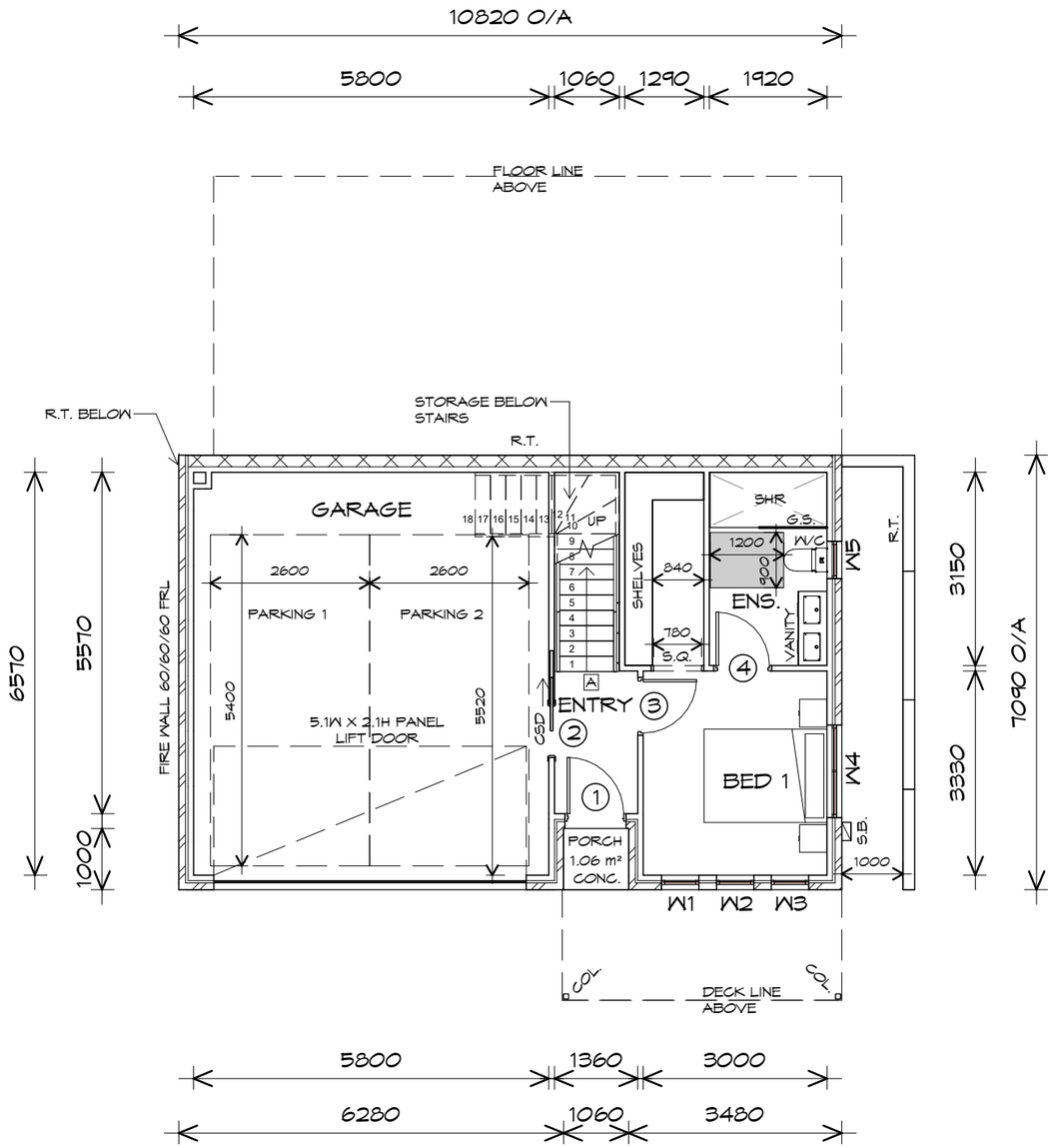
Drawing:
LOCALITY PLAN

| Date: | Drafted by: | Approved by: |
|---|---|---|
| 16.11.2026 | A.D. | Approver |
| **Project/Drawing no:** | **Scale:** | **Revision:** |
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# GROUND FLOOR PLAN

1 : 100

| | | | | |
|---|---|---|---|---|
| FLOOR AREA | 32.32 | m2 | ( 3.48 | SQUARES ) |
| GARAGE AREA | 43.36 | m2 | ( 4.67 | SQUARES ) |
| FIRST FLOOR AREA | 119.36 | m2 | ( 12.85 | SQUARES ) |
| TOTAL AREA | 195.03 | | 20.99 | |

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

## LEGEND

| | |
|---|---|
| CSD | CAVITY SLIDING DOOR |
| S/D | SLIDING DOOR |
| COL | COLUMN |
| G.S. | GLASS SCREEN |
| HWC | HOT WATER CYLINDER |
| OHC | OVERHEAD CUPBOARDS |
| H.R. | HAND RAIL |
| R.T. | RETAINING WALL |

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No .... PLN-26-290 ....
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STAIRS

| STAIR | No RISERS | RISER H'T | TREAD DEPTH |
|---|---|---|---|
| A | 18 | 180 | 250 |

NON SLIP TO COMPLY NCC 2022

STAIRS
TO COMPLY ABCB HOUSING PROVISIONS PART 11.2

HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

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PROPOSED NEW RESIDENCE
26a WAKEHURST ROAD,
AUSTINS FERRY

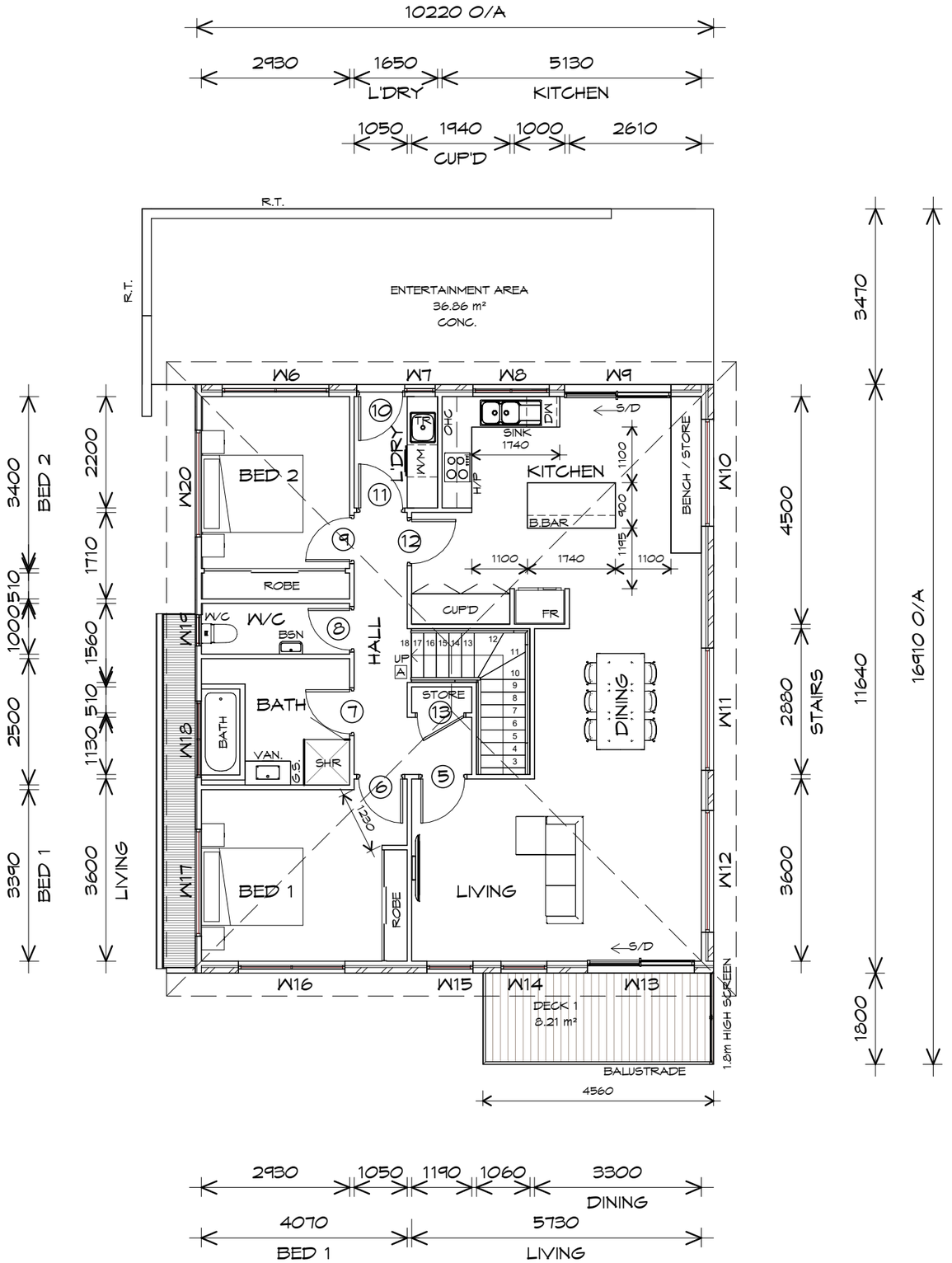
Drawing:
GROUND FLOOR PLAN

| Date: | Drafted by: | Approved by: |
|---|---|---|
| 16.11.2026 | A.D. | Approver |
| Project/Drawing no: | Scale: | Revision: |
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# FIRST FLOOR PLAN

1 : 100

| | | | | |
|---|---|---|---|---|
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## LEGEND

| | |
|---|---|
| CSD | CAVITY SLIDING DOOR |
| S/D | SLIDING DOOR |
| COL | COLUMN |
| G.S. | GLASS SCREEN |
| H/WC | HOT WATER CYLINDER |
| OHC | OVERHEAD CUPBOARDS |
| H.R. | HAND RAIL |
| R.T. | RETAINING WALL |

GLENORCHY CITY COUNCIL PLANNING SE[illegible]
APPLICATION No .... PLN-26-290 ....
DATE RECEIVED ..... 17/11/2026 .....

STAIRS

| STAIR | No RISERS | RISER H'T | TREAD DEPTH |
|---|---|---|---|
| A | 18 | 180 | 250 |

NON SLIP TO COMPLY NCC 2022

STAIRS
TO COMPLY ABCB HOUSING PROVISIONS PART 11.2

HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

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REV. DATE DESCRIPTION

Client name:
K.F. COOLEY

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
26a WAKEHURST ROAD,
AUSTINS FERRY

Drawing:
FIRST FLOOR PLAN

| Date: | Drafted by: | Approved by: |
|---|---|---|
| 16.11.2026 | A.D. | Approver |
| Project/Drawing no: | Scale: | Revision: |
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## GROUND FLOOR DOOR SCHEDULE

| MARK | WIDTH | TYPE | REMARKS |
|---|---|---|---|
| 1 | 920 | EXTERNAL SOLID DOOR | |
| 2 | 870 | CAVITY SLIDING DOOR | |
| 3 | 870 | INTERNAL TIMBER DOOR | |
| 4 | 870 | INTERNAL TIMBER DOOR | |

## GROUND FLOOR WINDOW SCHEDULE

| MARK | HEIGHT | WIDTH | TYPE | REMARKS |
|---|---|---|---|---|
| W1 | 1800 | 610 | AWNING WINDOW | |
| W2 | 1800 | 610 | AWNING WINDOW | |
| W3 | 1800 | 610 | AWNING WINDOW | |
| W4 | 600 | 1510 | AWNING WINDOW | |
| W5 | 600 | 610 | AWNING WINDOW | OPAQUE |

## FIRST FLOOR DOOR SCHEDULE

| MARK | WIDTH | TYPE | REMARKS |
|---|---|---|---|
| 5 | 870 | INTERNAL TIMBER DOOR | |
| 6 | 870 | INTERNAL TIMBER DOOR | |
| 7 | 870 | INTERNAL TIMBER DOOR | |
| 8 | 820 | INTERNAL TIMBER DOOR | |
| 9 | 870 | INTERNAL TIMBER DOOR | |
| 10 | 870 | EXTERNAL SOLID DOOR | COUPLED WITH W7 |
| 11 | 870 | INTERNAL TIMBER DOOR | |
| 12 | 870 | INTERNAL TIMBER DOOR | |
| 13 | 920 | ROBE DOOR | |

## FIRST FLOOR WINDOW SCHEDULE

| MARK | HEIGHT | WIDTH | TYPE | REMARKS |
|---|---|---|---|---|
| W6 | 1500 | 2110 | AWNING WINDOW | |
| W7 | 900 | 610 | AWNING WINDOW | COUPLED WITH D13 |
| W8 | 1000 | 1510 | AWNING WINDOW | |
| W9 | 2100 | 2110 | SLIDING DOOR | |
| W10 | 400 | 2110 | FIXED WINDOW | |
| W11 | 400 | 2410 | FIXED WINDOW | |
| W12 | 400 | 2410 | FIXED WINDOW | |
| W13 | 2100 | 2110 | SLIDING DOOR | |
| W14 | 1800 | 910 | AWNING WINDOW | |
| W15 | 1800 | 910 | AWNING WINDOW | |
| W16 | 1500 | 2110 | AWNING WINDOW | |
| W17 | 400 | 2110 | FIXED WINDOW | |
| W18 | 600 | 1510 | AWNING WINDOW | OPAQUE |
| W19 | 900 | 610 | AWNING WINDOW | OPAQUE |
| W20 | 400 | 2110 | FIXED WINDOW | OPAQUE |

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

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APPLICATION No .... PLN-26-290 ....
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bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

NOT FOR CONSTRUCTION

REV. DATE DESCRIPTION

Client name: K.F. COOLEY

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED NEW RESIDENCE
26a WAKEHURST ROAD,
AUSTINS FERRY

Drawing: DOOR AND WINDOW SCHEDULES

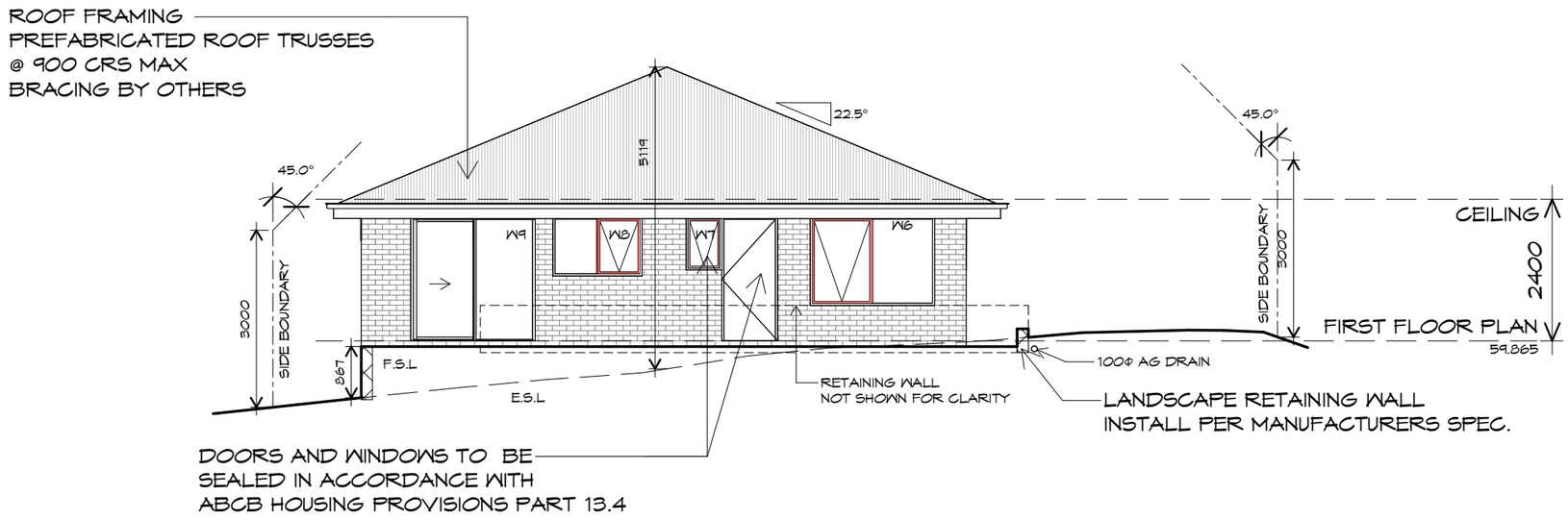
Date: 16.11.2026 | Drafted by: A.D. | Approved by: Approver

Project/Drawing no: PDH26047 - 07 | Scale: | Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A

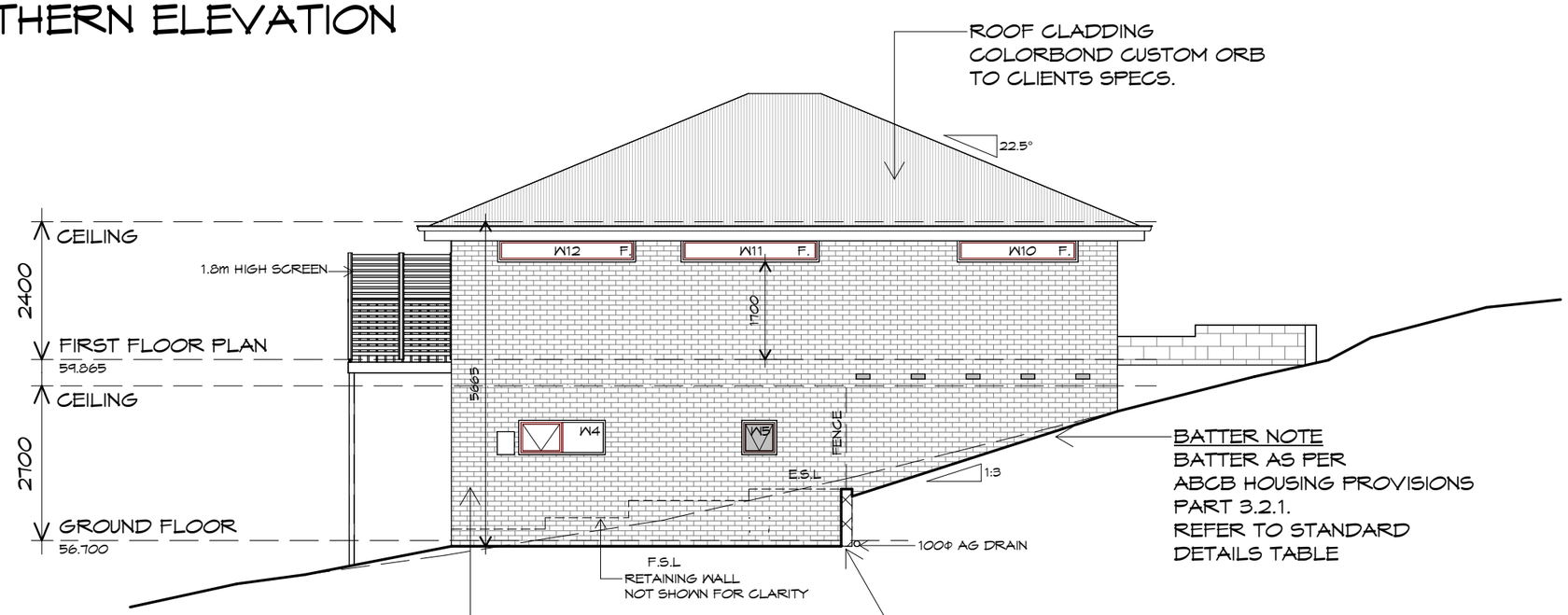
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# NORTHERN ELEVATION

1 : 100




# EASTERN ELEVATION

1 : 100

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Client name: K.F. COOLEY

PLANNING

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Project: PROPOSED NEW RESIDENCE
26a WAKEHURST ROAD,
AUSTINS FERRY

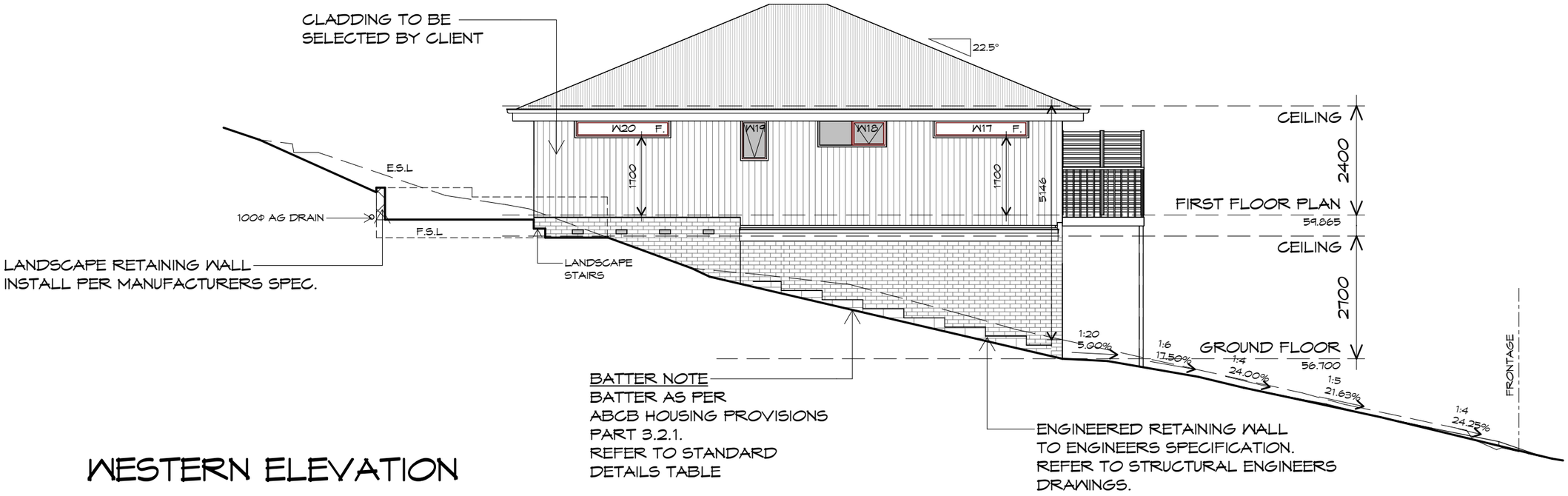
Drawing: ELEVATIONS

| Date: | Drafted by: | Approved by: |
|---|---|---|
| 16.11.2026 | A.D. | Approver |
| **Project/Drawing no:** | **Scale:** | **Revision:** |
| PDH26047 - 08 | 1 : 100 | 03 |

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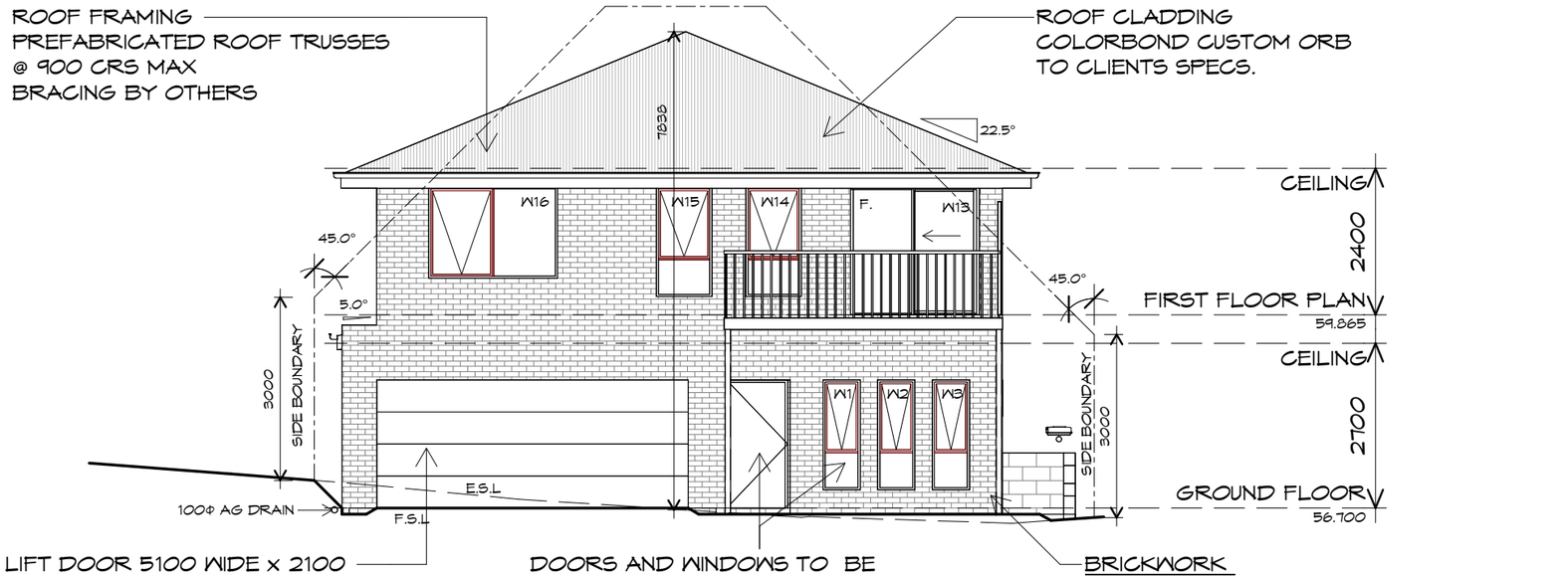
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# WESTERN ELEVATION

1 : 100




# SOUTHERN ELEVATION

1 : 100

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Client name:
K.F. COOLEY

PLANNING

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Project:
PROPOSED NEW RESIDENCE
26a WAKEHURST ROAD,
AUSTINS FERRY

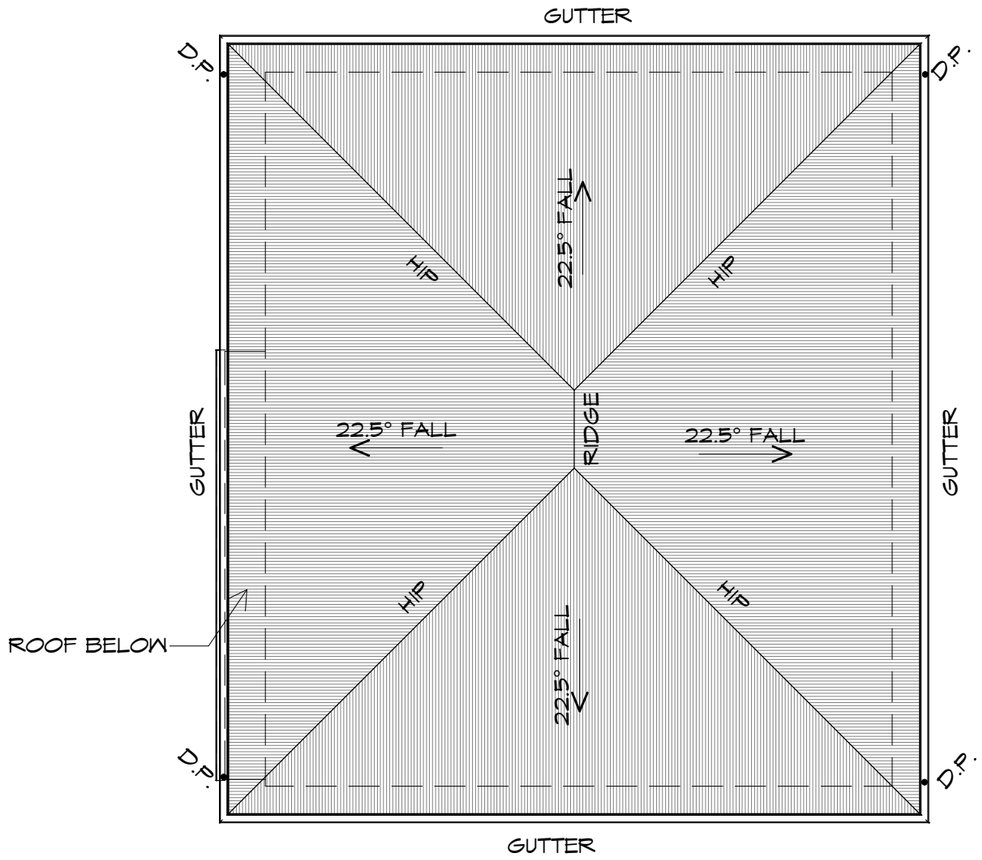
Drawing:
ELEVATIONS

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| PDH26047 - 09 | 1 : 100 | 03 |

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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
AS33500.3:2021

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

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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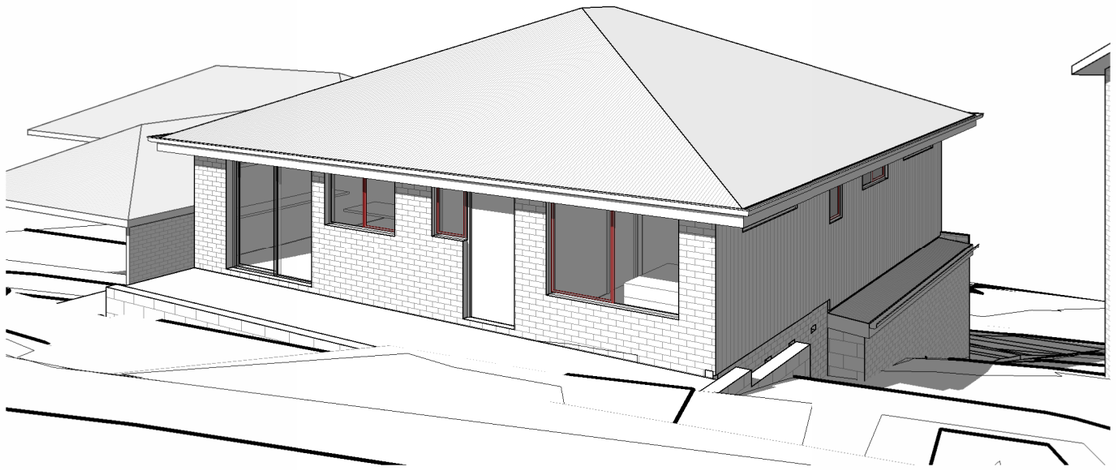
Project:
PROPOSED NEW RESIDENCE
26a WAKEHURST ROAD,
AUSTINS FERRY

Drawing:
ROOF PLAN

| Date: | Drafted by: | Approved by: |
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Project:
PROPOSED NEW RESIDENCE
26a WAKEHURST ROAD,
AUSTINS FERRY

Drawing:
PERSPECTIVES

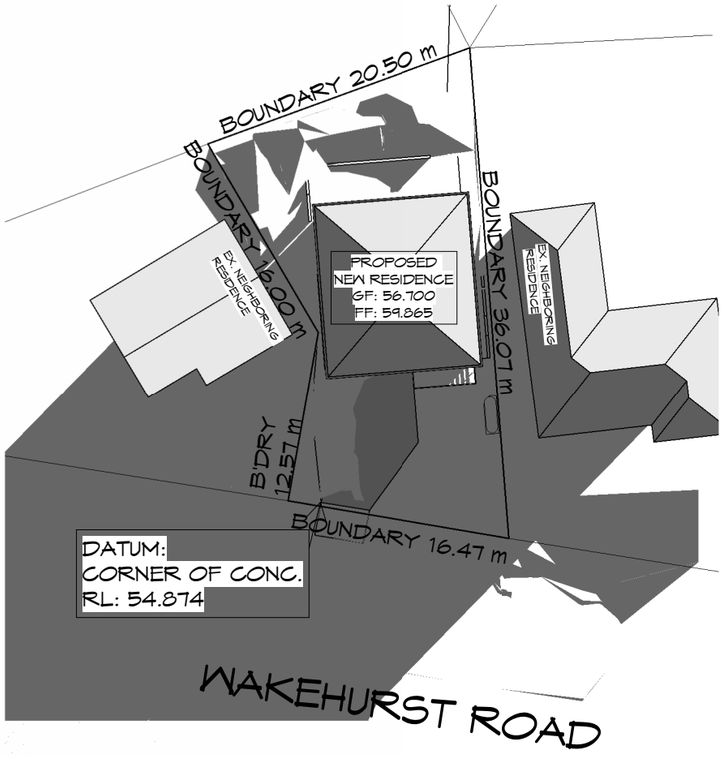
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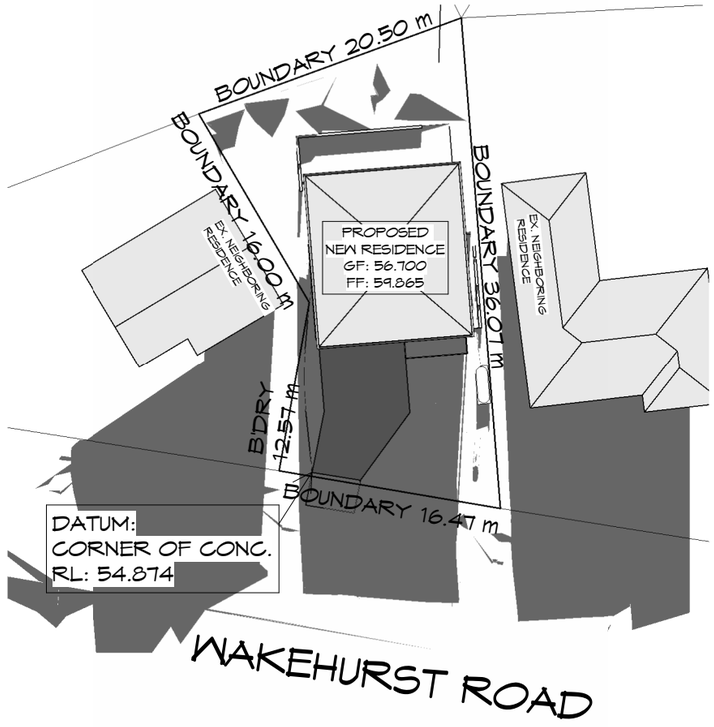


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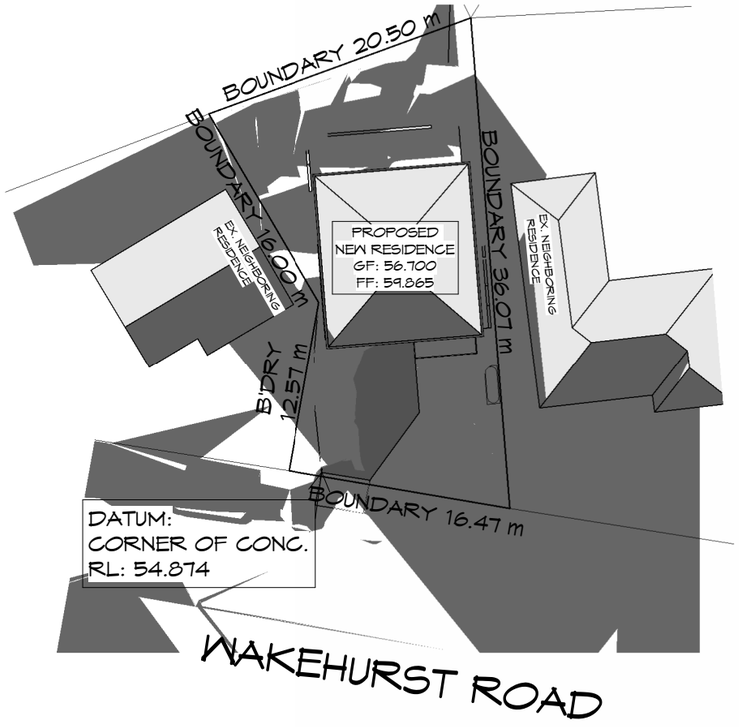

## SHADOW DIAGRAM 9AM

1 : 450



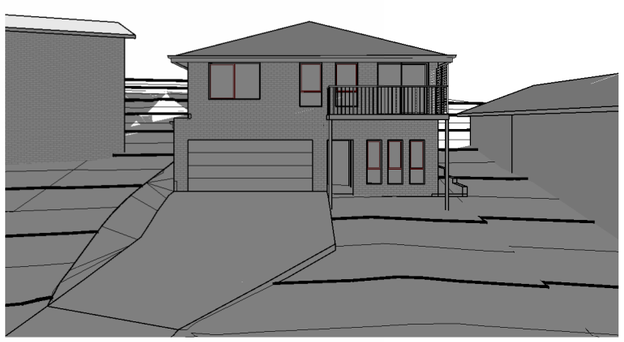

## SHADOW DIAGRAM 12PM

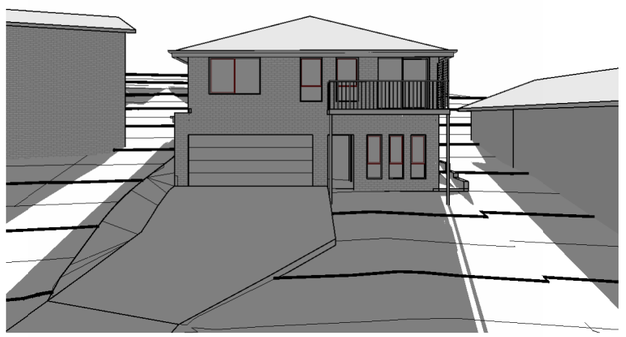
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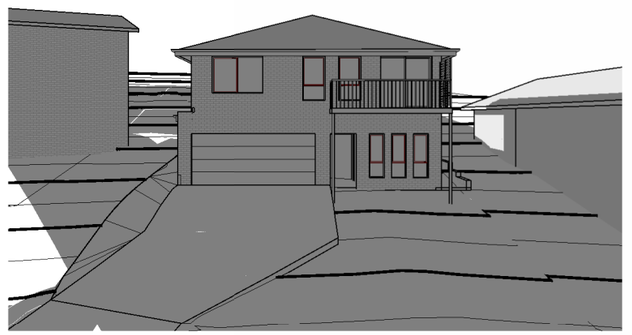



## SHADOW DIAGRAM 3PM

1 : 450







NOTE:
TOPOGRAPHY HAS BEEN EXTENDED BEYOND KNOWN POINT BY PROPERTY BOUNDARIES TO PROVIDE CONTEXT ONLY AND SHOULD BE TREATED AS DIAGRAMMATIC ONLY

GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: AS INDICATED

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Client name: K.F. COOLEY

PLANNING

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26a WAKEHURST ROAD,
AUSTINS FERRY

Drawing:
SHADOW DIAGRAMS

| Date: | Drafted by: | Approved by: |
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