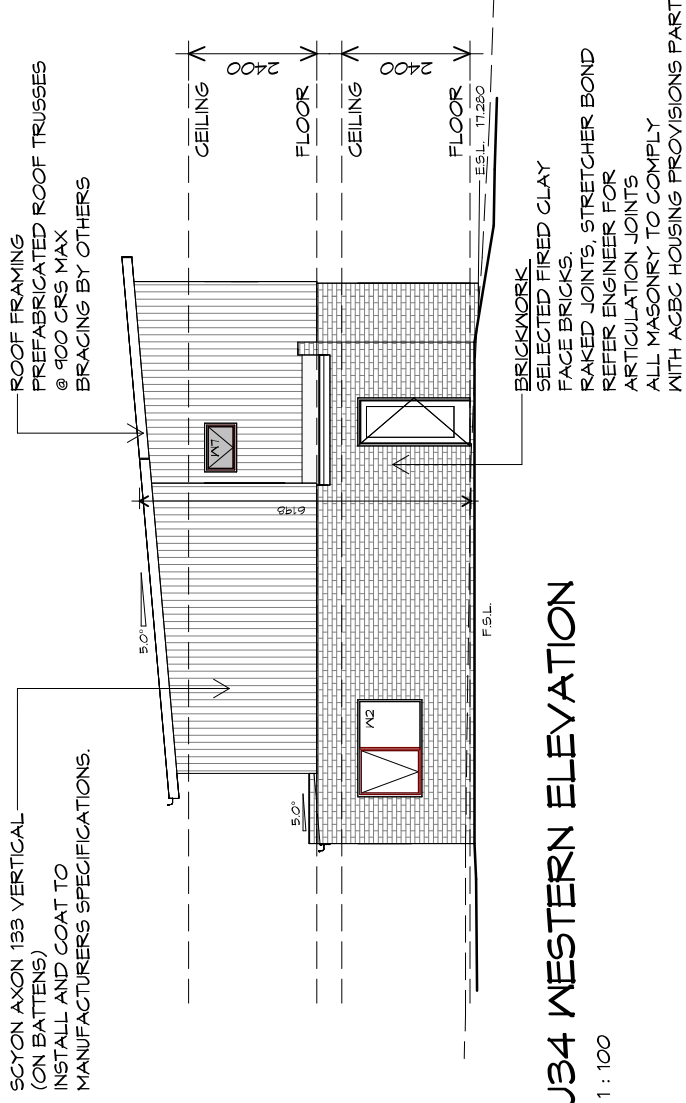


### U34 SOUTHERN ELEVATION

1 : 100



### U34 WESTERN ELEVATION

1 : 100



10 Goodman Court, Invermay Tasmania 7248,  
p(0)+ 03 6332 3790  
Shop 9, 105-111 Main Road, Moonah Hobart 7009  
p(0)+ 03 6228 4575  
info@primedesign.com.au primedesign.com.au

Project: PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

Drafted by: Author  
Approved by: Approver

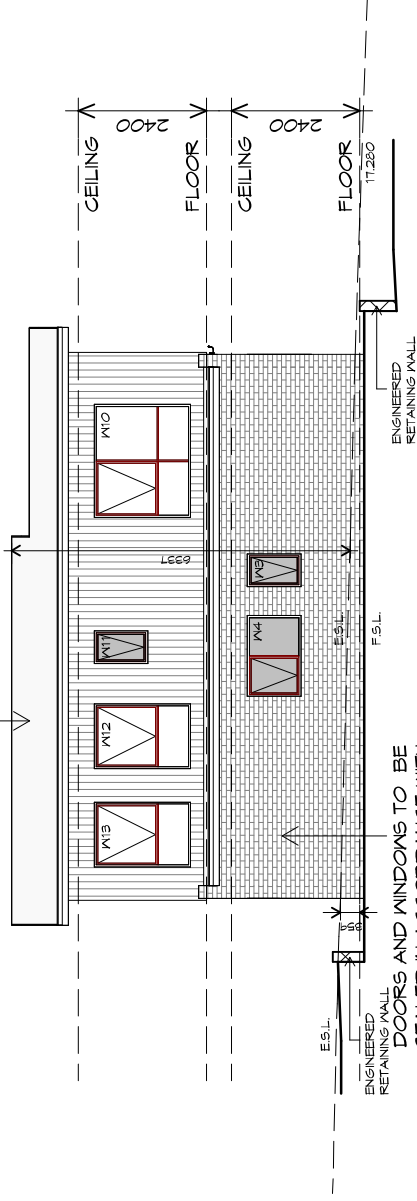
Date: 20.05.2024  
Scale: 1 : 100

Project/Drawing no: PD23405 -F1-08  
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A



ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENTS SPECS.



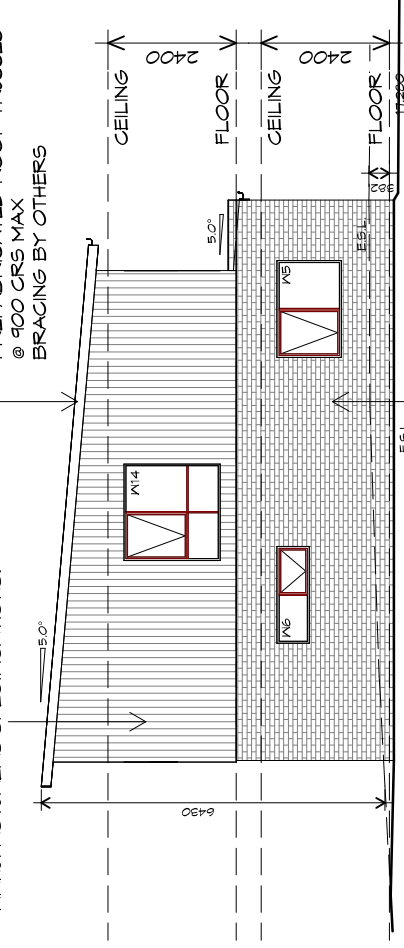
DOORS AND WINDOWS TO BE  
SEALED IN ACCORDANCE WITH  
ABCB HOUSING PROVISIONS PART 13.4

### U34 NORTHERN ELEVATION

1 : 100

SCYON AXON 133 VERTICAL  
(ON BATTENS)  
INSTALL AND COAT TO  
MANUFACTURERS SPECIFICATIONS.

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



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

### U34 EASTERN ELEVATION

1 : 100



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Shop 9, 105-111 Main Road, Moonah Hobart 7009  
p(0)+ 03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

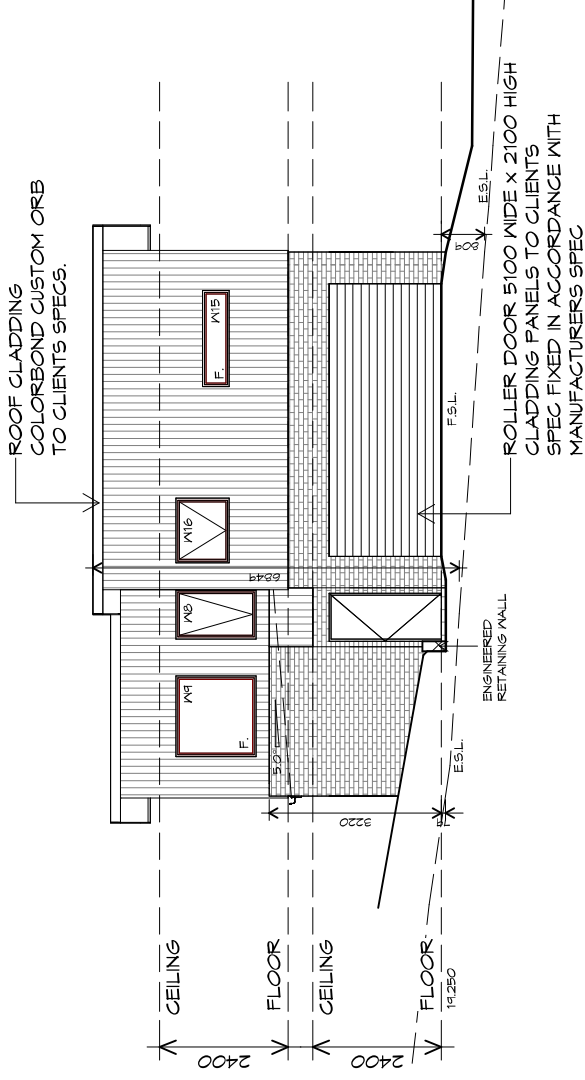
Approved by:  
**Approver**

Date: 20.05.2024 1 : 100

Project/Drawing no:  
**PD23405 -F1-09**

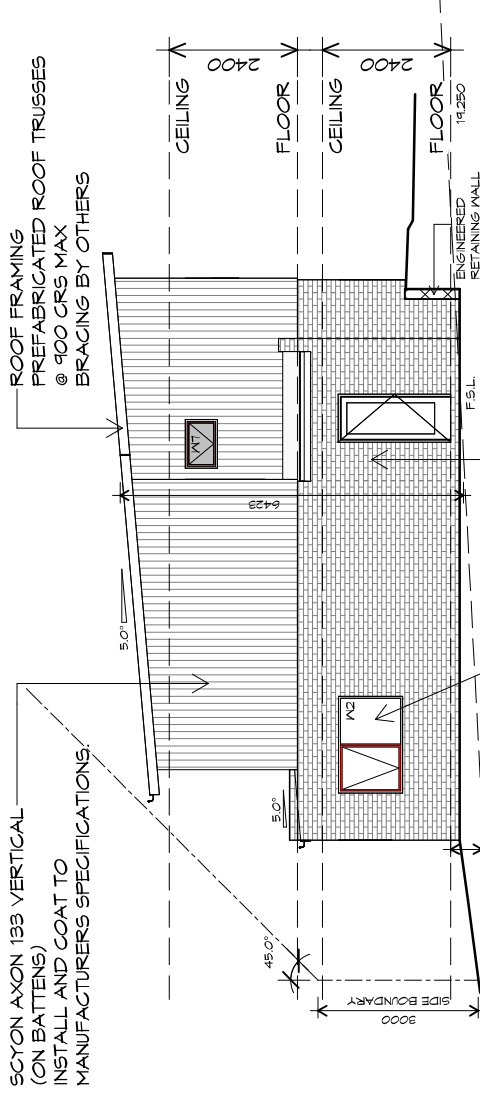
Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



### U46 NORTHERN ELEVATION

1 : 100



### U46 EASTERN ELEVATION

1 : 100



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 Shop 9, 105-111 Main Road, Moonah Hobart 7009  
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**Project:**  
 PROPOSED UNIT DEVELOPMENT  
 38 JETTY ROAD,  
 OLD BEACH

**Client name:**  
 GIC ESTATES PTY LTD

**Drawing:**  
 ELEVATIONS

**Drafted by:**  
 Author

**Approved by:**  
 Approver

**Date:** 20.05.2024

**Scale:** 1 : 100

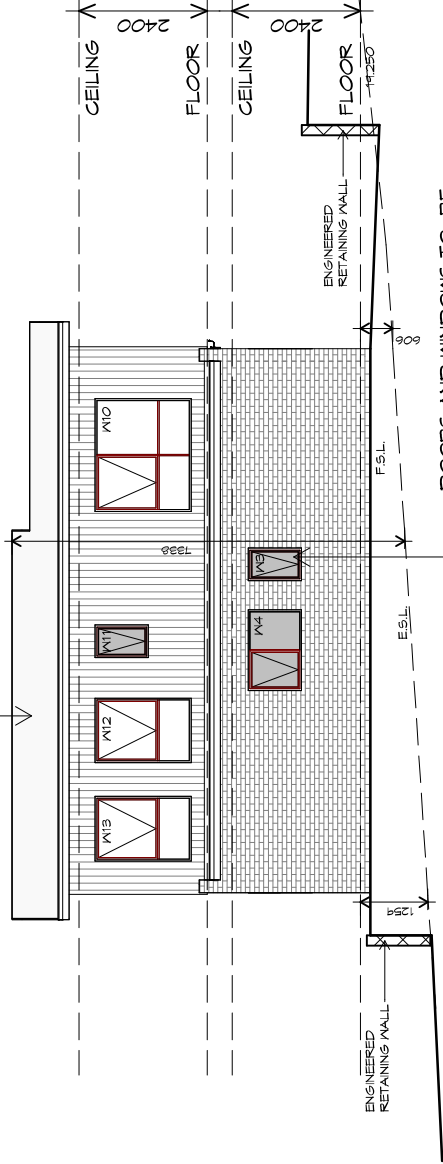
**Project/Drawing no:**  
 PD23405 -F1-10

**Revision:**  
 05

Accredited building practitioner: Frank Geskus -No CC246A



ROOF GLADDING  
 COLOREBOND CUSTOM ORB  
 TO CLIENT'S SPECS.

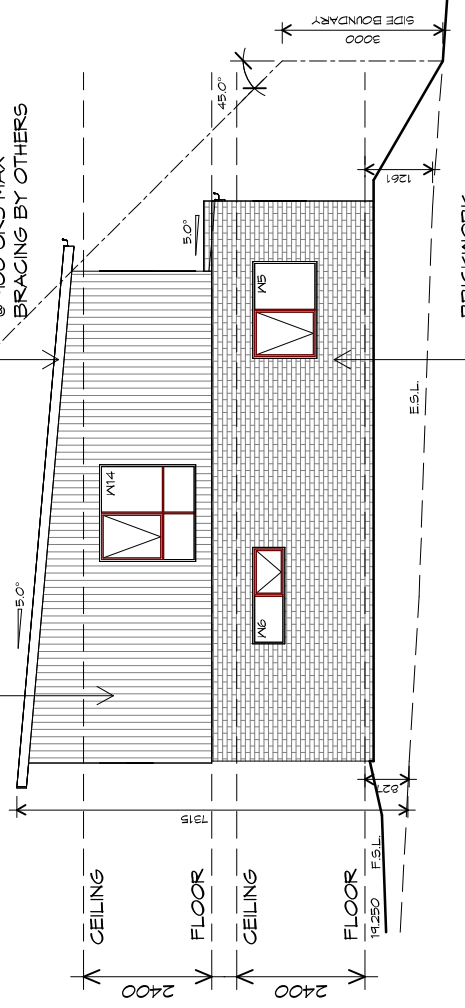


### U46 SOUTHERN ELEVATION

1 : 100

SCYON AXON 133 VERTICAL  
 (ON BATTENS)  
 INSTALL AND COAT TO  
 MANUFACTURERS SPECIFICATIONS.

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



### U46 WESTERN ELEVATION

1 : 100

## TYPE F1 - UNIT 46



**ROOF PLUMBING NOTES:**

GUTTER INSTALLATION TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.4 WITH FALL NO LESS THAN 1:100 FOR BOX GUTTERS 1:500 FOR EAVES GUTTER

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

**VALLEY GUTTERS ON A ROOF WITH A PITCH:**

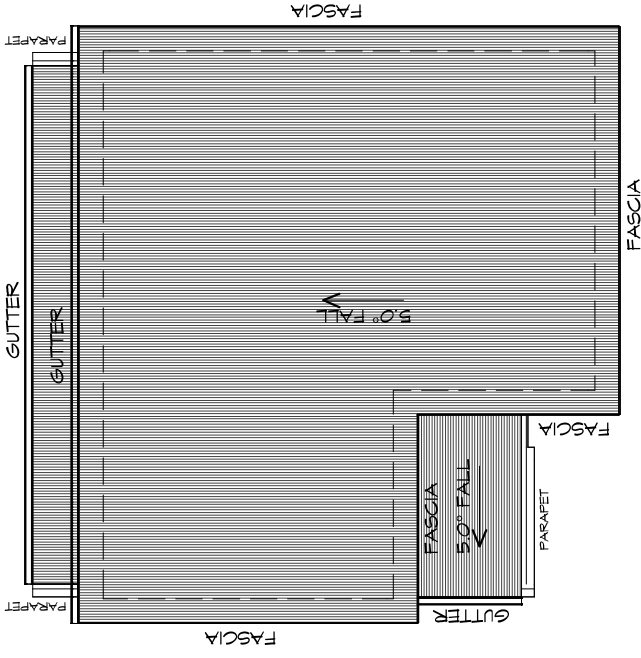
- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS, 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY. EXACT LOCATION & NUMBER OF D.P.S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

**METAL ROOF**  
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS, FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5-7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO 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



## ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD  
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,  
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:

PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH

Client name:

GIC ESTATES PTY LTD

Drawing:

ROOF PLAN

Drafted by:

Author

Approved by:

Approver

Date:

20.05.2024

Scale:

1 : 100

Project/Drawing no:

PD23405 -F1-12

Revision:

05

Accredited building practitioner: Frank Geskus -No CC246A



# LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER

# PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



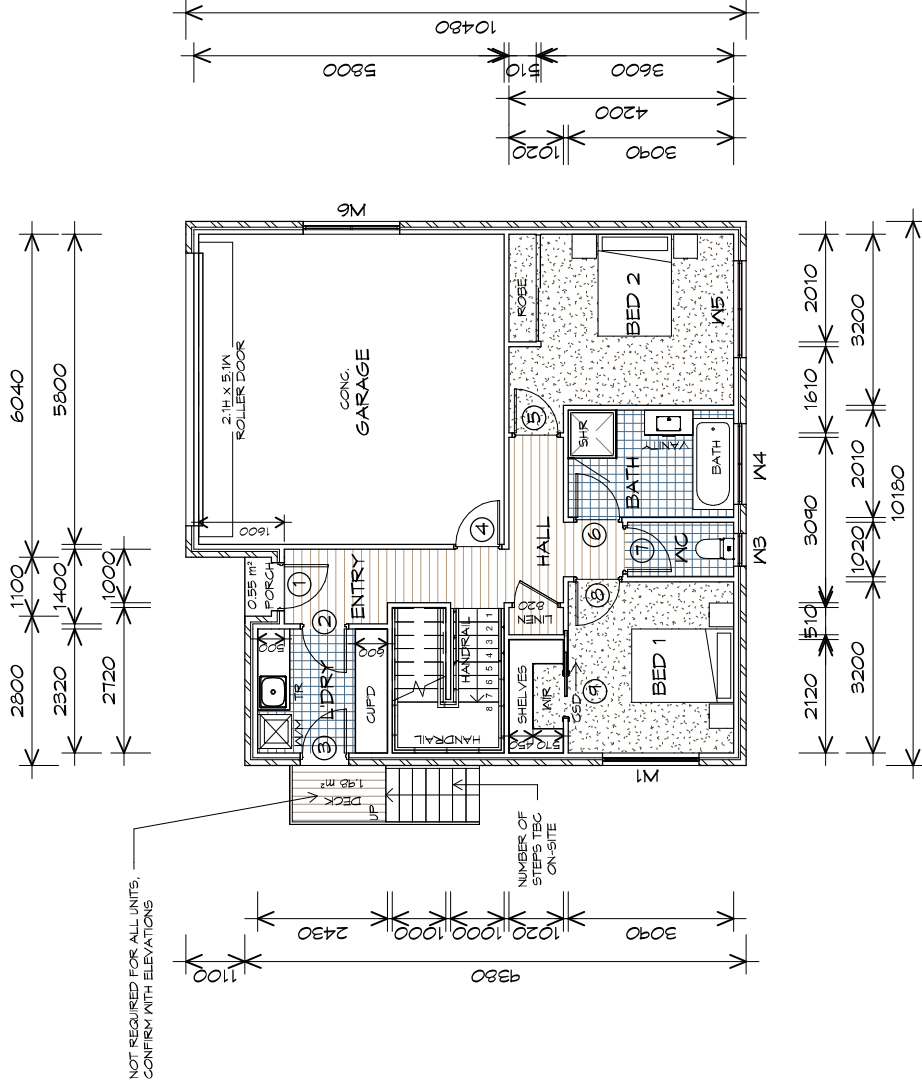
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 Shop 9, 105-111 Main Road, Moonah Hobart 7009  
 p(0)+ 03 6228 4575  
 info@primedesigntas.com.au primedesigntas.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**  
 Drawing:  
**GROUND FLOOR PLAN**

Drafted by:  
**Author**  
 Approved by:  
**Approver**  
 Date: 20.05.2024  
 Scale: 1 : 100

Project/Drawing no:  
**PD23405 -F2-01**  
 Revision:  
**05**  
 Accredited building practitioner: Frank Geskus -No CC246A



## GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	65.05 m <sup>2</sup>	( 7.00 SQUARES )
FIRST FLOOR AREA	74.56 m <sup>2</sup>	( 8.56 SQUARES )
GARAGE AREA	36.81 m <sup>2</sup>	( 3.96 SQUARES )
<b>TOTAL AREA</b>	<b>181.43</b>	<b>14.53</b>

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

### STAIRS

STAIR	No RISERS	RISER HT	TREAD DEPTH
	16	179	250
	8	169	250

NON SLIP TO COMPLY NCC 2022



# TYPE F2 - UNIT 38-45

# LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER

# PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



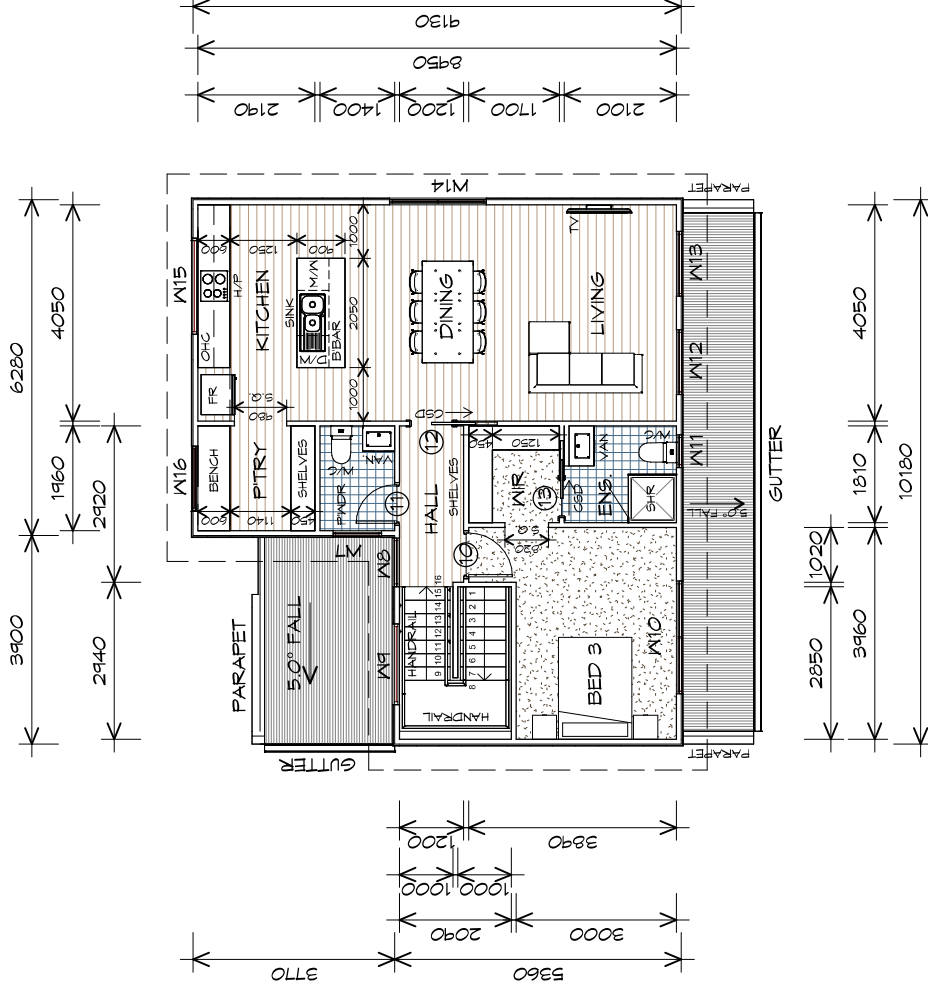
10 Goodman Court, Invermay Tasmania 7248,  
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 Shop 9, 105-111 Main Road, Moonah Hobart 7009  
 p(b)+ 03 6228 4575  
 info@primedesigntas.com.au primedesigntas.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**  
 Drawing:  
**FIRST FLOOR PLAN**

Drafted by:  
**Author**  
 Approved by:  
**Approver**  
 Date:  
**20.05.2024** Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -F2-02** Revision:  
**05**  
 Accredited building practitioner: Frank Geskus -No CC246A



## FIRST FLOOR PLAN

1 : 100

### STAIRS

STAIR	NO RISERS	RISER HT	TREAD DEPTH
	16	174	250
	8	169	250

GROUND FLOOR AREA	65.05	m <sup>2</sup>	( 7.00 SQUARES )
FIRST FLOOR AREA	14.56	m <sup>2</sup>	( 8.56 SQUARES )
GARAGE AREA	36.81	m <sup>2</sup>	( 3.96 SQUARES )
TOTAL AREA	181.43		14.55

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

NON SLIP TO COMPLY NCC 2022



# TYPE F2 - UNIT 38-45

GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL SOLID DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	GLAZED EXTERNAL DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	CAVITY SLIDING DOOR	

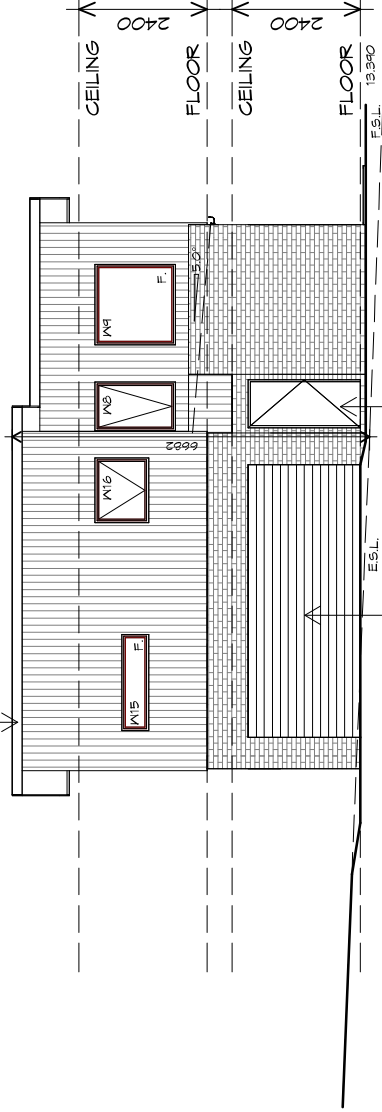
FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
10	820	INTERNAL TIMBER DOOR	
11	720	INTERNAL TIMBER DOOR	
12	820	CAVITY SLIDING DOOR	
13	720	CAVITY SLIDING DOOR	

GROUND FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1200	1810	ANNING WINDOW	
W3	1000	610	ANNING WINDOW	OPAQUE
W4	1000	1510	ANNING WINDOW	OPAQUE
W5	1200	1810	ANNING WINDOW	
W6	600	1810	ANNING WINDOW	

FIRST FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W7	600	910	ANNING WINDOW	OPAQUE
W8	1500	910	ANNING WINDOW	
W9	1500	1510	FIXED WINDOW	
W10	1800	2110	ANNING WINDOW	
W11	1000	610	ANNING WINDOW	OPAQUE
W12	1800	1210	ANNING WINDOW	
W13	1800	1210	ANNING WINDOW	
W14	400	1810	ANNING WINDOW	
W15	500	1800	FIXED WINDOW	1100mm SILL
W16	1000	1210	ANNING WINDOW	

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

ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENTS SPECS.

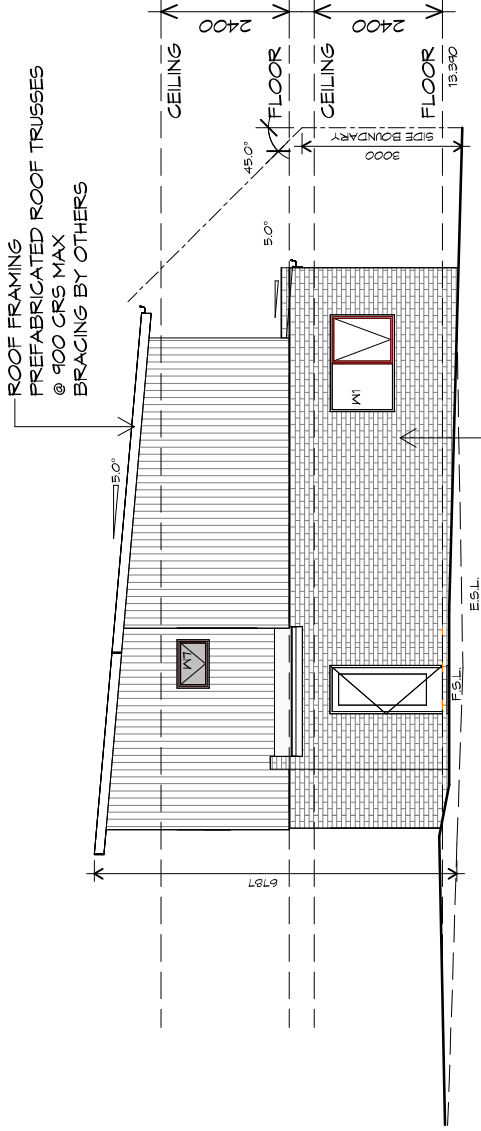


ROLLER DOOR 5100 WIDE x 2100 HIGH  
CLADDING PANELS TO CLIENTS  
SPEC FIXED IN ACCORDANCE WITH  
MANUFACTURERS SPEC

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

### U38 NORTHERN ELEVATION

1 : 100



### U38 WESTERN ELEVATION

1 : 100

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

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

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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

Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -F2-04**

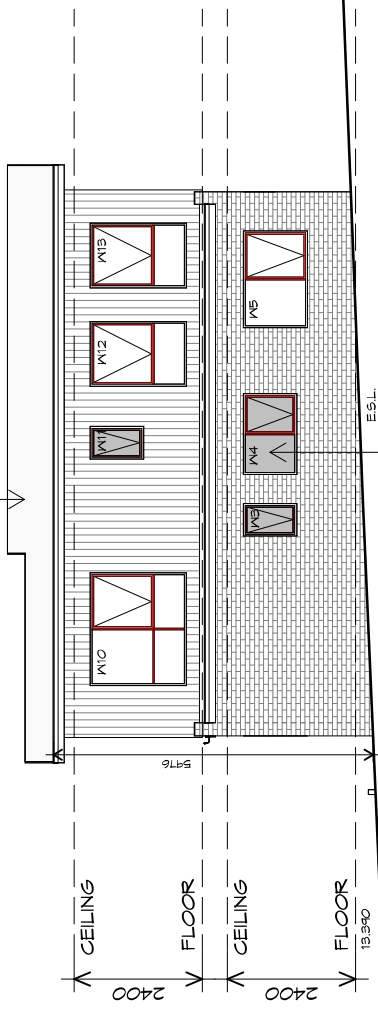
Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



TYPE F2 - UNIT 38

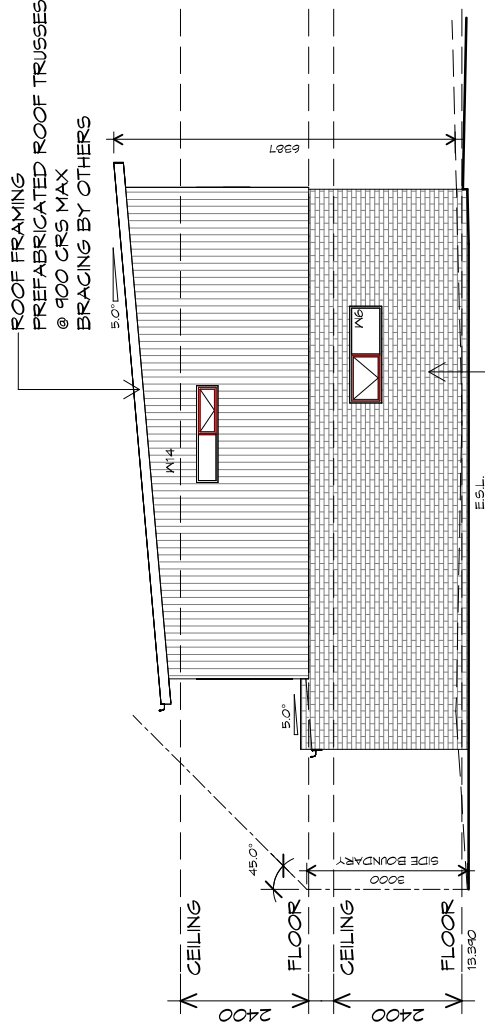
ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENT'S SPECS.



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

### U38 SOUTHERN ELEVATION

1 : 100



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

### U38 EASTERN ELEVATION

1 : 100



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Project:  
**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date: 20.05.2024 1 : 100  
Scale:

Project/Drawing no:  
**PD23405 -F2-05**

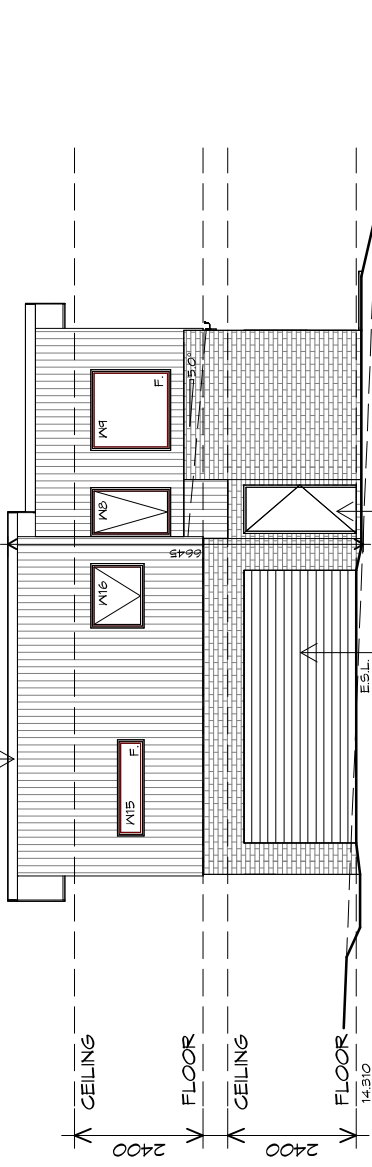
Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A





ROOF CLADDING  
 COLOREBOND CUSTOM ORB  
 TO CLIENTS SPECS.

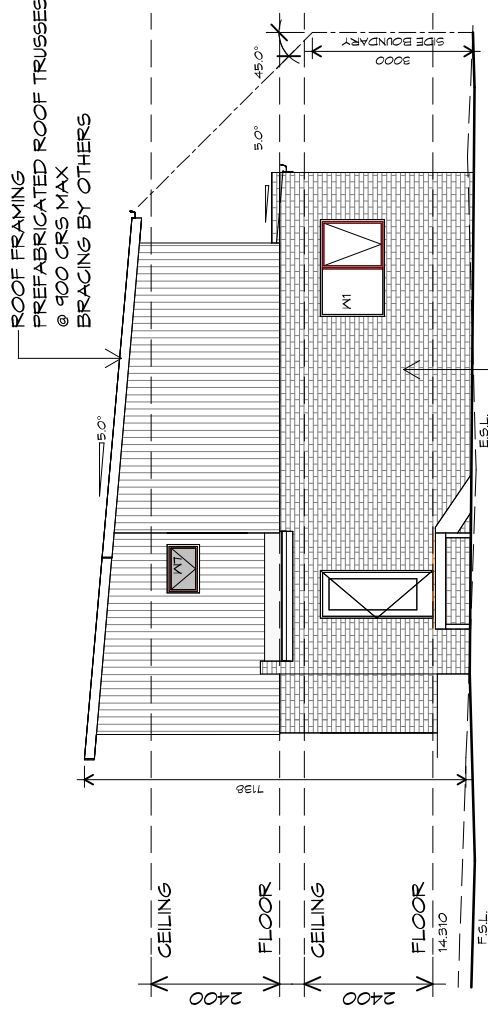


ROLLER DOOR 5100 WIDE X 2100 HIGH  
 CLADDING PANELS TO CLIENTS  
 SPEC FIXED IN ACCORDANCE WITH  
 MANUFACTURERS SPEC

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

### U39 NORTHERN ELEVATION

1 : 100



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

### U39 WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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

Project:  
**PROPOSED UNIT DEVELOPMENT  
 38 JETTY ROAD,  
 OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -F2-06**

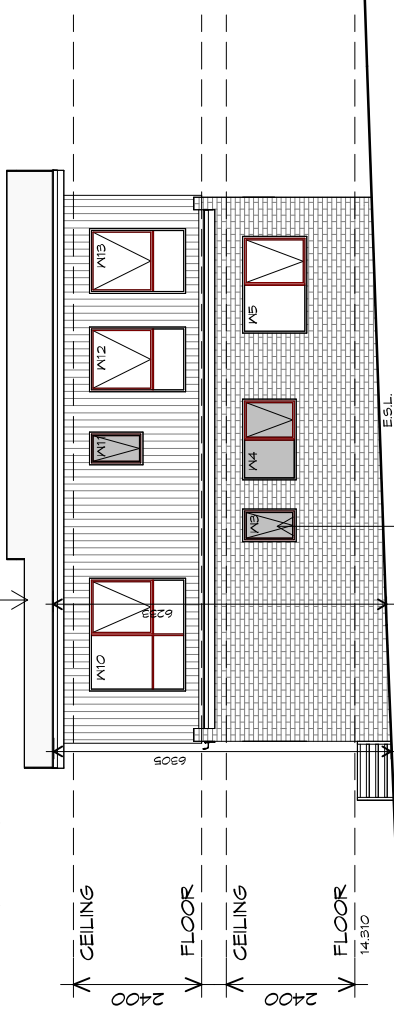
Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



TYPE F2 - UNIT 39

ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENT'S SPECS.

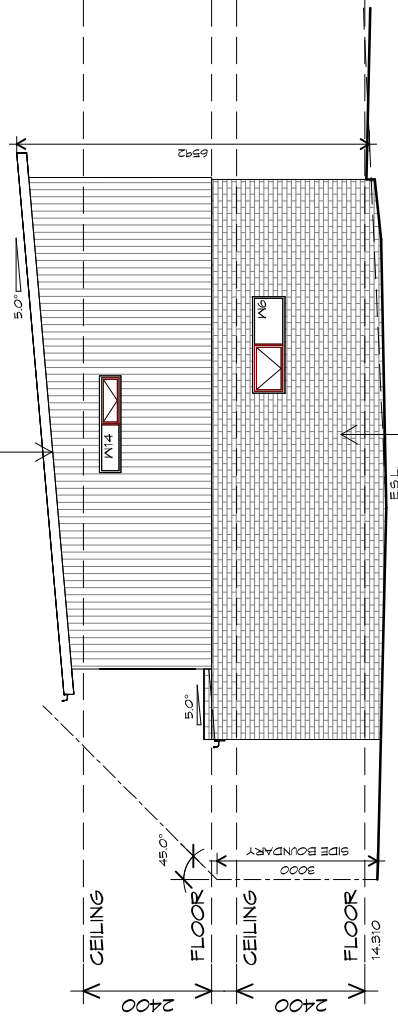


DOORS AND WINDOWS TO BE  
SEALED IN ACCORDANCE WITH  
ACB HOUSING PROVISIONS PART 13.4

### U39 SOUTHERN ELEVATION

1 : 100

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



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

### U39 EASTERN ELEVATION

1 : 100



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Shop 9, 105-111 Main Road, Moonah Hobart 7009  
p(0)+ 03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au

Project:  
PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH

Client name:  
GIC ESTATES PTY LTD

Drawing:  
ELEVATIONS

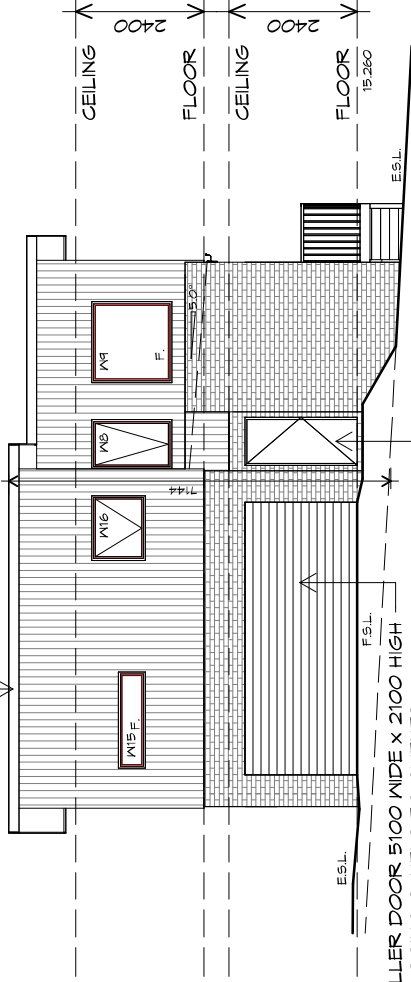
Drafted by:  
Author  
Approved by:  
Approver  
Date:  
20.05.2024  
Scale:  
1 : 100

Project/Drawing no:  
PD23405 -F2-07  
Revision:  
05

Accredited building practitioner: Frank Geskus -No CC246A



ROOF CLADDING  
 COLOREBOND CUSTOM ORB  
 TO CLIENTS SPECS.

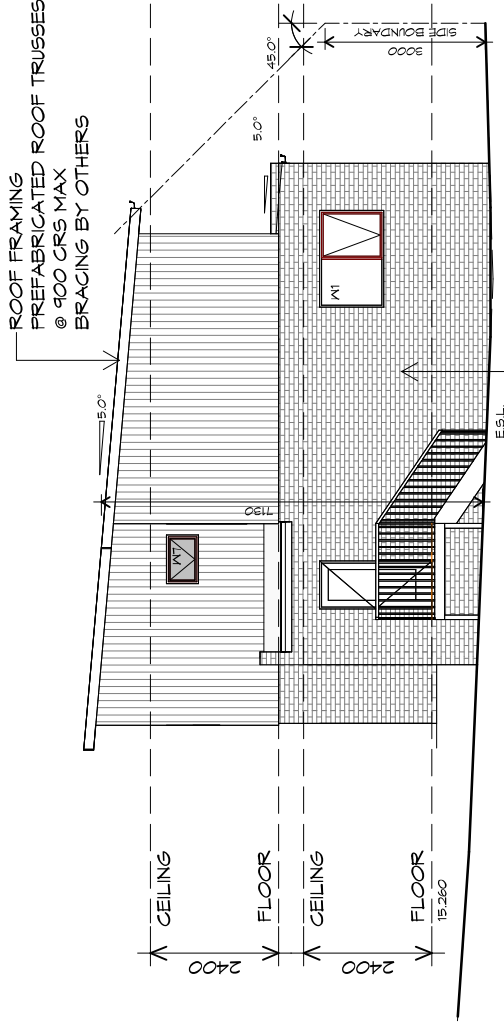


ROLLER DOOR 5100 WIDE X 2100 HIGH  
 CLADDING PANELS TO CLIENTS  
 SPEC. FIXED IN ACCORDANCE WITH  
 MANUFACTURERS SPEC

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

## U40 NORTHERN ELEVATION

1 : 100



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

## U40 WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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 p(0)+ 03 6228 4575  
 info@primedesign.com.au primedesign.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -F2-08**

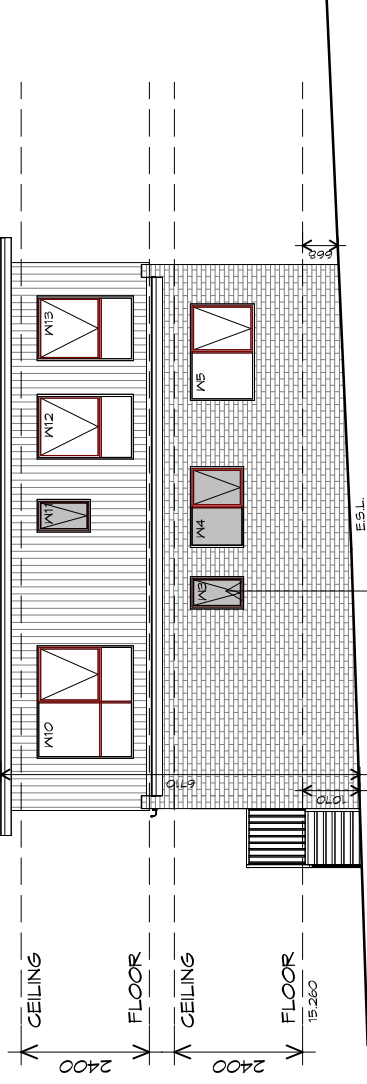
Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



TYPE F2 - UNIT 40

ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENTS SPECS.

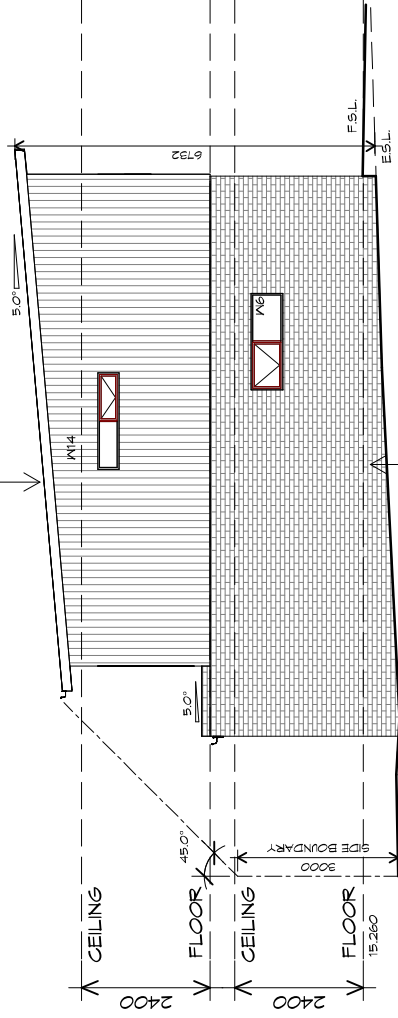


DOORS AND WINDOWS TO BE  
SEALED IN ACCORDANCE WITH  
ACBC HOUSING PROVISIONS PART 13.4

### U40 SOUTHERN ELEVATION

1 : 100

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



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

### U40 EASTERN ELEVATION

1 : 100



10 Goodman Court, Invermay Tasmania 7248,  
p(0)+ 03 6332 3790  
Shop 9, 105-111 Main Road, Moonah Hobart 7009  
p(0)+ 03 6228 4575  
info@primedesign.com.au primedesign.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

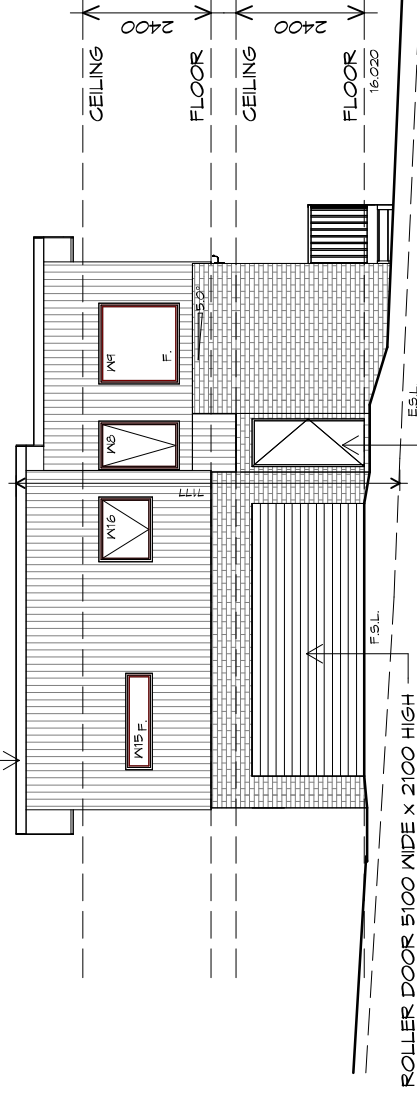
Project/Drawing no:  
**PD23405 -F2-09**

Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENTS SPECS.

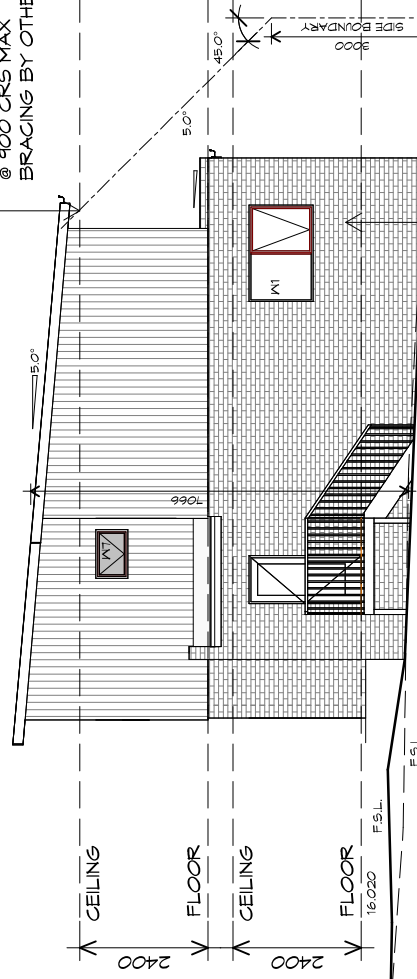


ROLLER DOOR 5100 WIDE X 2100 HIGH  
CLADDING PANELS TO CLIENTS  
SPEC FIXED IN ACCORDANCE WITH  
MANUFACTURERS SPEC

### U41 NORTHERN ELEVATION

1 : 100

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



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

### U41 WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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info@primedesign.com.au primedesign.com.au

Project:

PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH

Client name:

GIC ESTATES PTY LTD

Drawing:  
ELEVATIONS

Drafted by:  
Author

Approved by:  
Approver

Date:

20.05.2024

Scale:

1 : 100

Project/Drawing no:

PD23405 -F2-10

Revision:

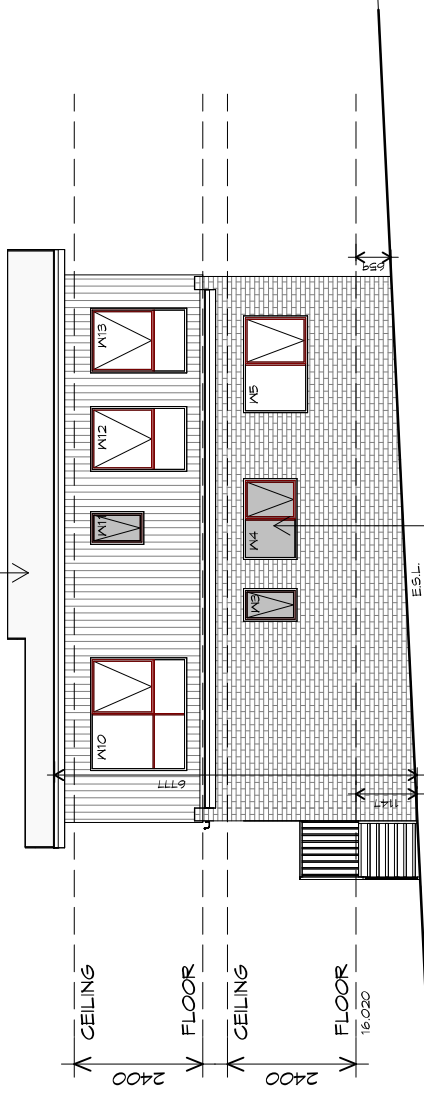
05

Accredited building practitioner: Frank Geskus -No CC246A



TYPE F2 - UNIT 41

ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENT'S SPECS.

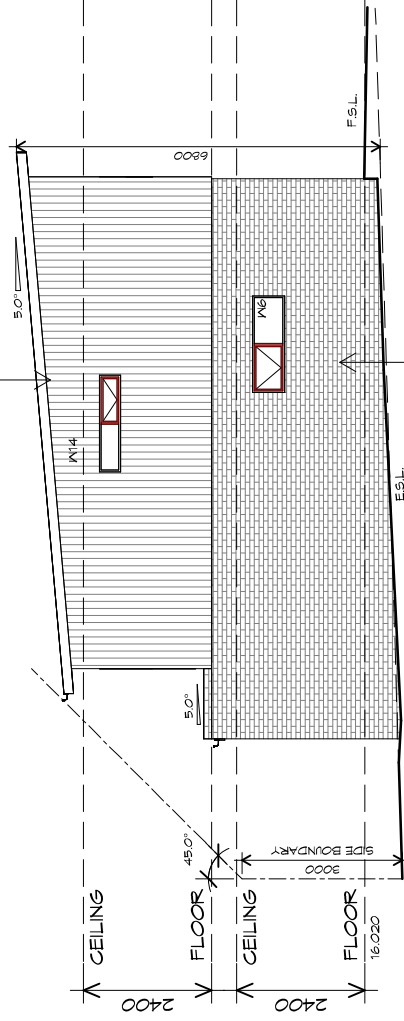


DOORS AND WINDOWS TO BE  
SEALED IN ACCORDANCE WITH  
ACCB HOUSING PROVISIONS PART 13.4

### U41 SOUTHERN ELEVATION

1 : 100

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



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

### U41 EASTERN ELEVATION

1 : 100



10 Goodman Court, Invermay Tasmania 7248,  
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Shop 9, 105-111 Main Road, Moonah Hobart 7009  
p(0)+ 03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**  
Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**  
Approved by:  
**Approver**  
Scale:  
**1 : 100**

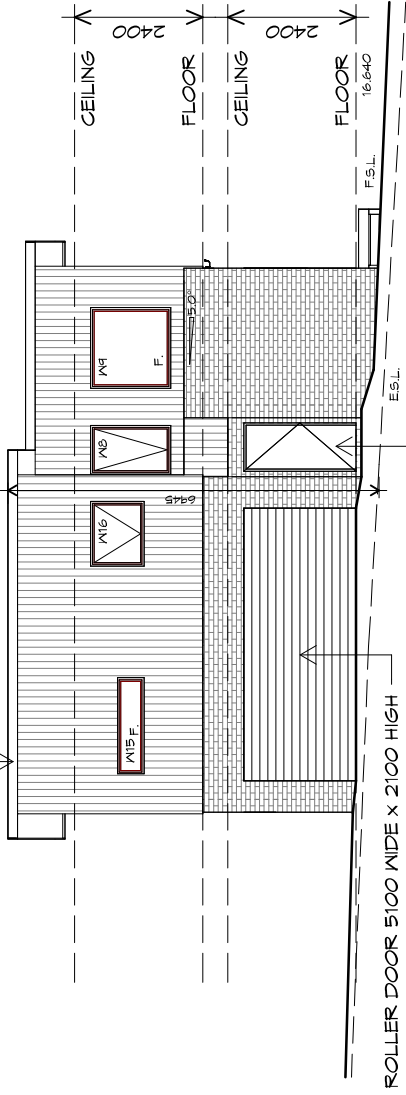
Date:  
**20.05.2024**  
Project/Drawing no:  
**PD23405 -F2-11**  
Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



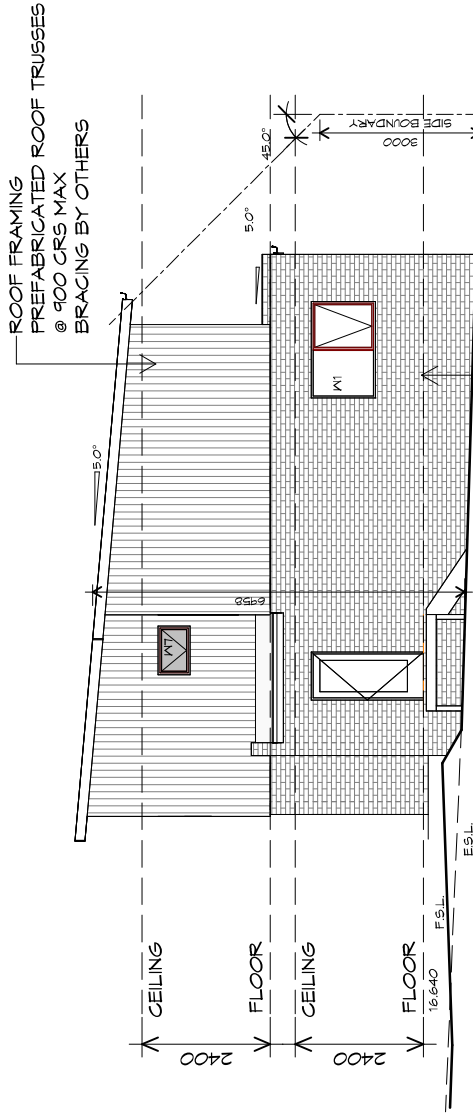


ROOF CLADDING -  
COLORBOND CUSTOM ORB  
TO CLIENTS SPECS.



## U42 NORTHERN ELEVATION

1 : 100



## U42 WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Shop 9, 105-111 Main Road, Moonah Hobart 7009  
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info@primedesigntas.com.au primedesigntas.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -F2-12**

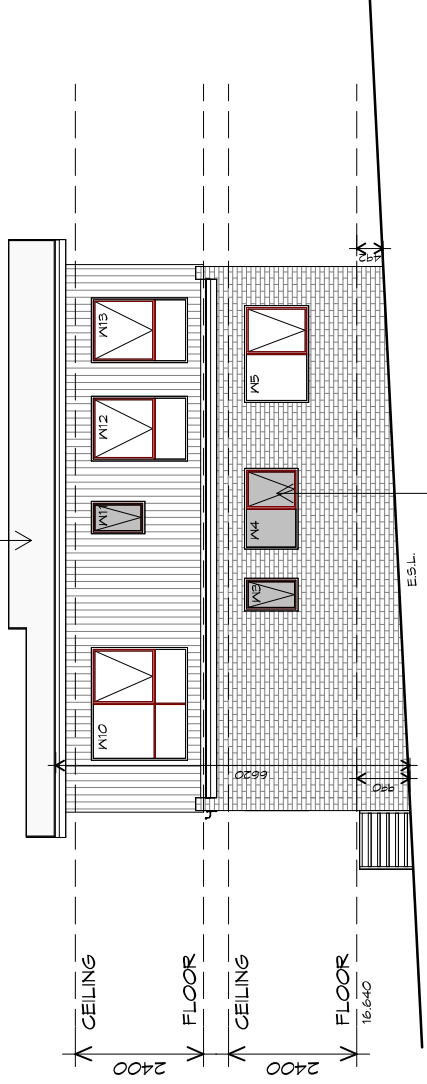
Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



TYPE F2 - UNIT 42

ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENTS SPECS.

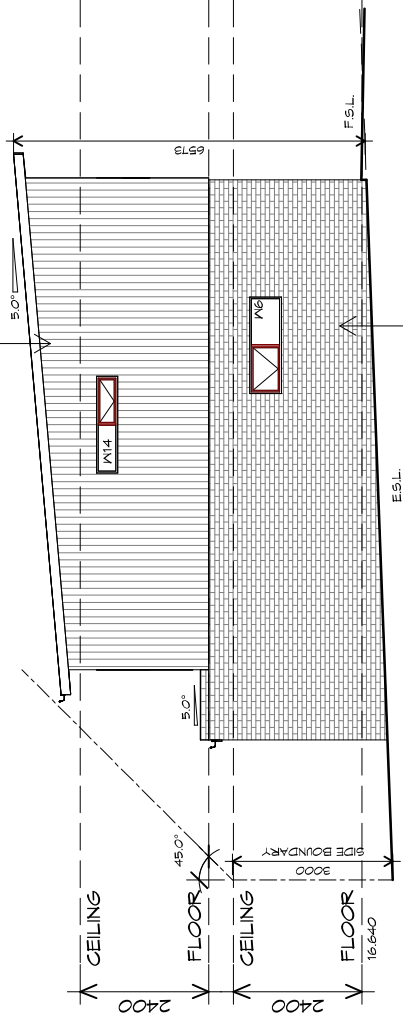


DOORS AND WINDOWS TO BE  
SEALED IN ACCORDANCE WITH  
ACBC HOUSING PROVISIONS PART 13.4

### U42 SOUTHERN ELEVATION

1 : 100

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



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

### U42 EASTERN ELEVATION

1 : 100



10 Goodman Court, Invermay Tasmania 7248,  
p(0)+ 03 6332 3790  
Shop 9, 105-111 Main Road, Moonah Hobart 7009  
p(0)+ 03 6228 4575  
info@primedesign.com.au primedesign.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

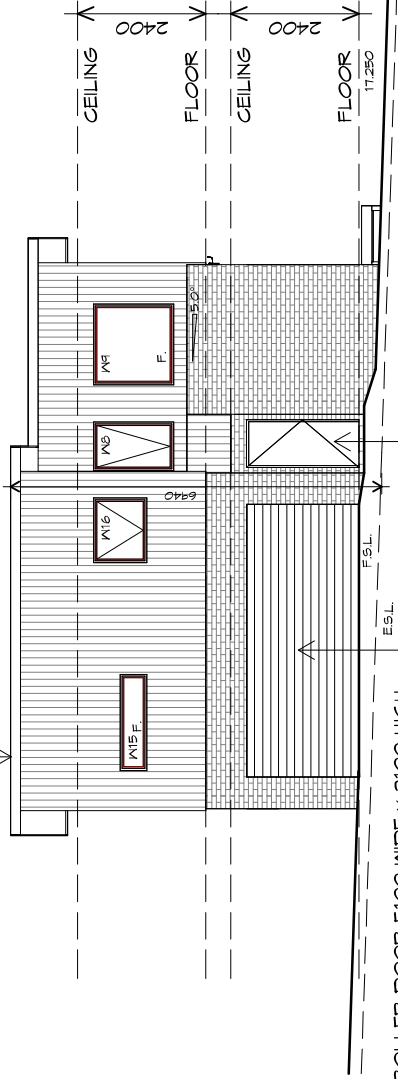
Project/Drawing no:  
**PD23405 -F2-13**

Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENTS SPECS.

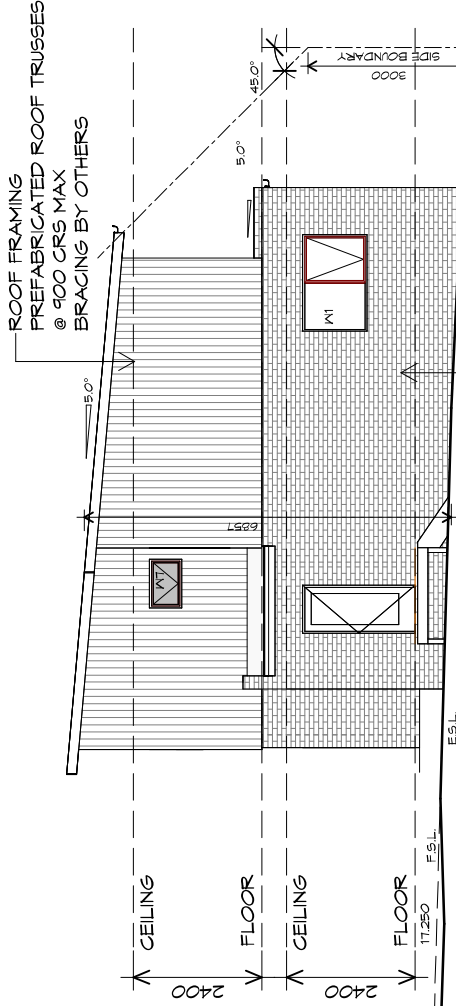


ROLLER DOOR 5100 WIDE X 2100 HIGH  
CLADDING PANELS TO CLIENTS  
SPEC FIXED IN ACCORDANCE WITH  
MANUFACTURERS SPEC

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

### U43 NORTHERN ELEVATION

1 : 100



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

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

### U43 WESTERN ELEVATION

1 : 100



10 Goodman Court, Invermay Tasmania 7248,  
p(0)+ 03 6332 3790  
Shop 9, 105-111 Main Road, Moonah Hobart 7009  
p(0)+ 03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

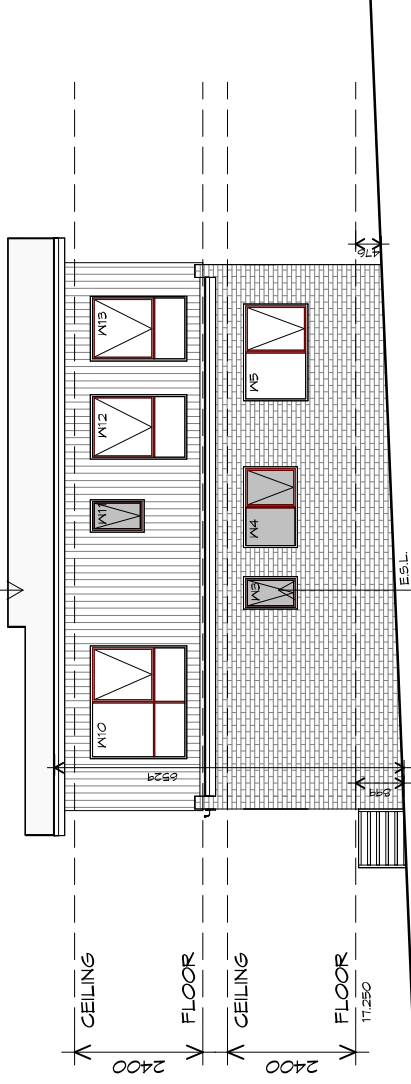
Scale:  
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Project/Drawing no:  
**PD23405 -F2-14**

Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A

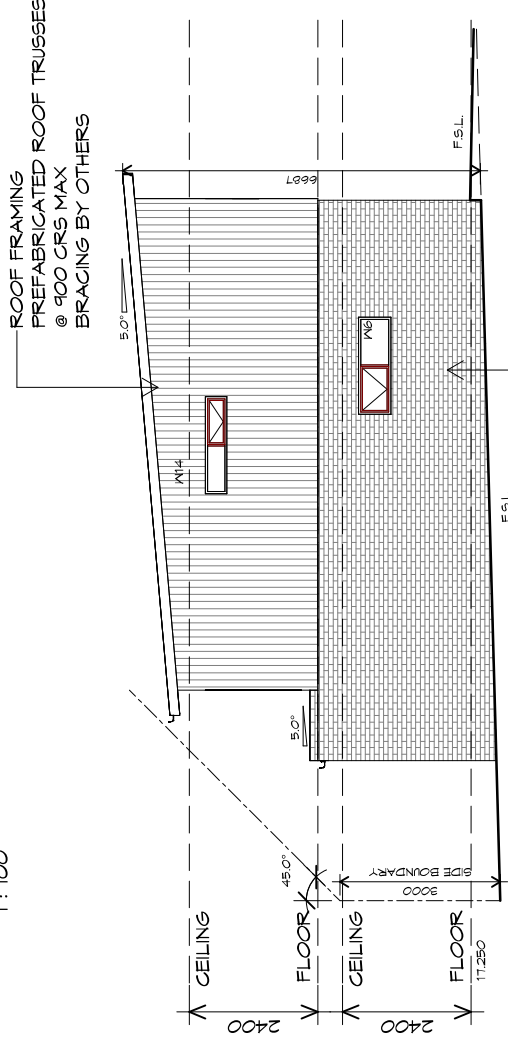
ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENT'S SPECS.



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

### U43 SOUTHERN ELEVATION

1 : 100



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

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

### U43 EASTERN ELEVATION

1 : 100



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info@primedesign.com.au primedesign.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

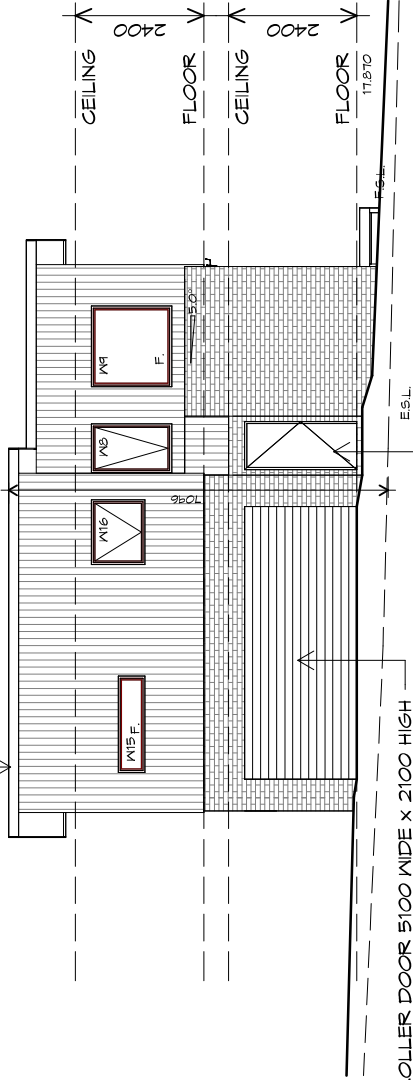
Project/Drawing no:  
**PD23405 -F2-15**

Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENTS SPECS.



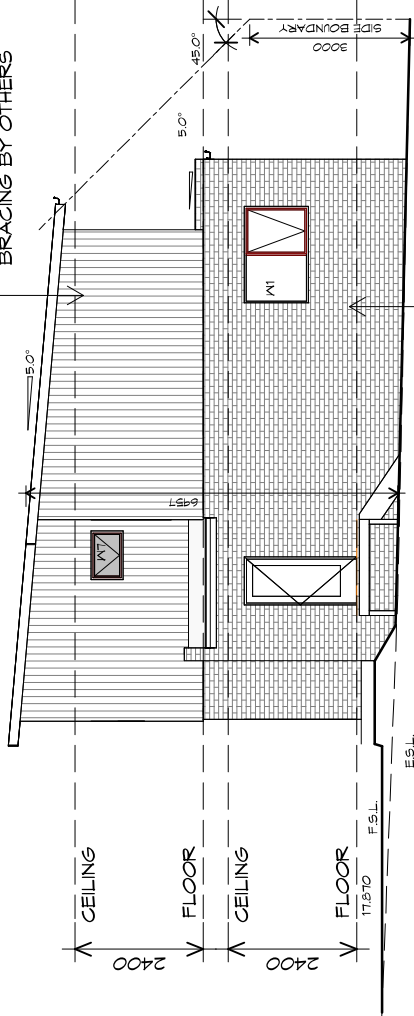
ROLLER DOOR 5100 WIDE x 2100 HIGH  
CLADDING PANELS TO CLIENTS  
SPEC FIXED IN ACCORDANCE WITH  
MANUFACTURERS SPEC

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

## U44 NORTHERN ELEVATION

1 : 100

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



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

## U44 WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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

Project:

PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH

Client name:

GIC ESTATES PTY LTD

Drawing:

ELEVATIONS

Drafted by:

Author

Approved by:

Approver

Date:

20.05.2024 1 : 100

Project/Drawing no:

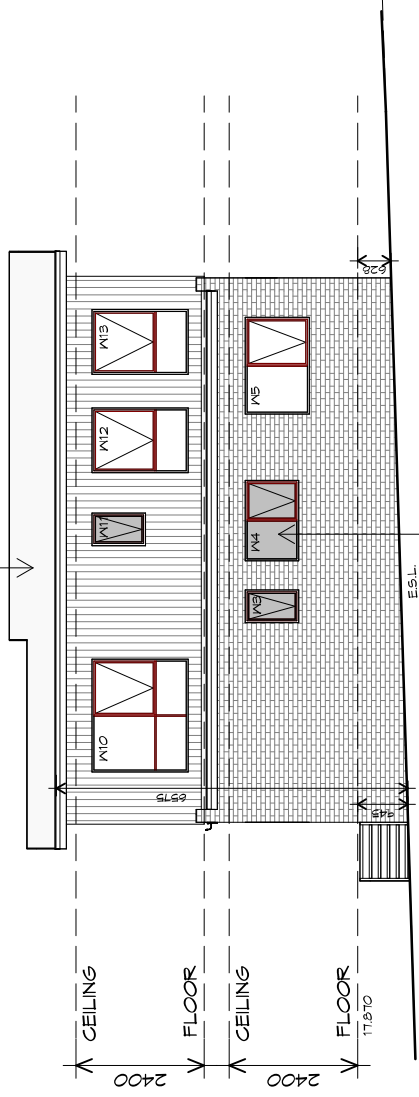
PD23405 -F2-16

Revision:

05

Accredited building practitioner: Frank Geskus -No CC246A

ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENT'S SPECS.

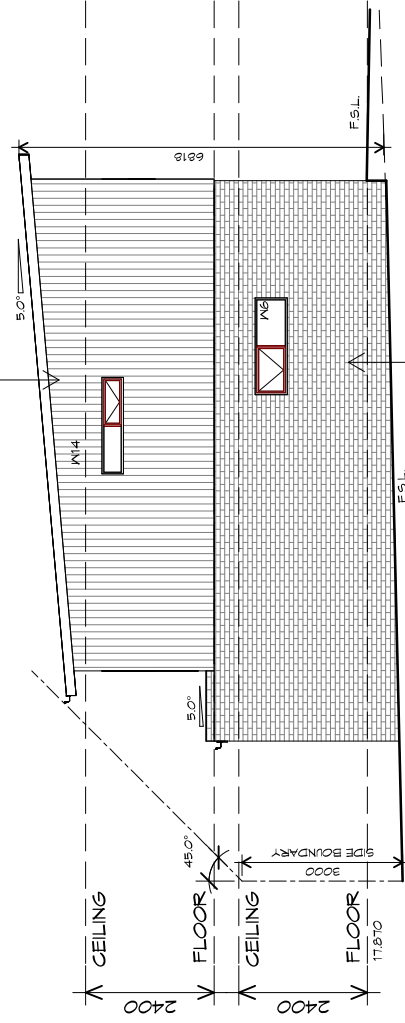


DOORS AND WINDOWS TO BE  
SEALED IN ACCORDANCE WITH  
ABCB HOUSING PROVISIONS PART 13.4

### U44 SOUTHERN ELEVATION

1 : 100

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



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

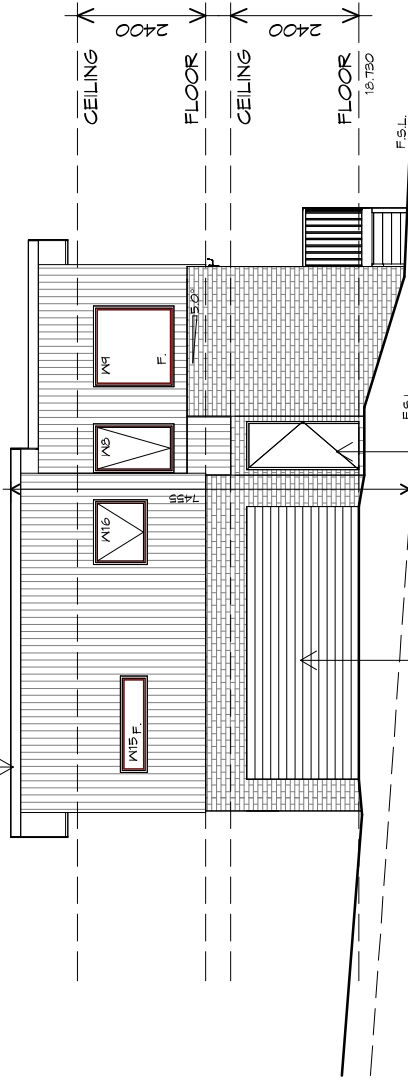
### U44 EASTERN ELEVATION

1 : 100

## TYPE F2 - UNIT 44



ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENTS SPECS.

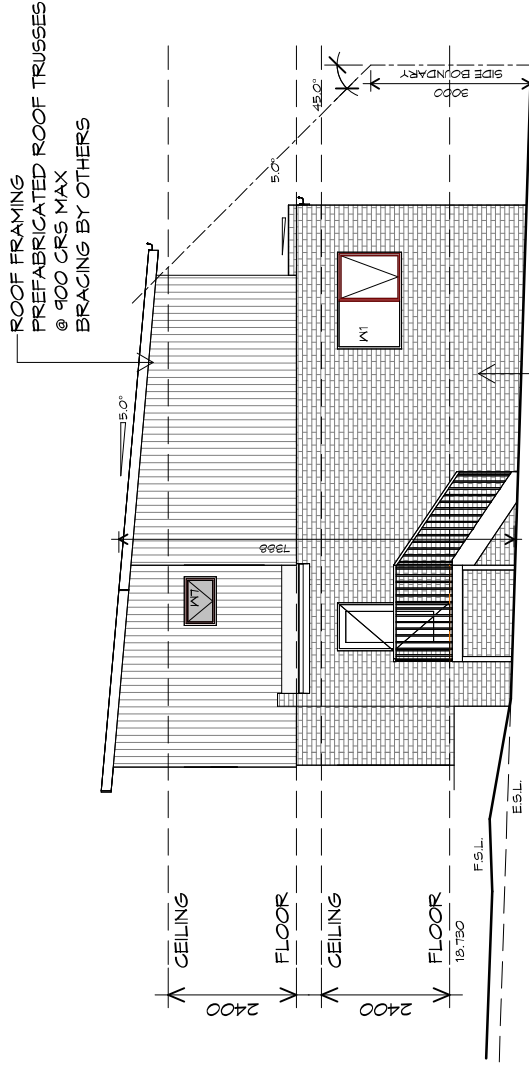


ROLLER DOOR 5100 WIDE X 2100 HIGH  
CLADDING PANELS TO CLIENTS  
SPEC FIXED IN ACCORDANCE WITH  
MANUFACTURERS SPEC

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

## U45 NORTHERN ELEVATION

1 : 100



## U45 WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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info@primedesign.com.au primedesign.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**  
Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -F2-18**

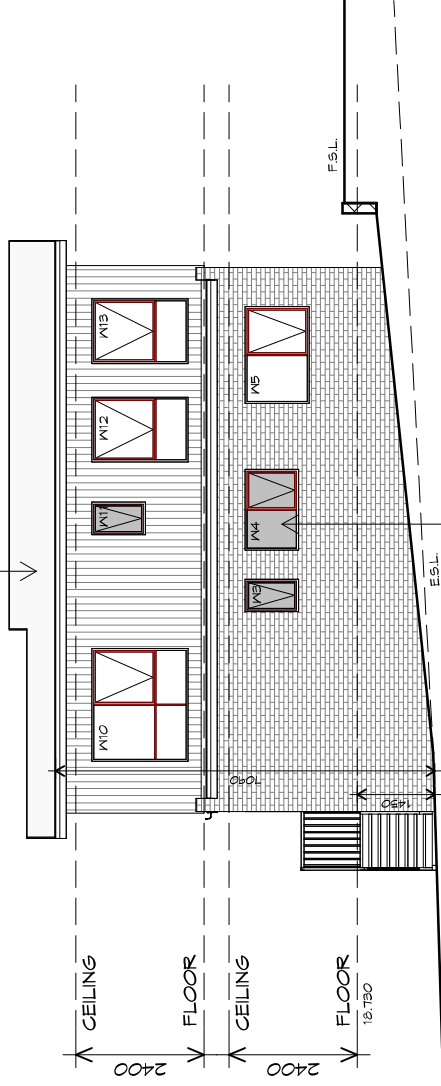
Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



TYPE F2 - UNIT 45

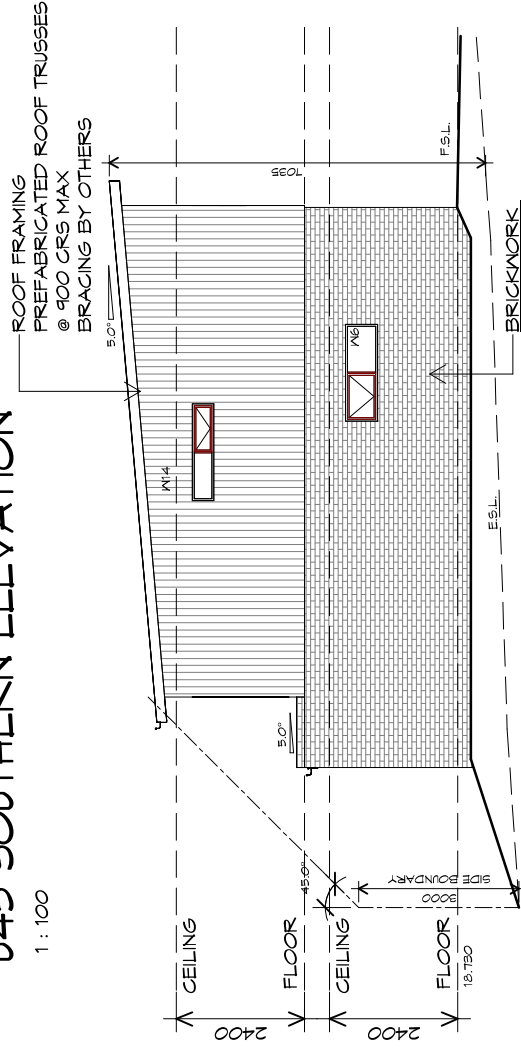
ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENT'S SPECS.



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

### U45 SOUTHERN ELEVATION

1 : 100



### U45 EASTERN ELEVATION

1 : 100

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



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p(0)+ 03 6228 4575  
info@primedesign.com.au primedesign.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date: 20.05.2024 1 : 100  
Scale: 1 : 100

Project/Drawing no:  
**PD23405 -F2-19**

Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



**ROOF PLUMBING NOTES:**

GUTTER INSTALLATION TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.4 WITH FALL NO LESS THAN 1:100 FOR BOX GUTTERS 1:500 FOR EAVES GUTTER

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

**VALLEY GUTTERS ON A ROOF WITH A PITCH:**

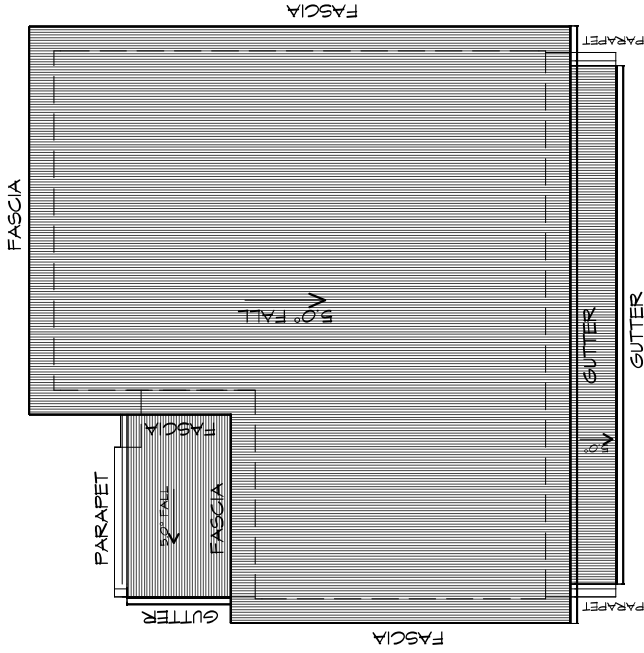
- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS, 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY. EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

**METAL ROOF**  
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS, FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



## ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD  
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,  
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:

PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH

Client name:

GIC ESTATES PTY LTD

Drawing:

ROOF PLAN

Drafted by:

Author

Approved by:

Approver

Date:

20.05.2024

Scale:

1 : 100

Project/Drawing no:

PD23405 -F2-20

Revision:

05

Accredited building practitioner: Frank Geskus -No CC246A



# LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- S.G. SQUARE STOP
- H.R. HAND RAIL

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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 Shop 9, 105-111 Main Road, Moonah Hobart 7009  
 p(0)+ 03 6228 4575  
 info@primedesign.com.au primedesign.com.au

Project:

**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

Client name:

**GIC ESTATES PTY LTD**

Drawing:

**FLOOR PLAN**

Drafted by:

**D.D.H.**

Approved by:

**Approver**

Date:

**20.05.2024**

Scale:

**1 : 100**

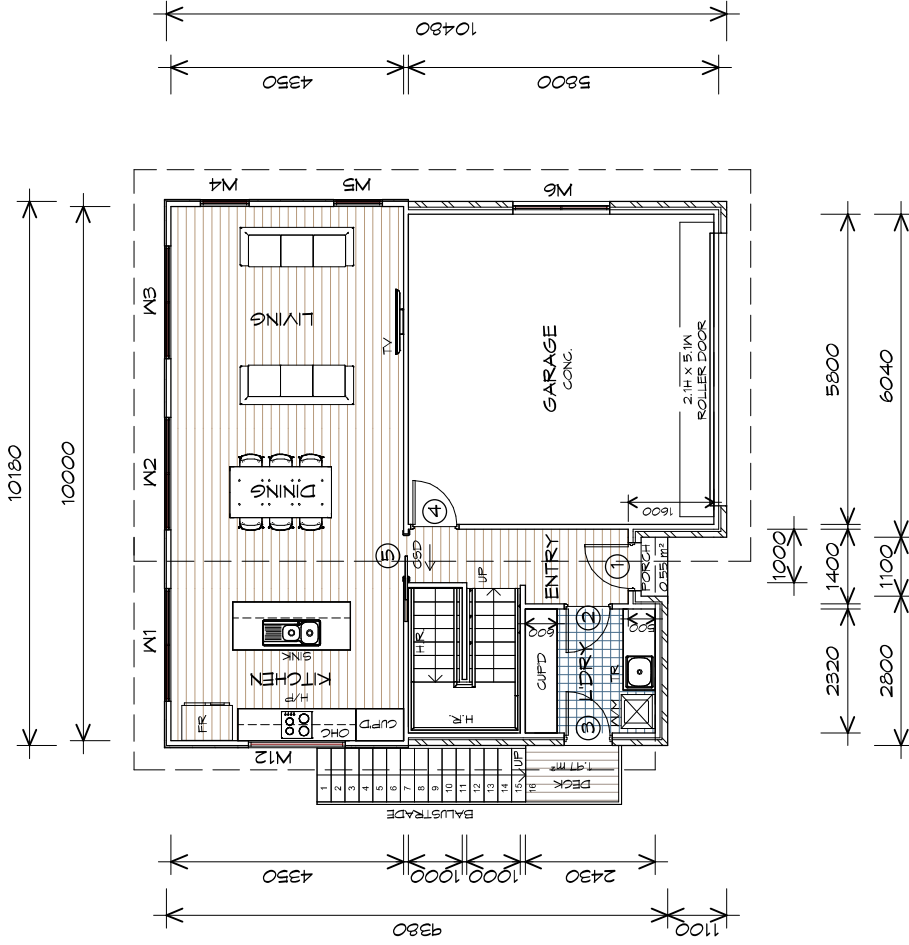
Project/Drawing no:

**PD23405 -F3-01**

Revision:

**05**

Accredited building practitioner: Frank Geskus -No CC246A



## FLOOR PLAN

1 : 100

### STAIRS

STAIR	NO RISERS	RISER HT	TREAD DEPTH
	16	173	250
	16	174	260

NON SLIP TO COMPLY NCC 2022

GROUND FLOOR AREA	65.71	m <sup>2</sup>	( 7.07 SQUARES )
GARAGE AREA	36.81	m <sup>2</sup>	( 3.96 SQUARES )
LOWER FLOOR AREA	55.18	m <sup>2</sup>	( 5.94 SQUARES )
TOTAL AREA	157.71		16.98

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



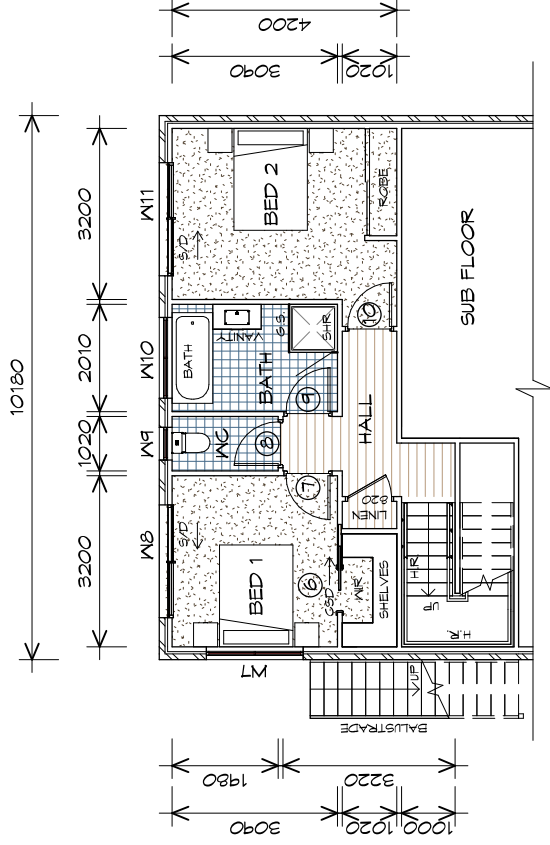
UNIT F3 - UNIT 22

# LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- S.Q. SQUARE STOP
- H.R. HAND RAIL

# PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



## LOWER FLOOR PLAN

1 : 100

### STAIRS

STAIR	No RISERS	RISER HT	TREAD DEPTH
	16	173	250
	16	174	260

NON SLIP TO COMPLY NCC 2022

GROUND FLOOR AREA	65.71	m2	( 7.07 SQUARES )
GARAGE AREA	36.81	m2	( 3.96 SQUARES )
LOWER FLOOR AREA	55.18	m2	( 5.94 SQUARES )
TOTAL AREA	157.71		16.98

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



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### Project:

PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH

### Client name:

GIC ESTATES PTY LTD

### Drawing:

LOWER FLOOR PLAN

### Drafted by:

D.D.H.

### Approved by:

Approver

### Date:

20.05.2024

### Scale:

1 : 100

### Project/Drawing no:

PD23405 -F3-02

### Revision:

05

Accredited building practitioner: Frank Geskus -No CC246A



# UNIT F3 - UNIT 22

GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL SOLID DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	GLAZED EXTERNAL DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	CAVITY SLIDING DOOR	

GROUND FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	2110	AWNING WINDOW	
W2	1800	2110	AWNING WINDOW	
W3	1800	2110	AWNING WINDOW	
W4	1800	910	AWNING WINDOW	
W5	1800	910	AWNING WINDOW	
W6	600	1810	AWNING WINDOW	
W12	600	1810	FIXED WINDOW	OPAQUE

LOWER FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
6	820	CAVITY SLIDING DOOR	
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	
10	820	INTERNAL TIMBER DOOR	
11	820	ROBE DOOR	

LOWER FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W7	600	1810	AWNING WINDOW	
W8	2100	2110	SLIDING DOOR	
W9	1000	610	AWNING WINDOW	OPAQUE
W10	1000	1510	AWNING WINDOW	OPAQUE
W11	2100	2110	SLIDING DOOR	

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



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

Project:  
**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

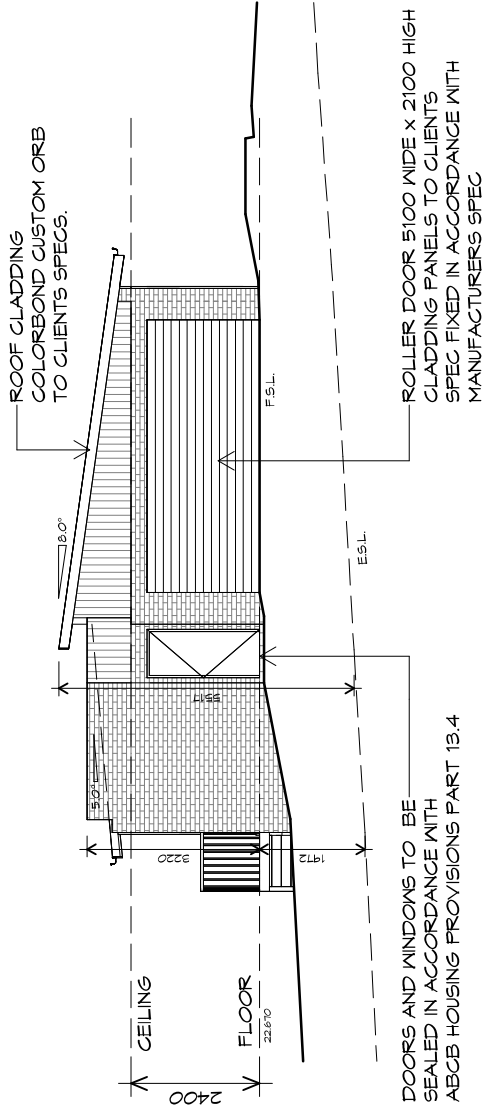
Drawing:  
**DOOR AND WINDOW**  
**SCHEDULES**

Drafted by:  
**D.D.H.**  
 Approved by:  
**Approver**  
 Date:  
**20.05.2024**  
 Scale:

Project/Drawing no:  
**PD23405 -F3-03**  
 Revision:  
**05**  
 Accredited building practitioner: Frank Geskus -No CC246A







### U22 EASTERN ELEVATION

1 : 100



### U22 SOUTHERN ELEVATION

1 : 100



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Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**D.D.H.**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

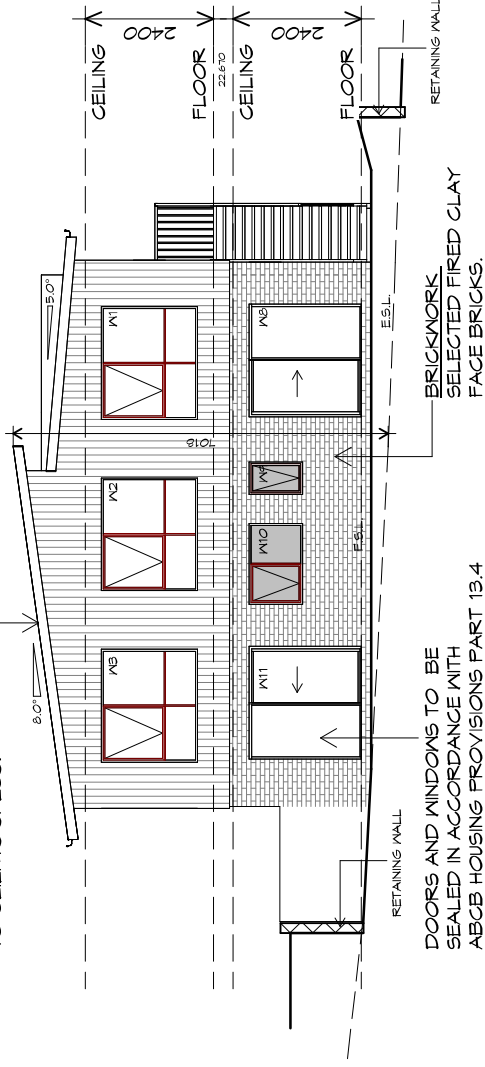
Project/Drawing no:  
**PD23405 -F3-04**

Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



ROOF CLADDING  
COLOREBOND CUSTOM ORB  
TO CLIENTS SPECS.

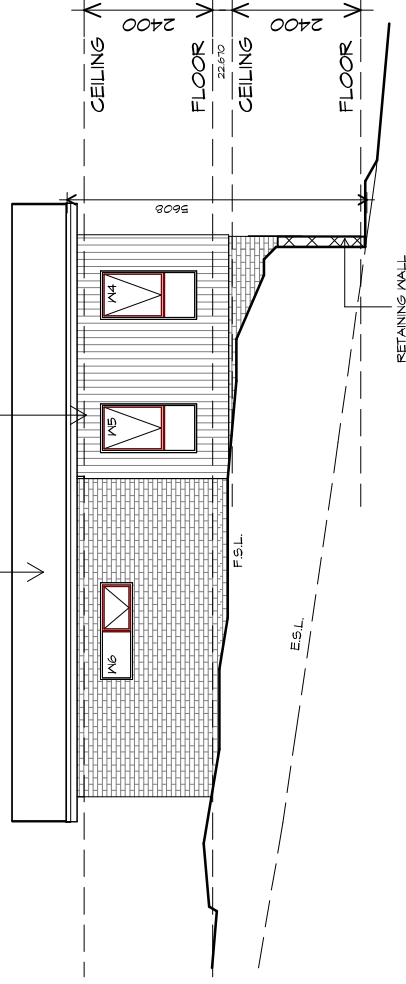


## U22 WESTERN ELEVATION

1 : 100

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

SCYON AXON 133 VERTICAL  
(ON BATTENS)  
INSTALL AND COAT TO  
MANUFACTURERS SPECIFICATIONS.



## U22 NORTHERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**  
Drawing:  
**ELEVATIONS**

Drafted by:  
**D.D.H.**  
Approved by:  
**Approver**  
Date:  
**20.05.2024**  
Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -F3-05**  
Revision:  
**05**  
Accredited building practitioner: Frank Geskus -No CC246A



UNIT F3 - UNIT 22

**ROOF PLUMBING NOTES:**

GUTTER INSTALLATION TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.4 WITH FALL NO LESS THAN 1:100 FOR BOX GUTTERS 1:500 FOR EAVES GUTTER

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

**VALLEY GUTTERS ON A ROOF WITH A PITCH:**

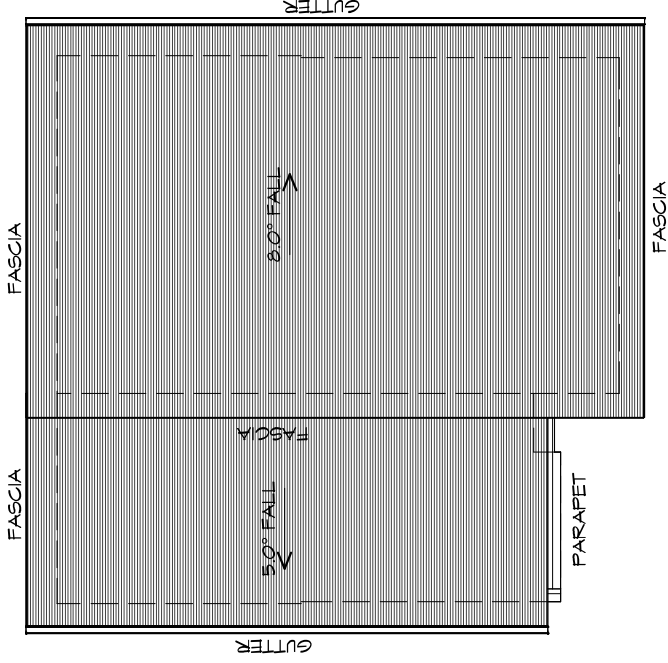
- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS, 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY. EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

**METAL ROOF**  
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS, FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



## ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD  
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,  
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

**Project:**

PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH

**Client name:**

GIC ESTATES PTY LTD

**Drawing:**

ROOF PLAN

**Drafted by:**

D.D.H.

**Approved by:**

Approver

**Date:**

20.05.2024

**Scale:**

1 : 100

**Project/Drawing no:**

PD23405 -F3-06

**Revision:**

05

Accredited building practitioner: Frank Geskus -No CC246A

# LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- S.G. SQUARE STOP
- H.R. HAND RAIL

# PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:

PROPOSED UNIT DEVELOPMENT  
 38 JETTY ROAD,  
 OLD BEACH

Client name:

GIC ESTATES PTY LTD

Drawing:

FLOOR PLAN

Drafted by:

D.D.H.

Approved by:

Approver

Date:

20.05.2024

Scale:

1 : 100

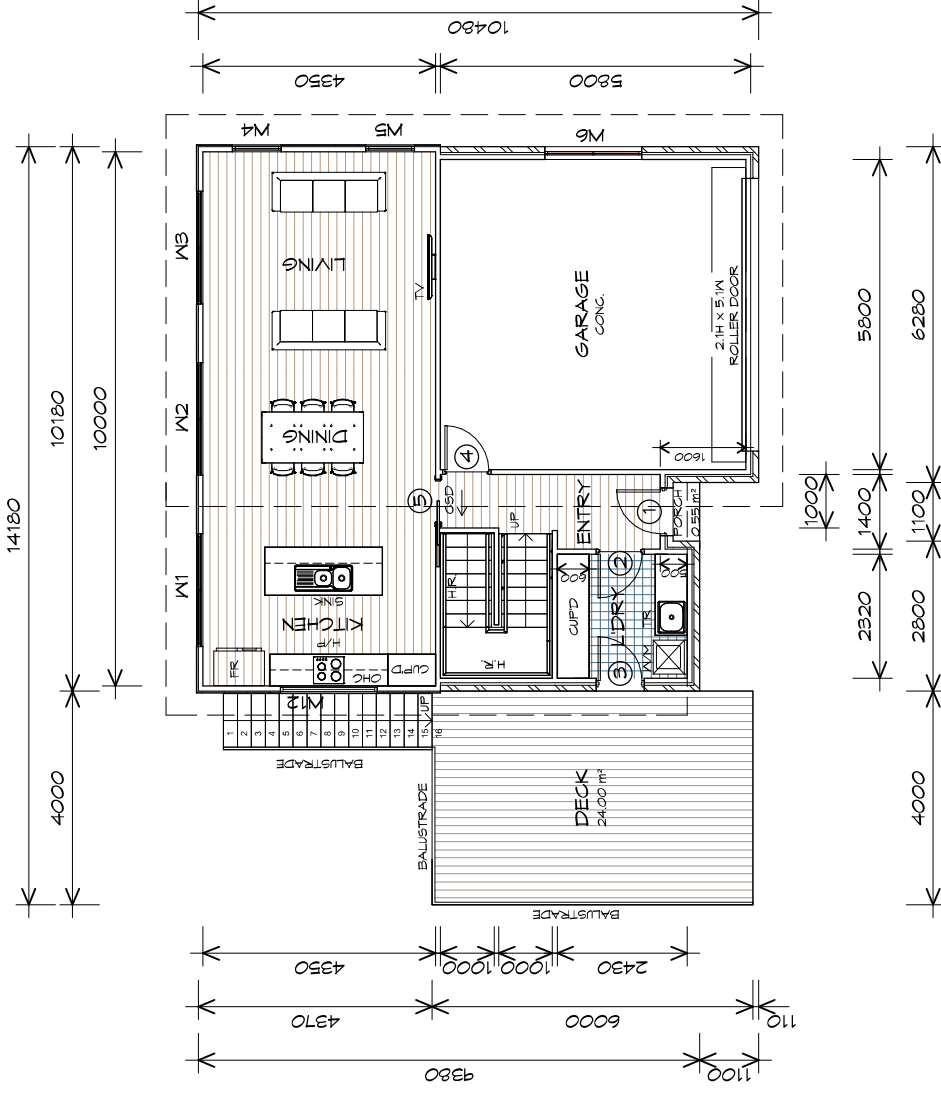
Project/Drawing no:

PD23405 -F3.2-01

Revision:

05

Accredited building practitioner: Frank Geskus -No CC246A



## FLOOR PLAN

1 : 100

### STAIRS

STAIR	NO RISERS	RISER HT	TREAD DEPTH
	16	173	250
	16	174	260

NON SLIP TO COMPLY NCC 2022

GROUND FLOOR AREA	65.71	m <sup>2</sup>	( 7.07 SQUARES )
GARAGE AREA	36.81	m <sup>2</sup>	( 3.96 SQUARES )
LOWER FLOOR AREA	55.18	m <sup>2</sup>	( 5.94 SQUARES )
TOTAL AREA	157.71		16.98

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



# TYPE F3.2 - UNIT 20



GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL SOLID DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	GLAZED EXTERNAL DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	CAVITY SLIDING DOOR	

GROUND FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	2110	AWNING WINDOW	
W2	1800	2110	AWNING WINDOW	
W3	1800	2110	AWNING WINDOW	
W4	1800	910	AWNING WINDOW	
W5	1800	910	AWNING WINDOW	
W6	600	1810	AWNING WINDOW	
W12	600	1810	FIXED WINDOW	OFAQUE

LOWER FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
6	820	CAVITY SLIDING DOOR	
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	
10	820	INTERNAL TIMBER DOOR	
11	820	ROBE DOOR	

LOWER FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W7	600	1810	AWNING WINDOW	
W8	2100	2110	SLIDING DOOR	
W9	1000	610	AWNING WINDOW	OFAQUE
W10	1000	1510	AWNING WINDOW	OFAQUE
W11	2100	2110	SLIDING DOOR	

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



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

Project:  
**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

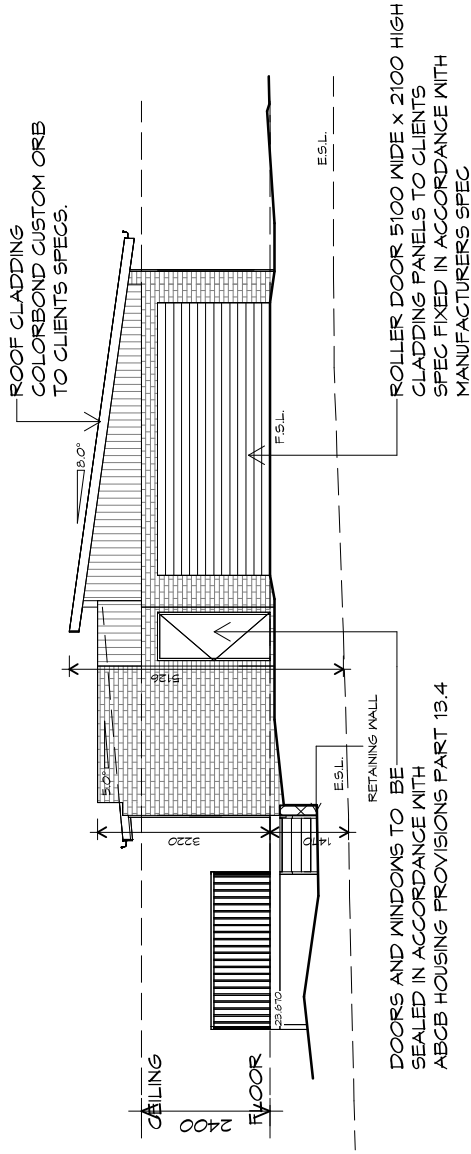
Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**DOOR AND WINDOW**  
**SCHEDULES**

Drafted by:  
**D.D.H.**  
 Approved by:  
**Approver**  
 Date:  
**20.05.2024**  
 Scale:

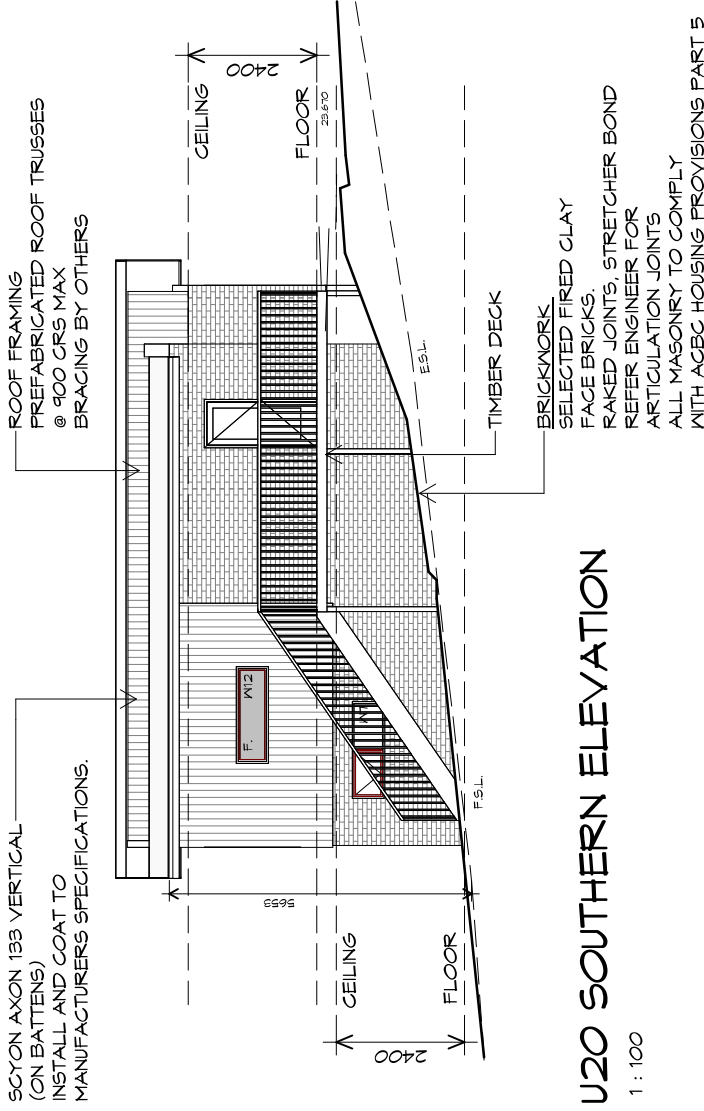
Project/Drawing no:  
**PD23405 -F3.2-03**  
 Revision:  
**05**  
 Accredited building practitioner: Frank Geskus -No CC246A





U20 EASTERN ELEVATION

1 : 100



U20 SOUTHERN ELEVATION

1 : 100



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Project:  
**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**D.D.H.**  
 Approved by:  
**Approver**

Date:  
**20.05.2024**  
 Scale:  
**1 : 100**

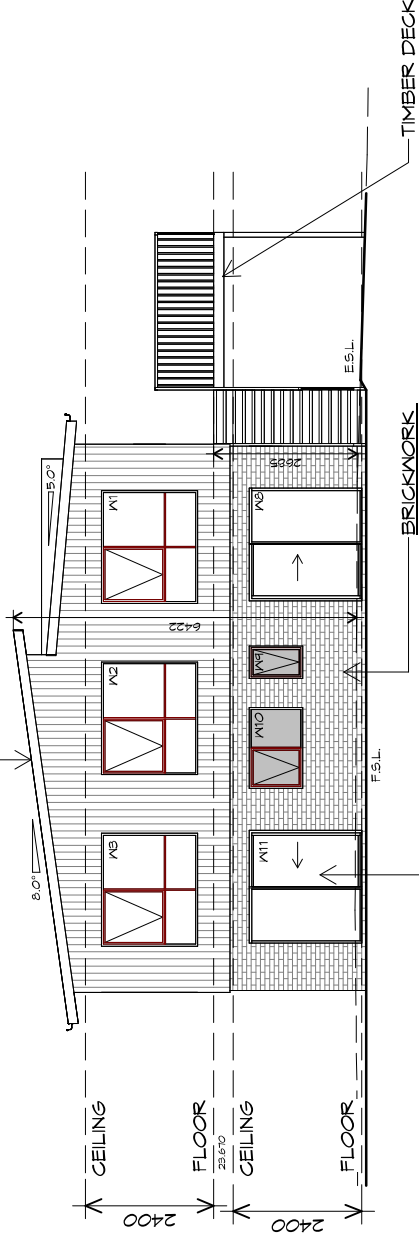
Project/Drawing no:  
**PD23405 -F3.2-04**  
 Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A





ROOF CLADDING  
 COLOREBOND CUSTOM ORB  
 TO CLIENTS SPECS.



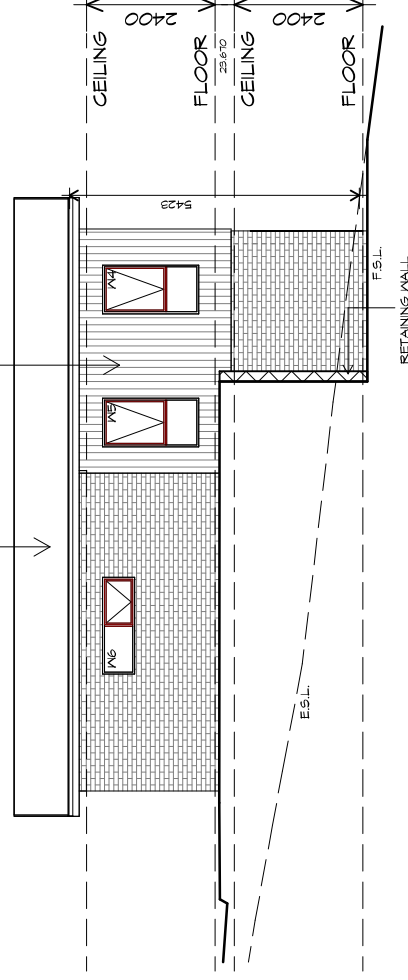
DOORS AND WINDOWS TO BE  
 SEALED IN ACCORDANCE WITH  
 ABCB HOUSING PROVISIONS PART 13.4

## U20 WESTERN ELEVATION

1 : 100

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

SCYON AXON 133 VERTICAL  
 (ON BATTENS)  
 INSTALL AND COAT TO  
 MANUFACTURERS SPECIFICATIONS.



## U20 NORTHERN ELEVATION

1 : 100



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

Project:  
**PROPOSED UNIT DEVELOPMENT  
 38 JETTY ROAD,  
 OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**  
 Drawing:  
**ELEVATIONS**

Drafted by:  
**D.D.H.**  
 Approved by:  
**Approver**  
 Date: 20.05.2024 Scale: 1 : 100

Project/Drawing no:  
**PD23405 -F3.2-05**  
 Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



**ROOF PLUMBING NOTES:**

GUTTER INSTALLATION TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.4 WITH FALL NO LESS THAN 1:100 FOR BOX GUTTERS 1:500 FOR EAVES GUTTER

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

**VALLEY GUTTERS ON A ROOF WITH A PITCH:**

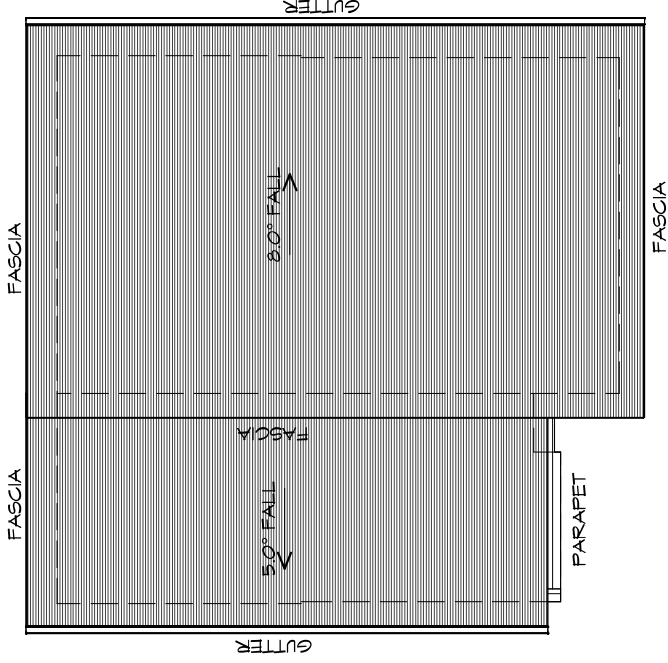
- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS, 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY. EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

**METAL ROOF**  
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS, FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



## ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD  
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,  
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

**Project:**

PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH

**Client name:**

GIC ESTATES PTY LTD

**Drawing:**

ROOF PLAN

**Drafted by:**

D.D.H.

**Approved by:**

Approver

**Date:**

20.05.2024

**Scale:**

1 : 100

**Project/Drawing no:**

PD23405 -F3.2-06

**Revision:**

05

Accredited building practitioner: Frank Geskus -No CC246A

# LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- S.Q. SQUARE STOP
- H.R. HAND RAIL

# PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:

PROPOSED UNIT DEVELOPMENT  
 38 JETTY ROAD,  
 OLD BEACH

Client name:

GIC ESTATES PTY LTD

Drawing:

GROUND FLOOR PLAN

Drafted by:

Author

Approved by:

Approver

Date:

20.05.2024

Scale:

1 : 100

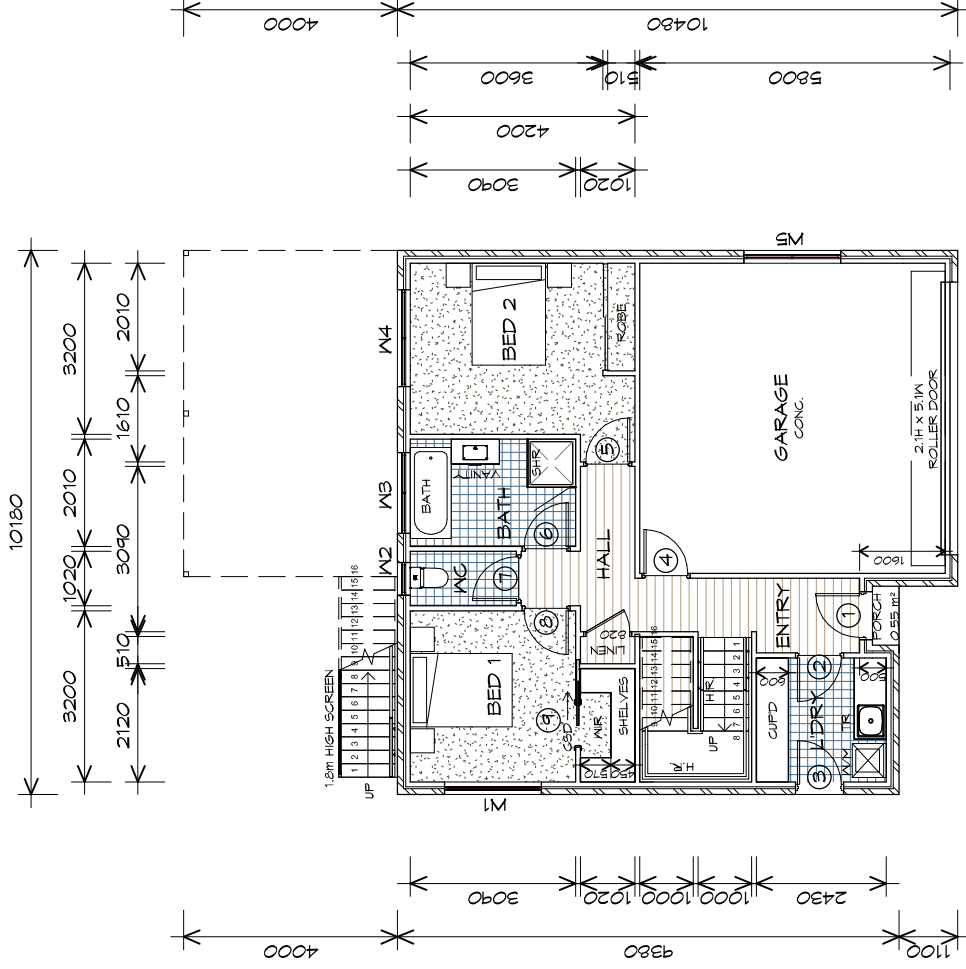
Project/Drawing no:

PD23405 -F4-01

Revision:

05

Accredited building practitioner: Frank Geskus -No CC246A



## GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	65.05 m <sup>2</sup>	( 7.00 SQUARES )
FIRST FLOOR AREA	87.04 m <sup>2</sup>	( 9.37 SQUARES )
GARAGE AREA	36.81 m <sup>2</sup>	( 3.96 SQUARES )
TOTAL AREA	188.91	20.34

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

### STAIRS

STAIR	No RISERS	RISER HT	TREAD DEPTH
	16	179	250
	16	182	250

NON SLIP TO COMPLY NCC 2022



# TYPE F4 - UNIT 35-37

# LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- S.Q. SQUARE STOP
- H.R. HAND RAIL

# PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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 p(b)+ 03 6228 4575  
 info@primedesigntas.com.au primedesigntas.com.au

Project:

PROPOSED UNIT DEVELOPMENT  
 38 JETTY ROAD,  
 OLD BEACH

Client name:

GIC ESTATES PTY LTD

Drawing:

FIRST FLOOR PLAN

Drafted by:

Author

Approved by:

Approver

Date:

20.05.2024

Scale:

1 : 100

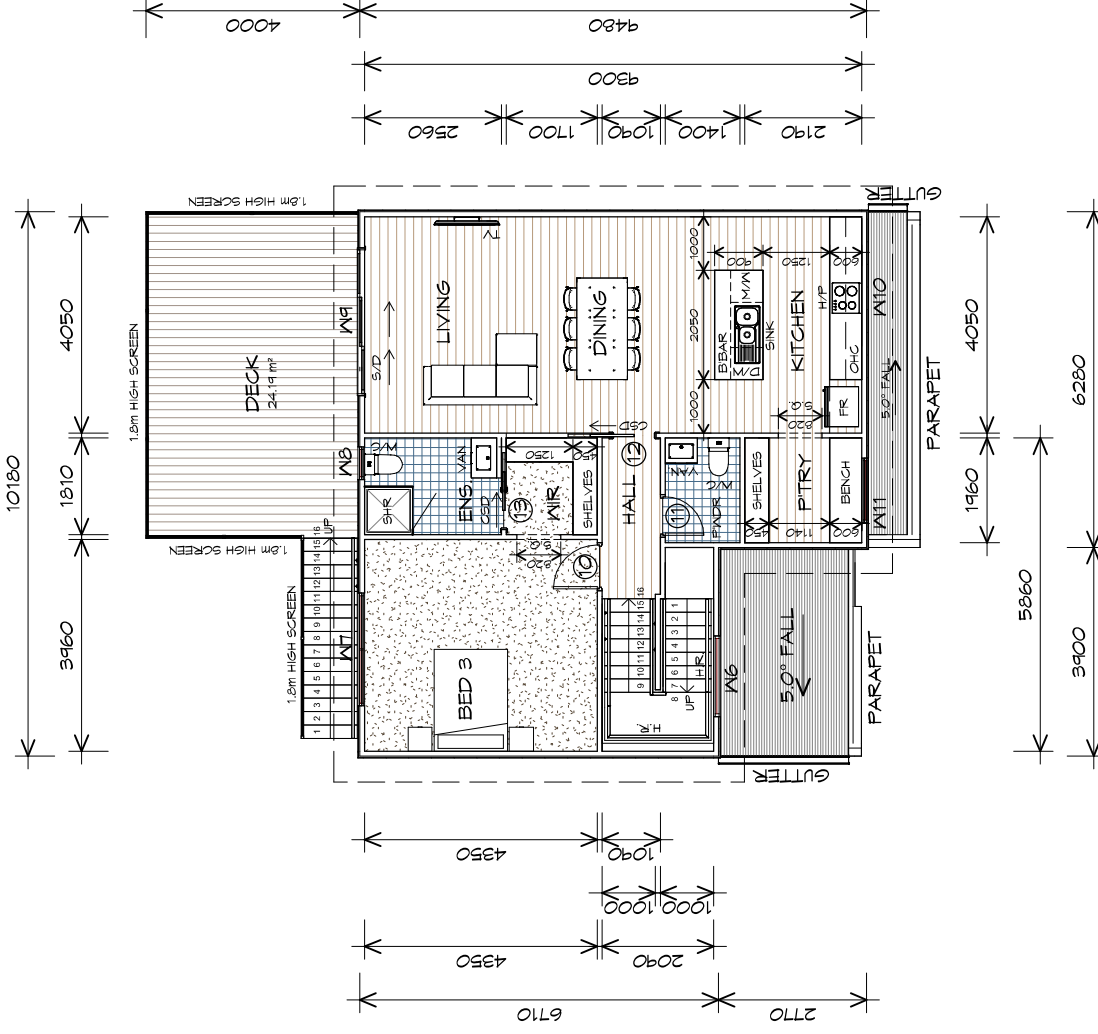
Project/Drawing no:

PD23405 -F4-02

Revision:

05

Accredited building practitioner: Frank Geskus -No CC246A



## FIRST FLOOR PLAN

1 : 100

GROUND FLOOR AREA	65.05 m <sup>2</sup>	( 7.00 SQUARES )
FIRST FLOOR AREA	87.04 m <sup>2</sup>	( 9.97 SQUARES )
GARAGE AREA	36.81 m <sup>2</sup>	( 3.96 SQUARES )
TOTAL AREA	188.91	20.34

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

### STAIRS

STAIR	NO RISERS	RISER HT	TREAD DEPTH
	16	179	250
	16	182	250

NON SLIP TO COMPLY NCC 2022



# TYPE F4 - UNIT 35-37

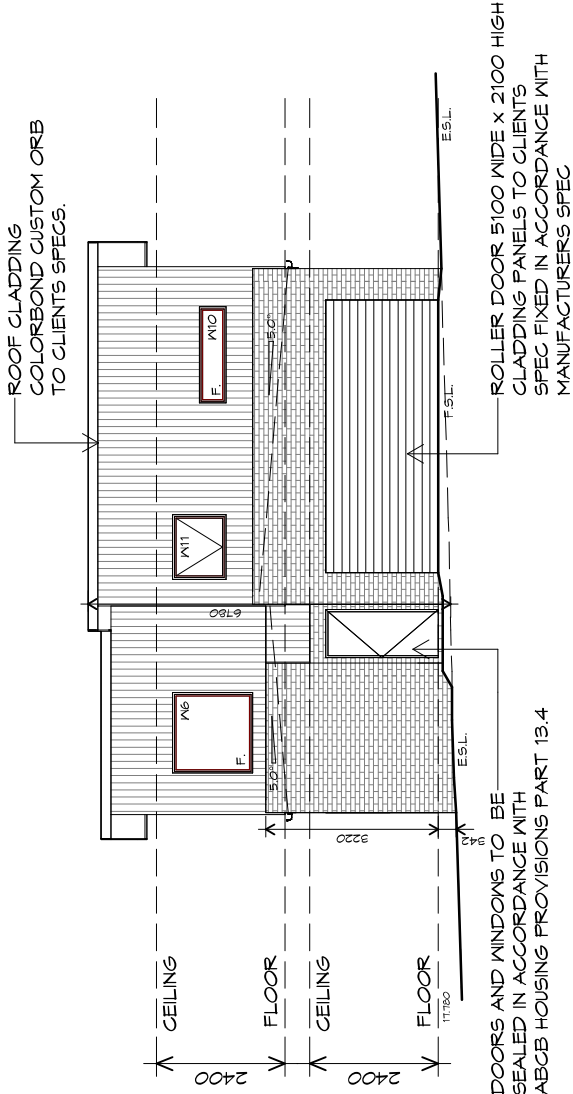
GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL SOLID DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	GLAZED EXTERNAL DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	CAVITY SLIDING DOOR	

FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
10	820	INTERNAL TIMBER DOOR	
11	720	INTERNAL TIMBER DOOR	
12	820	CAVITY SLIDING DOOR	
13	720	CAVITY SLIDING DOOR	

GROUND FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1200	1810	ANNING WINDOW	
W2	1000	610	ANNING WINDOW	OPAGUE
W3	1000	1510	ANNING WINDOW	OPAGUE
W4	1200	1810	ANNING WINDOW	
W5	600	1810	ANNING WINDOW	

FIRST FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W6	1500	1510	FIXED WINDOW	
W7	1800	2110	ANNING WINDOW	
W8	1000	610	ANNING WINDOW	OPAGUE
W9	2100	2770	STACKING SLIDING DOOR	
W10	500	1800	FIXED WINDOW	1100mm SILL
W11	1000	1210	ANNING WINDOW	

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

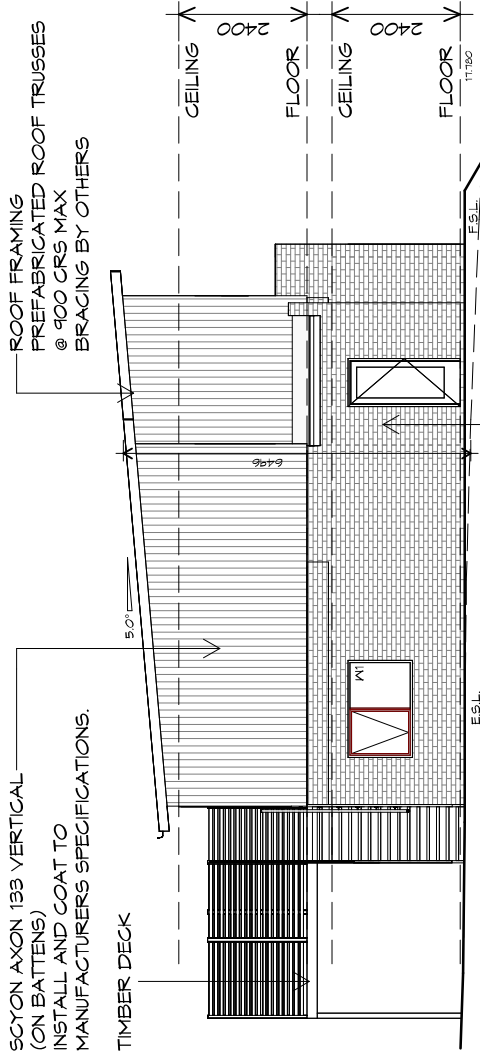


DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

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

**U35 SOUTHERN ELEVATION**

1 : 100



SCYON AXON 133 VERTICAL (ON BATTENS) INSTALL AND COAT TO MANUFACTURERS SPECIFICATIONS.

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

**U35 WESTERN ELEVATION**

1 : 100

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



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Shop 9, 105-111 Main Road, Moonah Hobart 7009  
p(0)+ 03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au

Project: **PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name: **GIC ESTATES PTY LTD**

Drawing: **ELEVATIONS**

Drafted by: **Author**  
Approved by: **Approver**  
Date: **20.05.2024**  
Scale: **1 : 100**

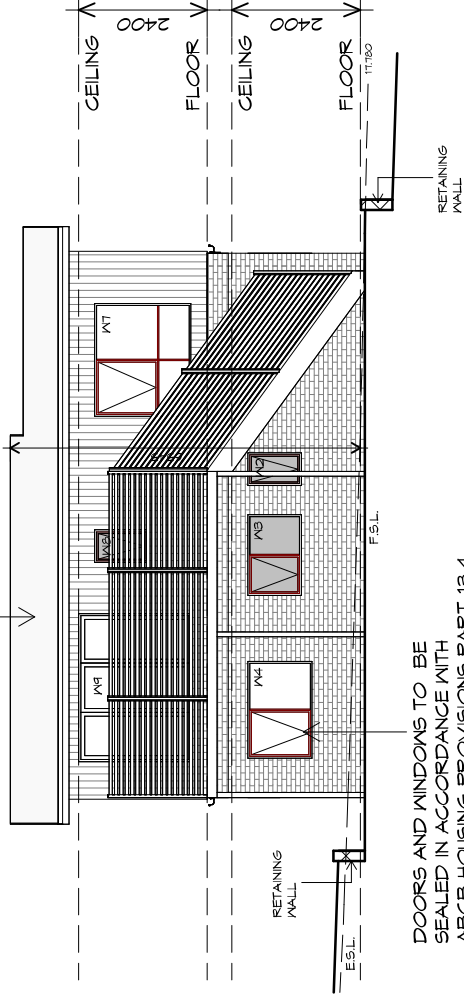
Project/Drawing no: **PD23405 -F4-04**  
Revision: **05**

Accredited building practitioner: Frank Geskus -No CC246A





ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENTS SPECS.

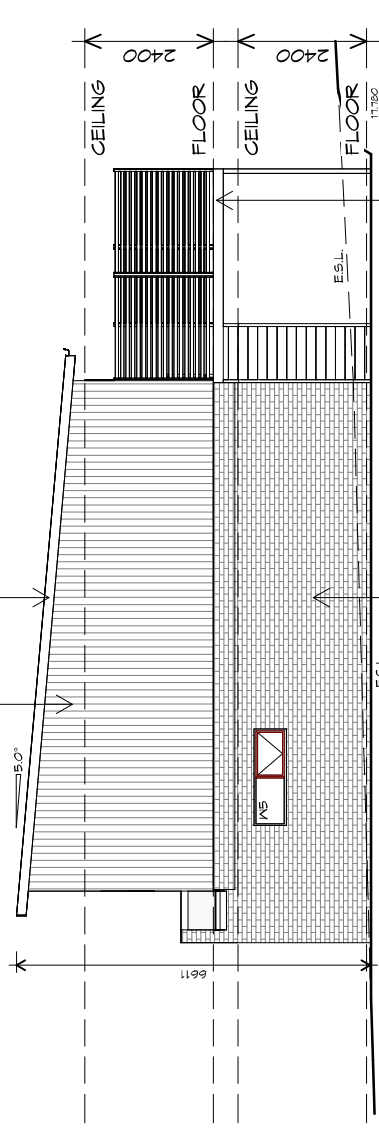


DOORS AND WINDOWS TO BE  
SEALED IN ACCORDANCE WITH  
ABCB HOUSING PROVISIONS PART 13.4

## U35 NORTHERN ELEVATION

1 : 100

SCYON AXON 133 VERTICAL  
(ON BATTENS)  
INSTALL AND COAT TO  
MANUFACTURERS SPECIFICATIONS.



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

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

## U35 EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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info@primedesign.com.au primedesign.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

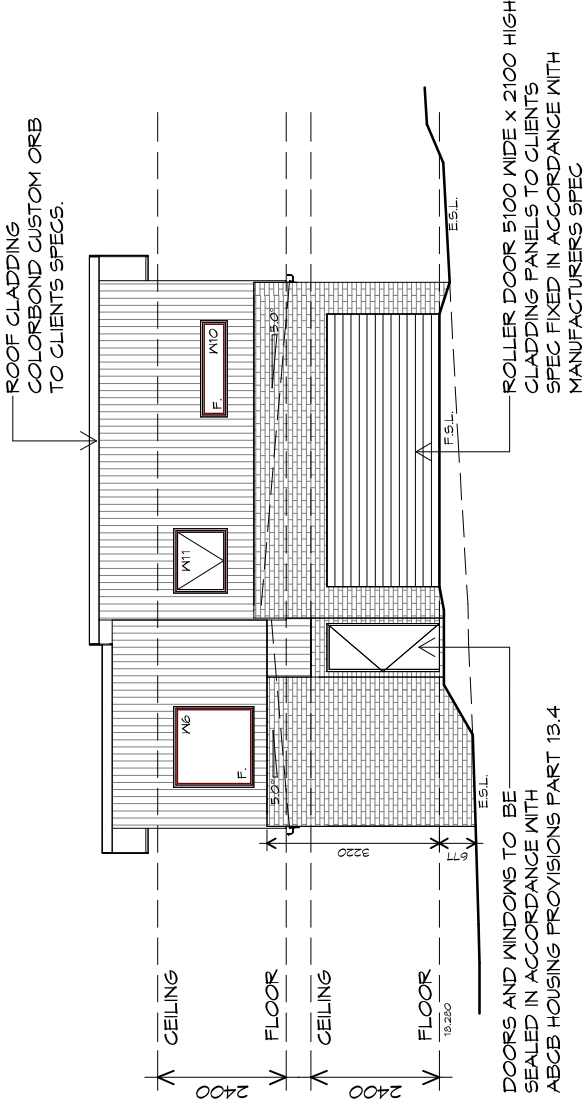
Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -F4-05**

Revision:  
**05**

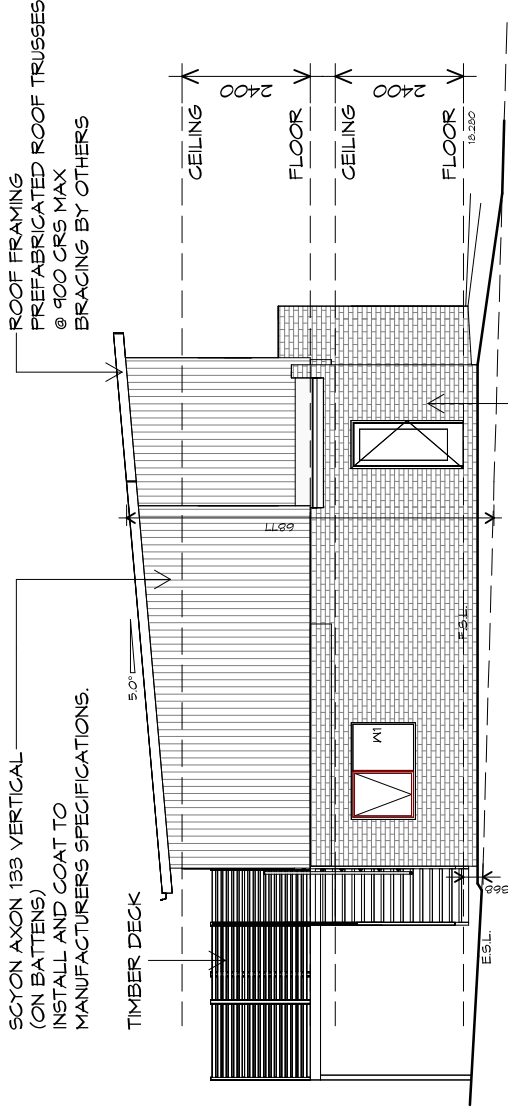
Accredited building practitioner: Frank Geskus -No CC246A





### U36 SOUTHERN ELEVATION

1 : 100



### U36 WESTERN ELEVATION

1 : 100



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

Project:  
**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**  
 Approved by:  
**Approver**

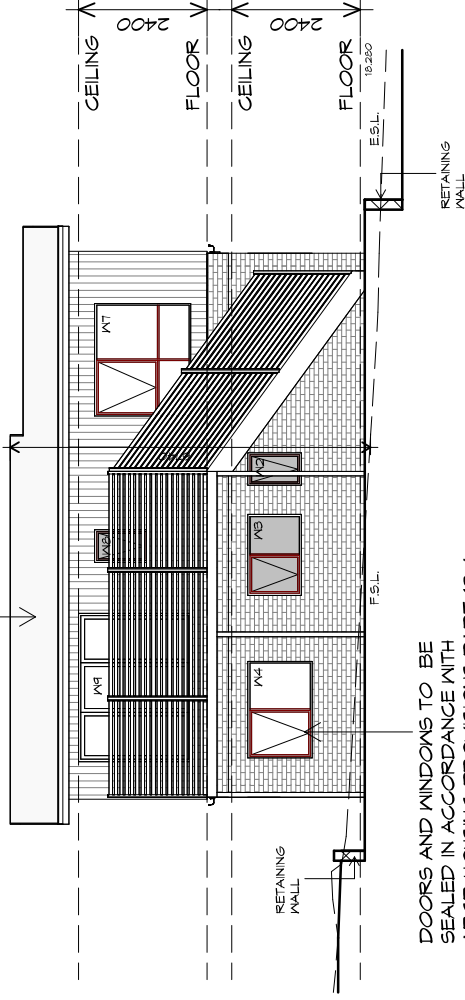
Date:  
**20.05.2024** Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -F4-06** Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENTS SPECS.

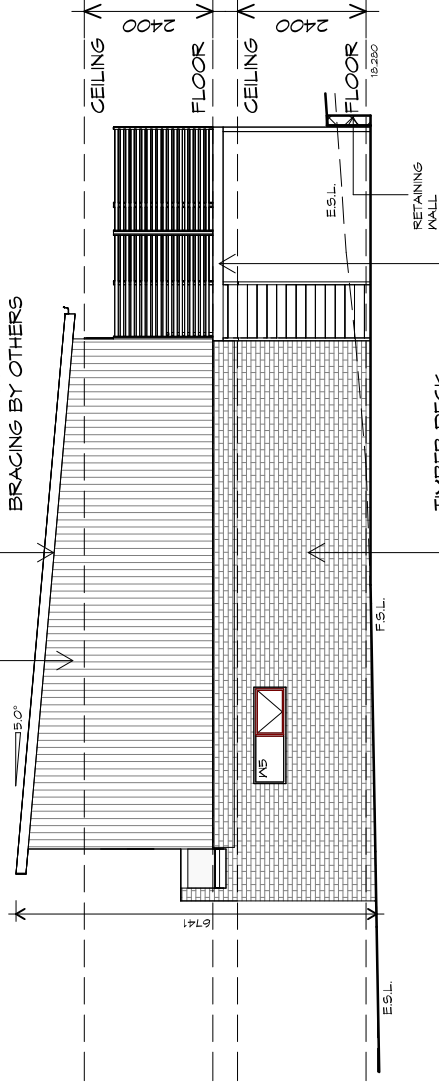


DOORS AND WINDOWS TO BE  
SEALED IN ACCORDANCE WITH  
ACBC HOUSING PROVISIONS PART 13.4

## U36 NORTHERN ELEVATION

1 : 100

SCYON AXON 133 VERTICAL  
(ON BATTENS)  
INSTALL AND COAT TO  
MANUFACTURERS SPECIFICATIONS.



## U36 EASTERN ELEVATION

1 : 100

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

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:

PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH

Client name:

GIC ESTATES PTY LTD

Drawing:

ELEVATIONS

Drafted by:

Author

Approved by:

Approver

Date:

20.05.2024

Scale:

1 : 100

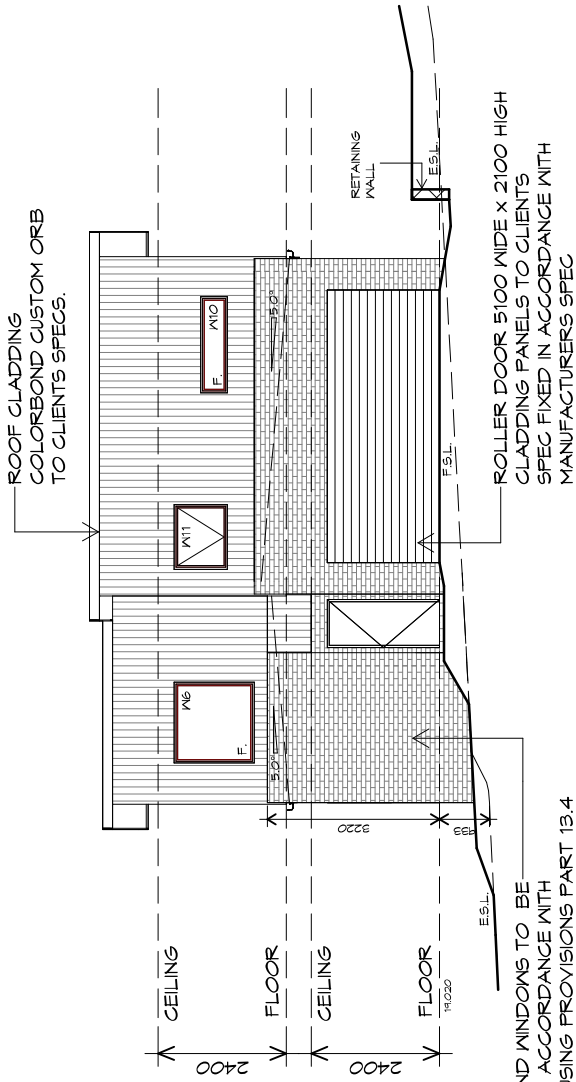
Project/Drawing no:

PD23405 -F4-07

Revision:

05

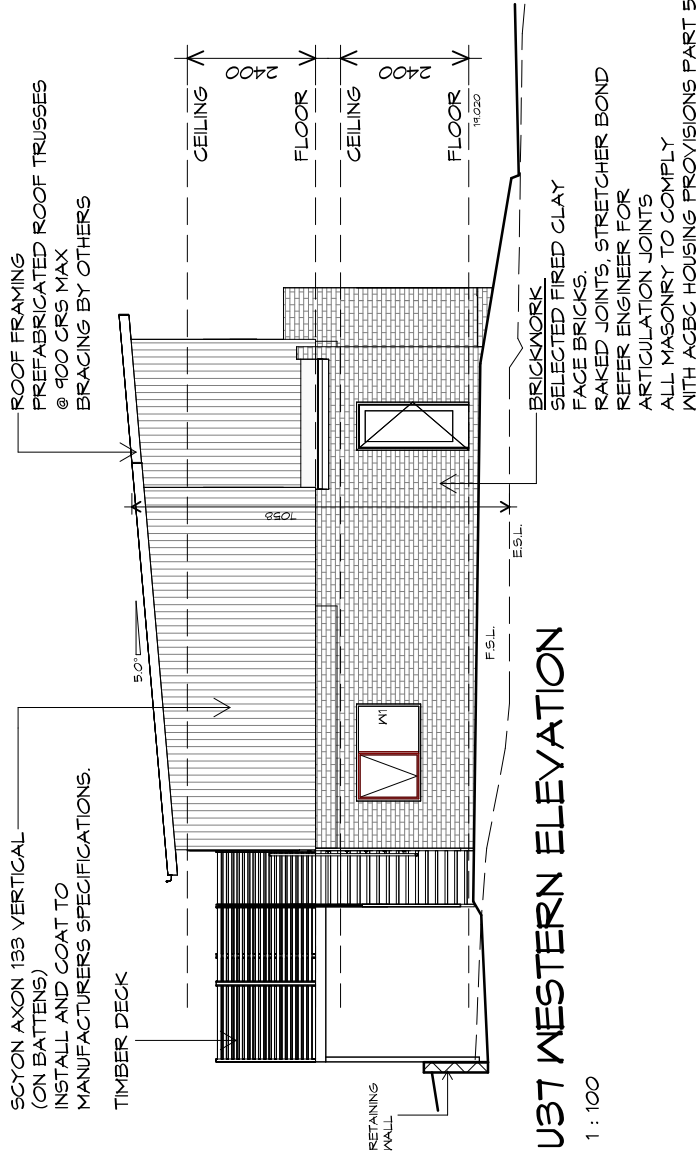
Accredited building practitioner: Frank Geskus -No CC246A



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

### U37 SOUTHERN ELEVATION

1 : 100



### U37 WESTERN ELEVATION

1 : 100



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Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

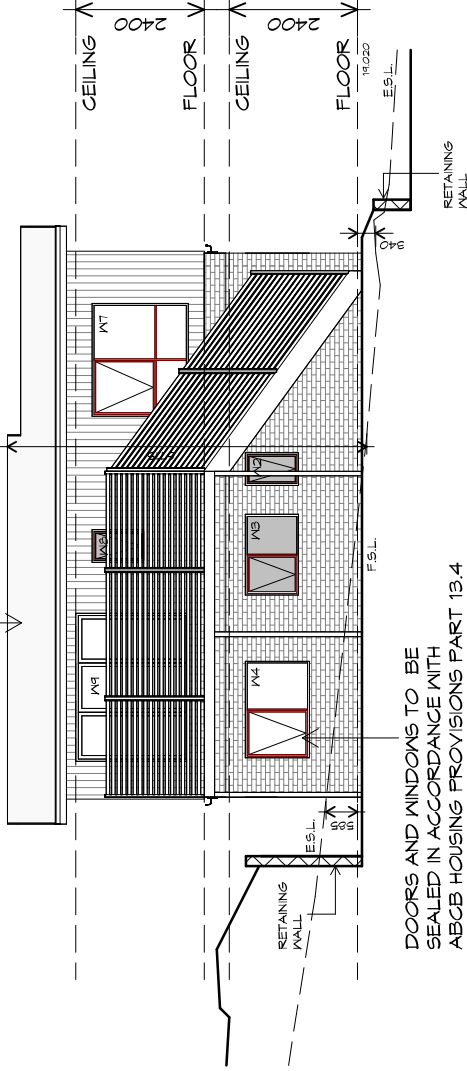
Project/Drawing no:  
**PD23405 -F4-08**

Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



ROOF GLADDING  
COLORBOND CUSTOM ORB  
TO CLIENT'S SPECS.

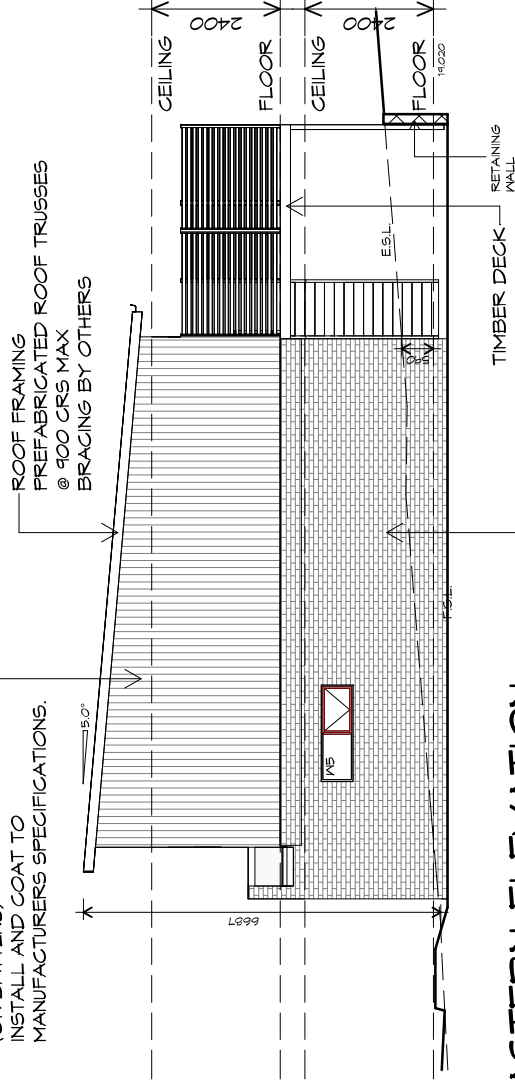


DOORS AND WINDOWS TO BE  
SEALED IN ACCORDANCE WITH  
ACBC HOUSING PROVISIONS PART 13.4

## U37 NORTHERN ELEVATION

1 : 100

SCYON AXON 133 VERTICAL  
(ON BATTENS)  
INSTALL AND COAT TO  
MANUFACTURERS SPECIFICATIONS.



## U37 EASTERN ELEVATION

1 : 100

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

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -F4-09**

Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



TYPE F4 - UNIT 37

**ROOF PLUMBING NOTES:**

GUTTER INSTALLATION TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.4 WITH FALL NO LESS THAN 1:100 FOR BOX GUTTERS 1:500 FOR EAVES GUTTER

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

**VALLEY GUTTERS ON A ROOF WITH A PITCH:**

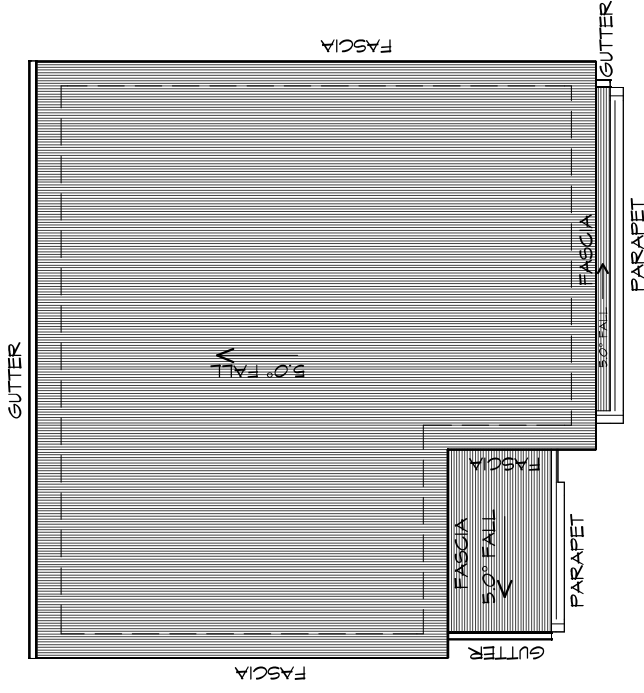
- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS, 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY. EXACT LOCATION & NUMBER OF D.P.S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

**METAL ROOF**  
 METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS, FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO 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



## ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD  
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,  
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.



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

Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**  
Drawing:  
**ROOF PLAN**

Drafted by:  
**Author**  
Approved by:  
**Approver**  
Date:  
**20.05.2024** Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -F4-10** Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



# LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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**Project:**  
 PROPOSED UNIT DEVELOPMENT  
 38 JETTY ROAD,  
 OLD BEACH

**Client name:**  
 GIC ESTATES PTY LTD

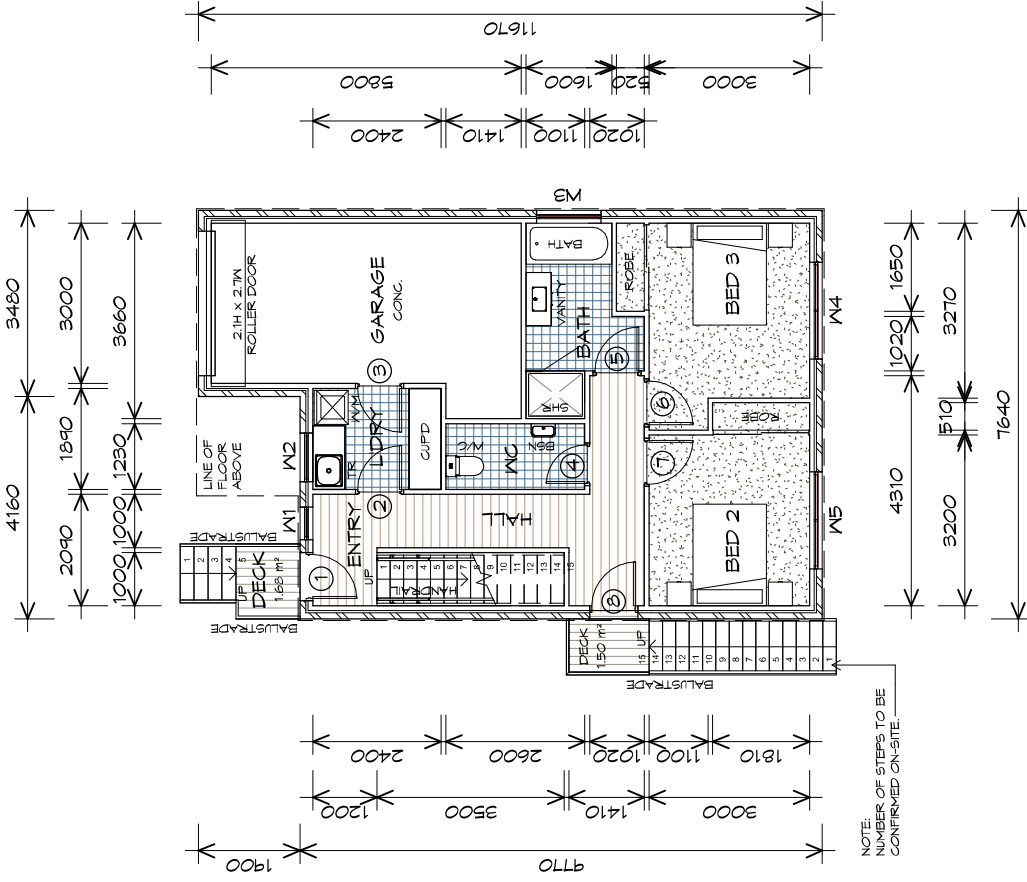
**Drawing:**  
 GROUND FLOOR PLAN

**Drafted by:** Approved by:  
**Author** Approver

**Date:** 20.05.2024 **Scale:** 1 : 100

**Project/Drawing no:** PD23405 -G-01 **Revision:** 05

Accredited building practitioner: Frank Geskus -No CC246A



## GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	59.91 m <sup>2</sup>	( 6.45 SQUARES )
FIRST FLOOR AREA	86.05 m <sup>2</sup>	( 9.26 SQUARES )
GARAGE AREA	21.37 m <sup>2</sup>	( 2.30 SQUARES )
<b>TOTAL AREA</b>	<b>167.33</b>	<b>18.01</b>

STAIR	No RISERS	RISER HT	TREAD DEPTH
1	15	181	250
2	15	186	250
3	5	160	260

NON SLIP TO COMPLY NCC 2022

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



TYPE G - UNIT 23-28



# LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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 p(0)+ 03 6228 4575  
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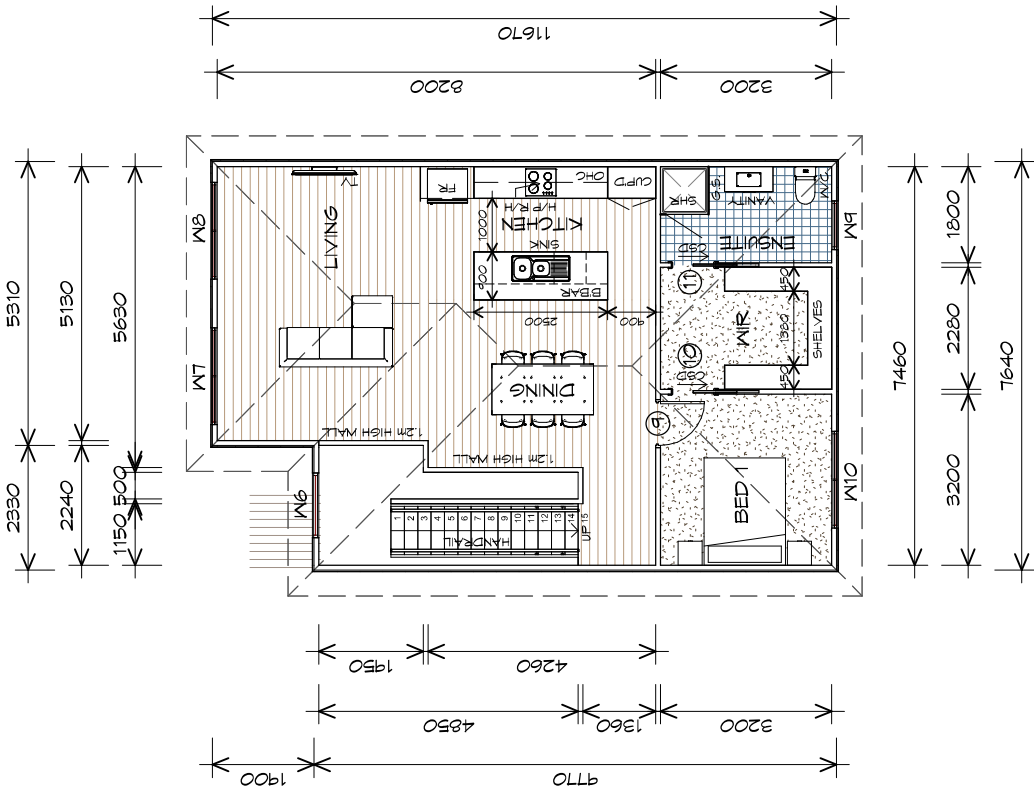
**Project:**  
 PROPOSED UNIT DEVELOPMENT  
 38 JETTY ROAD,  
 OLD BEACH

**Client name:**  
 GIC ESTATES PTY LTD

**Drawing:**  
 FIRST FLOOR PLAN

**Drafted by:**  
 Author  
**Approved by:**  
 Approver  
**Date:** 20.05.2024  
**Scale:** 1 : 100

**Project/Drawing no:**  
 PD23405 -G-02  
**Revision:**  
 05  
 Accredited building practitioner: Frank Geskus -No CC246A



## FIRST FLOOR PLAN

1 : 100

GROUND FLOOR AREA	59.91 m <sup>2</sup>	( 6.45 SQUARES )
FIRST FLOOR AREA	86.05 m <sup>2</sup>	( 9.26 SQUARES )
GARAGE AREA	21.37 m <sup>2</sup>	( 2.30 SQUARES )
<b>TOTAL AREA</b>	<b>167.33</b>	<b>18.01</b>

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

### STAIRS

STAIR	NO RISERS	RISER HT	TREAD DEPTH
	15	181	250
	15	186	250
	5	160	260

NON SLIP TO COMPLY NCC 2022



TYPE G - UNIT 23-28



### GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL SOLID DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
4	720	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	
7	820	INTERNAL TIMBER DOOR	
8	820	GLAZED EXTERNAL DOOR	

### FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
9	820	INTERNAL TIMBER DOOR	
10	820	CAVITY SLIDING DOOR	
11	820	CAVITY SLIDING DOOR	

### GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	610	AWNING WINDOW	
W2	900	910	AWNING WINDOW	
W3	600	1210	AWNING WINDOW	OPAQUE
W4	1200	1810	AWNING WINDOW	
W5	1200	1810	AWNING WINDOW	

### FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W6	1500	1210	FIXED WINDOW	
W7	1800	1810	AWNING WINDOW	
W8	1000	1810	AWNING WINDOW	
W9	900	910	AWNING WINDOW	OPAQUE
W10	1000	1810	AWNING WINDOW	

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



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 p(0)+ 03 6228 4575  
 info@primedesigntas.com.au primedesigntas.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

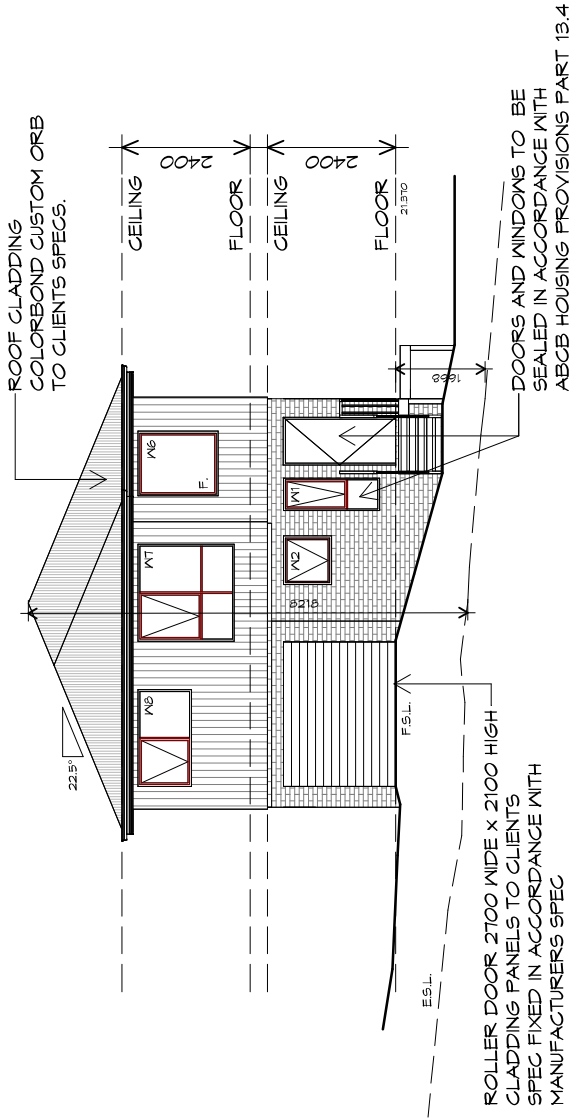
Drawing:  
**DOOR AND WINDOW**  
**SCHEDULES**

Drafted by:  
**Author**  
 Approved by:  
**Approver**  
 Date: 20.05.2024  
 Scale:

Project/Drawing no:  
**PD23405 -G-03**  
 Revision:  
**05**

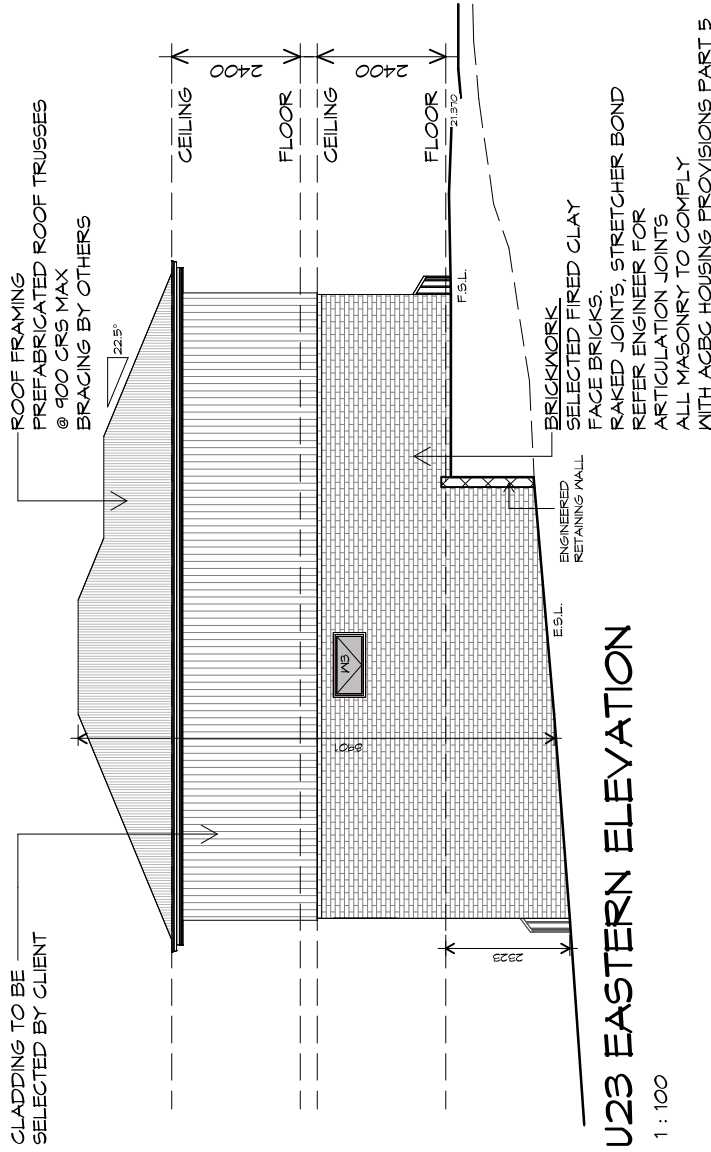
Accredited building practitioner: Frank Geskus -No CC246A





**U23 NORTHERN ELEVATION**

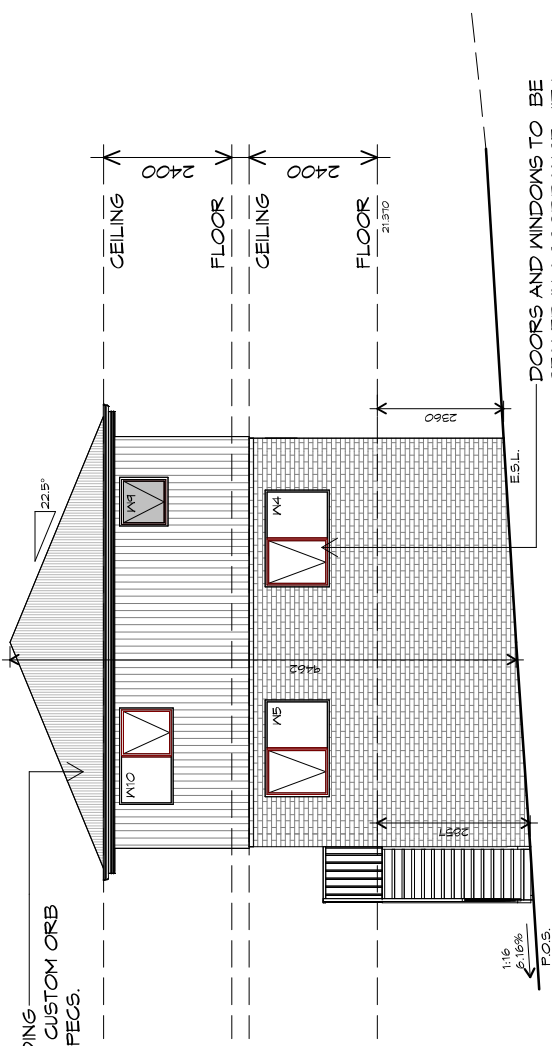
1 : 100



**U23 EASTERN ELEVATION**

1 : 100

ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENTS SPECS.



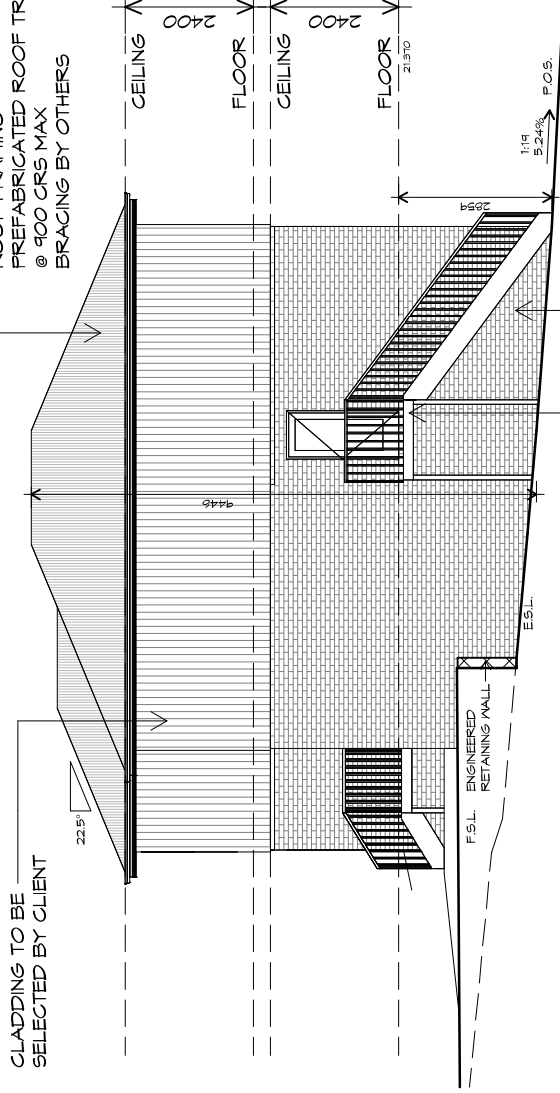
DOORS AND WINDOWS TO BE  
SEALED IN ACCORDANCE WITH  
ACBC HOUSING PROVISIONS PART 13.4

### U23 SOUTHERN ELEVATION

1 : 100

CLADDING TO BE  
SELECTED BY CLIENT

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



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

### U23 WESTERN ELEVATION

1 : 100



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

Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

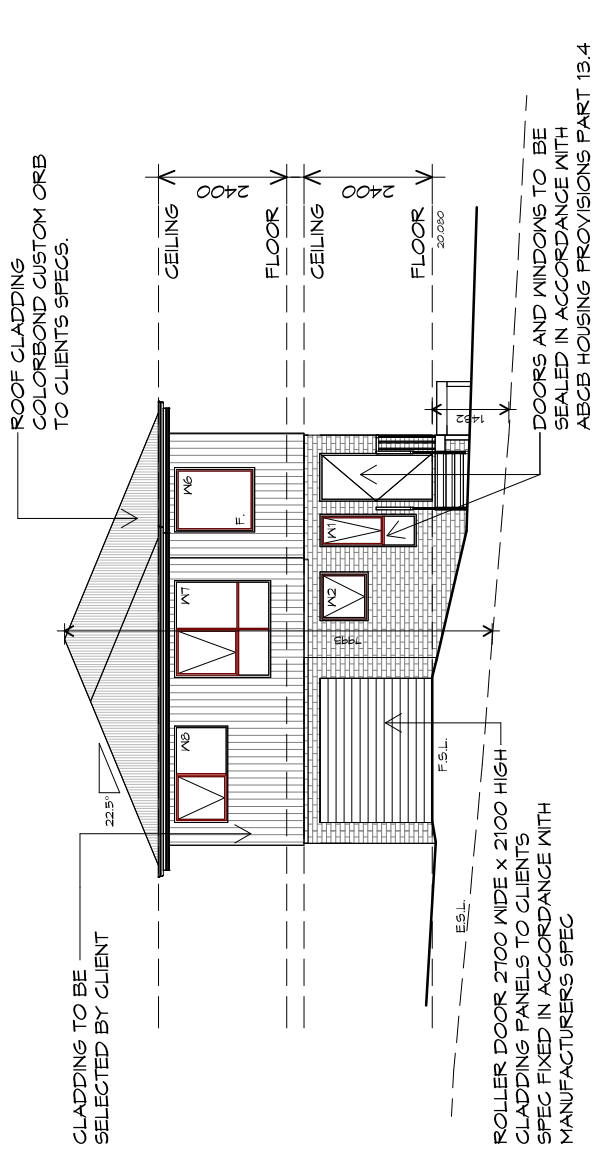
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Project/Drawing no:  
**PD23405 -G-05**

Revision:  
**05**

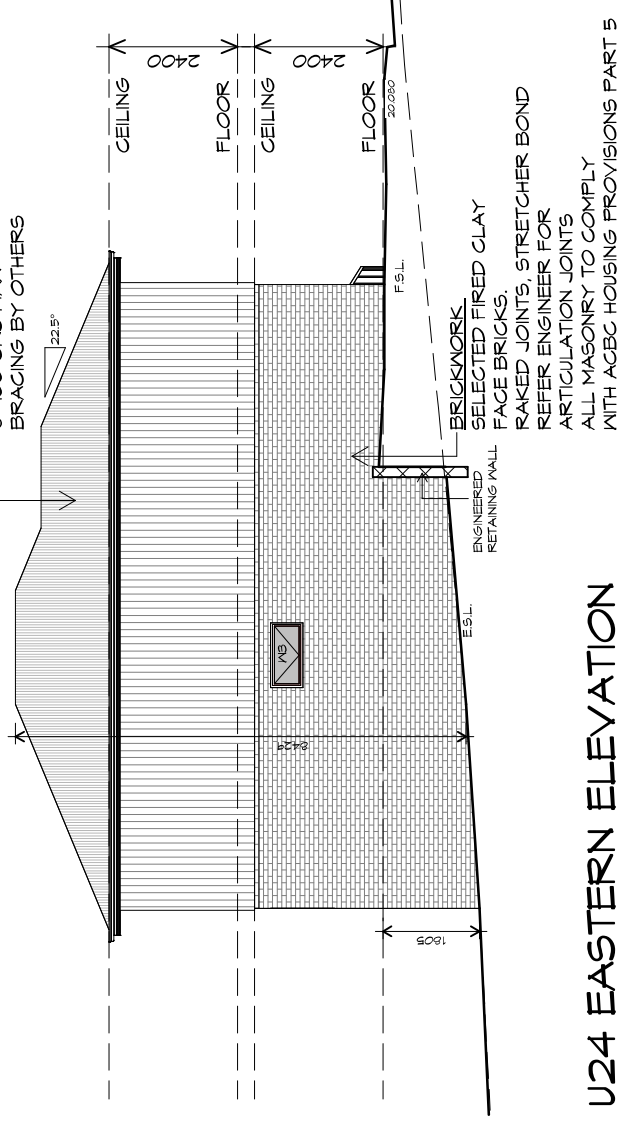
Accredited building practitioner: Frank Geskus -No CC246A





U24 NORTHERN ELEVATION

1 : 100



U24 EASTERN ELEVATION

1 : 100

TYPE G - UNIT 24



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Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date: 20.05.2024  
Scale: 1 : 100

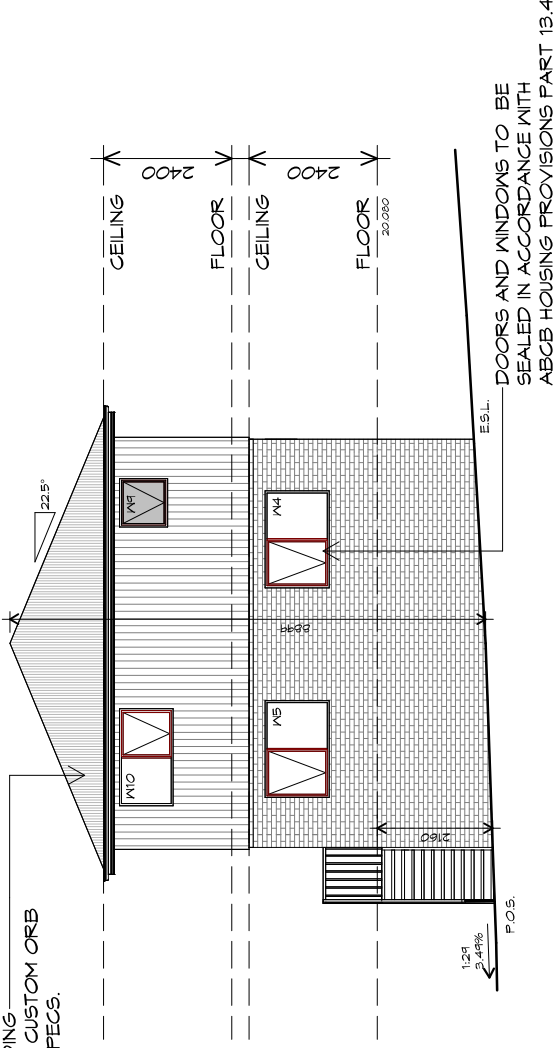
Project/Drawing no:  
**PD23405 -G-06**

Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



ROOF CLADDING -  
COLORBOND CUSTOM ORB  
TO CLIENTS SPECS.

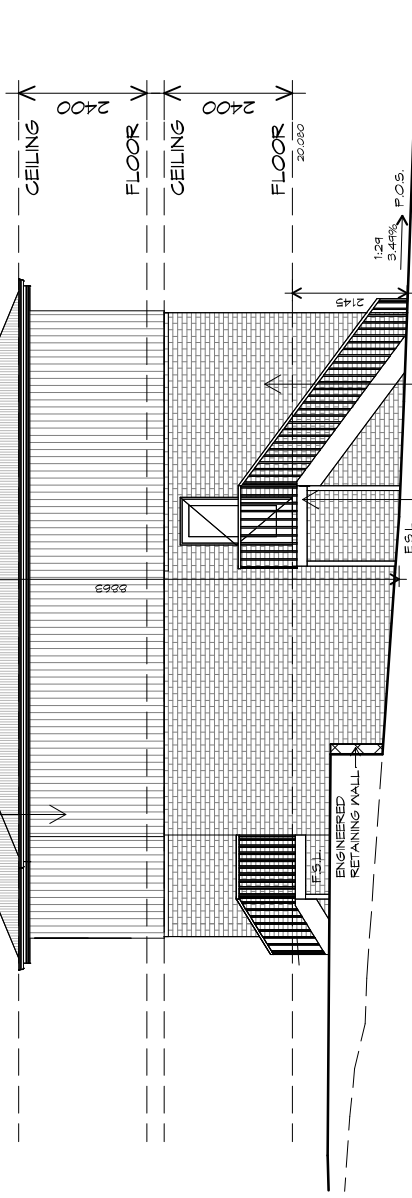


**U24 SOUTHERN ELEVATION**

1 : 100

CLADDING TO BE  
SELECTED BY CLIENT

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



**U24 WESTERN ELEVATION**

1 : 100

**TYPE G - UNIT 24**



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p(0)+ 03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by: Author  
Approved by: Approver  
Scale: 1 : 100

Date: 20.05.2024

Project/Drawing no:  
**PD23405 -G-07**

Revision: **05**

Accredited building practitioner: Frank Geskus -No CC246A





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 p(0)+ 03 6228 4575  
 info@primedesigntas.com.au primedesigntas.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

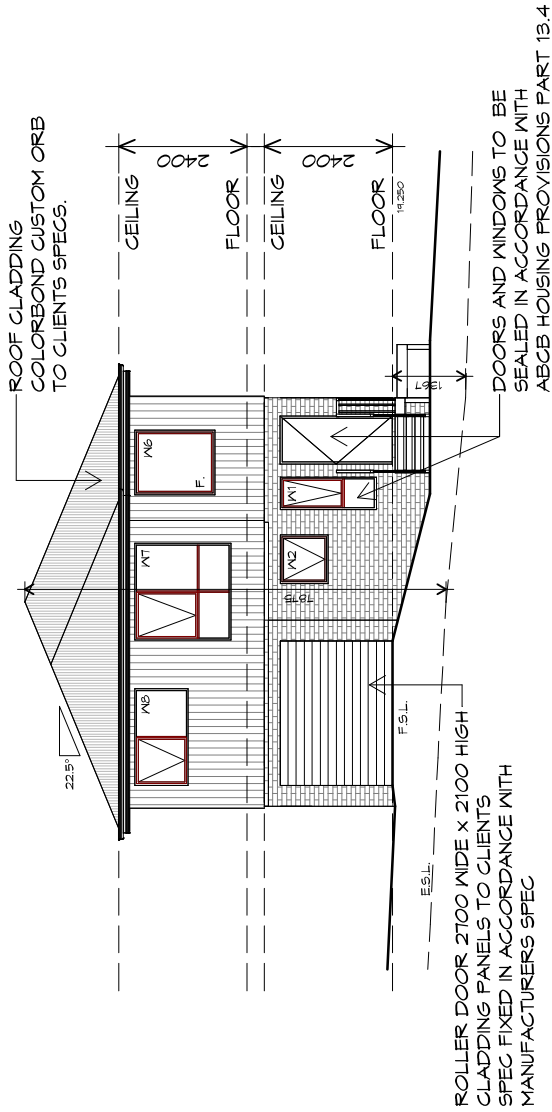
Date:  
**20.05.2024**

Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -G-08**

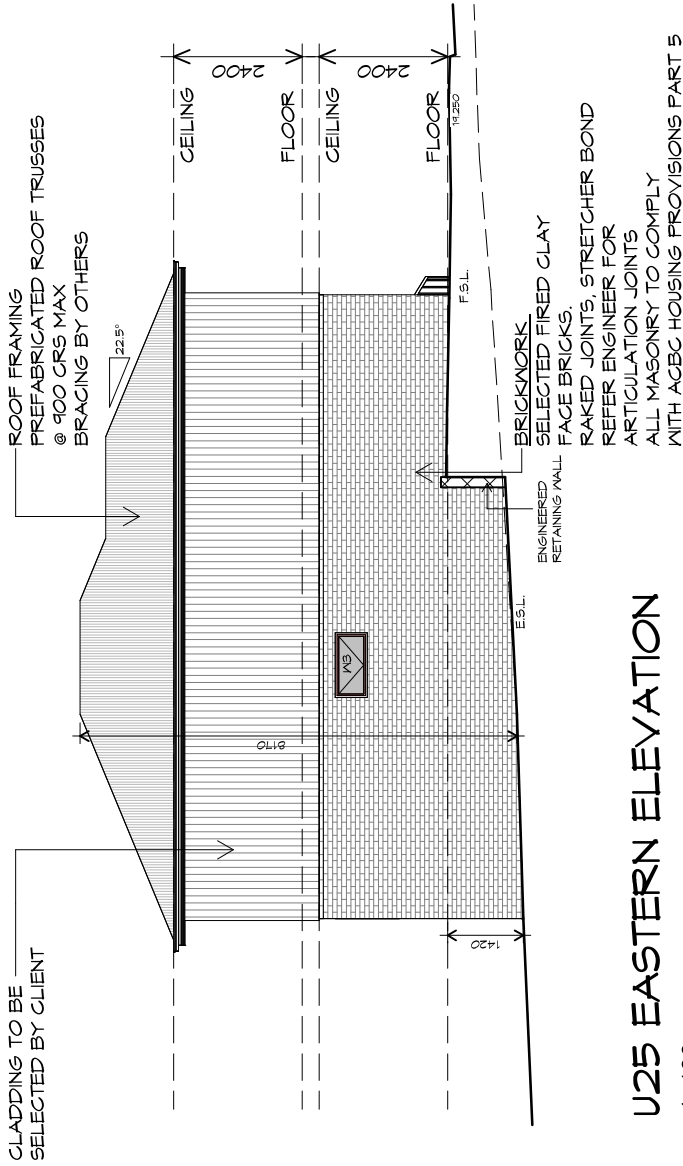
Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



**U25 NORTHERN ELEVATION**

1 : 100



**U25 EASTERN ELEVATION**

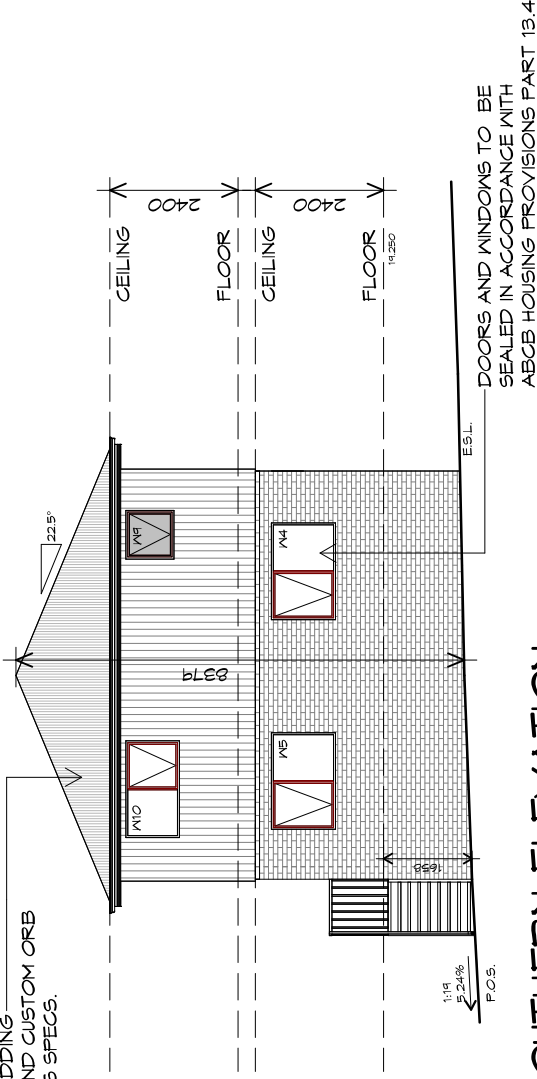
1 : 100



**TYPE G - UNIT 25**



ROOF CLADDING -  
COLORBOND CUSTOM ORB  
TO CLIENTS SPECS.

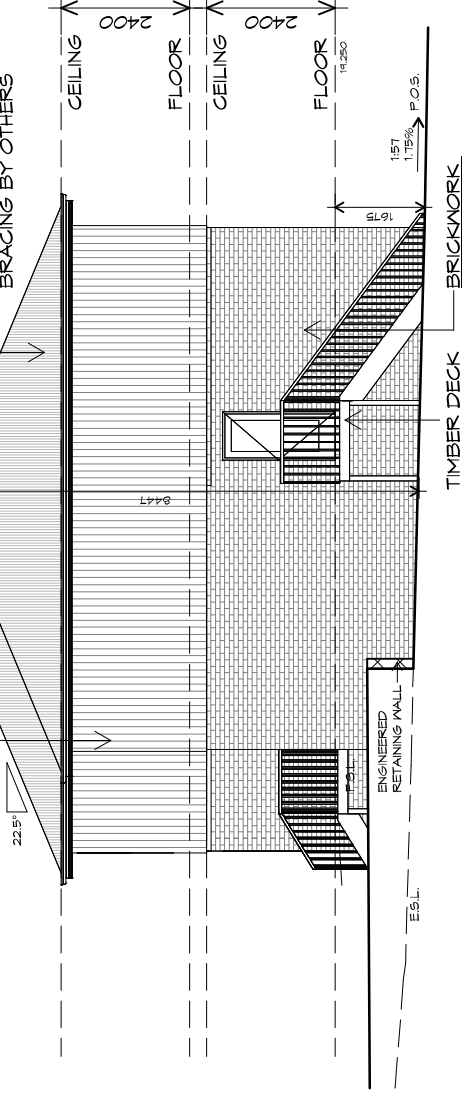


### U25 SOUTHERN ELEVATION

1 : 100

CLADDING TO BE  
SELECTED BY CLIENT

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



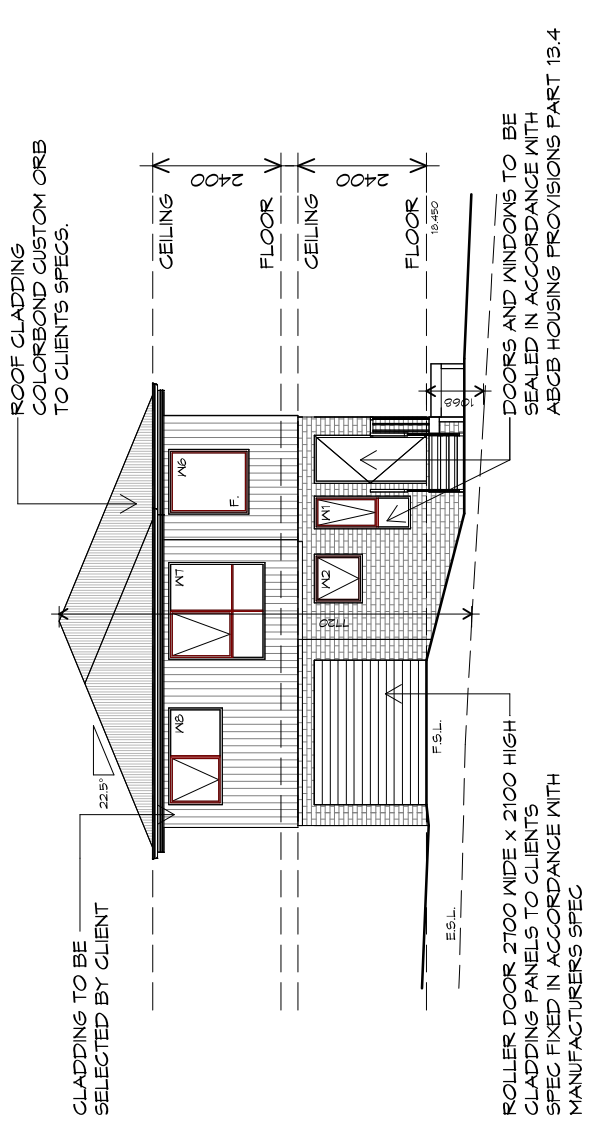
### U25 WESTERN ELEVATION

1 : 100

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

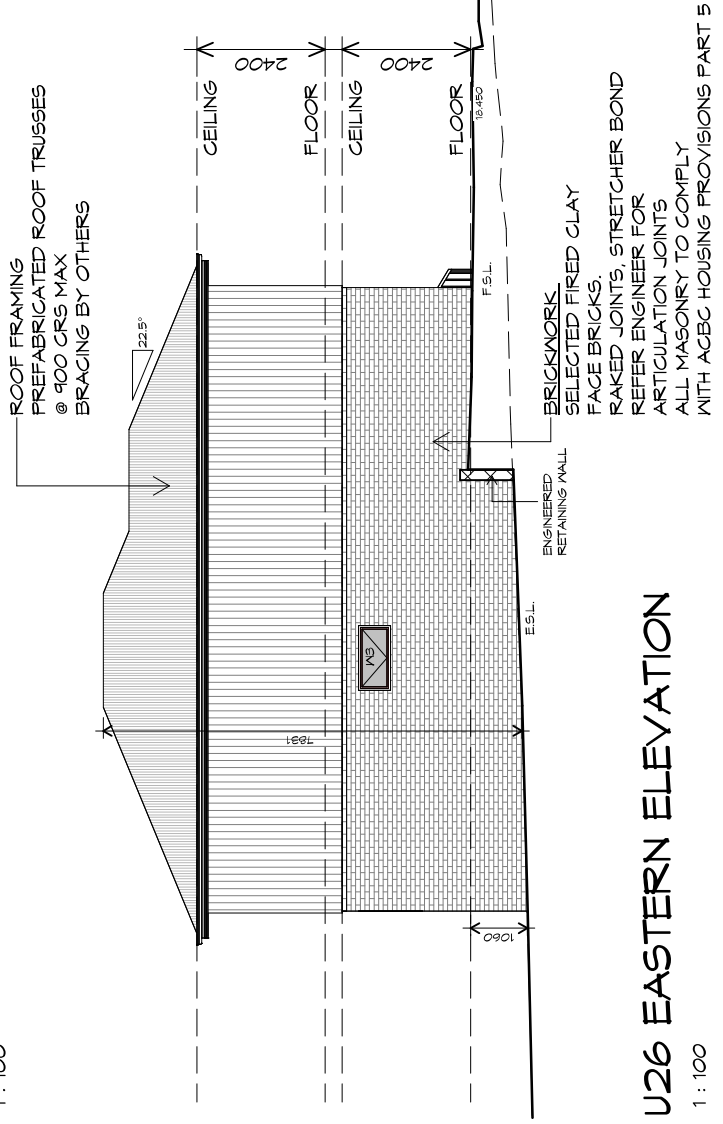
## TYPE G - UNIT 25





**U26 NORTHERN ELEVATION**

1 : 100



**U26 EASTERN ELEVATION**

1 : 100



10 Goodman Court, Invermay Tasmania 7248,  
 p(0)+ 03 6332 3790  
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 p(0)+ 03 6228 4575  
 info@primedesign.com.au primedesign.com.au

**Project:**  
 PROPOSED UNIT DEVELOPMENT  
 38 JETTY ROAD,  
 OLD BEACH

**Client name:**  
 GIC ESTATES PTY LTD

**Drawing:**  
 ELEVATIONS

**Drafted by:**  
 Author

**Approved by:**  
 Approver

**Date:** 20.05.2024  
**Scale:** 1 : 100

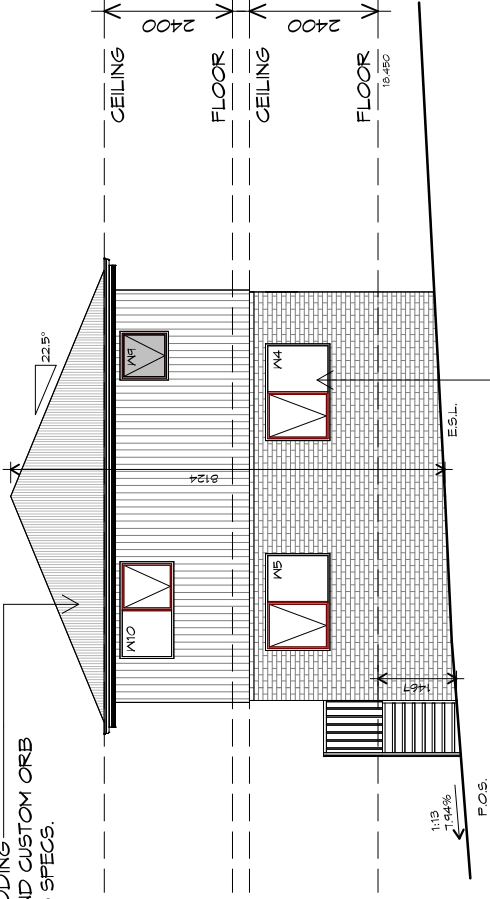
**Project/Drawing no:** PD23405 -G-10  
**Revision:** 05

Accredited building practitioner: Frank Geskus -No CC246A



**TYPE G - UNIT 26**

ROOF CLADDING -  
COLORBOND CUSTOM ORB  
TO CLIENTS SPECS.

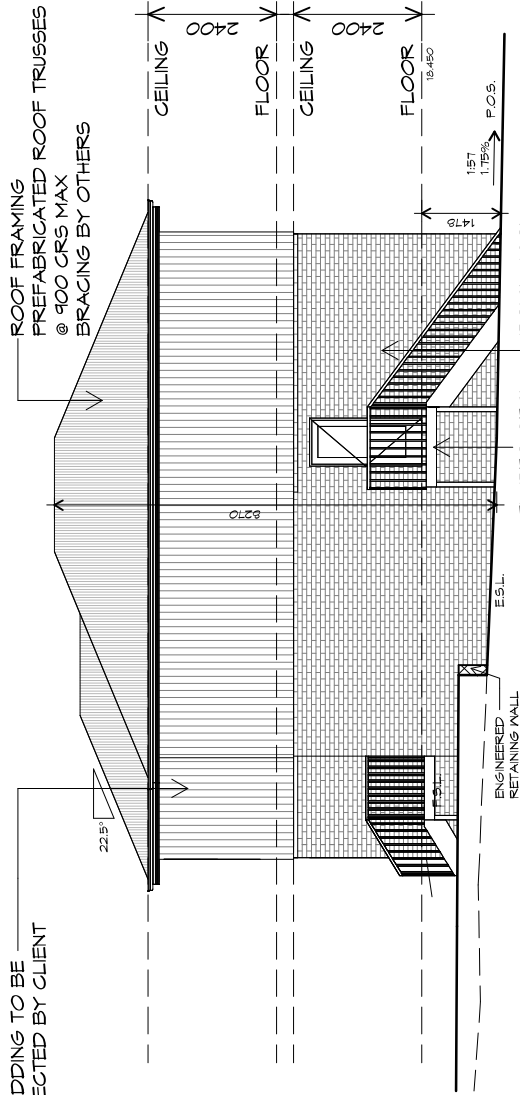


DOORS AND WINDOWS TO BE  
SEALED IN ACCORDANCE WITH  
ABCB HOUSING PROVISIONS PART 13.4

## U26 SOUTHERN ELEVATION

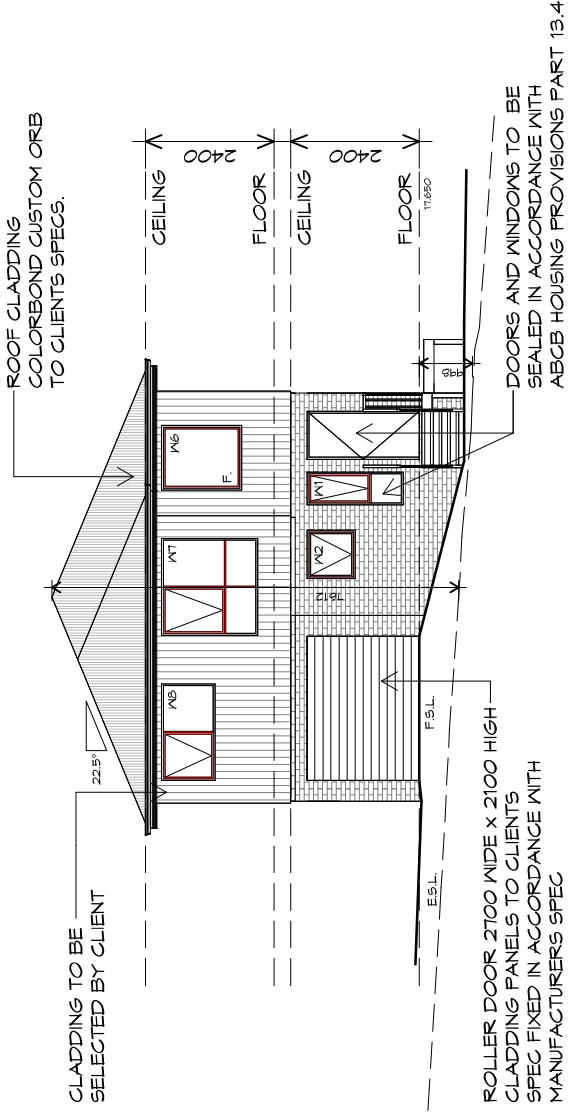
1 : 100

CLADDING TO BE  
SELECTED BY CLIENT



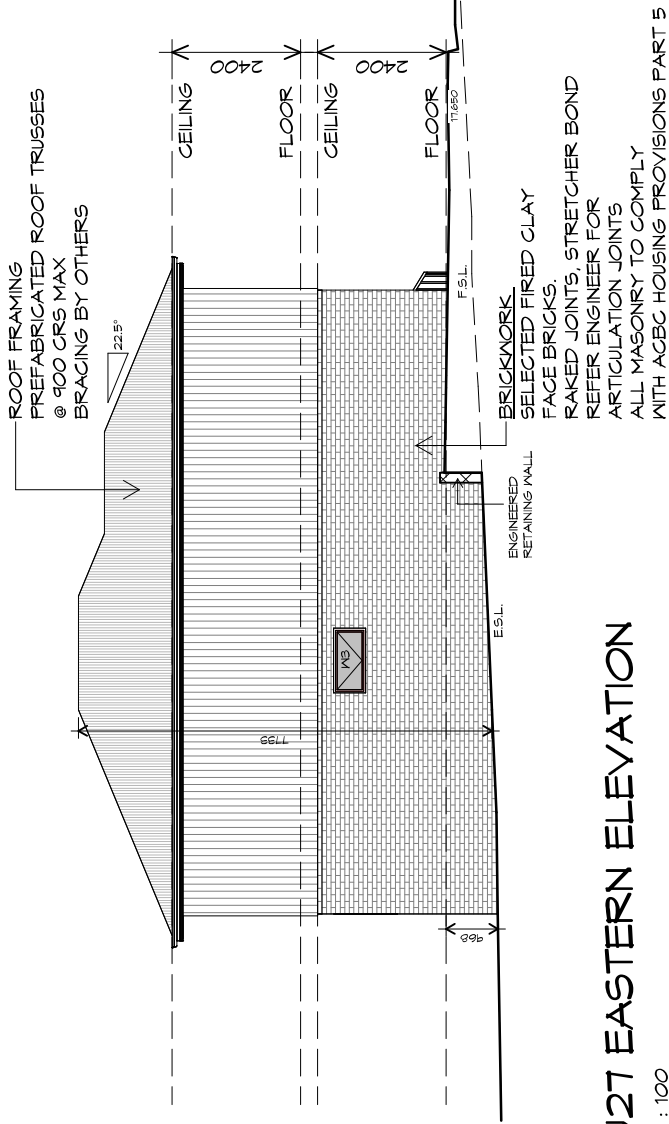
## U26 WESTERN ELEVATION

1 : 100



U27 NORTHERN ELEVATION

1 : 100



U27 EASTERN ELEVATION

1 : 100



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p(0)+ 03 6332 3790  
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info@primedesign.com.au primedesign.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

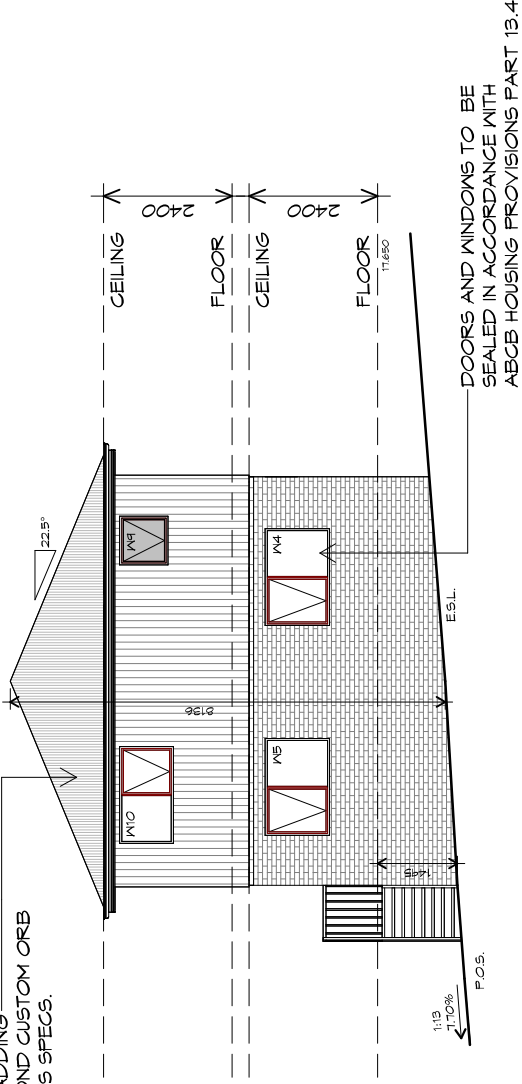
Project/Drawing no:  
**PD23405 -G-12**

Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



ROOF CLADDING -  
COLORBOND CUSTOM ORB  
TO CLIENTS SPECS.

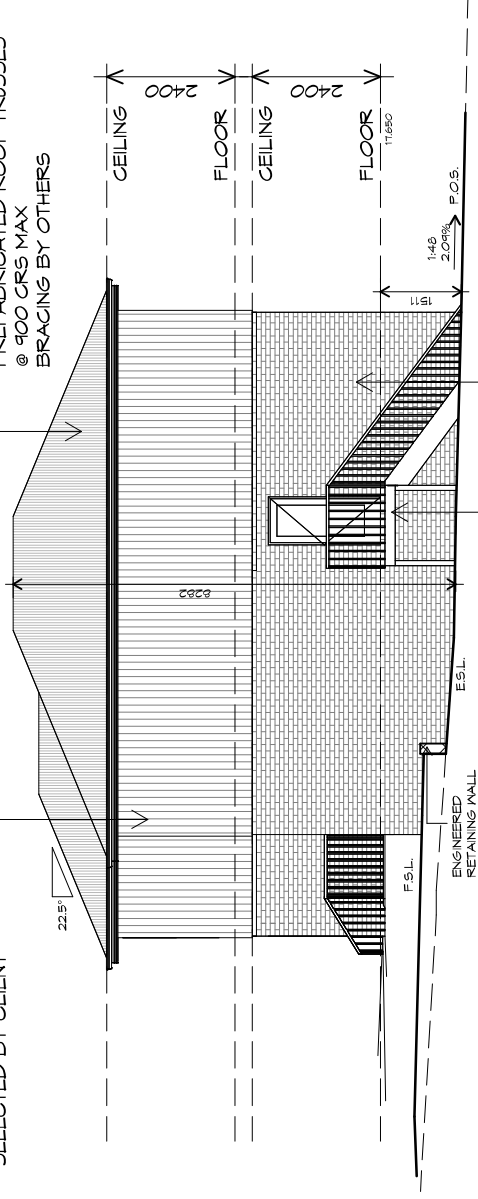


## U27 SOUTHERN ELEVATION

1 : 100

CLADDING TO BE  
SELECTED BY CLIENT

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



## U27 WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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

Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

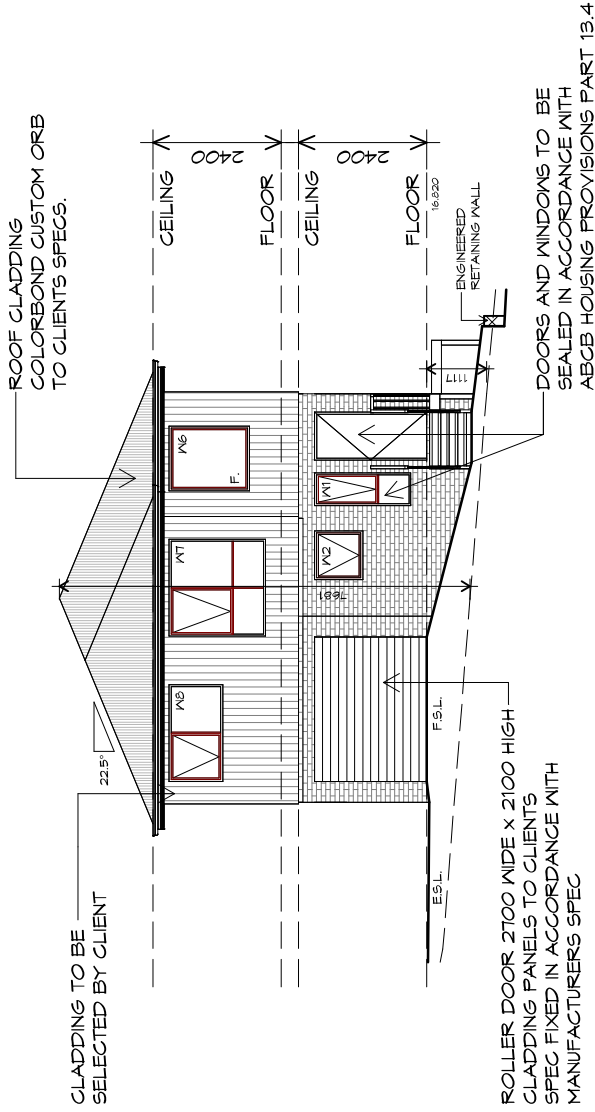
Project/Drawing no:  
**PD23405 -G-13**

Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A

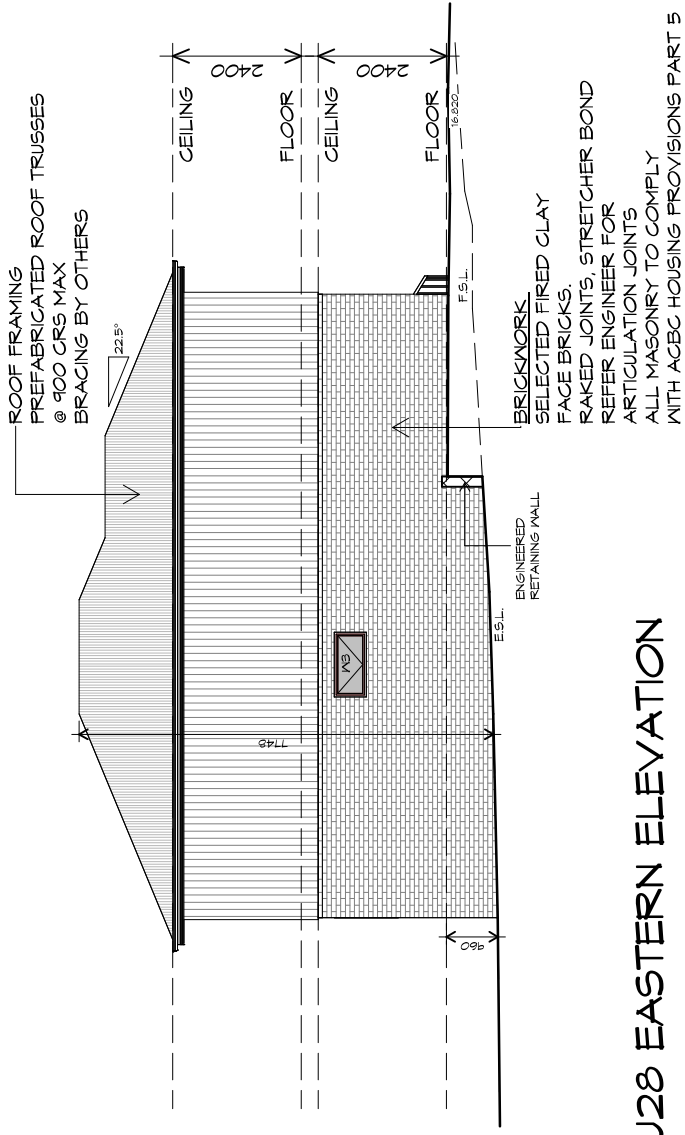


TYPE G - UNIT 27



U28 NORTHERN ELEVATION

1 : 100



U28 EASTERN ELEVATION

1 : 100

TYPE G - UNIT 28



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Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

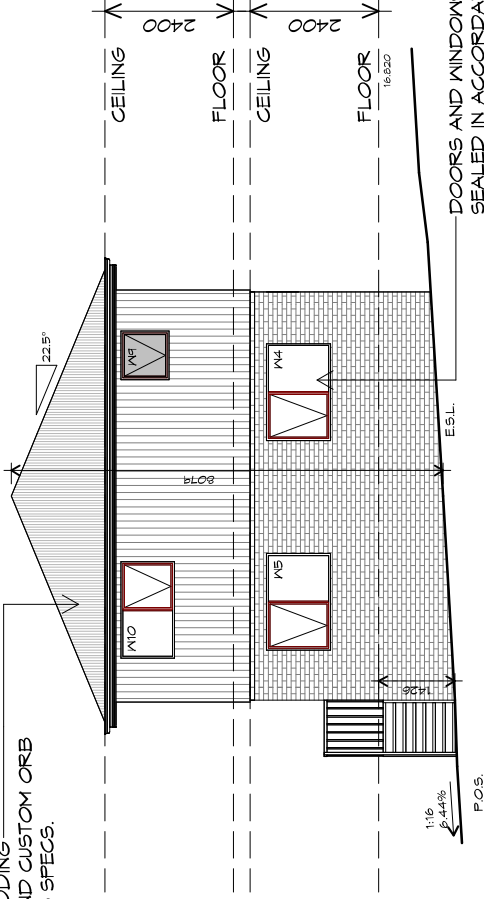
Project/Drawing no:  
**PD23405 -G-14**

Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



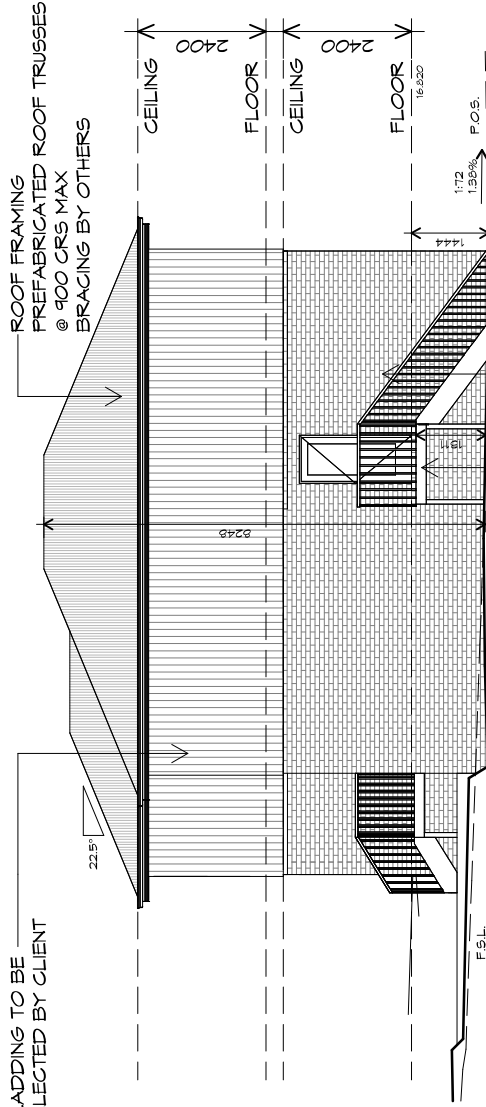
ROOF CLADDING -  
COLORBOND CUSTOM ORB  
TO CLIENTS SPECS.



## U28 SOUTHERN ELEVATION

1 : 100

CLADDING TO BE  
SELECTED BY CLIENT



## U28 WESTERN ELEVATION

1 : 100

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

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

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -G-15**

Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



TYPE G - UNIT 28



**ROOF PLUMBING NOTES:**

GUTTER INSTALLATION TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.4 WITH FALL NO LESS THAN 1:100 FOR BOX GUTTERS 1:500 FOR EAVES GUTTER

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

**VALLEY GUTTERS ON A ROOF WITH A PITCH:**

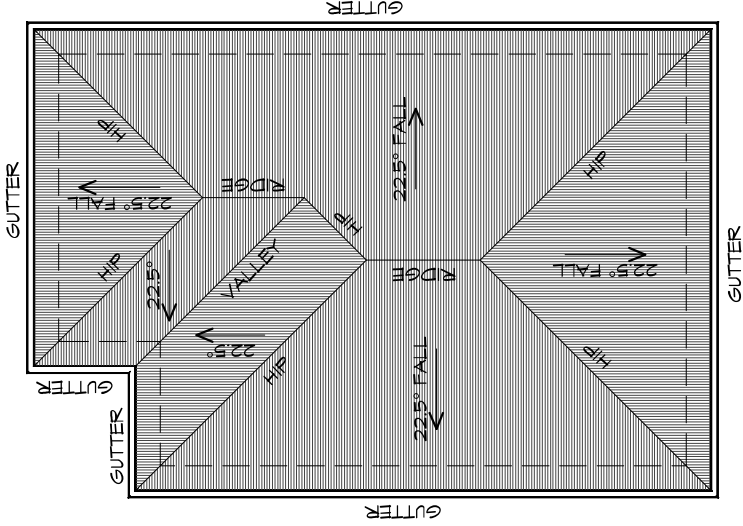
- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS, 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY. EXACT LOCATION & NUMBER OF D.P.S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

**METAL ROOF**  
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS, FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO 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



## ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD  
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,  
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

**Project:**

PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH

**Client name:**

GIC ESTATES PTY LTD

**Drawing:**

ROOF PLAN

**Drafted by:**

Author

**Approved by:**

Approver

**Date:**

20.05.2024

**Scale:**

1 : 100

**Project/Drawing no:**

PD23405 -G-16

**Revision:**

05

Accredited building practitioner: Frank Geskus -No CC246A



# LEGEND

- CSB CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER

# PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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 p(0)+ 03 6228 4575  
 info@primedesigntas.com.au primedesigntas.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

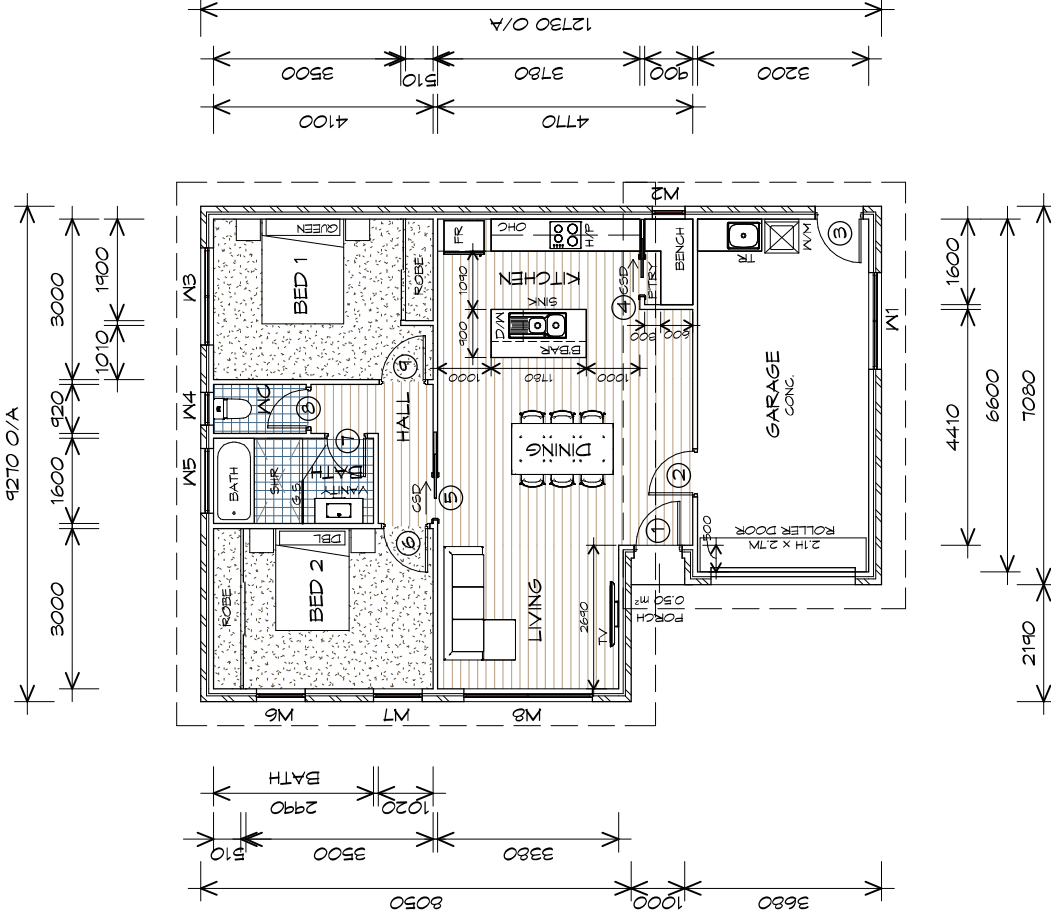
Drawing:  
**FLOOR PLAN**

Drafted by:  
**Author**  
 Approved by:  
**Approver**

Date:  
**20.05.2024**  
 Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -H1-01**  
 Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



## FLOOR PLAN

1 : 100

FLOOR AREA	82.49	m <sup>2</sup>	( 8.88	SQUARES )
GARAGE AREA	24.79	m <sup>2</sup>	( 2.67	SQUARES )
TOTAL AREA	107.28		11.55	

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

# TYPE H1 - UNIT 29



DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL SOLID DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	GLAZED EXTERNAL DOOR	
4	720	CAVITY SLIDING DOOR	
5	820	CAVITY SLIDING DOOR	
6	820	INTERNAL TIMBER DOOR	
7	720	INTERNAL TIMBER DOOR	
8	720	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	600	1810	ANNING WINDOW	
W2	900	610	ANNING WINDOW	
W3	1200	1810	ANNING WINDOW	
W4	1000	610	ANNING WINDOW	OPAQUE
W5	1000	1210	ANNING WINDOW	OPAQUE
W6	1800	910	ANNING WINDOW	
W7	1800	910	ANNING WINDOW	
W8	1800	2410	ANNING WINDOW	

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



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

Project:  
**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

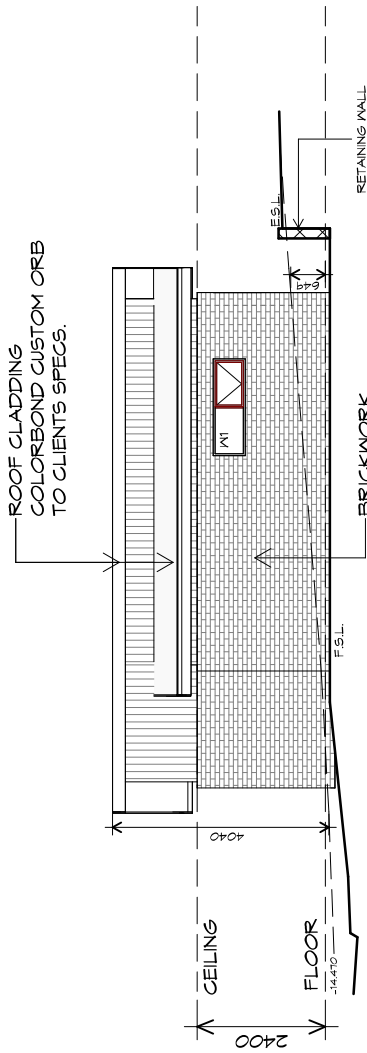
Drawing:  
**DOOR AND WINDOW**  
**SCHEDULES**

Drafted by:  
**Author**  
 Approved by:  
**Approver**  
 Date: 20.05.2024  
 Scale:

Project/Drawing no:  
**PD23405 -H1-02**  
 Revision:  
**05**

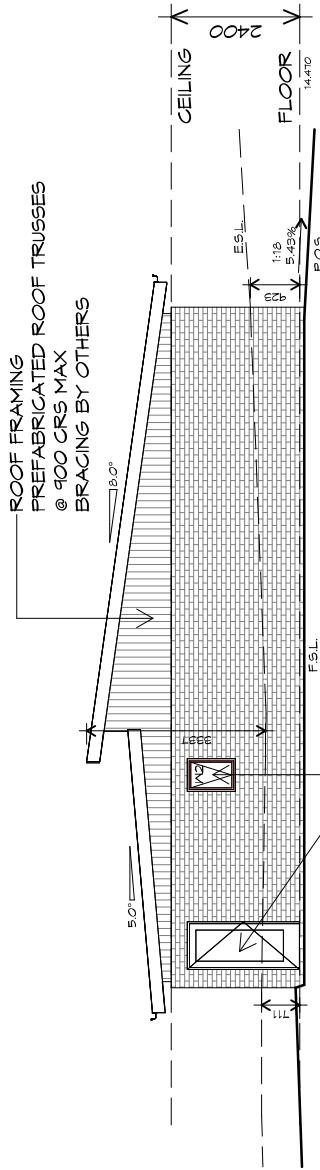
Accredited building practitioner: Frank Geskus -No CC246A





**SOUTHERN ELEVATION**

1 : 100



**EASTERN ELEVATION**

1 : 100



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 info@primedesign.com.au primedesign.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**  
 Approved by:  
**Approver**

Date:  
**20.05.2024**  
 Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -H1-03**  
 Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A





**ROOF PLUMBING NOTES:**

GUTTER INSTALLATION TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.4 WITH FALL NO LESS THAN 1:100 FOR BOX GUTTERS 1:500 FOR EAVES GUTTER

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

**VALLEY GUTTERS ON A ROOF WITH A PITCH:**

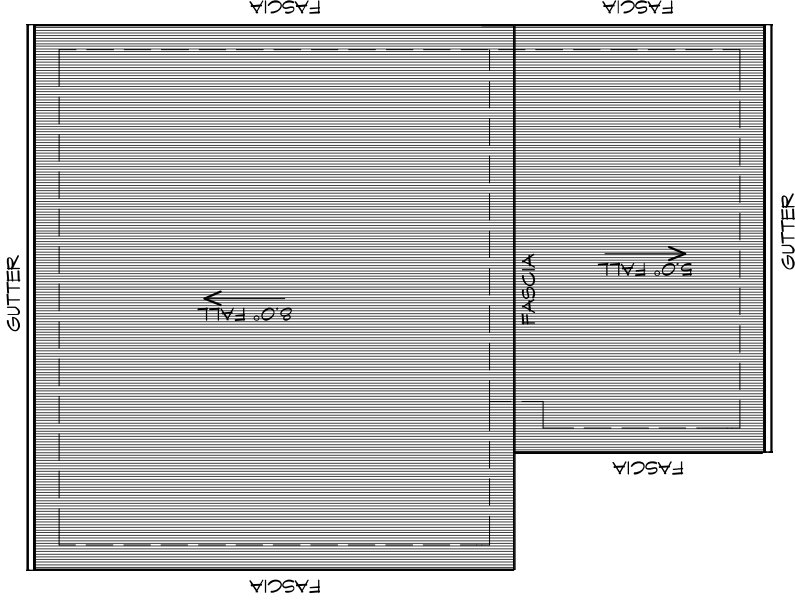
A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.  
B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

**LAP GUTTERS**, 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY. EXACT LOCATION & NUMBER OF D.P.S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

**METAL ROOF**  
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS, FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO 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



## ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD  
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR.  
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:

PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH

Client name:

GIC ESTATES PTY LTD

Drawing:

ROOF PLAN

Drafted by:

Author

Approved by:

Approver

Date:

20.05.2024

Scale:

1 : 100

Project/Drawing no:

PD23405 -H1-05

Revision:

05

Accredited building practitioner: Frank Geskus -No CC246A



# LEGEND

- CS/D CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- H/WC HOT WATER CYLINDER

# PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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 p(0)+ 03 6332 3790  
 Shop 9, 105-111 Main Road, Moonah Hobart 7009  
 p(0)+ 03 6228 4575  
 info@primedesign.com.au primedesign.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**FLOOR PLAN**

Drafted by:  
**Author**

Approved by:  
**Approver**

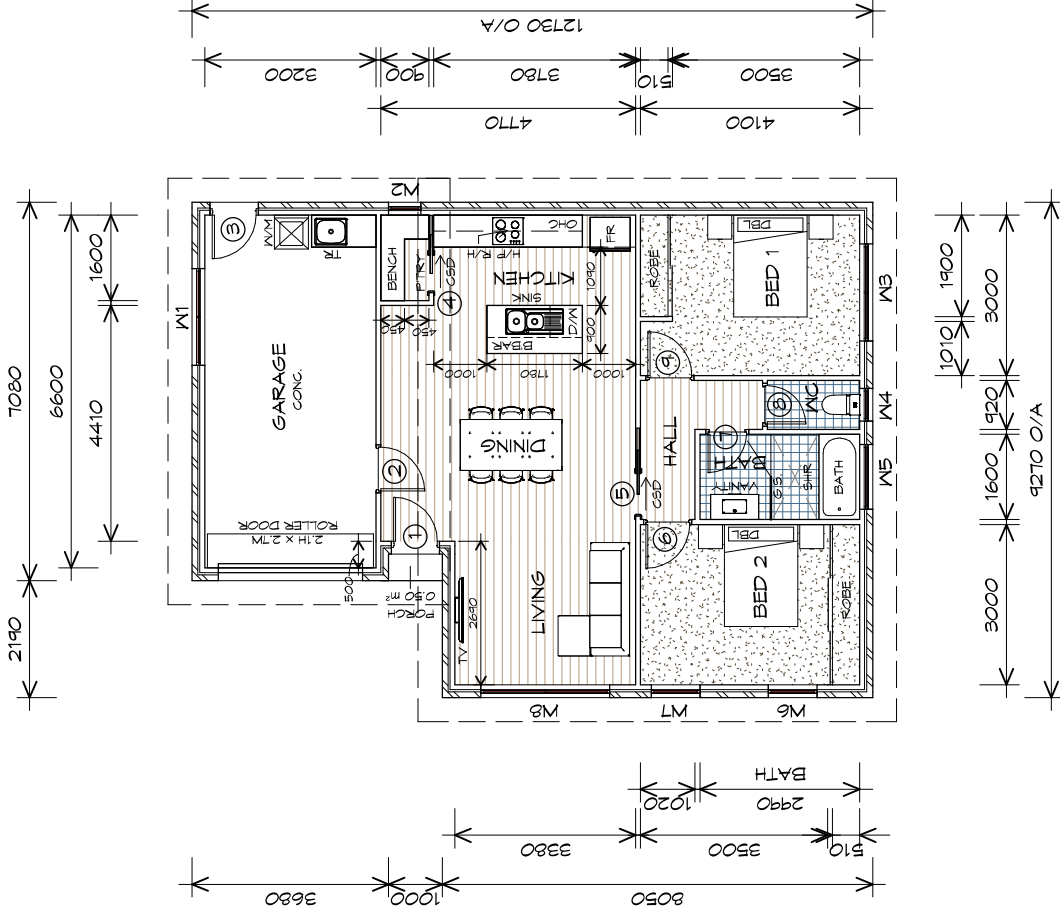
Date:  
**20.05.2024**

Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -H2-01**

Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



## FLOOR PLAN

1 : 100

FLOOR AREA	82.49	m <sup>2</sup>	( 0.88	SQUARES )
GARAGE AREA	24.79	m <sup>2</sup>	( 2.67	SQUARES )
<b>TOTAL AREA</b>	<b>107.28</b>		<b>11.55</b>	

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

# TYPE H2 - UNIT 30



DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL SOLID DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	GLAZED EXTERNAL DOOR	
4	720	CAVITY SLIDING DOOR	
5	820	CAVITY SLIDING DOOR	
6	820	INTERNAL TIMBER DOOR	
7	720	INTERNAL TIMBER DOOR	
8	720	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	600	1810	ANNING WINDOW	
W2	900	610	ANNING WINDOW	
W3	1200	1810	ANNING WINDOW	
W4	1000	610	ANNING WINDOW	OPAQUE
W5	1000	1210	ANNING WINDOW	OPAQUE
W6	1800	910	ANNING WINDOW	
W7	1800	910	ANNING WINDOW	
W8	1800	2410	ANNING WINDOW	

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



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

Project:  
**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**DOOR AND WINDOW**  
**SCHEDULES**

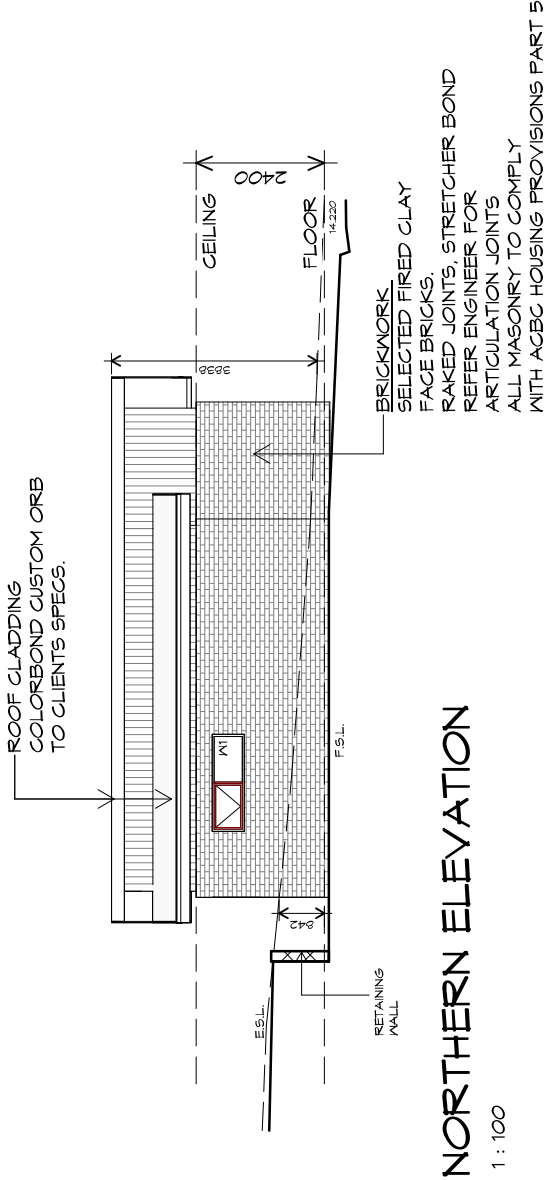
Drafted by:  
**Author**  
 Approved by:  
**Approver**  
 Date: 20.05.2024  
 Scale:

Project/Drawing no:  
**PD23405 -H2-02**  
 Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A







**NORTHERN ELEVATION**

1 : 100



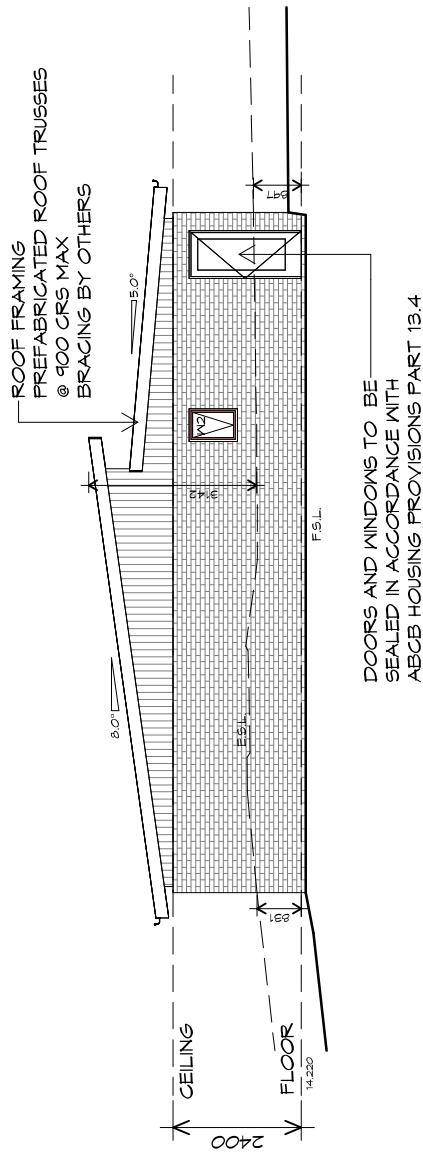
10 Goodman Court, Invermay, Tasmania 7248,  
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 Shop 9, 105-111 Main Road, Moonah Hobart 7009  
 p(0)+ 03 6228 4575  
 info@primedesigntas.com.au primedesigntas.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT  
 38 JETTY ROAD,  
 OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**  
 Drawing:  
**ELEVATIONS**

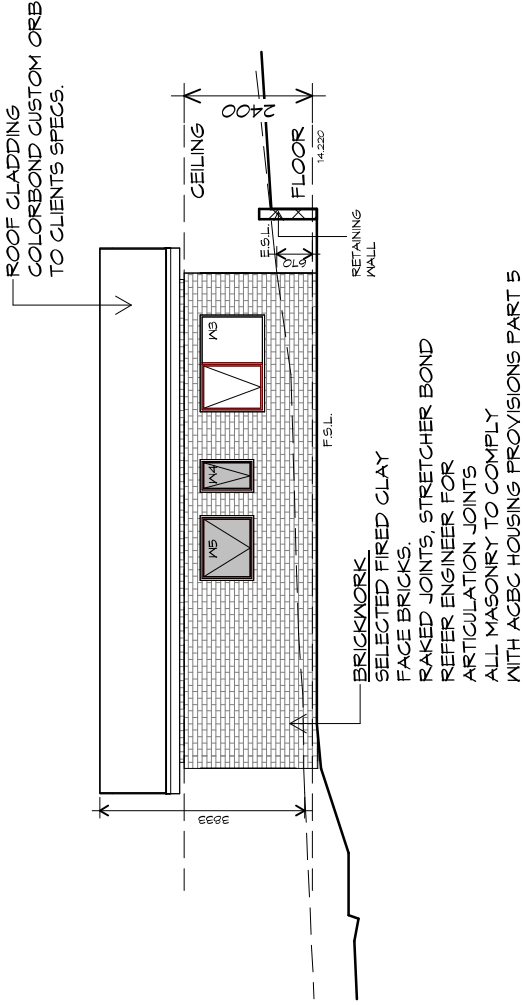
Drafted by:  
**Author**  
 Approved by:  
**Approver**  
 Date: 20.05.2024 1 : 100  
 Scale:

Project/Drawing no:  
**PD23405 -H2-03**  
 Revision:  
**05**  
 Accredited building practitioner: Frank Geskus -No CC246A



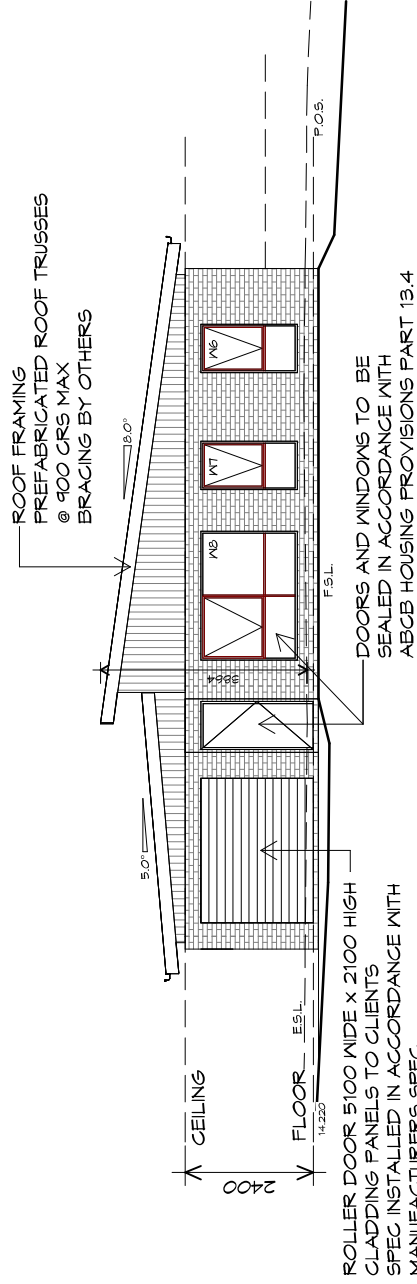
**EASTERN ELEVATION**

1 : 100



## SOUTHERN ELEVATION

1 : 100



## WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:  
**PROPOSED UNIT DEVELOPMENT  
 38 JETTY ROAD,  
 OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**  
 Drawing:  
**ELEVATIONS**

Drafted by:  
 Author  
 Approved by:  
 Approver  
 Date: 20.05.2024  
 Scale: 1 : 100

Project/Drawing no:  
**PD23405 -H2-04**  
 Revision:  
**05**  
 Accredited building practitioner: Frank Geskus -No CC246A



TYPE H2 - UNIT 30

**ROOF PLUMBING NOTES:**

GUTTER INSTALLATION TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.4 WITH FALL NO LESS THAN 1:100 FOR BOX GUTTERS 1:500 FOR EAVES GUTTER

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

**VALLEY GUTTERS ON A ROOF WITH A PITCH:**

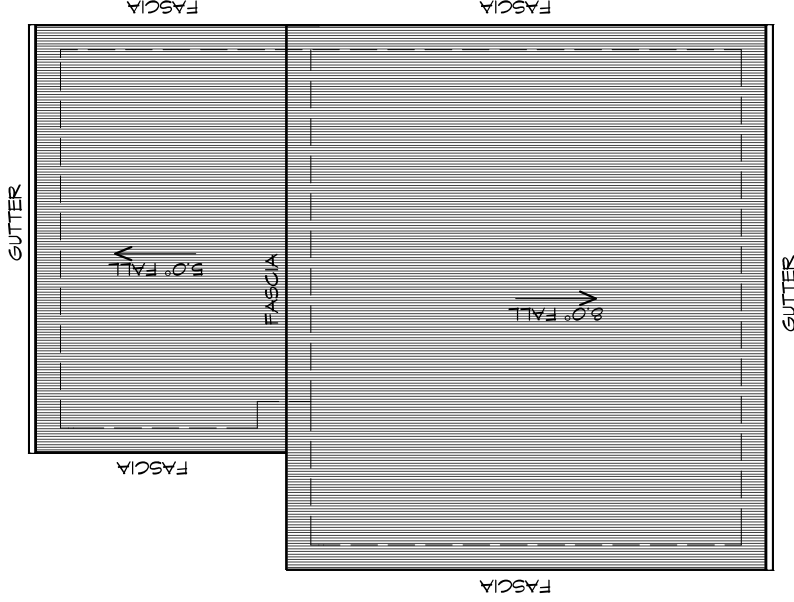
- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

**LAP GUTTERS:** 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY. EXACT LOCATION & NUMBER OF D.P.S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

**METAL ROOF**  
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS, FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO 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



## ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD  
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,  
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:

PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH

Client name:

GIC ESTATES PTY LTD

Drawing:

ROOF PLAN

Drafted by:

Author

Approved by:

Approver

Date:

20.05.2024

Scale:

1 : 100

Project/Drawing no:

PD23405 -H2-05

Revision:

05

Accredited building practitioner: Frank Geskus -No CC246A



# LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



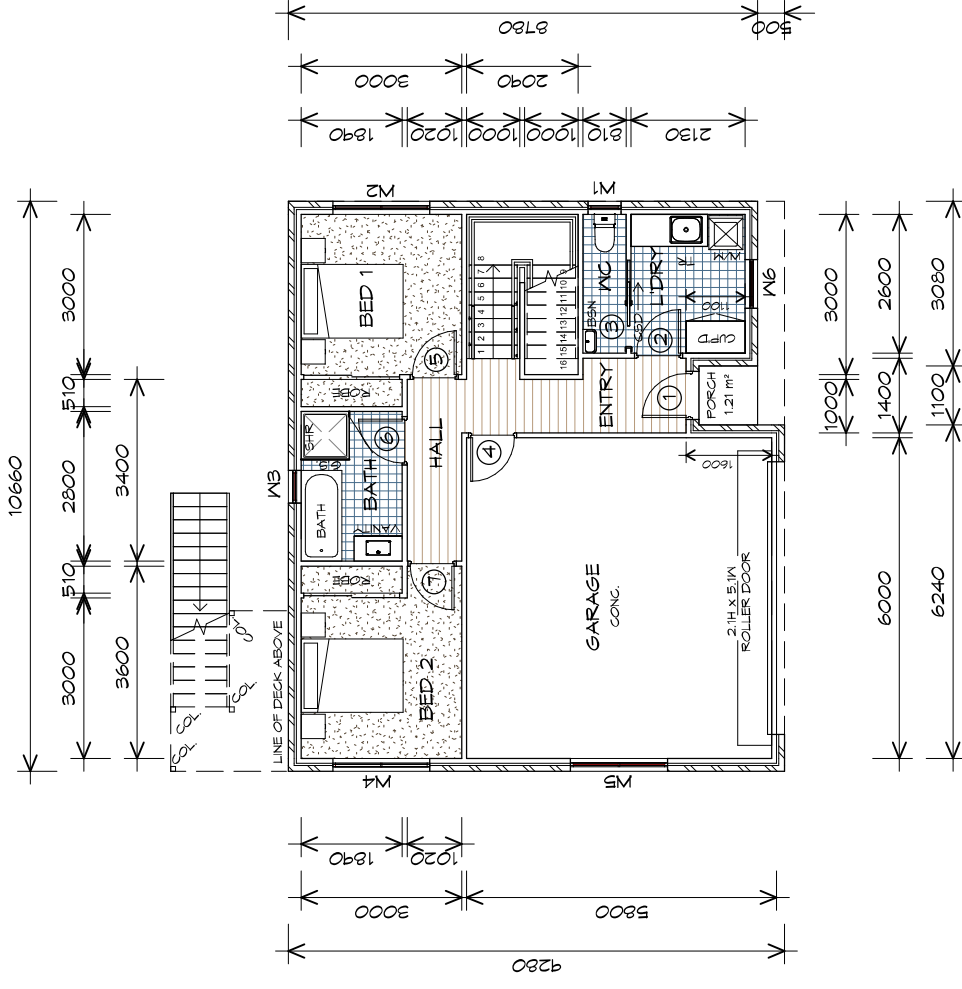
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**Project:**  
 PROPOSED UNIT DEVELOPMENT  
 38 JETTY ROAD,  
 OLD BEACH

**Client name:**  
 GIC ESTATES PTY LTD  
**Drawing:**  
 GROUND FLOOR PLAN

**Drafted by:**  
 Author  
**Approved by:**  
 Approver  
**Date:**  
 20.05.2024  
**Scale:**  
 1 : 100

**Project/Drawing no:**  
 PD23405 -I-01  
**Revision:**  
 05  
 Accredited building practitioner: Frank Geskus -No CC246A



## GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	57.63 m <sup>2</sup>	(6.20 SQUARES)
FIRST FLOOR AREA	100.29 m <sup>2</sup>	(10.79 SQUARES)
GARAGE AREA	38.01 m <sup>2</sup>	(4.09 SQUARES)
<b>TOTAL AREA</b>	<b>195.93</b>	<b>21.09</b>

### STAIRS

STAIR	No RISERS	RISER HT	TREAD DEPTH
	16	179	250
	17	171	250

NON SLIP TO COMPLY NCC 2022

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



TYPE I - UNIT 47-53

# LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



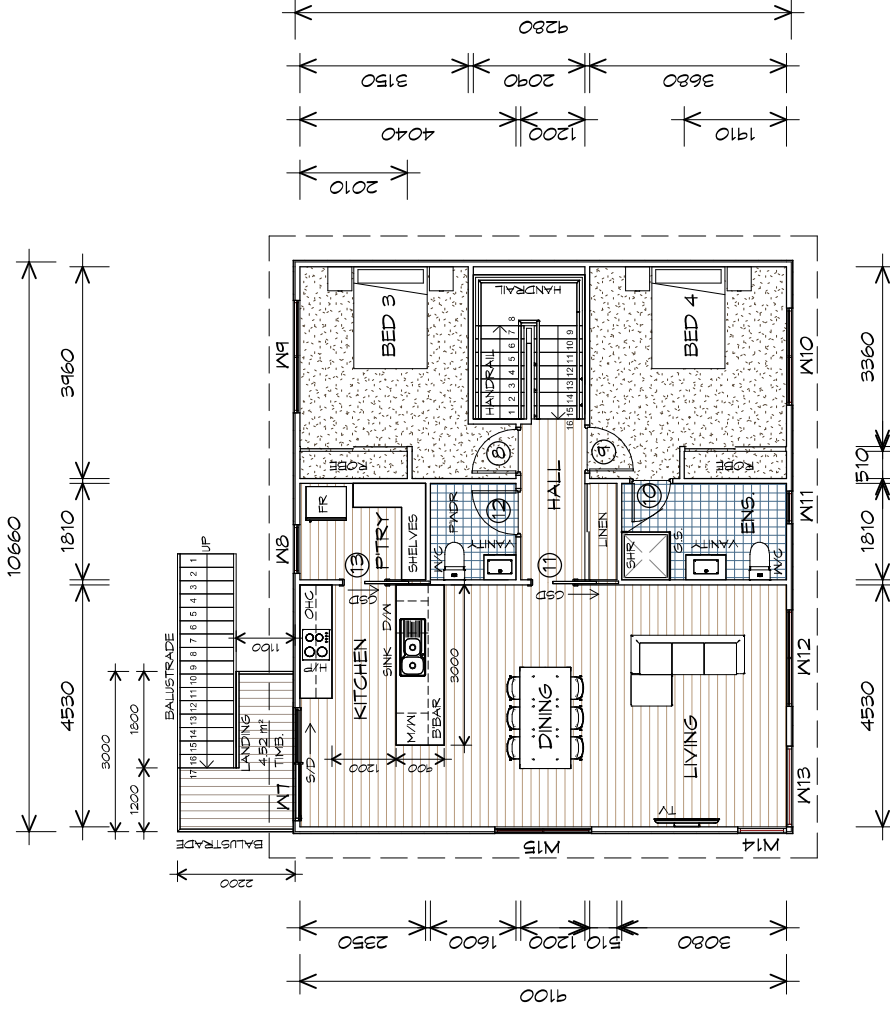
10 Goodman Court, Invermay Tasmania 7248,  
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 Shop 9, 105-111 Main Road, Moonah Hobart 7009  
 p(0)+ 03 6228 4575  
 info@primedesigntas.com.au primedesigntas.com.au

**Project:**  
 PROPOSED UNIT DEVELOPMENT  
 38 JETTY ROAD,  
 OLD BEACH

**Client name:**  
 GIC ESTATES PTY LTD  
**Drawing:**  
 FIRST FLOOR PLAN

**Drafted by:**  
 Author  
**Approved by:**  
 Approver  
**Date:**  
 20.05.2024  
**Scale:**  
 1 : 100

**Project/Drawing no:**  
 PD23405 -I-02  
**Revision:**  
 05  
 Accredited building practitioner: Frank Geskus -No CC246A



## FIRST FLOOR PLAN

1 : 100

GROUND FLOOR AREA	57.63 m <sup>2</sup>	( 6.20 SQUARES )
FIRST FLOOR AREA	100.29 m <sup>2</sup>	( 10.79 SQUARES )
GARAGE AREA	39.01 m <sup>2</sup>	( 4.09 SQUARES )
TOTAL AREA	195.93	21.09

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

### STAIRS

STAIR	NO RISERS	RISER HT	TREAD DEPTH
	16	179	250
	17	171	250

NON SLIP TO COMPLY NCC 2022



TYPE I - UNIT 47-53

### GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL SOLID DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	CAVITY SLIDING DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	UNDERCUT DOOR 25mm
7	820	INTERNAL TIMBER DOOR	

### FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
8	820	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	
10	120	INTERNAL TIMBER DOOR	
11	820	CAVITY SLIDING DOOR	
12	820	INTERNAL TIMBER DOOR	UNDERCUT DOOR 25mm
13	820	CAVITY SLIDING DOOR	

ROOMS WITH NO NATURAL VENTILATION AND HAVE EXHAUST FANS

NOTE FOR EACH APPLICABLE DOOR:

- TO BE UNDERCUT TO PROVIDE MAKE-UP AIR IN ACCORDANCE WITH HOUSING PROVISIONS 10.8.2

### GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	600	610	ANNING WINDOW	OPAQUE
W2	1200	1810	ANNING WINDOW	
W3	600	610	ANNING WINDOW	OPAQUE
W4	1200	1810	ANNING WINDOW	
W5	600	1810	ANNING WINDOW	
W6	1800	910	ANNING WINDOW	

### FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W7	2100	2110	SLIDING DOOR	
W8	1200	910	ANNING WINDOW	
W9	1800	2110	ANNING WINDOW	
W10	1800	1810	ANNING WINDOW	
W11	1000	610	ANNING WINDOW	OPAQUE
W12	1800	1810	ANNING WINDOW	
W13	1800	1510	FIXED WINDOW	
W14	1800	910	FIXED WINDOW	
W15	1800	1810	ANNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING COMPLETE**

WITH FLY SCREENS TO SUIT **??? BAL RATING.**

ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

Project:

PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH

Client name:

GIC ESTATES PTY LTD

Drawing:

DOOR AND WINDOW  
SCHEDULES

Drafted by:

Author

Approved by:

Approver

Date:

20.05.2024

Scale:

Project/Drawing no:

PD23405 -I-03

Revision:

05

Accredited building practitioner: Frank Geskus -No CC246A



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info@primedesign.com.au primedesign.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

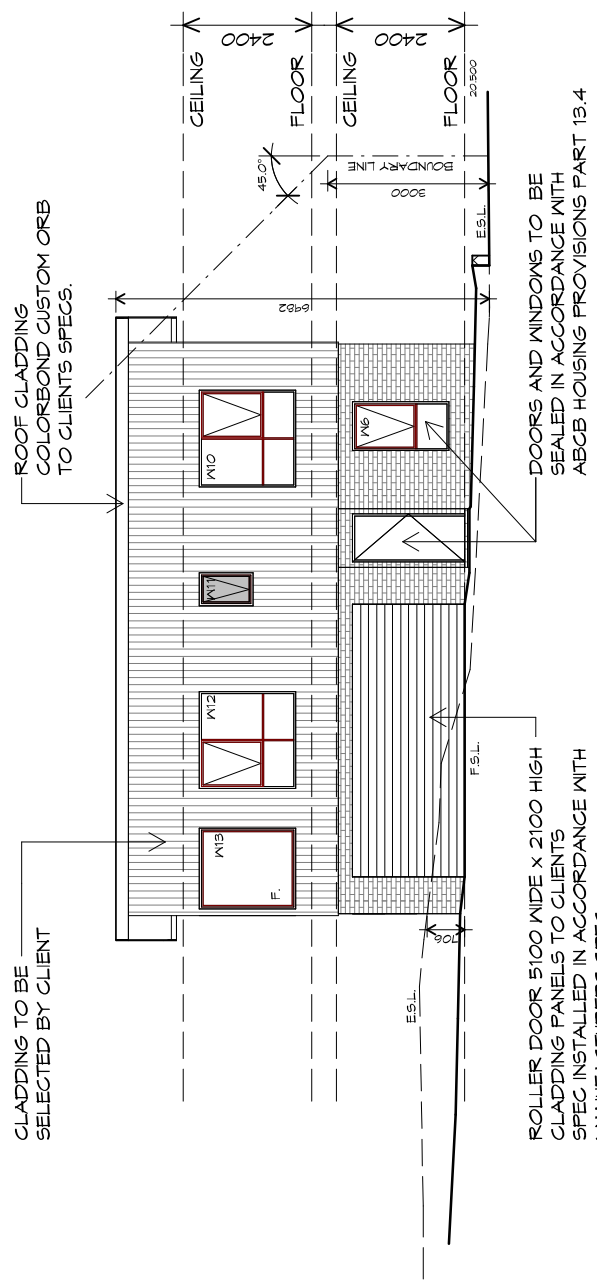
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**20.05.2024**

Scale:  
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Project/Drawing no:  
**PD23405 -I-04**

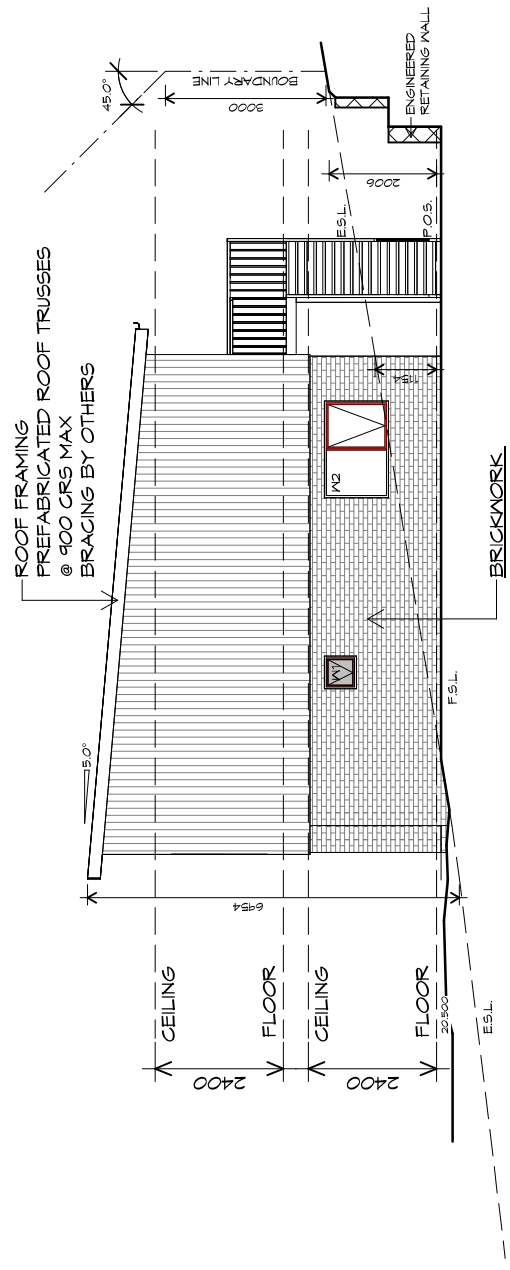
Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



**U47 SOUTH WESTERN ELEVATION**

1 : 100

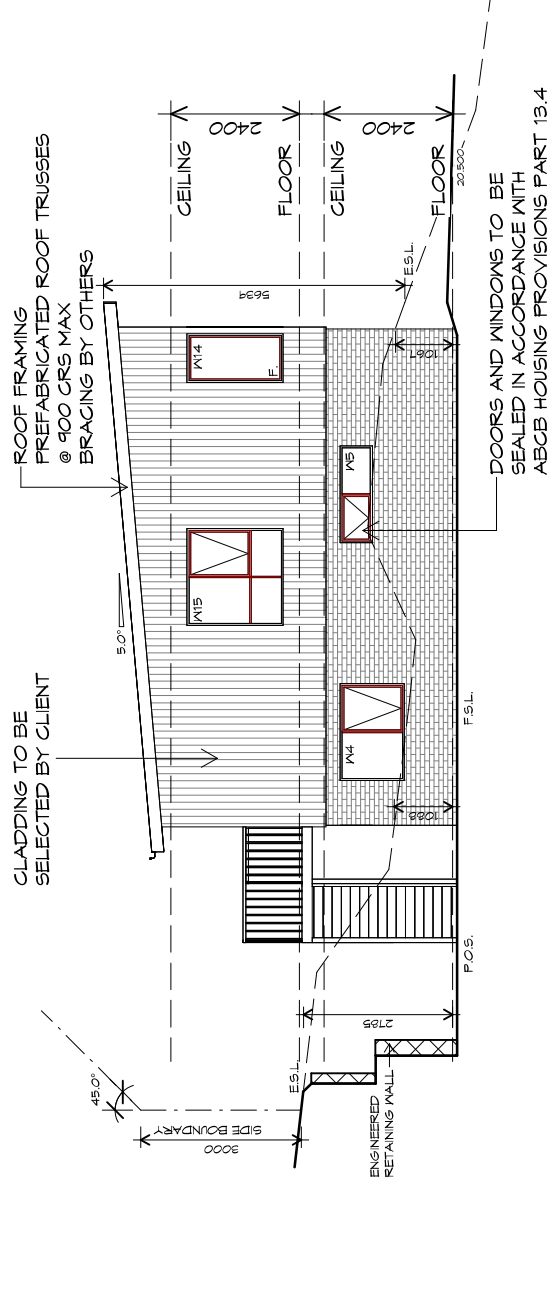
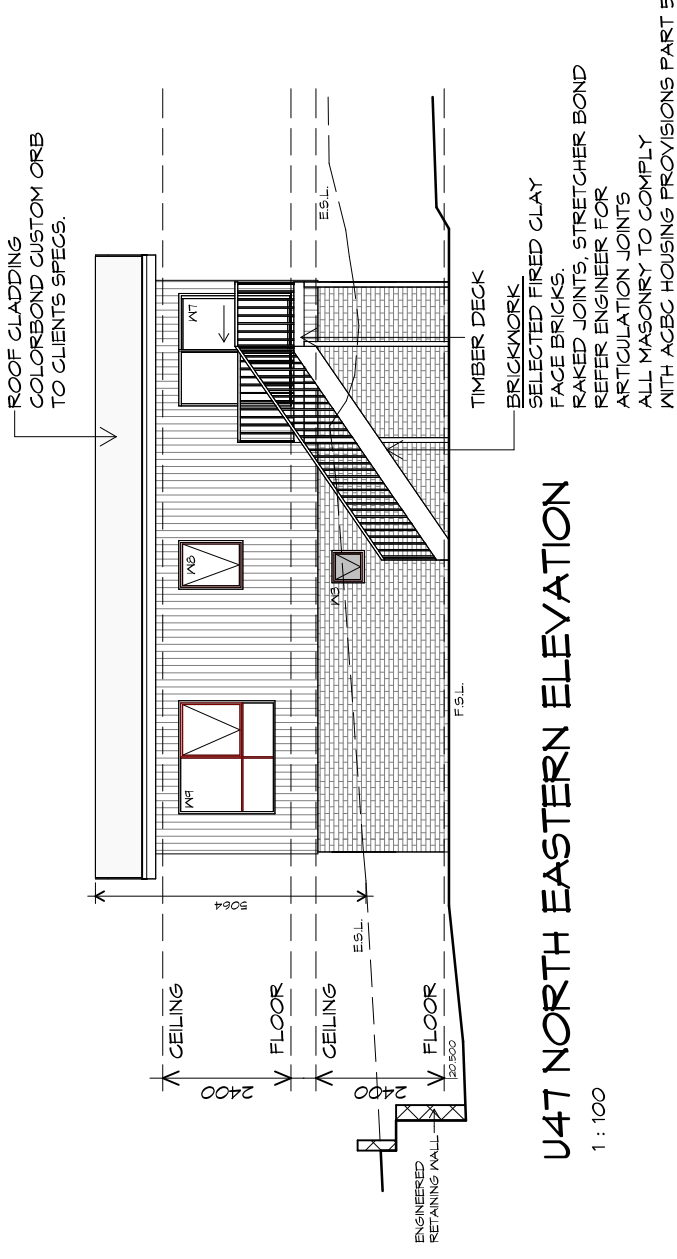


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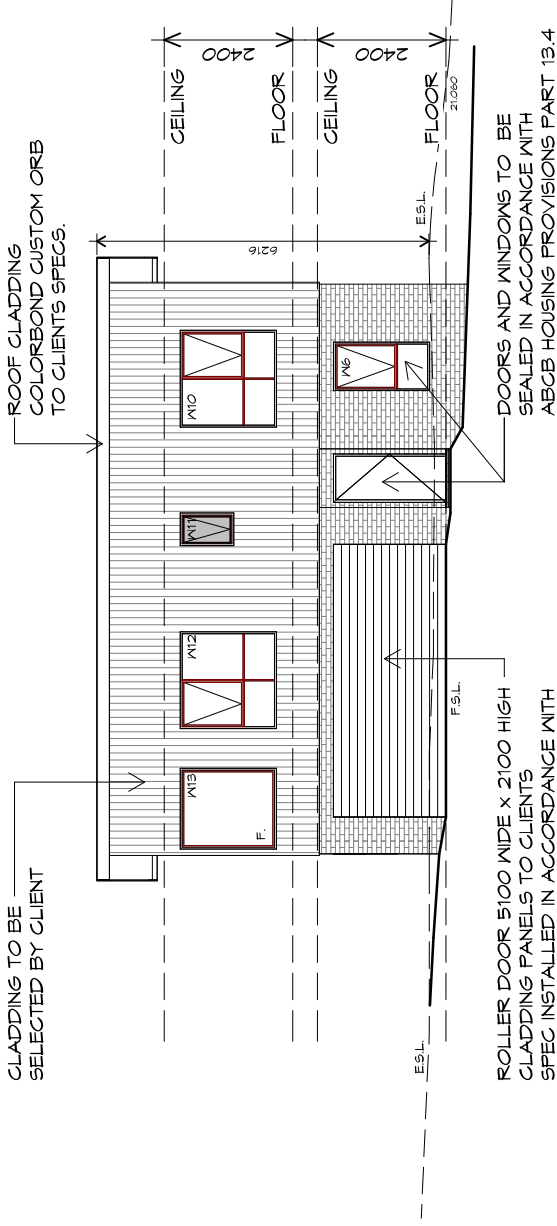
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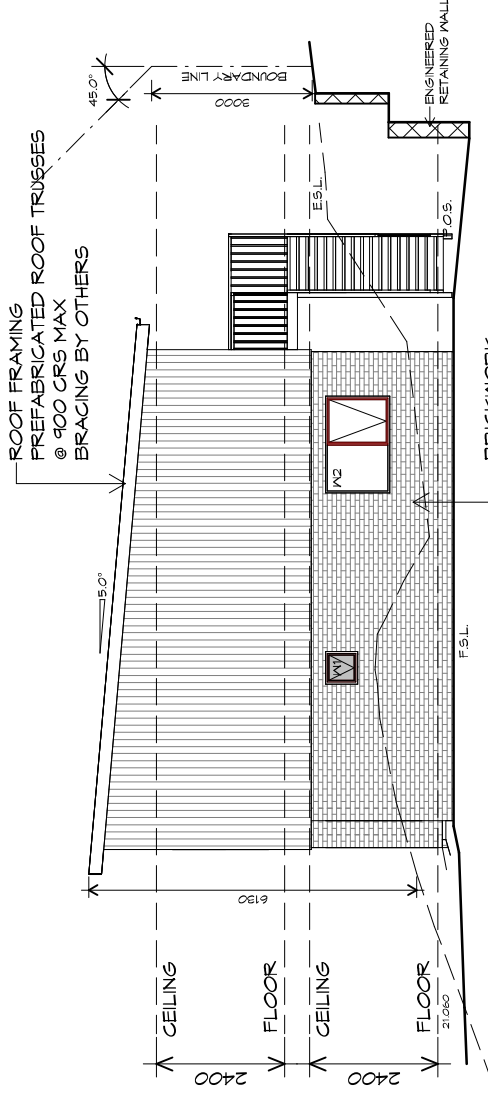


ROLLER DOOR 5100 WIDE X 2100 HIGH  
CLADDING PANELS TO CLIENTS  
SPEC INSTALLED IN ACCORDANCE WITH  
MANUFACTURERS SPEC

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

### U48 SOUTH WESTERN ELEVATION

1 : 100



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

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

### U48 SOUTH EASTERN ELEVATION

1 : 100



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p(0)+ 03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

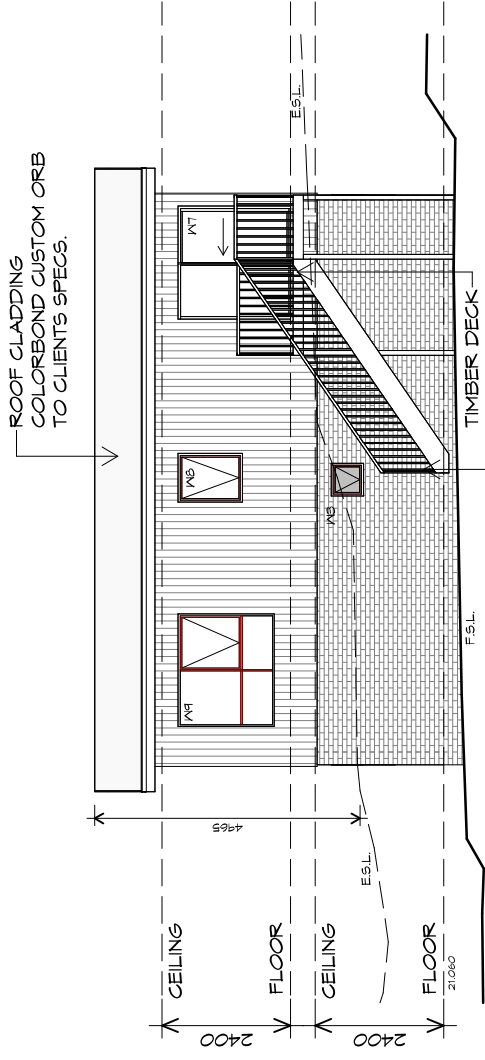
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**Approver**

Date: 20.05.2024 Scale: 1 : 100

Project/Drawing no:  
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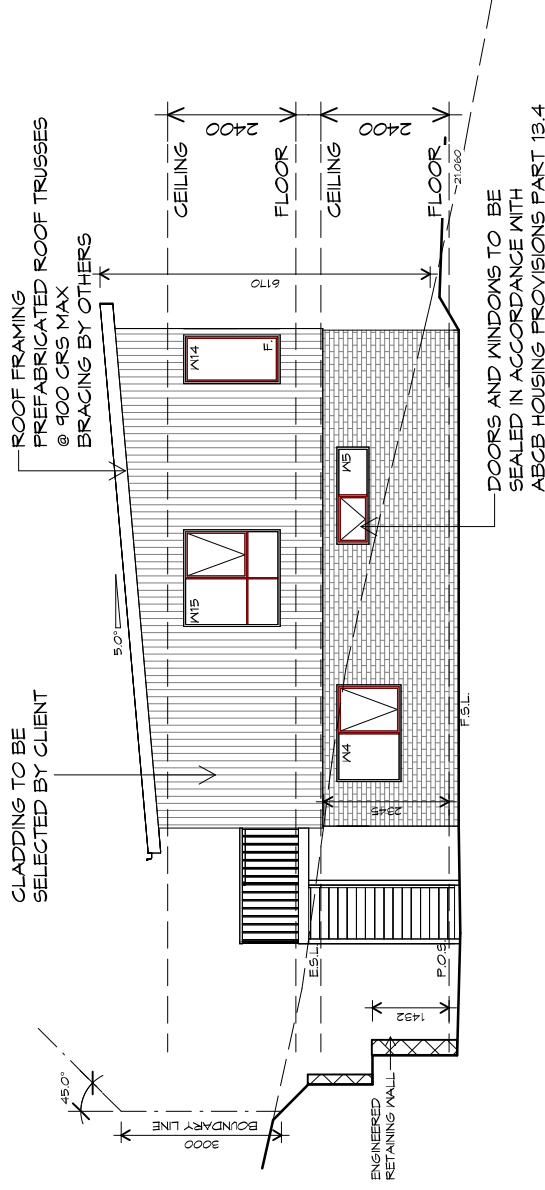
Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



### U48 NORTH EASTERN ELEVATION

1 : 100



### U48 NORTH WESTERN ELEVATION

1 : 100



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Project:  
**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date: 20.05.2024  
 Scale: 1 : 100

Project/Drawing no:  
**PD23405 -I-07**

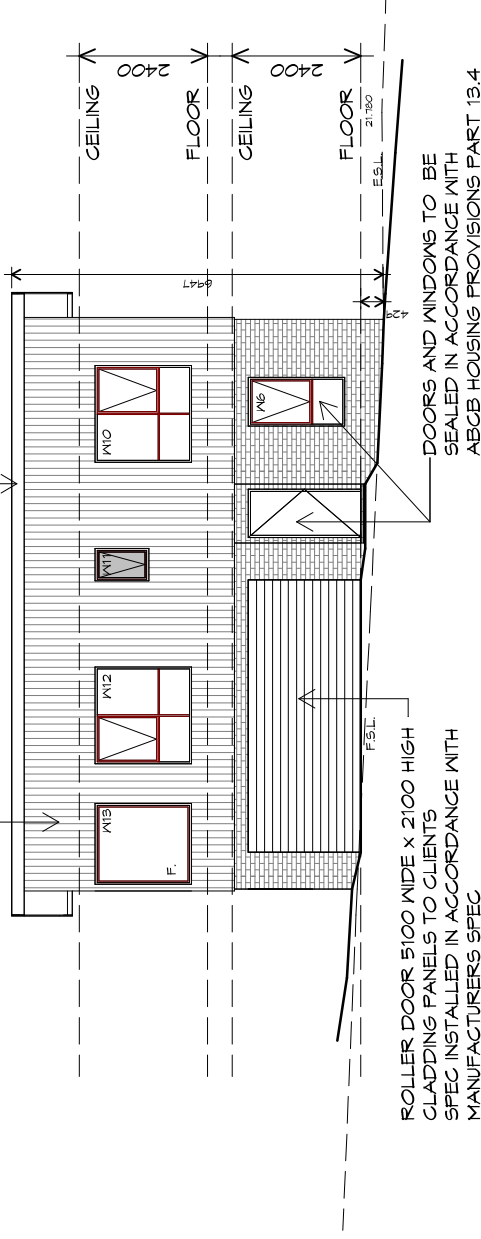
Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



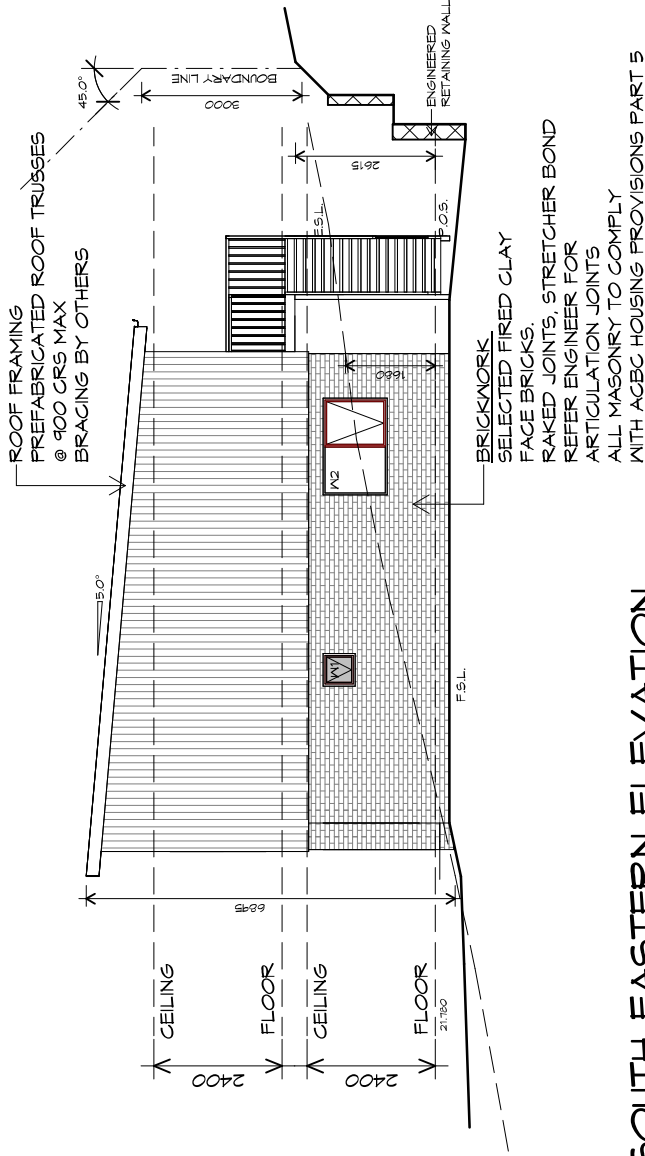
CLADDING TO BE  
SELECTED BY CLIENT

ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENTS SPECS.



### U49 SOUTH WESTERN ELEVATION

1 : 100



### U49 SOUTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -I-08**

Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



TYPE I - UNIT 49



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 info@primedesign.com.au primedesign.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

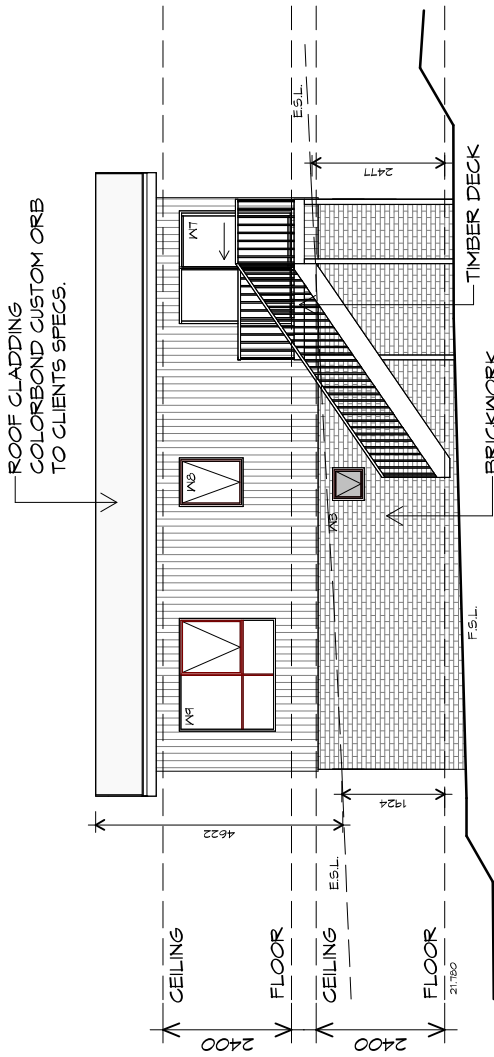
Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**  
 Approved by:  
**Approver**

Date:  
**20.05.2024**      1 : 100  
 Scale:

Project/Drawing no:  
**PD23405 -I-09**  
 Revision:  
**05**

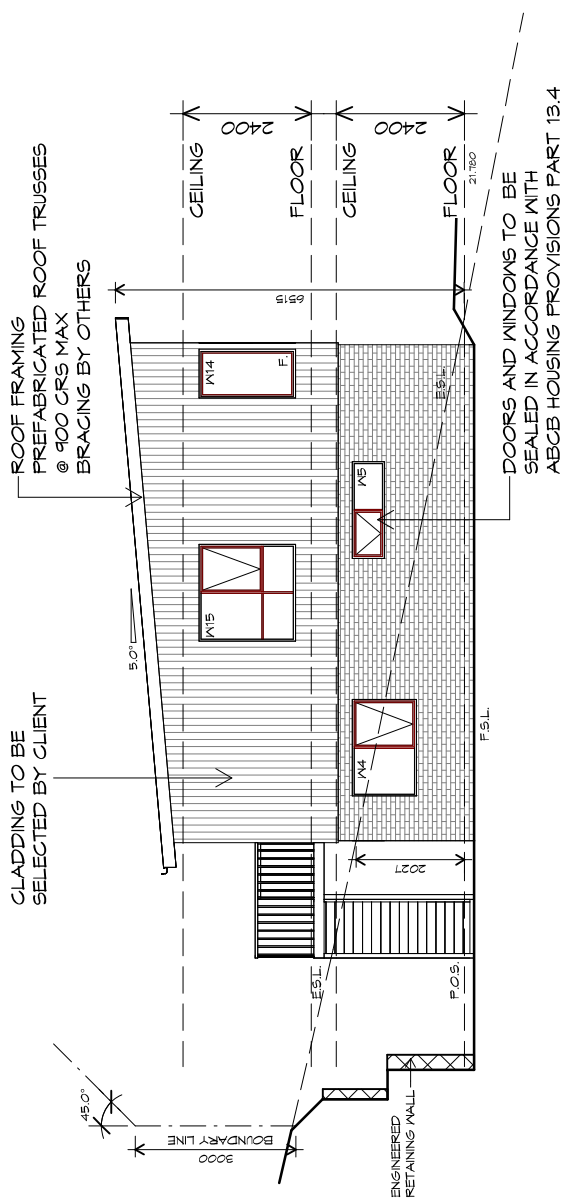
Accredited building practitioner: Frank Geskus -No CC246A



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

**U49 NORTH EASTERN ELEVATION**

1 : 100

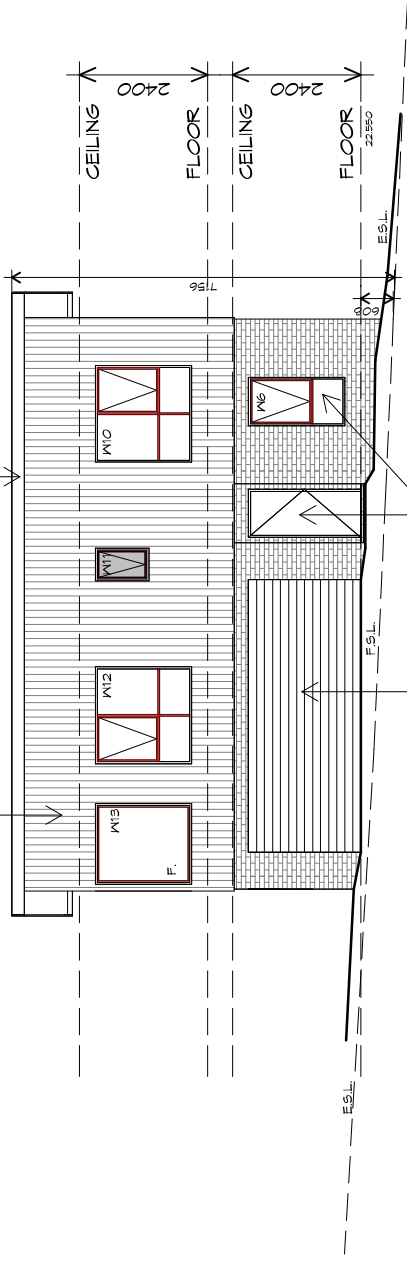


**U49 NORTH WESTERN ELEVATION**

1 : 100

CLADDING TO BE  
SELECTED BY CLIENT

ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENTS SPECS.

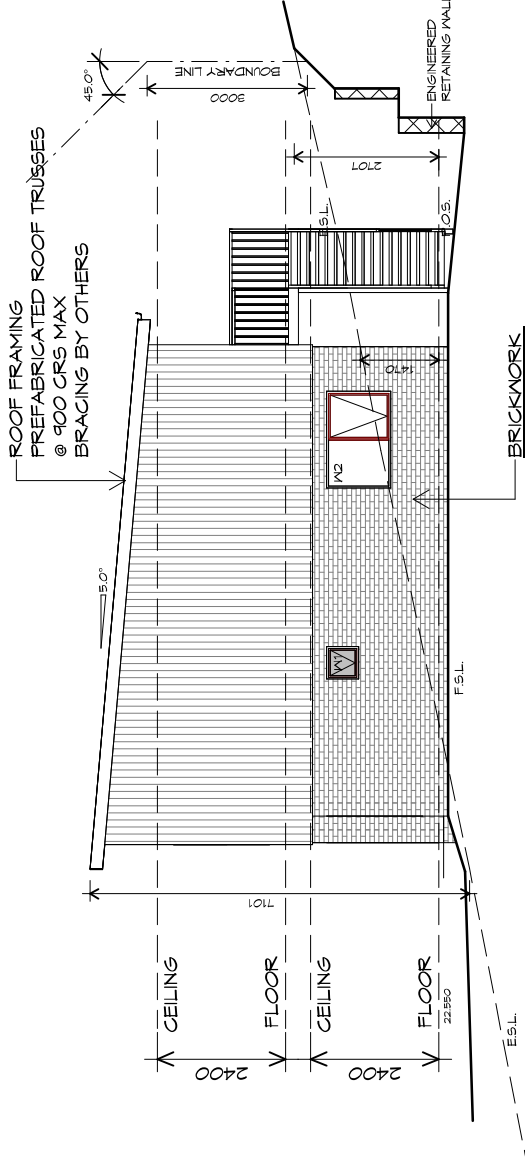


ROLLER DOOR 5100 WIDE x 2100 HIGH  
CLADDING PANELS TO CLIENTS  
SPEC INSTALLED IN ACCORDANCE WITH  
MANUFACTURERS SPEC

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

## U50 SOUTH WESTERN ELEVATION

1 : 100



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

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

## U50 SOUTH EASTERN ELEVATION

1 : 100



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p(0)+ 03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au

Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date: 20.05.2024 Scale: 1 : 100

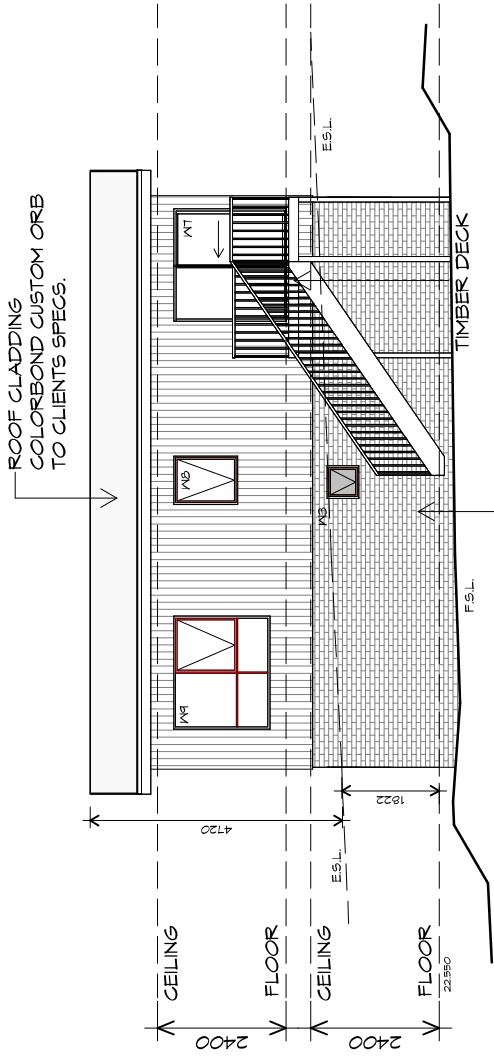
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**PD23405 -I-10**

Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A

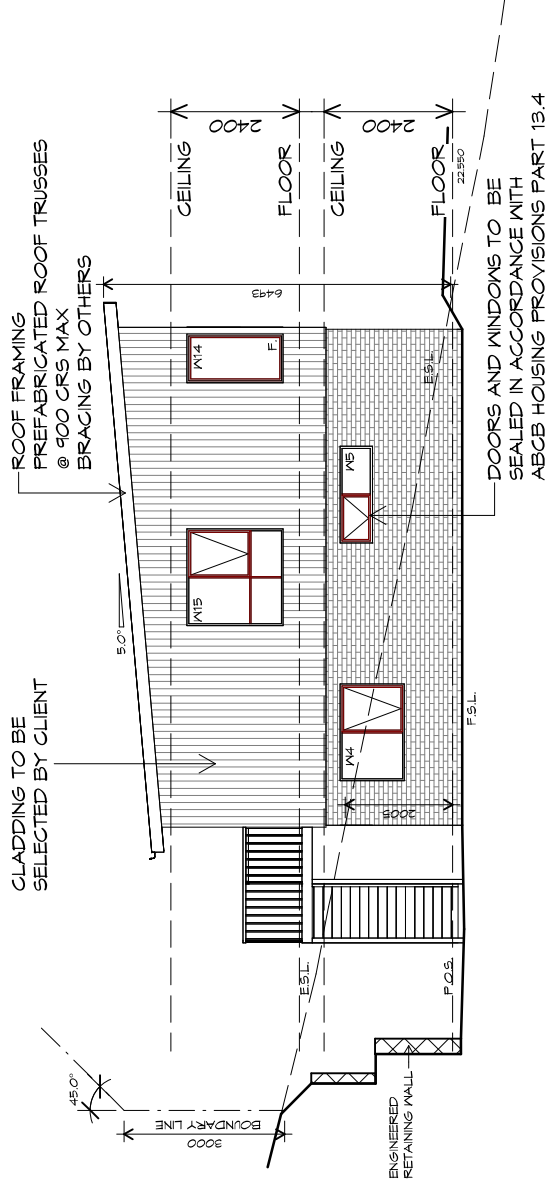






U50 NORTH EASTERN ELEVATION

1 : 100



U50 NORTH WESTERN ELEVATION

1 : 100



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Project:  
**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -I-11**

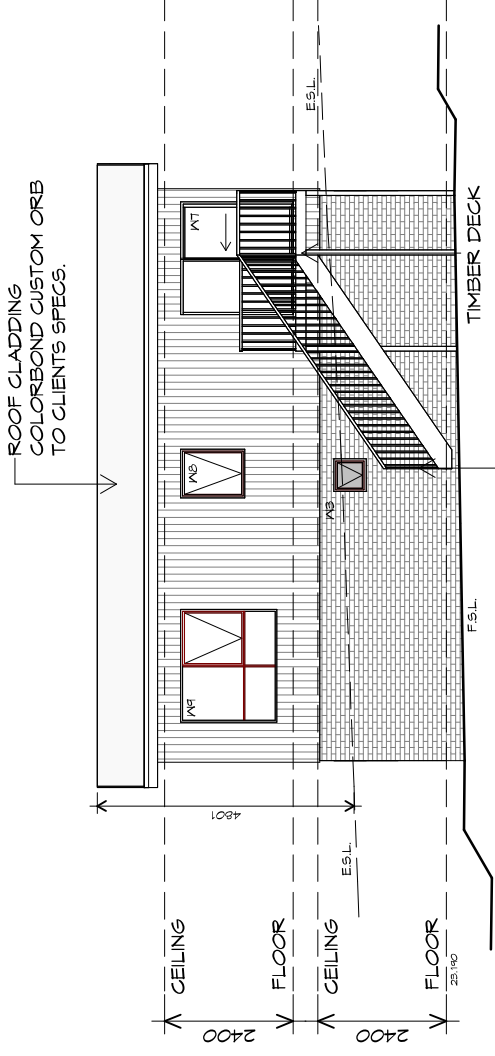
Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A









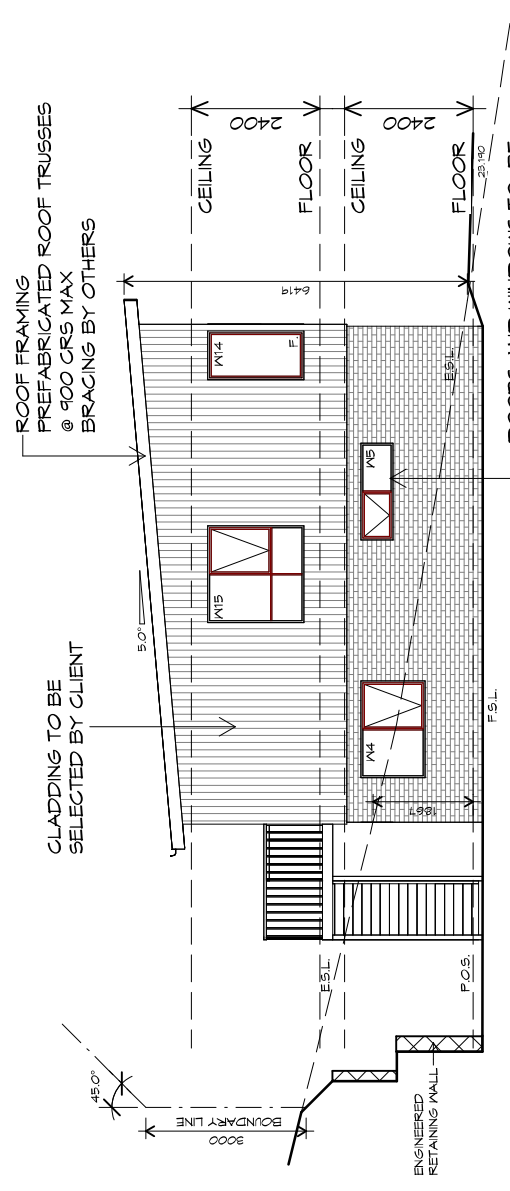
ROOF CLADDING  
COLORBOND CUSTOM ORE  
TO CLIENTS SPECS.

TIMBER DECK

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

### U51 NORTH EASTERN ELEVATION

1 : 100



CLADDING TO BE  
SELECTED BY CLIENT

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

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

### U51 NORTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -I-13**

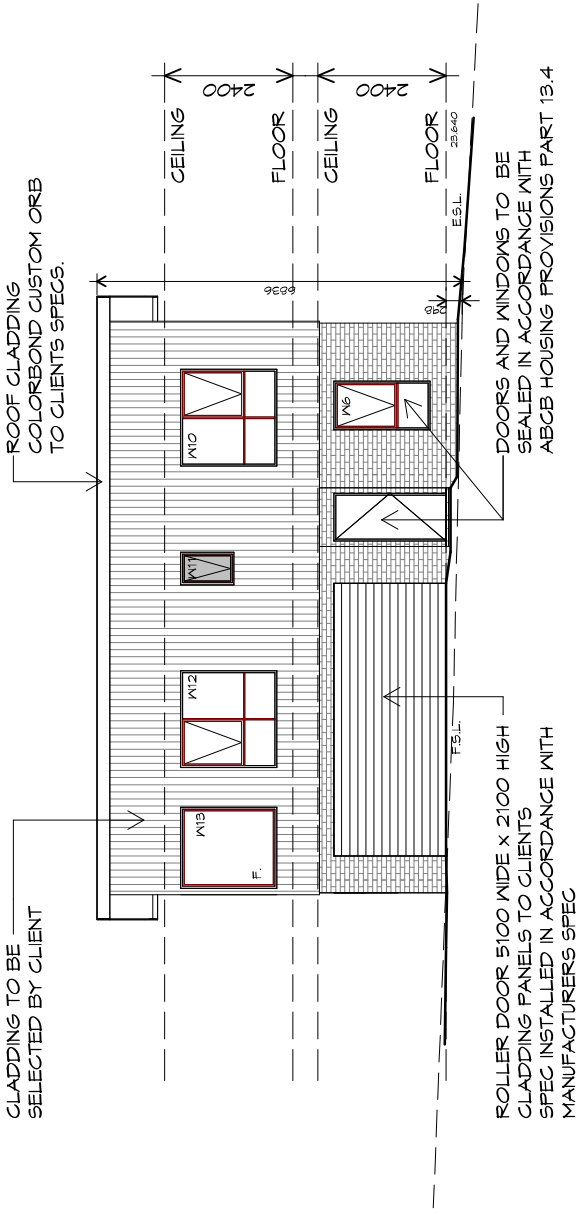
Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



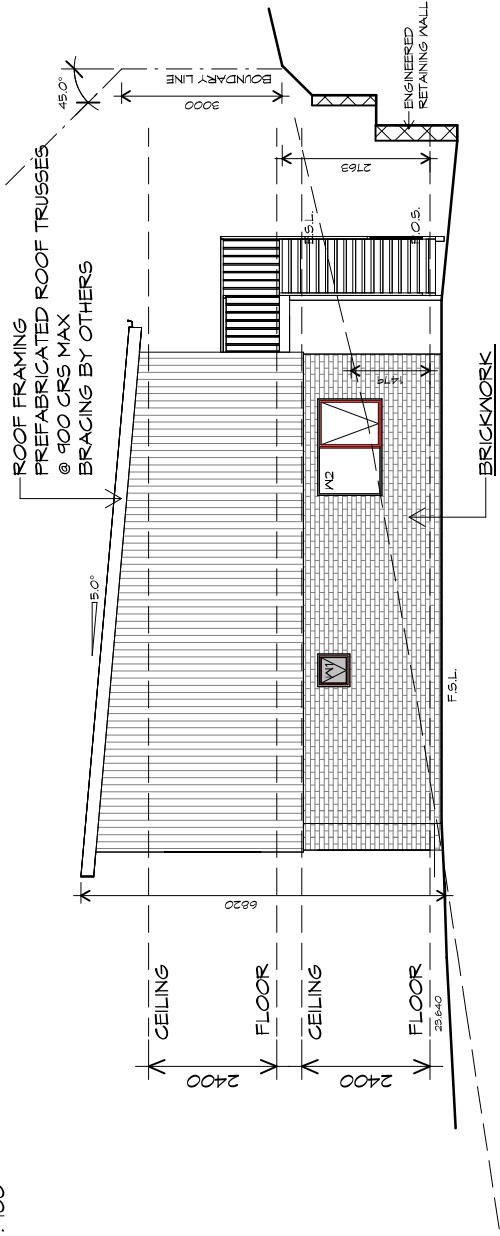
TYPE I - UNIT 51

CLADDING TO BE SELECTED BY CLIENT



### U52 SOUTH WESTERN ELEVATION

1 : 100



### U52 SOUTH EASTERN ELEVATION

1 : 100



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Project:  
**PROPOSED UNIT DEVELOPMENT**  
**38 JETTY ROAD,**  
**OLD BEACH**

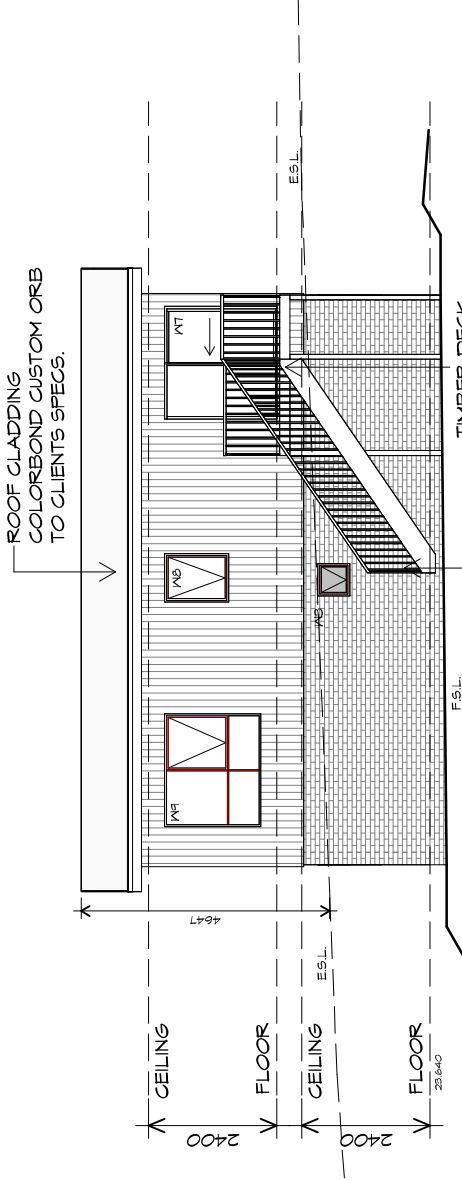
Client name:  
**GIC ESTATES PTY LTD**  
 Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**  
 Approved by:  
**Approver**

Date:  
**20.05.2024** Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -I-14** Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



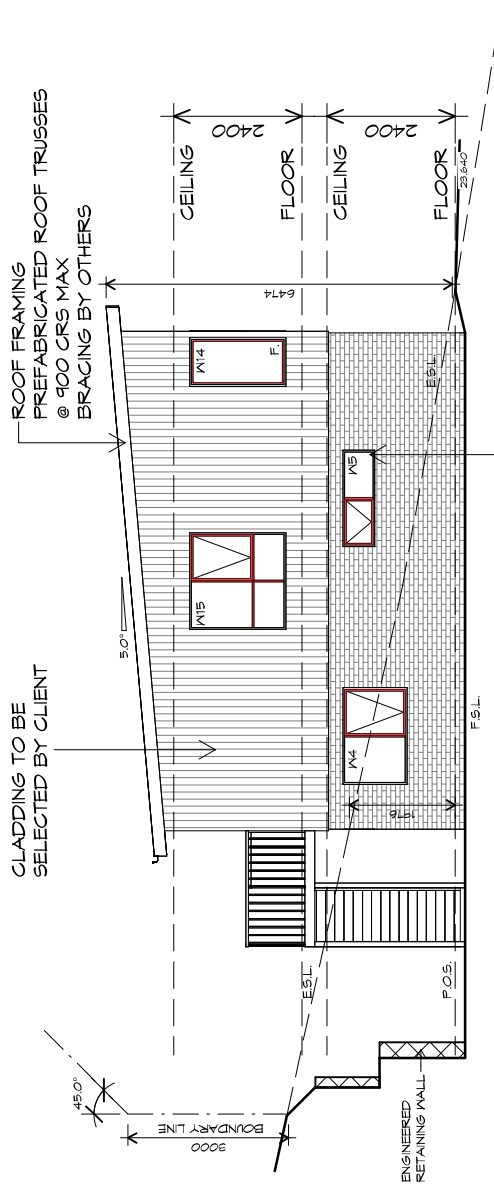
ROOF CLADDING  
COLORBOND CUSTOM ORB  
TO CLIENT'S SPECS.

TIMBER DECK

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

### U52 NORTH EASTERN ELEVATION

1 : 100



CLADDING TO BE  
SELECTED BY CLIENT

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

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

### U52 NORTH WESTERN ELEVATION

1 : 100



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Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

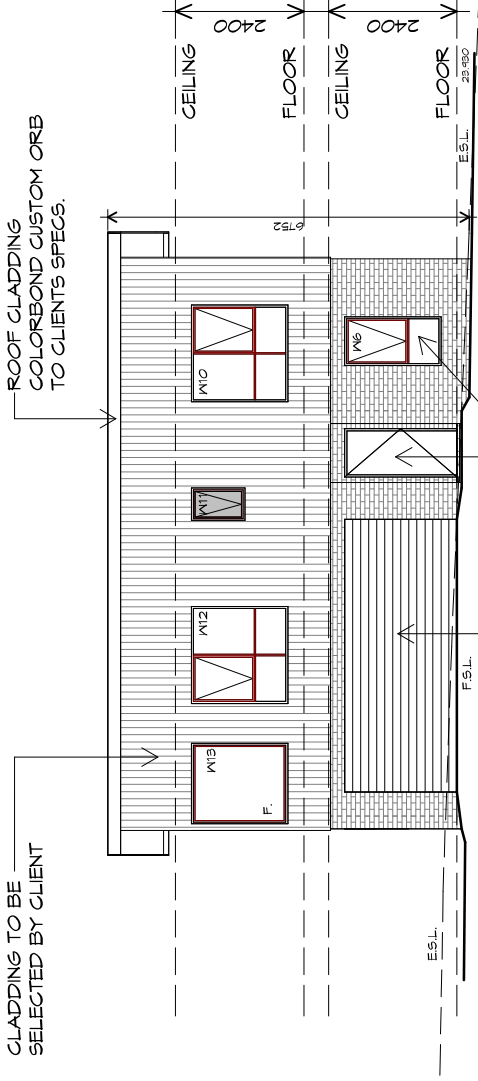
Project/Drawing no:  
**PD23405 -I-15**

Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A



CLADDING TO BE SELECTED BY CLIENT

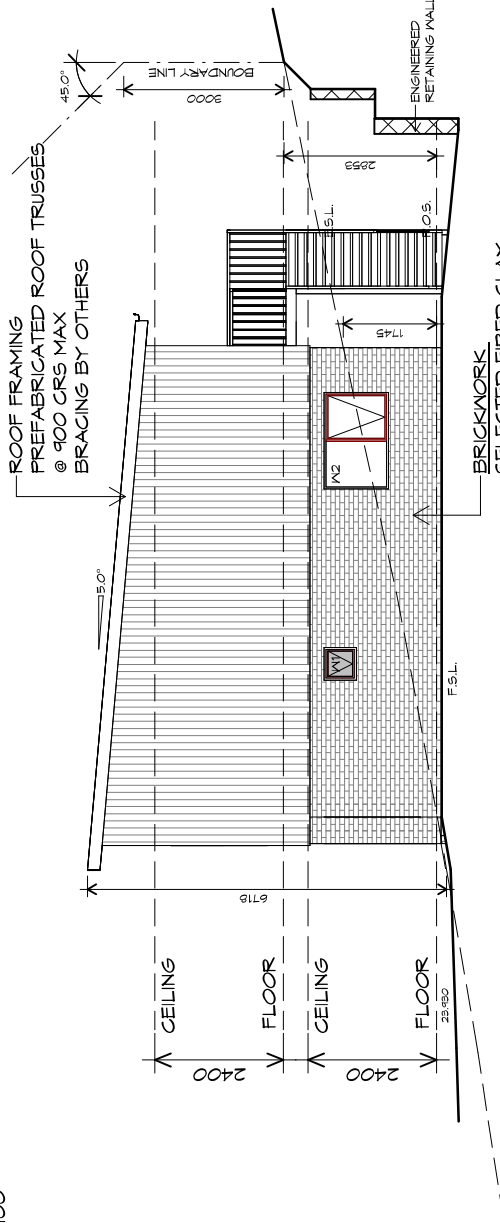


ROLLER DOOR 5100 WIDE x 2100 HIGH CLADDING PANELS TO CLIENTS SPEC INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPEC

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

### U53 SOUTH WESTERN ELEVATION

1 : 100



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

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

### U53 SOUTH EASTERN ELEVATION

1 : 100



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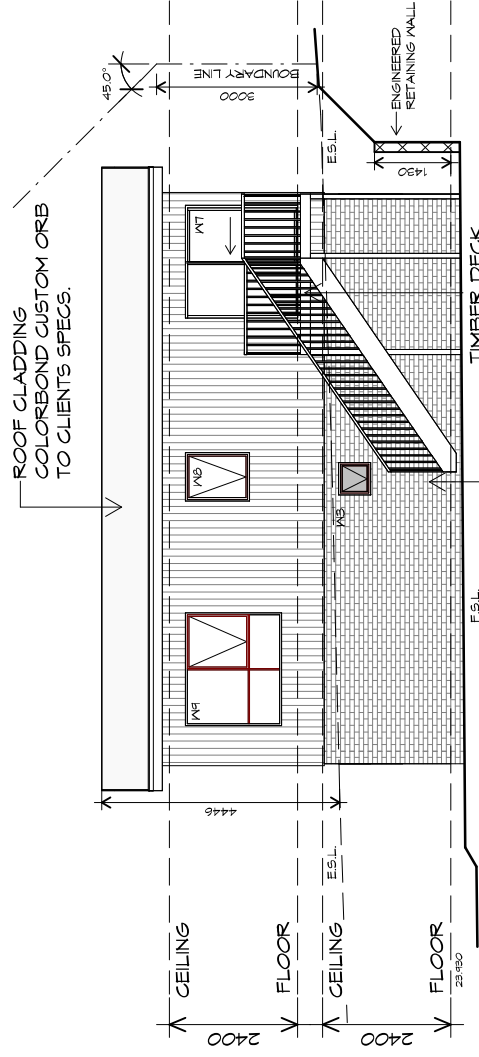
Project: PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD Drawing: ELEVATIONS

Drafted by: Author Approved by: Approver Scale: 1 : 100

Date: 20.05.2024 Project/Drawing no: PD23405 -I-16 Revision: 05

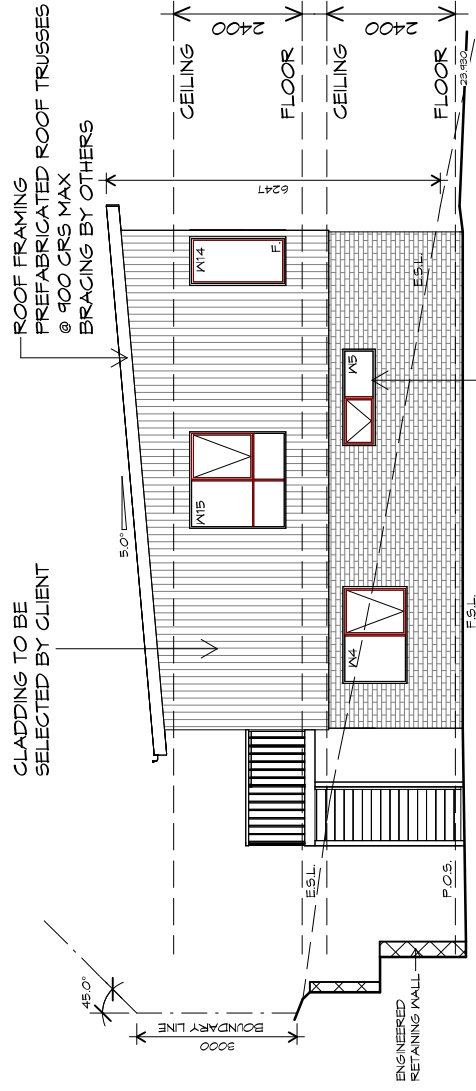
Accredited building practitioner: Frank Geskus -No CC246A



### U53 NORTH EASTERN ELEVATION

1 : 100

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



### U53 NORTH WESTERN ELEVATION

1 : 100

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



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Project:  
**PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH**

Client name:  
**GIC ESTATES PTY LTD**

Drawing:  
**ELEVATIONS**

Drafted by:  
**Author**

Approved by:  
**Approver**

Date:  
**20.05.2024**

Scale:  
**1 : 100**

Project/Drawing no:  
**PD23405 -I-17**

Revision:  
**05**

Accredited building practitioner: Frank Geskus -No CC246A





**ROOF PLUMBING NOTES:**

GUTTER INSTALLATION TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.4 WITH FALL NO LESS THAN 1:100 FOR BOX GUTTERS 1:500 FOR EAVES GUTTER

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

**VALLEY GUTTERS ON A ROOF WITH A PITCH:**

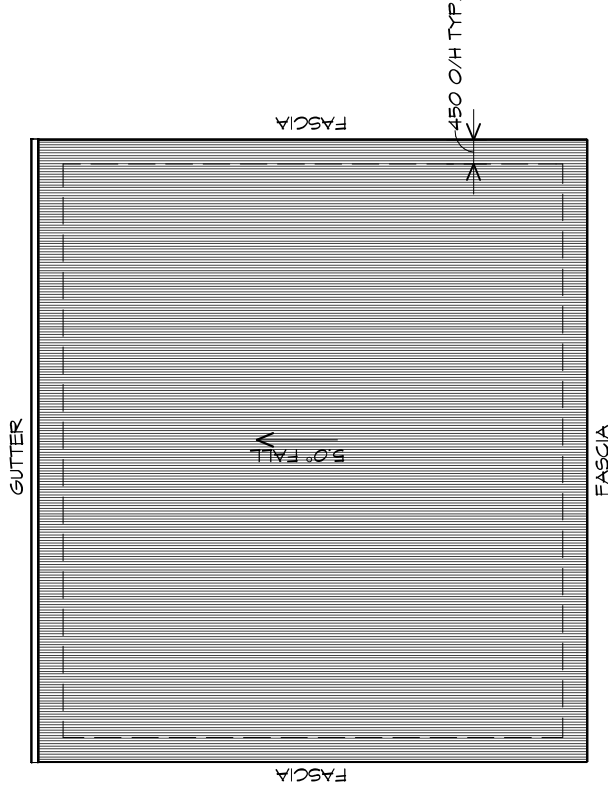
- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

**LAP GUTTERS**, 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY. EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

**METAL ROOF**  
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS, FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



## ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD  
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,  
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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**Project:**

PROPOSED UNIT DEVELOPMENT  
38 JETTY ROAD,  
OLD BEACH

**Client name:**

GIC ESTATES PTY LTD

**Drawing:**

ROOF PLAN

**Drafted by:**

Author

**Approved by:**

Approver

**Date:**

20.05.2024

**Scale:**

1 : 100

**Project/Drawing no:**

PD23405 -I-18

**Revision:**

05

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