



**Brighton
Council**

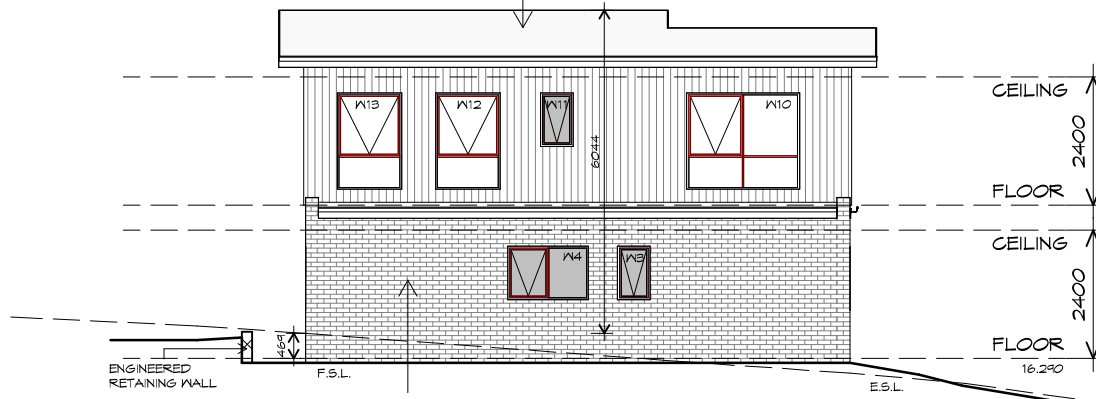
ATTACHMENTS

PLANNING AUTHORITY

2 JULY 2024



ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



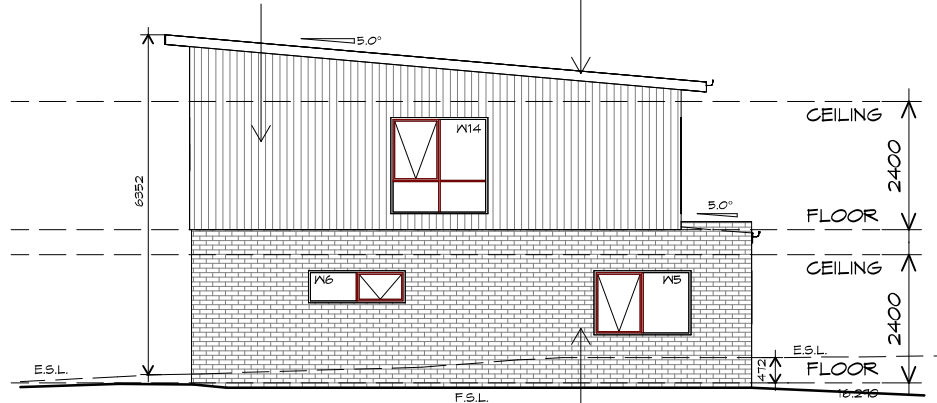
DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ACBC HOUSING PROVISIONS PART 13.4

U32 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

U32 EASTERN ELEVATION

1 : 100

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 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

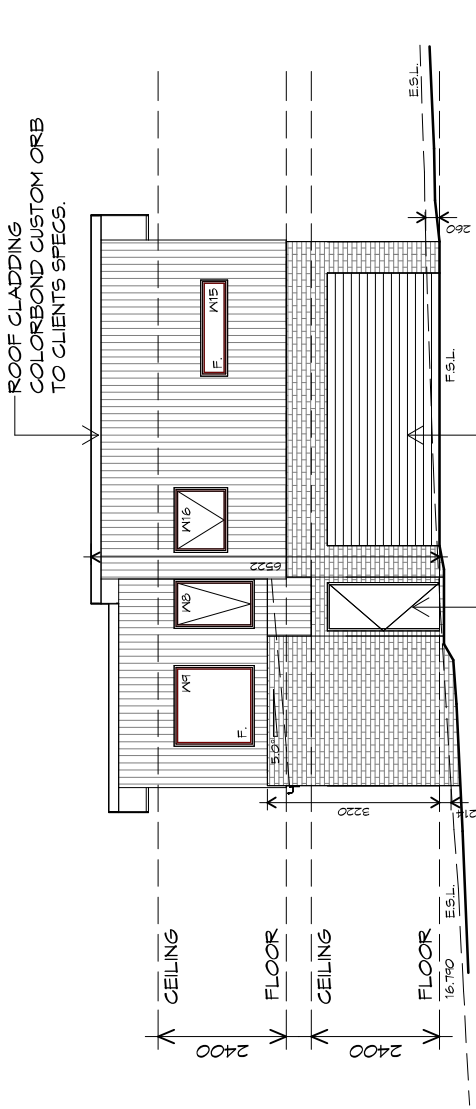
Project/Drawing no: PD23405 -F1-05	Revision: 05
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Accredited building practitioner: Frank Geskus -No CC246A



TYPE F1 - UNIT 32





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

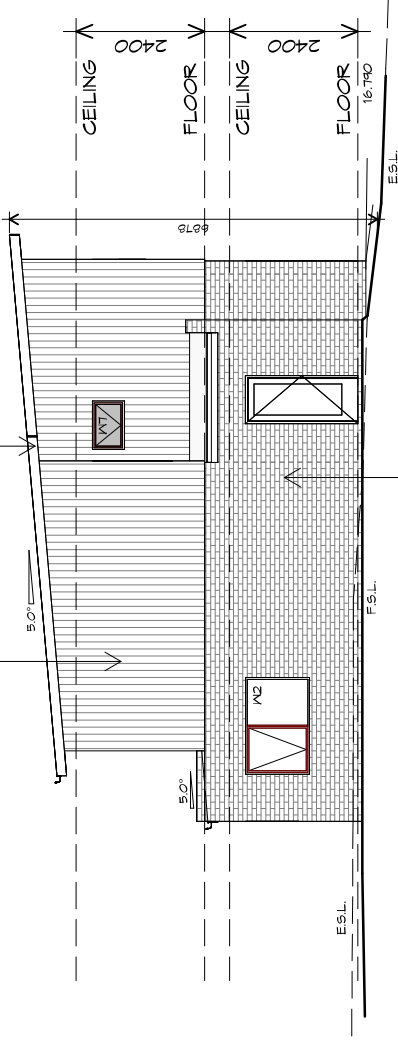
ROLLER DOOR 5100 WIDE x 2100 HIGH CLADDING PANELS TO CLIENTS SPEC FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC

U33 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



U33 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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Project: PROPOSED UNIT DEVELOPMENT
 38 JETTY ROAD,
 OLD BEACH

Client name: GIC ESTATES PTY LTD

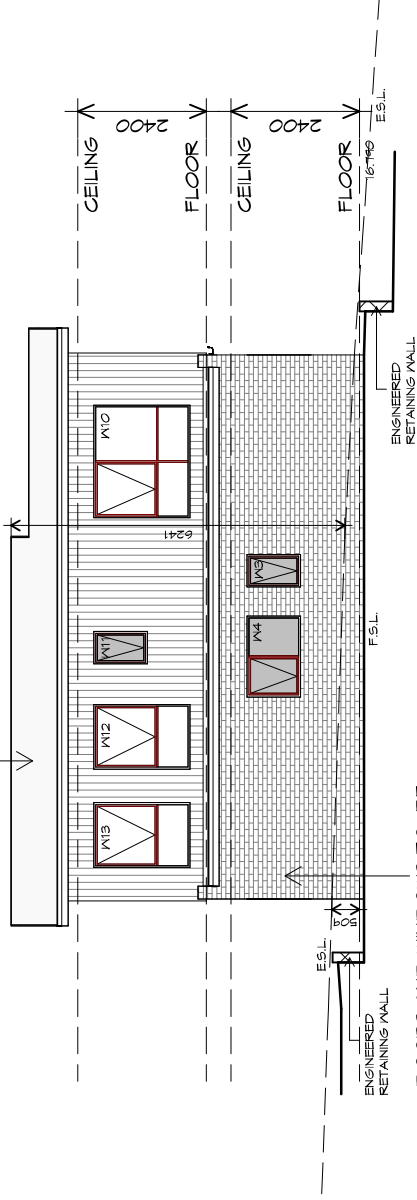
Drawing: ELEVATIONS

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

Project/Drawing no: PD23405 -F1-06
 Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



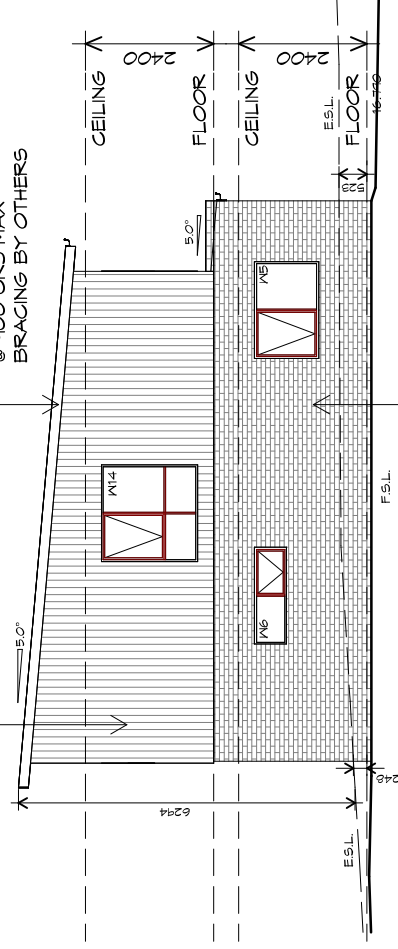
DOORS AND WINDOWS TO BE
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U33 NORTHERN ELEVATION

1 : 100

SCYON AXON 133 VERTICAL
(ON BATTENS)
INSTALL AND COAT TO
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ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
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REFER ENGINEER FOR
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ALL MASONRY TO COMPLY
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U33 EASTERN ELEVATION

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38 JETTY ROAD,
OLD BEACH**

Client name:
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Drawing:
ELEVATIONS

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Author

Approved by:
Approver

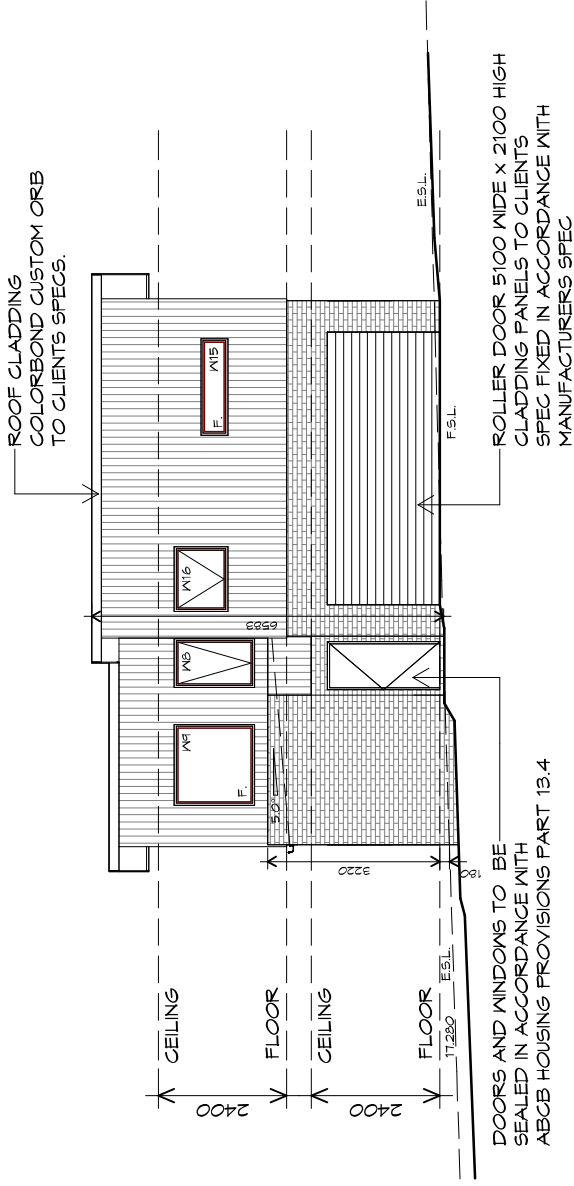
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Project/Drawing no:
PD23405 -F1-07

Revision:
05

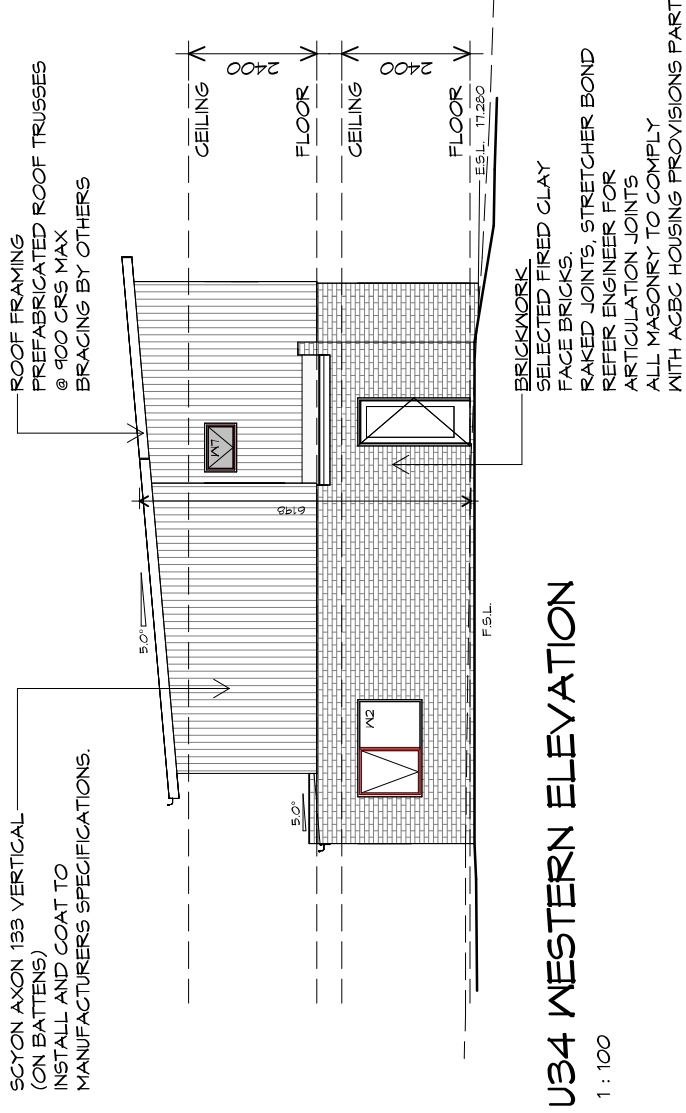
Accredited building practitioner: Frank Geskus -No CC246A





U34 SOUTHERN ELEVATION

1 : 100



U34 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

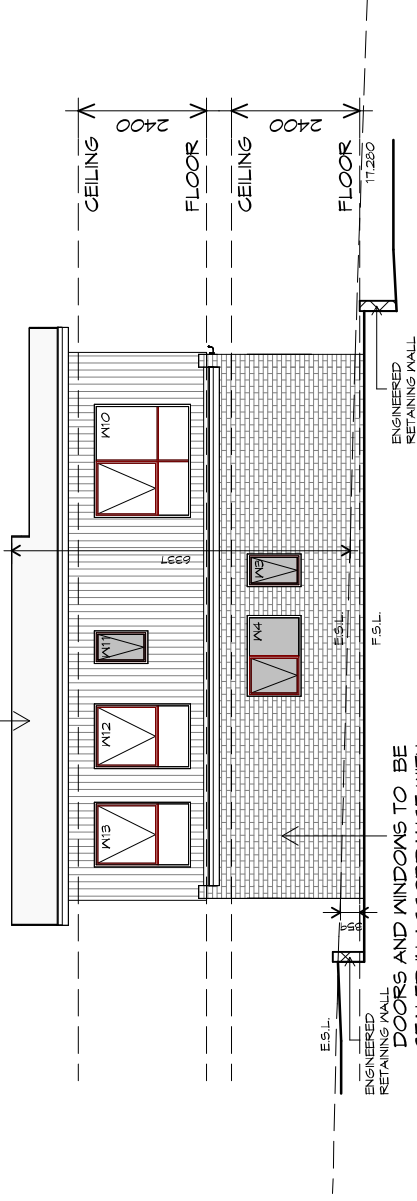
Project/Drawing no:
PD23405 -F1-08

Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

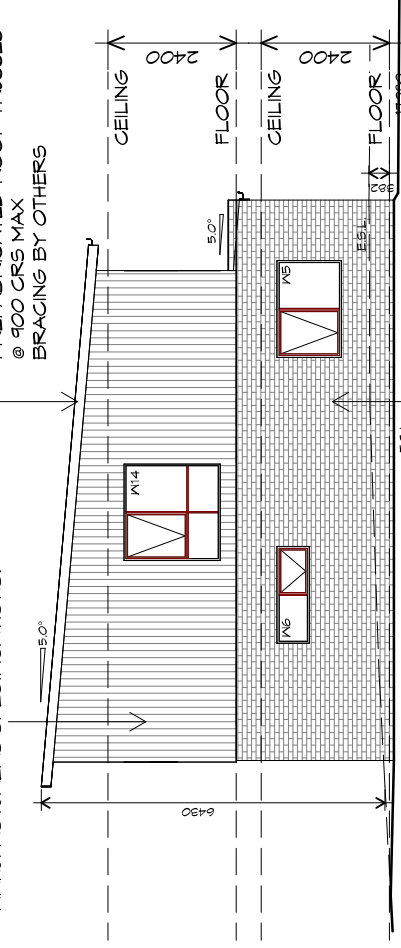


U34 NORTHERN ELEVATION

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



U34 EASTERN 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



10 Goodman Court, Invermay Tasmania 7248,
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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

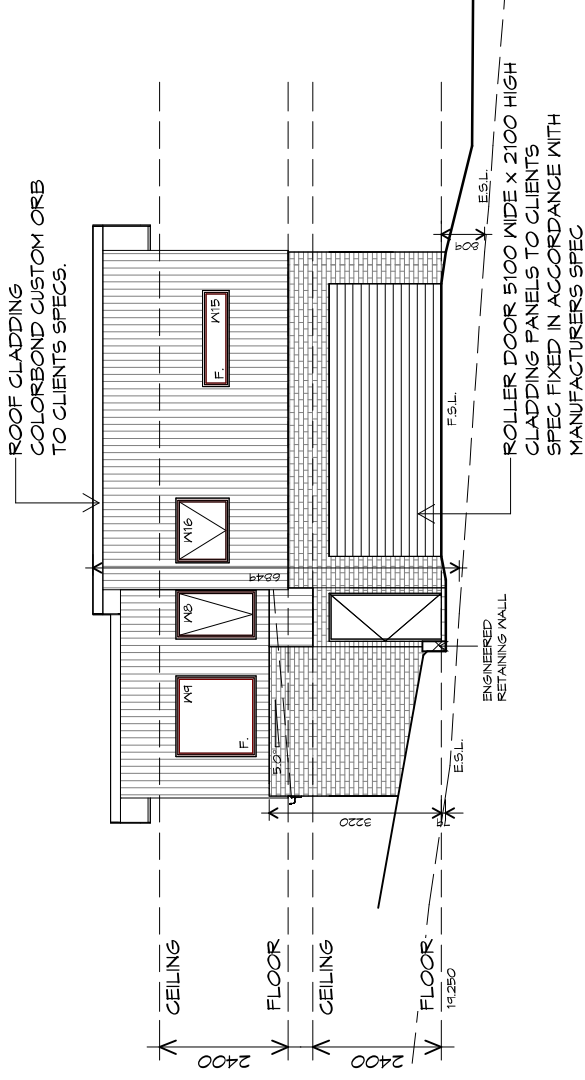
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Scale: 1 : 100

Project/Drawing no:
PD23405 -F1-09

Revision:
05

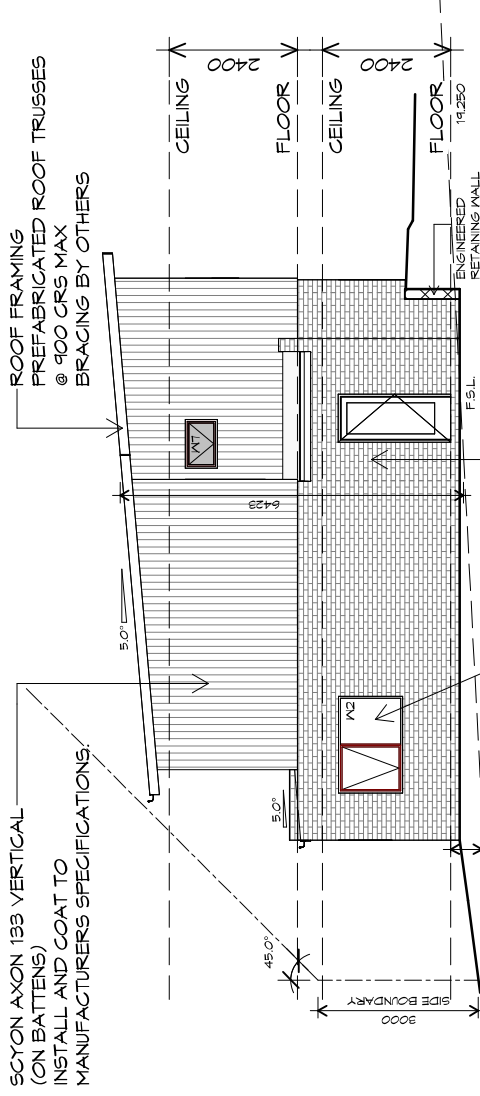
Accredited building practitioner: Frank Geskus -No CC246A





U46 NORTHERN ELEVATION

1 : 100



U46 EASTERN ELEVATION

1 : 100



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 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: 1 : 100

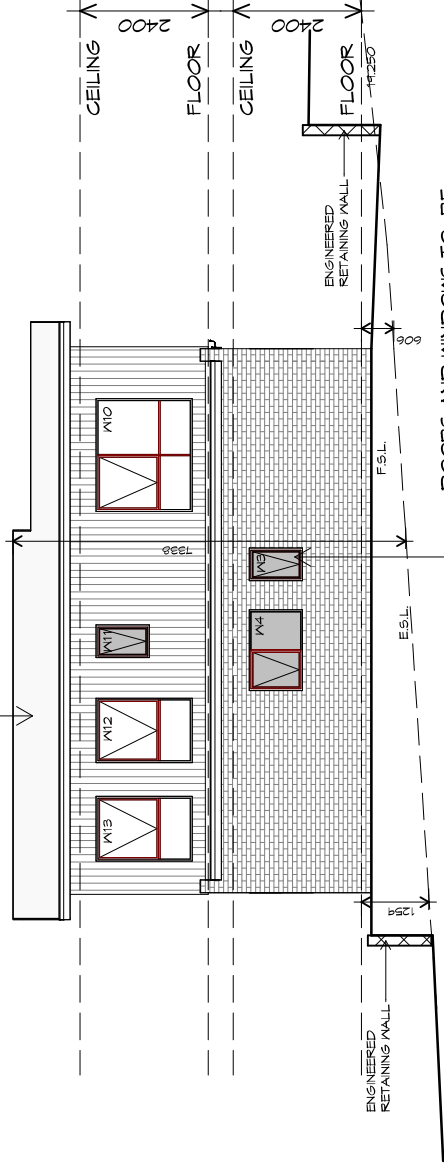
Project/Drawing no:
 PD23405 -F1-10

Revision:
 05

Accredited building practitioner: Frank Geskus -No CC246A



ROOF GLADDING
 COLOREBOND CUSTOM ORB
 TO CLIENT'S SPECS.

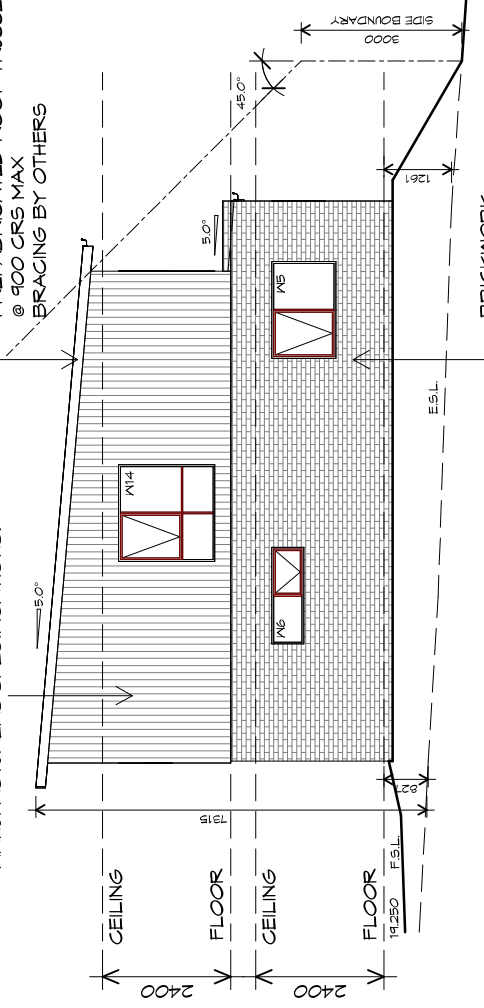


U46 SOUTHERN ELEVATION

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

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@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: Approved by:
Author Approver

Date: 20.05.2024 Scale: 1 : 100

Project/Drawing no: Revision:
PD23405 -F1-11 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:

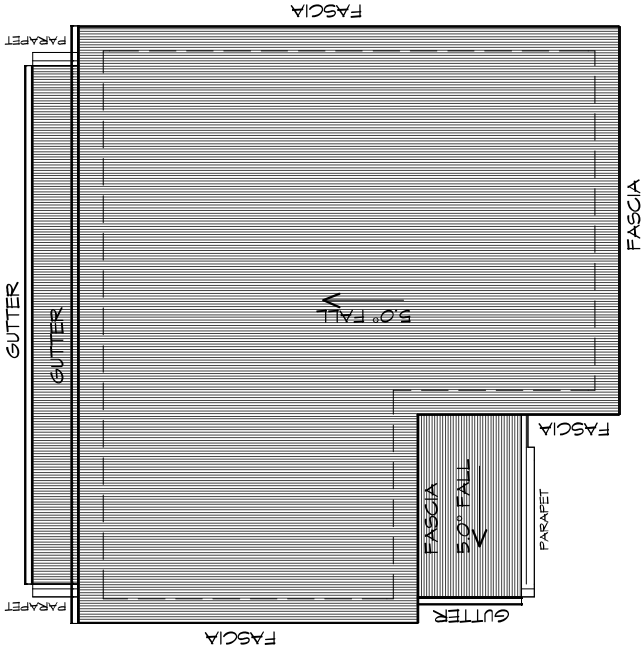
- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

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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p(0)+ 03 6332 3790
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:

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



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:
 GROUND FLOOR PLAN

Drafted by:
 Author

Approved by:
 Approver

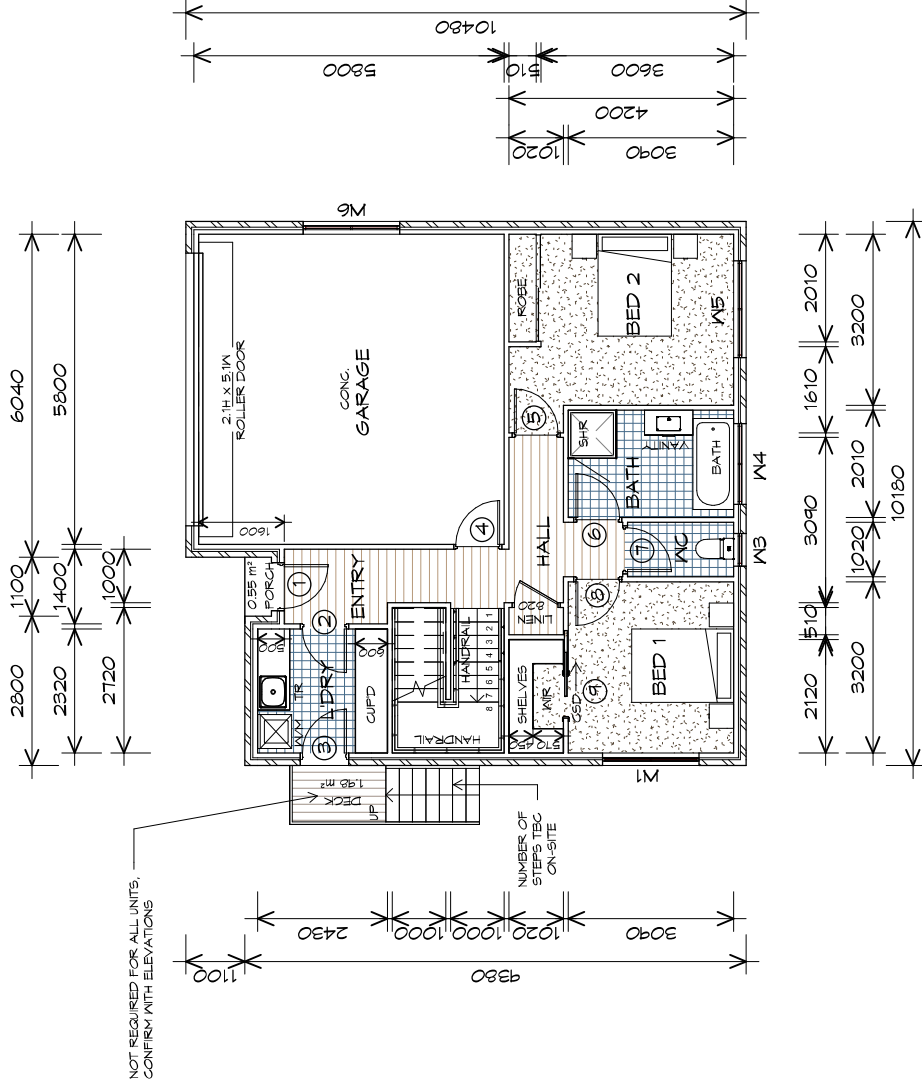
Date: 20.05.2024

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 ²	(7.00 SQUARES)
FIRST FLOOR AREA	74.56 m ²	(8.56 SQUARES)
GARAGE AREA	36.81 m ²	(3.96 SQUARES)
TOTAL AREA	181.43	14.53

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

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



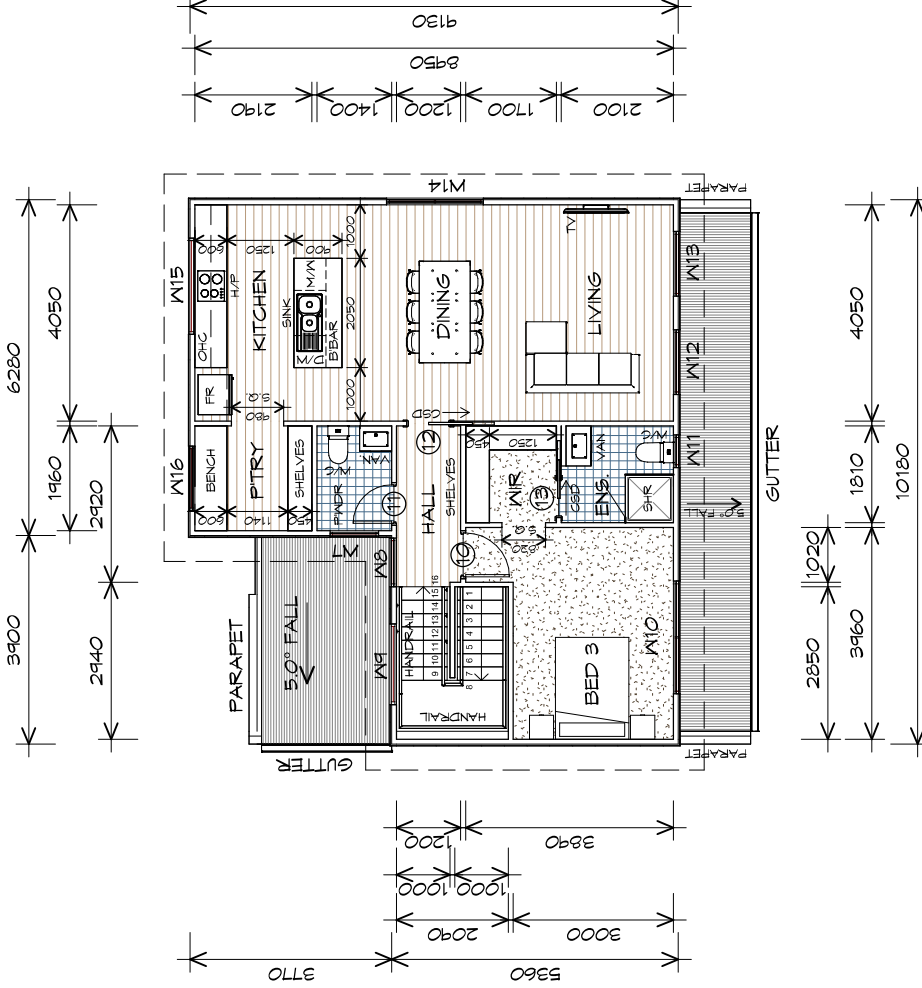
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 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED UNIT DEVELOPMENT
38 JETTY ROAD,
OLD BEACH

Client name:
GIC ESTATES PTY LTD
 Drawing:
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 ²	(7.00 SQUARES)
FIRST FLOOR AREA	74.56	m ²	(8.56 SQUARES)
GARAGE AREA	36.81	m ²	(3.96 SQUARES)
TOTAL AREA	181.43		19.53

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	

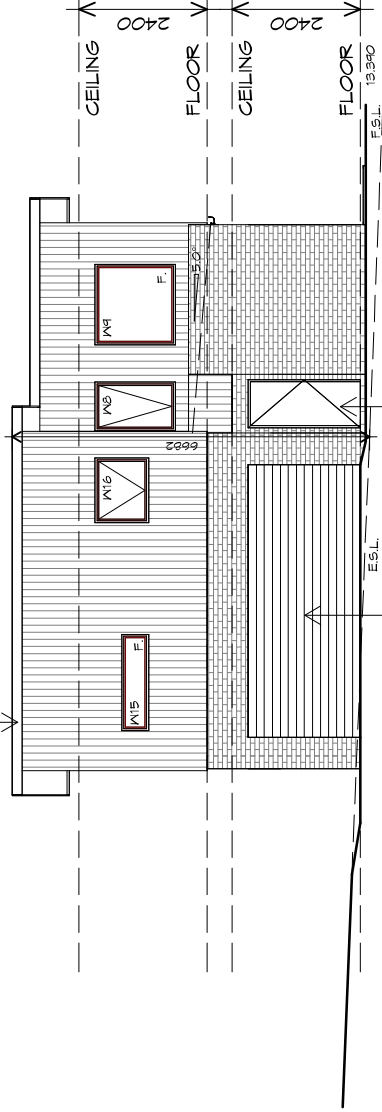
FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
10	820	INTERNAL TIMBER DOOR	
11	720	INTERNAL TIMBER DOOR	
12	820	CAVITY SLIDING DOOR	
13	720	CAVITY SLIDING DOOR	

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.

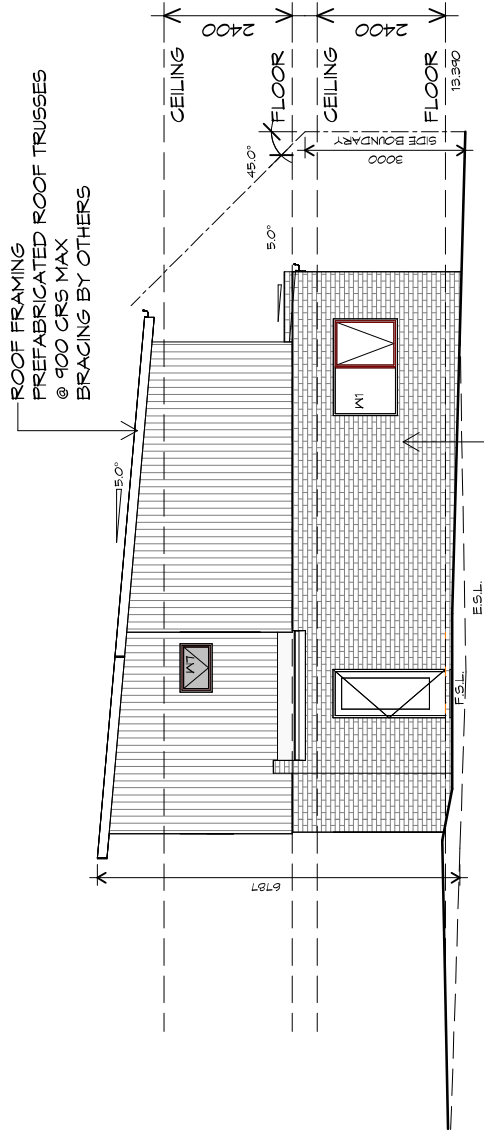


ROLLER DOOR 5100 WIDE x 2100 HIGH
CLADDING PANELS TO CLIENTS
SPEC FIXED IN ACCORDANCE WITH
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DOORS AND WINDOWS TO BE
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U38 NORTHERN ELEVATION

1 : 100



U38 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 -F2-04

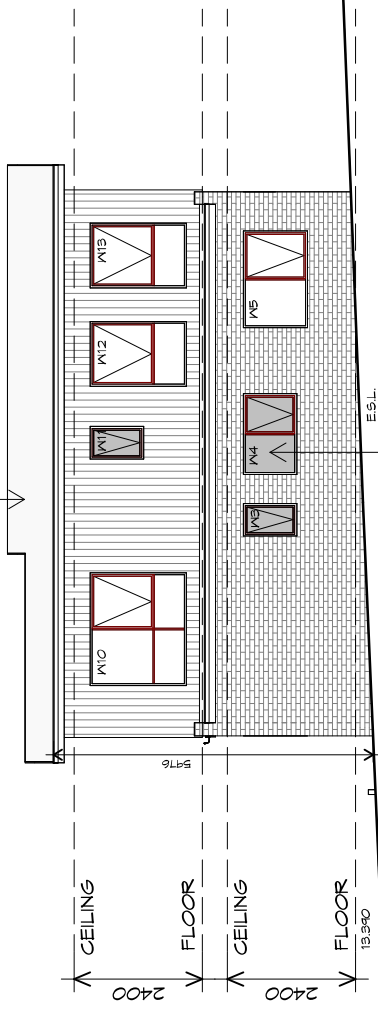
Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



TYPE F2 - UNIT 38

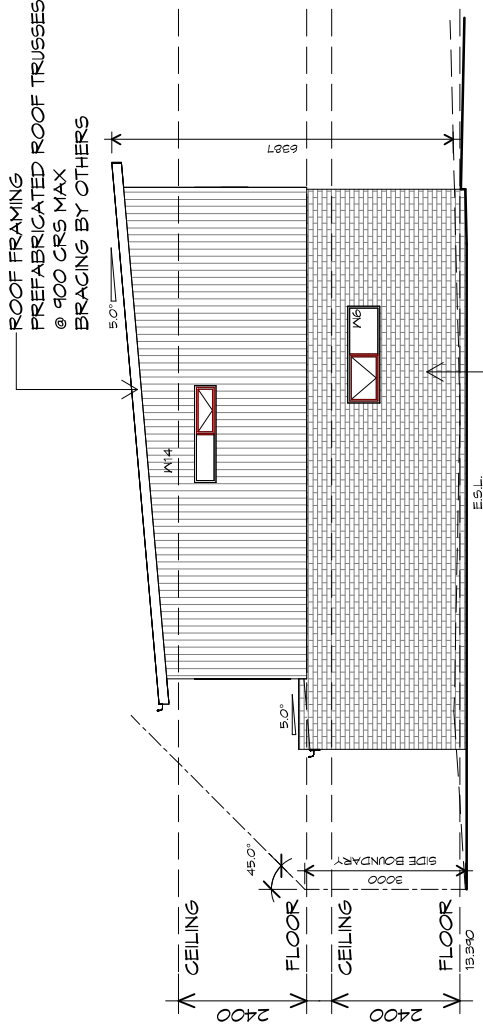
ROOF CLADDING
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DOORS AND WINDOWS TO BE
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U38 SOUTHERN ELEVATION

1 : 100



BRICKWORK
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U38 EASTERN ELEVATION

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38 JETTY ROAD,
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Client name:
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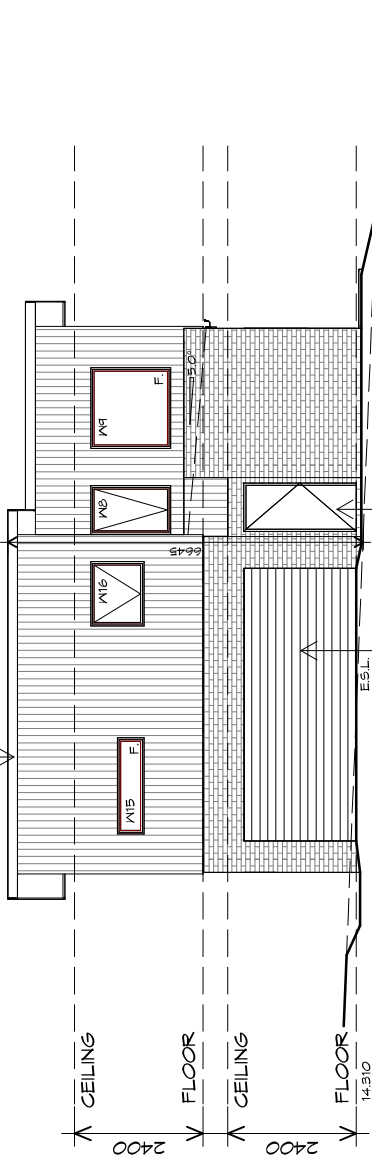
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Author
Approved by:
Approver
Date:
20.05.2024
Scale:
1 : 100

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PD23405 -F2-05
Revision:
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ROOF CLADDING
 COLOREBOND CUSTOM ORB
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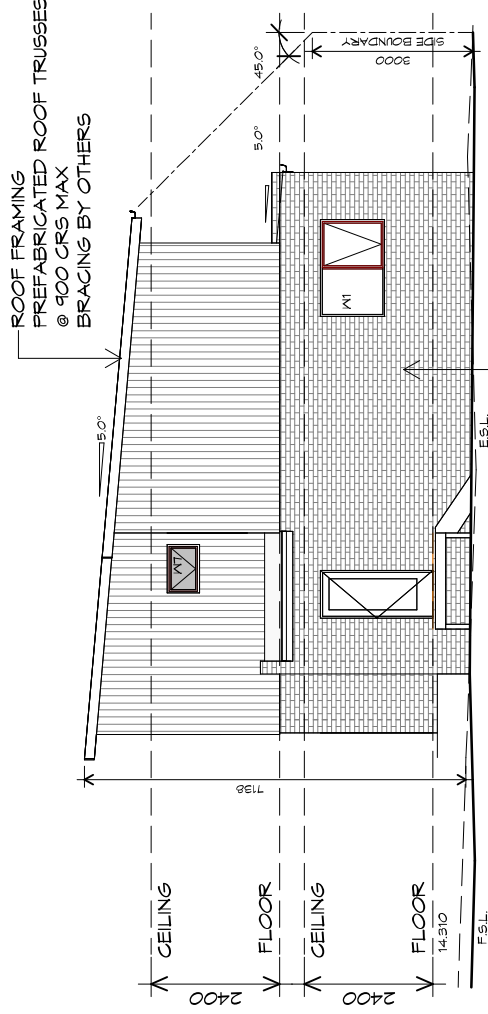


ROLLER DOOR 5100 WIDE X 2100 HIGH
 CLADDING PANELS TO CLIENTS
 SPEC FIXED IN ACCORDANCE WITH
 MANUFACTURERS SPEC

DOORS AND WINDOWS TO BE
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U39 NORTHERN ELEVATION

1 : 100



U39 WESTERN ELEVATION

1 : 100

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TO CLIENT'S SPECS.

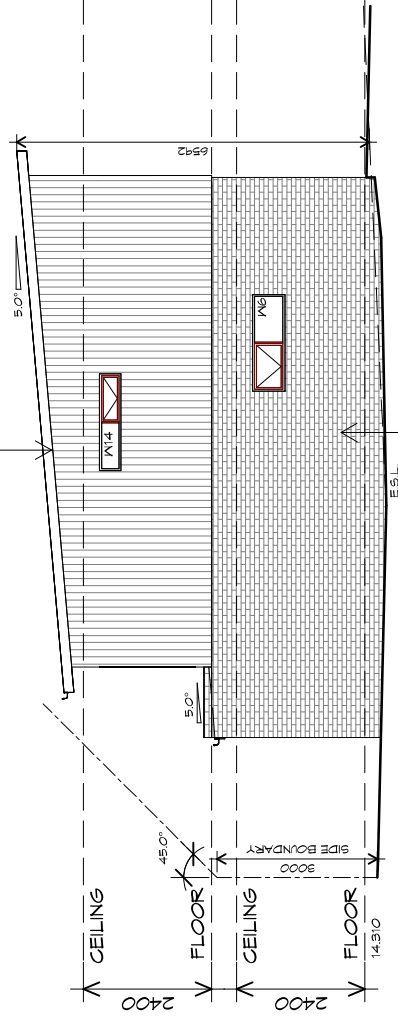


DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ACB HOUSING PROVISIONS PART 13.4

U39 SOUTHERN ELEVATION

1 : 100

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



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

U39 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@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

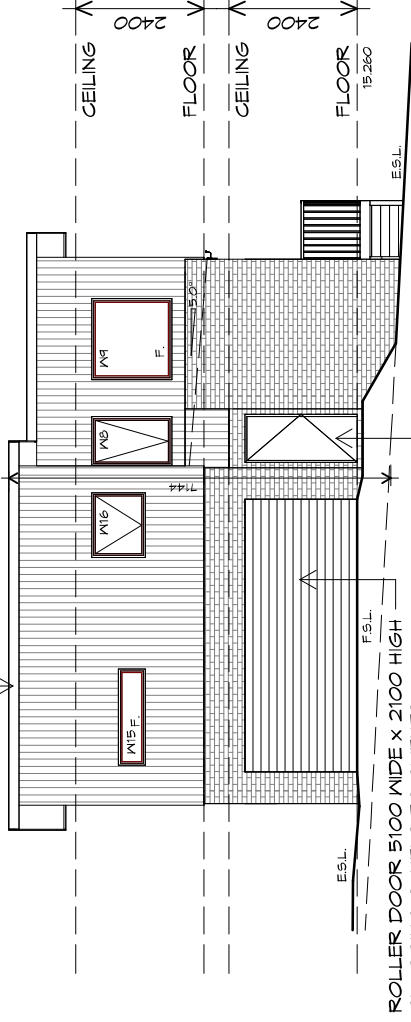
Project/Drawing no:
PD23405 -F2-07

Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



ROOF CLADDING
 COLOREBOND CUSTOM ORB
 TO CLIENTS SPECS.

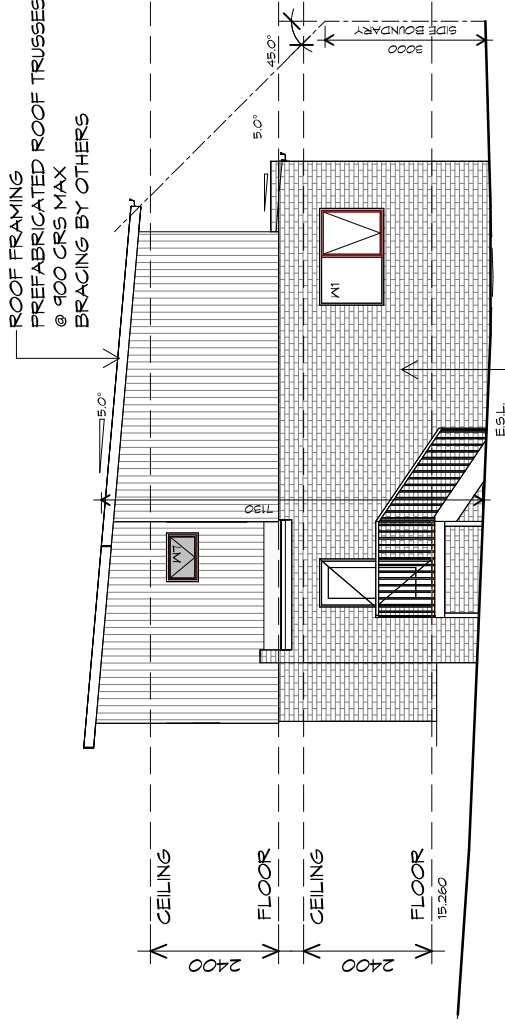


ROLLER DOOR 5100 WIDE X 2100 HIGH
 CLADDING PANELS TO CLIENTS
 SPEC FIXED IN ACCORDANCE WITH
 MANUFACTURERS SPEC

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 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 -F2-08

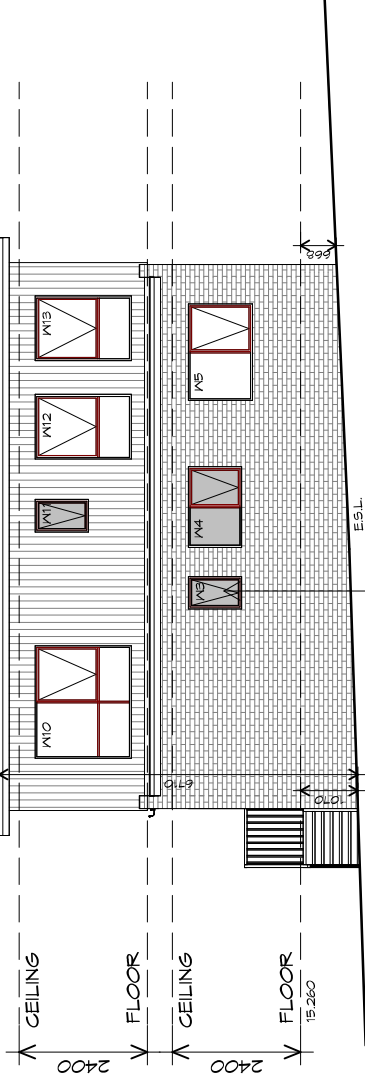
Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



TYPE F2 - UNIT 40

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

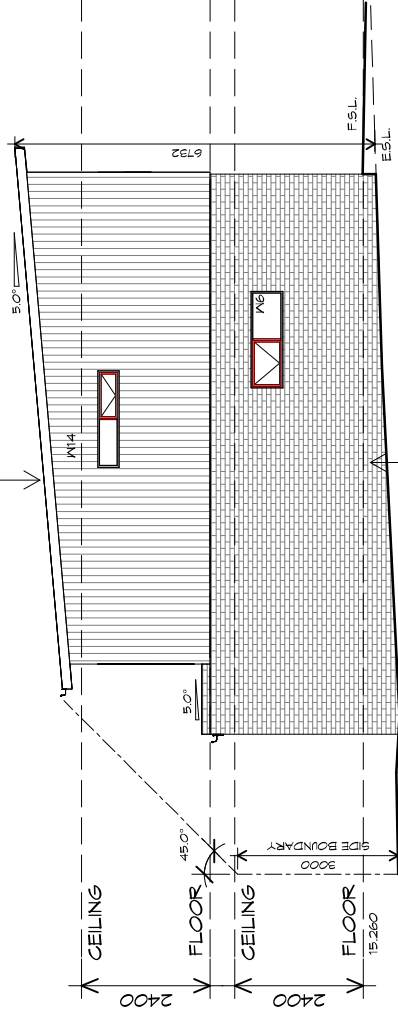


DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ACBC HOUSING PROVISIONS PART 13.4

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



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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:
ELEVATIONS

Drafted by:
Author

Approved by:
Approver

Date:
20.05.2024

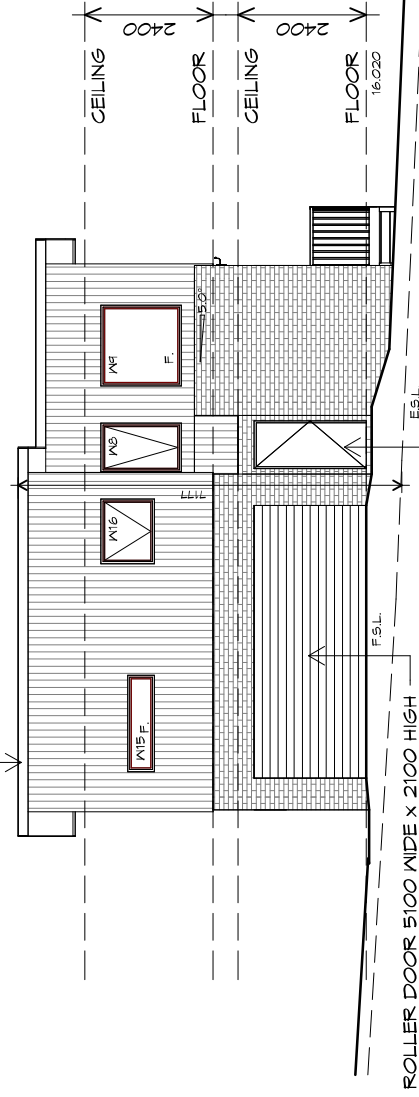
Scale:
1 : 100

Project/Drawing no:
PD23405 -F2-09

Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



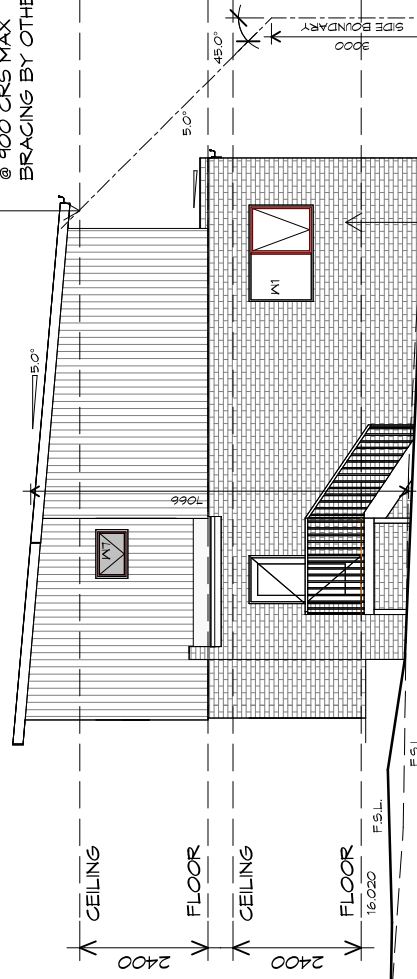
ROLLER DOOR 5100 WIDE X 2100 HIGH
CLADDING PANELS TO CLIENTS
SPEC FIXED IN ACCORDANCE WITH
MANUFACTURERS SPEC

U41 NORTHERN ELEVATION

1 : 100

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

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

U41 WESTERN ELEVATION

1 : 100

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:
ELEVATIONS

Drafted by:
Author

Approved by:
Approver

Date:
20.05.2024

Scale:
1 : 100

Project/Drawing no:
PD23405 -F2-10

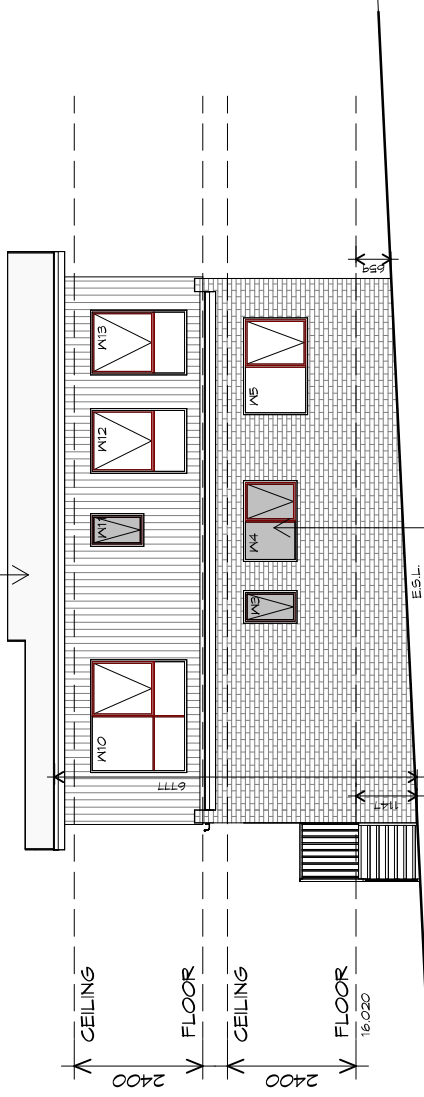
Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



TYPE F2 - UNIT 41

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENT'S SPECS.

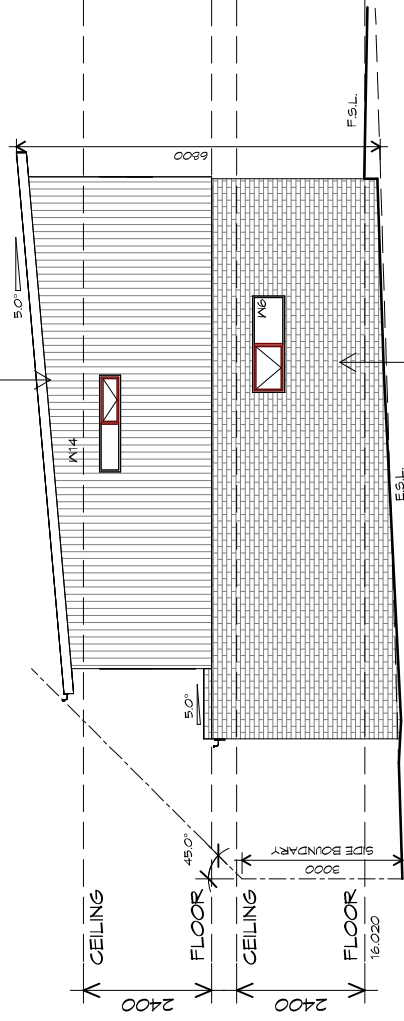


DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

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 ACBC HOUSING PROVISIONS PART 5

U41 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

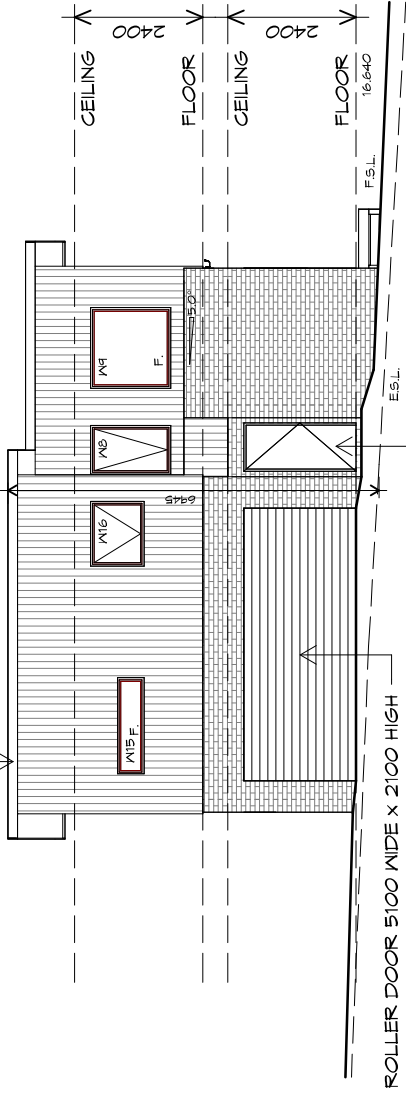
Drafted by:
Author
Approved by:
Approver
Scale:
1 : 100

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.

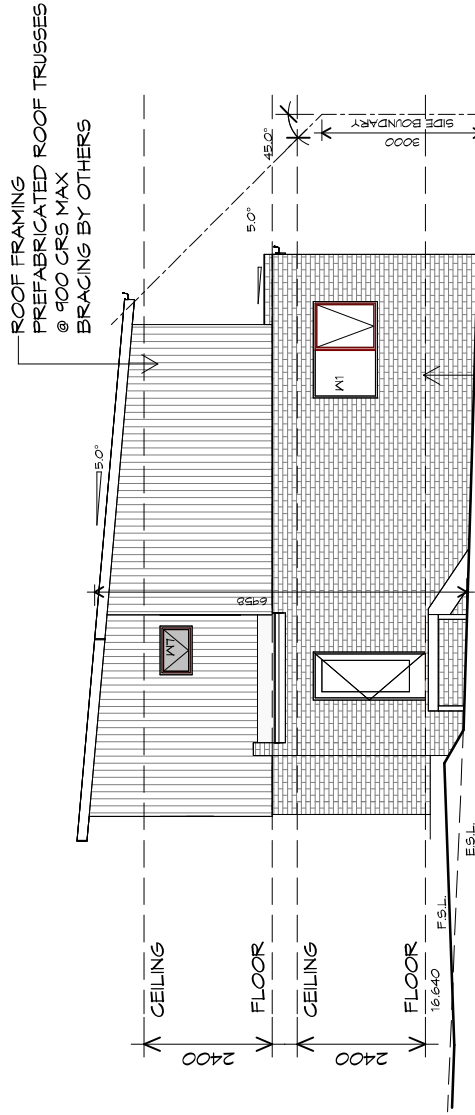


ROLLER DOOR 5100 WIDE X 2100 HIGH
CLADDING PANELS TO CLIENTS
SPEC FIXED IN ACCORDANCE WITH
MANUFACTURERS SPEC

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

U42 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

U42 WESTERN ELEVATION

1 : 100

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:
ELEVATIONS

Drafted by:
Author

Approved by:
Approver

Date:
20.05.2024

Scale:
1 : 100

Project/Drawing no:
PD23405 -F2-12

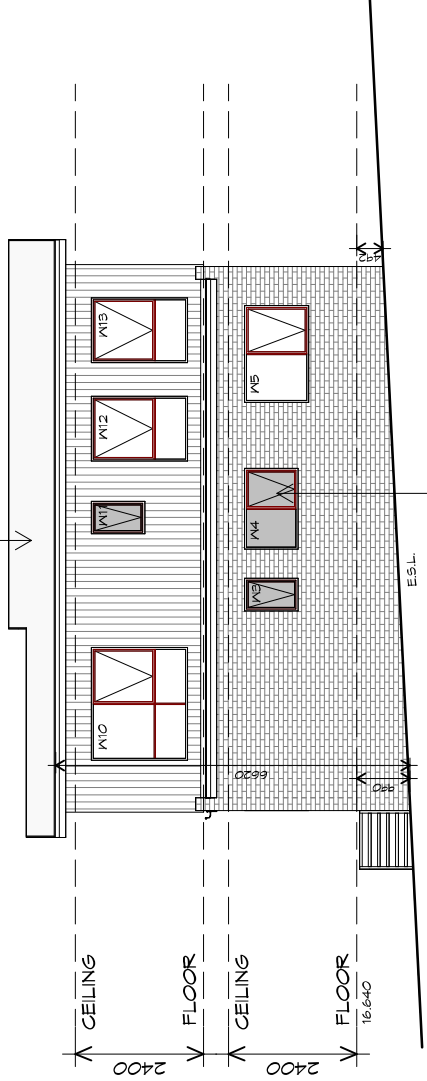
Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



TYPE F2 - UNIT 42

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

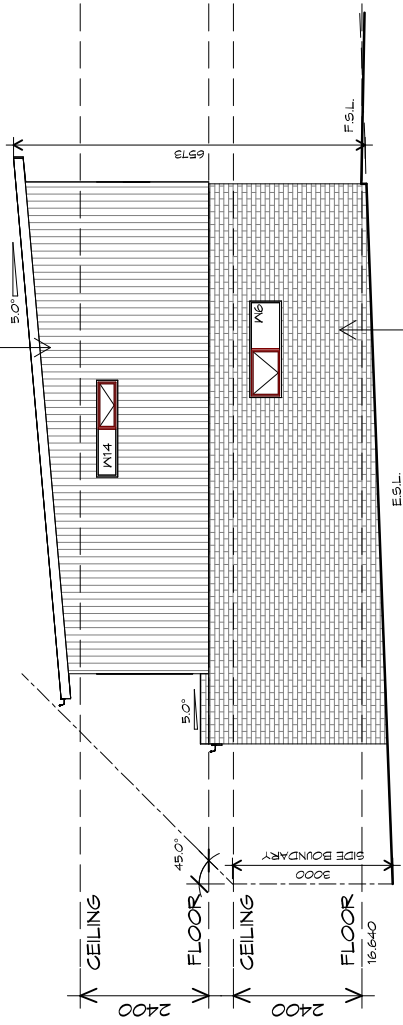


DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

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 ABCB 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@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

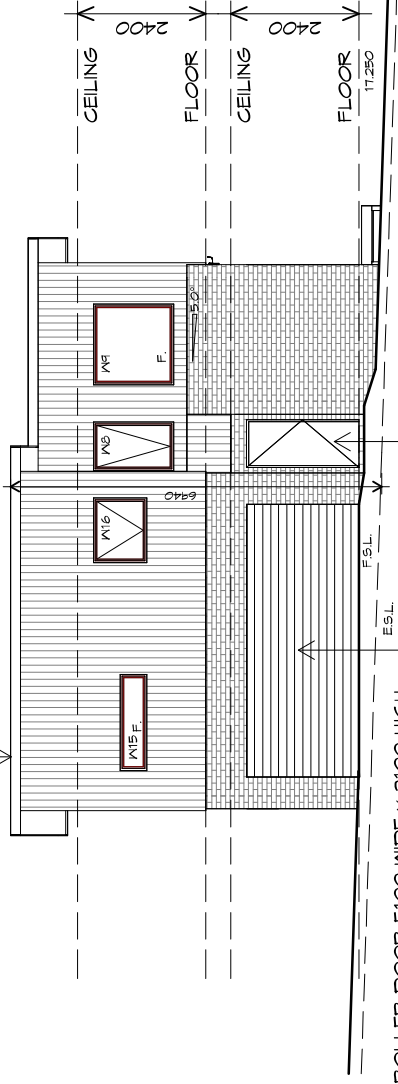
Project/Drawing no:
PD23405 -F2-13

Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

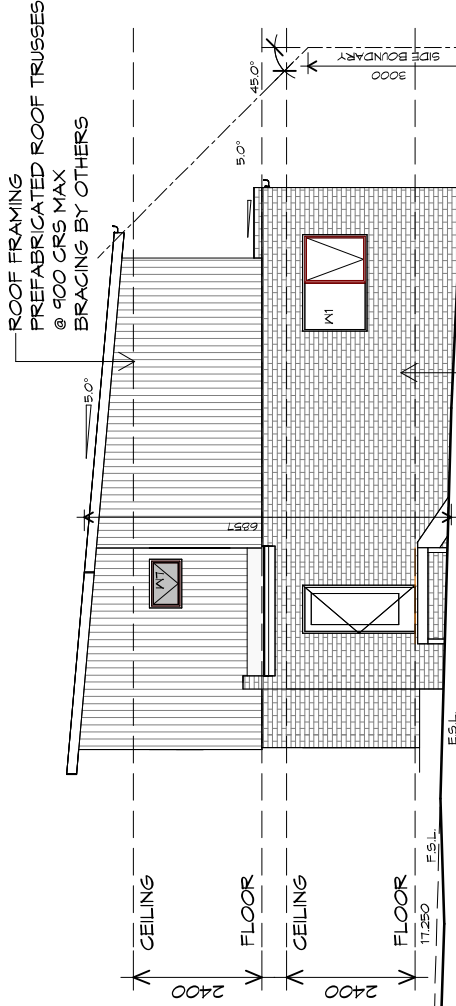


ROLLER DOOR 5100 WIDE X 2100 HIGH
CLADDING PANELS TO CLIENTS
SPEC FIXED IN ACCORDANCE WITH
MANUFACTURERS SPEC

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCBC 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 ABCBC 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:
1 : 100

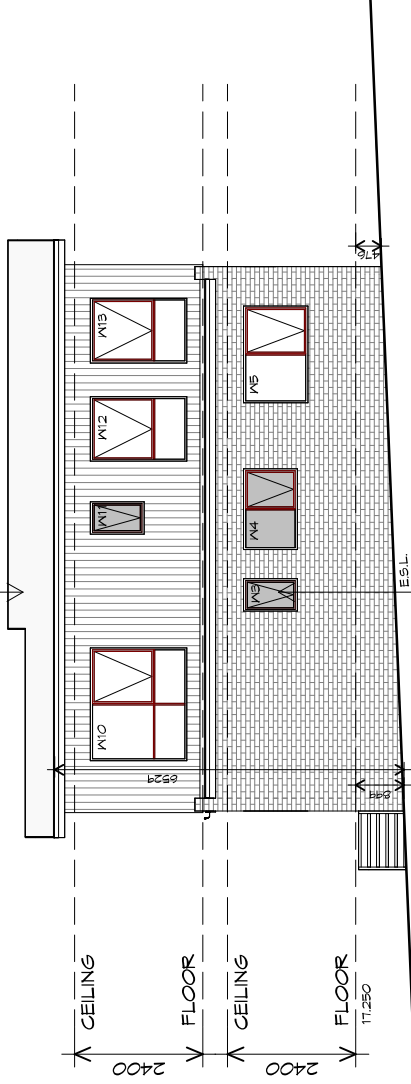
Project/Drawing no:
PD23405 -F2-14

Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



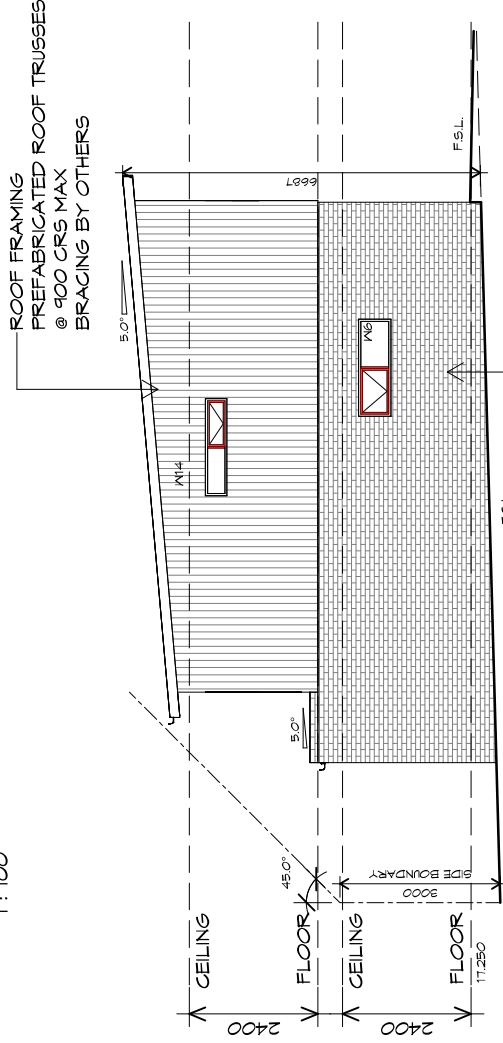
ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENT'S SPECS.



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



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

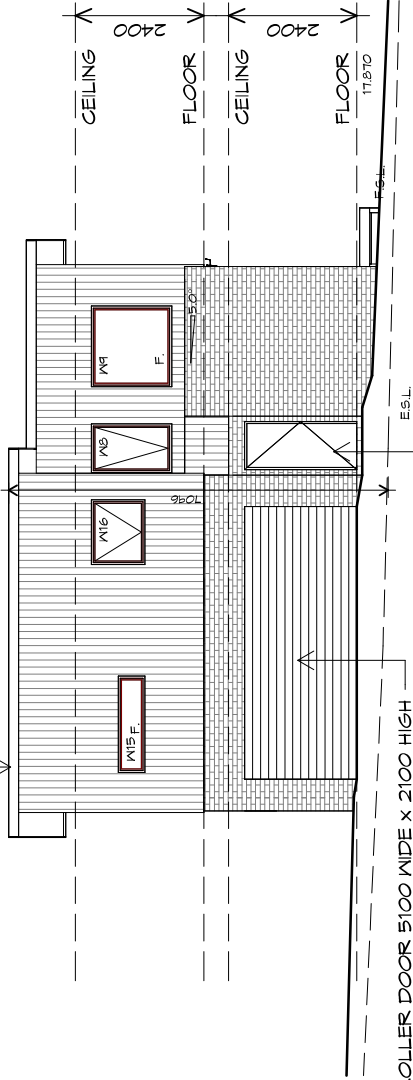
Project/Drawing no:
PD23405 -F2-15

Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



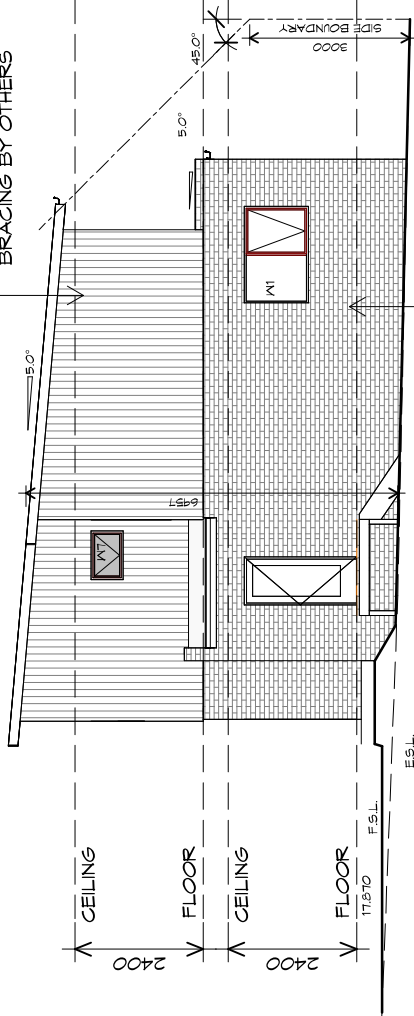
ROLLER DOOR 5100 WIDE x 2100 HIGH
CLADDING PANELS TO CLIENTS
SPEC FIXED IN ACCORDANCE WITH
MANUFACTURERS SPEC

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCBC 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 ABCBC HOUSING PROVISIONS PART 5

U44 WESTERN ELEVATION

1 : 100

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@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

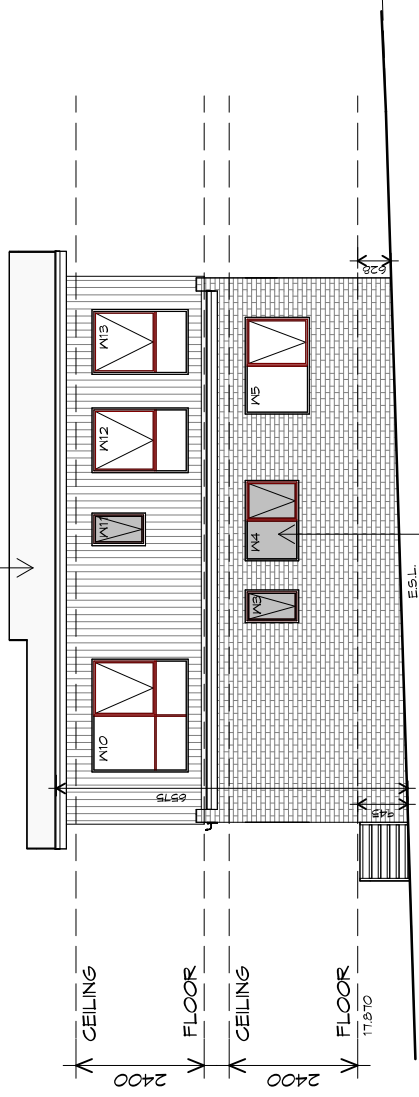
Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



TYPE F2 - UNIT 44

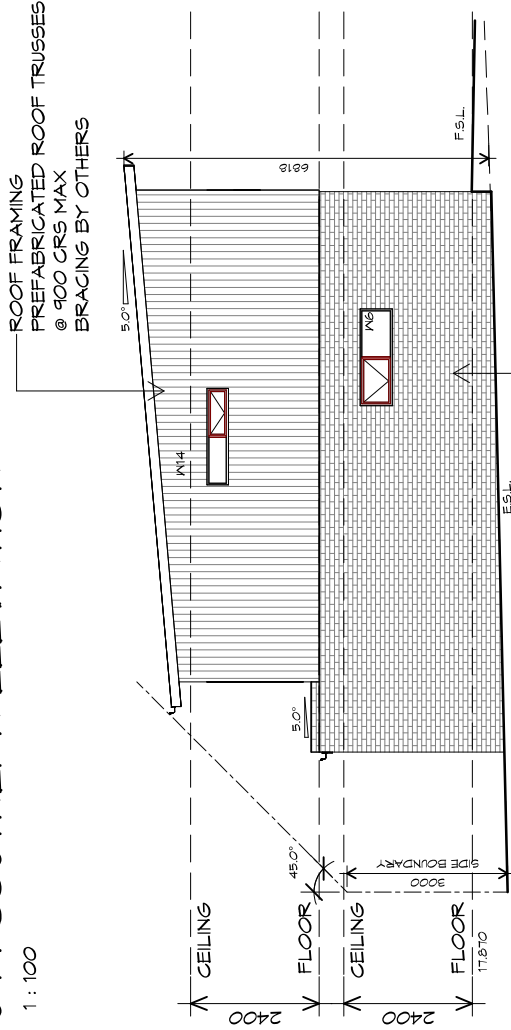
ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENT'S SPECS.



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

U44 SOUTHERN ELEVATION

1 : 100



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

U44 EASTERN ELEVATION

1 : 100



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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:
ELEVATIONS

Drafted by:
Author

Approved by:
Approver

Date:
20.05.2024

Scale:
1 : 100

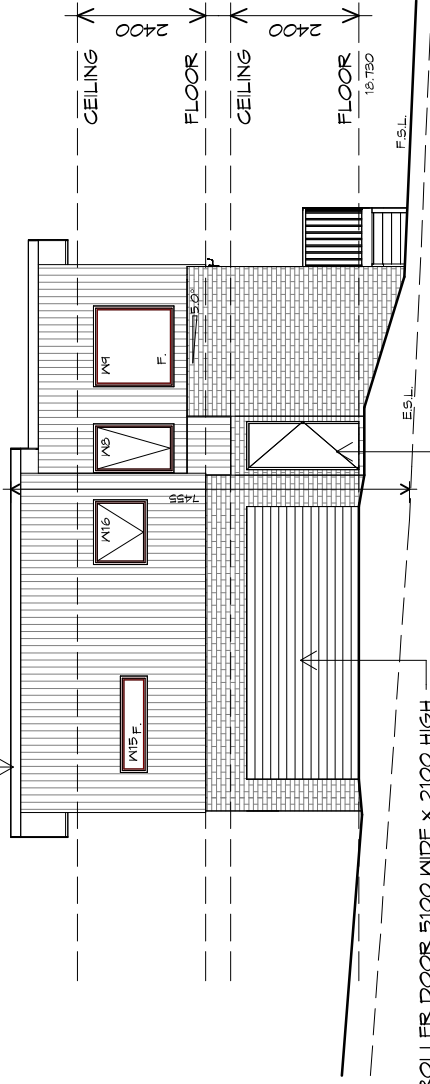
Project/Drawing no:
PD23405 -F2-17

Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A

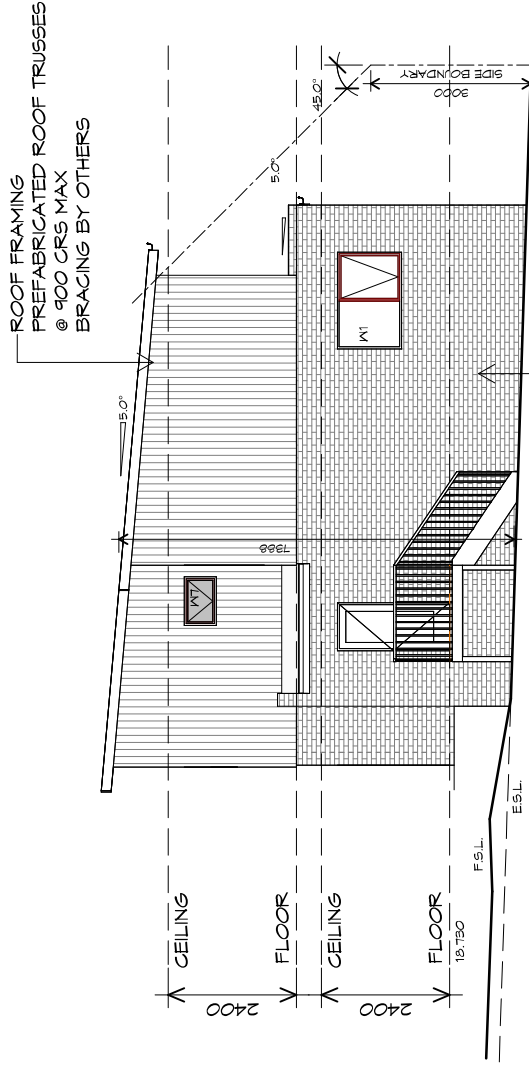


ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



U45 NORTHERN ELEVATION

1 : 100



U45 WESTERN ELEVATION

1 : 100

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:
ELEVATIONS

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

Project/Drawing no:
PD23405 -F2-18 Revision: **05**

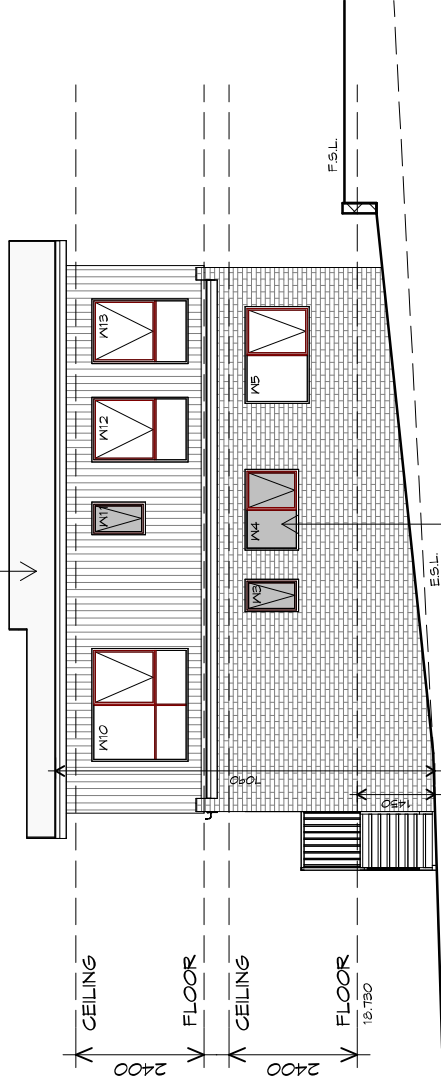
Accredited building practitioner: Frank Geskus -No CC246A



TYPE F2 - UNIT 45

WITH ACBC HOUSING PROVISIONS PART 5

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENT'S SPECS.

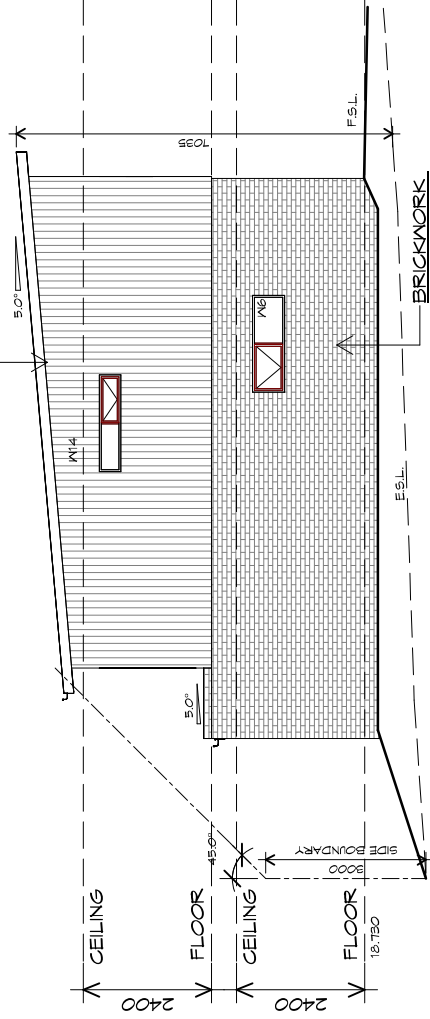


DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ACBC HOUSING PROVISIONS PART 13.4

U45 SOUTHERN ELEVATION

1 : 100

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

U45 EASTERN ELEVATION

1 : 100



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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:
ELEVATIONS

Drafted by:
Author

Approved by:
Approver

Date:
20.05.2024

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:

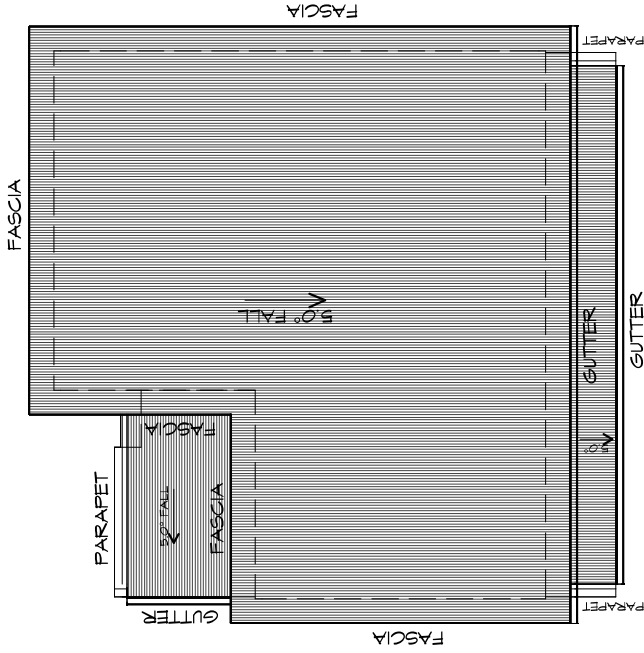
- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

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 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



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:

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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 p(0)+ 03 6332 3790
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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:

D.D.H.

Approved by:

Approver

Date:

20.05.2024

Scale:

1 : 100

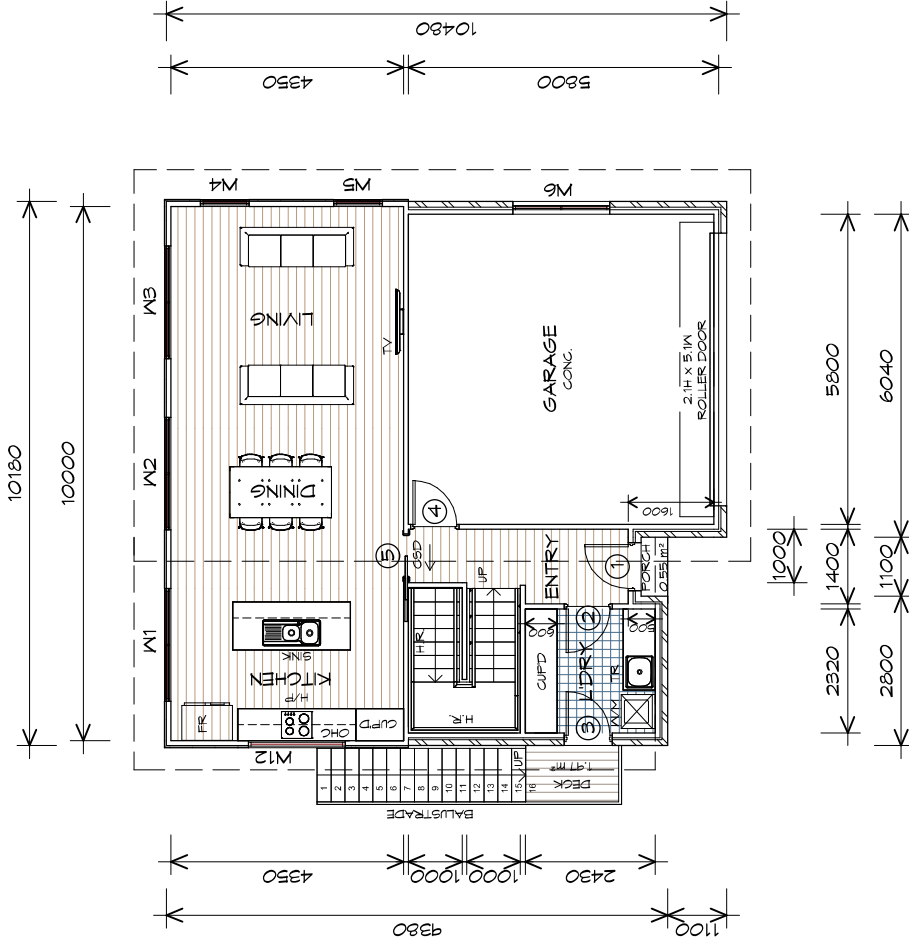
Project/Drawing no:

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 ²	(7.07 SQUARES)
GARAGE AREA	36.81	m ²	(3.96 SQUARES)
LOWER FLOOR AREA	55.18	m ²	(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.



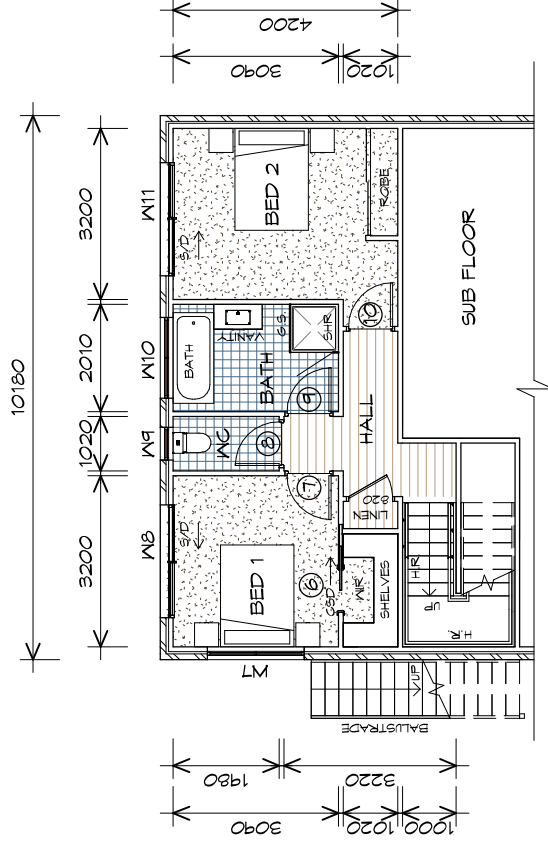
UNIT F3 - UNIT 22

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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p(0)+ 03 6332 3790
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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:

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



10 Goodman Court, Invermay Tasmania 7248,
p(0)+ 03 6332 3790
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:
**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



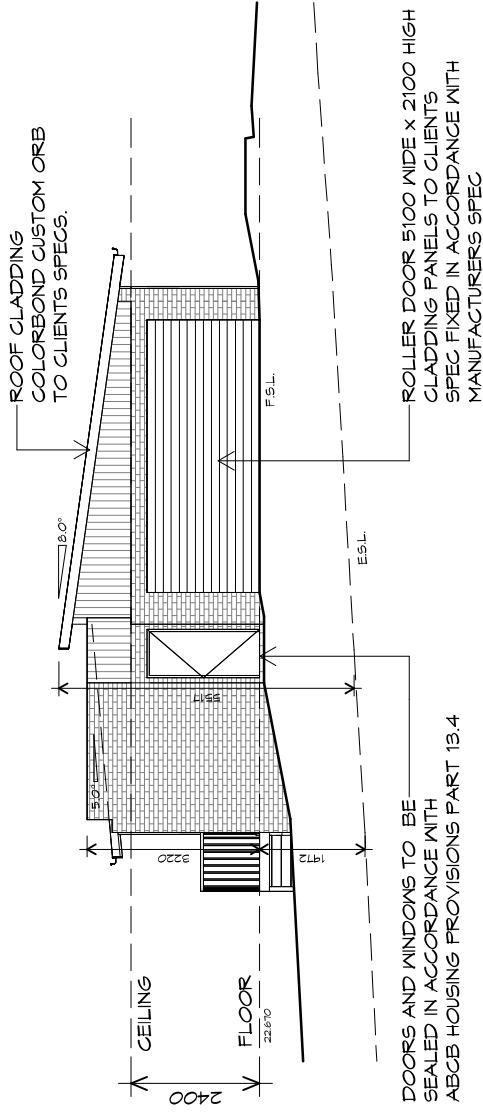
GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL SOLID DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	GLAZED EXTERNAL DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	CAVITY SLIDING DOOR	

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



U22 EASTERN ELEVATION

1 : 100



U22 SOUTHERN ELEVATION

1 : 100



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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:
D.D.H.

Approved by:
Approver

Date:

20.05.2024

Scale:

1 : 100

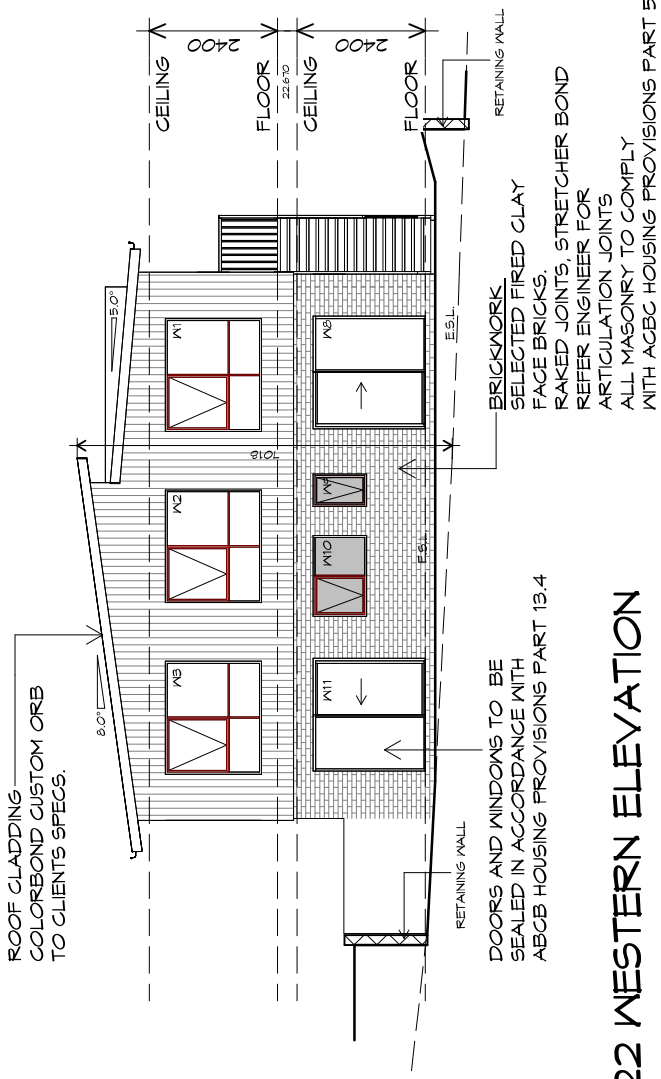
Project/Drawing no:

PD23405 -F3-04

Revision:

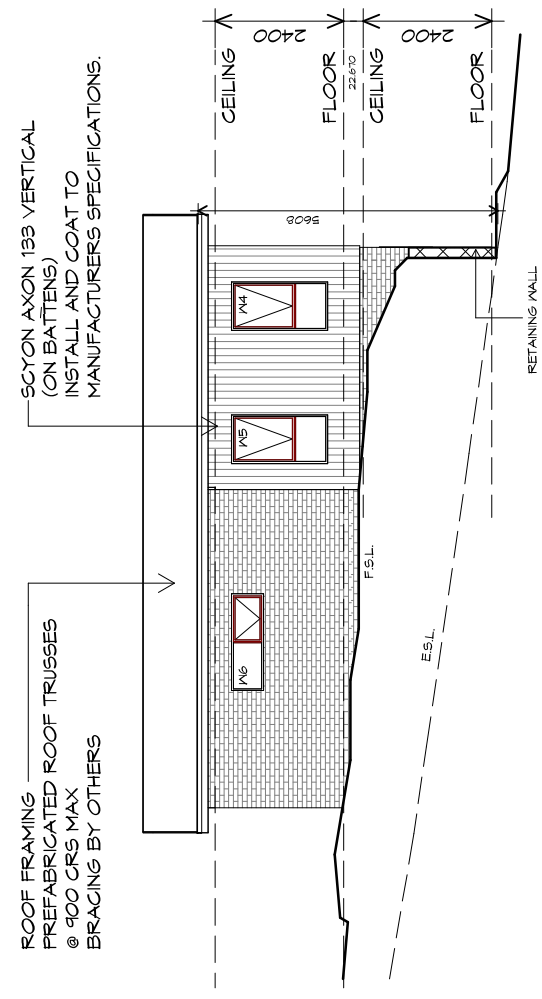
05

Accredited building practitioner: Frank Geskus -No CC246A



U22 WESTERN ELEVATION

1 : 100



U22 NORTHERN ELEVATION

1 : 100



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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:
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



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:

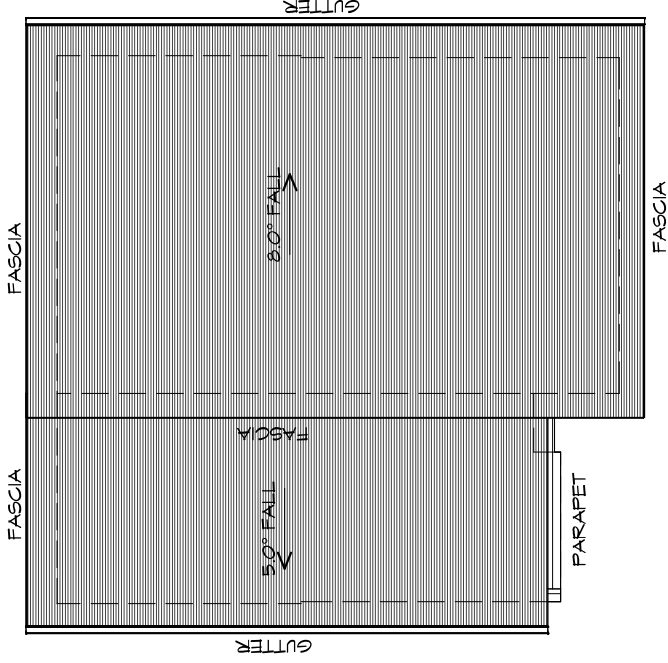
- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

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

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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 (0) + 03 6228 4575
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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

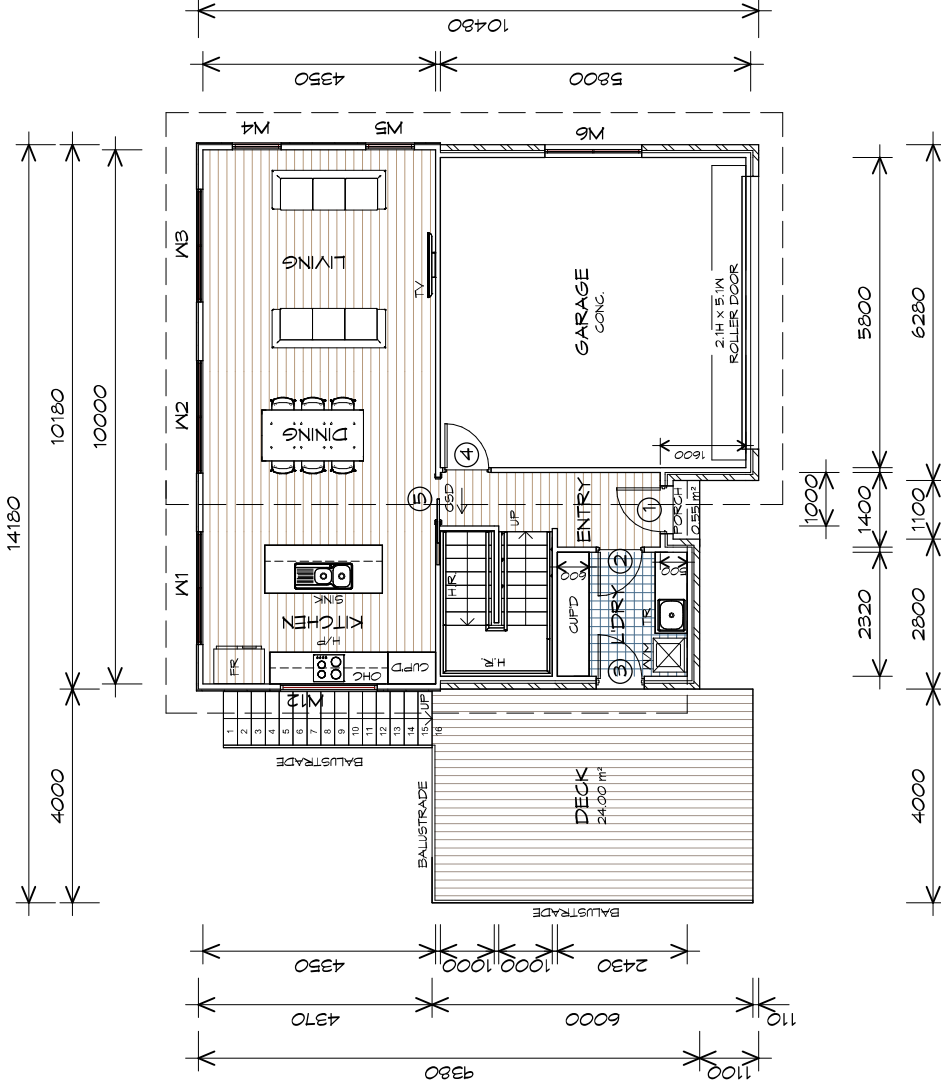
Project/Drawing no:

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 ²	(7.07 SQUARES)
GARAGE AREA	36.81	m ²	(3.96 SQUARES)
LOWER FLOOR AREA	55.18	m ²	(5.94 SQUARES)
TOTAL AREA	157.71		16.98

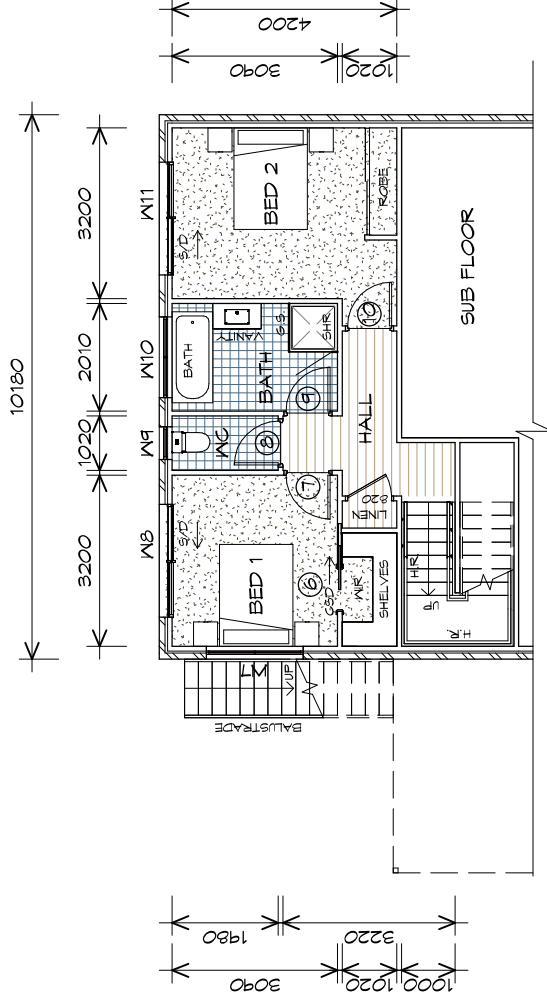
NOTE:
 FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING
 AND GARAGE UNLESS OTHERWISE STATED. DECKS AND
 OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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	m ²	(7.07 SQUARES)
GARAGE AREA	36.81	m ²	(3.96 SQUARES)
LOWER FLOOR AREA	55.18	m ²	(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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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:

LOWER FLOOR PLAN

Drafted by:

D.D.H.

Approved by:

Approver

Date:

20.05.2024

Scale:

1 : 100

Project/Drawing no:

PD23405 -F3.2-02

Revision:

05

Accredited building practitioner: Frank Geskus -No CC246A



TYPE F3.2 - UNIT 20



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p(0)+ 03 6332 3790
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:
**DOOR AND WINDOW
SCHEDULES**

Drafted by:
D.D.H.

Approved by:
Approver

Date:
20.05.2024

Scale:
1:1

Project/Drawing no:
PD23405 -F3.2-03

Revision:
05



Accredited building practitioner: Frank Geskus -No CC246A

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	

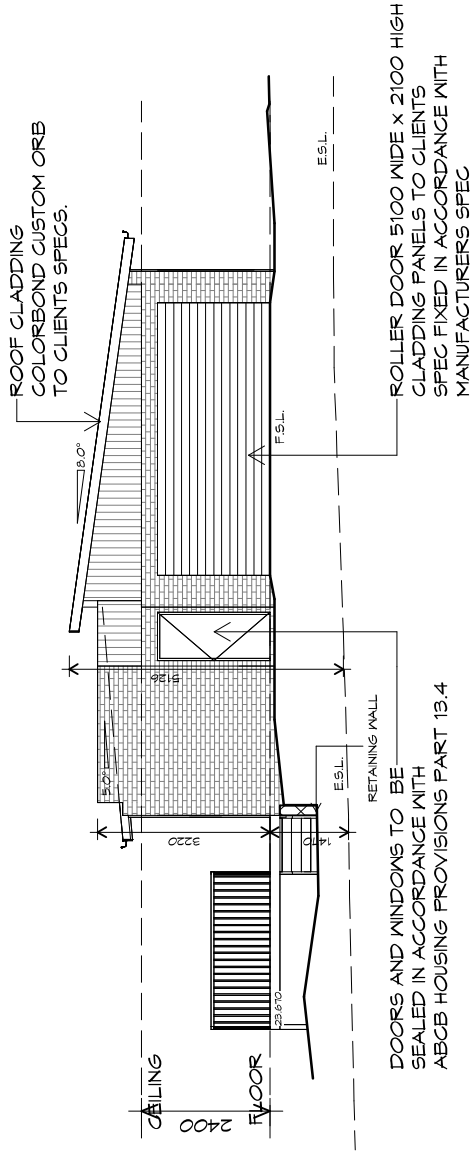
GROUND FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	2110	AWNING WINDOW	
W2	1800	2110	AWNING WINDOW	
W3	1800	2110	AWNING WINDOW	
W4	1800	910	AWNING WINDOW	
W5	1800	910	AWNING WINDOW	
W6	600	1810	AWNING WINDOW	
W12	600	1810	FIXED WINDOW	OFAQUE

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	

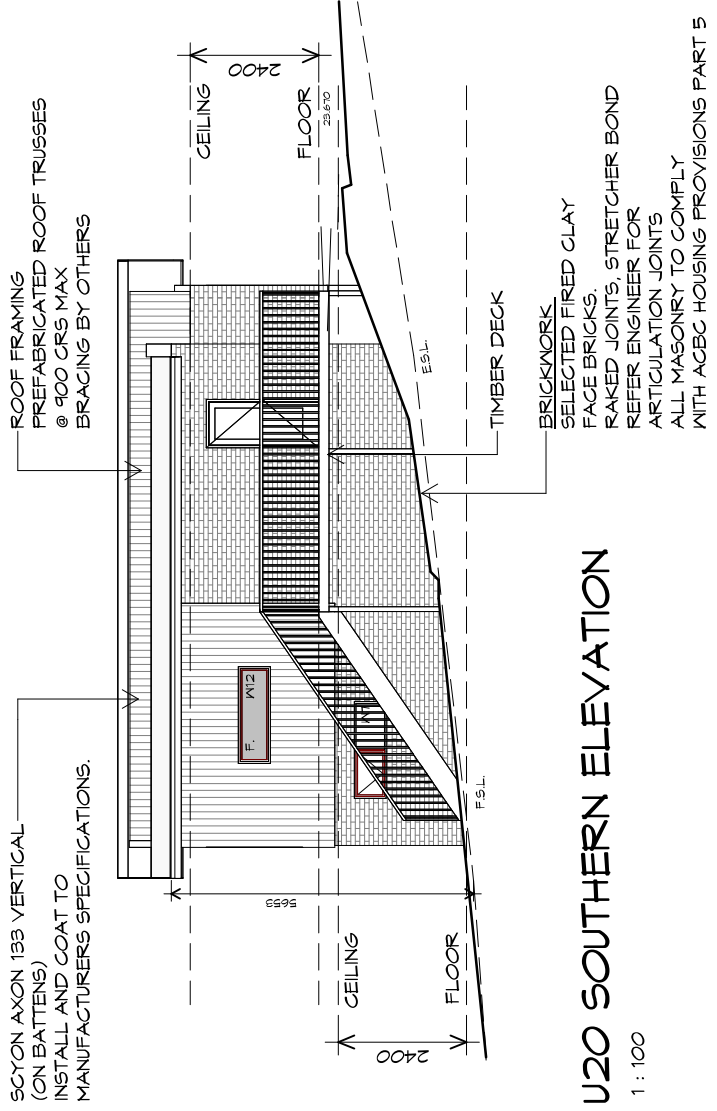
ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT ??? BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING





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

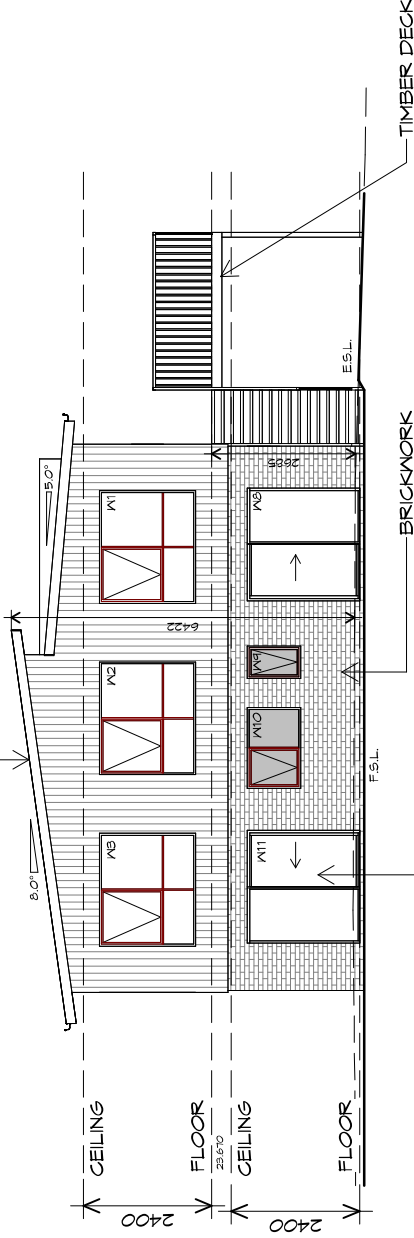
Project/Drawing no:
PD23405 -F3.2-04

Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



ROOF CLADDING
 COLORBOND CUSTOM ORB
 TO CLIENTS SPECS.



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

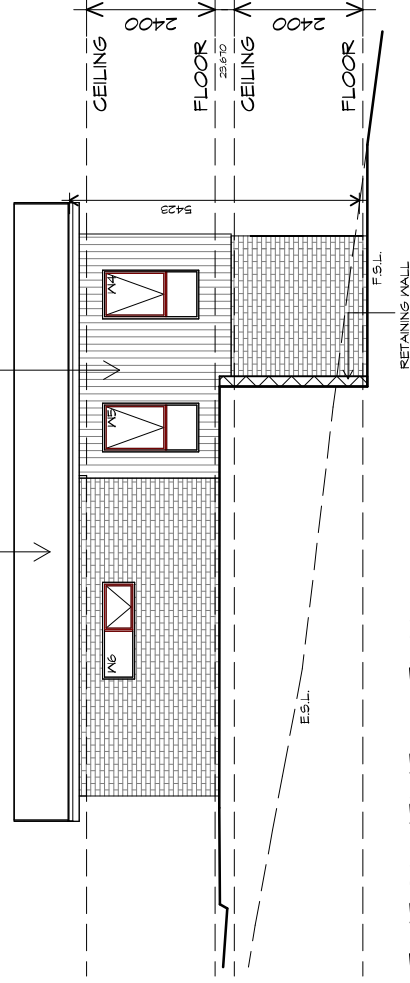
BRICKWORK
 SELECTED FIRED CLAY
 FACE BRICKS.
 RAKED JOINTS, STRETCHER BOND
 REFER ENGINEER FOR
 ARTICULATION JOINTS
 ALL MASONRY TO COMPLY
 WITH ABCB HOUSING PROVISIONS PART 5

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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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:

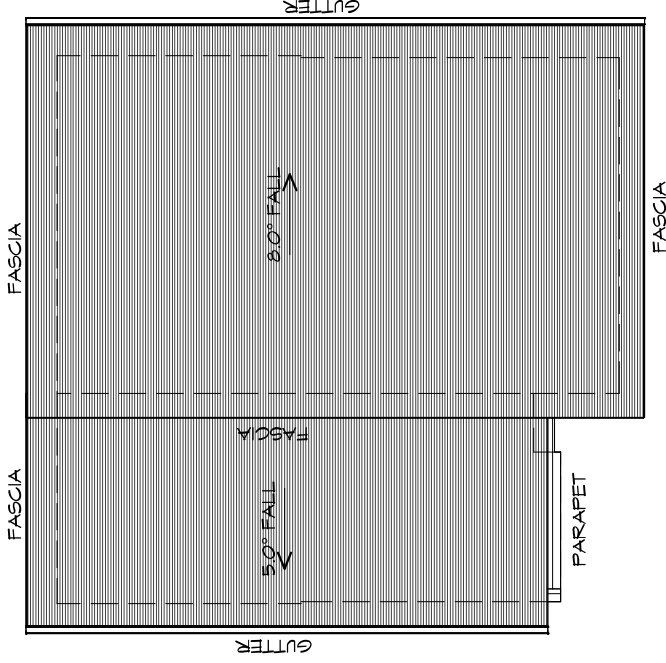
- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

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.

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:

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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 (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:

GROUND FLOOR PLAN

Drafted by:

Author

Approved by:

Approver

Date:

20.05.2024

Scale:

1 : 100

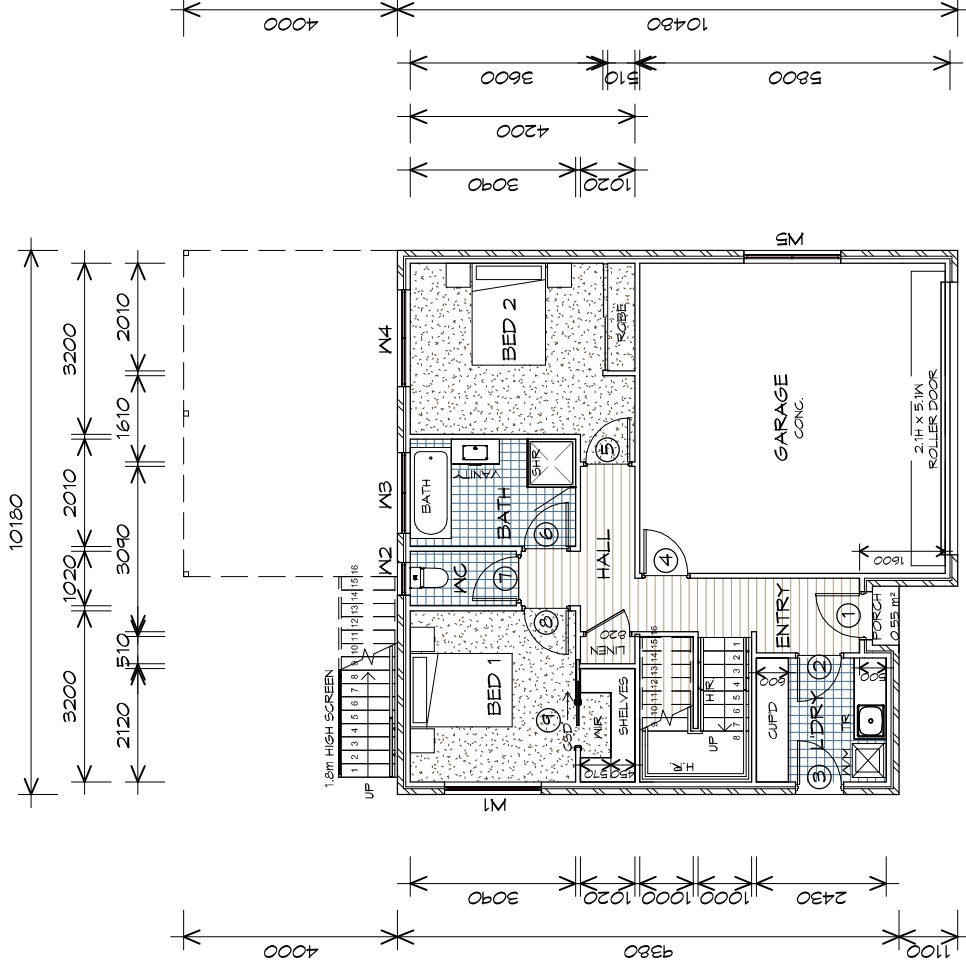
Project/Drawing no:

PD23405 -F4-01

Revision:

05

Accredited building practitioner: Frank Geskus -No CC246A



GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	65.05 m ²	(7.00 SQUARES)
FIRST FLOOR AREA	87.04 m ²	(9.37 SQUARES)
GARAGE AREA	36.81 m ²	(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



10 Goodman Court, Invermay Tasmania 7248,
 p(0)+ 03 6332 3790
 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 Approver

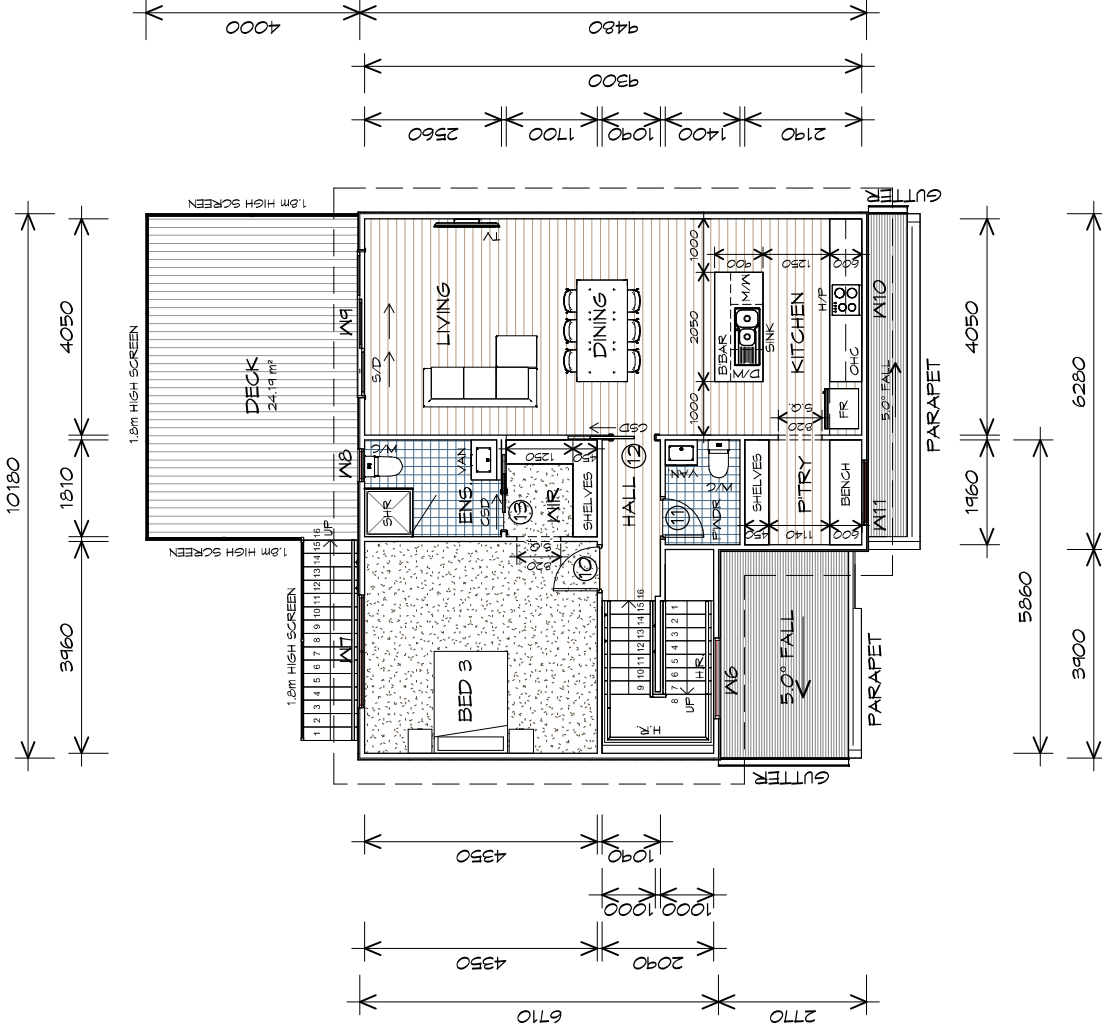
Date:

20.05.2024 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 ²	(7.00 SQUARES)
FIRST FLOOR AREA	87.04 m ²	(9.97 SQUARES)
GARAGE AREA	36.81 m ²	(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

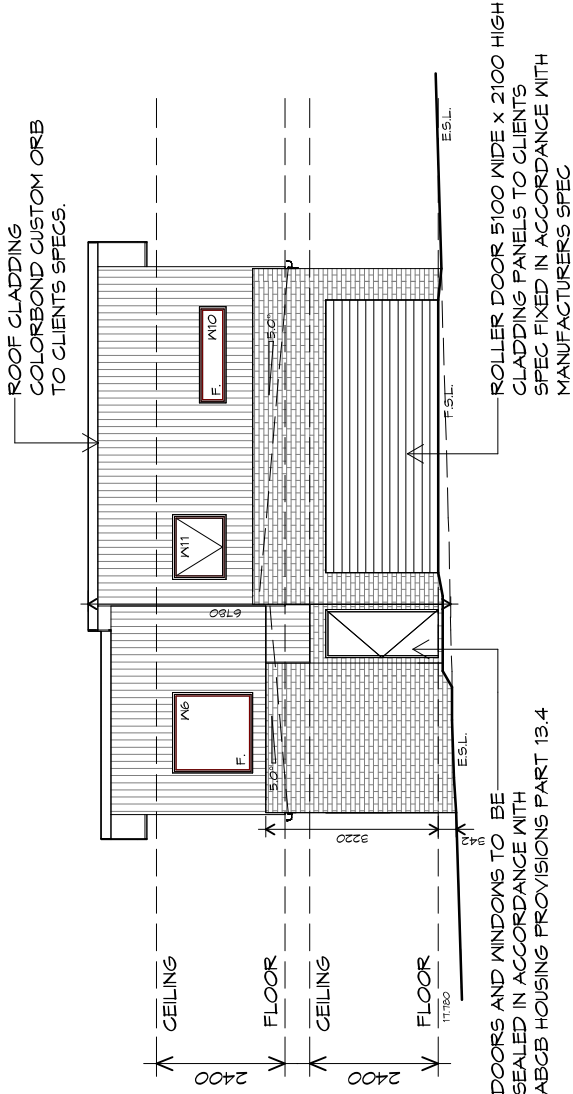
GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL SOLID DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	GLAZED EXTERNAL DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	CAVITY SLIDING DOOR	

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	

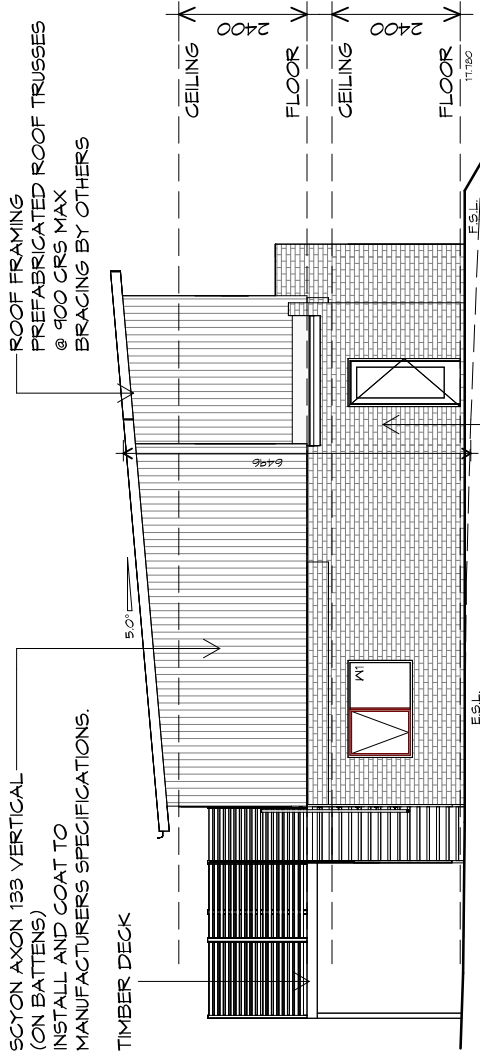
ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
 WITH FLY SCREENS TO SUIT ??? BAL RATING.
 ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
 PRIOR TO ORDERING



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

U35 SOUTHERN ELEVATION

1 : 100



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

TIMBER DECK

U35 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:
1 : 100

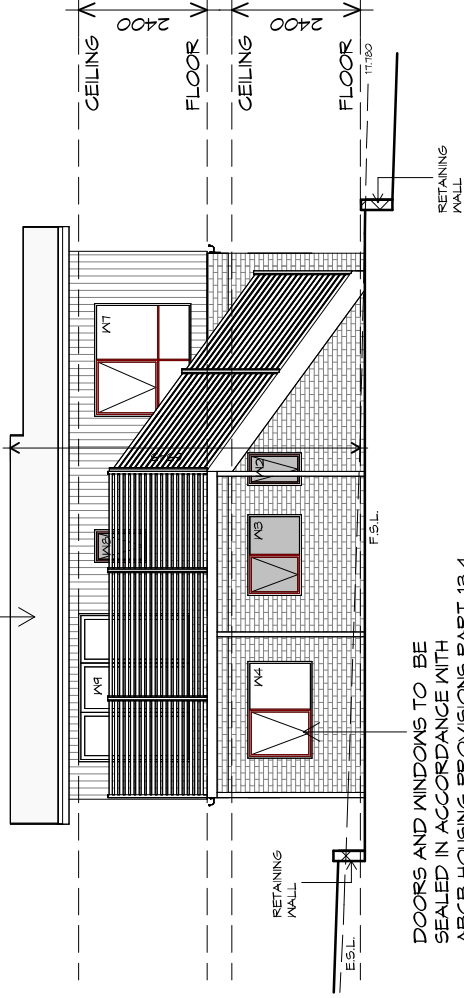
Project/Drawing no:
PD23405 -F4-04

Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

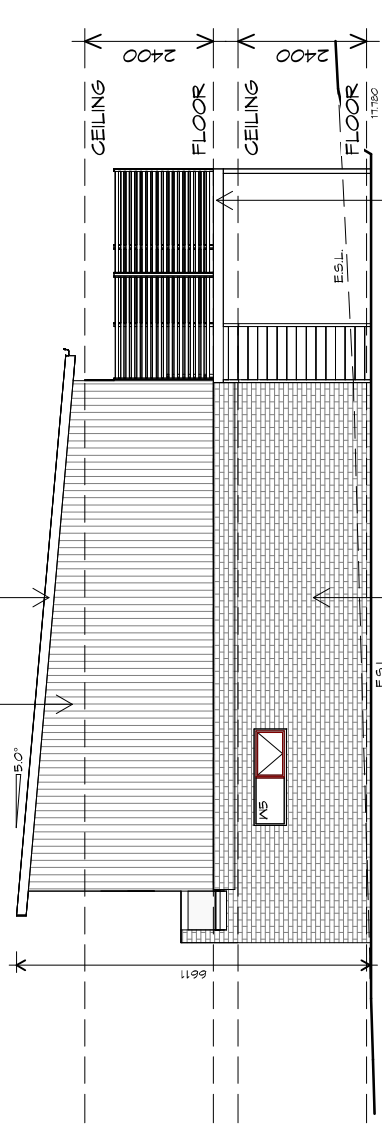


DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABC BUILDING PROVISIONS PART 13.4

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 ABC BUILDING PROVISIONS PART 5

U35 EASTERN ELEVATION

1 : 100

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:
ELEVATIONS

Drafted by:
Author

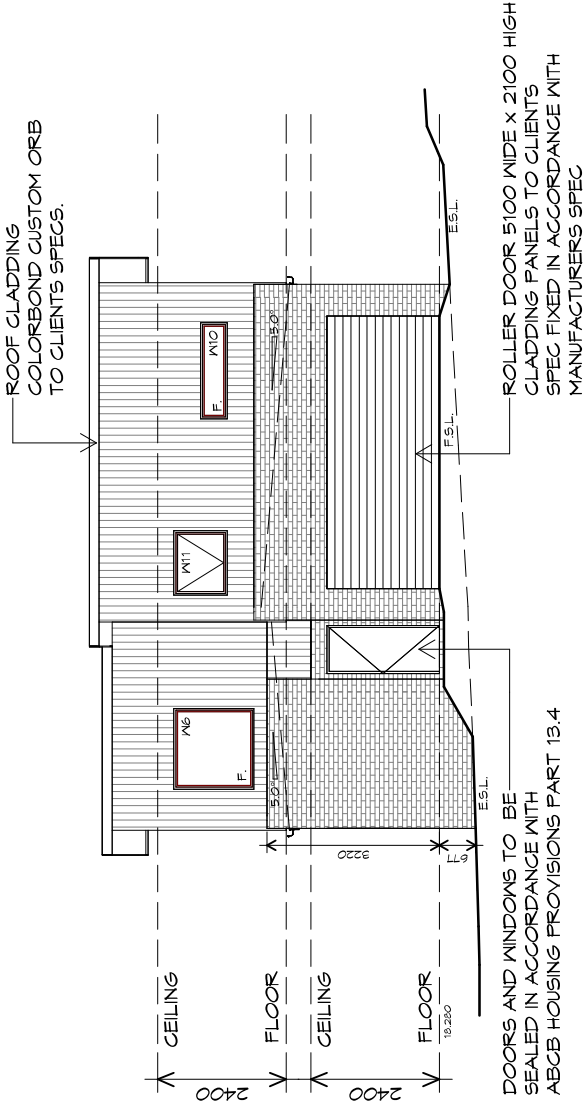
Approved by:
Approver

Date: 20.05.2024
Scale: 1 : 100

Project/Drawing no:
PD23405 -F4-05

Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A

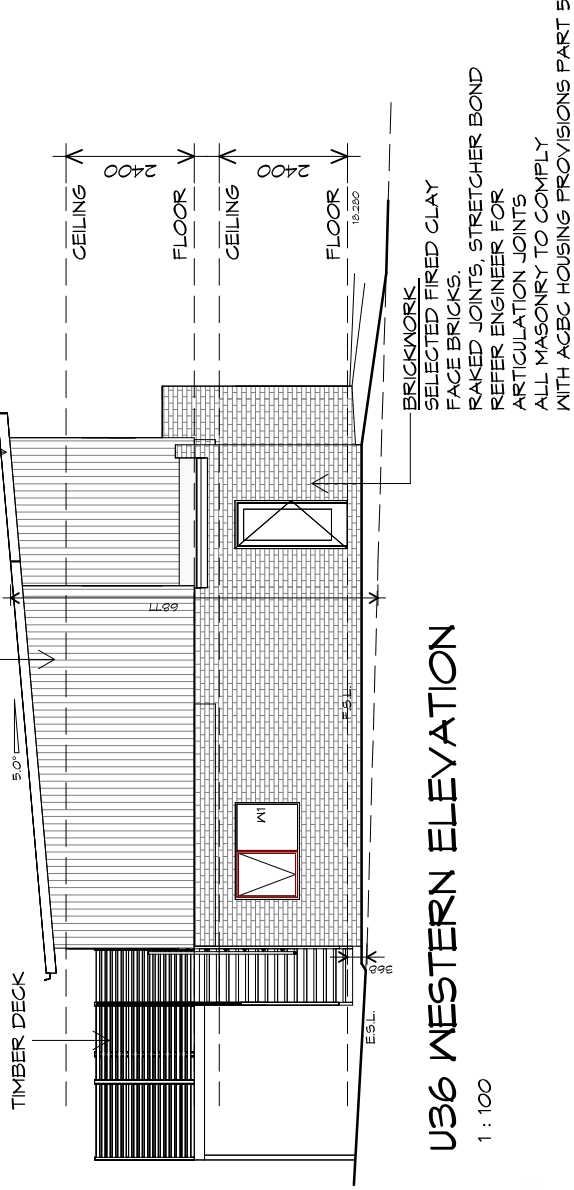


DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

U36 SOUTHERN ELEVATION

1 : 100

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



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

U36 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: 1 : 100

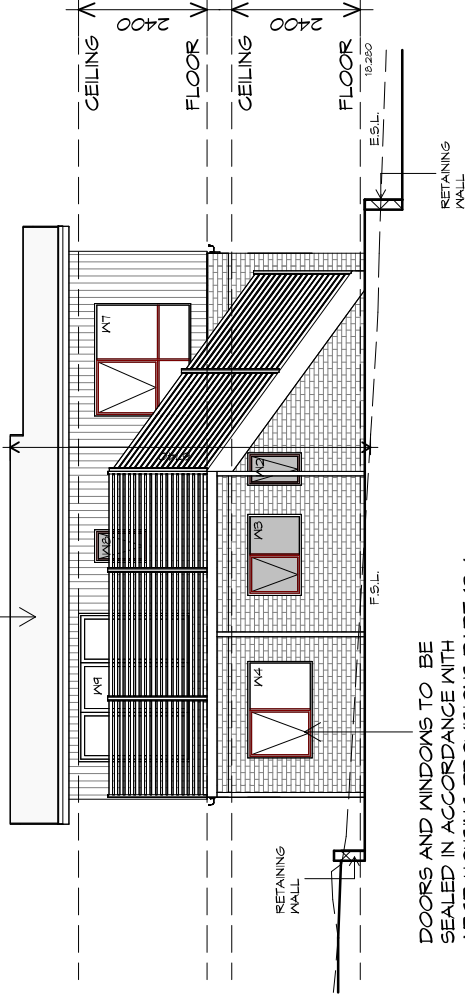
Project/Drawing no:
PD23405 -F4-06

Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

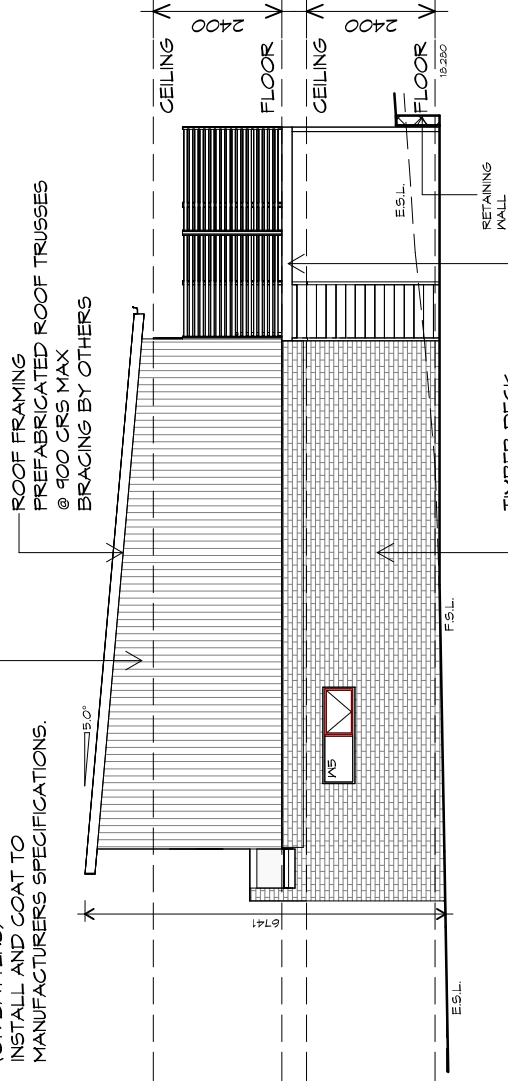


DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ACBC HOUSING PROVISIONS PART 13.4

U36 NORTHERN ELEVATION

1 : 100

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



U36 EASTERN ELEVATION

1 : 100

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

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@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

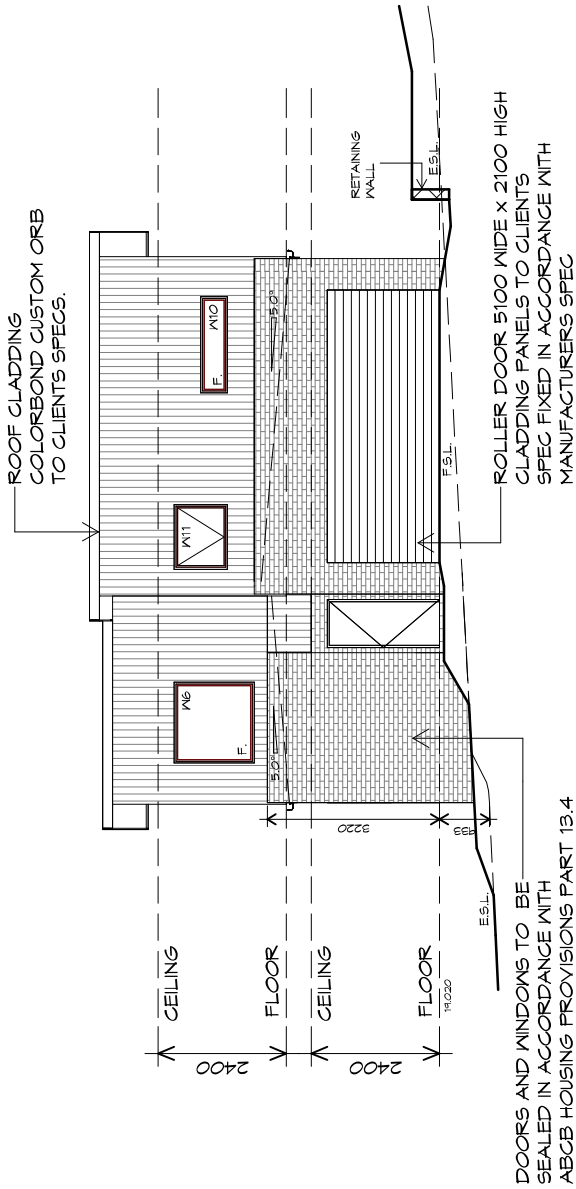
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Project/Drawing no:
PD23405 -F4-07

Revision:
05

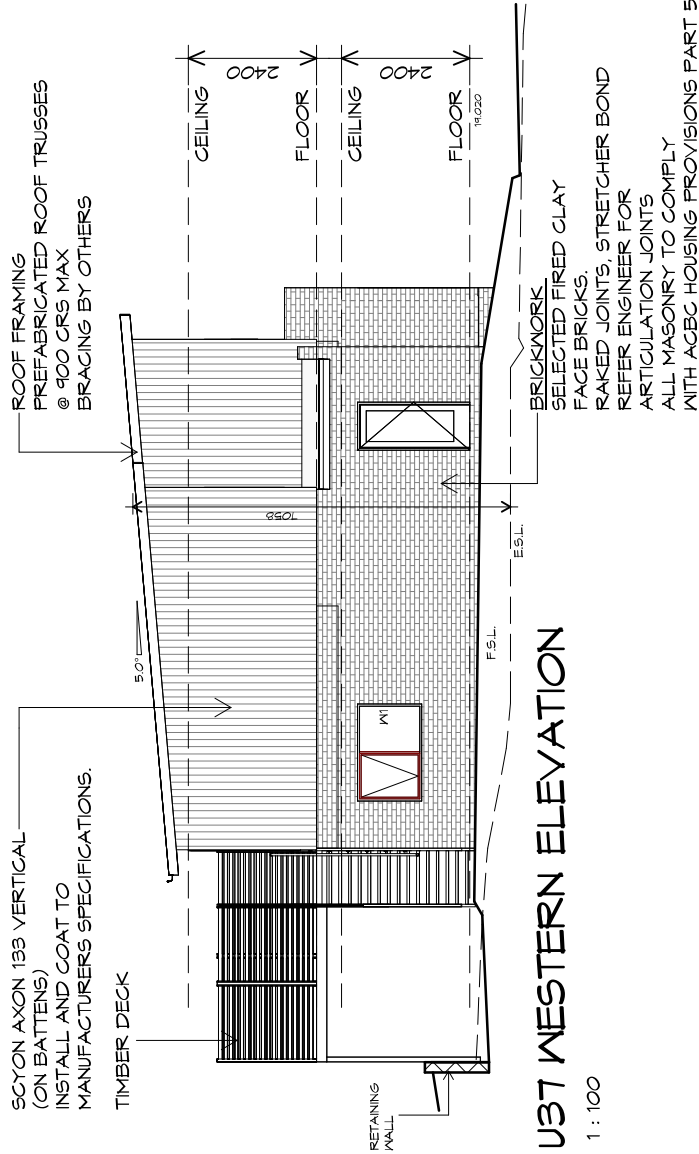
Accredited building practitioner: Frank Geskus -No CC246A





U37 SOUTHERN ELEVATION

1 : 100



U37 WESTERN ELEVATION

1 : 100



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 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

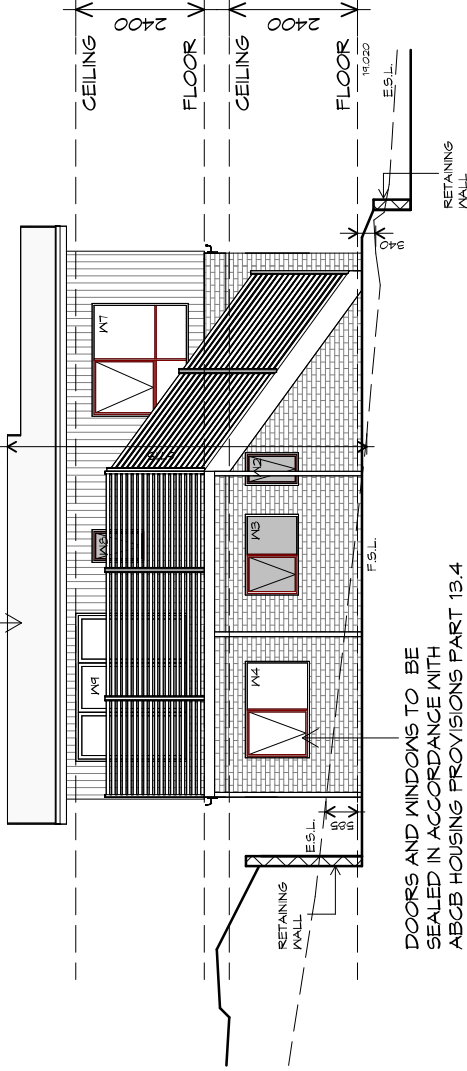
Drawing:
ELEVATIONS

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



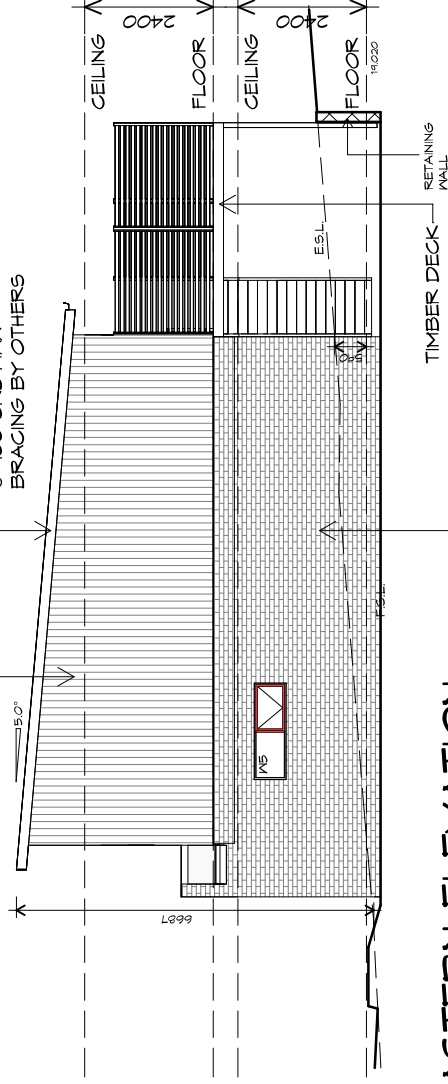
DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABC BUILDING REGULATIONS PART 13.4

U37 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



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 ABC BUILDING REGULATIONS PART 13.4

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

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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

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:

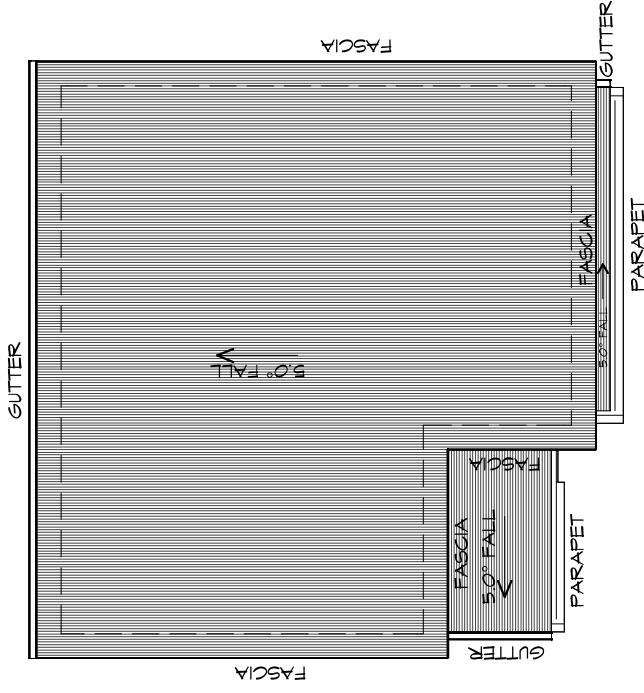
- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

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.



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:
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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 p(0)+ 03 6332 3790
 Shop 9, 105-111 Main Road, Moonah Hobart 7009
 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:
GROUND FLOOR PLAN

Drafted by:
Author

Approved by:
Approver

Date:

20.05.2024

Scale:

1 : 100

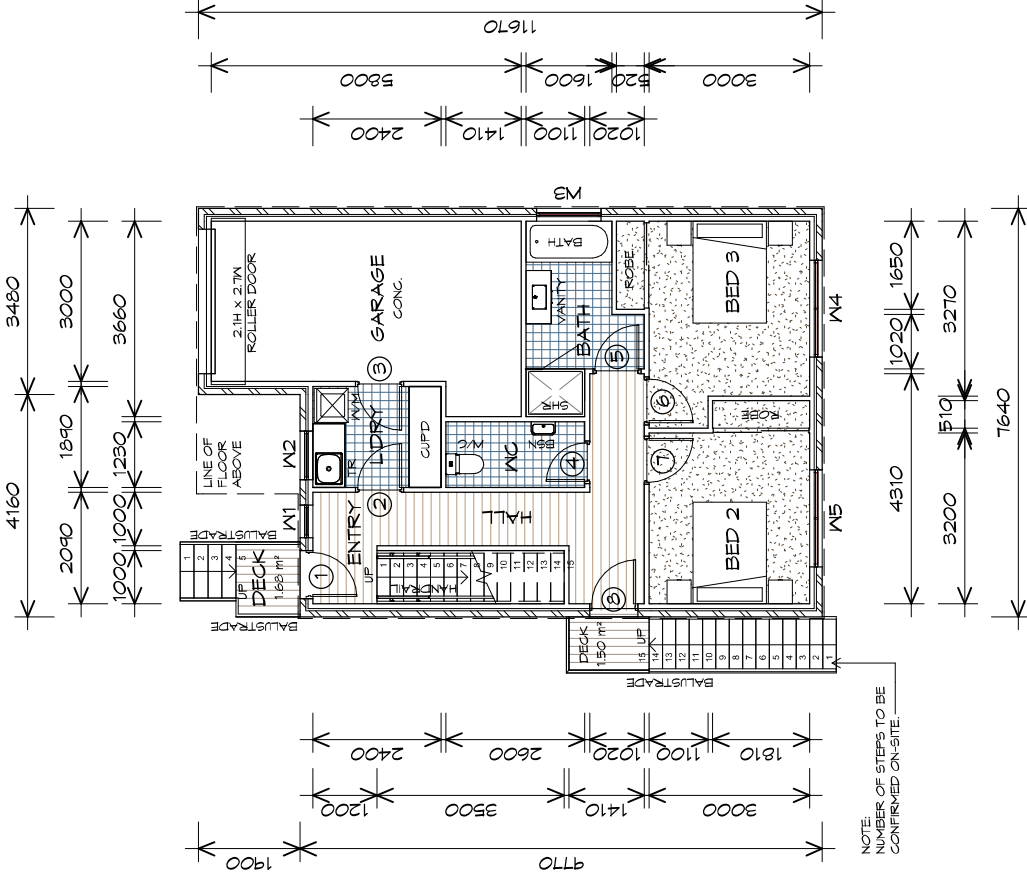
Project/Drawing no:

PD23405 -G-01

Revision:

05

Accredited building practitioner: Frank Geskus -No CC246A



GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	59.91 m ²	(6.45 SQUARES)
FIRST FLOOR AREA	86.05 m ²	(9.26 SQUARES)
GARAGE AREA	21.37 m ²	(2.30 SQUARES)
TOTAL AREA	167.33	18.01

STAIRS	No RISERS	RISER HT	TREAD DEPTH
	15	181	250
	15	186	250
	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.

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 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:
 FIRST FLOOR PLAN

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

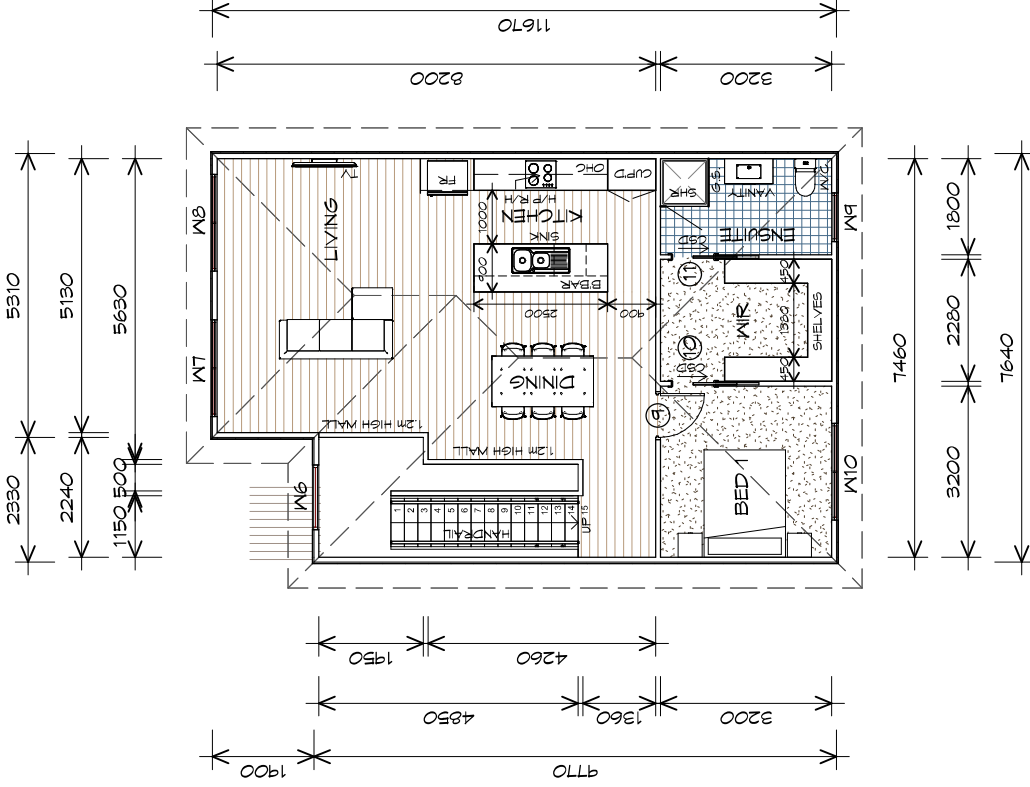
Project/Drawing no:

PD23405 -G-02

Revision:

05

Accredited building practitioner: Frank Geskus -No CC246A



FIRST FLOOR PLAN

1 : 100

GROUND FLOOR AREA	59.91 m ²	(6.45 SQUARES)
FIRST FLOOR AREA	86.05 m ²	(9.26 SQUARES)
GARAGE AREA	21.37 m ²	(2.30 SQUARES)
TOTAL AREA	167.33	18.01

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



10 Goodman Court, Invermay Tasmania 7248,
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 p(0)+ 03 6228 4575
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Project:
PROPOSED UNIT DEVELOPMENT
38 JETTY ROAD,
OLD BEACH

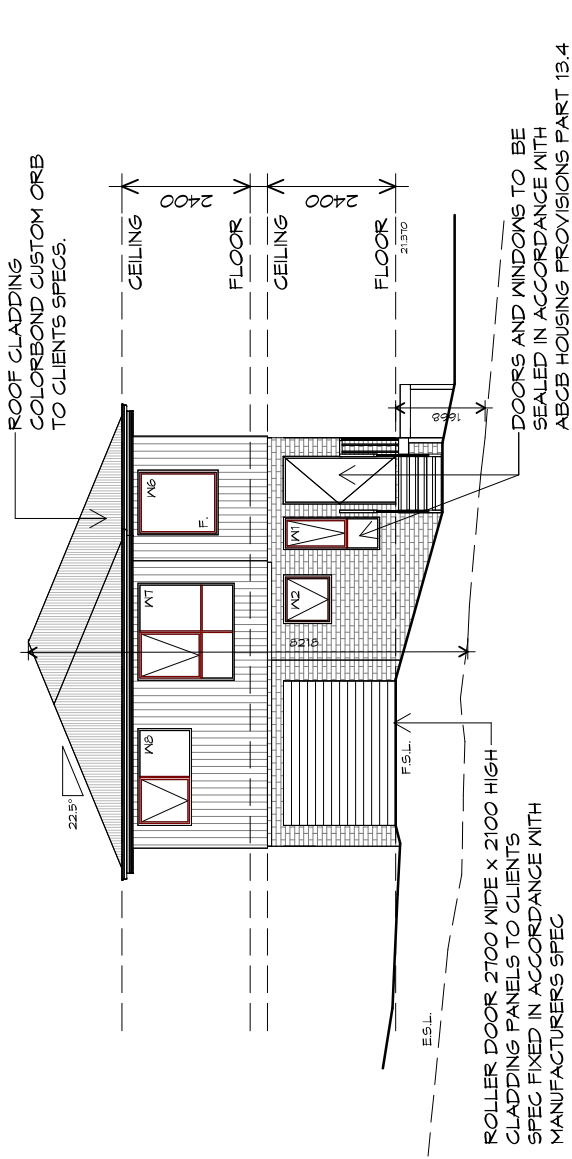
Client name:
GIC ESTATES PTY LTD

Drawing:
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

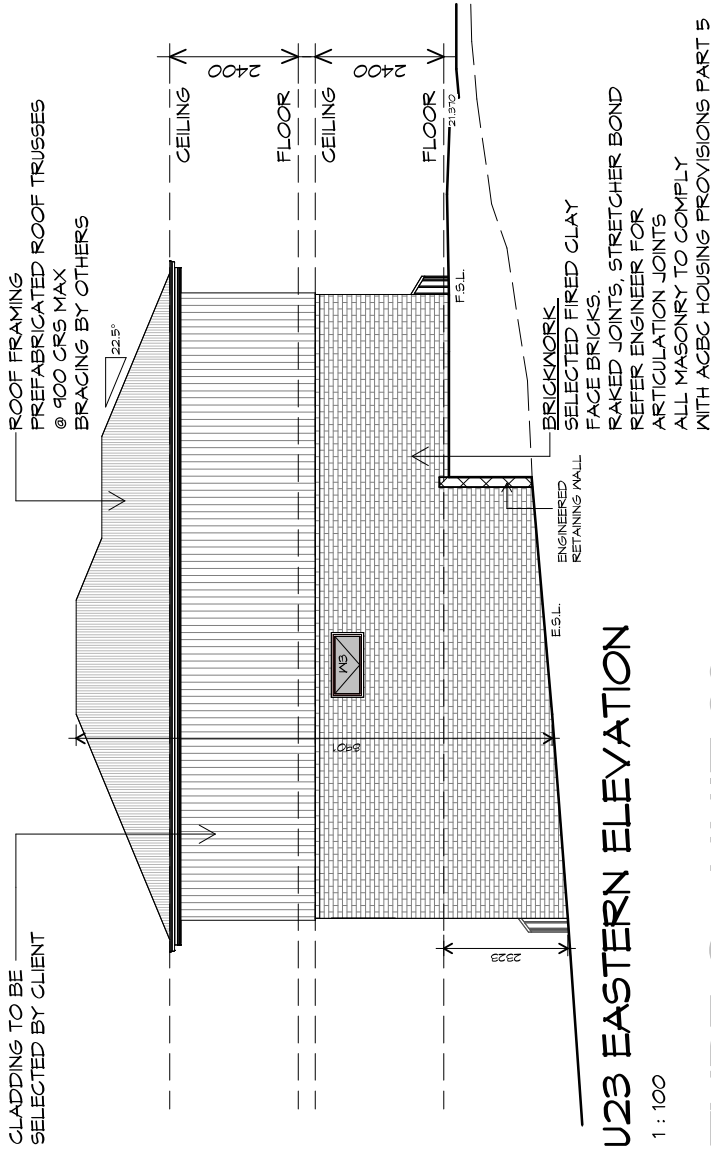




ROLLER DOOR 2700 WIDE X 2100 HIGH
CLADDING PANELS TO CLIENTS
SPEC FIXED IN ACCORDANCE WITH
MANUFACTURERS SPEC

U23 NORTHERN ELEVATION

1 : 100



GLADDING TO BE
SELECTED BY CLIENT

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 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@primedesigntas.com.au primedesigntas.com.au

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

Client name:
GIC ESTATES PTY LTD
Drawing:
ELEVATIONS

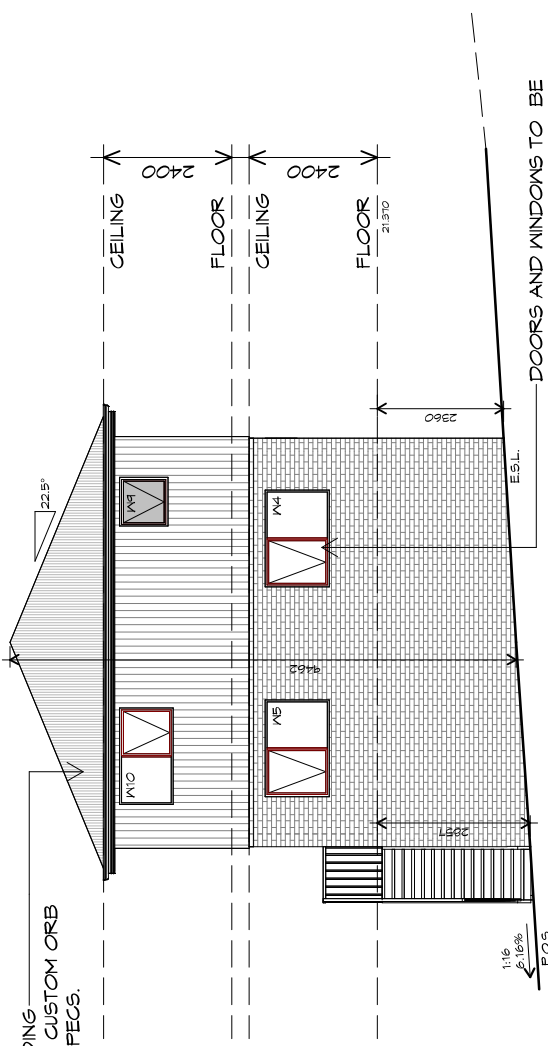
Drafted by: Author
Approved by: Approver
Date: 20.05.2024
Scale: 1 : 100

Project/Drawing no:
PD23405 -G-04
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A



ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



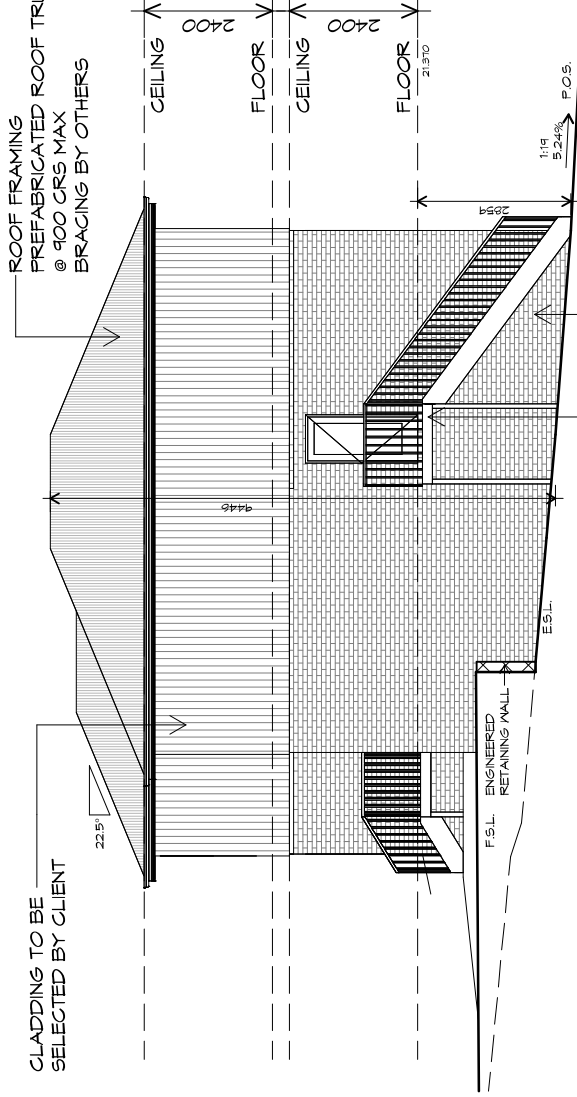
U23 SOUTHERN ELEVATION

1 : 100

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

CLADDING TO BE
SELECTED BY CLIENT

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



U23 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



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

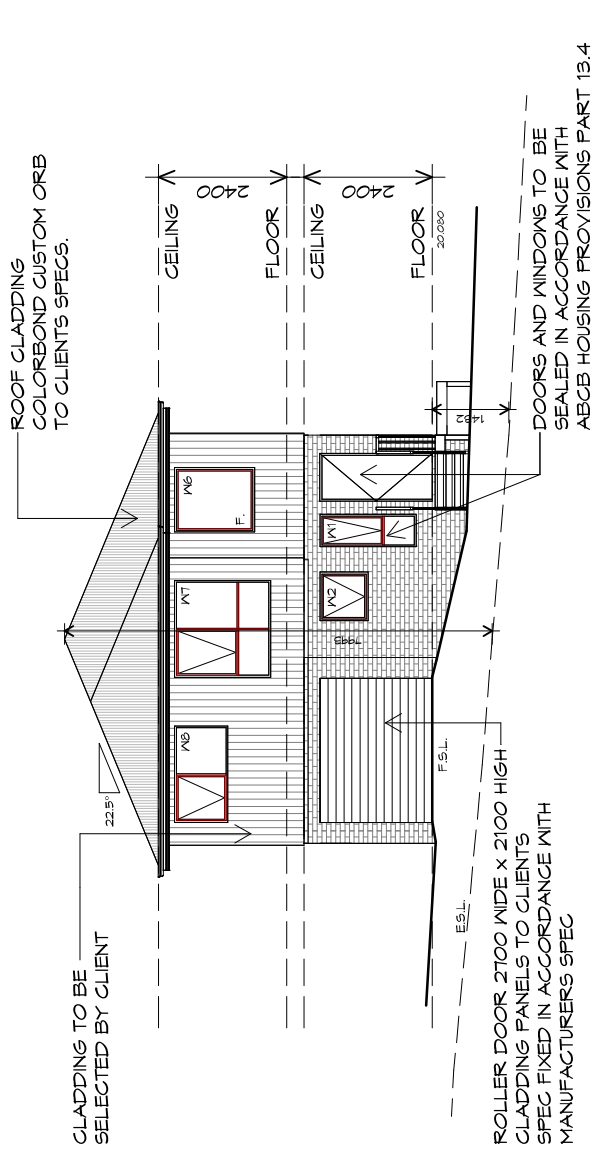
Scale:
1 : 100

Project/Drawing no:
PD23405 -G-05

Revision:
05

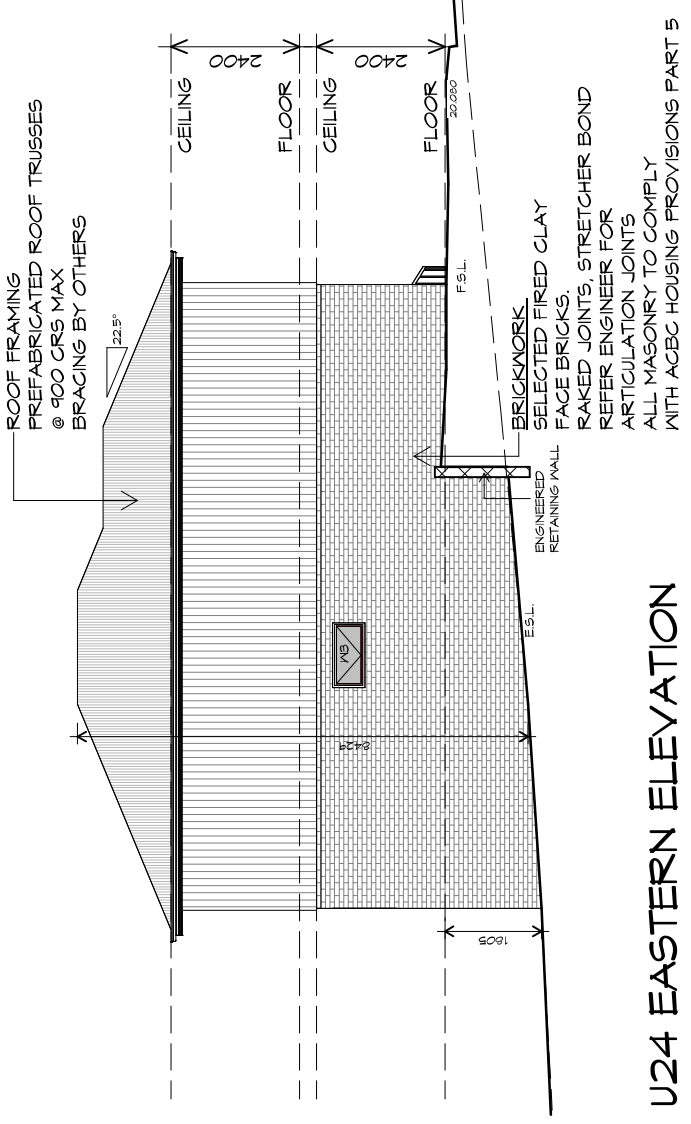
Accredited building practitioner: Frank Geskus -No CC246A





U24 NORTHERN ELEVATION

1 : 100



U24 EASTERN ELEVATION

1 : 100

TYPE G - UNIT 24



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 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

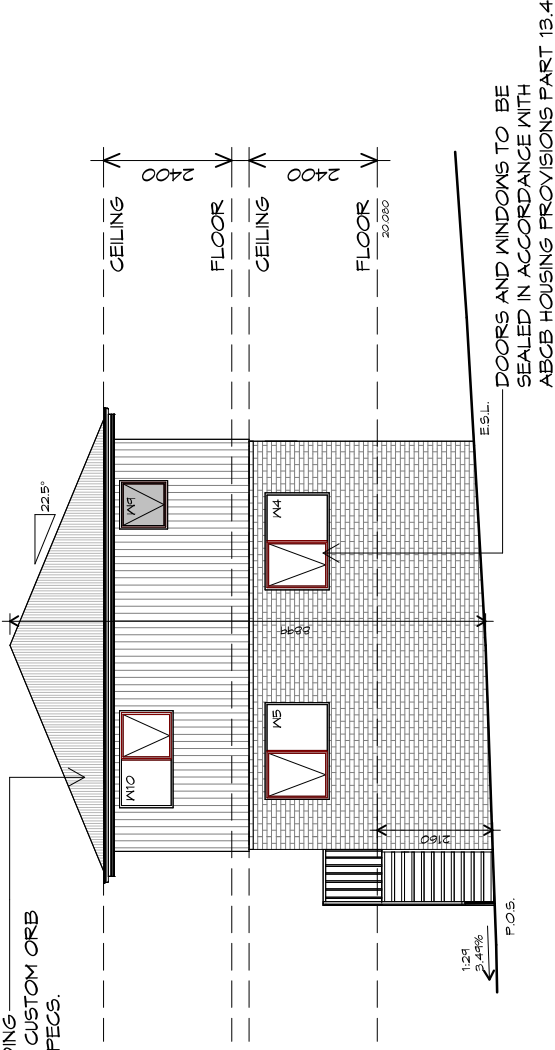
Drawing:
ELEVATIONS

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



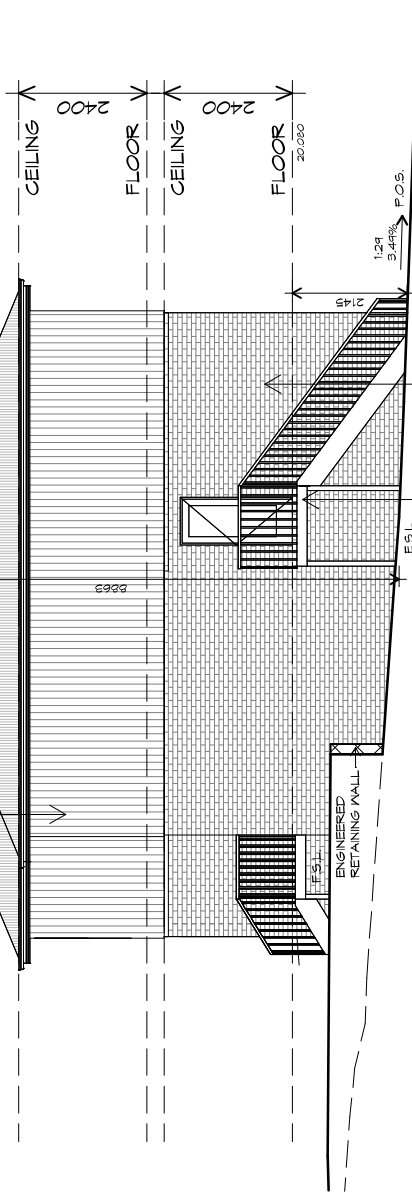
U24 SOUTHERN ELEVATION

1 : 100

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

CLADDING TO BE
SELECTED BY CLIENT

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



U24 WESTERN ELEVATION

1 : 100

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

TYPE G - UNIT 24

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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
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 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

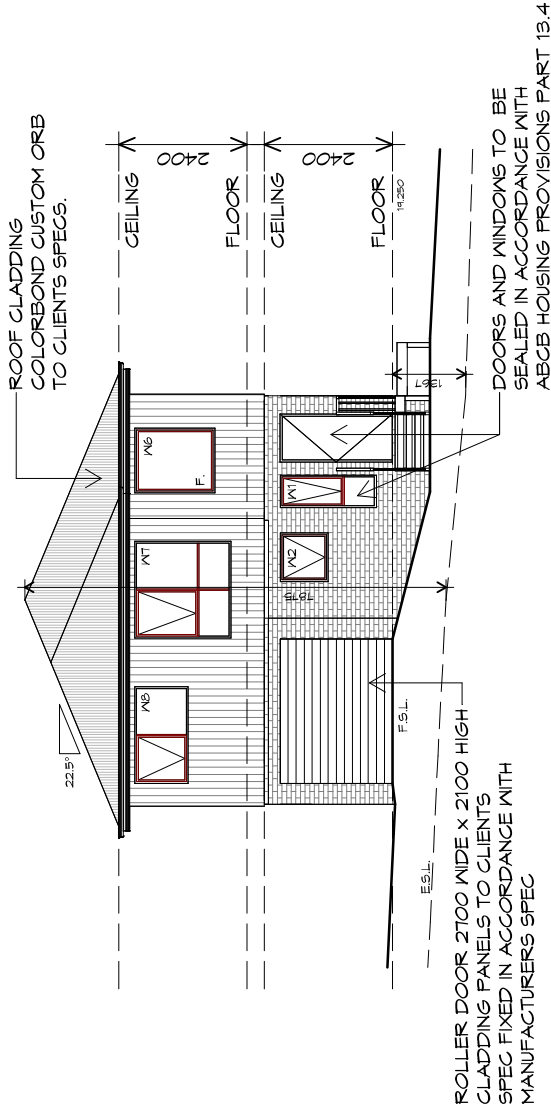
Date:
20.05.2024

Scale:
1 : 100

Project/Drawing no:
PD23405 -G-08

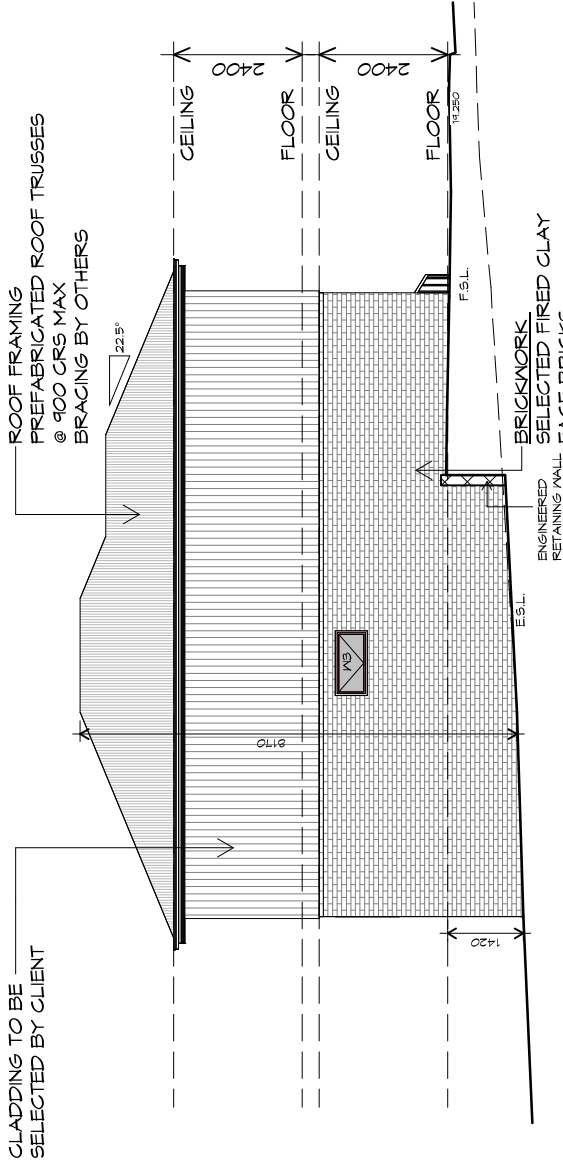
Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



U25 NORTHERN ELEVATION

1 : 100

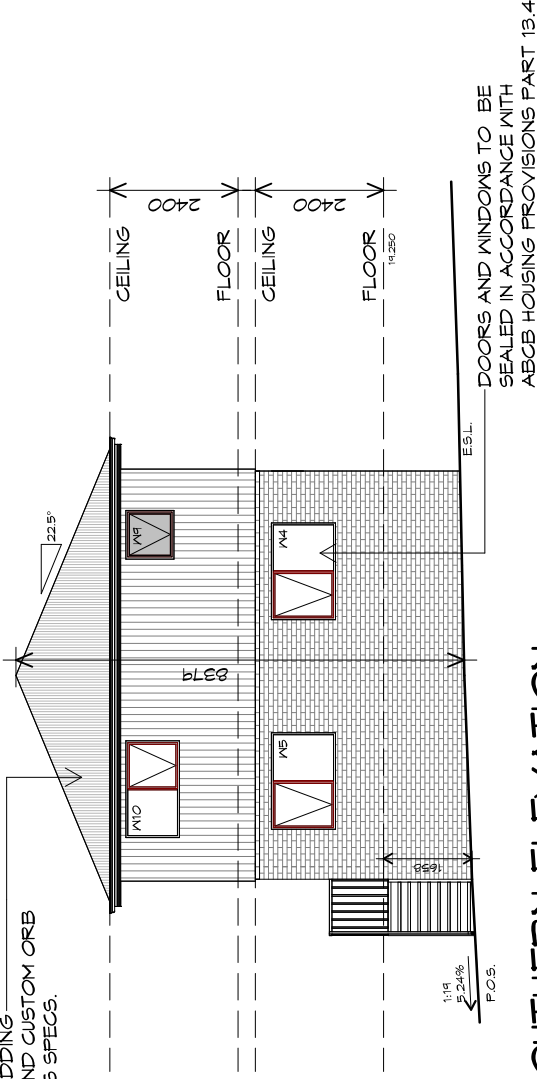


U25 EASTERN ELEVATION

1 : 100

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

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



U25 SOUTHERN ELEVATION

1 : 100

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:
ELEVATIONS

Drafted by:
Author

Approved by:
Approver

Date: 20.05.2024
Scale: 1 : 100

Project/Drawing no:
PD23405 -G-09

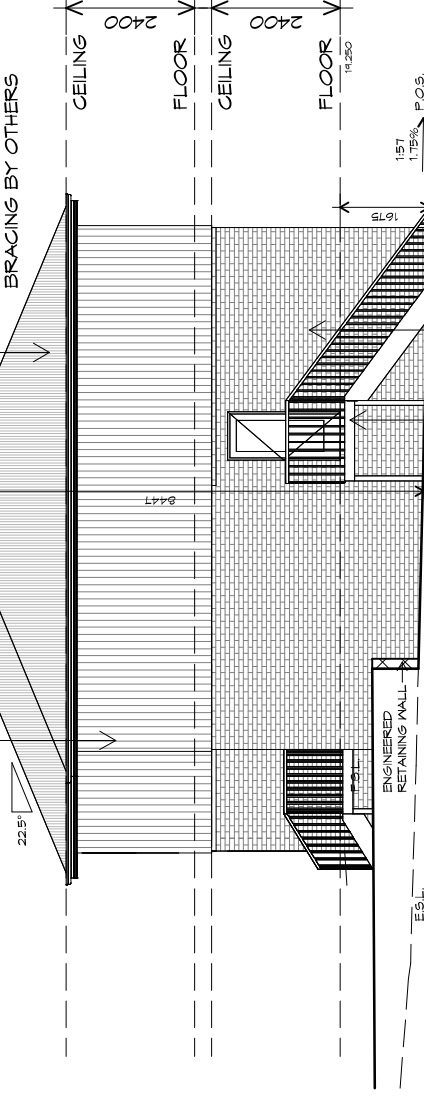
Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



CLADDING TO BE
SELECTED BY CLIENT

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



U25 WESTERN ELEVATION

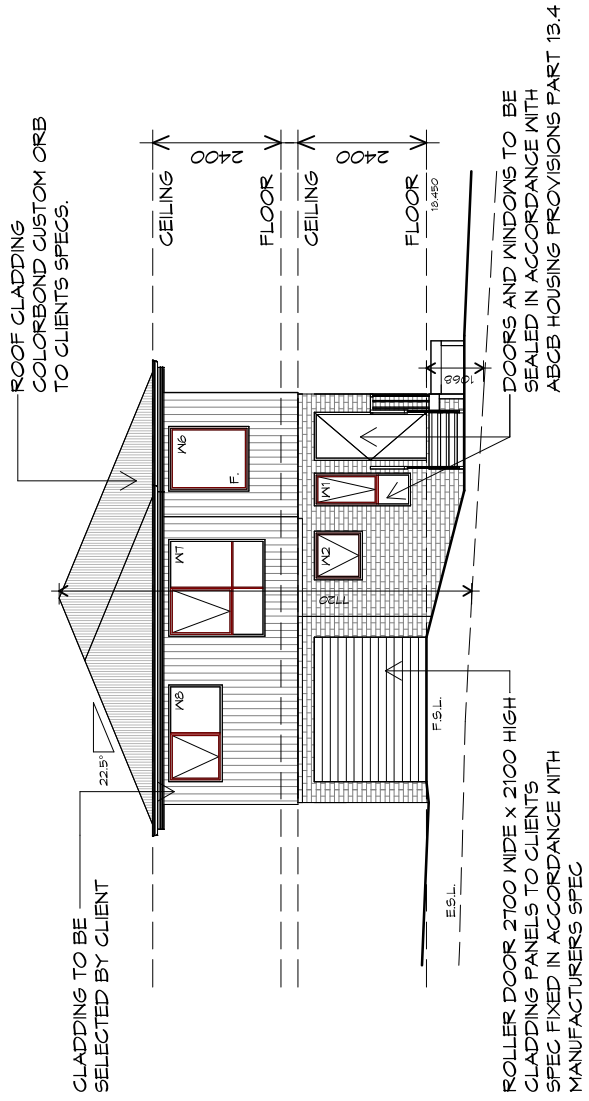
1 : 100

TIMBER DECK

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

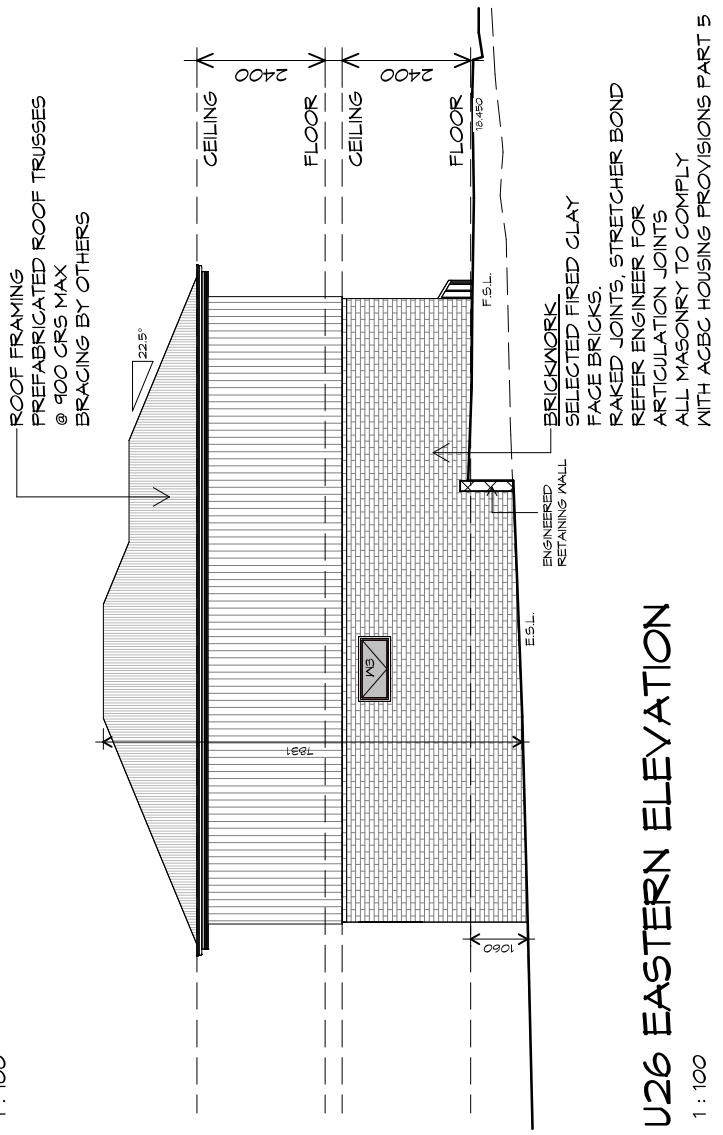


TYPE G - UNIT 25



U26 NORTHERN ELEVATION

1 : 100



U26 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 -G-10

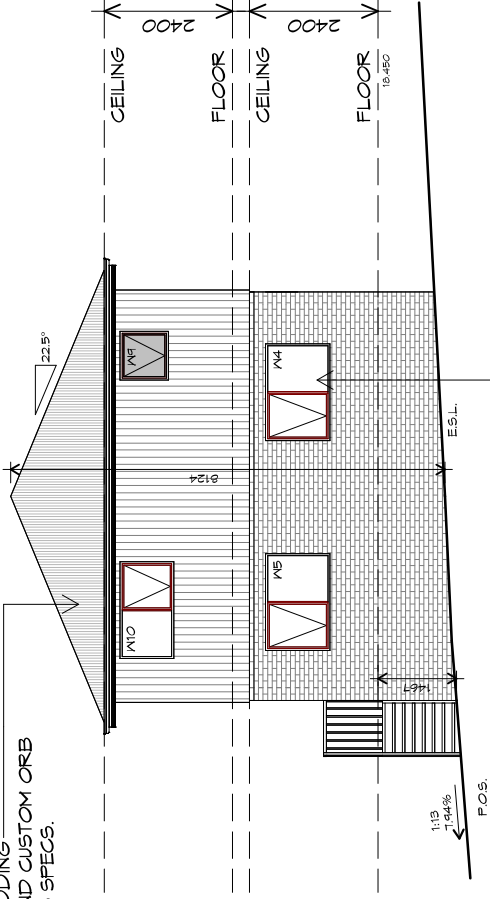
Revision:
 05

Accredited building practitioner: Frank Geskus -No CC246A



TYPE G - UNIT 26

ROOF CLADDING -
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

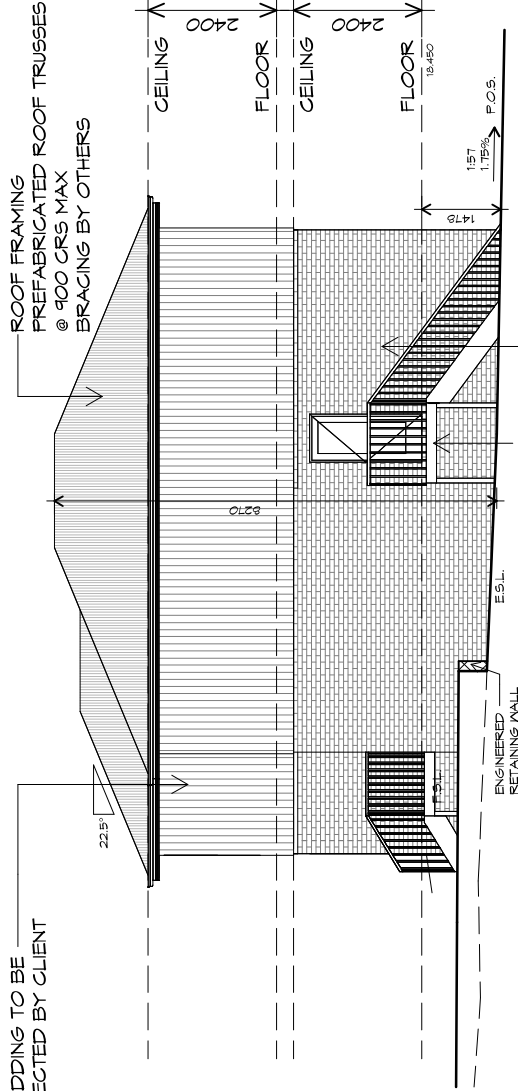


U26 SOUTHERN ELEVATION

1 : 100

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

CLADDING TO BE
SELECTED BY CLIENT



U26 WESTERN ELEVATION

1 : 100

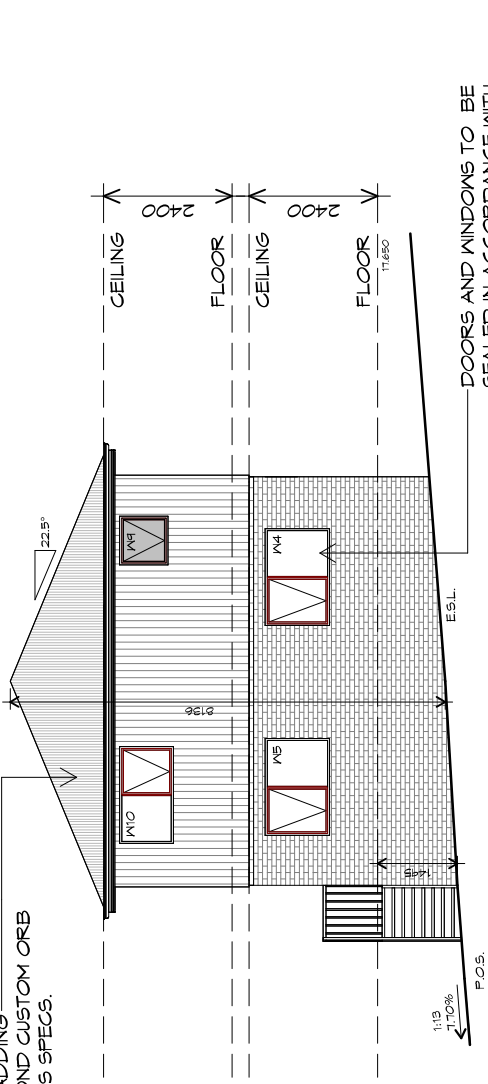
ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

TIMBER DECK

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

TYPE G - UNIT 26

ROOF CLADDING -
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



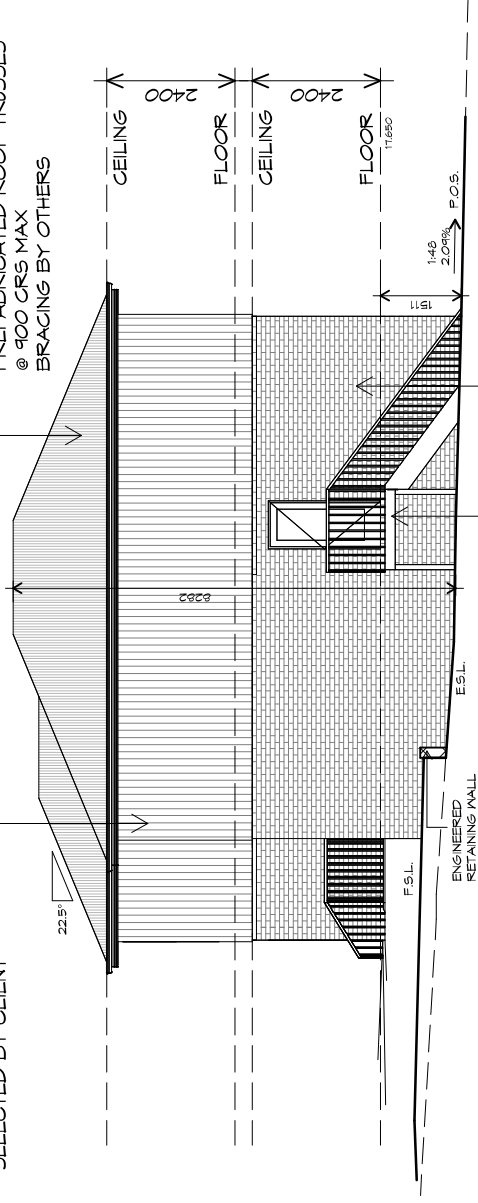
DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

U27 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 ACB HOUSING PROVISIONS PART 5

U27 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

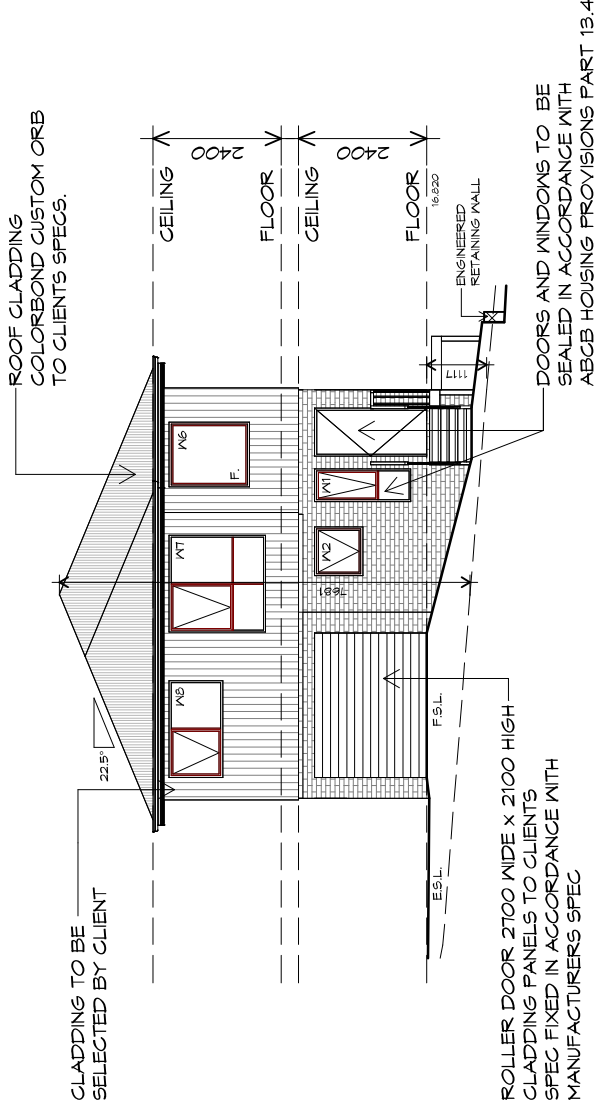
Approved by:
Approver

Date: 20.05.2024 1 : 100

Project/Drawing no:
PD23405 -G-13

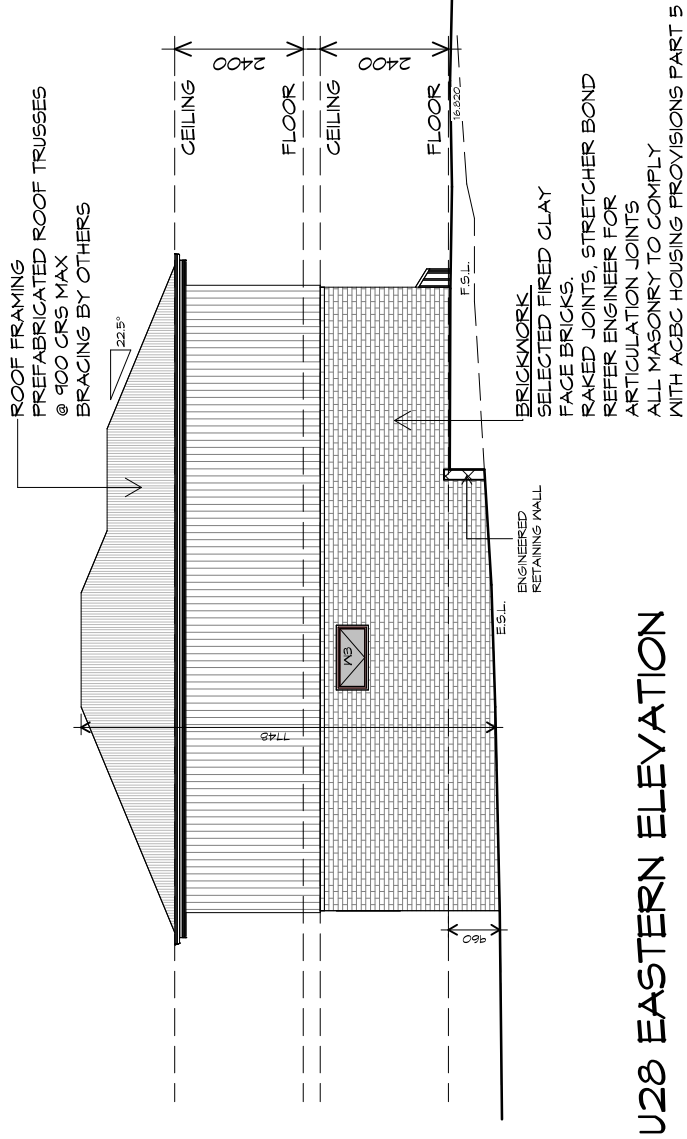
Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



U28 NORTHERN ELEVATION

1 : 100



U28 EASTERN ELEVATION

1 : 100

TYPE G - UNIT 28



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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

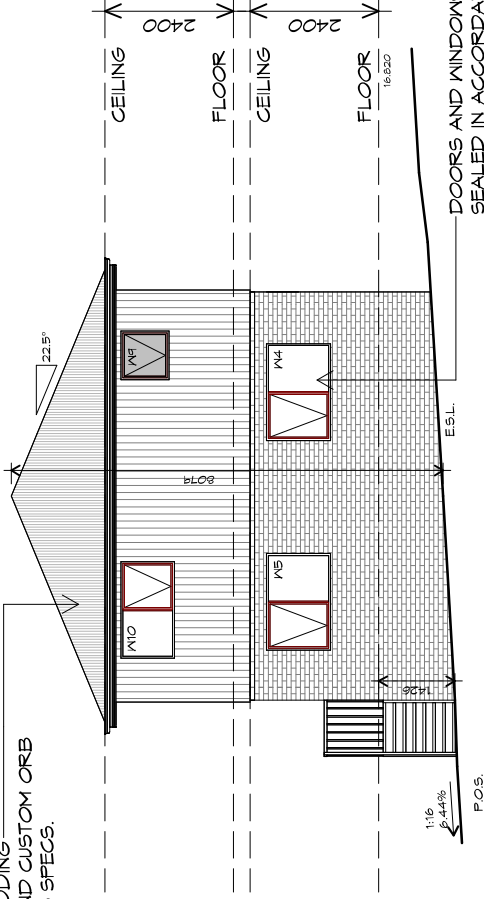
Drawing:
ELEVATIONS

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.

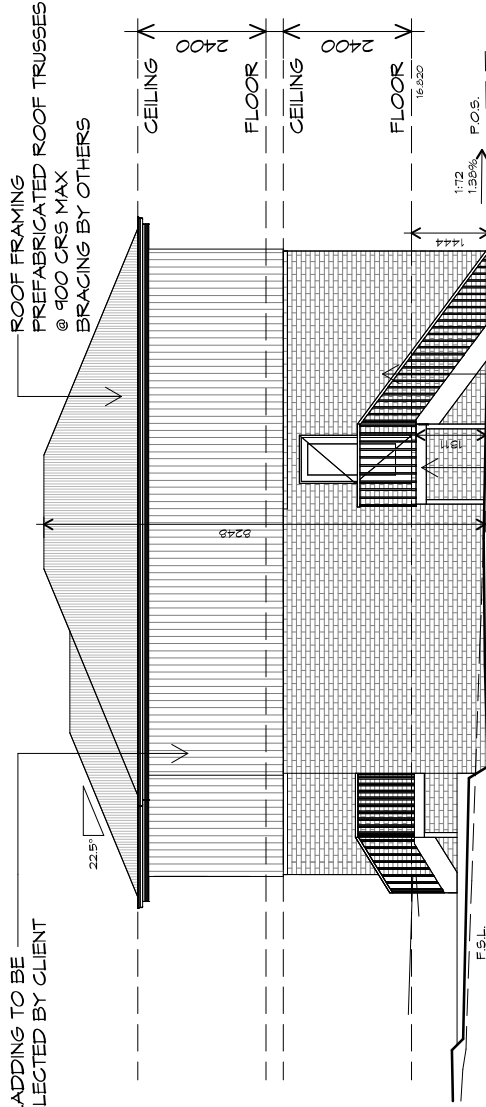


U28 SOUTHERN ELEVATION

1 : 100

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

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

TIMBER DECK

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:

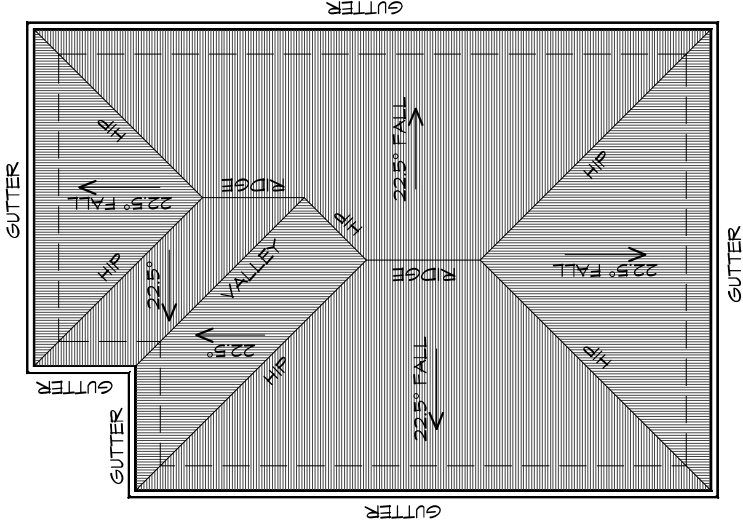
- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

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.



10 Goodman Court, Invermay Tasmania 7248,
p(0)+ 03 6332 3790
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:

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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 Shop 9, 105-111 Main Road, Moonah Hobart 7009
 p(0)+ 03 6228 4575
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Project:
 PROPOSED UNIT DEVELOPMENT
 38 JETTY ROAD,
 OLD BEACH

Client name:
 GIC ESTATES PTY LTD

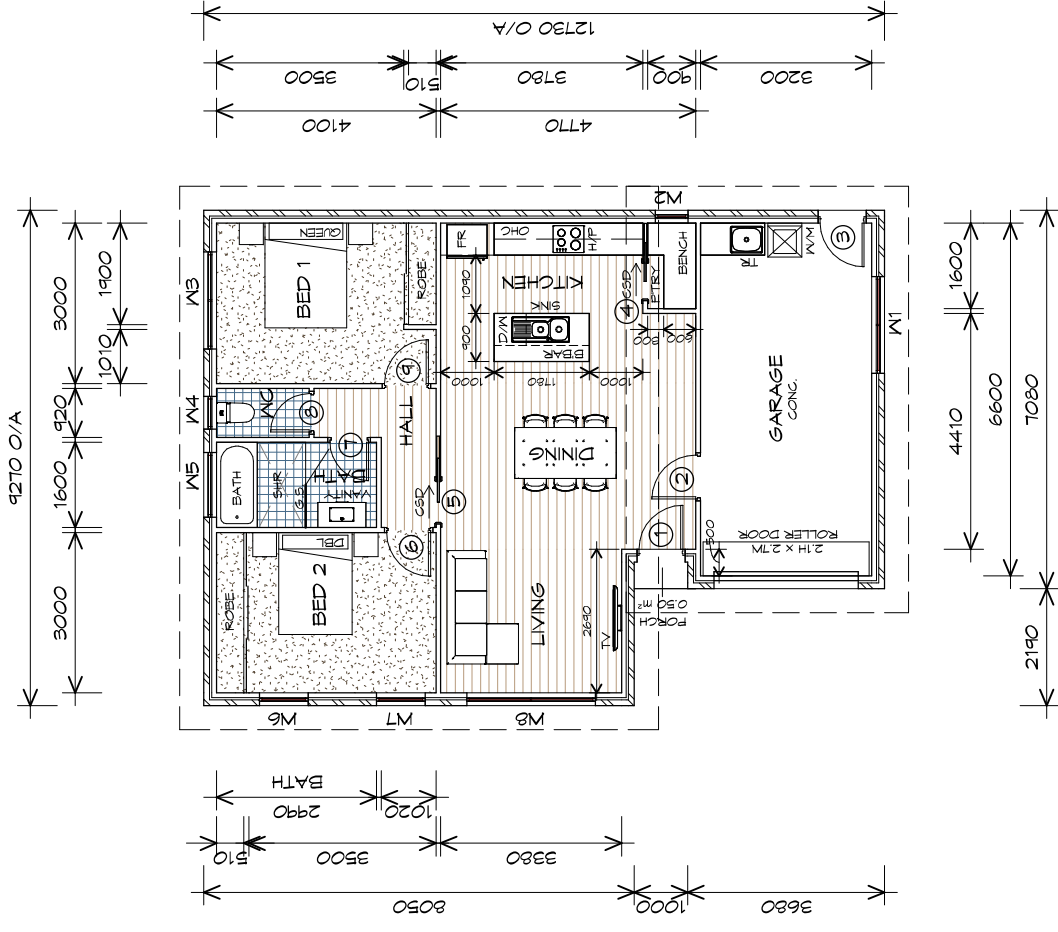
Drawing:
 FLOOR PLAN

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 ²	(0.88	SQUARES)
GARAGE AREA	24.79	m ²	(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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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

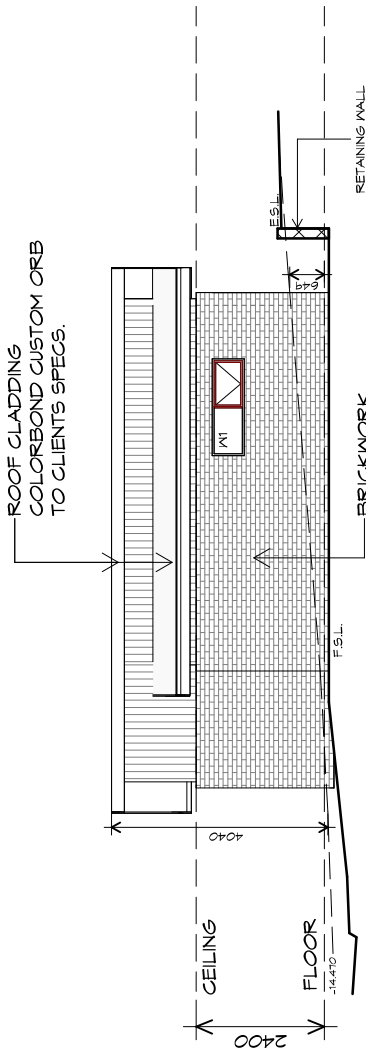
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Project/Drawing no:
PD23405 -H1-02

Revision:
05

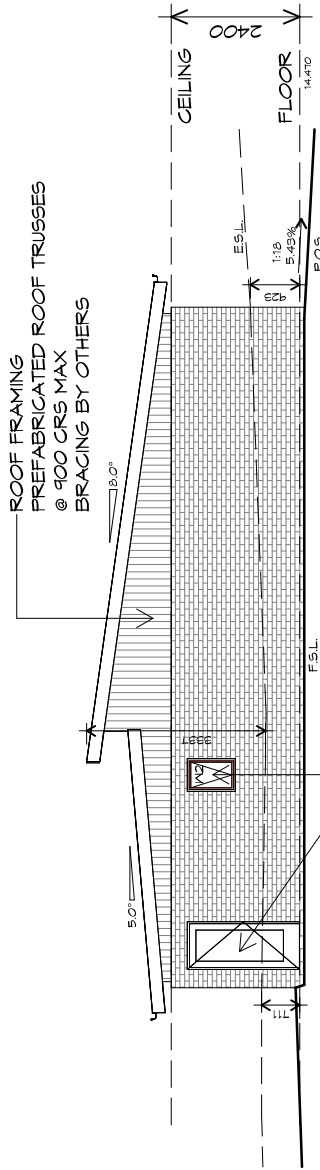
Accredited building practitioner: Frank Geskus -No CC246A





SOUTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100



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info@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 -H1-03

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A





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

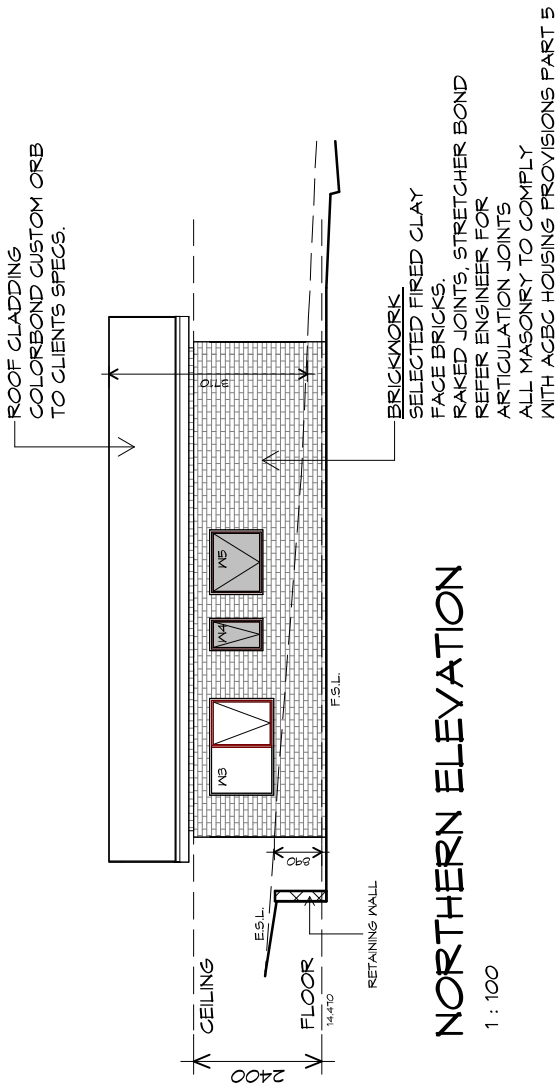
Project:
**PROPOSED UNIT DEVELOPMENT
 38 JETTY ROAD,
 OLD BEACH**

Client name:
GIC ESTATES PTY LTD

Drawing:
ELEVATIONS

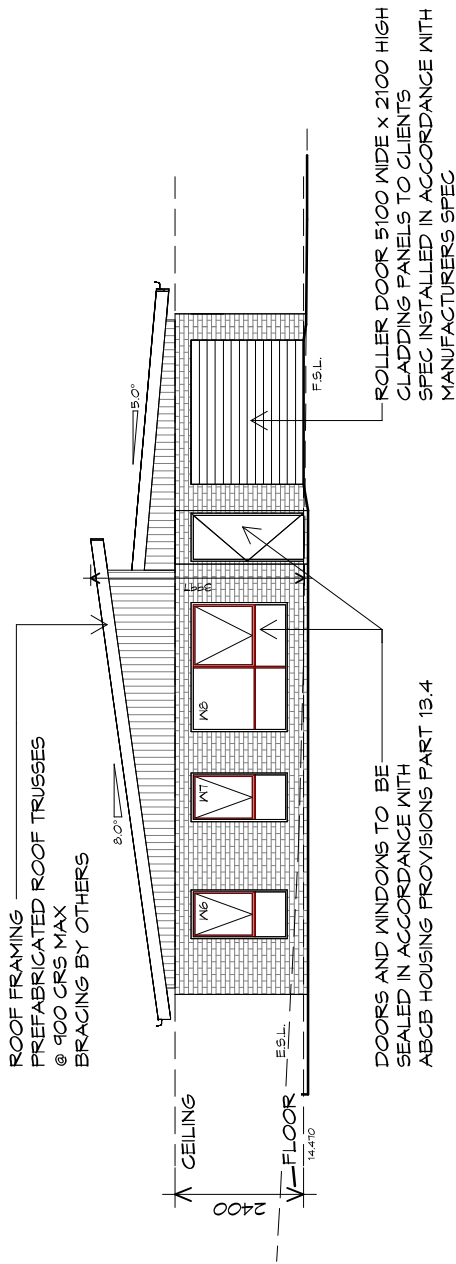
Drafted by:
Author
 Approved by:
Approver
 Date: 20.05.2024 Scale: 1 : 100

Project/Drawing no:
PD23405 -H1-04 Revision: 05
 Accredited building practitioner: Frank Geskus -No CC246A



NORTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100

ROOF PLUMBING NOTES:

GUTTER INSTALLATION TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.4 WITH FALL NO LESS THAN 1:100 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:

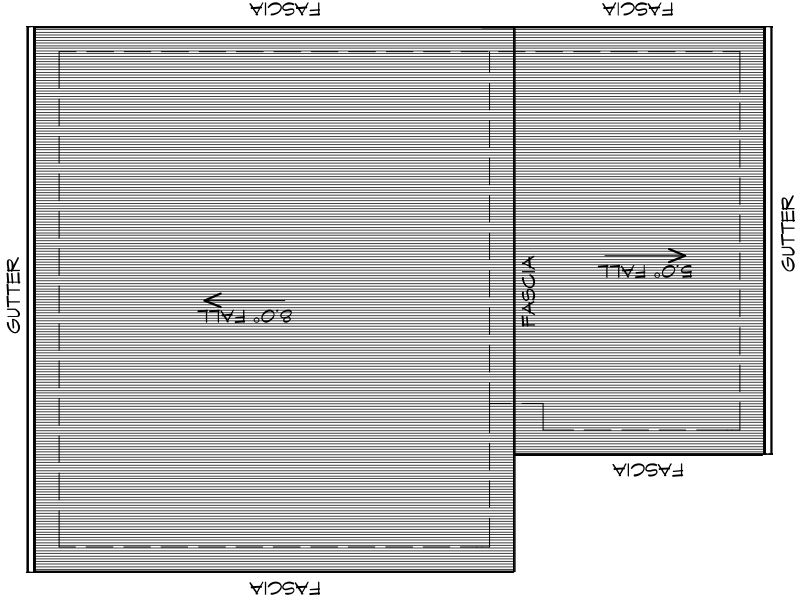
A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

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



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:

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

- 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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 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

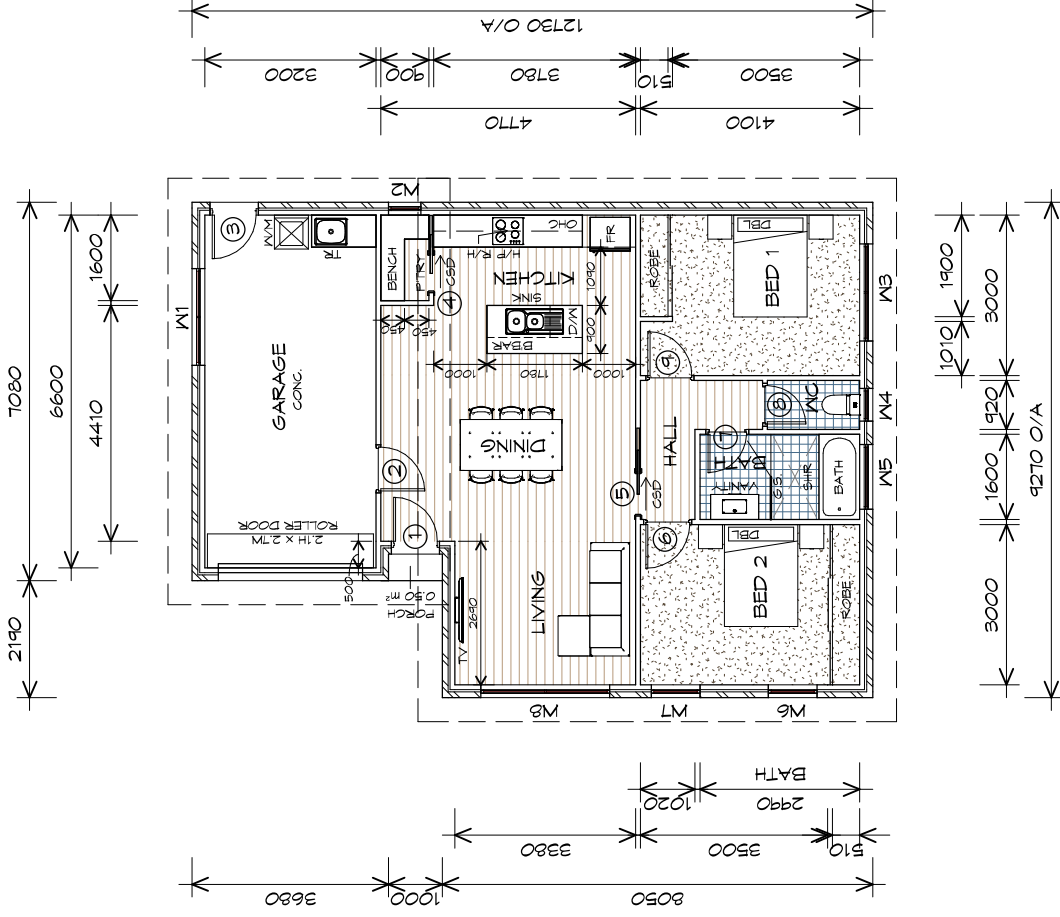
Date:
20.05.2024

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 ²	(8.88	SQUARES)
GARAGE AREA	24.79	m ²	(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 H2 - UNIT 30





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p(0)+ 03 6332 3790
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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 -H2-02 Revision: **05**

Accredited building practitioner: Frank Geskus -No CC246A

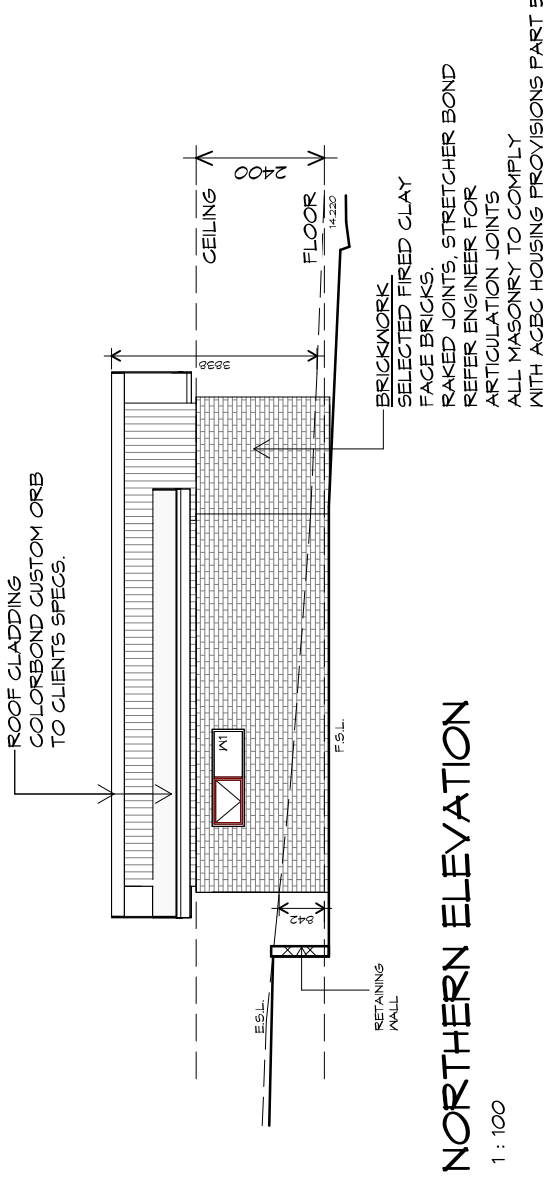


DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL SOLID DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	GLAZED EXTERNAL DOOR	
4	720	CAVITY SLIDING DOOR	
5	820	CAVITY SLIDING DOOR	
6	820	INTERNAL TIMBER DOOR	
7	720	INTERNAL TIMBER DOOR	
8	720	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	

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





NORTHERN ELEVATION
1 : 100



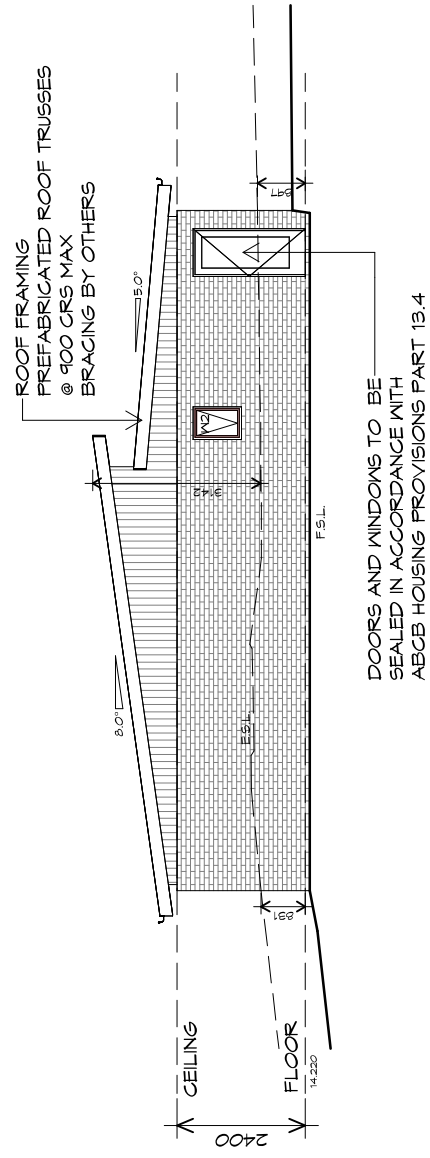
10 Goodman Court, Invermay Tasmania 7248,
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p(0)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

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

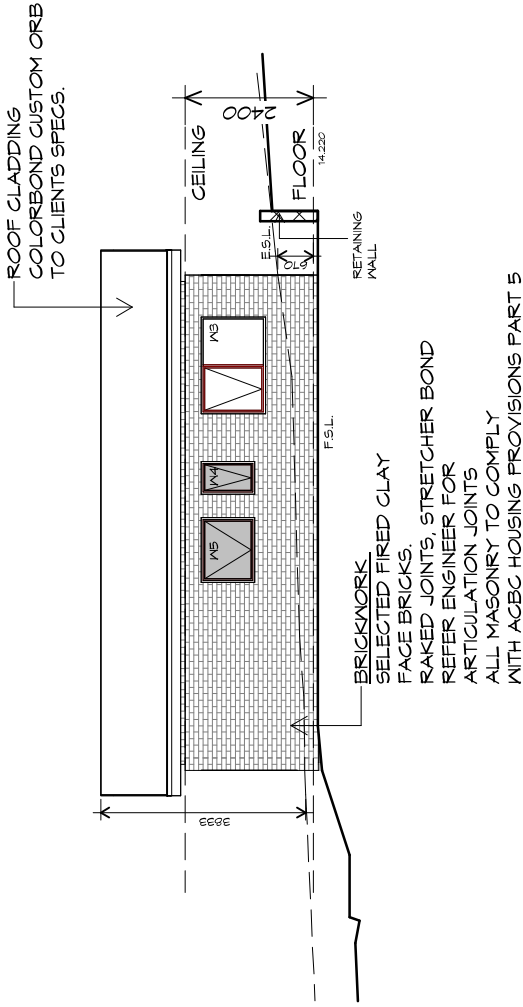
Client name:
GIC ESTATES PTY LTD
Drawing:
ELEVATIONS

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

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

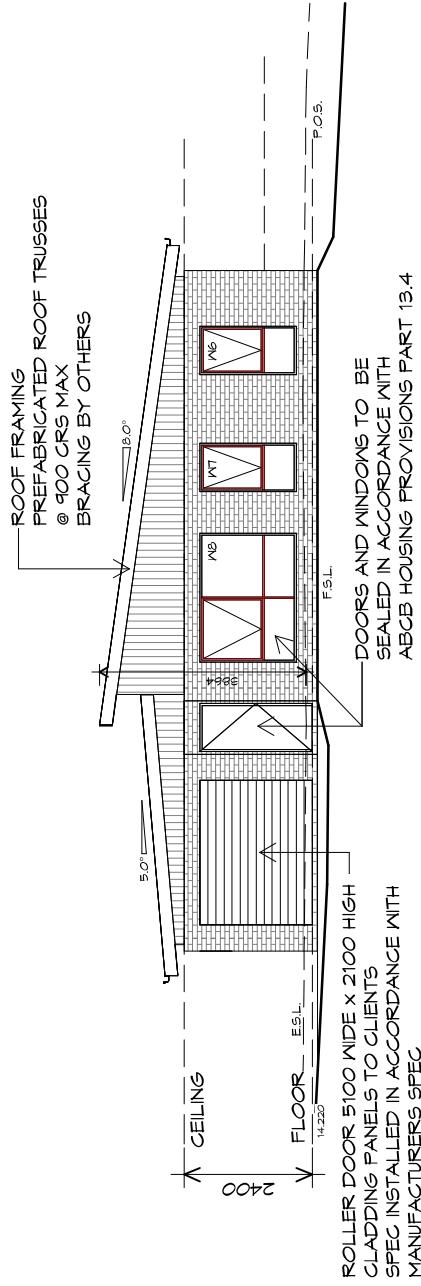


EASTERN ELEVATION
1 : 100



SOUTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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 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 -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:

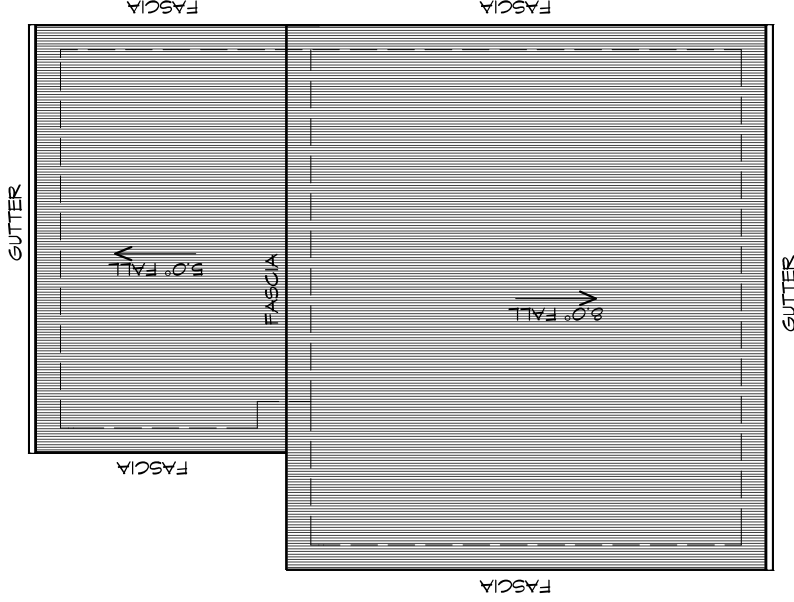
- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

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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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:

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

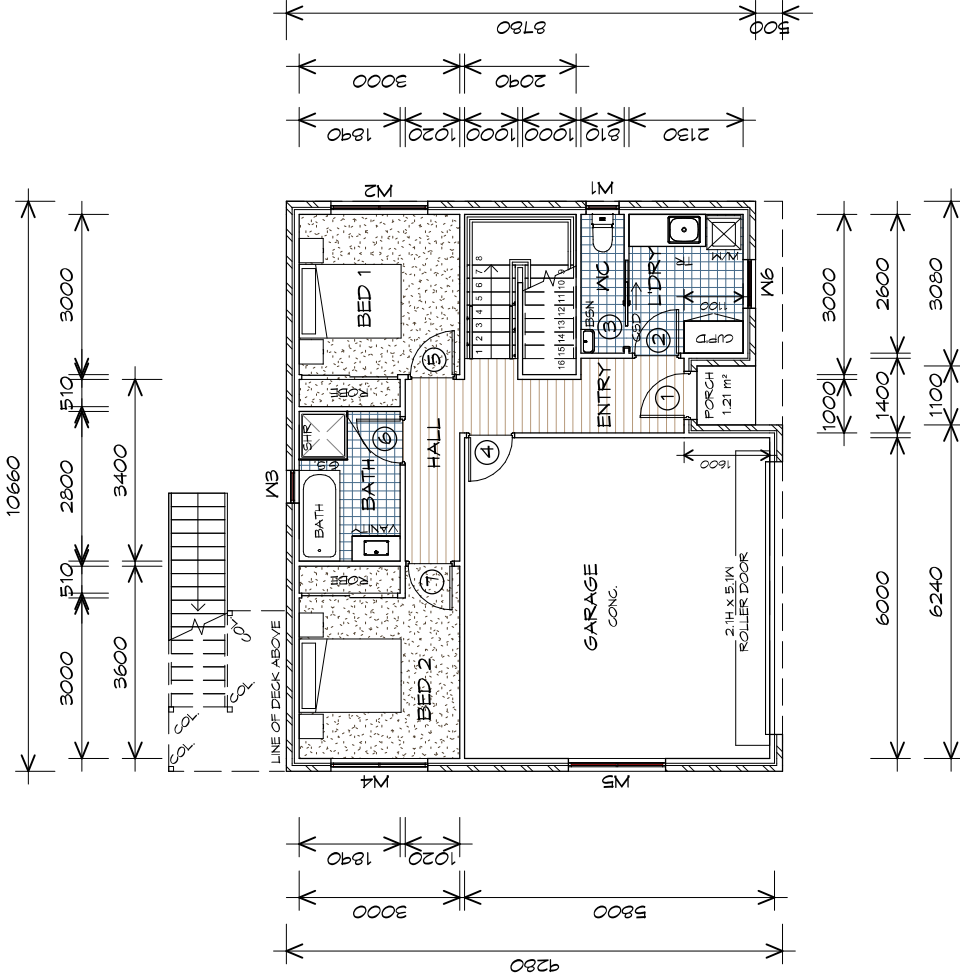
Project/Drawing no:

PD23405 -I-01

Revision:

05

Accredited building practitioner: Frank Geskus -No CC246A



GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	57.63 m ²	(6.20 SQUARES)
FIRST FLOOR AREA	100.29 m ²	(10.79 SQUARES)
GARAGE AREA	38.01 m ²	(4.09 SQUARES)
TOTAL AREA	195.93	21.09

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

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



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p(0)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
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:
ELEVATIONS

Drafted by:
Author

Approved by:
Approver

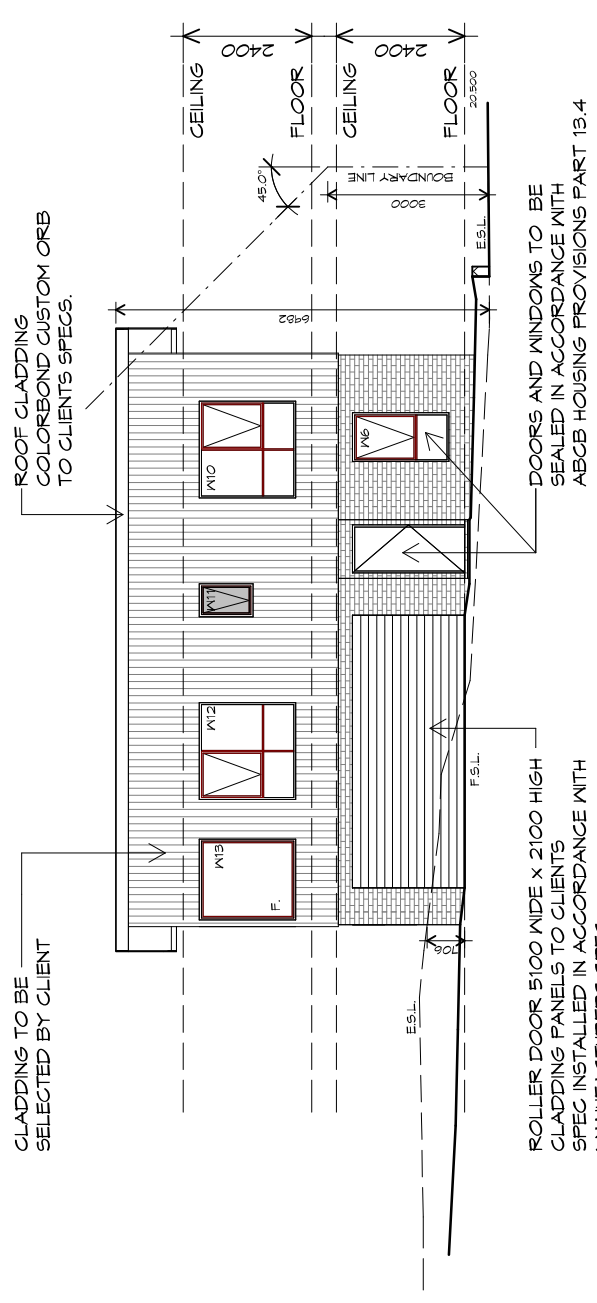
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Project/Drawing no:
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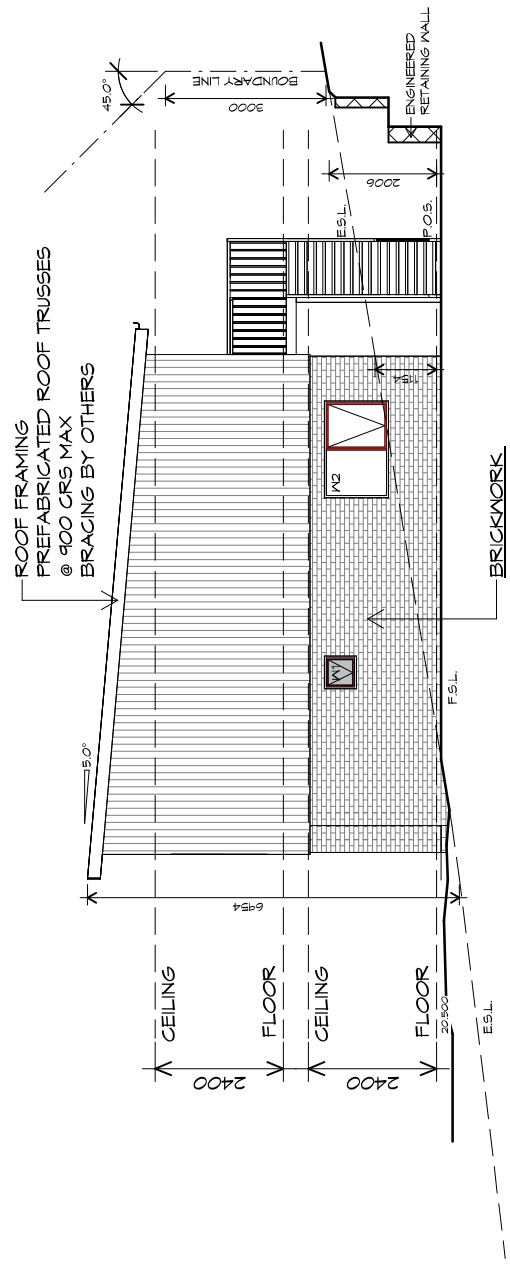
Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



U47 SOUTH WESTERN ELEVATION

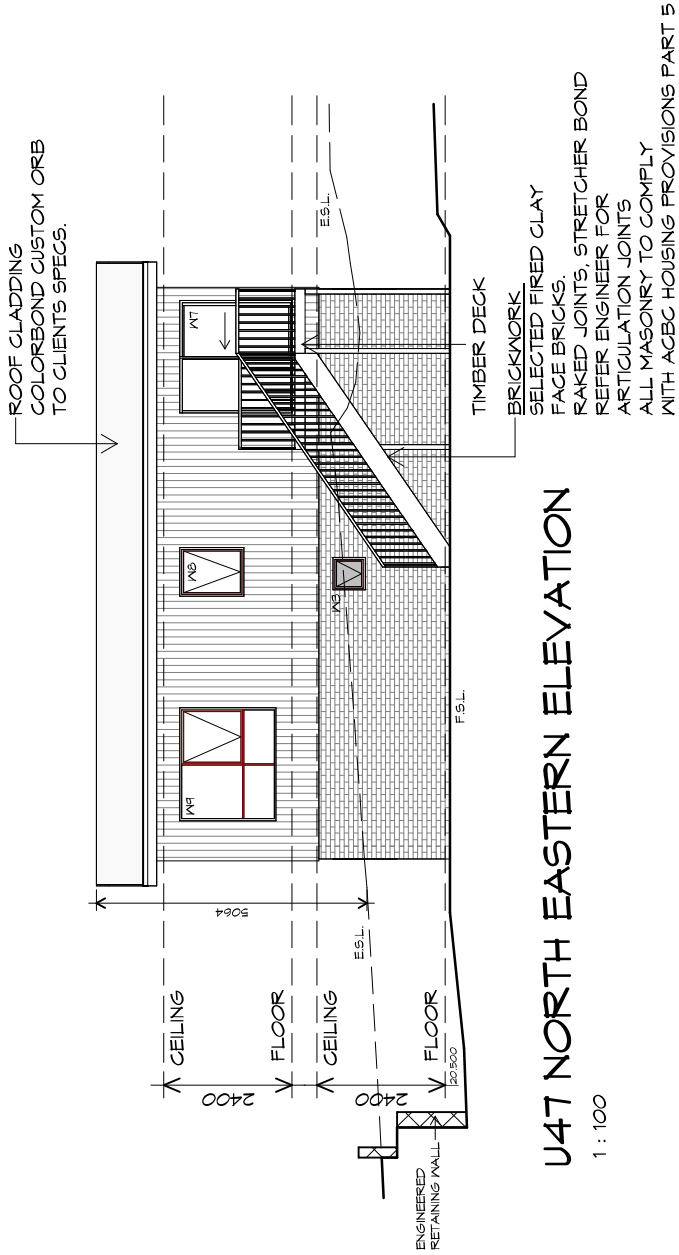
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U47 SOUTH EASTERN ELEVATION

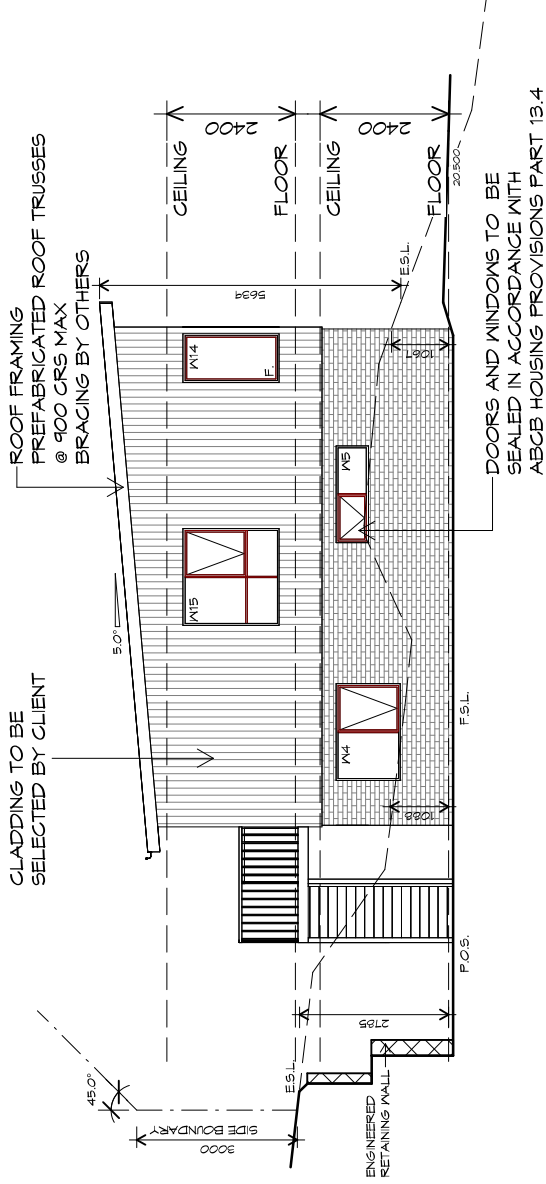
1 : 100





U47 NORTH EASTERN ELEVATION

1 : 100



U47 NORTH WESTERN ELEVATION

1 : 100



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Project:
PROPOSED UNIT DEVELOPMENT
38 JETTY ROAD,
OLD BEACH

Client name:
GIC ESTATES PTY LTD

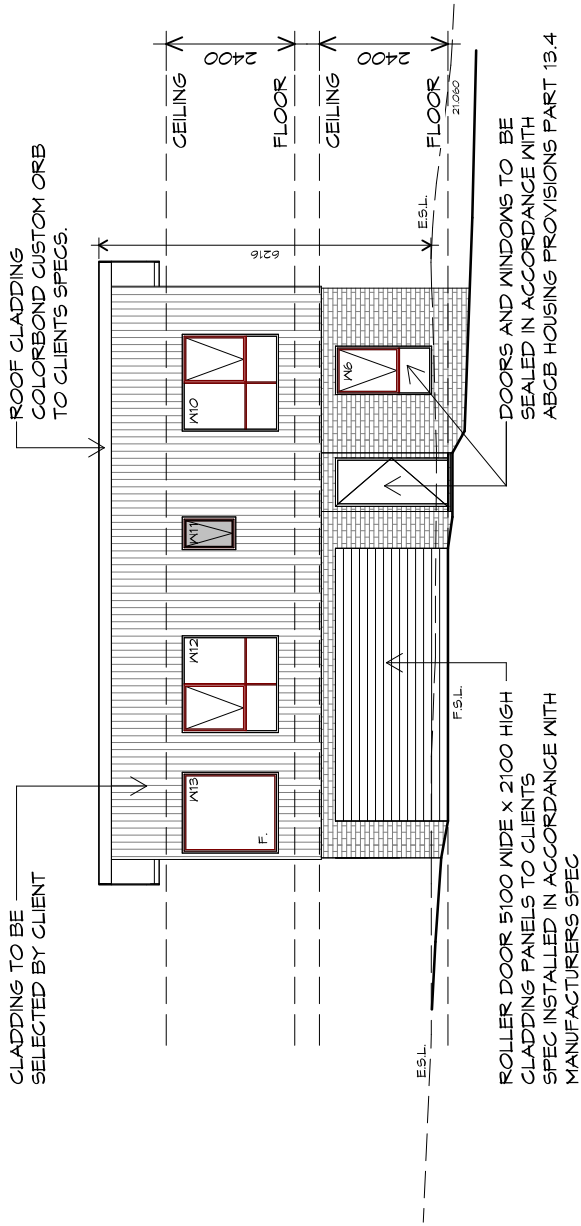
Drawing:
ELEVATIONS

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

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

Accredited building practitioner: Frank Geskus -No CC246A





U48 SOUTH WESTERN ELEVATION

1 : 100



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Project:
PROPOSED UNIT DEVELOPMENT
38 JETTY ROAD,
OLD BEACH

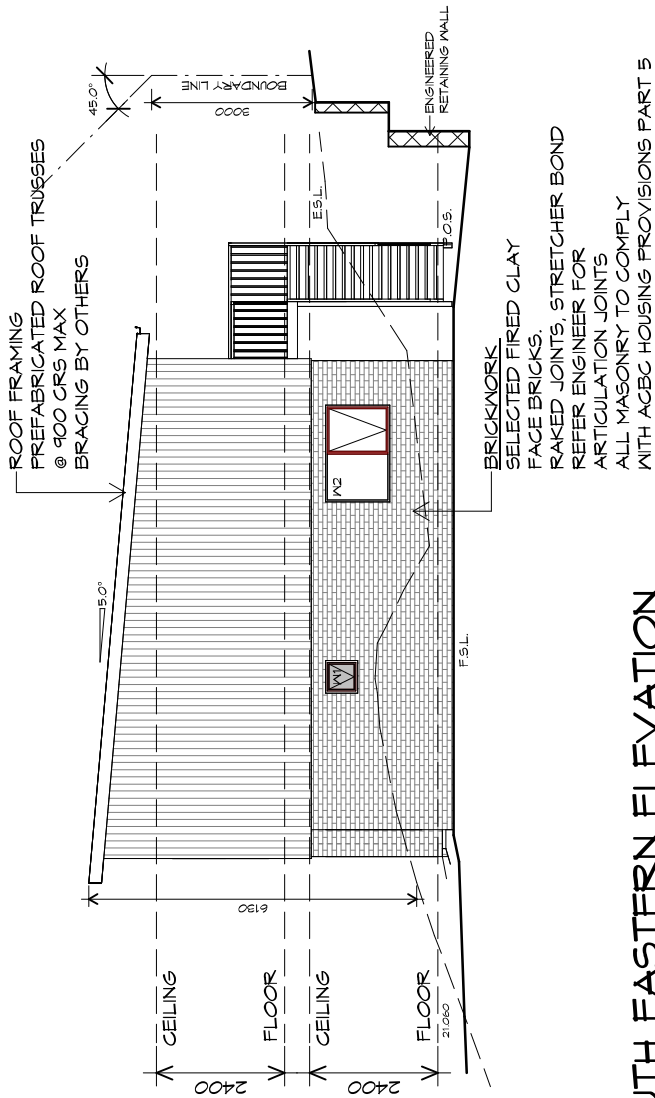
Client name:
GIC ESTATES PTY LTD

Drawing:
ELEVATIONS

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

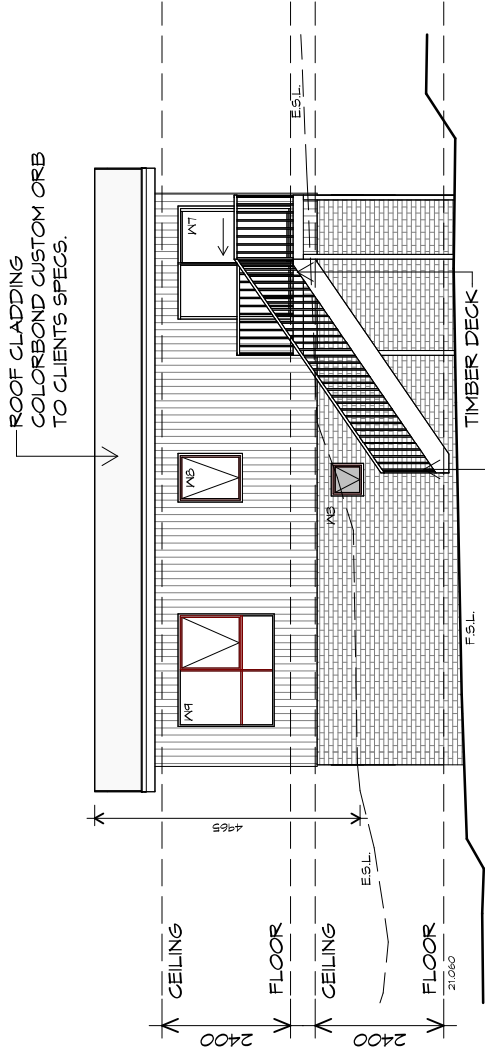
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PD23405 -I-06
 Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



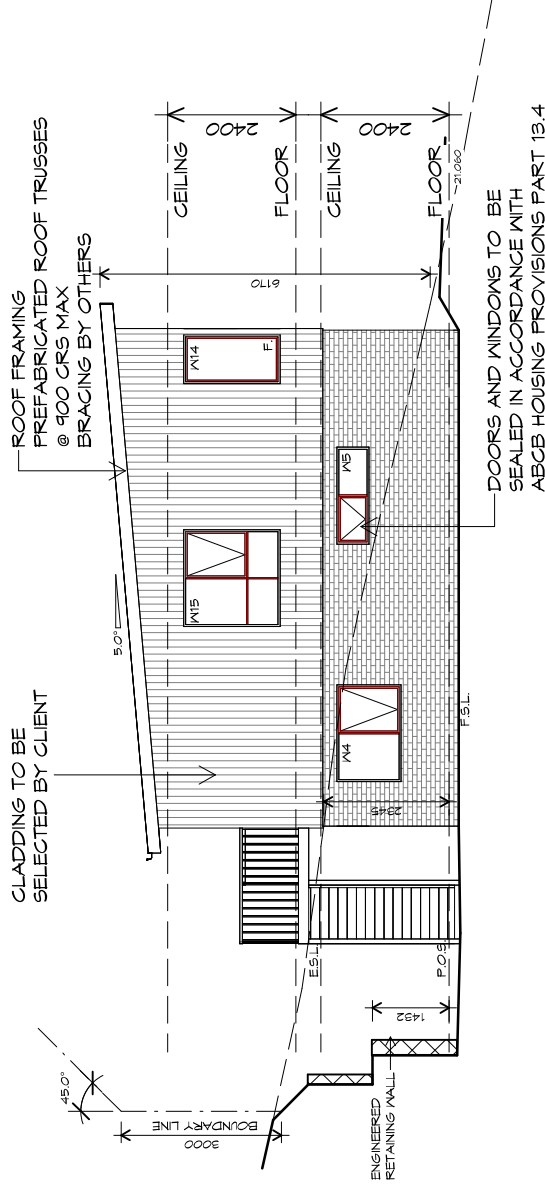
U48 SOUTH EASTERN ELEVATION

1 : 100



U48 NORTH EASTERN ELEVATION

1 : 100



U48 NORTH WESTERN ELEVATION

1 : 100



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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 -I-07

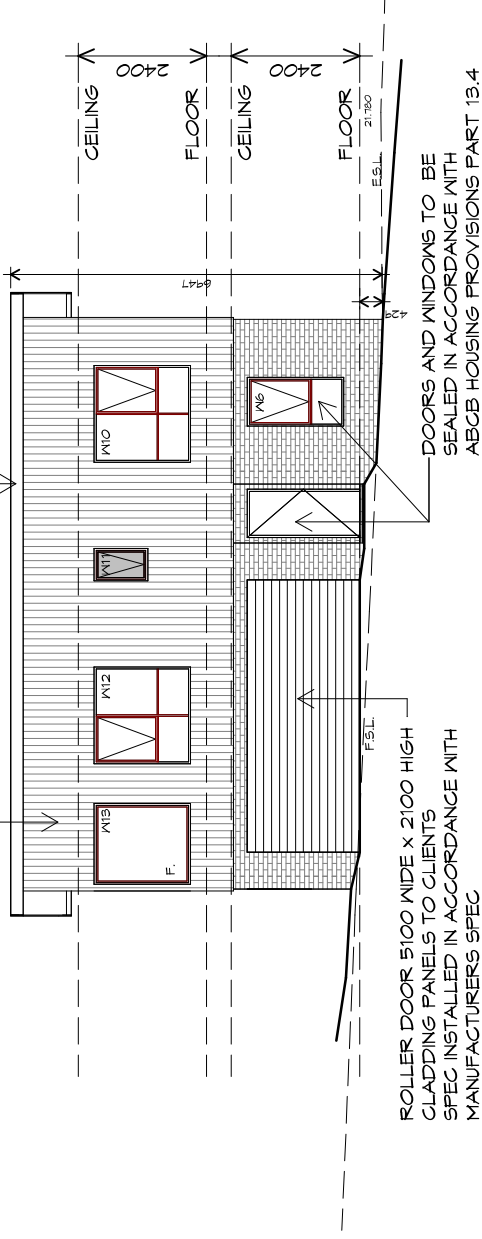
Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



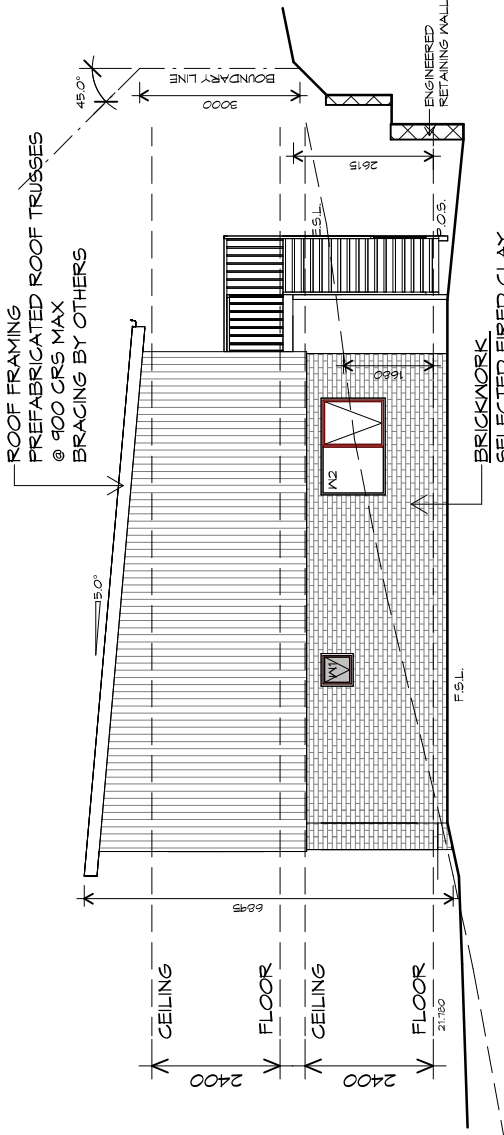
CLADDING TO BE SELECTED BY CLIENT

ROOF CLADDING COLORBOND CUSTOM ORB TO CLIENTS SPECS.



U49 SOUTH WESTERN ELEVATION

1 : 100



U49 SOUTH EASTERN ELEVATION

1 : 100



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 p(0)+ 03 6332 3790
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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

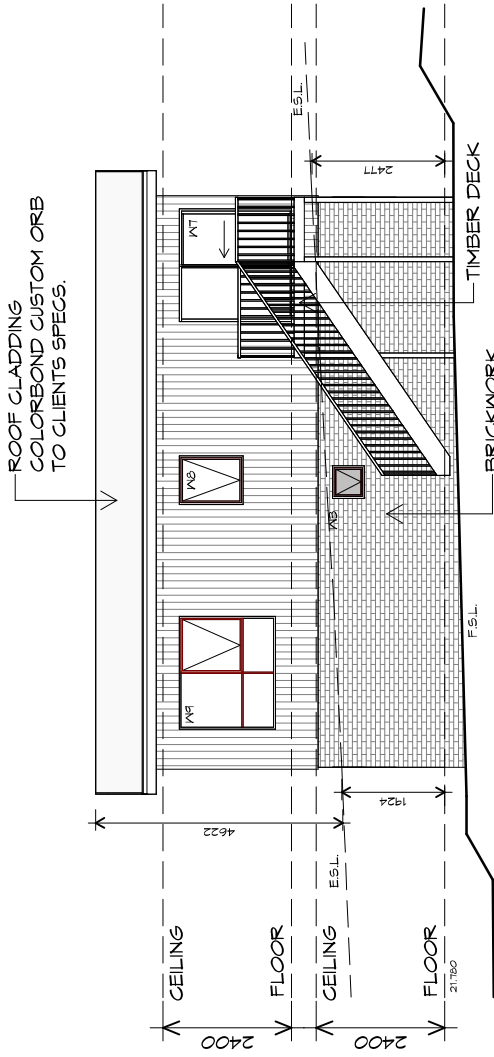
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Project/Drawing no:
PD23405 -I-08

Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



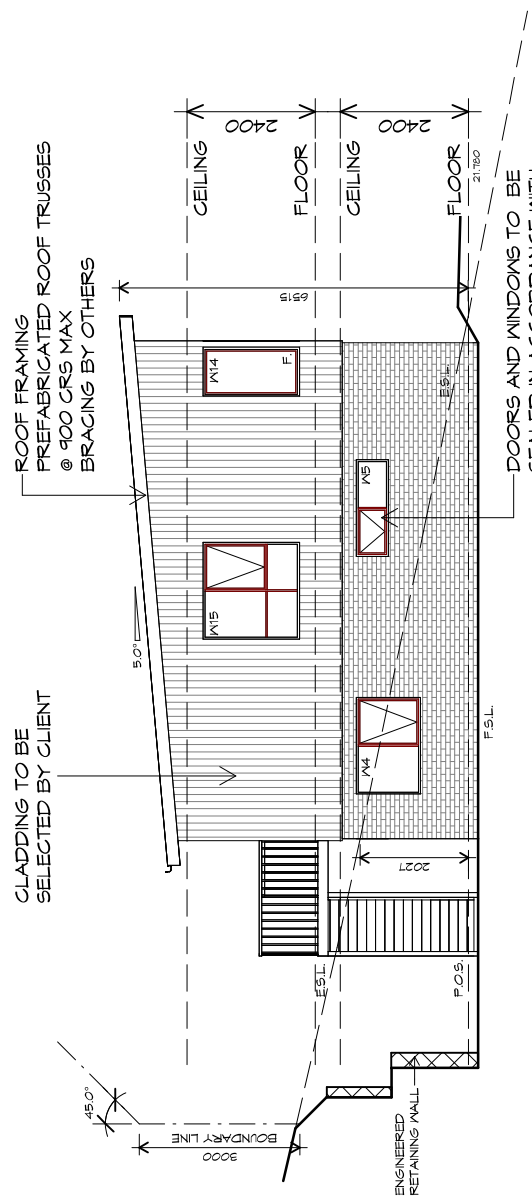


ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

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



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

U49 NORTH WESTERN ELEVATION

1 : 100



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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:
ELEVATIONS

Drafted by:
Author

Approved by:
Approver

Date:
20.05.2024

Scale:
1 : 100

Project/Drawing no:
PD23405 -I-09

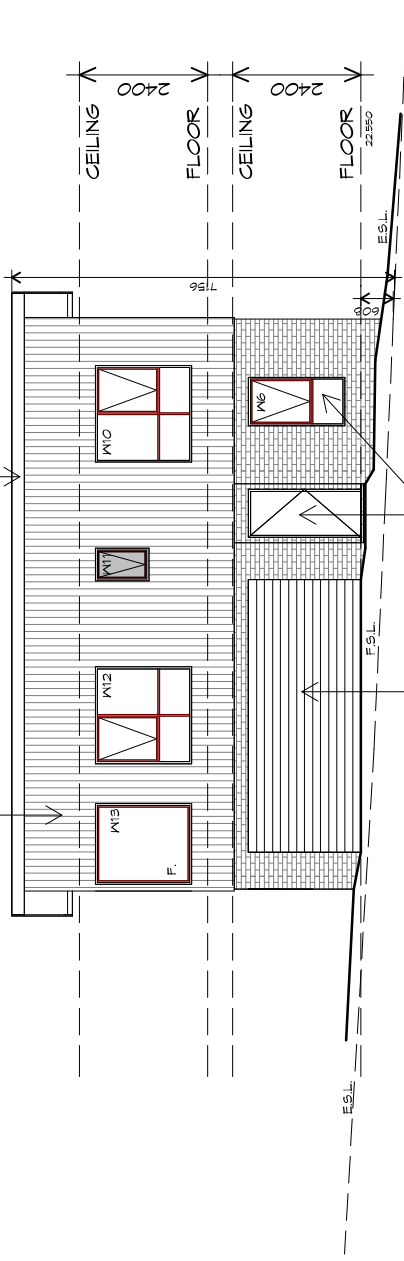
Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



CLADDING TO BE SELECTED BY CLIENT

ROOF CLADDING COLORBOND CUSTOM ORB TO CLIENTS SPECS.

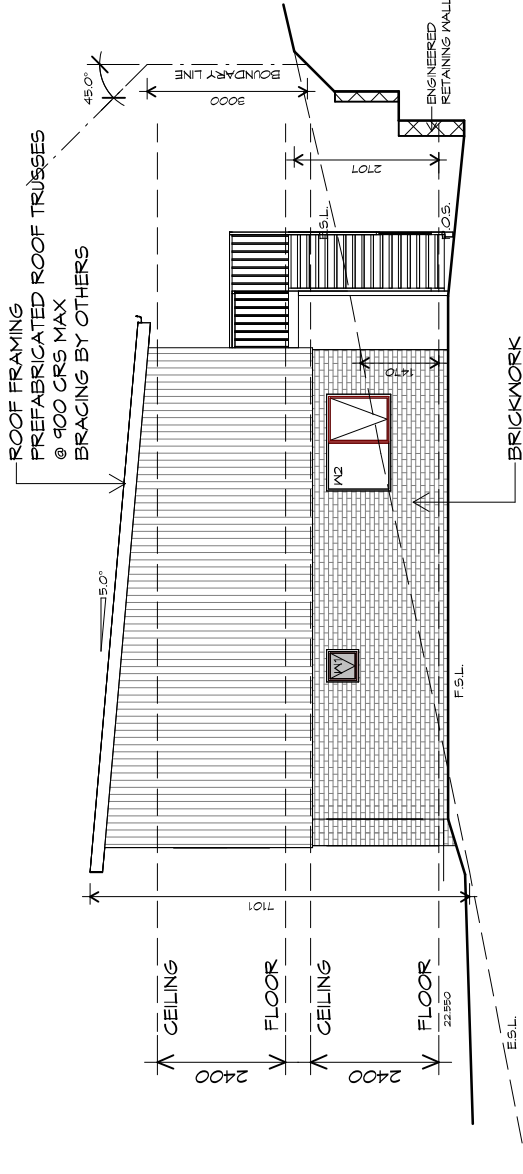


ROLLER DOOR 5100 WIDE x 2100 HIGH CLADDING PANELS TO CLIENTS SPEC INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPEC

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

U50 SOUTH WESTERN ELEVATION

1 : 100

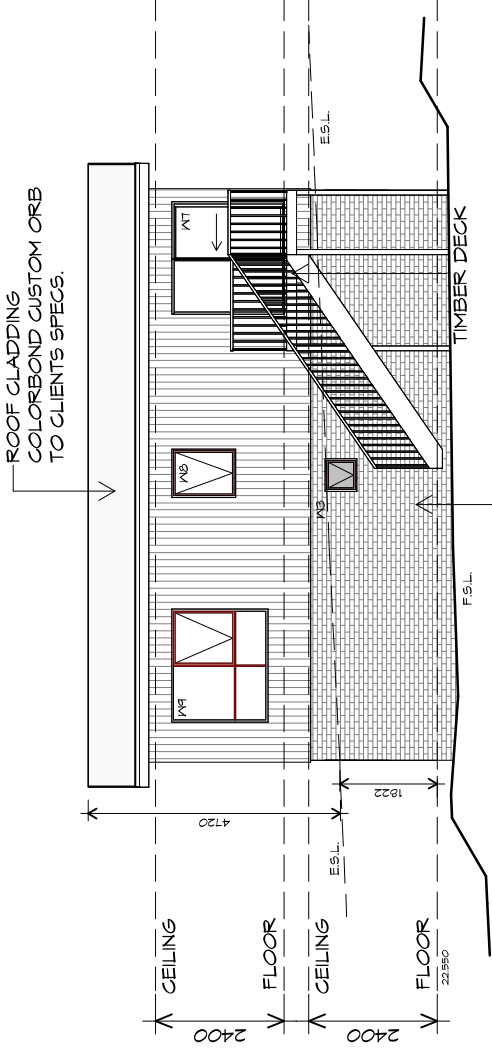


ROOF FRAMING PREFABRICATED ROOF TRUSSES @ 900 CRS MAX BRACING BY OTHERS

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

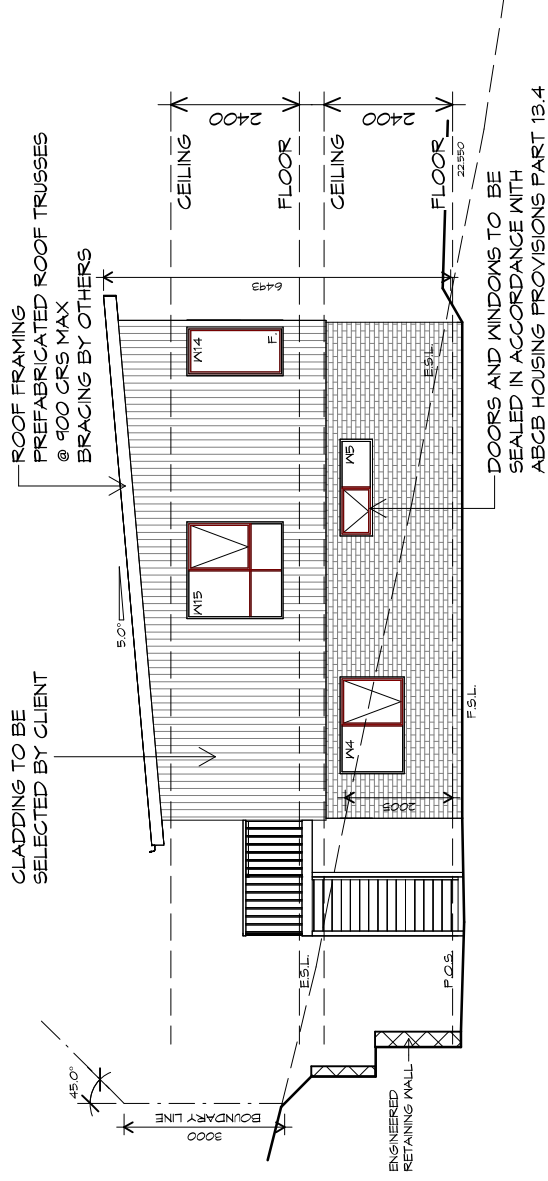
U50 SOUTH EASTERN ELEVATION

1 : 100



U50 NORTH EASTERN ELEVATION

1 : 100



U50 NORTH WESTERN ELEVATION

1 : 100



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 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:
 1 : 100

Project/Drawing no:
PD23405 -I-11

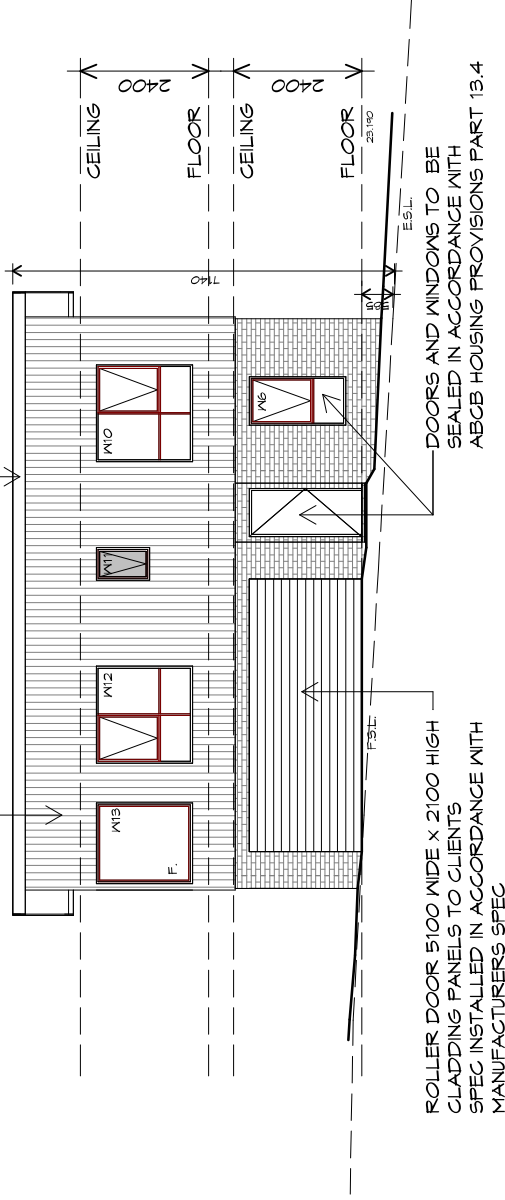
Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



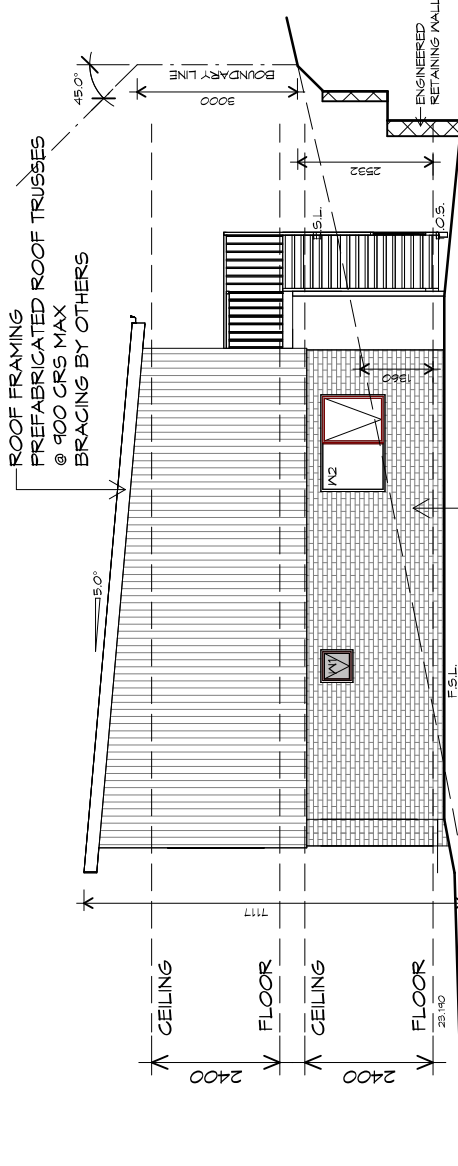
CLADDING TO BE SELECTED BY CLIENT

ROOF CLADDING COLORBOND CUSTOM ORB TO CLIENTS SPECS.



U51 SOUTH WESTERN ELEVATION

1 : 100



U51 SOUTH 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@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

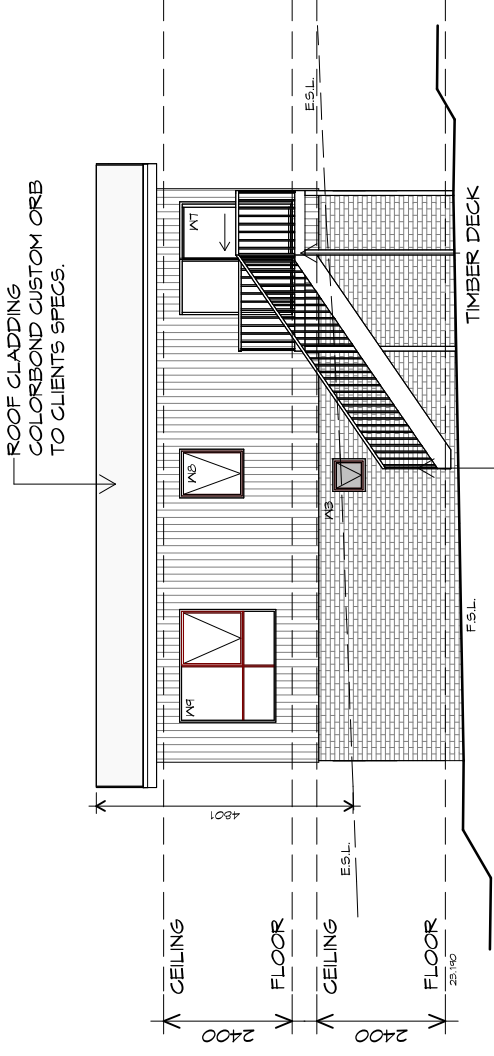
Scale:
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Project/Drawing no:
PD23405 -I-12

Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A





ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

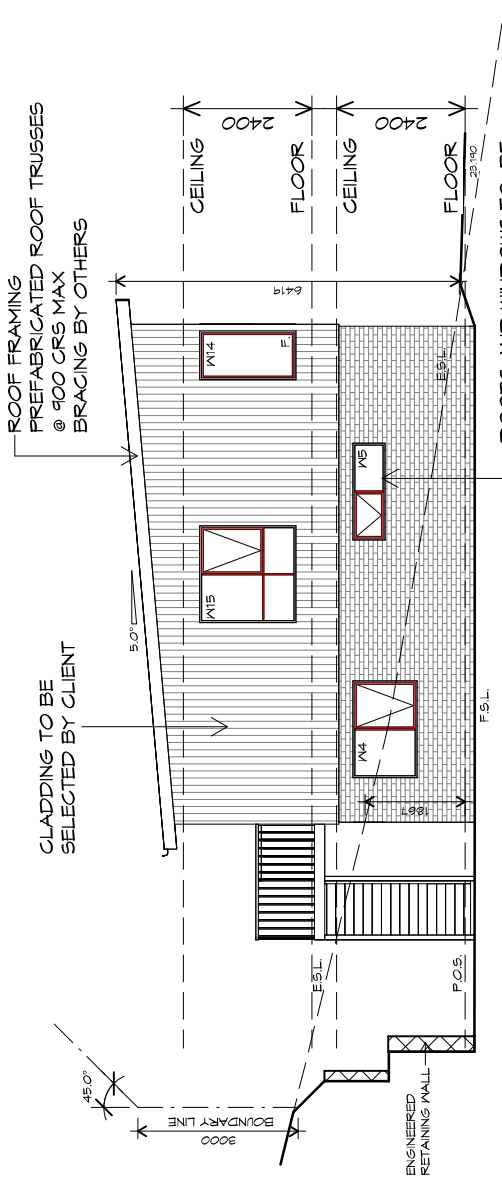
ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

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

TIMBER DECK

U51 NORTH EASTERN ELEVATION

1 : 100



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

U51 NORTH WESTERN ELEVATION

1 : 100



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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:
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Drafted by:
Author

Approved by:
Approver

Date:
20.05.2024

Scale:
1 : 100

Project/Drawing no:
PD23405 -I-13

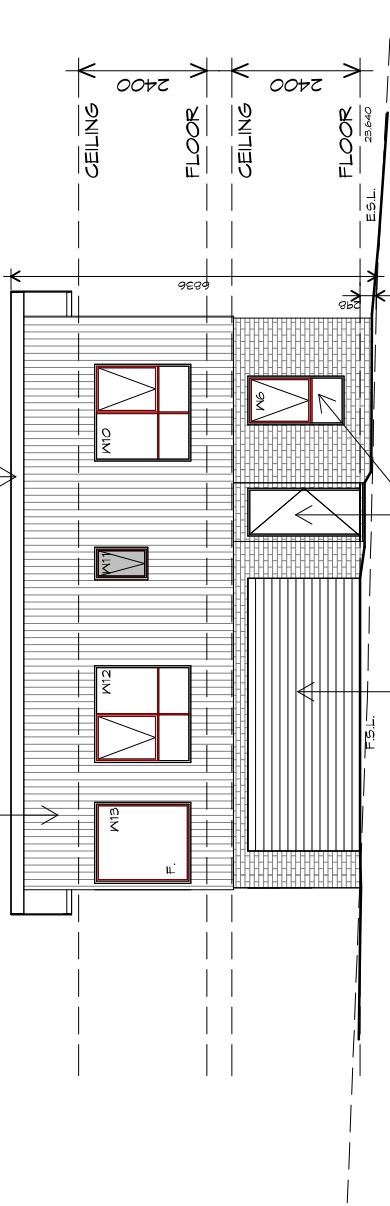
Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



CLADDING TO BE
SELECTED BY CLIENT

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

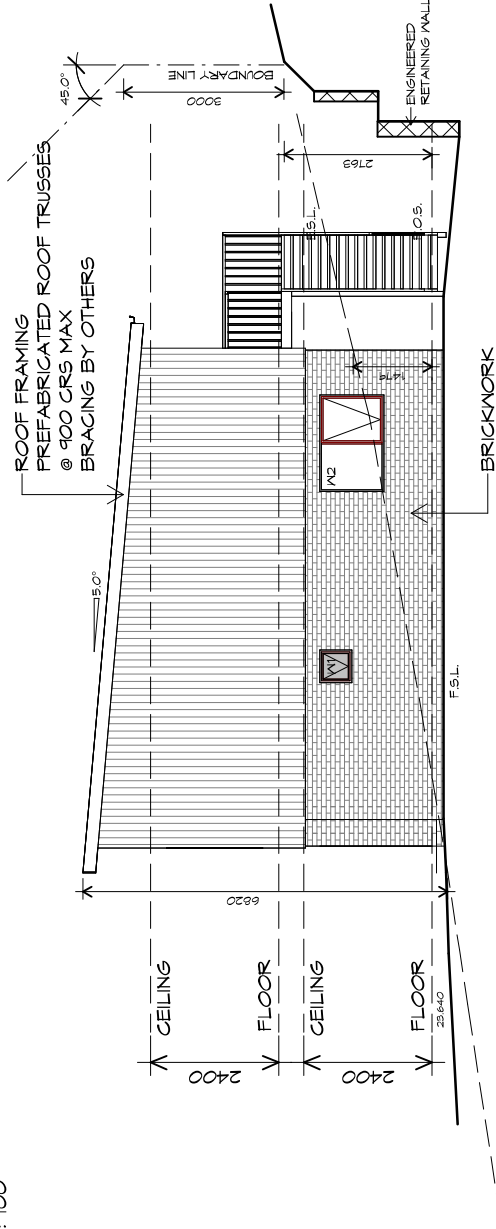


ROLLER DOOR 5100 WIDE X 2100 HIGH -
CLADDING PANELS TO CLIENTS
SPEC. INSTALLED IN ACCORDANCE WITH
MANUFACTURERS SPEC

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

U52 SOUTH WESTERN ELEVATION

1 : 100



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

U52 SOUTH 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
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Project:
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38 JETTY ROAD,
OLD BEACH**

Client name:
GIC ESTATES PTY LTD

Drawing:
ELEVATIONS

Drafted by:
Author

Approved by:
Approver

Date:
20.05.2024

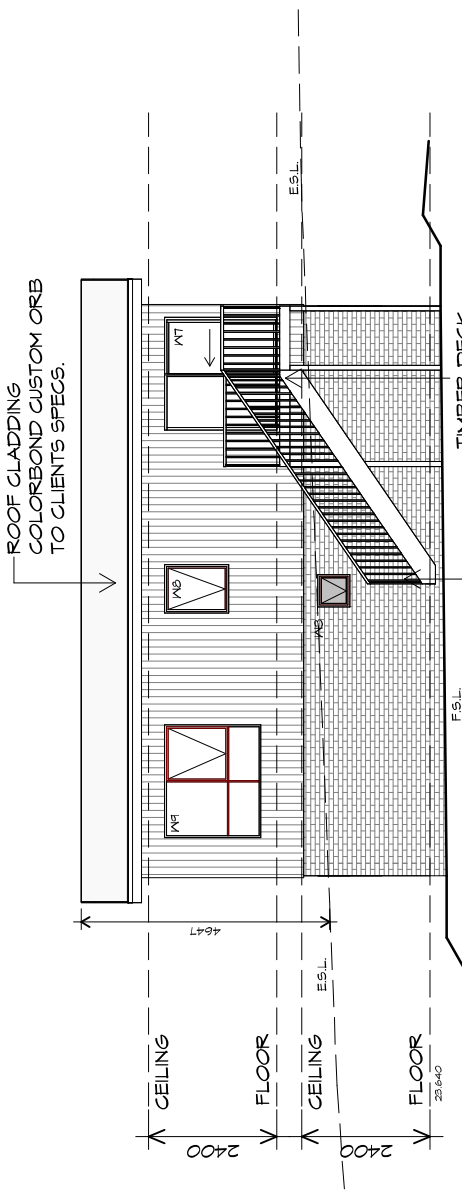
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Project/Drawing no:
PD23405 -I-14

Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



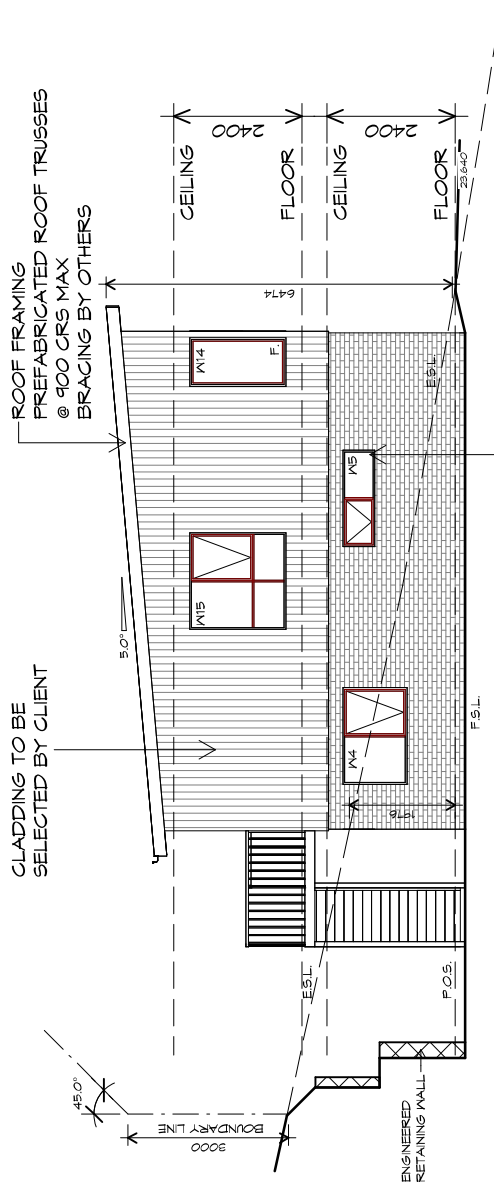


ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENT'S SPECS.

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:
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38 JETTY ROAD,
OLD BEACH**

Client name:
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Author

Approved by:
Approver

Date:
20.05.2024

Scale:
1 : 100

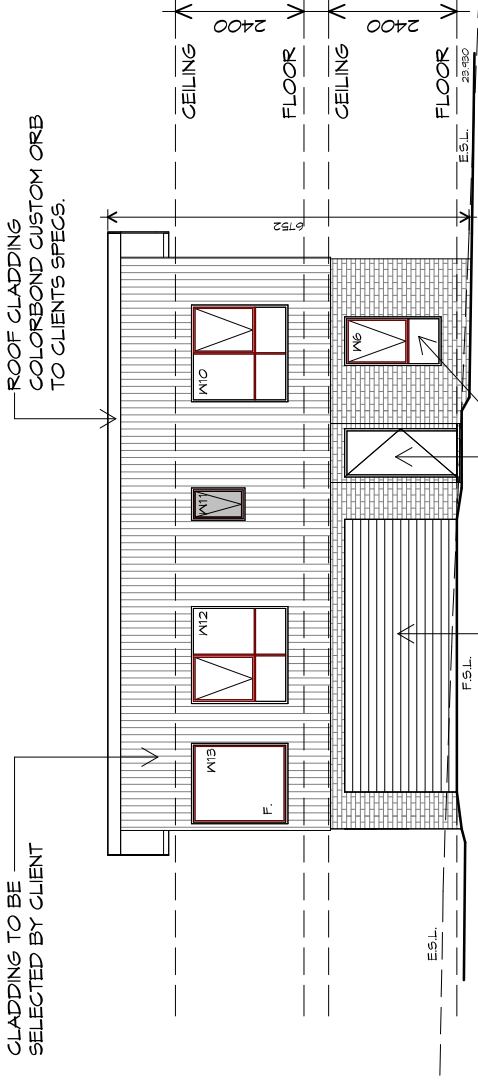
Project/Drawing no:
PD23405 -I-15

Revision:
05

Accredited building practitioner: Frank Geskus -No CC246A



CLADDING TO BE
SELECTED BY CLIENT

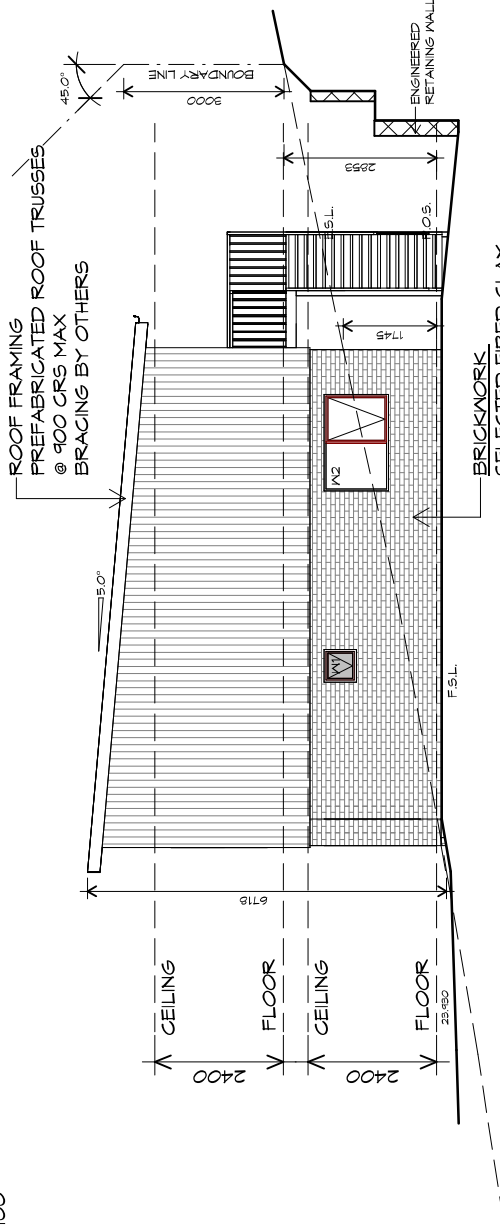


ROLLER DOOR 5100 WIDE x 2100 HIGH
CLADDING PANELS TO CLIENTS
SPEC INSTALLED IN ACCORDANCE WITH
MANUFACTURERS SPEC

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

U53 SOUTH WESTERN ELEVATION

1 : 100



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



10 Goodman Court, Invermay, Tasmania 7248,
p(0)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
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Project:
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Client name:
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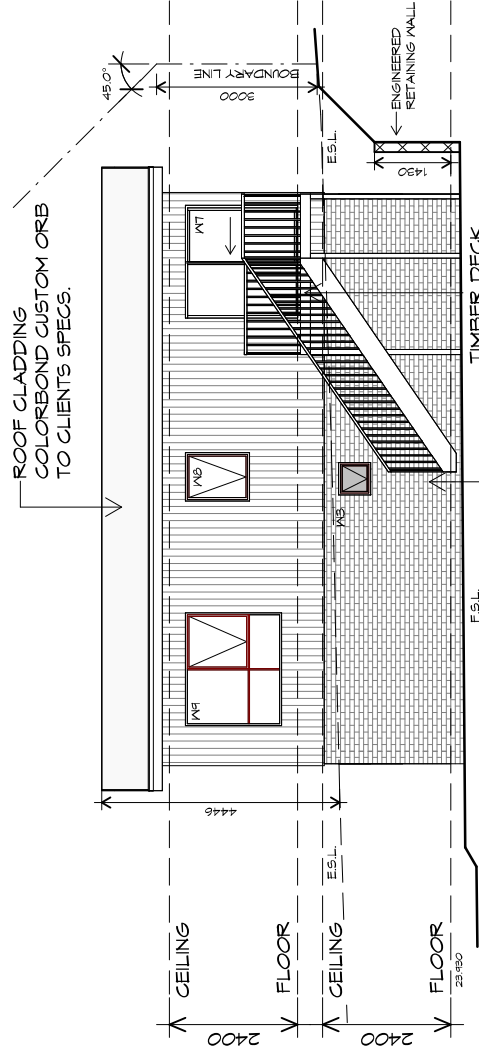
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Project/Drawing no: PD23405 -I-16

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

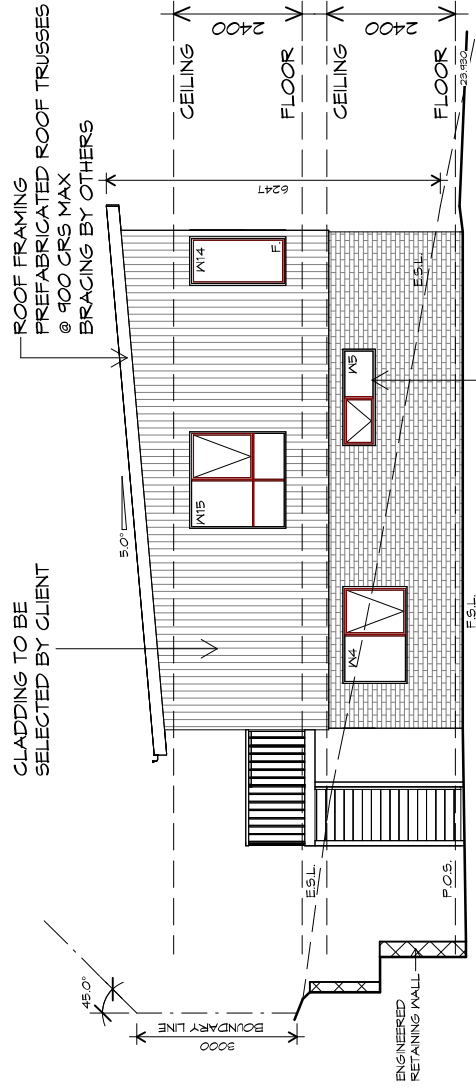




U53 NORTH EASTERN ELEVATION

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

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

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
p(0)+ 03 6332 3790
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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



TYPE I - UNIT 53

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:

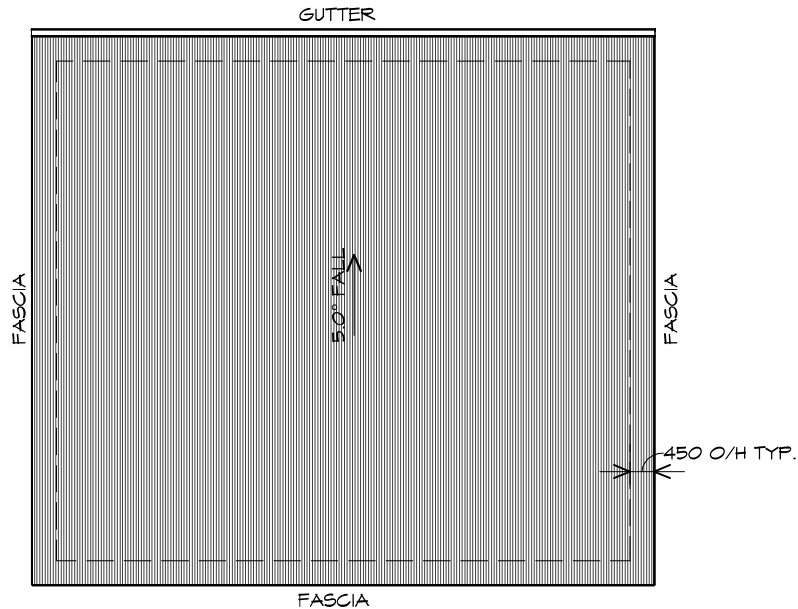
A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

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

Accredited building practitioner: Frank Geskus -No CC246A



TYPE I - UNIT 47-53