

# NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

**SITE: 87 Grevillea Street, Primrose Sands**

**PROPOSED DEVELOPMENT:**

**OUTBUILDING**

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at [www.sorell.tas.gov.au](http://www.sorell.tas.gov.au) until **Monday 3rd March 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **Monday 3rd March 2025**

**APPLICANT: Prime Design**

**APPLICATION NO: DA 2025 / 13 1**

**DATE: 14 February 2025**

**Part B: Please note that Part B of this form is publicly exhibited.**

Full description of Proposal:	Use:
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>

Design and construction cost of proposal:	\$ .....
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Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: .....
	Suburb: ..... Postcode: .....
	Certificate of Title(s) Volume: ..... Folio: .....

Current Use of Site	.....
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>

**If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form**  
<https://www.sorell.tas.gov.au/services/engineering/>

 <b>Sorell Council</b> Development Application: 5.2025.13.1 - Development Application - 87 Grevillea Street, Primrose Sands - P1.pdf Plans Reference: P1 Date Received: 22/01/2025
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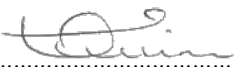
**Part B continued: Please note that Part B of this form is publicly exhibited**

**Declarations and acknowledgements**

- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land.
- I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council’s representatives to enter the land at any time during normal business hours.
- I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies.
- I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application.
- I/we declare that the information in this application is true and correct.

*Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council’s Privacy Policy available on the Council website.*

- I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
- Where the General Manager’s consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

<b>Applicant Signature:</b>	Signature:  Date: .....
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**Crown or General Manager Land Owner Consent**

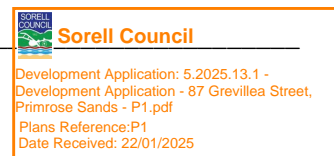
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

Please note:

- If General Manager consent is required, please first complete the General Manager consent application form available on our website [www.sorell.tas.gov.au](http://www.sorell.tas.gov.au)
- If the application involves Crown land you will also need a letter of consent.
- Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.

I \_\_\_\_\_ being responsible for the administration of land at \_\_\_\_\_

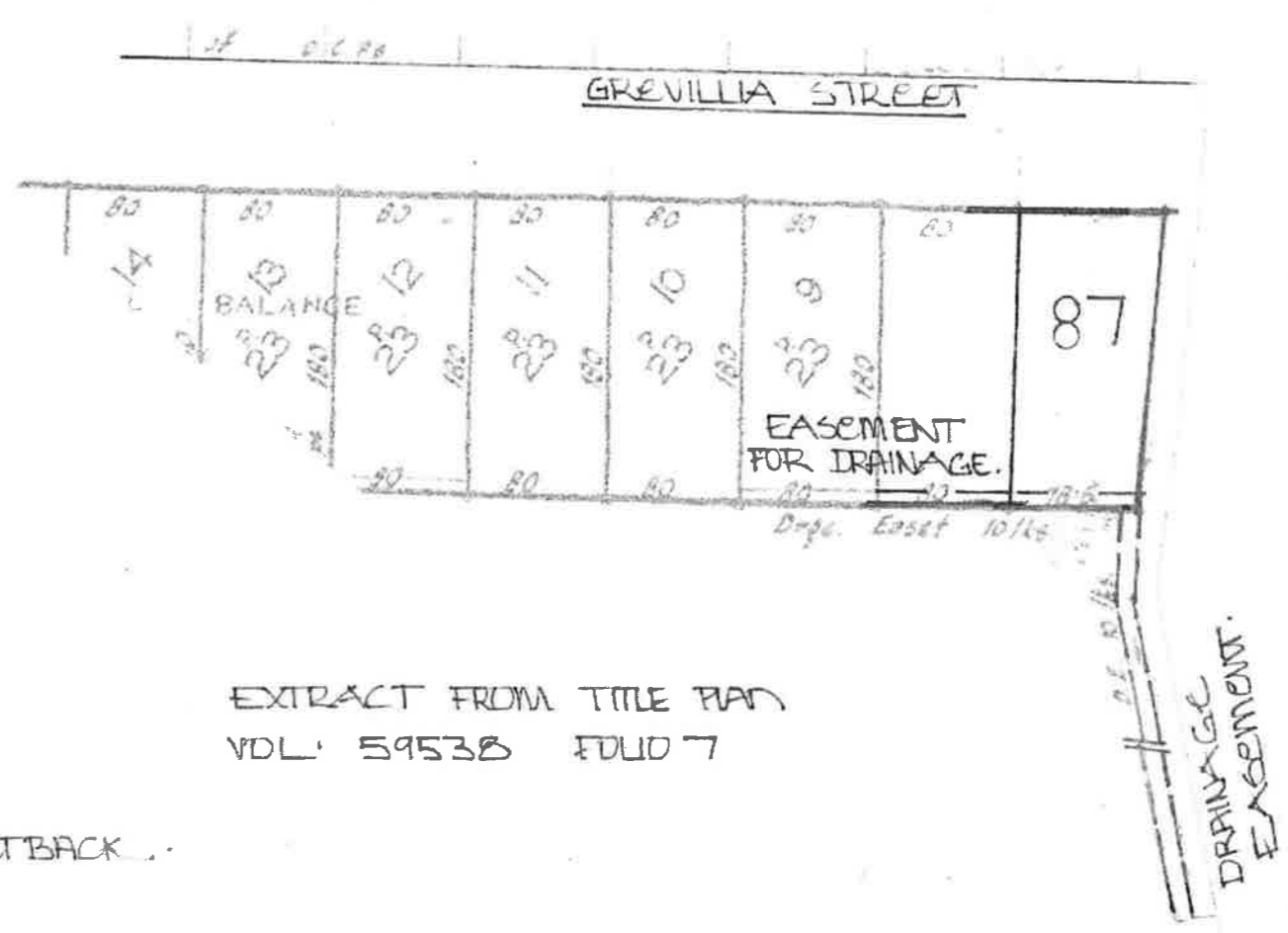
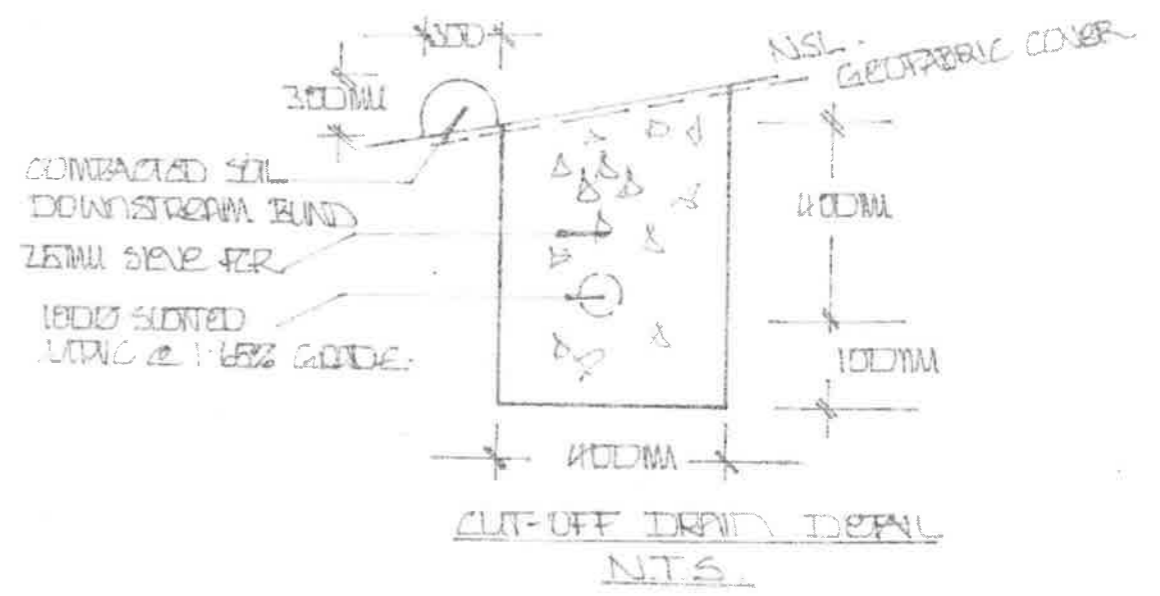
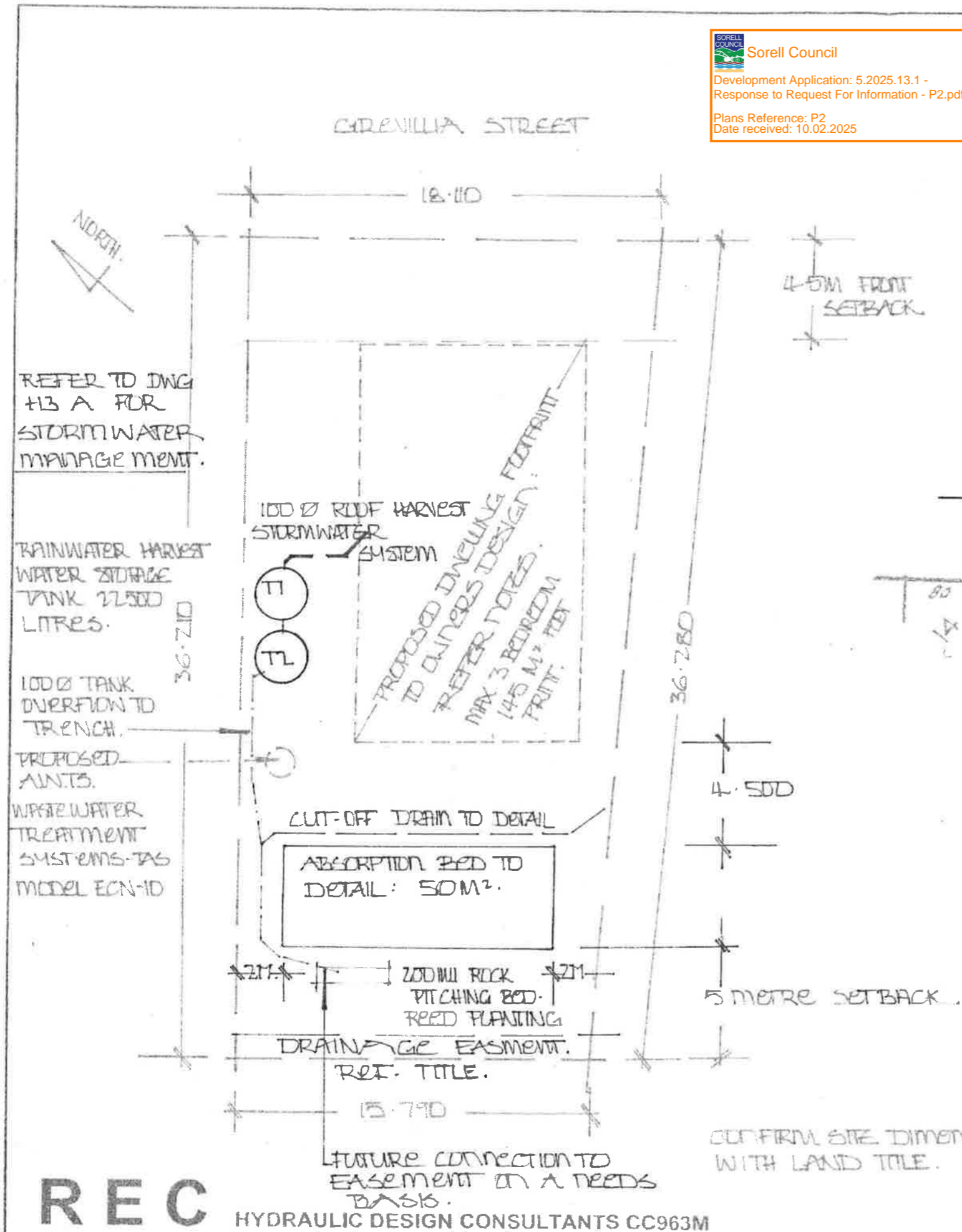
declare that I have given permission for the making of this application for \_\_\_\_\_



<b>Signature of General Manager, Minister or Delegate:</b>	Signature: ..... Date: .....
--	------------------------------

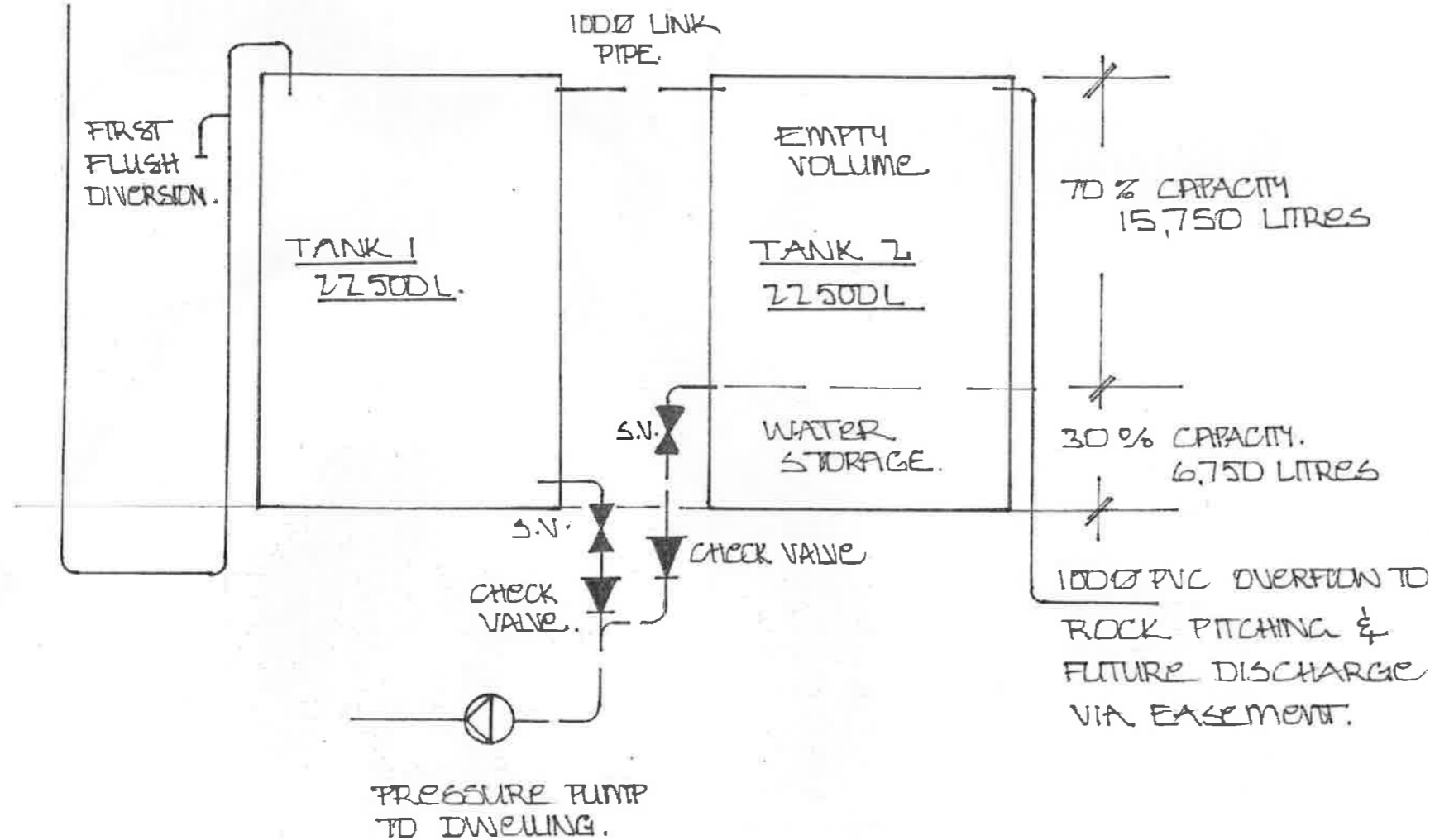
**Sorell Council**  
 Development Application: 5.2025.13.1 -  
 Response to Request For Information - P2.pdf  
 Plans Reference: P2  
 Date received: 10.02.2025

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 IF IN DOUBT ASK BEFORE PROCEEDING



DO NOT SCALE THIS PLAN- FIGURED DIMENSIONS TAKE PRECEDENCE. IF IN DOUBT ASK BEFORE PROCEEDING

100Ø FROM DWELLING ROOF:  
ALL STORMWATER



The proposal is to install two water storage tanks each of 22,500 litres capacity. The second tank will be provided with a valved connection at a height equal to 30% of the tank capacity that can be directed back to the main tank via the standard dwelling pressure pump as detailed. The empty volume of the second tank will allow for collection of excess rainwater flow and use in the dwelling.

Guaranteed Maximum Roof Area – 150 square metres

Average annual rainfall – BOM statistics – 600mm per annum.

Annual water yield from roof -90,000 litres

Dwelling Occupants – 4

Water Consumption – 150 litres per person per day = 600 litres per day= 4200 litres per week

= 218,400 (litres not inclusive of landscape irrigation or 9.7 full tanks)

An extreme rainfall event of 150mm/hour for a 5 minute duration will deliver 1850 litres of water into the combined tanks, the second tank can accept run-off from 8.5 such events without overflowing.

The use of two tanks has the potential to conserve for domestic reuse up to 4 weeks full use of household water. The proposed water tank overflow can discharge to a small area of rock pitching and reed bed until a common stormwater pipe is installed in the pipeline easement favouring the property at some future time. The system offers the householder a saving on water purchase costs in the order of \$600 per annum.

NOTE: WATER SHEET FLOW ONTO THE PROPERTY CAN BE REDUCED BY COUNCIL CREATING AT TABLE DRAIN AT THE FRONTAGE OF THE PROPERTY DRAINING TO THE EXISTING PIPE CULVERT ON LINDEN ROAD.

DO NOT SCALE THIS PLAN- FIGURED DIMENSIONS TAKE PRECEDENCE: IF IN DOUBT ASK BEFORE PROCEEDING

17/53

**Sorell Council**  
 Development Application: 5.2025.13.1 -  
 Response to Request For Information - P2.pdf  
 Plans Reference: P2  
 Date received: 10.02.2025

DATE: 7/17	SCALE: NIS	DESIGNER: ROD COOPER	PROJECT: PRIMROSE SANDS
DRAWING No: DWG-H-3	REV: A	TITLE: STORMWATER MANAGEMENT	

CLIMATE CHANGE IS AN EMERGING ISSUE AND IS UNQUANTIFIABLE. REC HYDRAULIC DESIGN CONSULTANTS DO NOT ACCEPT ANY LIABILITY FOR SERVICES DESIGN THAT MAY BE AFFECTED IN THE FUTURE BY UNFORSEEN EVENTS AND CIRCUMSTANCES SUCH AS EXTREME WIND, UNSEASONAL OR UNPRECEDENTED RAINFALL, SEISMIC ACTIVITY OR THE LIKE.



Sorell Council

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Response to Request For Information - P2.pdf

Plans Reference: P2  
Date received: 10.02.2025

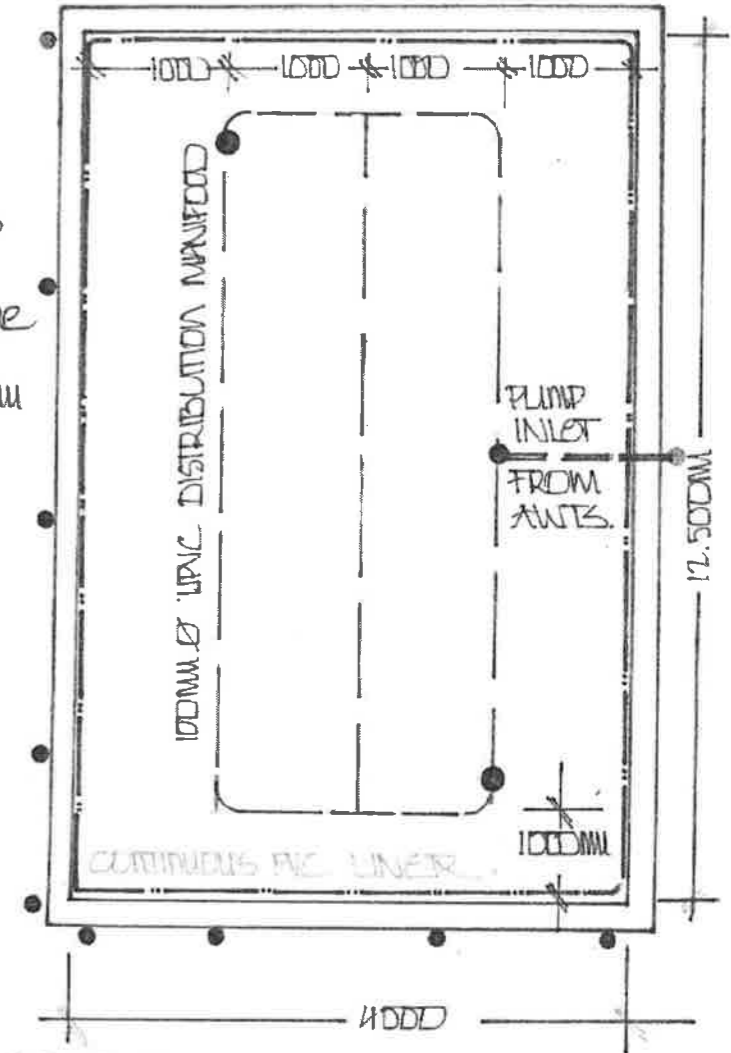
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IF IN DOUBT - ASK BEFORE PROCEEDING

DISTRIBUTION PIPE  
MANIFOLD: NTS.



DRILL 5MM DIA HOLES AT  
500MM @ ALONG INVERT  
HALF OF PIPE: CLEAN SCARF  
FROM HOLES AFTER DRILLING.

INSTALL STEEL STAR PICKETS  
AS SUPPORTS TO TIMBER  
PERIMETER BILLETS @ 2 METRE  
CENTRES: SECURE TO  
TIMBER USING 180MM X 5MM  
GALVANISED SCREWS.



PVC TAPERING  
ADAPTER.

AWTB  
PUMP LINE: ADDITIONALLY

CONTINUOUS  
PVC LINER

CONTINUOUS  
PVC LINER  
UPRC

ANGLES: 200MM

TREATED PINE  
BILLETS AT EDGE  
200 X 75MM

PVC EDGE  
DRAINAGE

I.O. TO  
FS

I.O. TO F.S.L.

GEOTEXTILE SHEET  
ABOVE DISTRIBUTION  
PIPE.

STAR PICKET

LEVEL BASE: APPLY GYP/SUM @  
1 KG / 20 METRE

PUMP LINE CONNECTION:  
REF DETAIL

NATURAL SURFACE

CUT-UP DRAIN TO DETAIL  
PUMP LINE MAY BE INSTALLED  
IN CUT-UP DRAIN TRENCH

DISTRIBUTION  
MANIFOLD: 1000 UPRC:  
INSTALL USING LASER  
DEVICE TO ENSURE  
LEVEL.

DO NOT SCALE THIS PLAN- FIGURED DIMENSIONS TAKE PRECEDENCE: IF IN DOUBT ASK  
BEFORE PROCEEDING

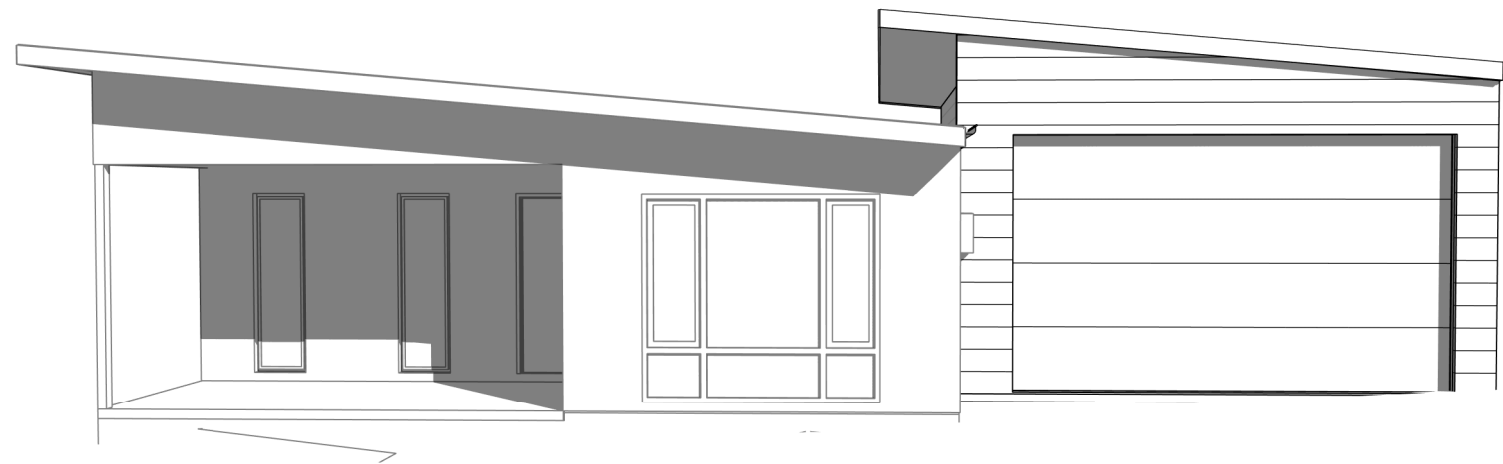
17/53

# PROPOSED GARAGE 87 GREVILLEA STREET, PRIMROSE SANDS

C.E. & M.T. DEANS

## BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	LOCALITY PLAN
03	EXISTING SITE DRAINAGE PLAN
04	SITE DRAINAGE PLAN
05	DEMOLITION PLAN
06	FLOOR PLAN
07	ELEVATIONS
08	ROOF PLAN
09	PERSPECTIVES



PLANNING

 **Sorell Council**  
Development Application: 5.2025.13.1 -  
Response to Request For Information - P2.pdf  
Plans Reference: P2  
Date received: 10.02.2025

EX. FLOOR AREA	144.25	m2	(	15.51	SQUARES )
EX. DECK AREA	35.93	m2	(	3.86	SQUARES )
EX. PATIO AREA	9.44	m2	(	1.01	SQUARES )
PROP. GARAGE AREA	64.69	m2	(	6.96	SQUARES )
TOTAL AREA	254.31			27.34	

## GENERAL PROJECT INFORMATION

TITLE REFERENCE: 59538/7  
SITE AREA: 614m<sup>2</sup>  
DESIGN WIND SPEED: N2  
SOIL CLASSIFICATION: H1  
CLIMATE ZONE: 7  
ALPINE AREA: NO  
CORROSIVE ENVIRONMENT: YES  
BAL RATING: EXEMPT  
OTHER KNOWN HAZARDS: COASTAL ENVIRONMENT



10 Goodman Court , Invermay Launceston 7248  
p+ 03 6332 3790 f+03 6332 3798  
info@primedesigntas.com.au primedesigntas.com.au  
Accredited Building Practitioner: Frank Geskus -No CC246A

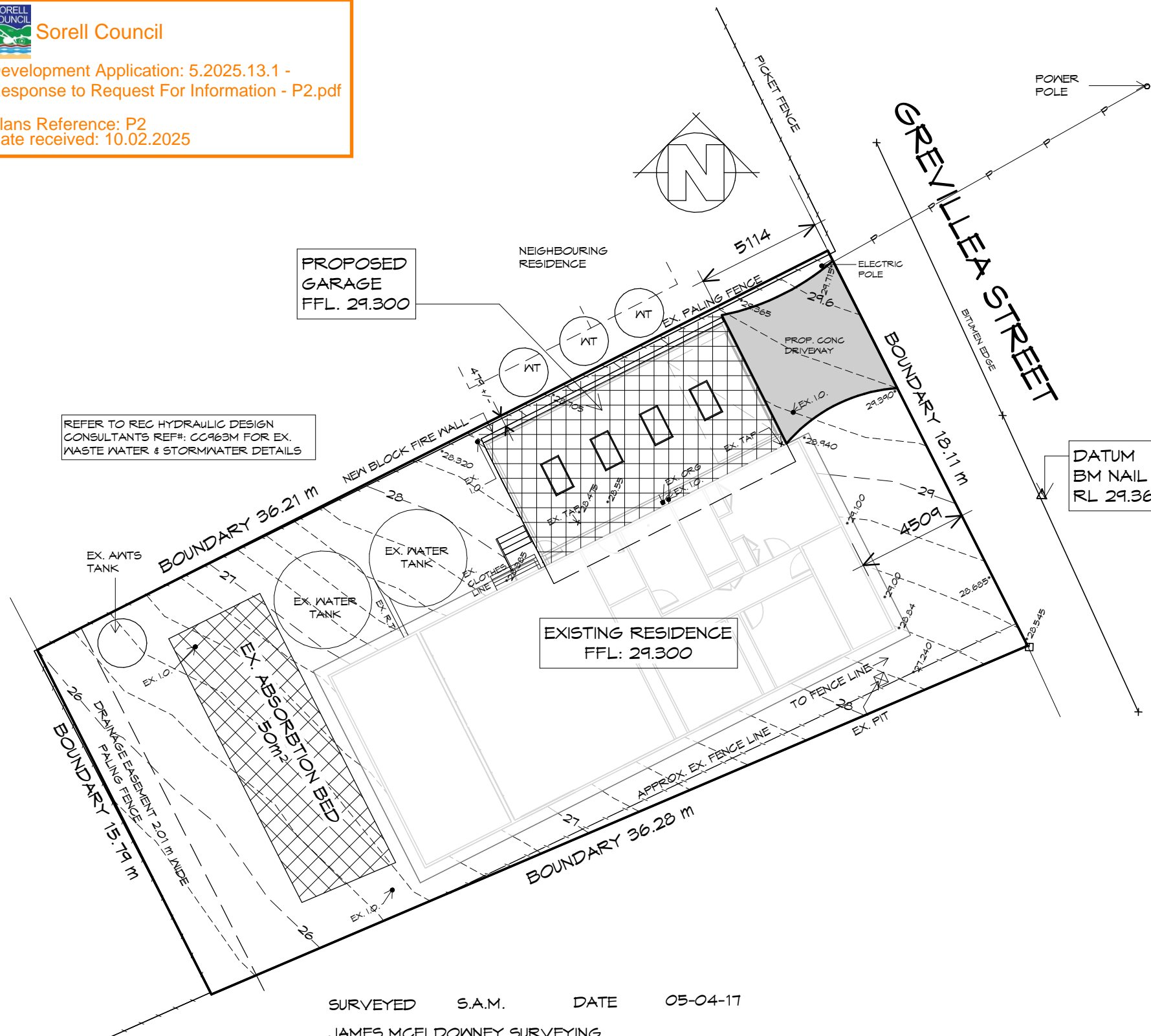
FEBRUARY 2025



Sorell Council

Development Application: 5.2025.13.1 -  
Response to Request For Information - P2.pdf

Plans Reference: P2  
Date received: 10.02.2025



REFER TO REC HYDRAULIC DESIGN CONSULTANTS REF#: CC963M FOR EX. WASTE WATER & STORMWATER DETAILS

DATUM  
BM NAIL IN BITUMEN  
RL 29.36 AHD

EXISTING RESIDENCE  
FFL: 29.300

PROPOSED GARAGE  
FFL. 29.300

**GENERAL NOTES**

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

**SITE DETAIL**

HORIZONTAL DATUM IS MGA  
VERTICAL DATUM IS AHD

**WARNINGS:**

- THE DETAIL SHOWN / RECORDED
- MAY ONLY BE CORRECT AT THE DATE OF SURVEY.
- IS NOT A COMPLETE REPRESENTATION OF ALL SURFACE AND UNDERGROUND DETAIL.
- SHOULD ONLY BE USED FOR THE PURPOSES INTENDED.

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AS INDICATED BY SURFACE FEATURES.

PRIOR TO ANY CONSTRUCTION REFER TO RELEVANT AUTHORITIES FOR DETAILED LOCATION OF ALL SERVICES.

CONTOUR INTERVAL 0.20m

**COASTAL ENVIRONMENTS (C.E.)**

ALL FIXTURES, FITTINGS AND FIXINGS TO BE SUITABLE FOR COASTAL ENVIRONMENT WITHIN 1km OF 'BREAKING SURF'. INCLUDES BRICK TIES TO BRICK WALLS AND SUB-FLOORS.  
ALL CONCRETE TO BE MIN 32MPA.

CONSTRUCTION OF BUILDING TO BE IN ACCORDANCE WITH THE NCC 2022 VOLUME 2 & THE ABCB HOUSING PROVISIONS REQUIREMENTS FOR COASTAL BUILDING.

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - **BAL EXEMPT**

SURVEYED S.A.M. DATE 05-04-17  
JAMES MCELLOWNEY SURVEYING

**NOTE:**

BOUNDARIES SHOWN HEREON ARE A PRELIMINARY RE-DEFINITION OF THE LAND FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE CONSIDERED AS AN AUTHORITATIVE RE-DEFINITION OF THE CORRECT BOUNDARY LOCATION.

BEFORE COMMENCEMENT OF ANY BUILDING WORK BOUNDARIES SHOWN HEREON SHOULD BE VERIFIED BY A FULL CADASTRAL RE-DEFINITION OF THE LAND.

JAMES MCELLOWNEY SURVEYING ACCEPTS NO RESPONSIBILITY FOR THE IMPROPER USE OF BOUNDARY INFORMATION SHOWN ON THIS PLAN.

DO NOT REMOVE THIS NOTE FROM THIS OR SUBSEQUENT PLANS UNTIL THE BOUNDARIES SHOWN HAVE BEEN VERIFIED.

**SITE PLAN**

1 : 200

LOT AREA	50%	30%
614	307	184



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

Project:  
**PROPOSED GARAGE**  
87 GREVILLEA STREET,  
PRIMROSE SANDS

Drawing:  
**SITE PLAN**

Client name:  
**C.E. & M.T. DEANS**

Date: 10.02.2025  
Scale: 1 : 200

Drafted by: T.H.Q.  
Approved by: A.J.C.



Project/Drawing no: PD24187 -01  
Revision: 04  
Accredited building practitioner: Frank Geskus -No CC246A

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS





THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - BAL EXEMPT

**PLANNING**  
 NOTE: DO NOT SCALE OFF DRAWINGS



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Project:  
**PROPOSED GARAGE**  
**87 GREVILLEA STREET,**  
**PRIMROSE SANDS**

Client name:  
**C.E. & M.T. DEANS**

Drawing:  
**LOCALITY PLAN**

Drafted by: D.D.H.      Approved by: T.C.P.

Date: 10.02.2025      Scale: 1 : 2000

Project/Drawing no: PD24187 02      Revision: 04

**bda** BUILDING DESIGNERS AUSTRALIA  
 Accredited building practitioner: Frank Geskus -No CC246A

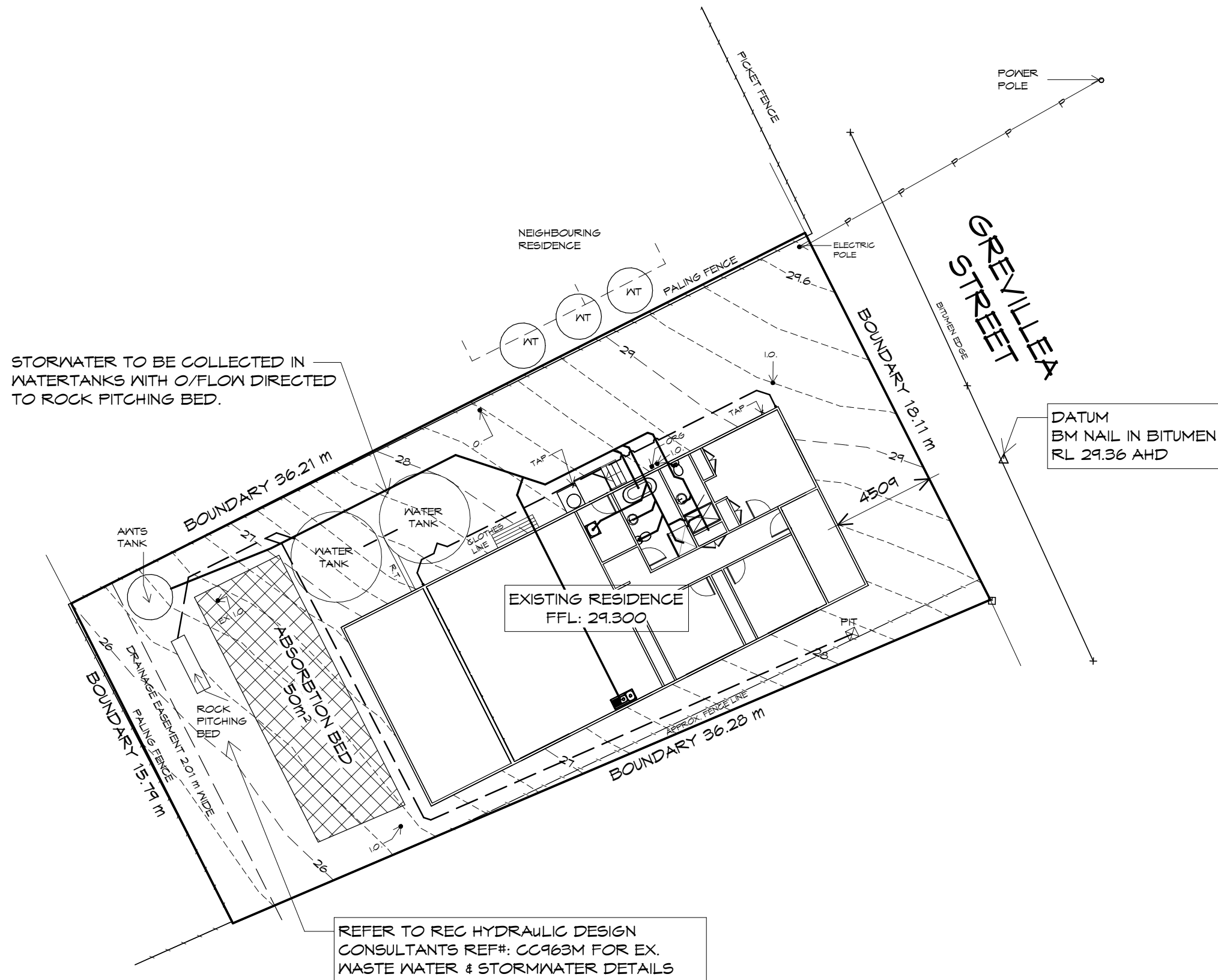
## LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED LOW DENSITY RESIDENTIAL AND DOES NOT REQUIRE A BUSHFIRE ASSESSMENT. RESIDENCE DOES NOT FALL WITHIN A BUSHFIRE OVERLAY.



**Sorell Council**  
 Development Application: 5.2025.13.1 -  
 Response to Request For Information - P2.pdf  
 Plans Reference: P2  
 Date received: 10.02.2025



# EXISTING SITE DRAINAGE PLAN

1 : 200

Sorell Council

Development Application: 5.2025.13.1 - Response to Request For Information - P2.pdf

Plans Reference: P2  
Date received: 10.02.2025



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Project:  
**PROPOSED GARAGE  
87 GREVILLEA STREET,  
PRIMROSE SANDS**

Client name:  
**C.E. & M.T. DEANS**

Drawing:  
**EXISTING SITE DRAINAGE PLAN**

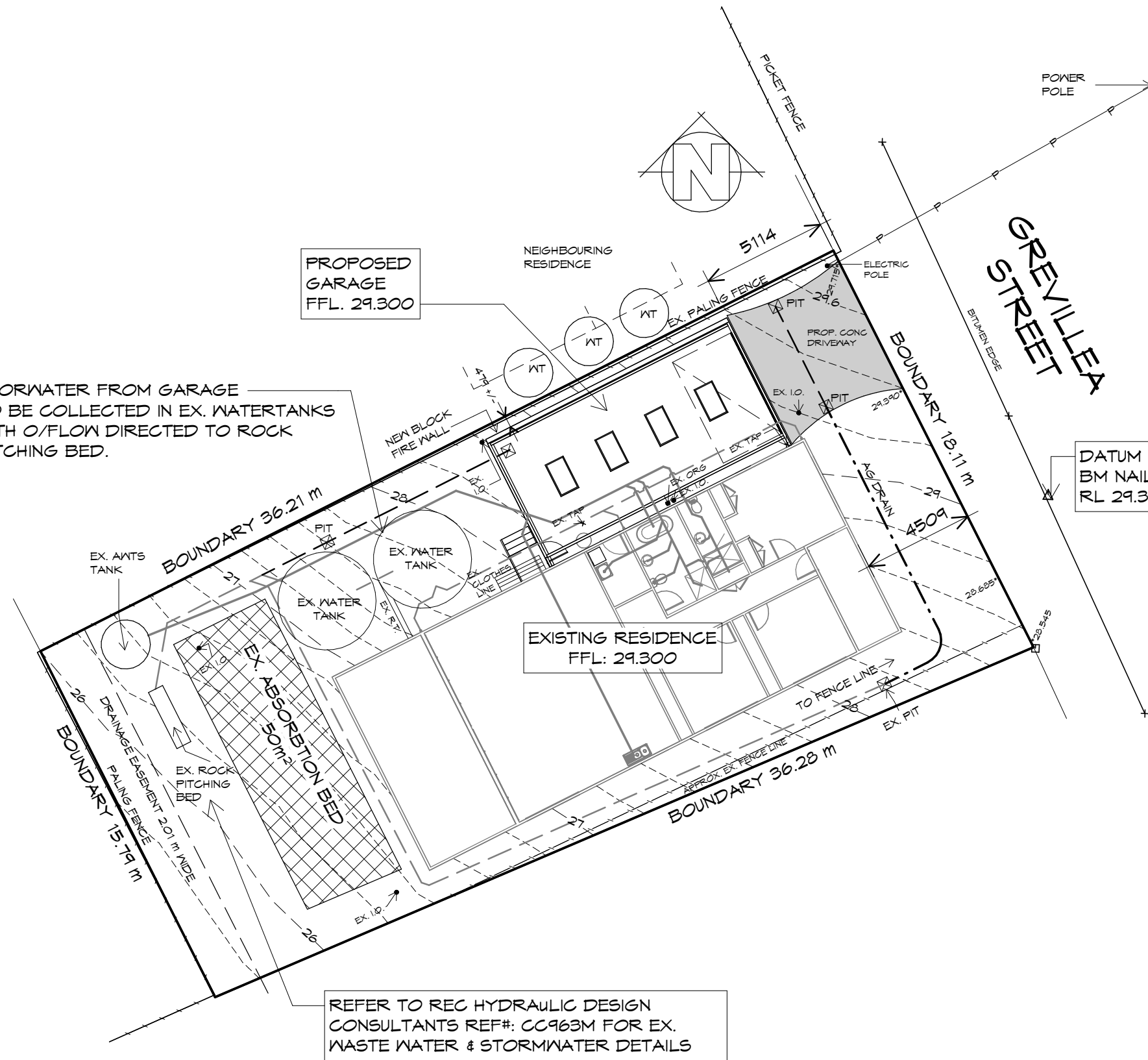
Drafted by: A.G.C.      Approved by: Approver

Date: 10.02.2025      Scale: 1 : 200

Project/Drawing no: PD24187 -03      Revision: 04



Accredited building practitioner: Frank Geskus -No CC246A



### LEGEND

- 450X 450 SURFACE DRAINAGE PIT
- WET AREAS
- EXISTING SEWER LINE
- EXISTING STORMWATER LINE
- PROPOSED STORMWATER LINE
- PROPOSED 100φ AG DRAIN

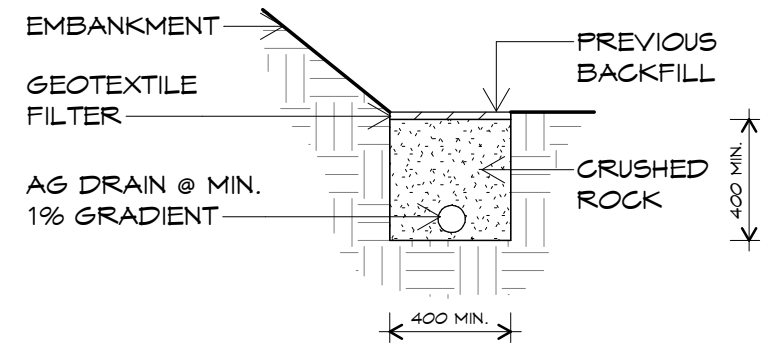
#### PLUMBING NOTES:

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.  
 ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

#### LEGEND OF DIAMETERS

DP = 90mm  
 DOWNPIPE STORMWATER = 90mm uPVC

- PITS:** ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3
- ORGS:** OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2
- S/W:** STORMWATER PIPES TO BE SIZED PER AS/NZS 3500.2021 PART 3
- VENTS:** DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2



### TYPICAL AG DRAIN DETAIL

1 : 25

## SITE DRAINAGE PLAN

1 : 200

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Project:  
**PROPOSED GARAGE**  
 87 GREVILLEA STREET,  
 PRIMROSE SANDS

Client name:  
**C.E. & M.T. DEANS**

Drafted by:  
**Author**

Approved by:  
**Approver**



Drawing:  
**SITE DRAINAGE PLAN**

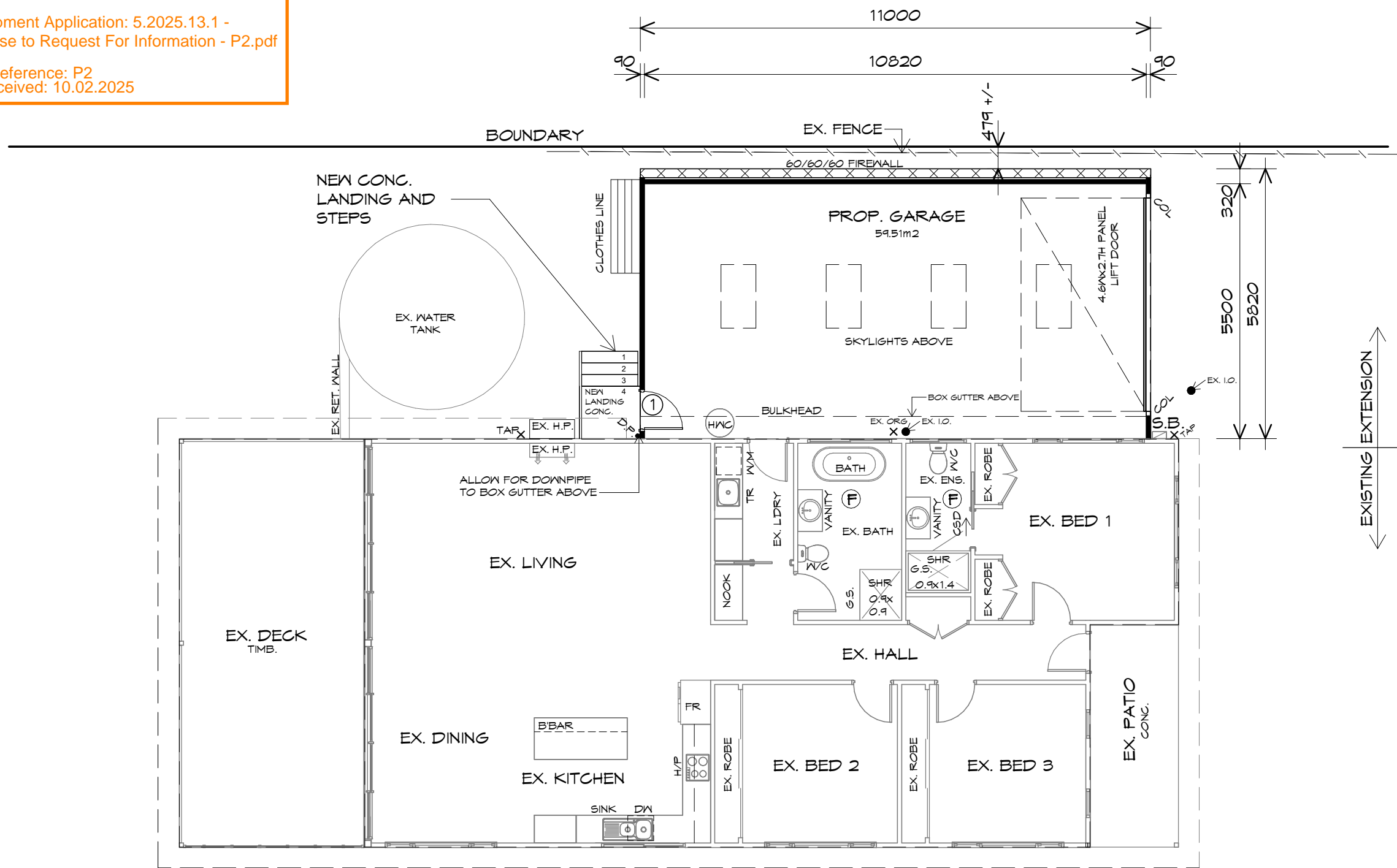
Date: **10.02.2025** Scale: **As indicated**

Project/Drawing no: **PD24187 -04** Revision: **04**

Accredited building practitioner: Frank Geskus -No CC246A

**PLANNING**  
 NOTE: DO NOT SCALE OFF DRAWINGS





### LEGEND

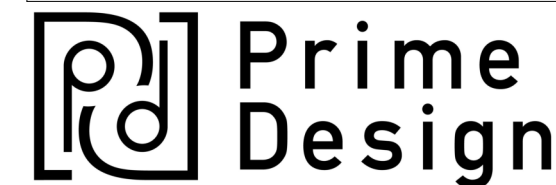
- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- (S) 240V SMOKE ALARM
- NEW WALLS
- BAL BALUSTRADE
- HWC HOT WATER CYLINDER
- COL COLUMN
- R.T. RETAINING WALL

**PLANNING**

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EXISTING EXTENSION

**NOTE:**  
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING



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Project:  
**PROPOSED GARAGE**  
87 GREVILLEA STREET,  
PRIMROSE SANDS

Client name:  
**C.E. & M.T. DEANS**

Drawing:  
**FLOOR PLAN**

Drafted by: **T.H.Q.** Approved by: **A.J.C.**

Date: **10.02.2025** Scale: **1 : 100**

Project/Drawing no: **PD24187 -06** Revision: **04**  
Accredited building practitioner: Frank Geskus -No CC246A



### FLOOR PLAN

1 : 100

EX. FLOOR AREA	144.25	m2	(	15.51	SQUARES )
EX. DECK AREA	35.93	m2	(	3.86	SQUARES )
EX. PATIO AREA	9.44	m2	(	1.01	SQUARES )
PROP. GARAGE AREA	64.69	m2	(	6.96	SQUARES )
TOTAL AREA	254.31			27.34	

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

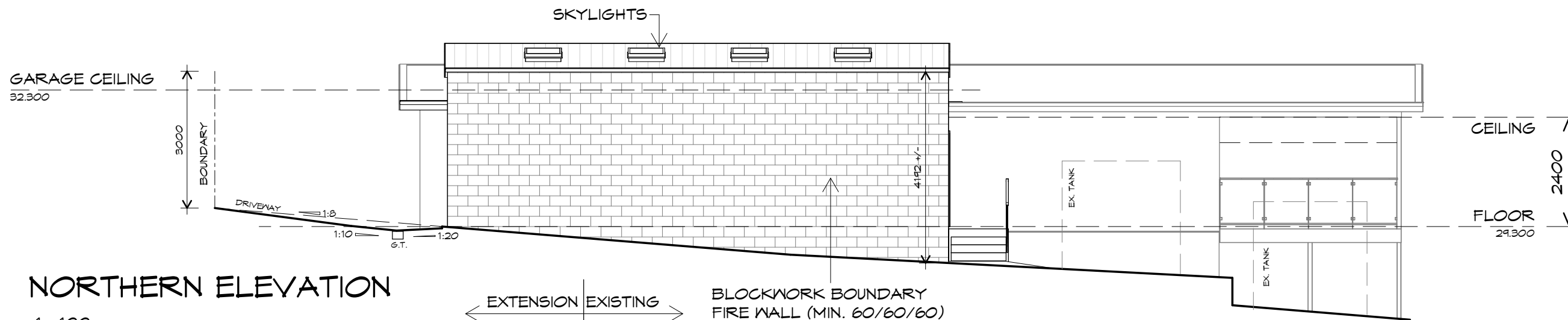
DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	GLAZED EXTERNAL DOOR	

STAIRS		
No RISERS	RISER H'T	TREAD DEPTH
4	175	250

NON SLIP TO COMPLY NCC 2022

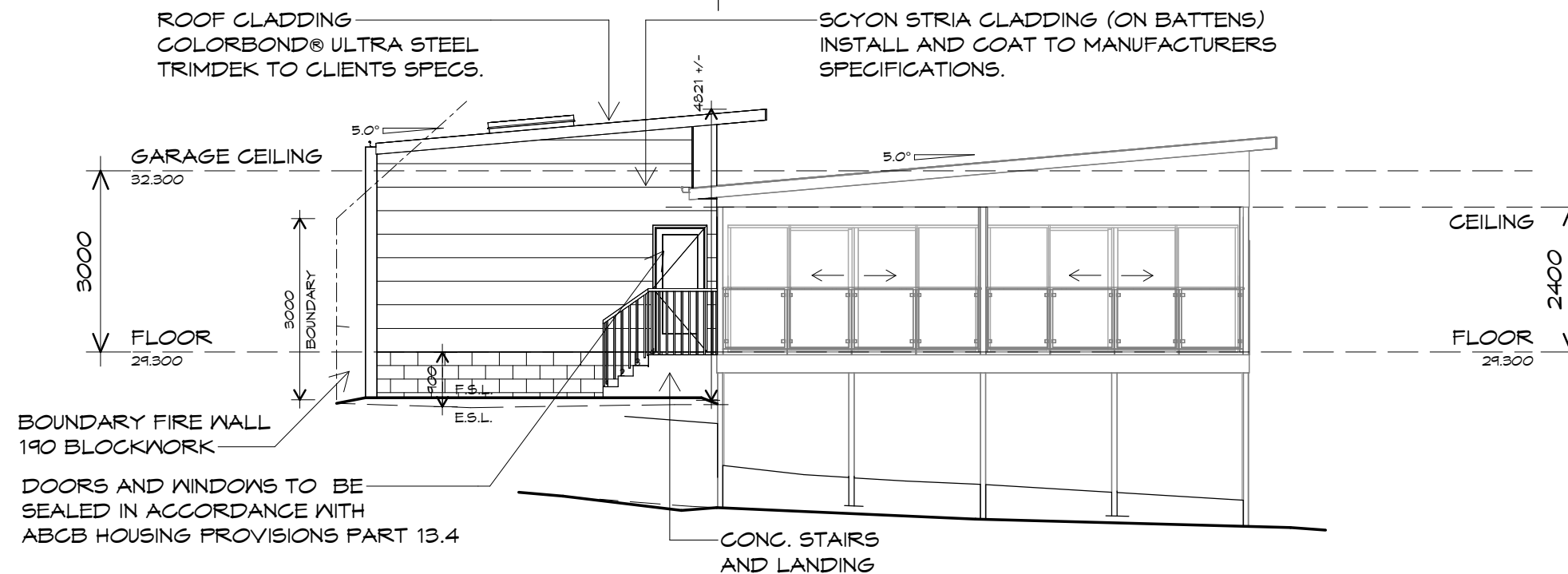
**BATHROOMS WITHOUT NATURAL VENTILATION**  
EXHAUST FAN WITH 10 MINUTE TIMED FAN CONNECTED TO LIGHT SWITCH TO COMPLY WITH HOUSING PROVISIONS 10.8.2

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



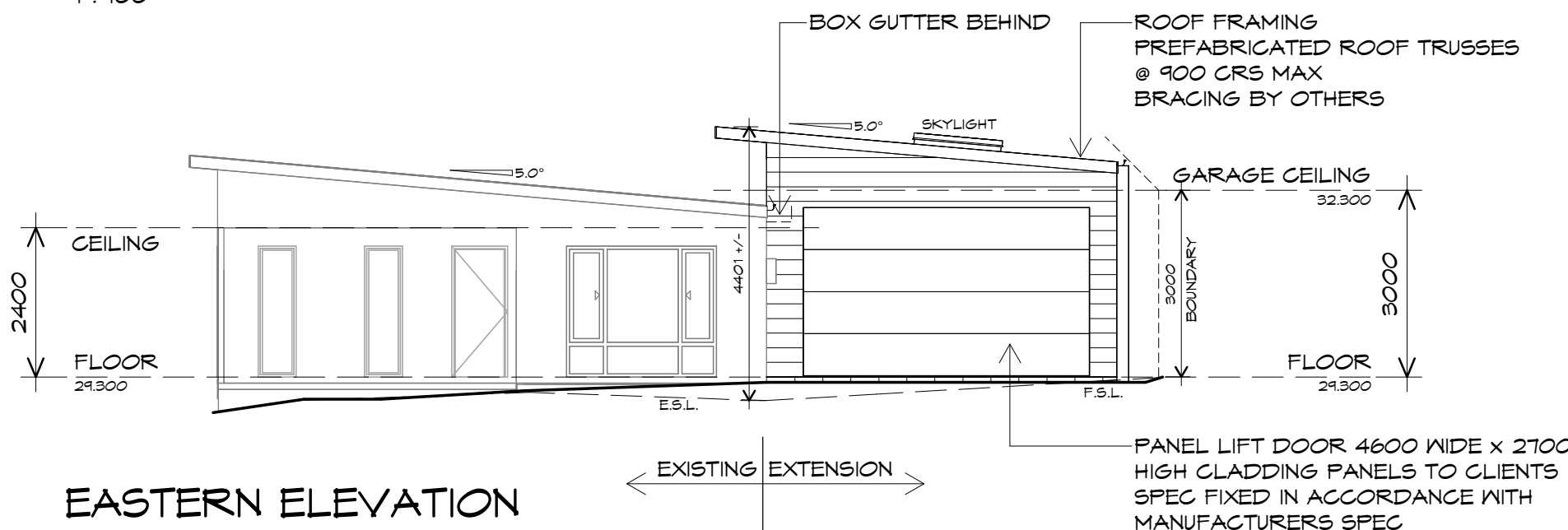
**NORTHERN ELEVATION**

1 : 100



**WESTERN ELEVATION**

1 : 100



**EASTERN ELEVATION**

1 : 100

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS

**Sorell Council**  
 Development Application: 5.2025.13.1 - Response to Request For Information - P2.pdf  
 Plans Reference: P2  
 Date received: 10.02.2025



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Project:  
**PROPOSED GARAGE**  
**87 GREVILLEA STREET,**  
**PRIMROSE SANDS**

Client name:  
**C.E. & M.T. DEANS**

Drawing:  
**ELEVATIONS**

Drafted by: T.H.Q. Approved by: A.J.C.

Date: 10.02.2025 Scale: 1 : 100

Project/Drawing no: PD24187 -07 Revision: 04



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  
 1:500 FOR EAVES GUTTER  
 BOX GUTTERS IN ACCORDANCE WITH  
 AS33500.3:2021

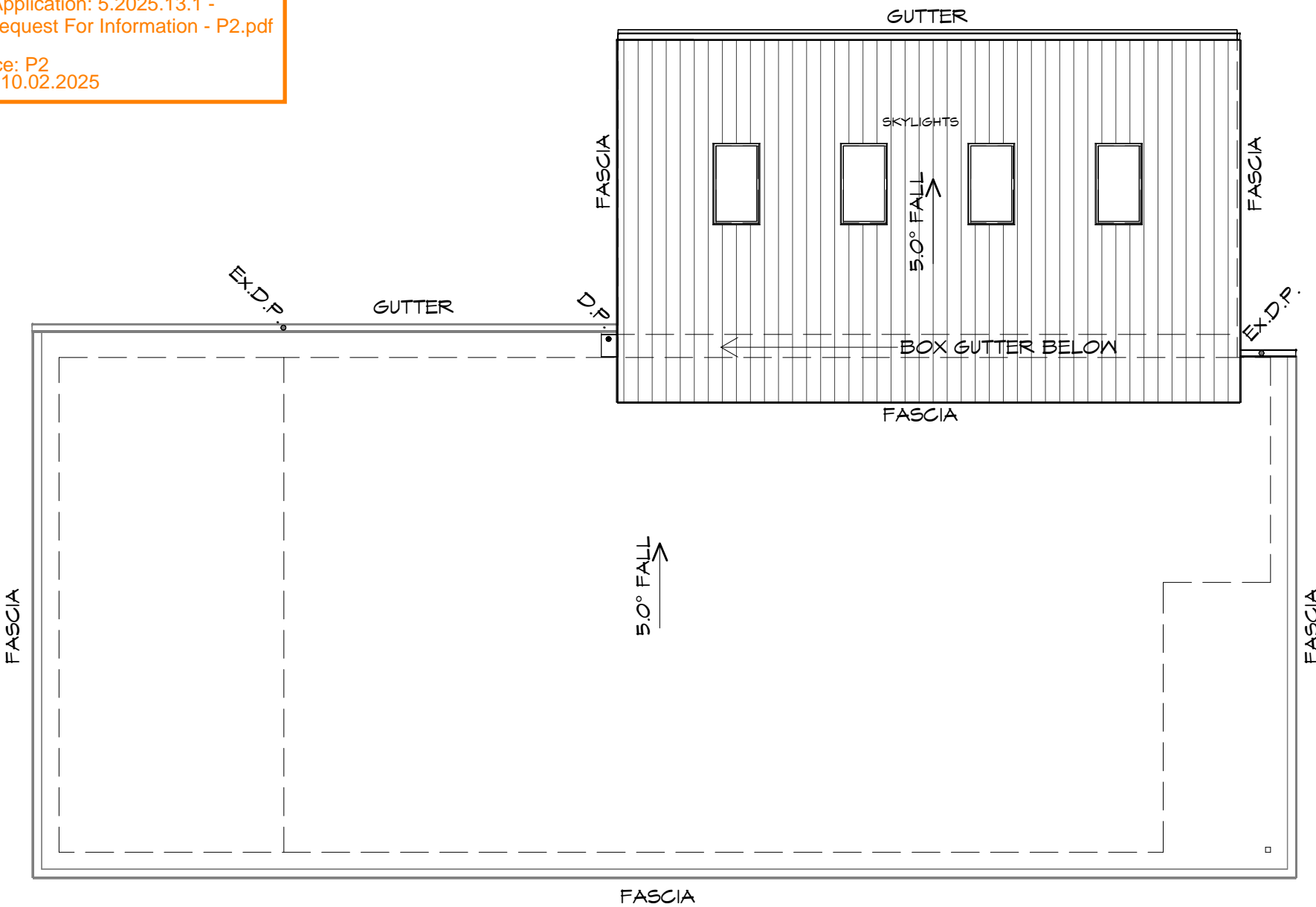
UNLESS FIXED TO METAL FASCIA  
 EAVES GUTTER TO BE FIXED  
 @ 1200 CRS MAX.

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 TRANVERSE FLASHINGS  
 AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING  
 DETAILS REFER TO ABCB HOUSING PROVISIONS PART  
 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.  
 REFER TO TO ABCB HOUSING PROVISIONS PART  
 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN  
 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



EXISTING EXTENSION

**ROOF PLAN**

1 : 100

ADDITIONAL ROOF LOAD

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

OVERFLOW MEASURES

INSTALL 10mm CONTROLLED BACK GAP,  
 STAND OFF BRACKET WITH SPACER.  
 BACK OF GUTTER INSTALLED A MINIMUM OF  
 10mm BELOW THE TOP OF FASCIA  
 INSTALL IN ACCORDANCE WITH ABCB HOUSING  
 PROVISIONS PART 7.4.6



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**PROPOSED GARAGE**  
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 Approved by: **A.J.C.**



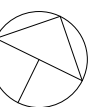
Drawing:  
**ROOF PLAN**

Date: **10.02.2025**  
 Scale: **1 : 100**

Project/Drawing no: **PD24187 -08**  
 Revision: **04**

Accredited building practitioner: Frank Geskus -No CC246A

**PLANNING**  
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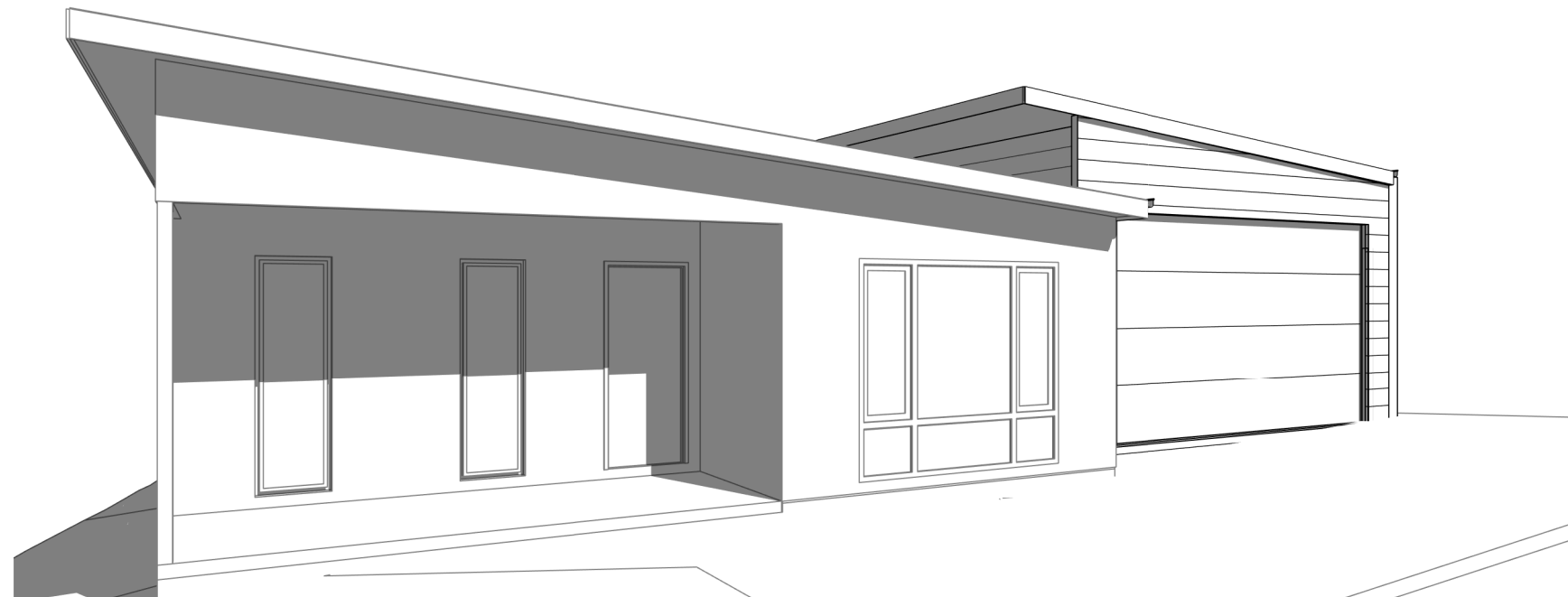
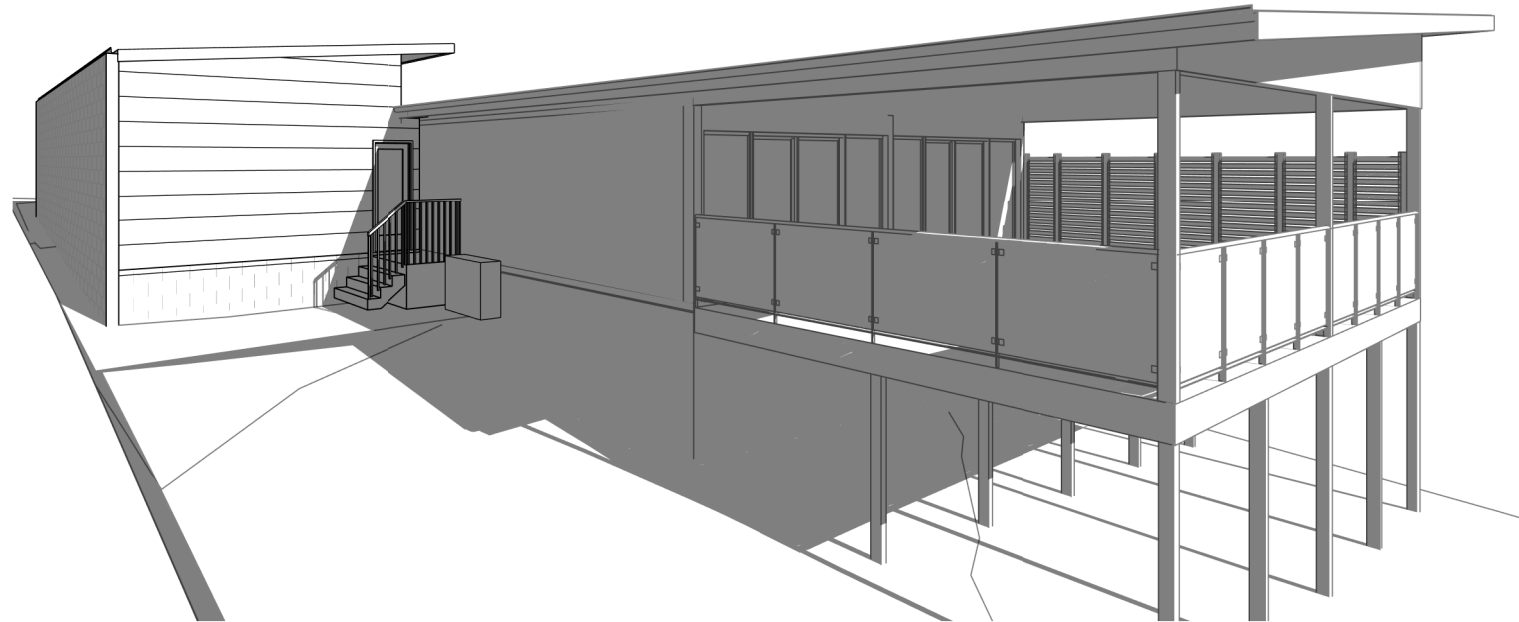




Sorell Council

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**PLANNING**  
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Project:  
**PROPOSED GARAGE**  
87 GREVILLEA STREET,  
PRIMROSE SANDS

Client name:  
**C.E. & M.T. DEANS**

Drawing:  
**PERSPECTIVES**

Drafted by: T.H.Q.      Approved by: A.J.C.

Date: 10.02.2025      Scale:

Project/Drawing no: PD24187 09      Revision: 04



Accredited building practitioner: Frank Geskus -No CC246A