APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-432

NAME OF APPLICANT: SJM Property Developments Pty Ltd

PROPOSAL: Dwelling and outbuilding (shed)

LOCATION: 79 Hollyhock Drive, Kingston

Any representation must be lodged in writing with the General Manager, Locked Bag 1, Kingston 7050 or by email to kc@kingborough.tas.gov.au by 6 October 2020.
# Development Application

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>DA-2020-432</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
<td>Dwelling and outbuilding (shed)</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>79 Hollyhock Drive, Kingston</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>SJM Property Developments Pty Ltd</td>
</tr>
<tr>
<td><strong>Responsible Planning Officer:</strong></td>
<td>Mary McNeill</td>
</tr>
</tbody>
</table>

**Associated Documents:**

The following information regarding the application is available at Council offices:

- Application form
- Certificate of Title
- Planning Submission
PROPOSED NEW RESIDENCE
LOT 76 HOLLYHOCK DRIVE,
KINGSTON
L. YOUNG
PD20196

BUILDING DRAWINGS

<table>
<thead>
<tr>
<th>No</th>
<th>DRAWING</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>SITE PLAN</td>
</tr>
<tr>
<td>02</td>
<td>SITE DRAINAGE PLAN</td>
</tr>
<tr>
<td>03</td>
<td>LOCALITY PLAN</td>
</tr>
<tr>
<td>04</td>
<td>SITE SHADOW DIAGRAMS</td>
</tr>
<tr>
<td>05</td>
<td>FLOOR PLAN</td>
</tr>
<tr>
<td>06</td>
<td>DOOR AND WINDOW SCHEDULES</td>
</tr>
<tr>
<td>07</td>
<td>ELEVATIONS</td>
</tr>
<tr>
<td>08</td>
<td>ELEVATIONS</td>
</tr>
<tr>
<td>09</td>
<td>SHED ELEVATIONS</td>
</tr>
<tr>
<td>10</td>
<td>ROOF PLAN</td>
</tr>
</tbody>
</table>

GENERAL PROJECT INFORMATION

TITLE REFERENCE: 176694/76
SITE AREA: 772m²
DESIGN WIND SPEED: N2
SOIL CLASSIFICATION: M
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: NO
BAL RATING: BAL LOW
OTHER KNOWN HAZARDS: NONE KNOWN

FLOOR AREA 156.22 m² (16.80 SQUARES)
LANDING AREA 2.63 m² (0.28 SQUARES)
PORCH AREA 2.71 m² (0.29 SQUARES)
AL FRESCO AREA 21.19 m² (2.28 SQUARES)
SHED AREA 67.54 m² (7.26 SQUARES)
TOTAL AREA 250.29 26.91

Accredited Building Practitioner: Frank Geskus - No CC246A
160 New Town Road, New Town, Hobart 7008
info@primedesigntas.com.au
03 6228 4575

SEPTMBER 2020
SITE DRAINAGE PLAN

1:200

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 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE: DO NOT SCALE OFF DRAWINGS

Accredited building practitioner: Frank Geskus - No CC246A
10 Goodman Court, Invermay Tasmania 7248, p(h) + 03 6332 3790
160 New Town Road, New Town, Hobart 7008 p(ch) + 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW RESIDENCE
LOT 76 HOLLYHOCK DRIVE, KINGSTON

Drafted by: L. YOUNG
Approved by: L. YOUNG

Scale: As indicated

Date: 11/09/2020
Revision: 05

Project/Drawing no: PD20196 02

NOTE: DO NOT SCALE OFF DRAWINGS

Development Application: DA-2020-432
Plan Reference no.: P2
Date Received: 11/09/2020
Date placed on Public Exhibition: 23/09/2020
LOCALITY PLAN

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - BAL LOW
ALL CONSTRUCTION MUST COMPLY WITH 3959.
THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW
**FLOOR PLAN**

1 : 100

**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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**SANITARY COMPARTMENTS**

MANTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY WITH NCC 2019 PART 3.8.33

**NOTE:**

DIMENSIONS DO NOT INCLUDE CLADDING

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**SMOKE ALARMS**

- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- TO BE INTERCONNECTED BETWEEN FLOORS WHERE APPLICABLE.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH NCC 2019 PART 3.7.5.2

---

**240V SMOKE ALARM**

- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- TO BE INTERCONNECTED BETWEEN FLOORS WHERE APPLICABLE.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH NCC 2019 PART 3.7.5.2

---

**LEGEND**

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- S/F FLOOR WASTE
- S.G. GLASS SCREEN
- S.S. SQUARE STOP
- G.S. SQUARE STOP
- G.T. GRATED TRENCH
- C.S. CEILING RAKE
- L.P. HIGH POINT
- B.H. BULK HEAD
- W/D WASHING MACHINE
- K/D DRYER
- S/D STORAGE ROOM
- B.K. BENCH
- S.Q. SQUARE STOP
- B.H. BULK HEAD
- W/K WASHING MACHINE
- F/W FOLDING WALL
- S/W SLIDE WINDOWS
- D.S. DOUBLE STUD

---

**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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**10 Goodman Court, Invermay Tasmania 7248, p(l)+ 03 6332 3790 160 New Town Road, New Town, Hobart 7008 p(h)+ 03 6228 4575 info@primedesigntas.com.au primedesigntas.com.au

FLOOR PLAN

PROPOSED NEW RESIDENCE
LOT 76 HOLLYHOCK DRIVE, KINGSTON

Client name: L. YOUNG

Drawing: FLOOR PLAN

Drafted by: M.A.G.
Approved by: F.G.G.

Date: 11/09/2020
Scale: 1 : 100

Project/Drawing no: PD20196-05
Revision: 05

Accredited building practitioner: Frank Geskus - No CC246A

SJM PROPERTY DEVELOPMENTS
construction that inspires
DOOR SCHEDULE

<table>
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<tr>
<th>MARK</th>
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<tbody>
<tr>
<td>1</td>
<td>620</td>
<td>EXTERNAL ENTRY DOOR</td>
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<tr>
<td>2</td>
<td>620</td>
<td>INTERNAL TIMBER DOOR</td>
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<td>3</td>
<td>620</td>
<td>INTERNAL TIMBER DOOR</td>
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<tr>
<td>4</td>
<td>710</td>
<td>CAVITY SLIDING DOOR</td>
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<td>5</td>
<td>620</td>
<td>GLAZED EXTERNAL DOOR</td>
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</tr>
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<td>6</td>
<td>620</td>
<td>INTERNAL TIMBER DOOR</td>
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<td>620</td>
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WINDOW SCHEDULE

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<td>W1</td>
<td>600</td>
<td>2410</td>
<td>AWNING WINDOW</td>
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<tr>
<td>W2</td>
<td>600</td>
<td>2410</td>
<td>AWNING WINDOW</td>
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<tr>
<td>W3</td>
<td>2100</td>
<td>1800</td>
<td>SLIDING DOOR</td>
<td>FIXED CLOSED</td>
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<tr>
<td>W4</td>
<td>800</td>
<td>1210</td>
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<tr>
<td>W5</td>
<td>400</td>
<td>2410</td>
<td>AWNING WINDOW</td>
<td></td>
</tr>
<tr>
<td>W6</td>
<td>400</td>
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<td>AWNING WINDOW</td>
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<td>W12</td>
<td>1140</td>
<td>910</td>
<td>FIXED WINDOW</td>
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<td>W13</td>
<td>1000</td>
<td>610</td>
<td>AWNING WINDOW OPAQUE</td>
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<tr>
<td>W14</td>
<td>800</td>
<td>1810</td>
<td>AWNING WINDOW</td>
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</tbody>
</table>

Aluminium windows double glazing to suit BAL low rating. All window measurements to be verified on site prior to ordering.

ARTIFICIAL LIGHTING

<table>
<thead>
<tr>
<th>ROOM</th>
<th>FLOOR AREA</th>
<th>ALLOWANCE</th>
<th>W/m²</th>
<th>TOTAL POWER LOAD</th>
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<tbody>
<tr>
<td>BED 1</td>
<td>11.62 m²</td>
<td>5</td>
<td>7.81 W</td>
<td>78.12 W</td>
</tr>
<tr>
<td>BED 2</td>
<td>15.04 m²</td>
<td>5</td>
<td>7.52 W</td>
<td>75.20 W</td>
</tr>
<tr>
<td>BED 3</td>
<td>12.20 m²</td>
<td>5</td>
<td>6.13 W</td>
<td>61.30 W</td>
</tr>
<tr>
<td>DINING</td>
<td>12.30 m²</td>
<td>5</td>
<td>6.13 W</td>
<td>61.30 W</td>
</tr>
<tr>
<td>ENS.</td>
<td>5.60 m²</td>
<td>5</td>
<td>2.80 W</td>
<td>14.00 W</td>
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<tr>
<td>ENS.</td>
<td>3.21 m²</td>
<td>5</td>
<td>1.60 W</td>
<td>8.05 W</td>
</tr>
<tr>
<td>ENTRY</td>
<td>2.14 m²</td>
<td>5</td>
<td>1.07 W</td>
<td>5.35 W</td>
</tr>
<tr>
<td>HALL</td>
<td>12.00 m²</td>
<td>5</td>
<td>6.00 W</td>
<td>30.00 W</td>
</tr>
<tr>
<td>KITCHEN</td>
<td>21.43 m²</td>
<td>5</td>
<td>10.72 W</td>
<td>53.60 W</td>
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<tr>
<td>L'DRY</td>
<td>6.60 m²</td>
<td>5</td>
<td>3.30 W</td>
<td>16.50 W</td>
</tr>
<tr>
<td>LIVING</td>
<td>28.40 m²</td>
<td>5</td>
<td>14.20 W</td>
<td>71.00 W</td>
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<tr>
<td>STUDIO</td>
<td>5.53 m²</td>
<td>5</td>
<td>2.77 W</td>
<td>13.85 W</td>
</tr>
<tr>
<td>WC</td>
<td>1.96 m²</td>
<td>5</td>
<td>0.98 W</td>
<td>4.90 W</td>
</tr>
<tr>
<td>AIR</td>
<td>2.17 m²</td>
<td>5</td>
<td>1.09 W</td>
<td>5.45 W</td>
</tr>
<tr>
<td>AIR</td>
<td>2.17 m²</td>
<td>5</td>
<td>1.09 W</td>
<td>5.45 W</td>
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<tr>
<td>AL FRES.</td>
<td>20.25 m²</td>
<td>4</td>
<td>8.09 W</td>
<td>32.36 W</td>
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<tr>
<td>LANDING</td>
<td>2.47 m²</td>
<td>4</td>
<td>0.99 W</td>
<td>3.96 W</td>
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<tr>
<td>PORCH</td>
<td>0.91 m²</td>
<td>4</td>
<td>0.37 W</td>
<td>1.48 W</td>
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<tr>
<td>TOTALS</td>
<td>169.32 m²</td>
<td>5</td>
<td>822.93 W</td>
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Artificial Lighting

The above table illustrates the maximum allowance of power load to the type of space as per NCC 2019, 3.12.5.5.

Artificial lighting must not exceed:
- 5W/m² for Class 1 Residence
- 4W/m² for Verandahs & Balconies
- 3W/m² for Class 10 Garage, Storage

Aluminum windows double glazing to suit BAL low rating. All window measurements to be verified on site prior to ordering.
SCYON STRIA 325 HORIZONTAL INSTALL AND COAT TO MANUFACTURERS SPECIFICATIONS.

EXPOSED LINTEL

NORTHERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH NCC 2019 PART 2 9.12.9

SCYON STRIA 325 HORIZONTAL INSTALL AND COAT TO MANUFACTURERS SPECIFICATIONS.

CEILING

GROUND FLOOR

C.E.L.

FALL

FALL

BOUNDARY

FALL

1 : 100

EASTERN ELEVATION

1 : 100

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

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

SCYON AXON 133 VERTICAL INSTALL AND COAT TO MANUFACTURERS SPECIFICATIONS.

11/09/2020

PROPOSED NEW RESIDENCE
LOT 76 HOLLYHOCK DRIVE,
KINGSTON

L. YOUNG

ELEVATIONS

Drawing:

NOTE: DO NOT SCALE OFF DRAWINGS

Client name:

Accredited building practitioner: Frank Geskus - No CC246A

10 Goodman Court, Invermay Tasmania 7248,
p(+) 03 6332 3790
160 New Town Road, New Town, Hobart 7008
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info@primedesigntas.com.au primedesigntas.com.au

Scale:

1 : 100

Drafted by:

Revision:

Approved by:

F.G.G. M.A.G.

1 : 100

PREFABRICATED ROOF TRUSSES

SCYON STRIA 325 HORIZONTAL INSTALL AND
COAT TO MANUFACTURERS SPECIFICATIONS.

SCYON AXON 133 VERTICAL INSTALL AND
COAT TO MANUFACTURERS SPECIFICATIONS.

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

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH NCC 2019 PART 2 9.12.9

1 : 100

FALL

FALL

BOUNDARY

FALL

1 : 100

EASTERN ELEVATION

1 : 100

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

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

SCYON AXON 133 VERTICAL INSTALL AND
COAT TO MANUFACTURERS SPECIFICATIONS.

11/09/2020

PROPOSED NEW RESIDENCE
LOT 76 HOLLYHOCK DRIVE,
KINGSTON

L. YOUNG

ELEVATIONS

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Scale:

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Drafted by:

Revision:

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F.G.G. M.A.G.

1 : 100

PREFABRICATED ROOF TRUSSES

SCYON STRIA 325 HORIZONTAL INSTALL AND
COAT TO MANUFACTURERS SPECIFICATIONS.

SCYON AXON 133 VERTICAL INSTALL AND
COAT TO MANUFACTURERS SPECIFICATIONS.

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

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH NCC 2019 PART 2 9.12.9

1 : 100

FALL

FALL

BOUNDARY

FALL

1 : 100

EASTERN ELEVATION

1 : 100

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

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

SCYON AXON 133 VERTICAL INSTALL AND
COAT TO MANUFACTURERS SPECIFICATIONS.

11/09/2020

PROPOSED NEW RESIDENCE
LOT 76 HOLLYHOCK DRIVE,
KINGSTON

L. YOUNG

ELEVATIONS

Drawing:

NOTE: DO NOT SCALE OFF DRAWINGS

Client name:

Accredited building practitioner: Frank Geskus - No CC246A

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160 New Town Road, New Town, Hobart 7008
p(h) (+) 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Scale:

1 : 100

Drafted by:

Revision:

Approved by:

F.G.G. M.A.G.
DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH NCC 2019 PART 2.12.3

SCYON STRIA 325 HORIZONTAL INSTALL AND
COAT TO MANUFACTURERS SPECIFICATIONS.

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

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

SCYON AXON 133 VERTICAL INSTALL AND
COAT TO MANUFACTURERS SPECIFICATIONS.

SOUTHERN ELEVATION
1:100

WESTERN ELEVATION
1:100
PROPOSED NEW RESIDENCE
LOT 76 HOLLYHOCK DRIVE, KINGSTON

SHED ELEVATIONS

SHED NORTHERN ELEVATION
1:100

SHED EASTERN ELEVATION
1:100

SHED SOUTHERN ELEVATION
1:100

SHED WESTERN ELEVATION
1:100

NOTE
- PROPOSED SHED TO BE 9.0m X 7.0m X 4.0m HIGH STEELINE OR SIMILAR WITH COLORBOND WALLS AS PER CLIENTS REQUEST. REFER TO MANUFACTURERS SPECS FOR ALL DETAILS.
- 2X ROLLER DOORS TO MANUFACTURERS SPEC.
- COLORBOND CUSTOM ORB INSTALL AND COAT TO MANUFACTURERS SPECIFICATIONS.
- ROOF CLADDING COLORBOND CUSTOM ORB TO CLIENTS SPECS.
- SIDE ACCESS DOOR TO CLIENTS SPECS.
- 2X ROLLER DOORS TO MANUFACTURERS SPEC.

PROJECT/DRAWING NO: PD20196 09
DATE: 11/09/2020
SCALE: 1:100

CLIENT NAME: L. YOUNG

DRAFTED BY: M.A.G.
APPROVED BY: F.G.G.

ACCREDITED BUILDING PRACTITIONER: FRANK GESKUS - NO CC246A

10 GOODMAN COURT, INVERMAY TASMANIA 7248,
P/L + 03 6332 3790
160 NEW TOWN ROAD, NEW TOWN, HOBART 7008
P/H + 03 6228 4575
INFO@PRIMEDESIGNTAS.COM.AU PRIMEDESIGNTAS.COM.AU

NOTE: DO NOT SCALE OFF DRAWINGS
ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
NCC 2019 PART 3.5.2.4.
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 NCC 2019 PART 3.5.2.5 REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & WITHIN 1.2m FROM A
VALLEY GUTTER.

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

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH NCC 2019 PART 3.5.1.3.
REFER TO TABLE 3.5.3.1a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 3.5.1.1 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 NCC 2019 PART 3.5.1.5-3.5.1.7
ROOF PENETRATION FLASHING DETAILS.
REFER TO NCC 2019 PART 3.5.1.5-3.5.1.7
ROOF SHEETING MUST OVERHANG MIN 35mm AS PER
NCC 2019 PART 3.5.1.8