

# PROPOSED RESIDENCE & SHED

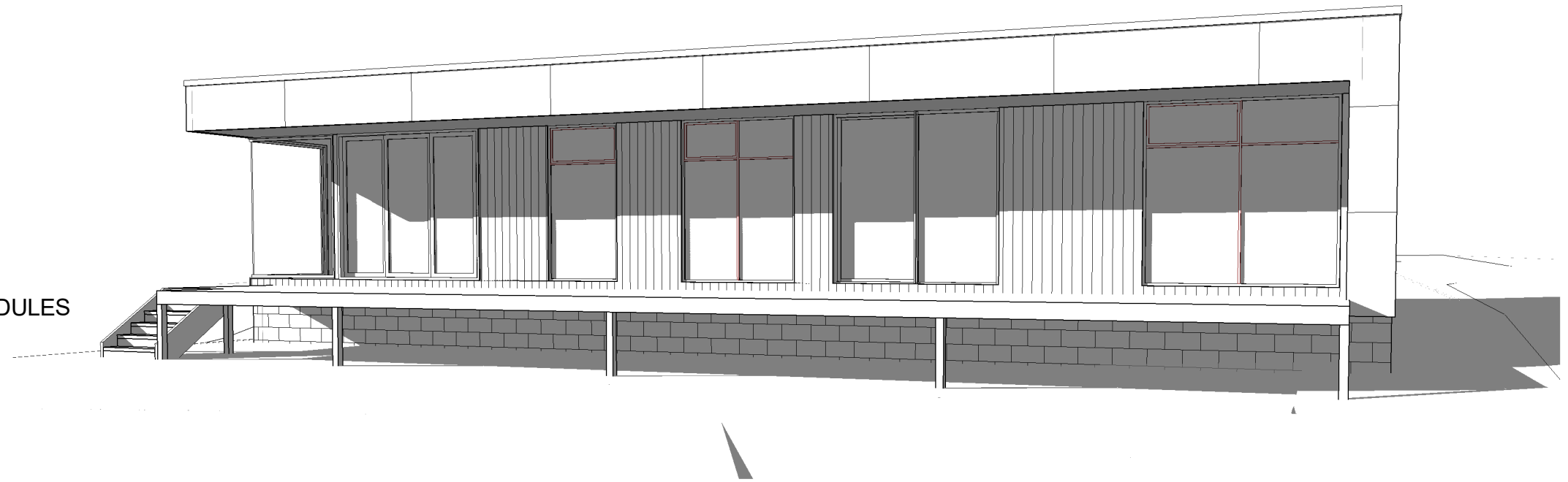
## 14 GUNTER STREET, LADY BARRON

W.J. LUDBEY & M.L. STACEY  
PD22250

PLANNING

**BUILDING DRAWINGS**

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LOCALITY PLAN
04	FLOOR PLAN
05	DOOR AND WINDOW SCHEDULES
06	ELEVATIONS
07	ELEVATIONS
08	ROOF PLAN
09	PERSPECTIVES
10	SHADOW DIAGRAMS



**BUILDING DRAWINGS - SHED**

No	DRAWING
C01	FLOOR/ROOF PLAN
C02	ELEVATIONS

FLOOR AREA 149.40 m2 ( 16.06 SQUARES )

GARAGE/WORKSHOP AREA	72.85	m2	( 7.83	SQUARES )
CARPORT AREA	36.17	m2	( 3.89	SQUARES )
TOTAL AREA	109.02		11.72	

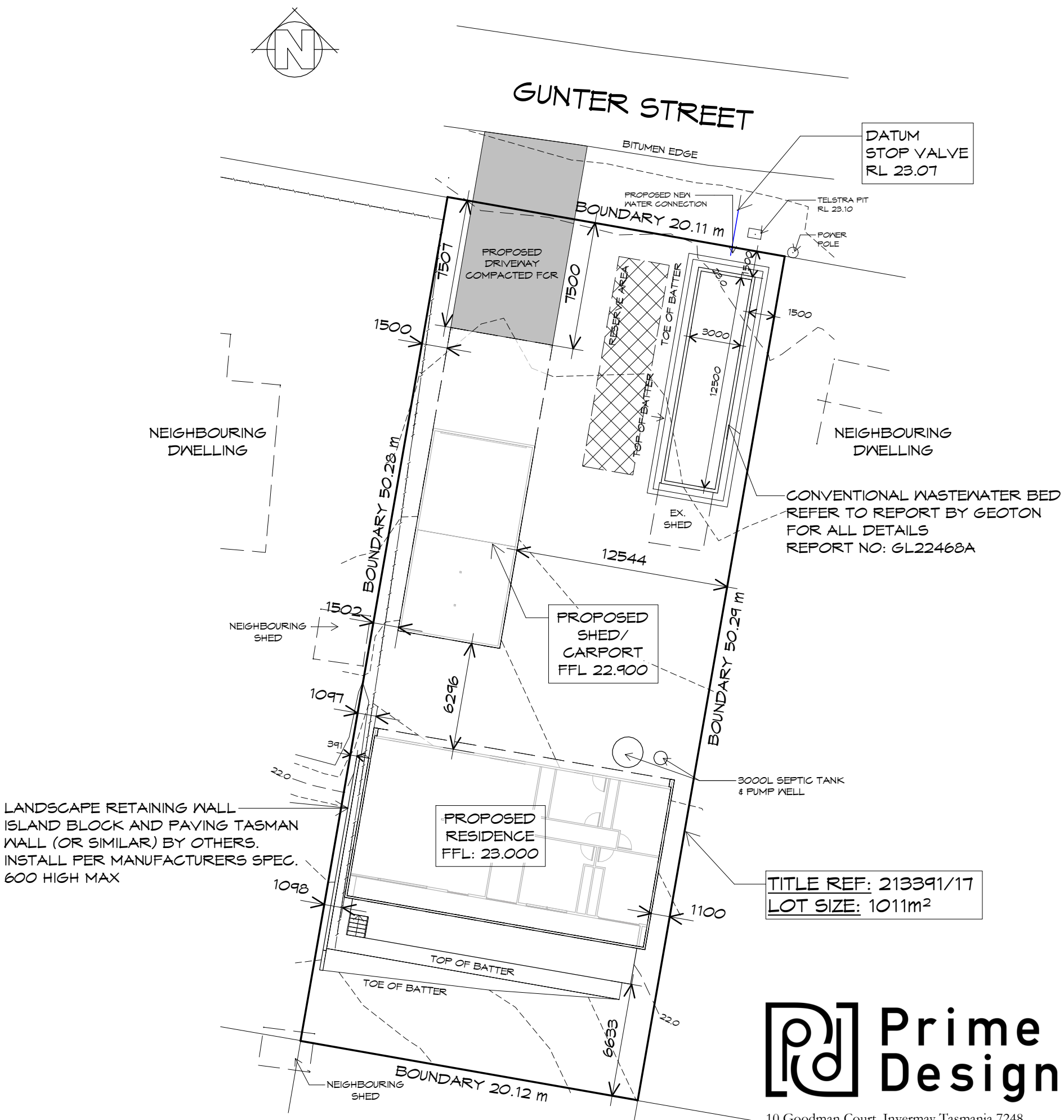
**GENERAL PROJECT INFORMATION**

TITLE REFERENCE: 213391/17  
 SITE AREA: 1011m<sup>2</sup>  
 DESIGN WIND SPEED: N3  
 SOIL CLASSIFICATION: S  
 CLIMATE ZONE: 7  
 ALPINE AREA: NO  
 CORROSIVE ENVIRONMENT: HIGH/SEVERE  
 BAL RATING: TBC  
 OTHER KNOWN HAZARDS: WITHIN 200m  
 OF BREAKING SURF



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 info@primedesigntas.com.au primedesigntas.com.au  
 Accredited Building Practitioner: Frank Geskus -No CC246A

JANUARY 2023



**SITE PLAN**  
1 : 250



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**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 2019, 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 & 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
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

**SITE DETAIL**

HORIZONTAL DATUM IS MGA

VERTICAL DATUM IS FLINDERS ISLAND LOCAL DATUM

**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 0.25m

**SETBACKS**

REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

**SITE COVERAGE**

BUILDING FOOTPRINT 258.42 /SITE AREA 1011 = 0.256  
TOTAL SITE COVERAGE 25.6%

Project:  
**PROPOSED RESIDENCE & SHED**  
14 GUNTER STREET,  
LADY BARRON

Drawing:  
**SITE PLAN**

Client name:  
**W.J. LUDBEY & M.L. STACEY**

Date: **16.01.2023**      Scale: **1 : 250**

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



Project/Drawing no: **PD22250 -01**      Revision: **02**  
Accredited building practitioner: Frank Geskus -No CC246A

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

**SEWER AND WATER SERVICES**

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

**LEGEND**

- 450X 450 SURFACE DRAINAGE PIT
- WET AREAS
- SEWER LINE
- STORMWATER LINE

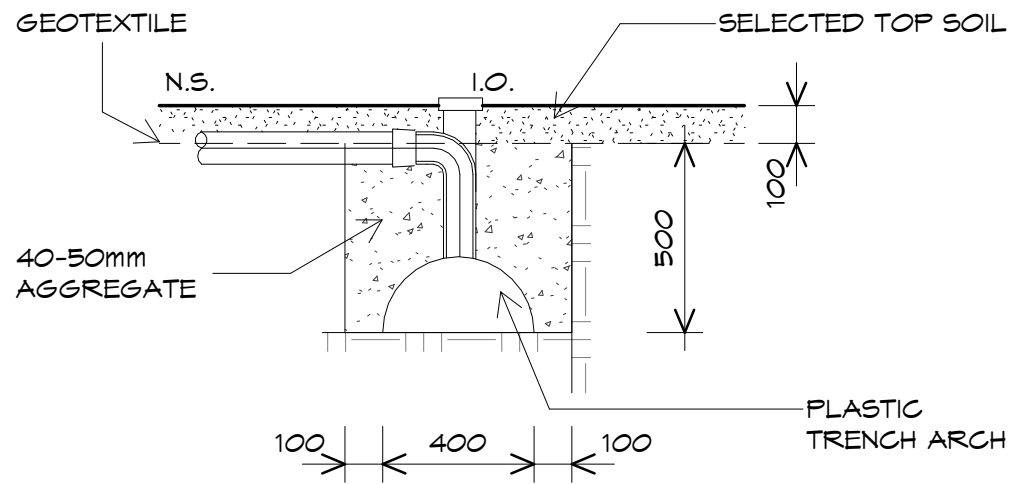
**PLUMBING NOTES:**

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 3500.2018 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

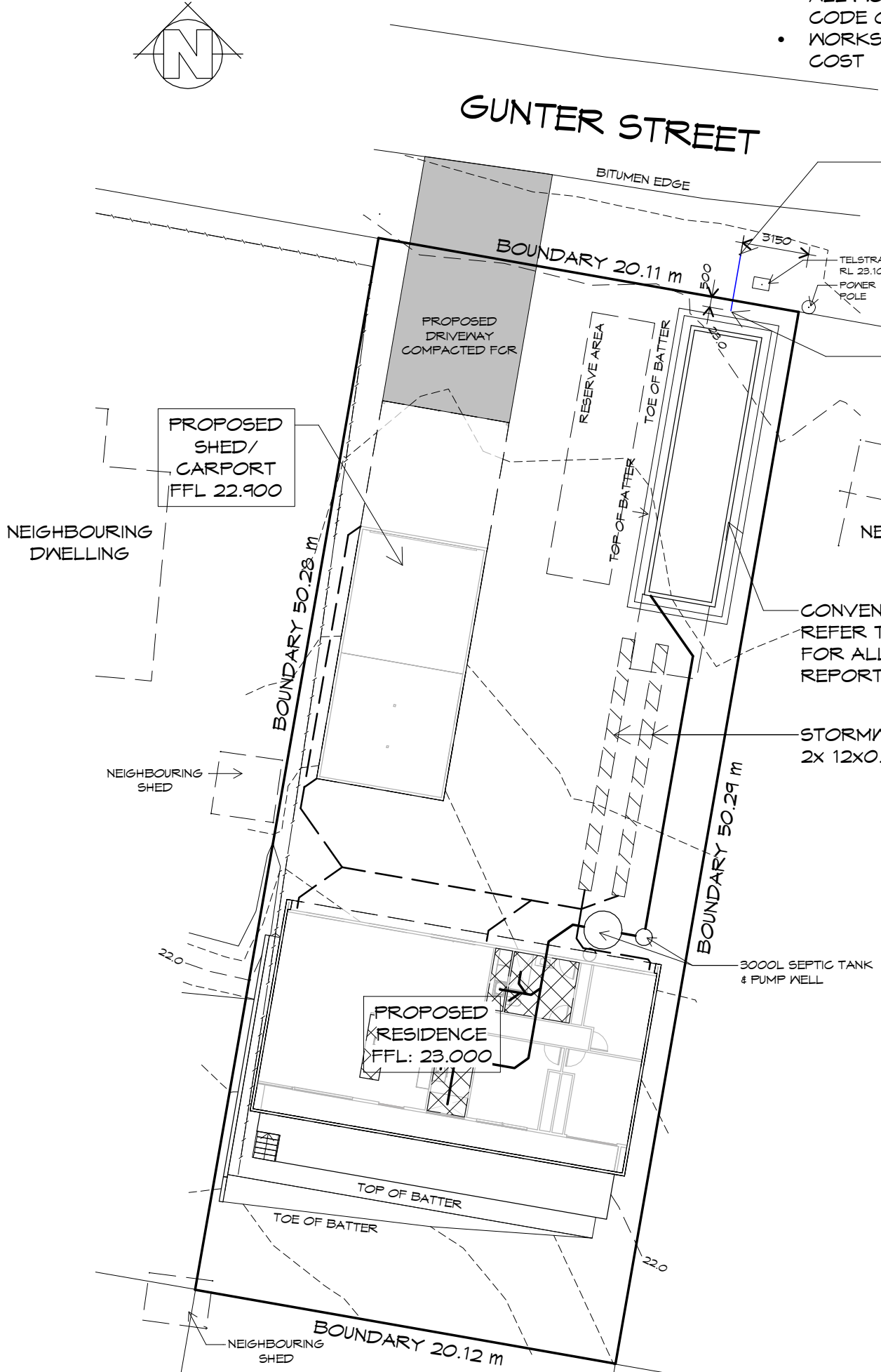
**NOTE:**

ALL TASWATER WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA NSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE NSA 02-2014-3.1 MRWA VERSION 2 AND TASWATERS SUPPLEMENTS TO THESE CODES

- PITS:** ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2018 PART 3
- ORGS:** OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2018 PART 2
- S/W:** STORMWATER PIPES TO BE SIZED PER AS/NZS 3500.2018 PART 3
- VENTS:** DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2018 PART 2



TYPICAL SECTION - ABSORPTION DRAIN  
1:20



**SITE DRAINAGE PLAN**

1 : 250



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Project:  
**PROPOSED RESIDENCE & SHED**  
 14 GUNTER STREET,  
 LADY BARRON

Client name:  
**W.J. LUDBEY & M.L. STACEY**

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

Approved by:  
**Approver**



Drawing:  
**SITE DRAINAGE PLAN**

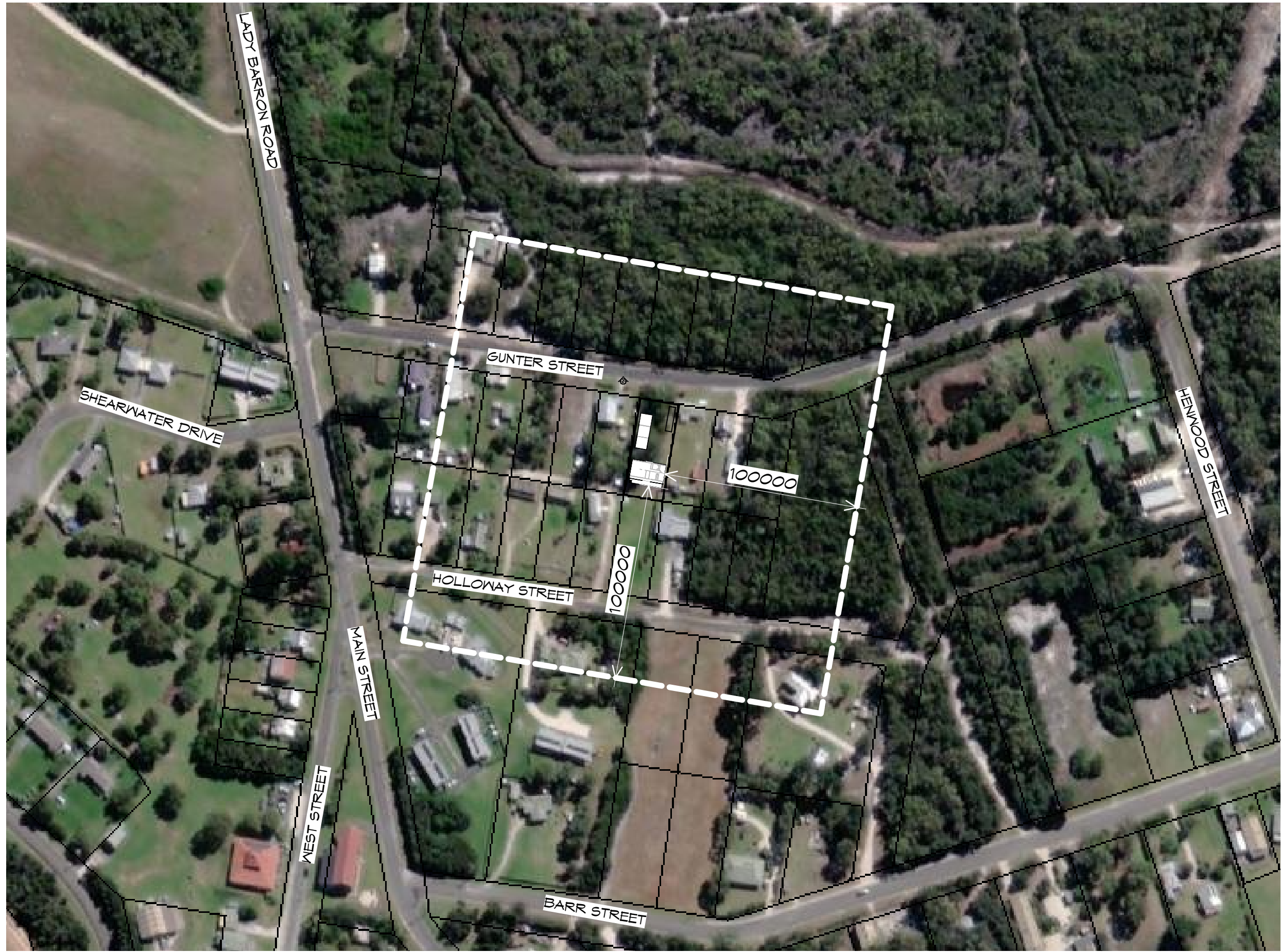
Date: **16.01.2023** Scale: **As indicated**

Project/Drawing no: **PD22250 -02** Revision: **02**

Accredited building practitioner: Frank Geskus -No CC246A

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS



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Client name:  
**W.J. LUDBEY & M.L. STACEY**

Drawing:  
**LOCALITY PLAN**

# LOCALITY PLAN

1 : 2000

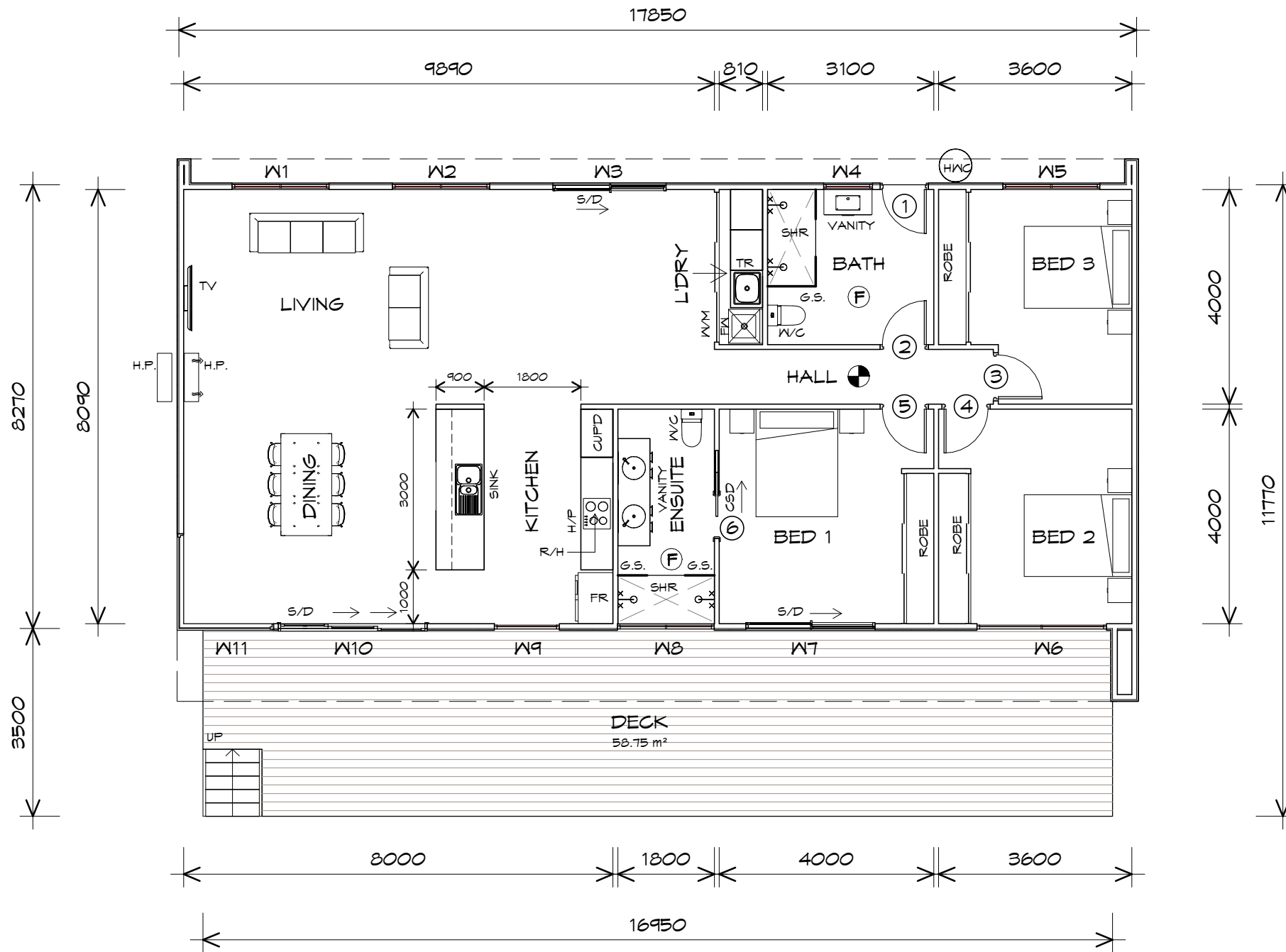
THIS SITE IS ZONED..... THEREFORE **REQUIRES/DOES NOT REQUIRE** A BUSHFIRE ASSESSMENT.  
 RESIDENCE IS/IS NOT OVER 100m FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.

**REFER TO BUSHFIRE ASSESSMENT REPORT FOR MANAGMENT PLAN**

Drafted by: D.D.H.	Approved by: Approver
Date: 16.01.2023	Scale: 1 : 2000

Project/Drawing no: PD22250 -03	Revision: 02
Accredited building practitioner: Frank Geskus -No CC246A	





### LEGEND

- Ⓢ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓜ 240V SMOKE ALARM
- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- Ⓢ FLOOR WASTE
- G.S. GLASS SCREEN
- R/H RANGE HOOD

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

## FLOOR PLAN

1 : 100

FLOOR AREA 149.40 m<sup>2</sup> ( 16.06 SQUARES )

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



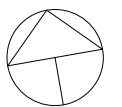
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Project:  
**PROPOSED RESIDENCE & SHED**  
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**LADY BARRON**

Client name:  
**W.J. LUDBEY & M.L. STACEY**

Drawing:  
**FLOOR PLAN**

Drafted by: **D.D.H.** Approved by: **Approver**  
Date: **16.01.2023** Scale: **1 : 100**



Project/Drawing no: **PD22250 -04** Revision: **02**  
Accredited building practitioner: Frank Geskus -No CC246A

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	GLAZED EXTERNAL DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	CAVITY SLIDING DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1810	AWNING WINDOW	
W2	1800	1810	AWNING WINDOW	
W3	2100	2110	SLIDING DOOR	
W4	600	910	AWNING WINDOW	OPAQUE
W5	1800	1810	AWNING WINDOW	
W6	2400	2410	AWNING WINDOW	
W7	2400	2410	SLIDING DOOR	
W8	2400	1800	AWNING WINDOW	
W9	2400	1210	AWNING WINDOW	
W10	2400	2770	STACKING SLIDING DOOR	
W11	2400	1800	FIXED CORNER WINDOW	COMFORT PLUS

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

PLANNING

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Project:  
PROPOSED RESIDENCE & SHED  
14 GUNTER STREET,  
LADY BARRON

Client name:  
W.J. LUDBEY & M.L. STACEY

Drafted by:  
D.D.H.

Approved by:  
Approver



Drawing:  
DOOR AND WINDOW  
SCHEDULES

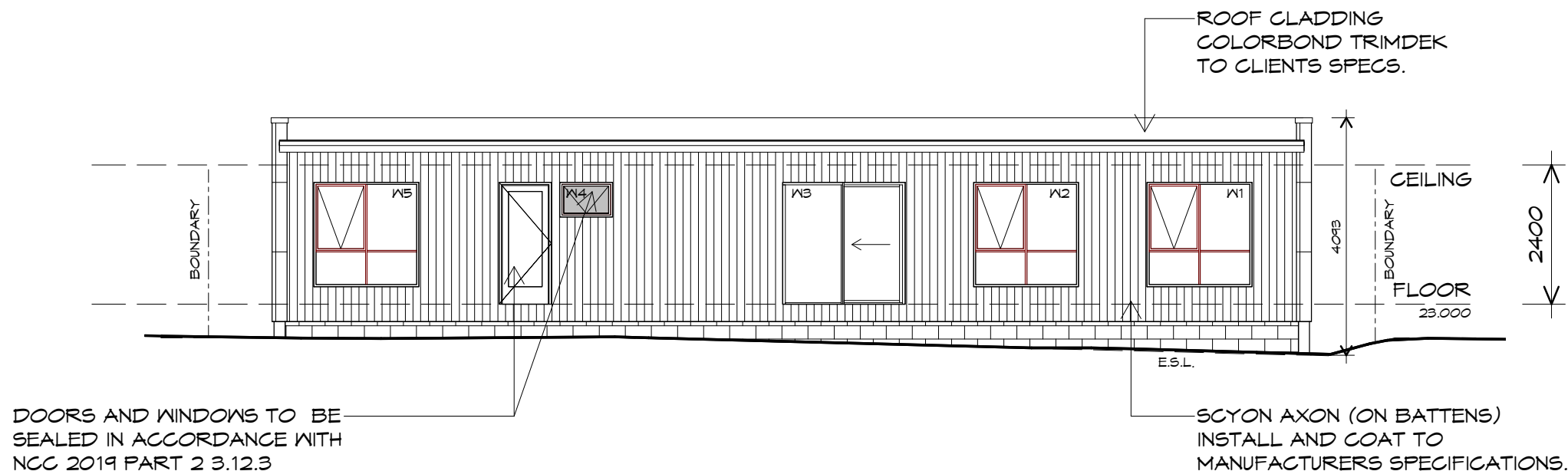
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Project/Drawing no:  
PD22250 -05

Revision:  
02

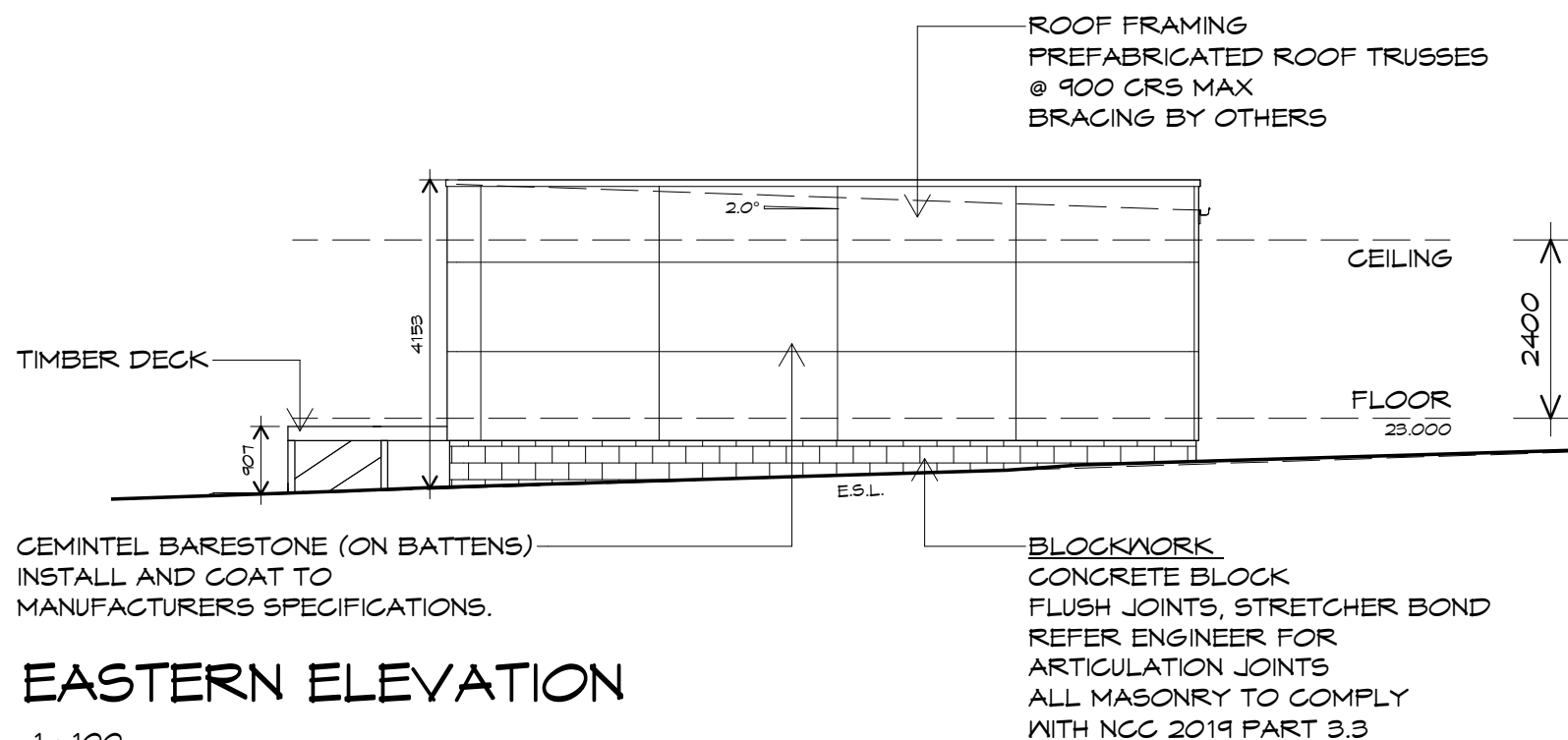
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### NORTHERN ELEVATION

1 : 100



### EASTERN ELEVATION

1 : 100



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**PROPOSED RESIDENCE & SHED**  
**14 GUNTER STREET,**  
**LADY BARRON**

Client name:  
**W.J. LUBBEY & M.L. STACEY**

Drawing:  
**ELEVATIONS**

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

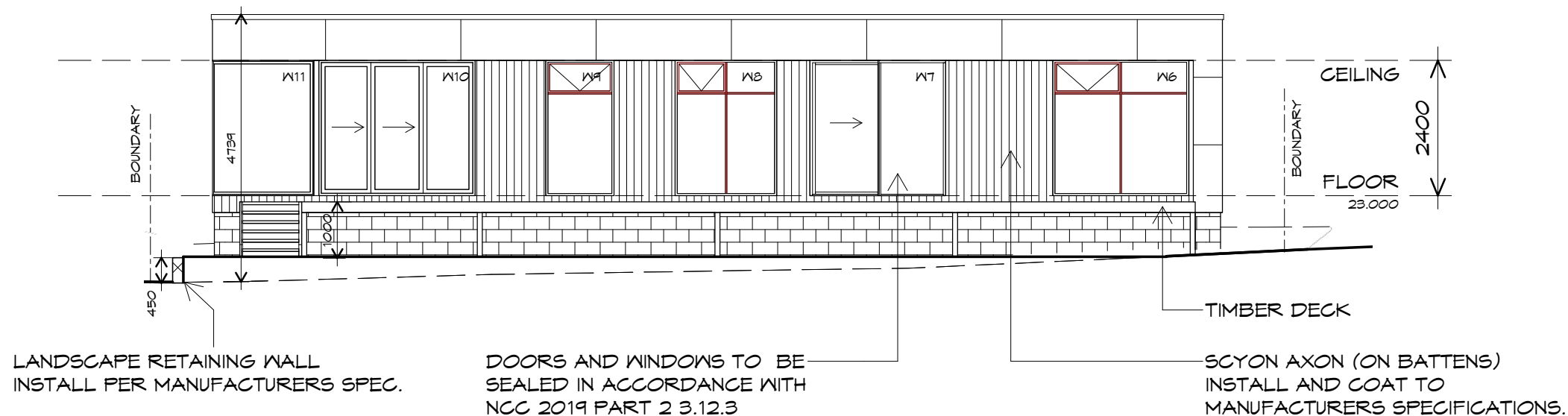
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Accredited building practitioner: Frank Geskus -No CC246A



**BUILDING DESIGNERS**  
 ASSOCIATION OF AUSTRALIA

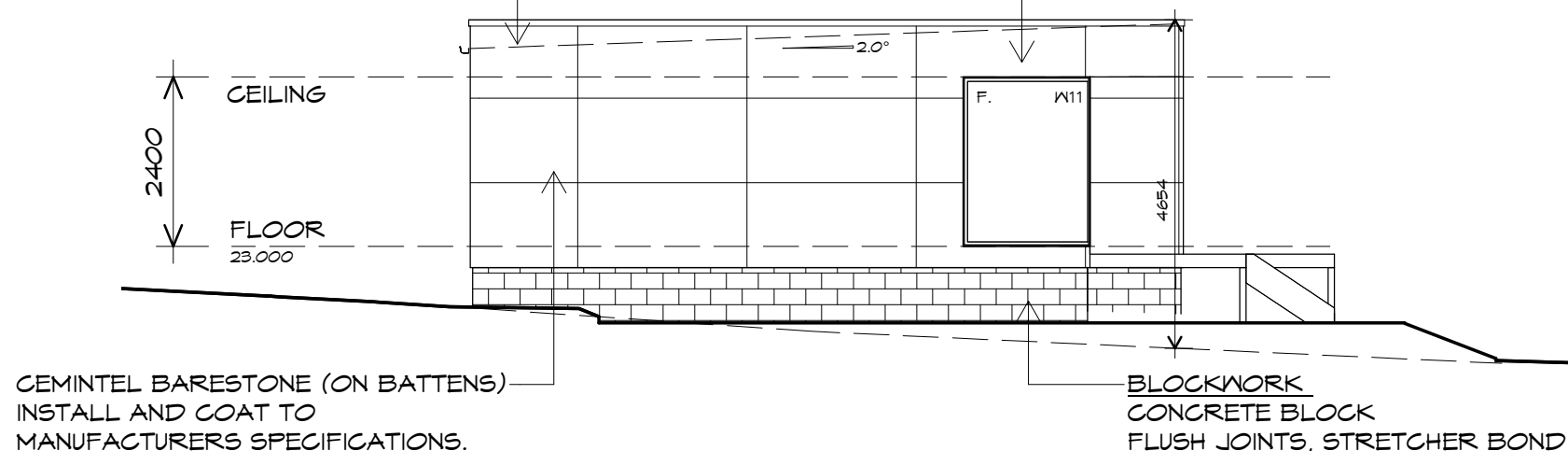


## SOUTHERN ELEVATION

1 : 100

ROOF CLADDING  
COLORBOND TRIMDEK  
TO CLIENTS SPECS.

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



## WESTERN ELEVATION

1 : 100



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Project:  
PROPOSED RESIDENCE & SHED  
14 GUNTER STREET,  
LADY BARRON

Client name:  
W.J. LUDBEY & M.L. STACEY

Drawing:  
ELEVATIONS

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

Date: 16.01.2023 Scale: 1 : 100

Project/Drawing no: PD22250 -07 Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A



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.

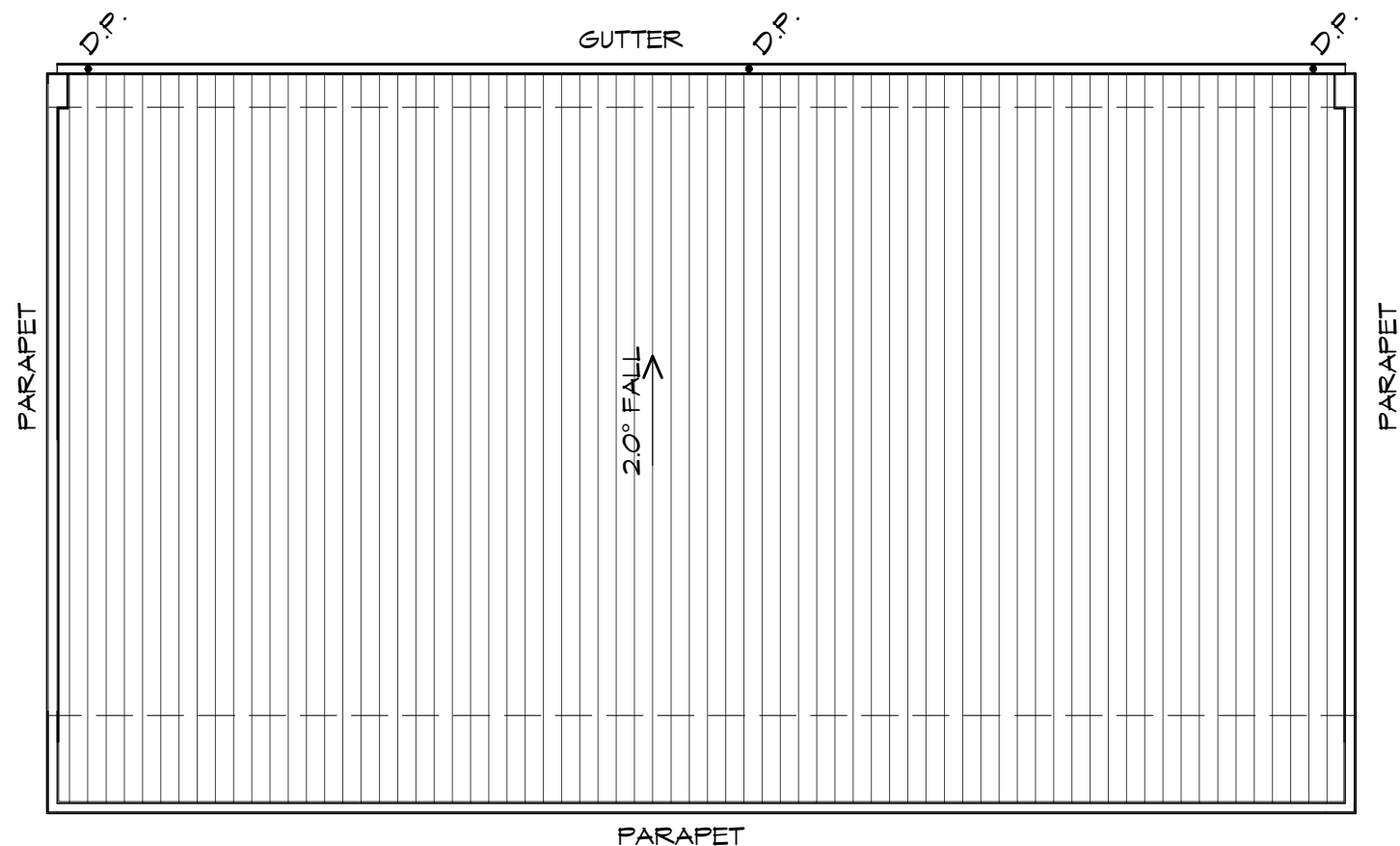
VALLEY GUTTERS ON A ROOF WITH A PITCH:  
 A) MORE THAN 12.5° DEGREES - MUST  
 HAVE A WIDTH OF NOT LESS THAN  
 400mm AND ROOF OVERHANG OF NOT  
 LESS THAN 150mm EACH SIDE OF VALLEY  
 GUTTER.  
 B) LESS THAN 12.5° DEGREES, MUST BE  
 DESIGNED AS A BOX GUTTER.

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 TRANVERSE 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



**ROOF PLAN**

1 : 100

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:  
**PROPOSED RESIDENCE & SHED**  
 14 GUNTER STREET,  
 LADY BARRON

Drawing:  
**ROOF PLAN**

Client name:  
**W.J. LUDBEY & M.L. STACEY**

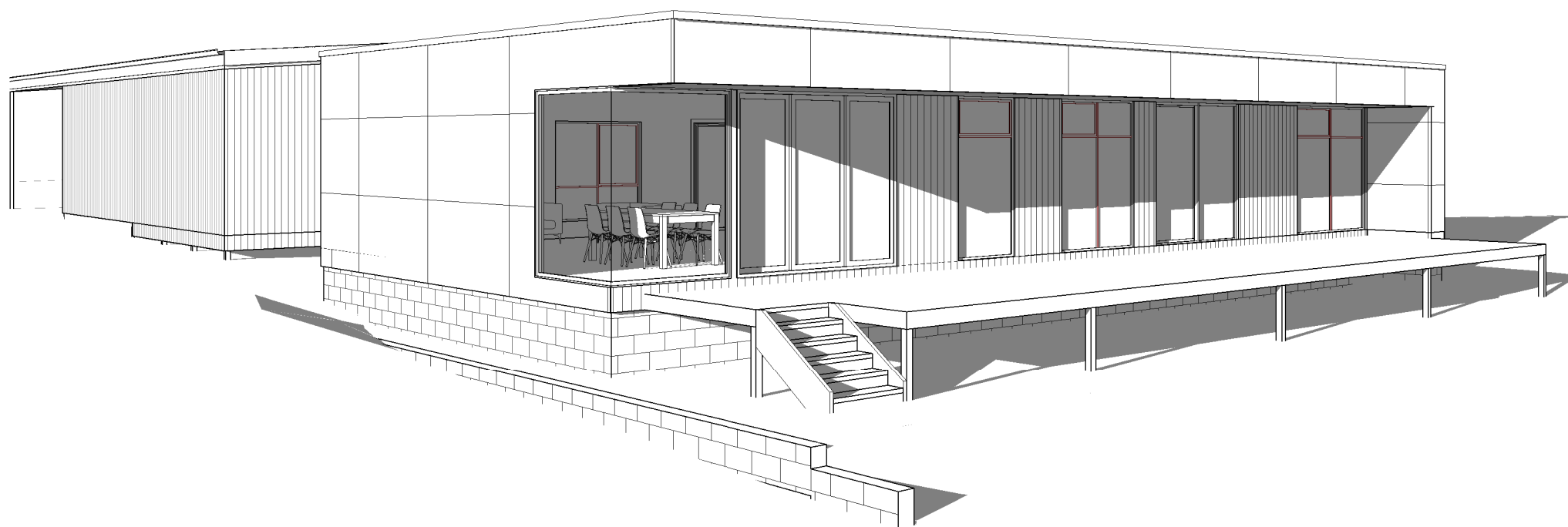
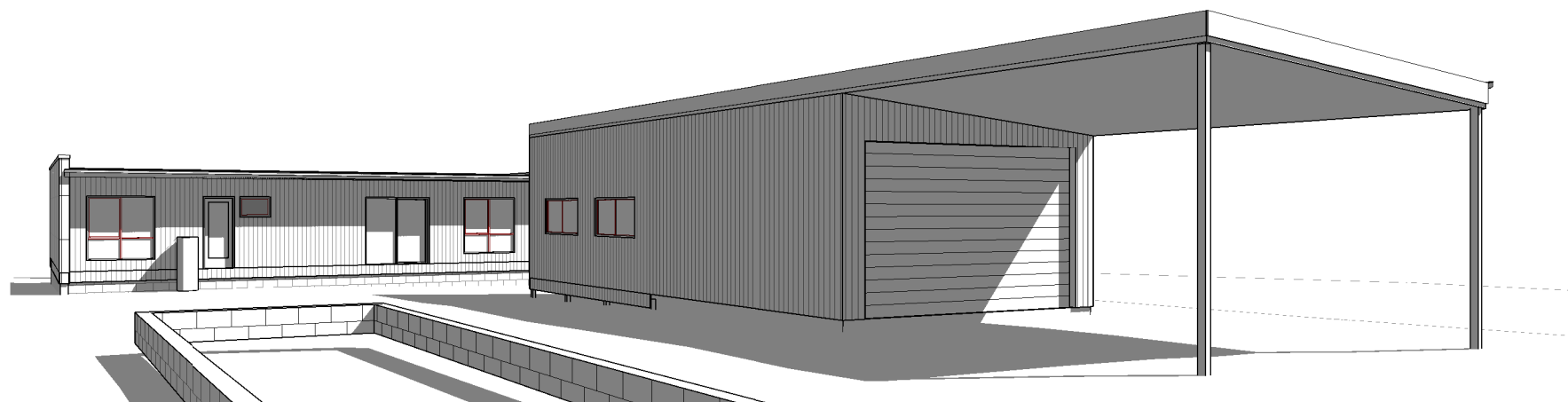
Date: **16.01.2023** Scale: **1 : 100**

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



Project/Drawing no: **PD22250 -08** Revision: **02**  
 Accredited building practitioner: Frank Geskus -No CC246A





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**LADY BARRON**

Client name:  
**W.J. LUDBEY & M.L. STACEY**

Drawing:  
**PERSPECTIVES**

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

Date:      Scale:

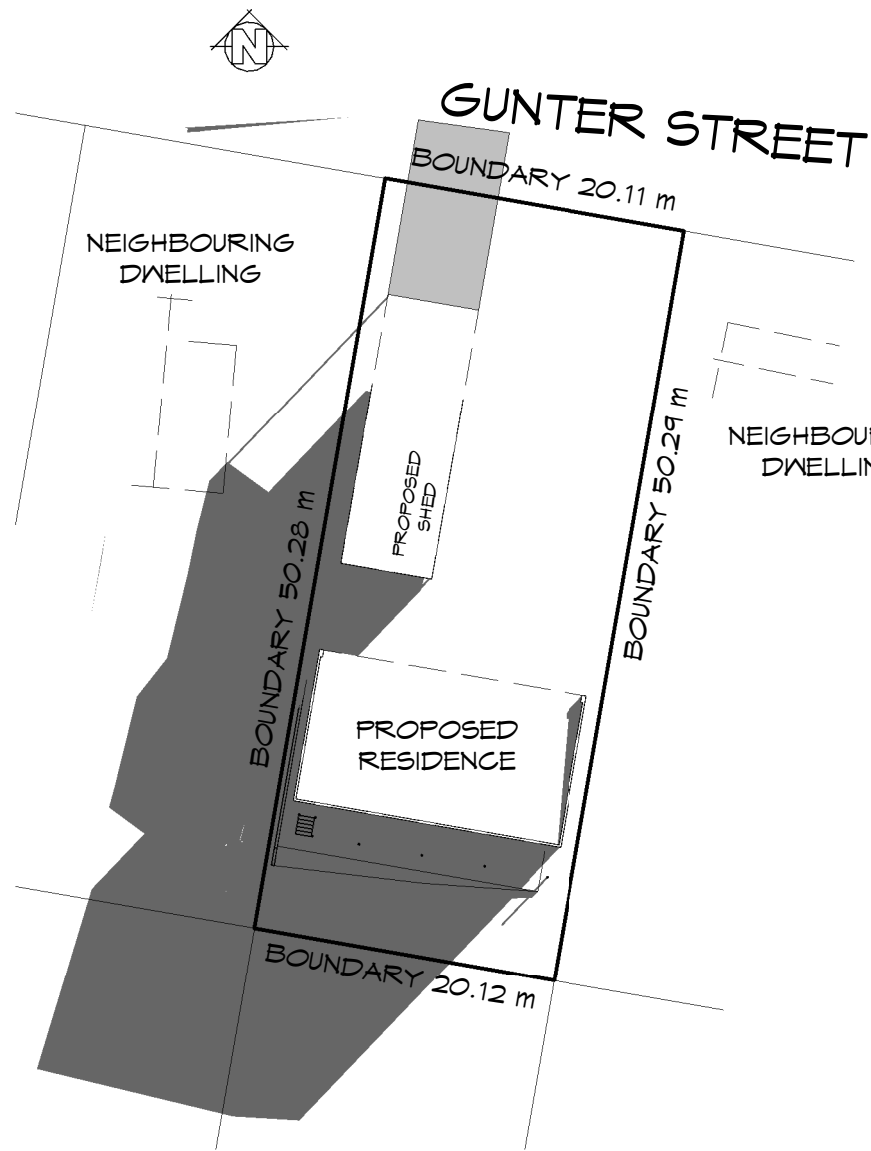
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Project/Drawing no:      Revision:

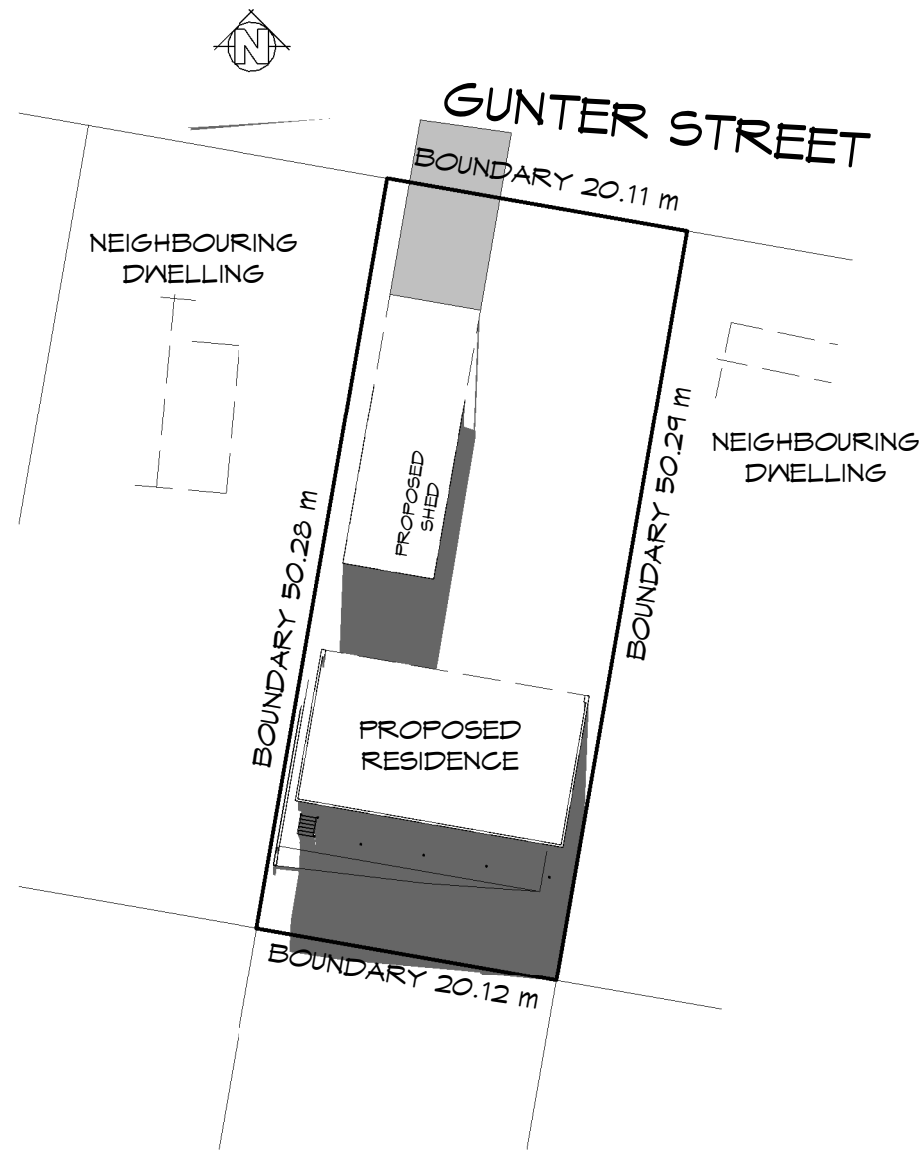
**PD22250 -09**      **02**

Accredited building practitioner: Frank Geskus -No CC246A

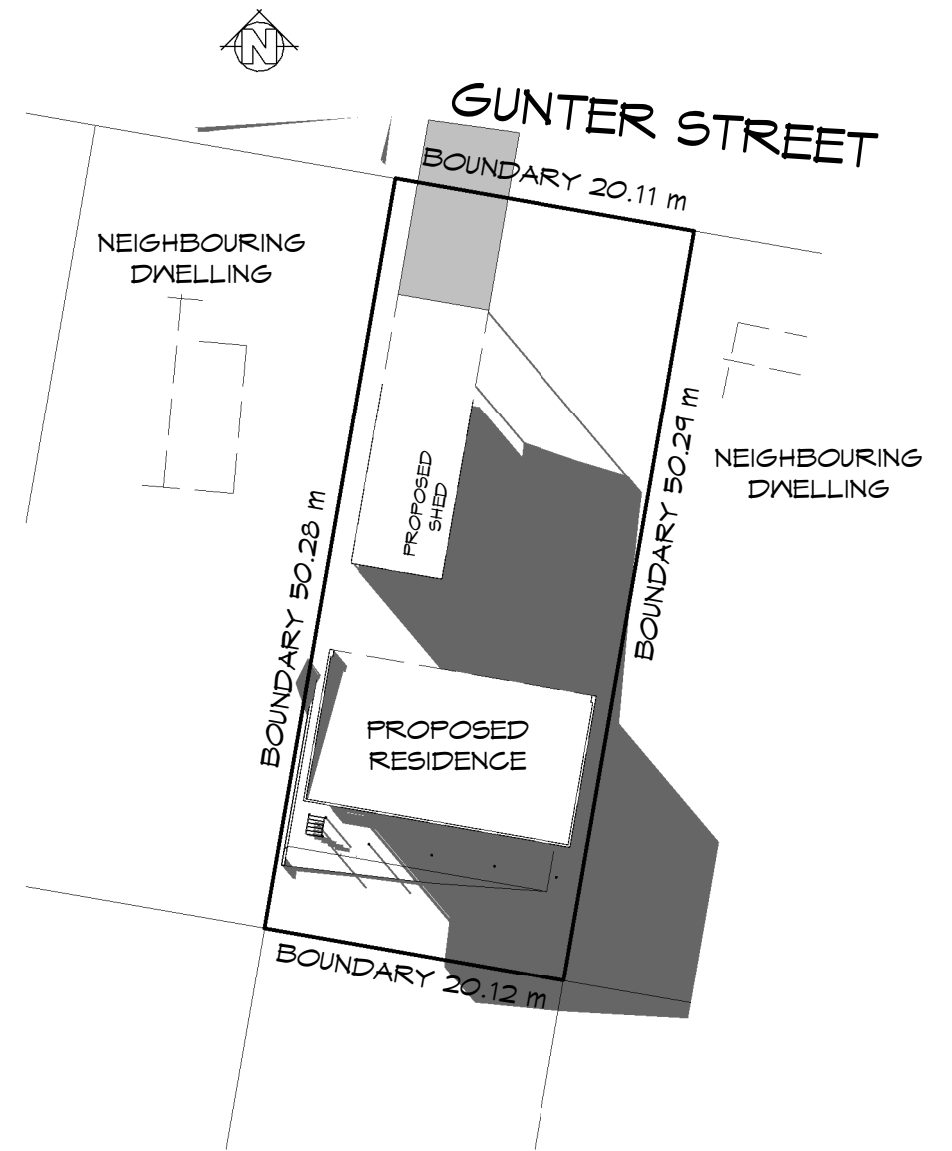




SHADOW DIAGRAMS - 21ST JUNE @ 9AM  
1 : 500



SHADOW DIAGRAMS - 21ST JUNE @ 12PM  
1 : 500



SHADOW DIAGRAMS - 21ST JUNE @ 3PM  
1 : 500

**PLANNING**  
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Drafted by:  
**Author**

Approved by:  
**Approver**

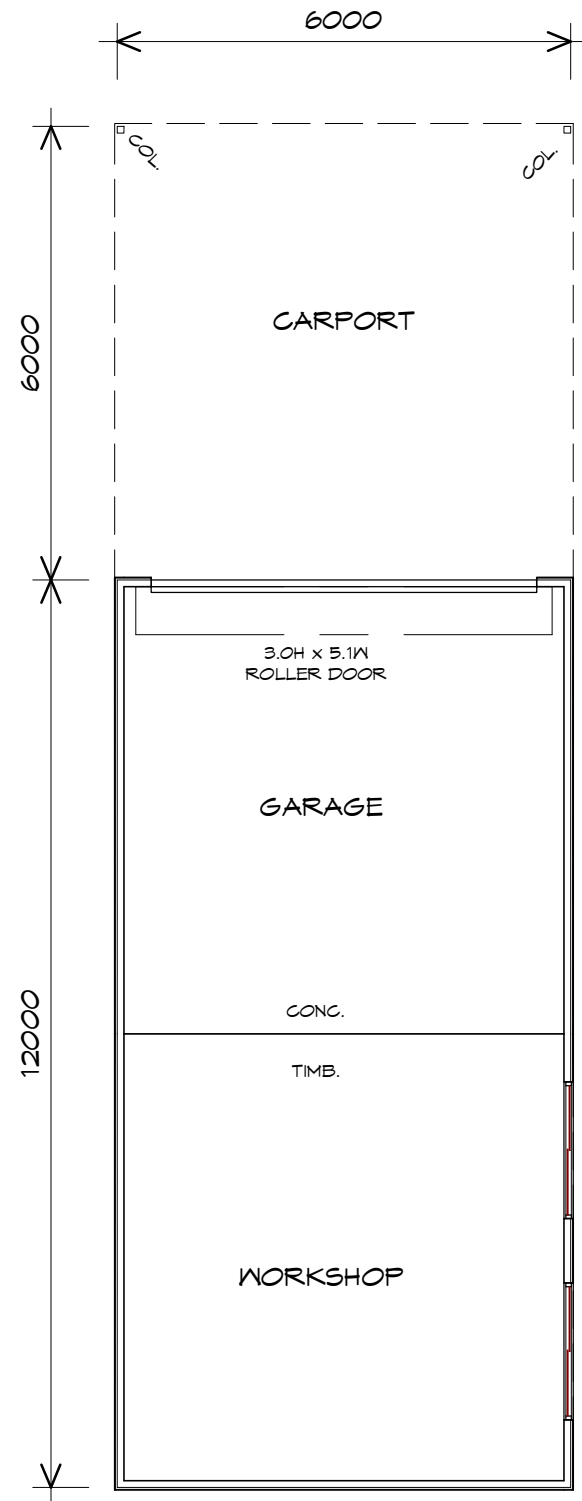


Drawing:  
**SHADOW DIAGRAMS**

Date: 16.01.2023  
 Scale: 1 : 500

Project/Drawing no: PD22250 -10  
 Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A

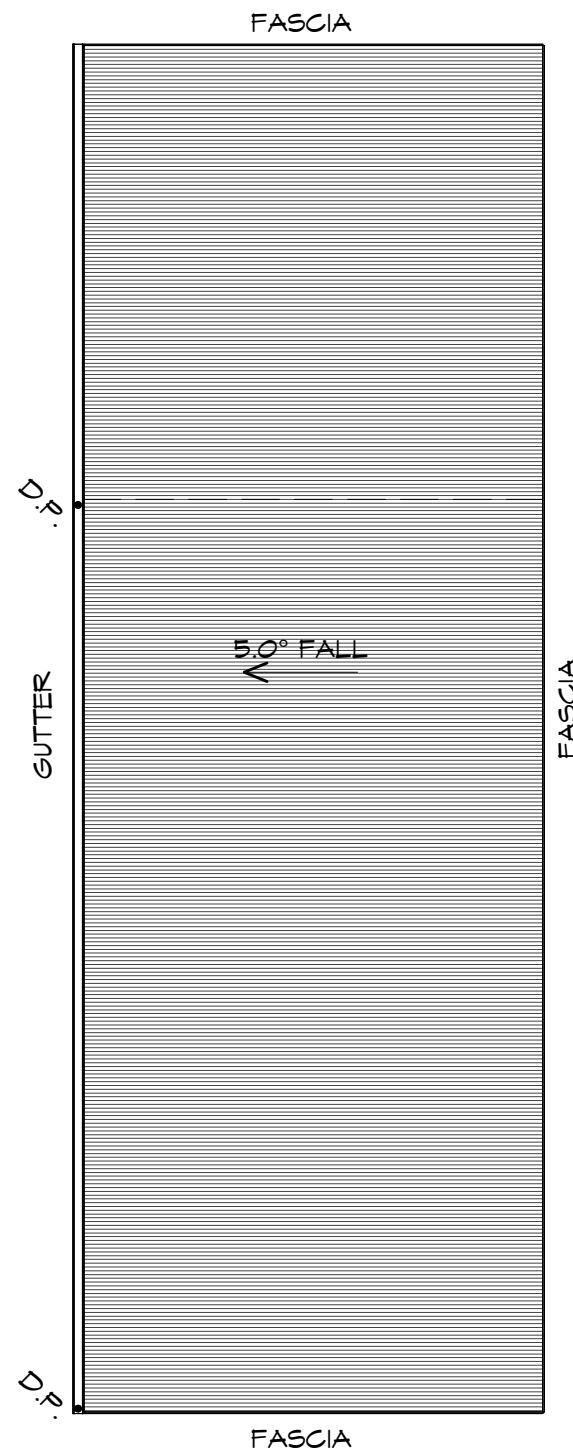


### FLOOR PLAN

1 : 100

GARAGE/WORKSHOP AREA	72.85	m <sup>2</sup>	( 7.83	SQUARES )
CARPORT AREA	36.17	m <sup>2</sup>	( 3.89	SQUARES )
TOTAL AREA	109.02		11.72	

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



### ROOF PLAN

1 : 100

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	900	1810	SLIDING WINDOW	
W2	900	1810	SLIDING WINDOW	

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

### LEGEND

COL COLUMN

**PLANNING**  
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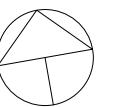
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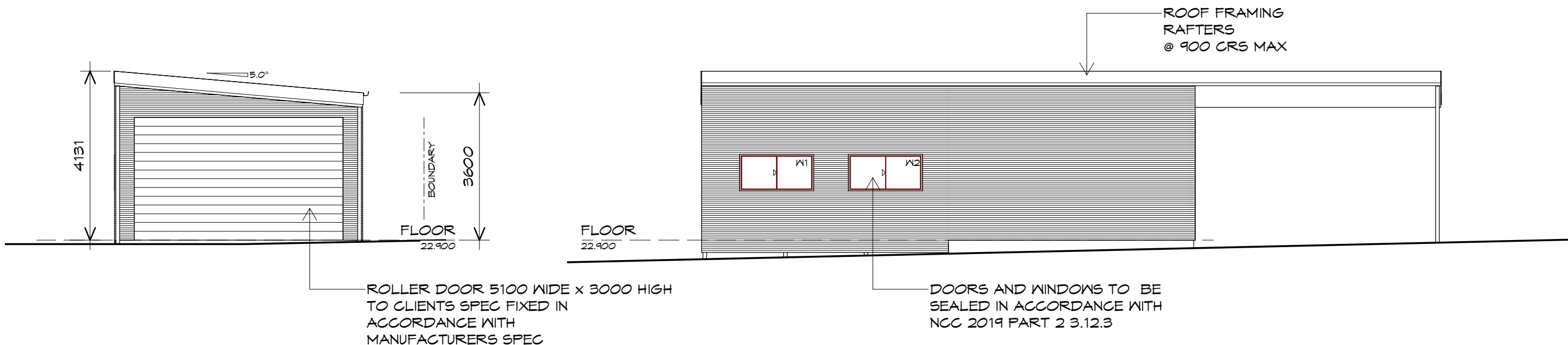
Drawing:  
**FLOOR/ROOF PLAN**

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

Date: **16.01.2023**      Scale: **1 : 100**

Project/Drawing no: **PD22250 -C01**      Revision: **02**  
Accredited building practitioner: Frank Geskus -No CC246A



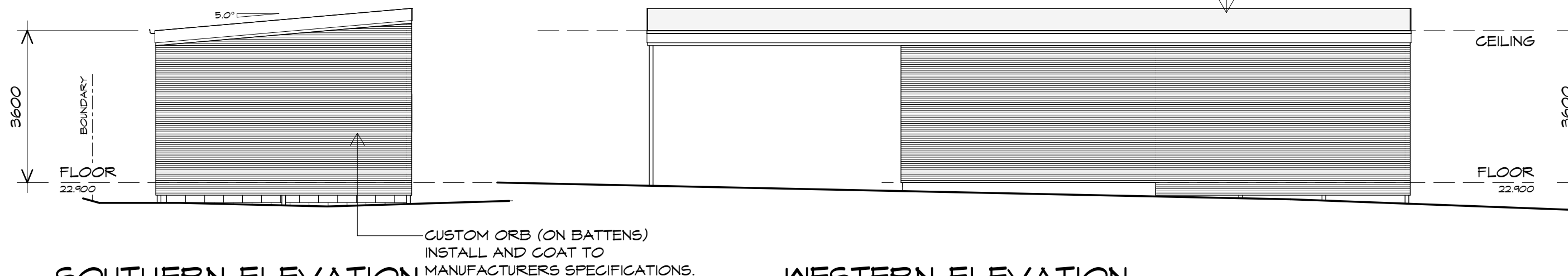


**NORTHERN ELEVATION**

1 : 100

**EASTERN ELEVATION**

1 : 100



**SOUTHERN ELEVATION**

1 : 100

**WESTERN ELEVATION**

1 : 100

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS