

## PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE  
ONLY

Application Number PA2025197  
Assess No: A4531  
PID No: 7227451

Applicant Name:	BVZ Designs				
Postal Address:					
Contact Phone:	Home		Work		Mobile
Email Address:					

## Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
  - a) Floor plans ☐
  - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
  - c) Site Plan showing: ☐
    - Orientation
    - All title boundaries
    - Location of buildings and structure (both existing and proposed)
    - Setbacks from all boundaries
    - Native vegetation to be removed
    - Onsite services, connections and drainage details (including sewer, water and stormwater)
    - Cut and/or Fill
    - Car parking and access details (including construction material of all trafficable areas)
    - Fence details
    - Contours
4. Other:

*If submitting plans in over the counter please ensure they are A3.  
All plans must be to scale.*

# WEST TAMAR COUNCIL



Application Number: «Application Number»

## APPLICANT DETAILS

Applicant Name: Bradley van Zetten

*Note: Full name(s) of person(s) or company making the application and postal address for correspondence.*

## LAND DETAILS

Owner/Authority Name:  
(as per certificate of title) J & M VAN ZETTEN

Location / Address: 6A DANBURY DRIVE

Title Reference: 187943/2

Zone(s): LOW DENSITY

Existing Development/Use: VACANT LAND

Existing Developed Area: Area 5517

## DEVELOPMENT APPLICATION DETAILS

Proposed Use: Residential: ☒ Visitor Accommodation: ☐ Commercial: ☐ Other: ☐  
Description of Use: DWELLING & SHED

Development Type: Building work: ☒ Demolition: ☐ Subdivision: ☐ Other: ☐  
Description of development: v l

New or Additional Area: Area DWELLING - 264 SQ/M SHED - 117 SQ/M

Estimated construction cost of the proposed development: \$ 50,000 - SHED ONLY

Building Materials: Wall Type: COLORBOND Colour: Neutrals/ grays  
Roof Type: v l Colour: Neutrals/ grays

Application Number: «Application Number»

## SUBDIVISION

☐ N/ASubdivision creating additional lots ☐Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		Number of Lots (proposed) :	
Description:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

## COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE

☐ N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	
Existing Car Parking:				
Proposed Car Parking:				
Number of Employees: (Existing)				
Number of Employees: (Proposed)				
Type of Machinery installed:				
Details of trade waste and method of disposal:				

Application Number: «Application Number»

## APPLICANT DECLARATION

**Owner:** As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,

Name (print)

Signed

Date

**Applicant:** As the applicant, I declare that I have notified the owner of my intention to make this application and that (if not the owner) the information contained in this application is a true and accurate representation of the proposal,

Bradley van Zetten

Name (print)



Signed

5/7/25

Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

**Crown  
Consent**  
(if required)

Name (print)

Signed

Date

**General  
Manager**  
(if required)

Name (print)

Signed

Date

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

**Right of Way Owner:**

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)

Signed

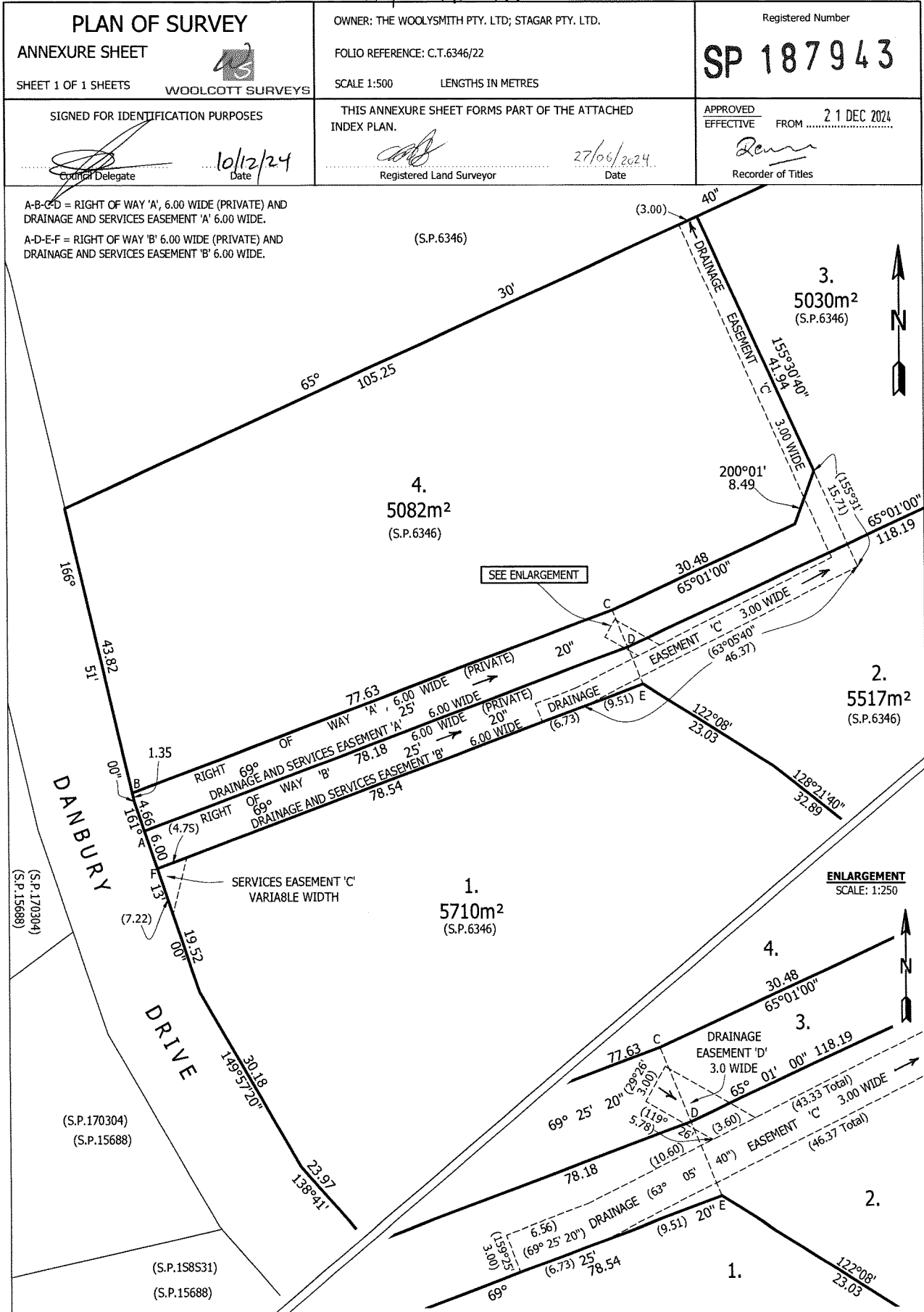
Date

Priority Final Plan <b>PLAN OF SURVEY</b>  <b>WOOLCOTT SURVEYS</b> BY SURVEYOR: ASHLEY BRIAN BOSVELD LOCATION: LAND DISTRICT OF DEVON, PARISH OF STANLEY. SCALE 1: 1000      LENGTHS IN METRES		REGISTERED NUMBER <b>SP187943</b> <hr/> APPROVED EFFECTIVE FROM 21 DEC 2024  Recorder of Titles
OWNER: THE WOOLYSMITH PTY LTD; STAGAR PTY LTD  FOLIO REFERENCE: C.T.6346/22  GRANTEE: PART OF 3200 ACRES GRANTED TO DANIEL SUTTON.		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

 Registered Land Surveyor	27/06/2024 Date
 Council Delegate	10/12/24 Date



Priority Final Plan



LEGEND  
PAGE 1# COVER PAGE  
PAGE 2# LOCALITY PLAN  
PAGE 3# EXISTING SITE SURVEY PLAN  
PAGE 4# SITE PLAN  
PAGE 5# SOIL AND WATER MANAGEMENT PLAN  
PAGE 6# FLOOR PLAN  
PAGE 7# FLOOR PLAN WITH DIMENSIONS  
PAGE 8# SHED PLAN  
PAGE 9# ELEVATIONS  
PAGE 10# ELEVATIONS  
PAGE 11# ROOF PLAN

COUNCIL – WEST TAMAR COUNCIL  
ZONE – LOW DENSITY RESIDENTIAL  
CODE – BUSHFIRE PRONE AREA  
–RESIDENTIAL SUPPLY AND DENSITY SPECIFIC AREA  
LANDSLIDE BAND – NIL IN DEVELOPMENT AREA

TITLE REF. = 187943/2

ALPINE AREA – N/A LESS THAN 900m AHD  
  
OTHER HAZARDS – N/A

ALL DIMENSIONS SHOWN ARE TO OUTSIDE OF  
BRICKWORK CLADDING OR TIMBER FRAMING ON CLAD  
HOUSES UNLESS NOTED OTHERWISE

CONFIRM ALL DIMENSIONS AND SERVICES ON SITE  
PRIOR TO COMMENCEMENT OF WORKS

IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES  
THEN THESE MUST BE CONFIRMED ONSITE BY A  
SURVEYOR PRIOR TO SETOUT

ENSURE DRAWINGS USED ONSITE ARE STAMPED  
'APPROVED' PLANS BY BUILDING SURVEYOR AND  
PERMIT AUTHORITY

H4D9 CONDENSATION MANAGEMENT TO BE  
COMPLIANT WITH NCC PART 10.8 CONDENSATION  
MANAGEMENT.

NOTES  
(1)REFER TO THE GUIDANCE IN THE "CONDENSATION IN  
BUILDINGS TASMANIAN DESIGNERS' GUIDE" – CURRENT VERSION  
AVAILABLE AT WWW.CBOS.TAS.GOV.AU. THIS GUIDE MUST BE  
READ IN CONJUNCTION WITH THE NCC.

IF ANY DISCREPANCIES, APPARENT ERROR,  
ANOMALY OR AMBIGUITY WITHIN THE  
DOCUMENTATION IS FOUND. THE DESIGNER IS TO BE  
CONTACTED PRIOR TO ANY MORE CONSTRUCTION  
CONTINUING.

ENSURE THAT DRAWINGS ARE NOT SCALED AND  
THAT THE NOTED DIMENSIONS ARE USED FOR  
ACCURACY. IF IN ANY DOUBT CONTACT DESIGNER

**PROPOSED DWELLING  
AND STAGED SHED  
FOR J AND M VAN ZETTEN  
AT 6A DANBURY DRIVE  
LEGANA 7277**

©

BRADLEY VAN ZETTEN 2025

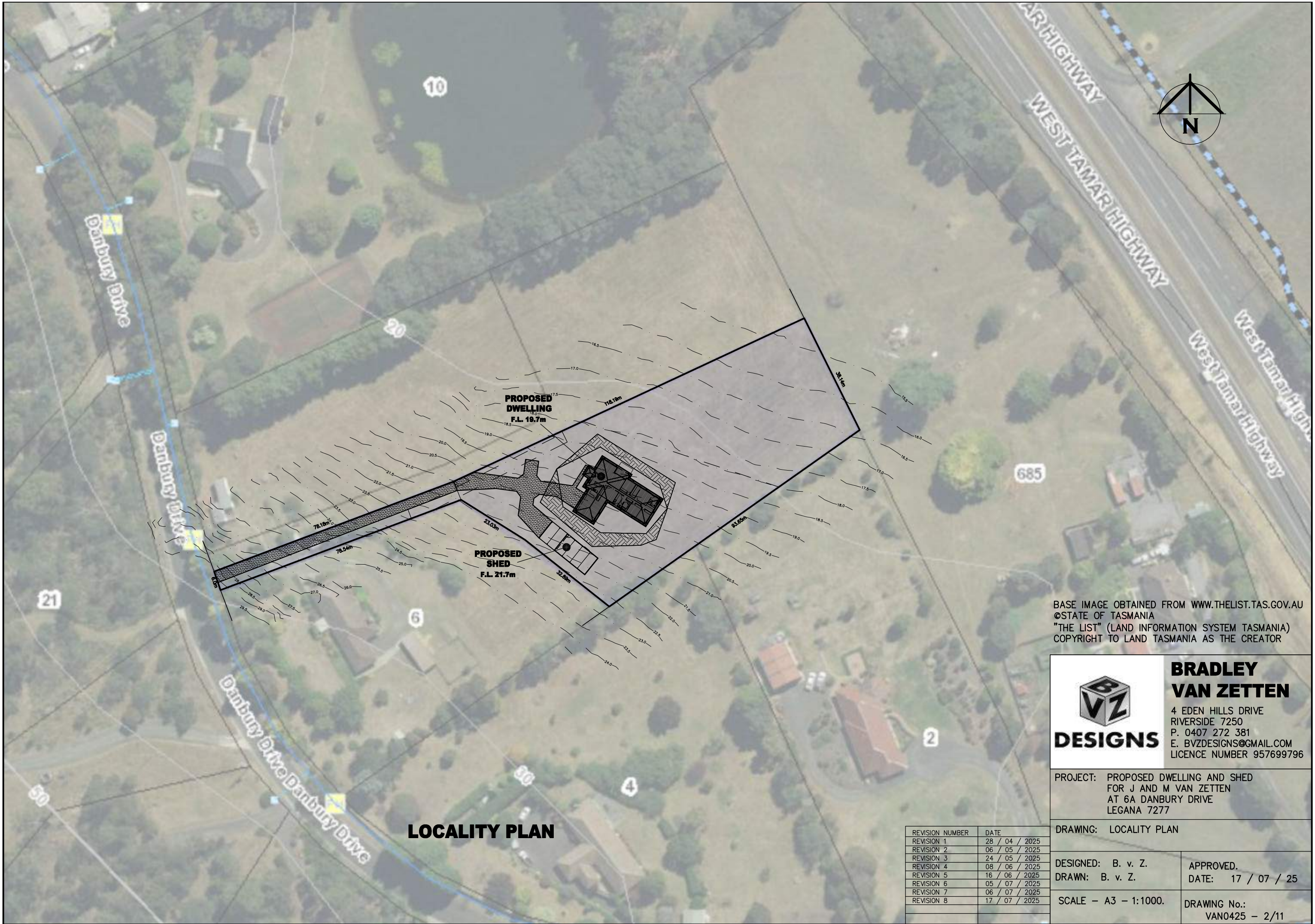
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LEGANA 7277

DRAWING: LOCALITY PLAN

DESIGNED: B. v. Z.  
DRAWN: B. v. Z.

APPROVED.  
DATE: 17 / 07 / 25

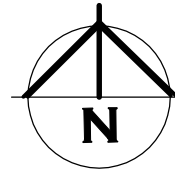
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DRAINAGE EASEMENT 'C' AND 'D'  
3.0m WIDE REFER TO TITLE PLAN  
FOR FURTHER DETAILS

RIGHT OF WAY 'B' 6.0m WIDE  
(PRIVATE) AND DRAINAGE AND  
SERVICES EASEMENT 'B'

RIGHT OF WAY 'B' 6.0m WIDE  
(PRIVATE) AND DRAINAGE AND  
SERVICES EASEMENT 'B'

EXISTING WATER  
METER

## EXISTING SITE SURVEY PLAN

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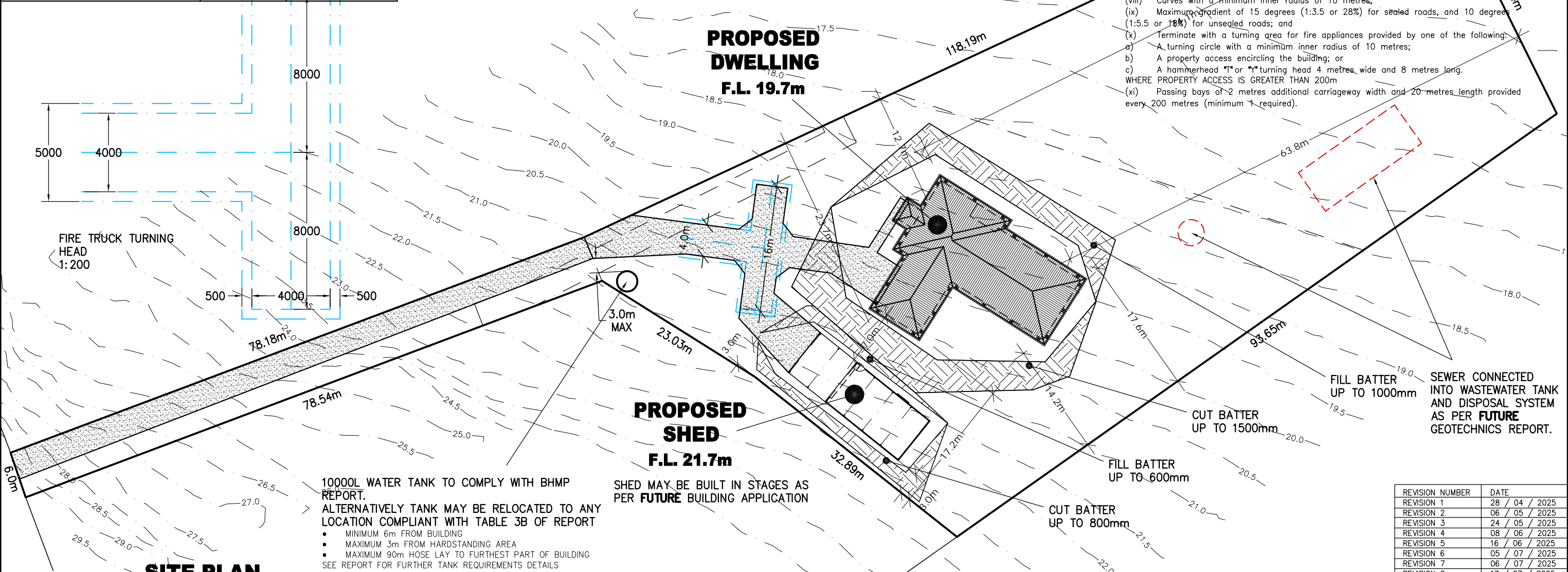
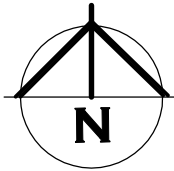
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SITE AREA TABLE		
	SQUARE METER	PERCENTAGE OF LOT
SITE AREA	5517	
BUILDING AREA EXCLUDING EAVES UP TO 0.6m WIDE (AS PER PLANNING SCHEME)	381	6.9
SEALED GROUND AREA (INCLUDING UNDER EAVES, EXCLUDING AREA INCLUDED IN CELL ABOVE)	300	5.4
AREA FREE FROM IMPERVIOUS SURFACES	4836	87.7

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**SITE PLAN**

- CUT/FILL BATTER MAX GRADE OF 1:10 IN PRIVATE OPEN SPACE
- 1:10 DRIVEWAY TURNING AREA
- 1:4 DRIVEWAY NON-TURNING AREA
- SEALED DRIVEWAY TO FALL TO PITS. ASPHALT OR CONCRETE.
- 1:10 DRIVEWAY TURNING AREA
- 1:4 DRIVEWAY NON-TURNING AREA
- CHANGE IN GRADES IN EXCESS OF UP TO 12.5% (1:8) TO HAVE GRADE TRANSITION OF 2.0m IN LENGTH TO BE PROVIDED AT GRADE CHANGES UP TO 18% (1:5.5). TRANSITION GRADE TO BE HALF THE SUM OF THE TWO ADJACENT GRADES.
- CHANGE IN GRADES OVER 18% (1:5.5) UP TO 25% (1:4) TO HAVE MULTIPLE 2m TRANSITION AS ABOVE WITH A MAXIMUM CHANGE IN GRADE OF 10% PER 2m TRANSITION.

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**UN-RETAINED BULK EARTHWORKS – SITE CUT AND FILL PART 3.2.1**

**TABLE 3.2.1: SOIL TYPE EMBANKMENT SLOPES H:L**

		COMPACTED FILL	CUT
STABLE ROCK		3:3	8:1
SAND		1:2	1:2
CLAY	FIRM CLAY	1:2	1:1
	SOFT CLAY	NOT SUITABLE	2:3
SOFT SOILS		NOT SUITABLE	NOT SUITABLE

EMBANKMENTS THAT ARE TO BE LEFT EXPOSED AT THE END OF THE CONSTRUCTION WORKS MUST BE STABILISED BY VEGETATION OR SIMILAR TO PREVENT SOIL EROSION

(1) A SITE CUT USING AN UN-RETAINED EMBANKMENT MUST BE--

- WITHIN THE ALLOTMENT; AND
- NOT WITHIN THE ZONE OF INFLUENCE OF ANY EXISTING STRUCTURE ON THE PROPERTY, OR THE ALLOTMENT BOUNDARY AS DEFINED IN TABLE 3.2.1 AND FIGURE 3.2.1A; AND
- NOT DEEPER THAN 2 M FROM THE NATURAL GROUND LEVEL AT ANY POINT.

(2) FILL, USING AN UN-RETAINED EMBANKMENT MUST--

- BE PLACED WITHIN THE ALLOTMENT; AND
- BE PLACED AT A GRADIENT WHICH COMPLIES WITH TABLE 3.2.1 AND FIGURE 3.2.1B; AND
- BE PLACED AND MECHANICALLY COMPACTED IN LAYERS NOT MORE THAN 150 MM; AND
- BE NOT MORE THAN 2 M IN HEIGHT FROM THE NATURAL GROUND LEVEL AT ANY POINT; AND
- WHERE USED TO SUPPORT FOOTINGS OR SLABS, BE PLACED AND COMPACTED IN ACCORDANCE WITH PART 4.2; AND
- HAVE SURFACE WATER DIVERTED AWAY FROM ANY EXISTING STRUCTURE ON THE PROPERTY OR ADJOINING ALLOTMENT IN ACCORDANCE WITH 3.3.3.

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PROJECT: PROPOSED DWELLING AND SHED FOR J AND M VAN ZETTEN AT 6A DANBURY DRIVE LEGANA 7277

DRAWING: SITE PLAN

DESIGNED: B. v. Z.  
DRAWN: B. v. Z.

APPROVED.  
DATE: 17 / 07 / 25

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PROPOSED DWELLING  
F.L. 19.7m

PROPOSED SHED  
F.L. 21.7m

SOIL AND WATER MANAGEMENT PLAN

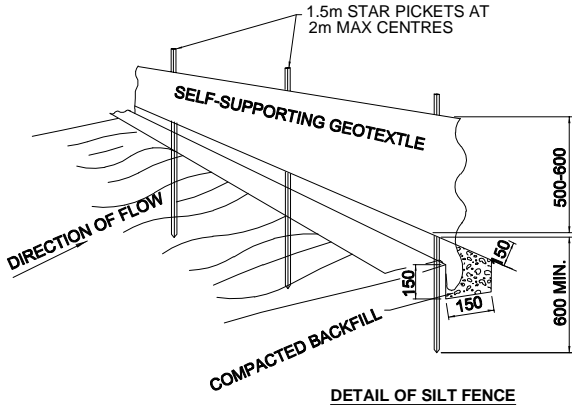
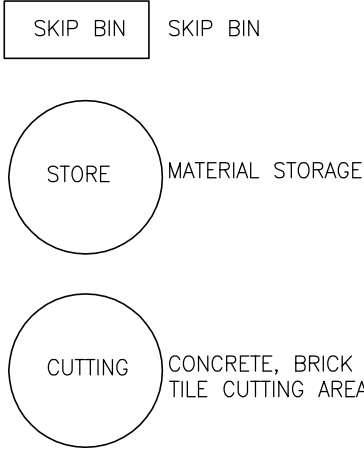
SILT FENCE AS PER DETAIL

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DOWNPIPES TO BE CONNECTED INTO STORMWATER SYSTEM AS SOON AS THE ROOF IS INSTALLED

INSTALL AG DRAIN (IF SHOWN) PRIOR TO FOOTING EXCAVATION

EXCAVATED MATERIAL PLACED UP SLOPE OF CUT OFF DRAIN. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL



SEDIMENT FENCE NOTES:  
1. SURVEY AND MARK OUT LOCATION OF SEDIMENT FENCE, ENSURE IT IS PARALLEL TO THE CONTOURS OF THE SITE AND TO DRAIN IN THE CORRECT DIRECTION  
2. DIG A 150 MM TRENCH IMMEDIATELY ABOVE THE PROPOSED FENCE LINE.  
3. PLACE THE BOTTOM OF THE FABRIC TO THE BASE OF THE TRENCH AND RUN FABRIC UP THE DOWN-SLOPE SIDE OF THE TRENCH.  
4. BACKFILL THE TRENCH AND COMPACT TO SECURE ANCHORAGE OF THE FABRIC.  
5. DRIVE 1.5 M STAR PICKETS INTO GROUND, 2 M APART TO SUPPORT THE SEDIMENT FENCE FABRIC. TENSION AND FASTEN FABRIC TO PICKETS USING UV STABILISED ZIP TIES OR WIRE TIES.  
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 2 M OVERLAP.  
7. ANGLE THE ENDS OF THE SEDIMENT FENCE UPSLOPE TO REDUCE SCOURING

BUILDING SITE DURING CONSTRUCTION TO COMPLY WITH EPA TASMANIA, SOIL AND WATER MANAGEMENT ON BUILDING SITES WHERE POSSIBLE. REFER TO FACT SHEETS 1-19  
EPA.TAS.GOV.AU/ENVIRONMENT/WATER/STORMWATER/SOIL-AND-WATER-MANAGEMENT-ON-BUILDING-SITES

FACT SHEET 3 – SOIL AND WATER MANAGEMENT.  
PLAN TO BE KEPT ONSITE AND ALL TIMES AND ALL WORKERS UNDERSTAND THE SWMP

FACT SHEET 4 – DISPERSIVE SOILS, NOT APPLICABLE.

FACT SHEET 5 – MINIMISE SOIL DISTURBANCE.  
DO TRACK MACHINERY UP AND DOWN THE SLOPE TO CREATE GROOVES FROM THE WHEELS/ OR TRACKS THAT WILL CATCH RAINFALL. THE GROOVES WILL ROUGHEN THE SURFACE IN A WAY THAT WILL SLOW RUNOFF. AS PER FACT SHEET CLEARING FOR WORKS TO BE LIMITED TO WITHIN 5 METRES FROM THE EDGE OF ANY ESSENTIAL CONSTRUCTION ACTIVITY. NO TOPSOIL SHALL BE REMOVED FROM LAND OUTSIDE THE AREAS OF GROUND DISTURBANCE SHOWN. ALL AREAS OF GROUND DISTURBANCE MUST BE DRESSED WITH TOP SOIL AND WHERE APPROPRIATE REVEGETATED AND STABILISED TO PREVENT FUTURE EROSION OR SILTATION.

FACT SHEET 6 – PRESERVE VEGETATION.  
WHERE EXISTING TREES ARE TO REMAIN ON THE SITE, ESTABLISH NO GO AREA AROUND TREES OF BRIGHT TAPE ON STAR PICKETS MINIMUM 1m AWAY FROM BASE OF TREE  
EXISTING GROUND VEGETATION TO BE RETAINED WHEN EVER POSSIBLE. MINIMUM 400mm WIDE GRASS STRIPS TO BE RETAINED ON BACK OF KERB FOR FILTERING RUNOFF. INSTALLED AS PER FACT SHEET

FACT SHEET 7 – DIVERT UP-SLOPE WATER  
DIVERSION CHANNEL TO BE CONSTRUCTED ON HIGHSIDE OF SITE MINIMUM 150MM DEEP WITH 10% MAX FALL WITH A CURVED SHAPE WITH EXCAVATED SOIL FROM THE CHANNEL ON THE DOWN-SLOPE SIDE TO INCREASE DIVERSION CHANNEL CAPACITY. LEVEL SPREADER TO END OF DIVERSION CHANNEL TO ENSURE WATER DISCHARGE IS SLOW MOVING MINIMUM 4M WIDE. INSTALLED AS PER FACT SHEET

FACT SHEET 8 – EROSION CONTROL MATS AND BLANKETS  
WHERE FINISHED BATTERS ARE PROPOSED TO BE STEEPER THAN 1:3 EROSION CONTROL BLANKETS TO BE INSTALLED ON BATTER FOR SITE REHABILITATION. INSTALLED AS PER FACT SHEET

FACT SHEET 9 – PROTECT SERVICES TRENCHES AND STOCKPILES  
ALL STOCKPILES TO BE POSITIONED CLEAR OF WATER COURSES AND TO ENSURE THAT NO SILT RUNOFF CAN ENTER A WATER COURSE.  
TOP SOIL TO BE STOCKPILED SEPARATELY AND SPREAD OVER BACKFILLED AREAS. SPOIL TO BE STOCKPILED IN A NARROW CORRIDOR ON THE UPSTREAM SIDE OF ALL EXCAVATION. TEMPORARY CATCH DRAINS TO BE CONSTRUCTED ON THE UPSTREAM SIDE OF STOCKPILES AND EXCAVATED AREAS, DIRECTING RUNOFF TO EXISTING STORMWATER SYSTEM.  
SERVICE TRENCHES TO HAVE SOIL PLACED ON TOPSIDE OF TRENCH TO DIVERT WATER FLOW AWAY FROM THE TRENCH LINE.

FACT SHEET 10 – EARLY ROOF DRAINAGE CONNECTION  
DOWNPIPES TO BE CONNECTED INTO STORMWATER SYSTEM AS SOON AS THE ROOF IS INSTALLED.  
TEMPORARY DOWNPIPES TO DIRECT WATER TO TUFTED AREAS.

FACT SHEET 11 – SCOUR PROTECTION  
NOT APPLICABLE AS NO NEW DAMS/ CULVERTS

FACT SHEET 12 – STABILISED SITE ACCESS  
DIVERSION HUMP INSTALLED ON ROAD ACCESS WITH WATER DIRECTED TO SEPARATE SILT FENCE.  
INSTALLED AS PER FACT SHEET

FACT SHEET 13 – WHEEL WASH  
EVERY EFFORT TO BE MADE TO MINIMISE SPREADING SEDIMENT ON TO SEALED AREAS WHEN VEHICLES LEAVE THE SITE, INCLUDING THE WASHING DOWN OF TYRES.

FACT SHEET 14 – SEDIMENT FENCES  
SEDIMENT FENCE INSTALLED AS PER DETAIL AND FACT SHEET

FACT SHEET 15 – PROTECTION OF STORMWATER PITS  
PITS INSTALLED ONSITE TO BE CONSTRUCTED WITH DRIVEWAY AT END OF JOB AFTER FINISHED CONSTRUCTION OF BUILDING. THEREFORE NO REQUIREMENTS FOR PITS.

FACT SHEET 16 – PROTECTED CONCRETE, BRICK AND TILE CUTTING  
ALL CUTTING TO BE INSIDE NOMINATED AREA AS PER SWMP WITH FILTER SOCKS INSTALLED ON LOW SIDE. SLURRY TO BE DISPOSED OFF IN GEOTEXTILE LINED DITCH OR DRUMS

FACT SHEET 17 – SEDIMENT BASINS  
NOT REQUIRED DUE TO SCALE OF WORKS.

FACT SHEET 18 – DUST CONTROL  
DURING EXTENDED PERIODS OF DRY WEATHER, DAMPEN THE SITE SLIGHTLY WITH A LIGHT APPLICATION OF WATER DURING EXCAVATION OR WHEN DUST IS BEING RAISED

FACT SHEET 19 – SITE REVEGETATION  
ALL OF SITE THAT IS NOT FINISHED IN HARD SURFACES TO BE REVEGETATION WITH GRASS OR MULCH AS PER LANDSCAPING PLAN OR TO OWNERS DETAILS

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


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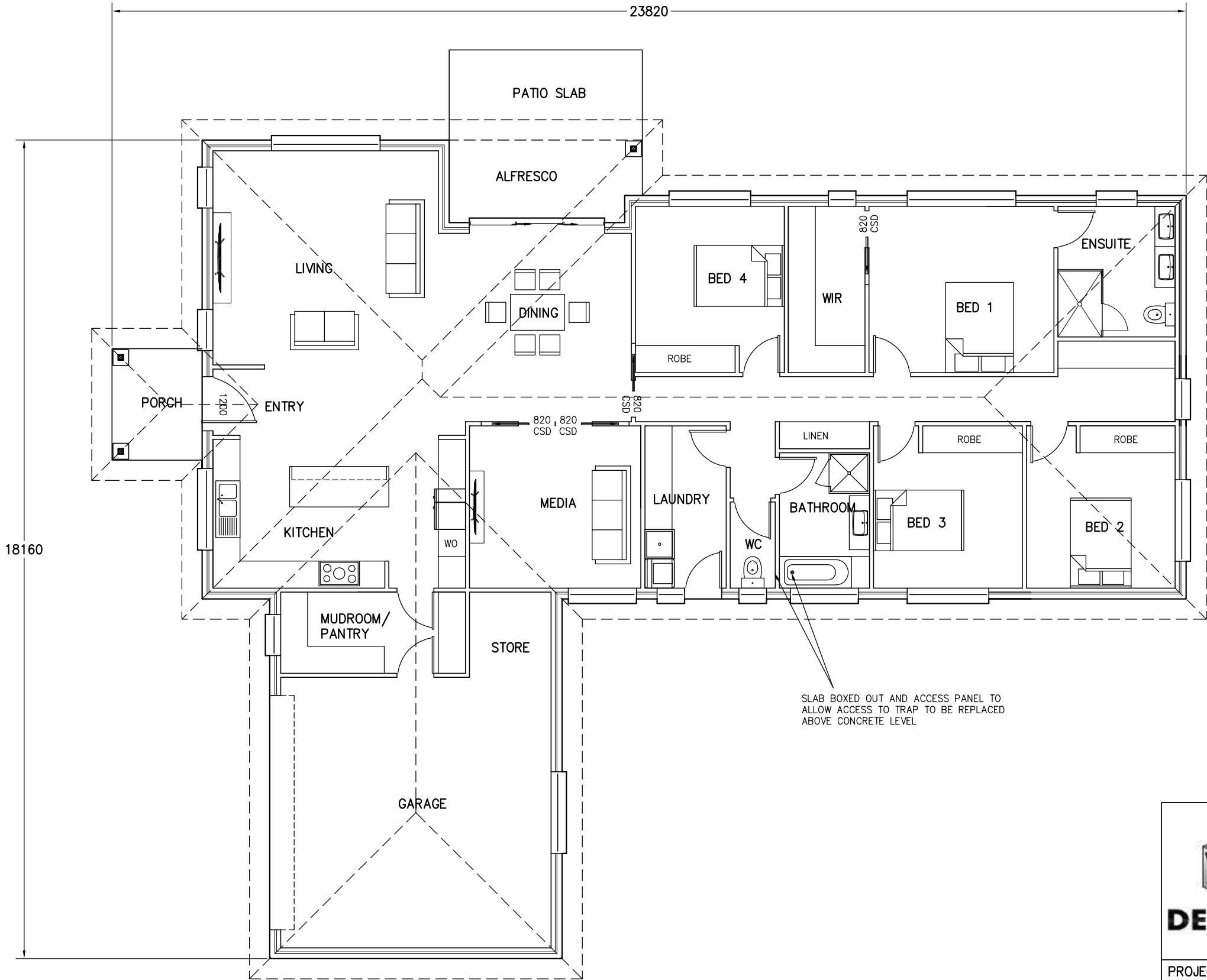
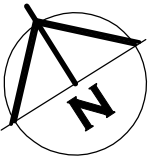
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DRAWING No.:  
VAN0425 – 5/11



-  BRICK VENEER WALL
-  90mm TIMBER FRAMED WALL WITH CEMENT SHEET CLADDING
-  90mm STUD WALL WITH 10mm PLASTER BOARD LINING THROUGHOUT. (WET AREA PLASTERBOARD TO WET AREA WALLS)
-  EXTENT OF RAKED CEILING

ⓈA – 240V HARD WIRED SMOKE ALARMS INSTALLED IN ACCORDANCE WITH NCC9.5 TO COMPLY WITH AS3786, BE CONNECTED TO MAINS POWER AND INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM



SLAB BOXED OUT AND ACCESS PANEL TO ALLOW ACCESS TO TRAP TO BE REPLACED ABOVE CONCRETE LEVEL


AREA TABLE

	SQUARE METER	BUILDING SQUARES
FLOOR AREA	251.4	27.1
ALFRESCO AREA	7.6	0.8
PORTICO AREA	5.0	0.5
TOTAL AREA	264.0	28.4

FLOOR PLAN

BRICK VENEER – DIMENSIONS AND AREA TO OUTSIDE CLADDING  
CLAD FRAME – DIMENSIONS AND AREA TO OUTSIDE OF TIMBER FRAMING. CLADDING IN ADDITION TO DIMENSIONS  
ALL INTERNAL DOORS ARE 820mm UNLESS OTHERWISE NOTED

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**BRADLEY VAN ZETTEN**  
4 EDEN HILLS DRIVE  
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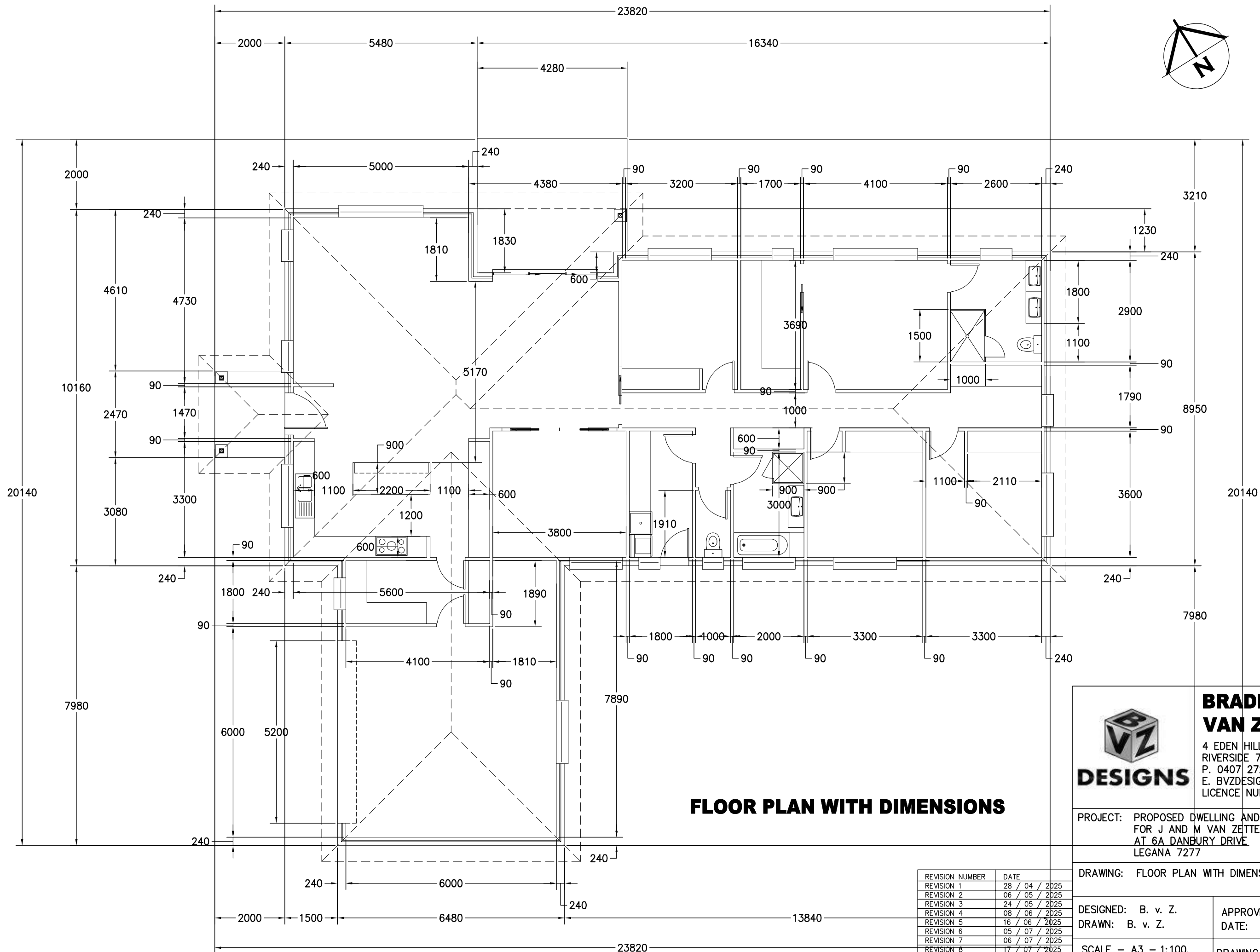
PROJECT: PROPOSED DWELLING AND SHED FOR J AND M VAN ZETTEN AT 6A DANBURY DRIVE LEGANA 7277

DRAWING: FLOOR PLAN

DESIGNED: B. v. Z.  
DRAWN: B. v. Z.

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**FLOOR PLAN WITH DIMENSIONS**



**DESIGNS**

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FOR J AND M VAN ZETTEN  
AT 6A DANBURY DRIVE  
LEGANA 7277

DRAWING: FLOOR PLAN WITH DIMENSIONS

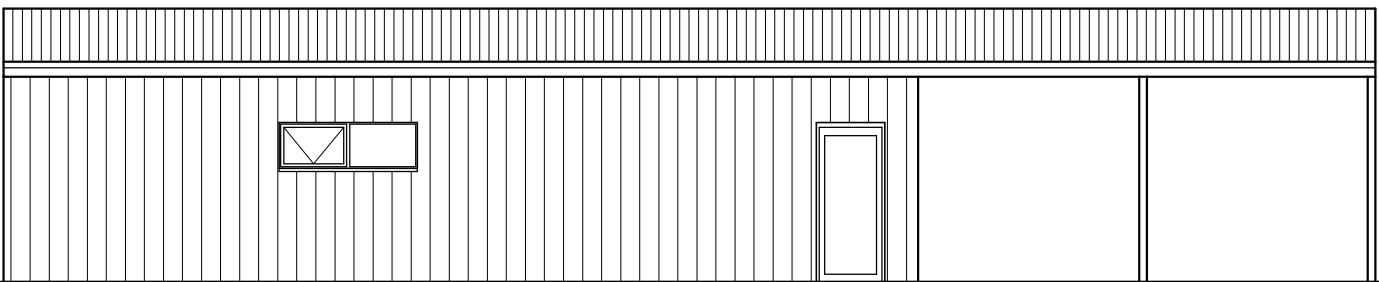
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DRAWN: B. v. Z.

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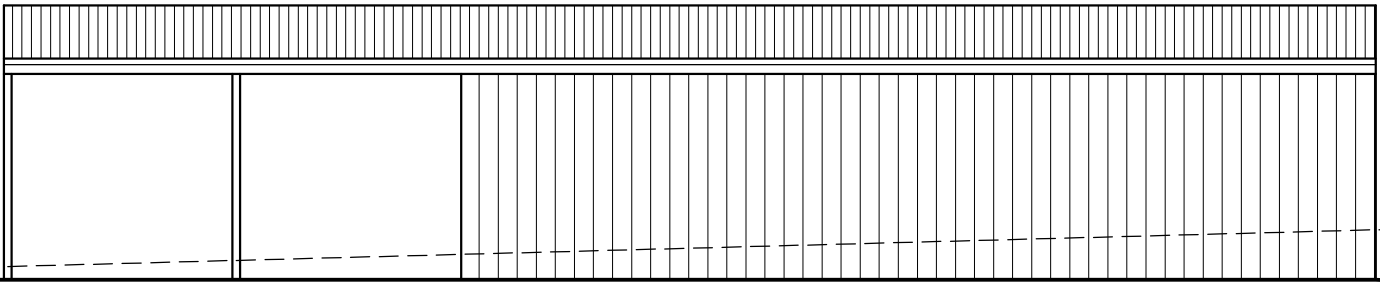
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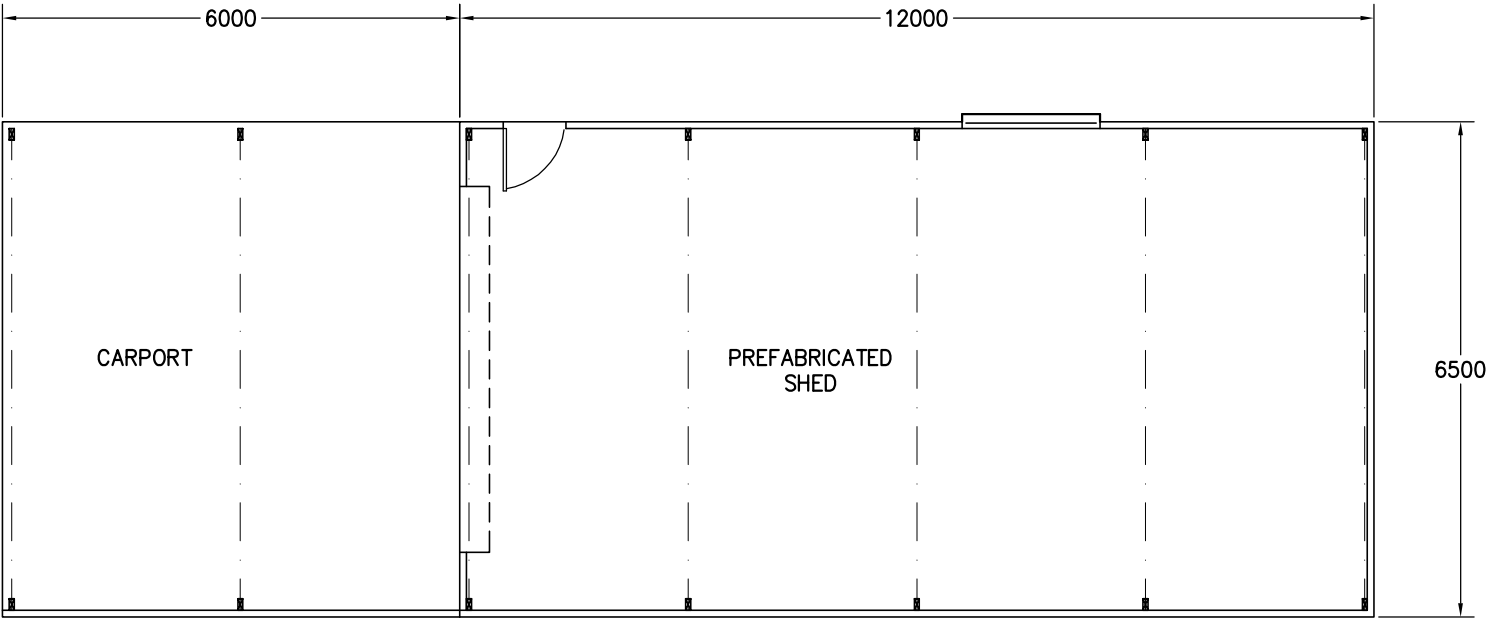


SHED NORTH EAST ELEVATION



SHED SOUTH WEST ELEVATION

-  SHED COLORBOND TRIMDEK  
SHEET WALL CLADDING
-  SHED COLORBOND CUSTOM  
ORB SHEET ROOF CLADDING



SOLID WALL TO HIGH SIDE OF CARPORT  
FOR PRIVACY TO 6 DANBURY DRIVE

SHED PLAN

SHED CONSTRUCTION DETAILS TO BE  
PROVIDED BY OTHERS AT BUILDING  
APPLICATION

AREA TABLE

	SQUARE METER	BUILDING SQUARES
SHED AREA AREA	78.0	8.4
CARPORT AREA	39.0	4.2
TOTAL AREA	117.0	12.6

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DESIGNS

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DRAWING: SHED PLAN

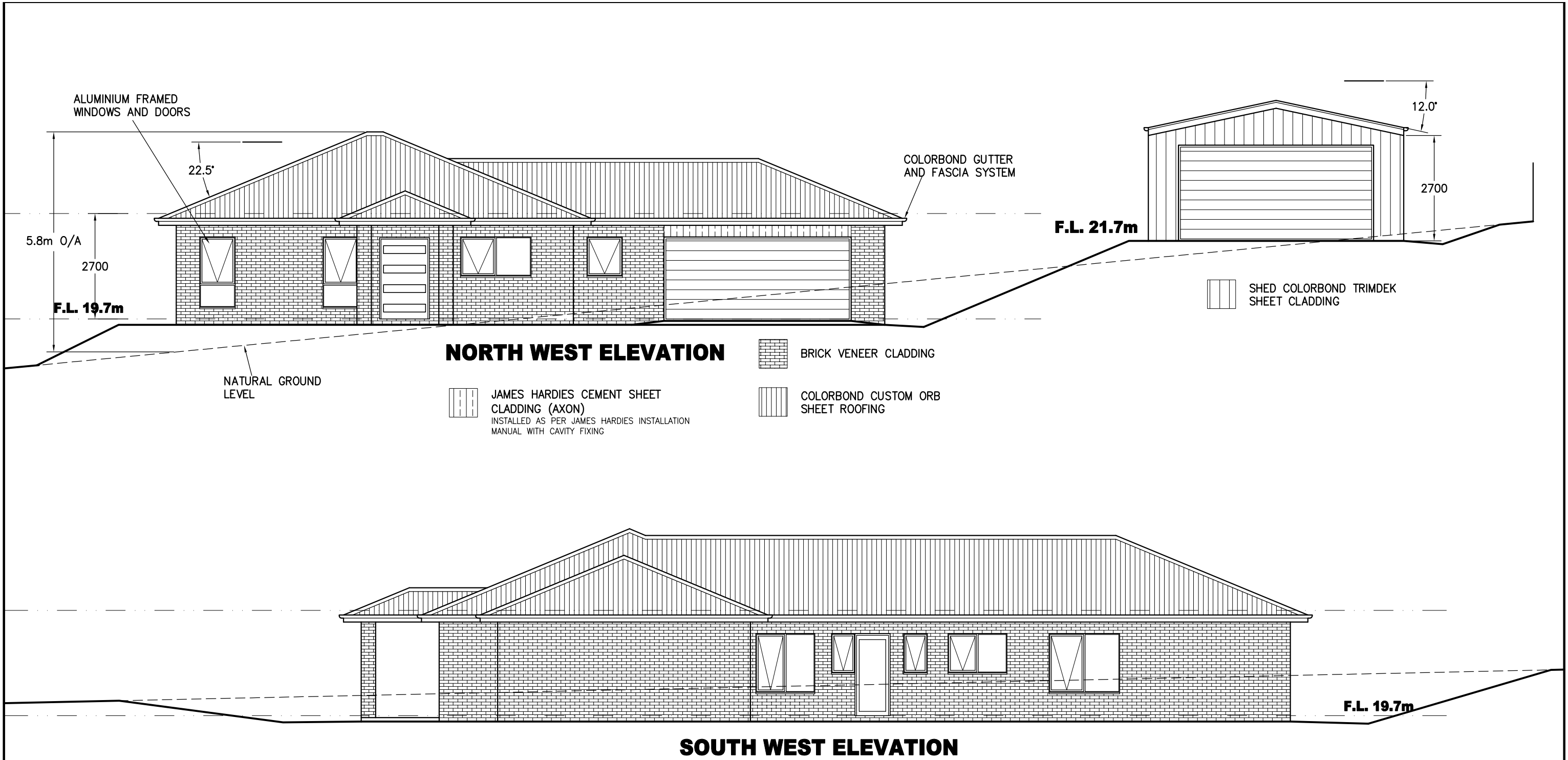
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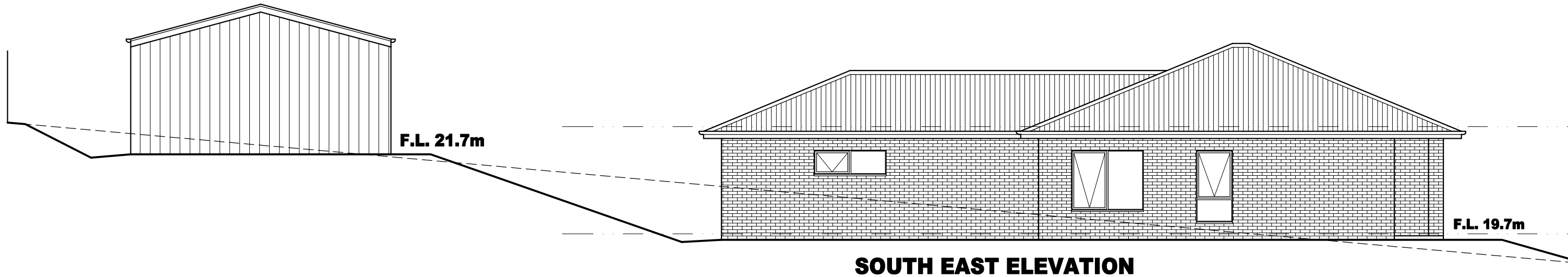
DRAWING: ELEVATIONS


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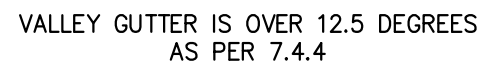
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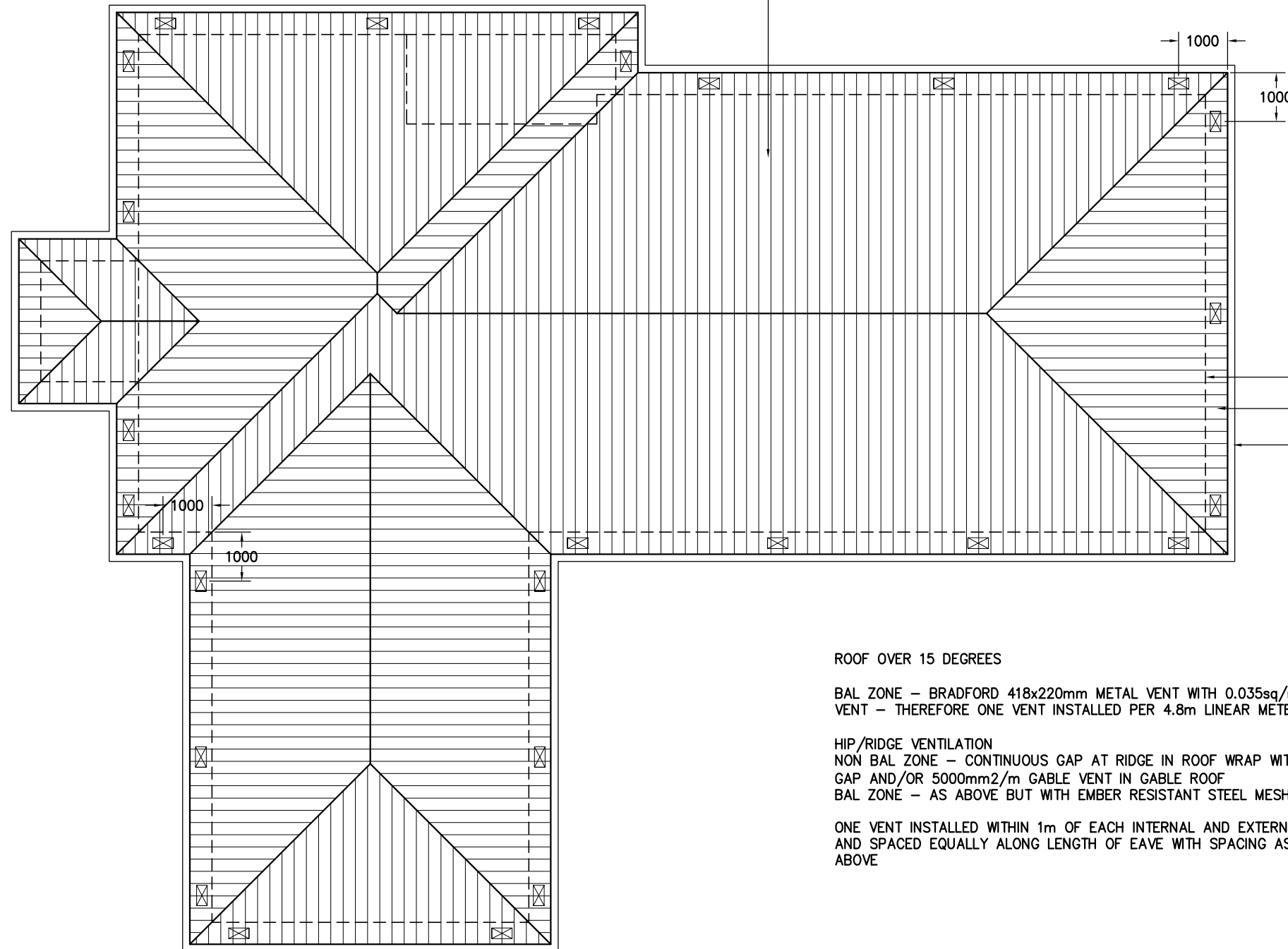
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COLORBOND CUSTOM ORB ROOF SHEETING  
AT 22.5'. ONE AND A HALF CORRUGATION  
SIDE LAP (TYPICAL). FIXED AT SIDE LAPS.  
3 FIXINGS FOR INTERNAL SPANS AND  
5 FOR END SPANS. FIXED WITH ROOFZIPS  
M6-11x50mm FOR SOFTWOOD AND STEEL  
0.55-1.0mm BMT BATTENS  
12-14x35 METAL TEK 1.0-3.0mm BMT  
STEEL BATTENS  
12-11x50mm FOR HARDWOOD



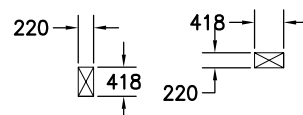
ROOF OVER 15 DEGREES

BAL ZONE – BRADFORD 418x220mm METAL VENT WITH 0.035sq/m OPENING PER VENT – THEREFORE ONE VENT INSTALLED PER 4.8m LINEAR METER OF WALL

HIP/RIDGE VENTILATION  
NON BAL ZONE - CONTINUOUS GAP AT RIDGE IN ROOF WRAP WITH AT MINIMUM 5mm  
GAP AND/OR 5000mm<sup>2</sup>/m GABLE VENT IN GABLE ROOF  
BAL ZONE - AS ABOVE BUT WITH EMBER RESISTANT STEEL MESH AS PER DETAIL

ONE VENT INSTALLED WITHIN 1m OF EACH INTERNAL AND EXTERNAL CORNER IN EAVE  
AND SPACED EQUALLY ALONG LENGTH OF EAVE WITH SPACING AS PER DETAILS  
ABOVE

BRADFORD 418x220mm VENTS



## ROOF PLAN

SHEET ROOF  
75x38mm HARD WOOD OR 70x35mm MGP12  
BATTENS AT 900mm MAX 900mm CRS AND SPAN.

RANGEHOOD AND BATHROOM EXTRACTION FANS  
DUCTED TO EAVE/WALL VENT

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ROOF CLADDING TO COMPLY WITH NCC PART 7.1–7.5

- 1:500 FOR EAVES GUTTERS, UNLESS FIXED TO METAL FASCIAS

WHERE HIGH FRONTED GUTTERS ARE INSTALLED, PROVISION MUST BE MADE TO AVOID ANY OVERFLOW BACK INTO THE ROOF OR BUILDING STRUCTURE BY INCORPORATING OVERFLOW MEASURERS OR THE LIKE

DOWNPIPES MUST--

(A) NOT SERVE MORE THAN 12 M OF GUTTER LENGTH FOR EACH DOWNPIPE; AND

(B) BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS;  
AND

(C) BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN TABLE 7.4.3A, TABLE 7.4.3B AND TABLE 7.4.3C.

FOR ROOF CATCHMENTS UP TO 50SQ/M PER DOWNSPIPE MEDIUM  
RECTANGULAR GUTTERS OR 115MM 'D' GUTTERS MAY BE USED  
WITH 90ØMM DOWNSPIPES

EAVE AND GUTTER OVERFLOW MEASURE TO BE INSTALLED FOR  
1% ANNUAL EXCEEDANCE PROBABILITY

BOX GUTTERS AS PER AS3500.3

#### 7.4.6 ACCEPTABLE CONTINUOUS OVERFLOW MEASURE

(1) FOR A FRONT FACE SLOTTED GUTTER WITH—  
A MINIMUM SLOT OPENING AREA OF 1200 MM<sup>2</sup> (A) PER METRE OF  
GUTTER; AND

(a) THE LOWER EDGE OF THE SLOTS INSTALLED A MINIMUM OF 25 MM BELOW THE TOP OF THE FASCIA,  
THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 0.5 L/S/M,  
CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6A.

(2) FOR A CONTROLLED BACK GAP WITH—

(a) A PERMANENT MINIMUM 10 MM SPACER INSTALLED BETWEEN THE GUTTER BACK AND THE FASCIA; AND

(b) ONE SPACER PER BRACKET, WITH THE SPACER NOT MORE THAN 50 MM WIDE; AND

(c) THE BACK OF THE GUTTER INSTALLED A MINIMUM OF 10 MM BELOW THE TOP OF THE FASCIA,  
THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 1.5 L/S/M,  
CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6B.

(3) FOR THE CONTROLLED BACK GAP OPTION, THE SPACER CAN BE A PROPRIETARY CLIP OR BRACKET THAT PROVIDES THE REQUIRED OFFSET OF THE GUTTER FROM THE FASCIA.



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LEGANA 7277

DRAWING: ROOF PLAN

DESIGNED: B. v. Z.  
DRAWN: B. v. Z.

SCALE - A3 - 1:110.

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