Exhibited

This planning application is open for public comment until 06 July 2026

Reference no	**PLN-26-0107**
Site	**13 OBSERVATORY CLOSE CAMPBELL TOWN**
Proposed Development	**Single Dwelling**
Zone	**8.0 General Residential**
Use class	**Residential**

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)

Exhibited

NORTHERN MIDLANDS COUNCIL

PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE

(E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)

Office Use Only:

The Proposal

Description of proposal: RESIDENTIAL DWELLING

Driveway construction material: CONCRETE / BITUMEN

The Land

Site address: 13 OBSERVATORY CLOSE
CAMPBELL TOWN 7210

Title reference: C/T: 188330/8

Existing buildings on site: N/A

Existing use of site: N/A

Applicant justification of any variation/discretion to the *Tasmanian Planning Scheme – Northern Midlands*

I WROTE ON THE PAGE BEFORE :)

'Priority Final Plan'

OWNER: GRANGE VISTAS PTY LTD

FOLIO REFERENCE: C.T.43080/4

GRANTEE: PART OF 5 ACRES AND PART OF LOT 1^{A}-1^{R}-26^{P} GRANTED TO JOHN HELDER WEDGE AND PART OF LOT 7 0^{A}-3^{R}-39^{P} GRANTED TO WILLIAM VALENTINE.

PLAN OF SURVEY

NOVA LAND CONSULTING

BY SURVEYOR: COLIN STERLING SMITH

LOCATION: TOWN OF CAMPBELL TOWN (SEC. E)

SCALE 1:600 LENGTHS IN METRES

REGISTERED NUMBER

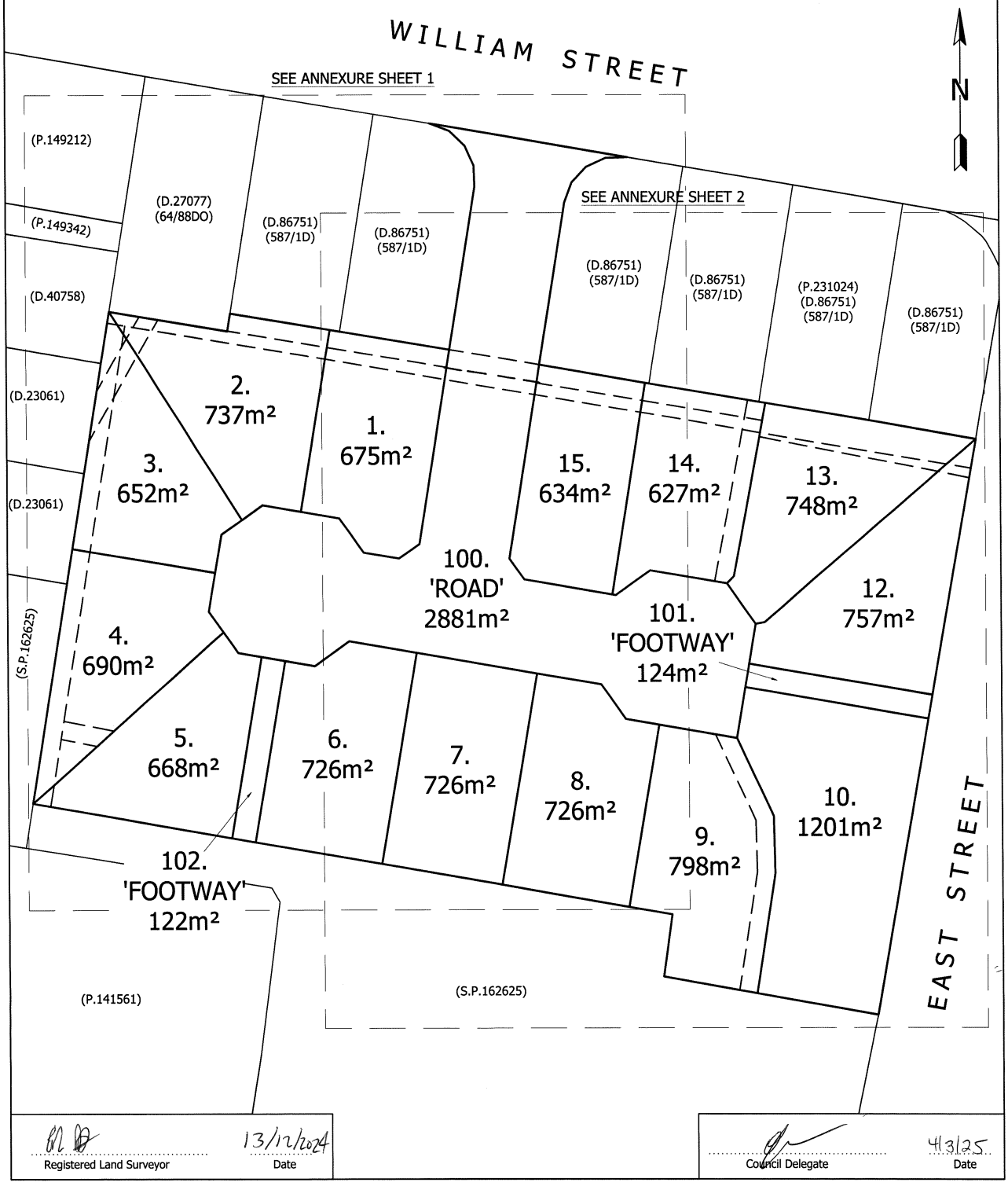
SP188330

~~APPROVED~~ EFFECTIVE FROM 19 MAR 2025

Recorder of Titles

'INDEX PLAN'

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor — 13/12/2024 Date

Council Delegate — 4/3/25 Date

PLAN OF SURVEY

ANNEXURE SHEET

SHEET 1 OF 2 SHEETS

NOVA LAND CONSULTING

OWNER: GRANGE VISTAS PTY LTD

FOLIO REFERENCE: C.T.43080/4

SCALE 1:400 LENGTHS IN METRES

Registered Number

SP 188330

SIGNED FOR IDENTIFICATION PURPOSES

Council Delegate 4/3/2025 Date

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Registered Land Surveyor 13/12/2024 Date

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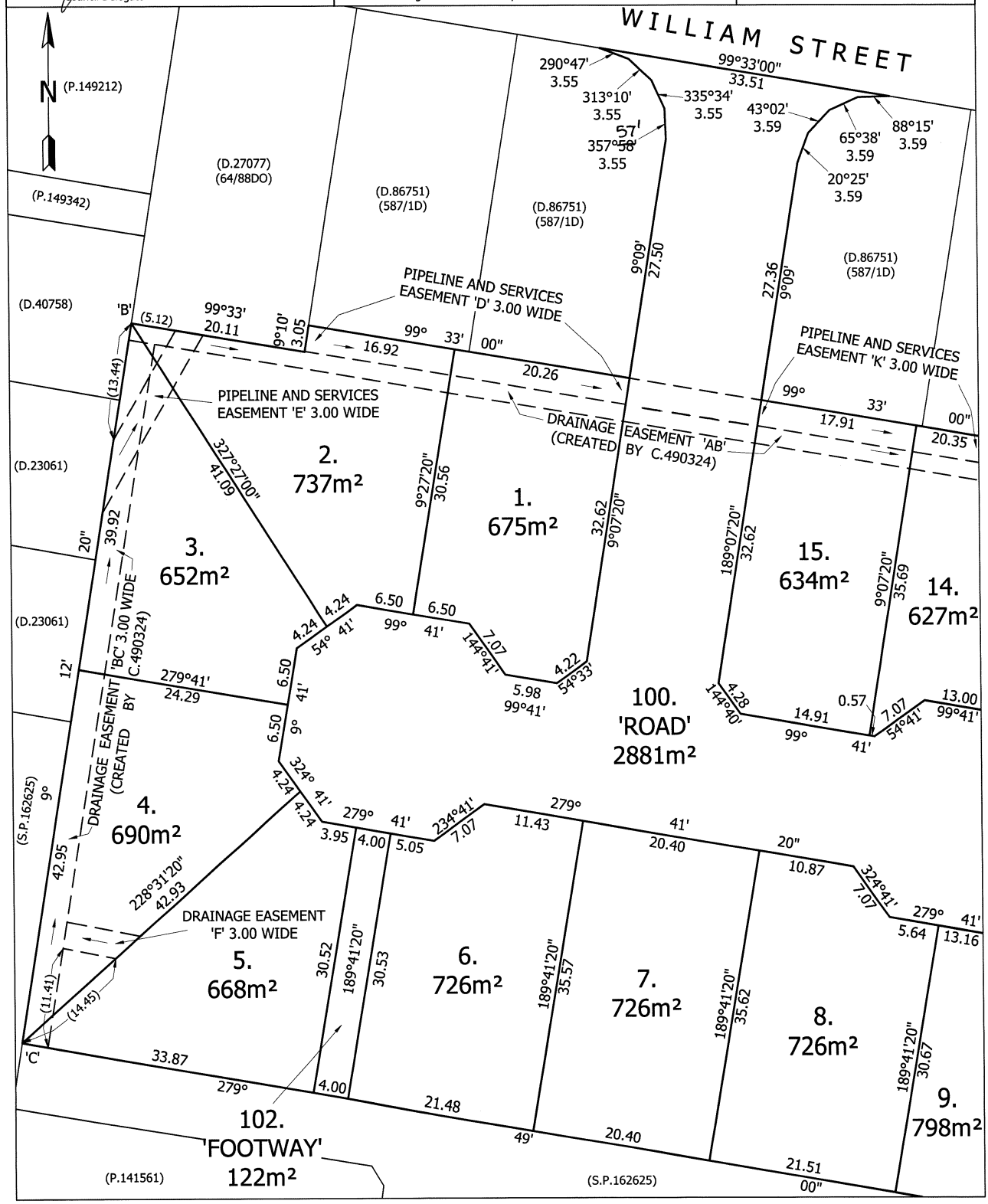

PLAN OF SURVEY

ANNEXURE SHEET

SHEET 2 OF 2 SHEETS

NOVA LAND CONSULTING

OWNER: GRANGE VISTAS PTY LTD

FOLIO REFERENCE: C.T.43080/4

SCALE 1:400

LENGTHS IN METRES

Registered Number

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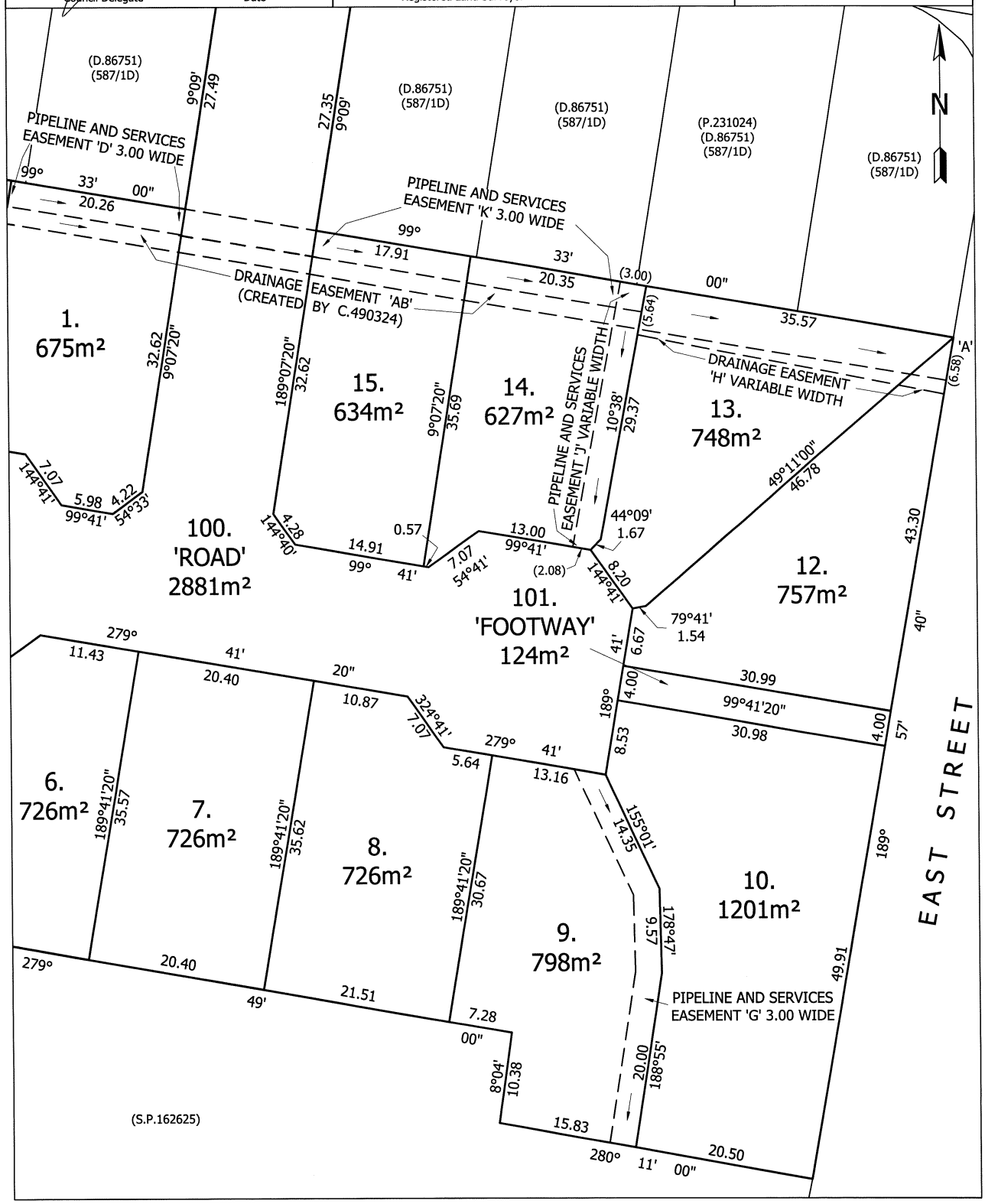

LEGEND
PAGE 1# COVER PAGE
PAGE 2# EXISTING SITE SURVEY PLAN
PAGE 3# SITE PLAN
PAGE 4# SOIL AND WATER MANAGEMENT PLAN
PAGE 5# FLOOR PLAN
PAGE 6# FLOOR PLAN WITH DIMENSIONS
PAGE 7# ELEVATIONS
PAGE 8# ROOF PLAN

COUNCIL – NORTHERN MIDLANDS COUNCIL
ZONE – GENERAL RESIDENTIAL
CODE – SAFEGUARDING OF AIRPORTS
– BUSHFIRE PRONE AREA
– NOR–S2.0
LANDSLIDE BAND – NIL

TITLE REFERENCE – 188330/8
PROPERTY ID – 9162148

CORROSION ENVIRONMENT – MEDIUM

CLIMATE ZONE FOR THERMAL DESIGN = 7
REFER TO ENERGY REPORT BY 2DR

PROPOSED DWELLING FOR N HARLOW AT 13 OBSERVATORY CLOSE CAMPBELL TOWN 7210

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

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LICENCE NUMBER 957699796

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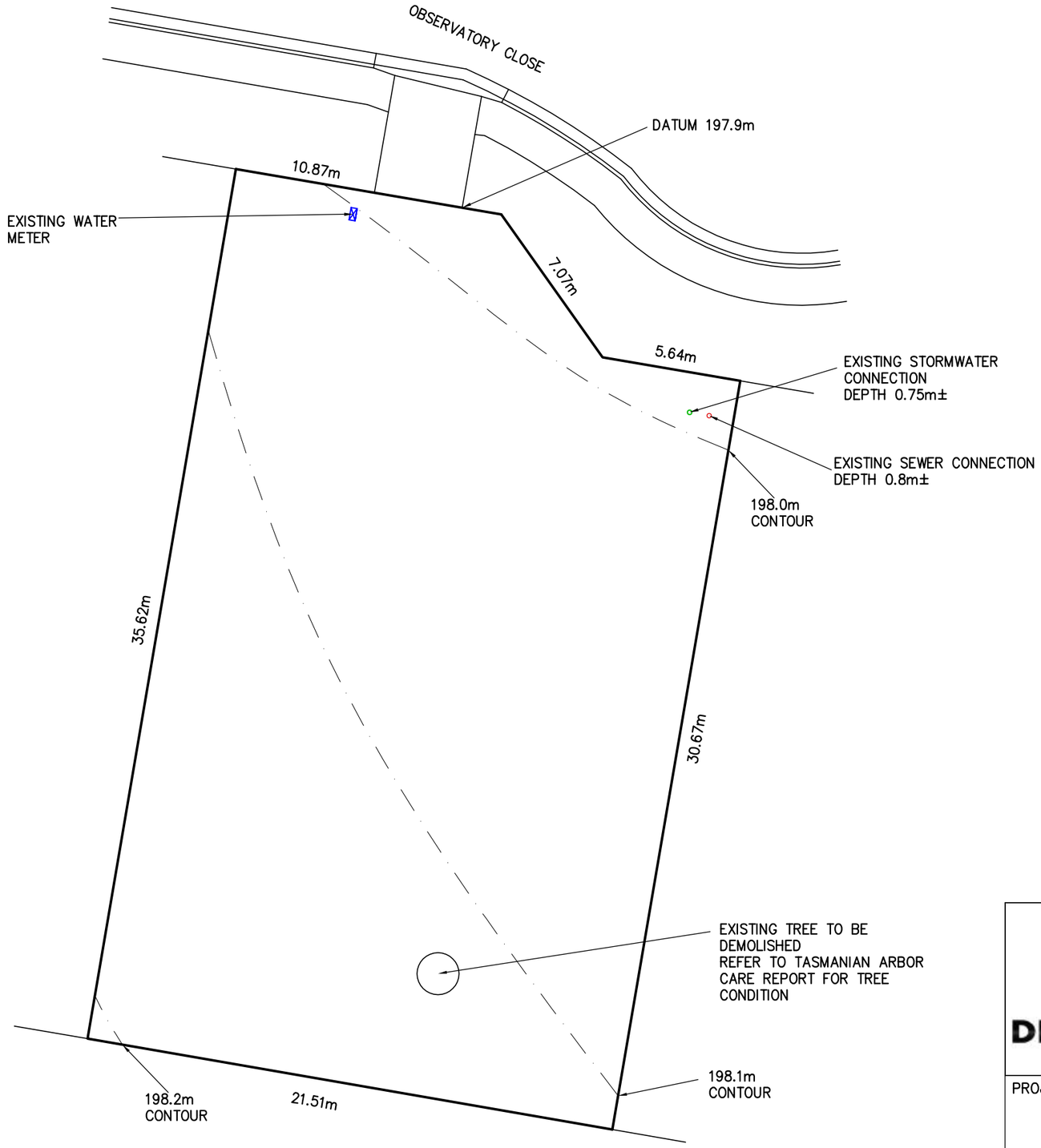

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EXISTING SITE SURVEY PLAN

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DRAWING: EXISTING SITE SURVEY PLAN

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

APPROVED.
DATE: 29 / 05 / 26

SCALE – A3 – 1:200.

DRAWING No.:
HAR0526 – 2/8

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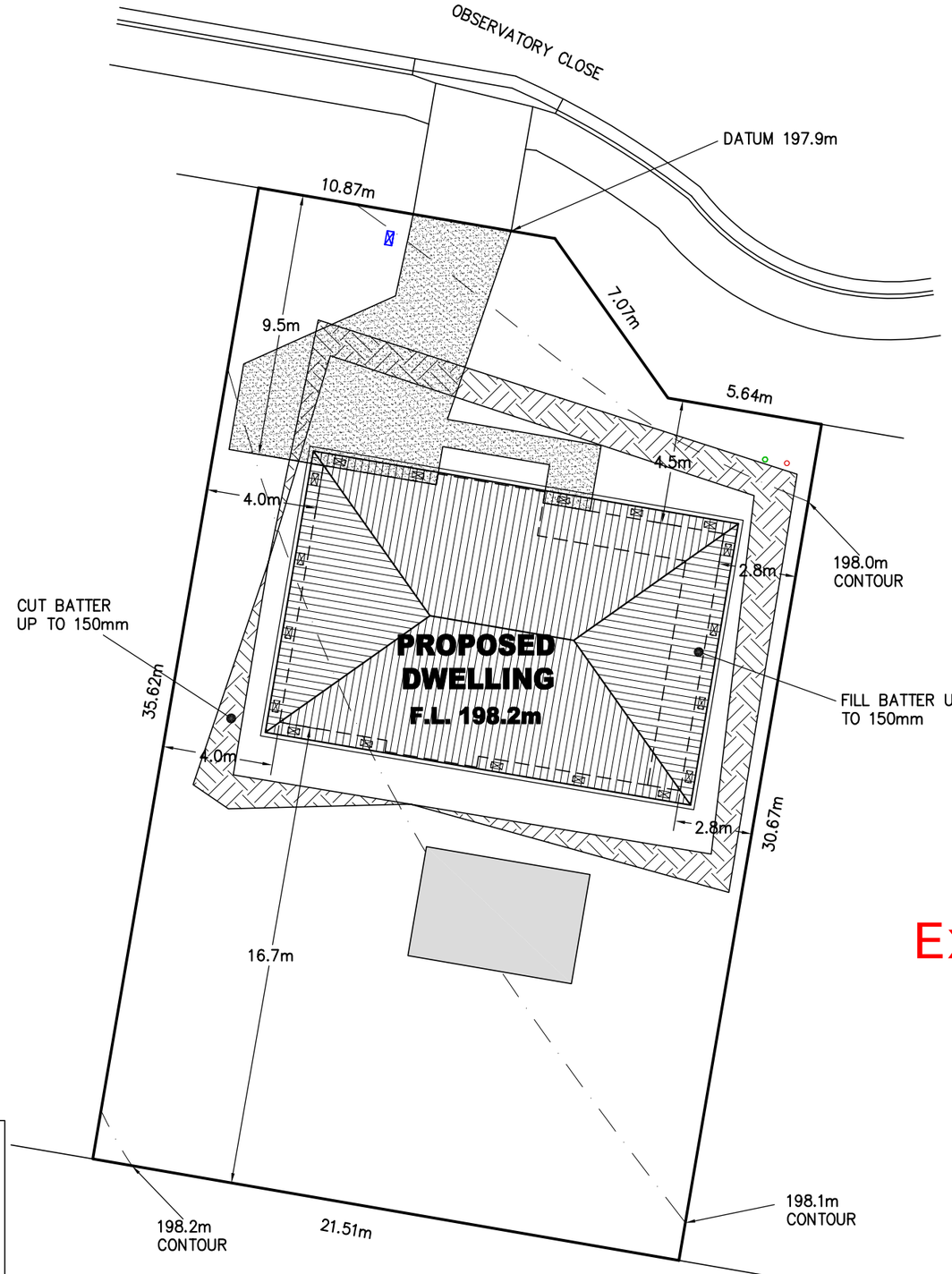
N

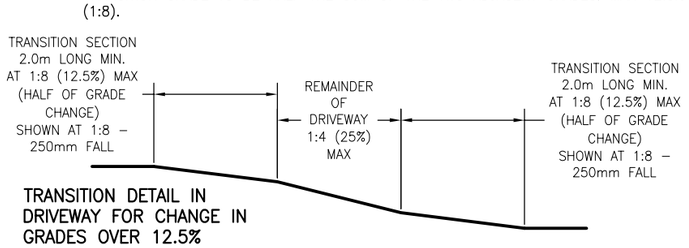
COLOUR SCHEME:
ROOF – COLORBOND CUSTOM ORB, LIGHT GREY COLOUR
WALLS – WHITE BRICK AND LIGHT PAINT ON CLAD AREA
WINDOWS – LIGHT GREY COLORBOND COLOUR



PRIVATE OPEN SPACE
6x4m

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.
5% (1:20) MAX GRADE FOR PARKING AREA
5% (1:20) MAX GRADE FOR DRIVEWAY TURNING AREA – WHERE PRACTICAL IN TURNING AREA, WHERE OVER 5% VARIATION TO PLANNING SCHEME REQUIRED
25% (1:4) MAX GRADE FOR DRIVEWAY NON–TURNING AREA
TRANSITION – CHANGE IN GRADES IN EXCESS OF 12.5% (1:8).
GRADE TRANSITION OF 2.0m IN LENGTH TO BE PROVIDED AT GRADE CHANGES.
TRANSITION GRADE TO BE HALF THE SUM OF THE TWO ADJACENT GRADES, MAX 12.5% (1:8).



TRANSITION DETAIL IN DRIVEWAY FOR CHANGE IN GRADES OVER 12.5%

SITE PLAN

DWELLING SETOUT IS PARALLEL TO WEST SIDE BOUNDARY

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

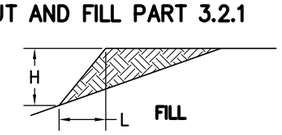


TABLE 3.2.1: SOIL TYPE		EMBANKMENT SLOPES H:L	
		COMPACTED FILL	CUT
STABLE ROCK		3:3	8:1
SAND		1:2	1:2
CLAY	FIRM CLAY	1:2	1:1
	SOFT CLAY	NOT SUITABLE	2:3
SOFT SOILS		NOT SUITABLE	NOT SUITABLE

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––
(A)WITHIN THE ALLOTMENT; AND
(B)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
(C)NOT DEEPER THAN 2 M FROM THE NATURAL GROUND LEVEL AT ANY POINT.

(2)FILL, USING AN UN–RETAINED EMBANKMENT MUST––
(A)BE PLACED WITHIN THE ALLOTMENT; AND
(B)BE PLACED AT A GRADIENT WHICH COMPLIES WITH TABLE 3.2.1 AND FIGURE 3.2.1B; AND
(C)BE PLACED AND MECHANICALLY COMPACTED IN LAYERS NOT MORE THAN 150 MM; AND
(D)BE NOT MORE THAN 2 M IN HEIGHT FROM THE NATURAL GROUND LEVEL AT ANY POINT; AND
(E)WHERE USED TO SUPPORT FOOTINGS OR SLABS, BE PLACED AND COMPACTED IN ACCORDANCE WITH PART 4.2; AND
(F)HAVE SURFACE WATER DIVERTED AWAY FROM ANY EXISTING STRUCTURE ON THE PROPERTY OR ADJOINING ALLOTMENT IN ACCORDANCE WITH 3.3.3.

SITE AREA TABLE

	SQUARE METER	PERCENTAGE OF LOT
SITE AREA	726	
BUILDING AREA (EXCLUDING EAVES UP TO 0.6m WIDE (AS PER PLANNING SCHEME)	141	19.4
SEALED GROUND AREA (INCLUDING UNDER EAVES, EXCLUDING AREA INCLUDED IN CELL ABOVE)	70	9.6
AREA FREE FROM BUILDING AND DRIVEWAY AREA	515	70.9

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DRAWING: SITE PLAN

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

APPROVED.
DATE: 29 / 05 / 26

SCALE – A3 – 1:200.

DRAWING No.:
HAR0526 – 3/8

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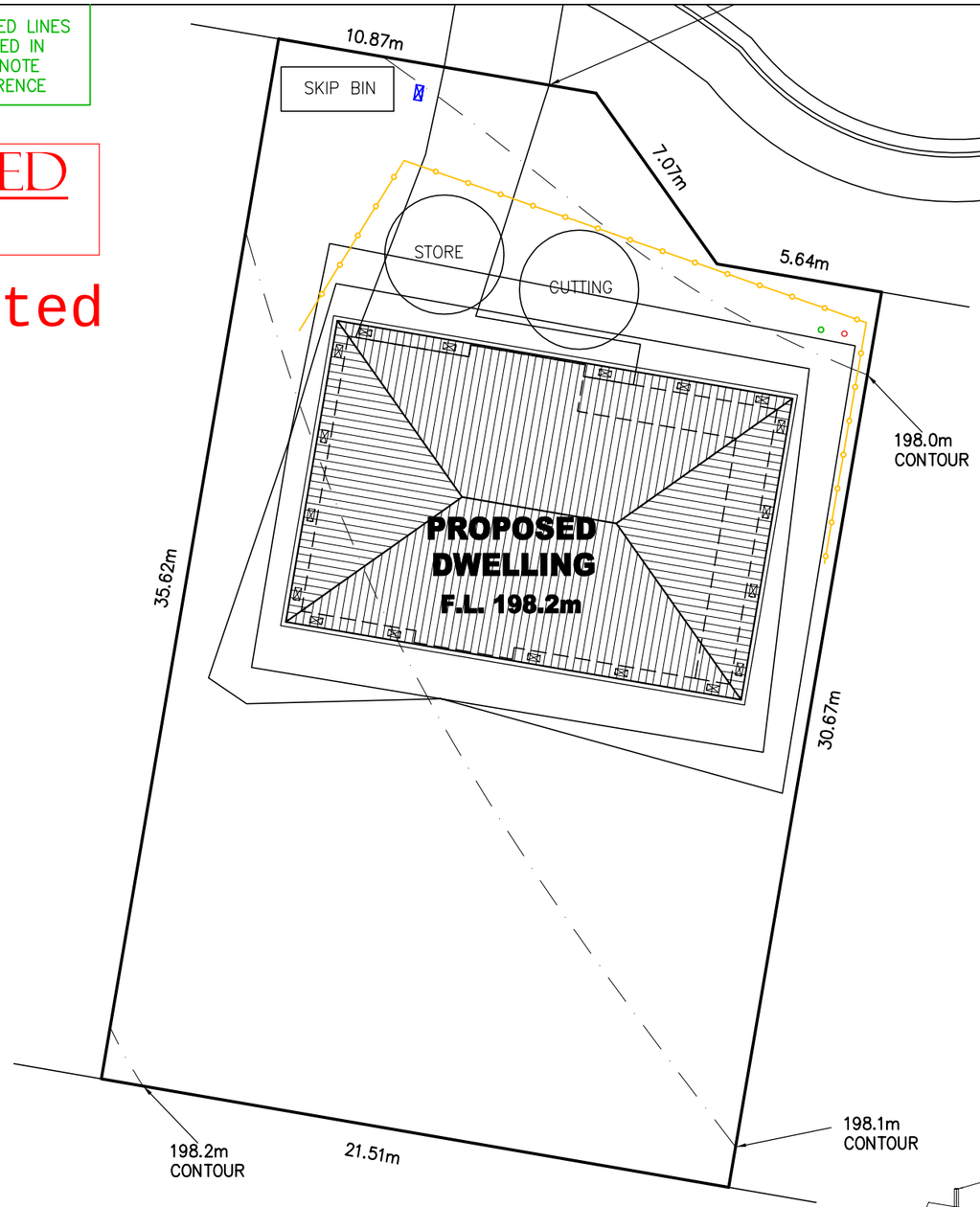
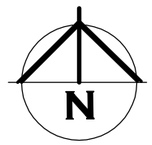




BUILDING SITE DURING CONSTRUCTION TO COMPLY WITH EPA TASMANIA, SOIL AND WATER MANAGEMENT ON BUILDING SITES WHERE POSSIBLE. REFER TO FACT SHEETS 1–19
EPA.TAS.GOV.AU/ENVIRONMENT/WATER/STORMWATER/SOIL–AND–WATER–MANAGEMENT–ON–BUILDING–SITES

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

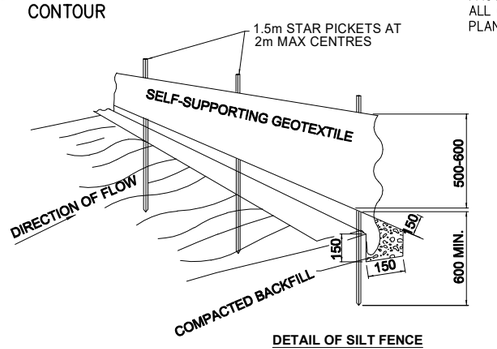
SOIL AND WATER MANAGEMENT PLAN

SILT FENCE AS PER DETAIL

SKIP BIN — SKIP BIN

STORE — MATERIAL STORAGE

CUTTING — CONCRETE, BRICK AND TILE CUTTING AREA



DETAIL OF SILT FENCE

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

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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

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DRAWING: SOIL AND WATER MANAGEMENT PLAN

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

APPROVED.
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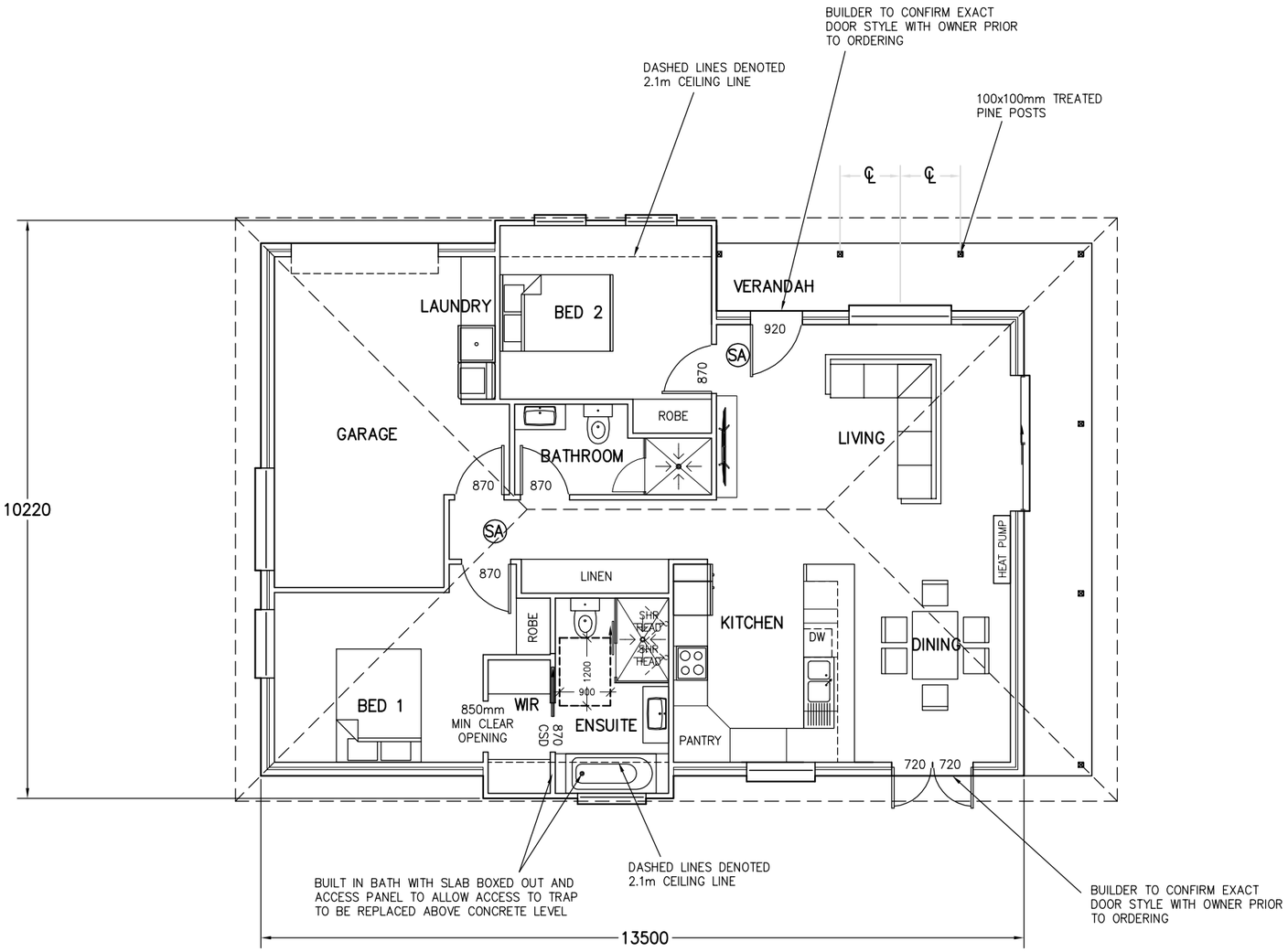
HAR0526 – 4/8

BRICK VENEER WALL

EXTERNAL 90mm TIMBER FRAMED WALL WITH LIGHTWEIGHT SHEET CLADDING
INSTALLED WITH CAVITY FIXING

INTERNAL 90mm STUD WALL WITH 10mm PLASTER BOARD LINING THROUGHOUT. (WET AREA PLASTERBOARD TO WET AREA WALLS)

EXTENT OF RAKED CEILING



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SA – 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

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.

BUILDER TO ENSURE ALL DOOR AND DOOR HARDWARE SELECTED TO HAVE 820mm CLEAR OPENING TO COMPLY WITH LIVABLE HOUSING DESIGN.
WITH THE EXCEPTION OF NON HABITABLE ROOMS, ONLY IF SHOWN ON PLAN THAT SMALLER SIZED DOOR TO BE USED

BUILDER TO ENSURE THRESHOLDS THROUGH DOORS TO COMPLY WITH LIVABLE HOUSING DESIGN SECTION 3. WITH MAXIMUM 5mm STEP FROM FFL TO FFL OR THRESHOLD RAMP INSTALLED

AREA TABLE		
	SQUARE METER	BUILDING SQUARES
FLOOR AREA	123.5	13.3
PORTICO AREA	17.8	1.9
TOTAL AREA	141.3	15.2

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DRAWING: FLOOR PLAN

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

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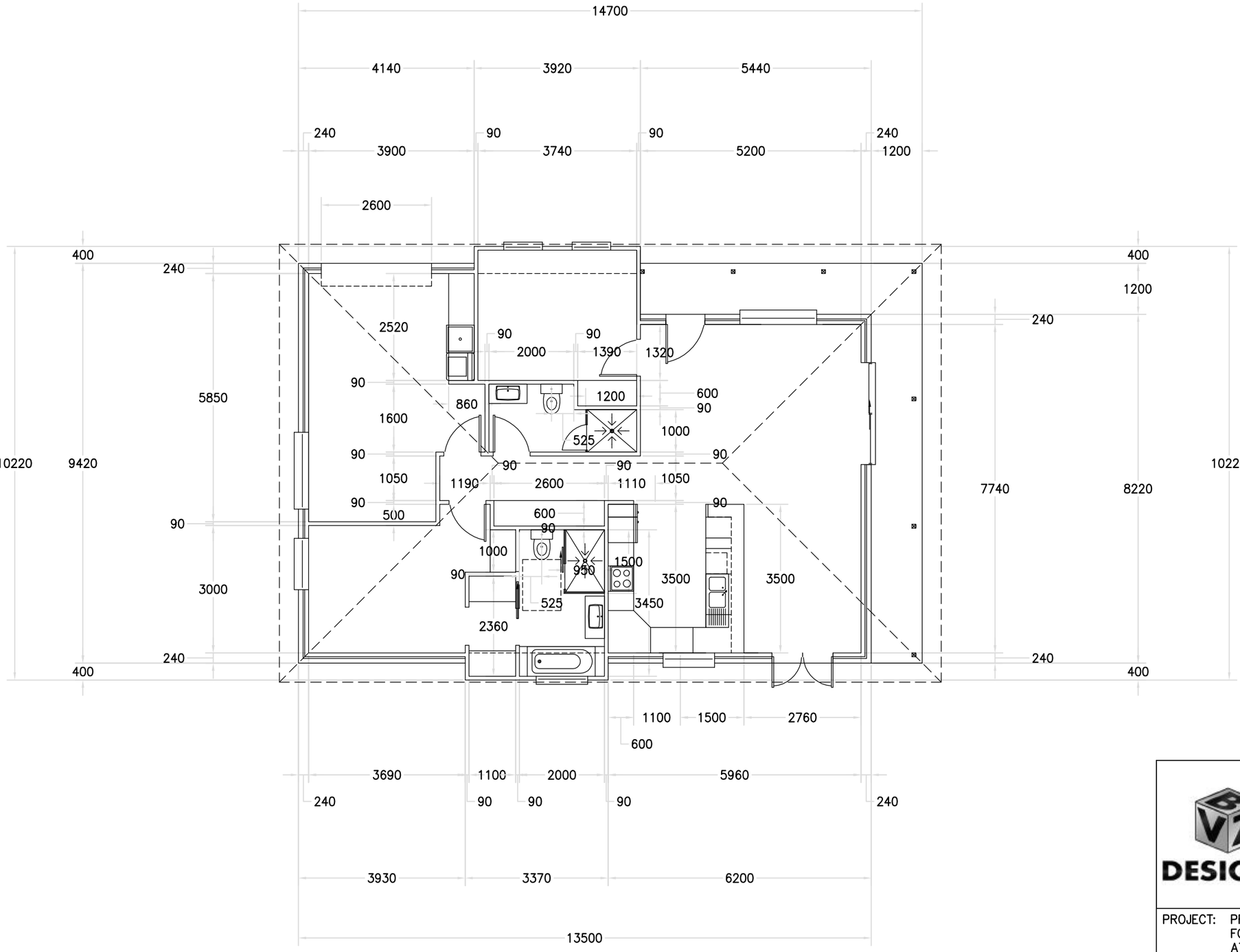

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DRAWING: FLOOR PLAN WITH DIMENSIONS

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DRAWN: B. v. Z.

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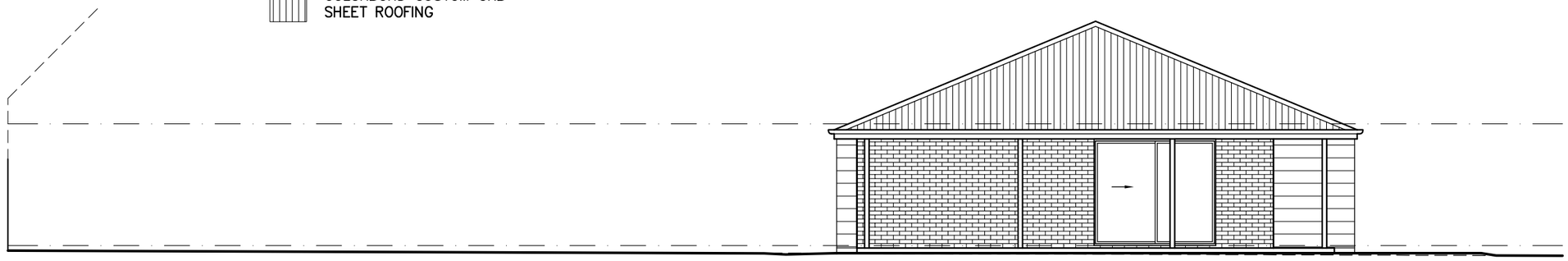
FLOOR PLAN WITH DIMENSIONS

NORTH ELEVATION

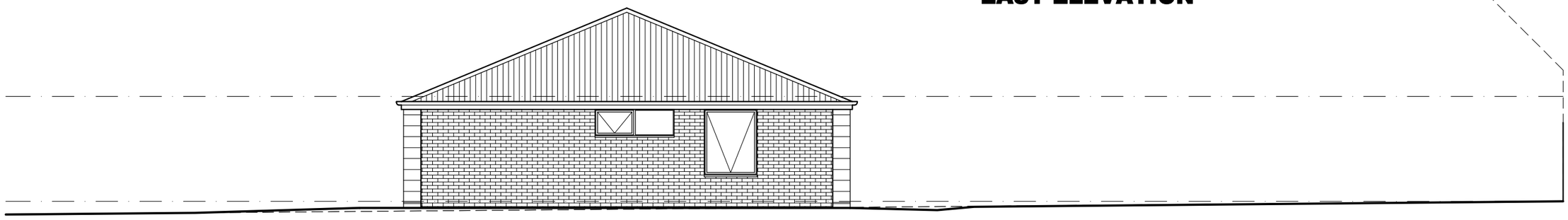
BRICK VENEER CLADDING

JAMES HARDIES CEMENT SHEET CLADDING (LINEA WEATHERBOARD)
INSTALLED AS PER JAMES HARDIES INSTALLATION MANUAL WITH CAVITY FIXING

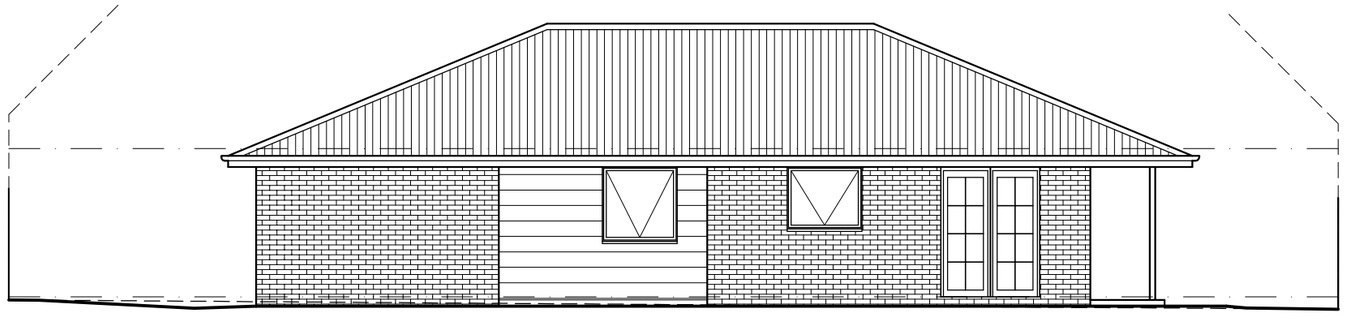
COLORBOND CUSTOM ORB SHEET ROOFING



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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PROJECT: PROPOSED DWELLING
FOR N HARLOW
AT 13 OBSERVATORY CLOSE
CAMPBELL TOWN 7210

DRAWING: ELEVATIONS

DESIGNED: B. v. Z.
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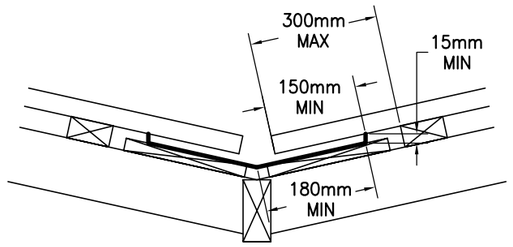


VALLEY GUTTER IS OVER 12.5 DEGREES
AS PER 7.4.4

ROOF OVER 15 DEGREES

NON BAL ZONE – BRADFORD 418x220mm POLY VENT WITH 0.0237sq/m OPENING PER VENT– THEREFORE ONE VENT INSTALLED PER 3.2m LINEAR METER OF WALL

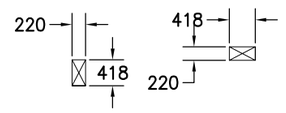
BAL ZONE – BRADFORD 418x220mm METAL VENT WITH 0.035sq/m OPENING PER VENT – THEREFORE ONE VENT INSTALLED PER 4.8m LINEAR METER OF WALL

HIP/RIDGE VENTILATION
NON BAL ZONE – CONTINUOUS GAP AT RIDGE IN ROOF WRAP WITH AT MINIMUM 5mm GAP AND/OR 5000mm2/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

EAVE VENTS MAY BE OMITTED IF CONTINUOUS VENT STRIP IS INSTALLED AS PER DETAIL. REFER TO CONDENSATION MANAGEMENT PAGE FOR DETAILS

BRADFORD 418x220mm VENTS



ROOF CLADDING TO COMPLY WITH NCC PART 7.1–7.5

GUTTERS AND DOWNPIPES INSTALLED AS PER NCC PART 7.4
GUTTER MUST BE INSTALLED WITH A FALL NOT LESS THAN
- 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 DOWNPIPE MEDIUM RECTANGULAR GUTTERS OR 115MM 'D' GUTTERS MAY BE USED WITH 90ØMM DOWNPIPES

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 MM2 (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

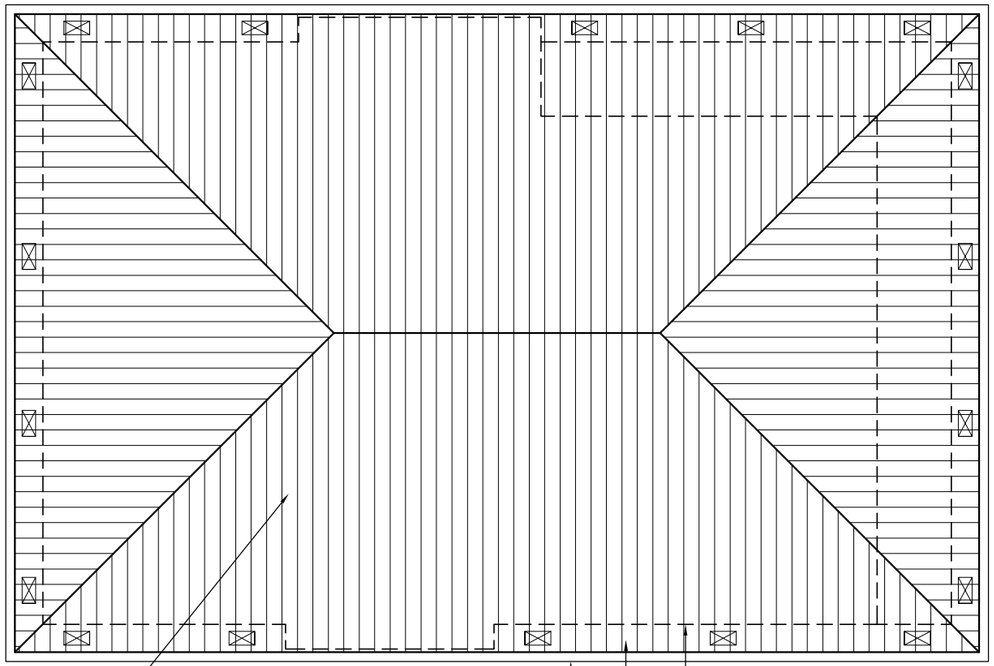
(b) ONE SPACER PER BRACKET, WITH THE SPACER NOT MORE THAN 50 MM WIDE; AND

(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.



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
ROOFING INSTALLED TO MANUFACTURES DESIGN AND INSTALLATION GUIDE

EXTERNAL WALLS DASHED

450mm EAVE (TYPICAL)

COLORBOND GUTTER AND FASCIA SYSTEM

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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