ARCHITECTURALDESIGN

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RESOURCE CONSENT APPLICATION

LANDUSE CONSENT FOR

20 Riverside Road, Frankton, Queenstown

Application prepared by:Premier Services Limited
on behalf of Jennian Homes Central Otago Limited

Shane Wright

May 2026

ARCHITECTURALDESIGN

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1.0 INTRODUCTION

This statement of effects provides an assessment of the actual and/or potential effects on the environment of the proposed development of the alteration and extension of an existing *single storey 3 bedroom dwelling with attached garage on single site at 20 Riverside Road, Frankton, Queenstown*. This statement of effects accompanies and forms part of the resource consent application.

2.0 SITE DESCRIPTION

The property to which this application relates is described legally as Lot 7 Deposited Plan 19736 and is zoned as **Suburban Residential** within the **Urban Growth Boundary**. The site is 550m^2 with access from Riverside Road. It is in an area characterized by existing residential dwellings.



QLDC Spacial Data Hub

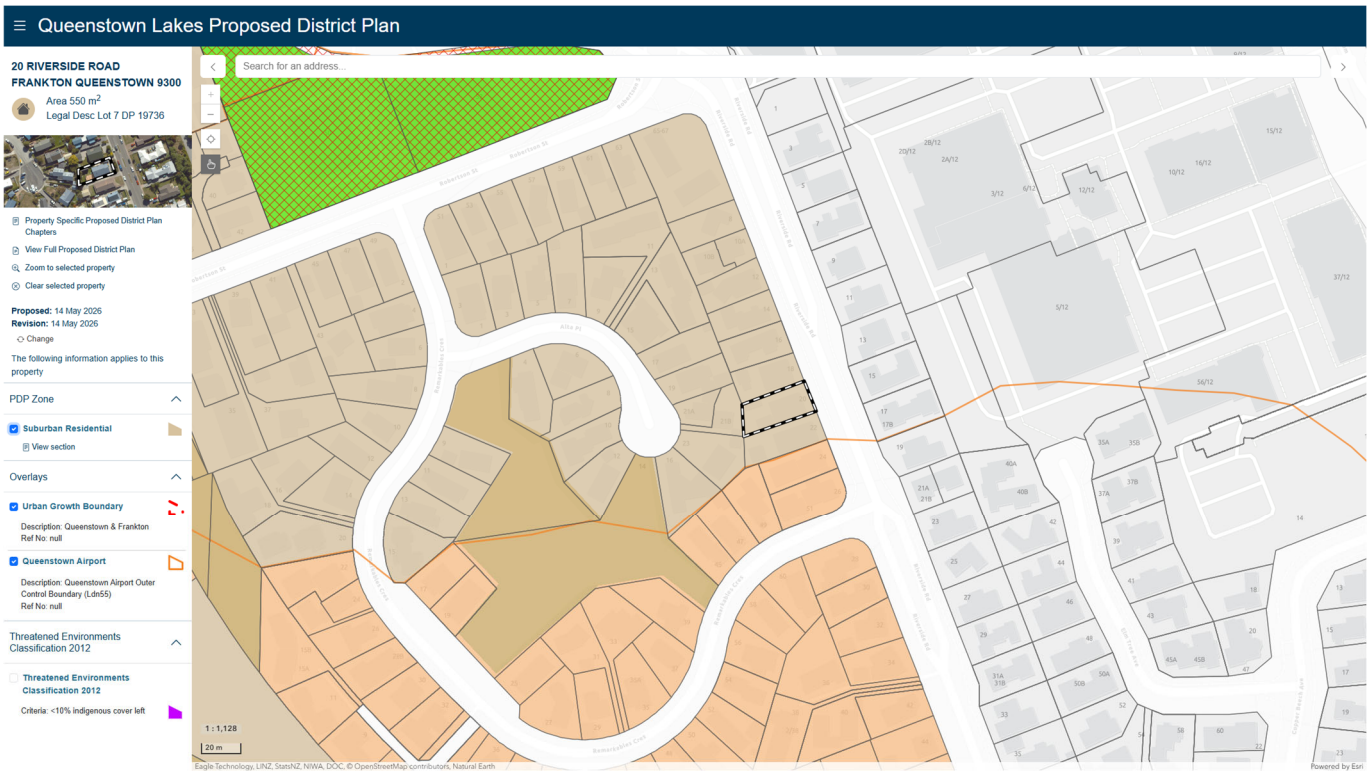
3.0 DESCRIPTION OF ACTIVITY

Internal alteration and a garage extension of the existing *single storey 3 bedroom dwelling with existing attached garage* is proposed to be constructed as shown on the plans prepared by Premier Services Limited for Jennian Homes – Job # JCO 26301 GROOT & WOOD PL-C dated 27 May 2026.

4.0 ACTIVITY STATUS

The proposal breaches the *Queenstown Lakes Proposed District Plan (PDP), Part Five: District-Wide Maters,* **Rule 25.5.18.2(a) Earthworks setback and 7.5.6.2 Internal Setback,** as such a land use consent is sought for a *Restricted Discretionary Activity*.

Location



Queenstown Lakes District Council - Proposed District Plan Map

Adverse Effects

All the QLDC rules apart from the *earthworks setback* and *internal setback* comply so there will be little to no adverse effects. The activities on this site are the same as the neighbouring sites in the area. We are not changing the land use or enjoyment of other land or qualities of natural and physical resources. The site is sloping so there will be approximately 1.0m site levelling on the northern side and no adverse effects on the soil or erosion. A Sediment Control Plan will be in place throughout the build. There will be no appearance of overbearing bulk scale and will aid the feeling of openness.

The western and northern sides are mostly designated for outdoor living and will have access to winter sun and large-scale outlook views. There is space on the southern side for access between the fence and the house. The southern or western side can also be used for laundry amenities

5.0 ASSESSMENT MATTERS

PDP / Part Three: Urban Environment / 25. Earthworks

- Rules – Standards: 25.5.18.2 Earthworks setback

This property retains the contour on the northern boundary with the garage wall retaining a maximum of 1.0m depth within 0.35m of the boundary. The remainder of the site remains unaltered due to the existing building footprint. The retaining on this site is localised to the proposed garage extension and does not have any discernible impact design principles.

25.5.18	**Earthworks greater than 0.5 metres in height or depth shall be set back from the site boundary the following minimum distances:** 25.5.18.1 Earthworks not supported by retaining walls: a. a distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a maximum batter slope angle of 1:3 (vertical: horizontal); or b. 300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut. Refer to Interpretive Diagrams 25.4 and 25.5 located within Schedule 25.9. 25.5.18.2 Earthworks supported by retaining walls: a. Cut or fill supported by a retaining wall must be setback a distance at least equal to the height of the retaining wall; b. Cut and fill equal to or less than 0.5m in height is exempt from this rule. Refer to Interpretive Diagrams 25.6 and 25.7 located within Schedule 25.9.	RD

25.8 Earthworks - Assessment Matters

25.8.2 Soil erosion and generation of sediments

The proposed excavation and filling are of a very minor nature and typical of the area due to the contour. All earthworks/excavation will be strictly monitored and managed as required. A sediment run-off plan will also be implemented.

25.8.3 Landscape and visual amenity values

The site including retained areas is to be landscaped in a similar fashion to neighbouring properties and in-line with the amenity values of the overall subdivision. Much of this is existing established landscaping.

25.8.4 Effects on infrastructure, adjacent sites and public roads

The proposed retaining wall is engineered by a suitably qualified engineer and designed to manage stormwater runoff on-site as required. There are no effects on infrastructure, adjacent sites and public roads.

25.8.5 Land stability

The proposed retaining wall has been designed by a suitably qualified engineer to ensure there are no issues with land stability and no impacts to surrounding sites.

25.8.6 Effects on water bodies, ecosystem services and biodiversity

N/A

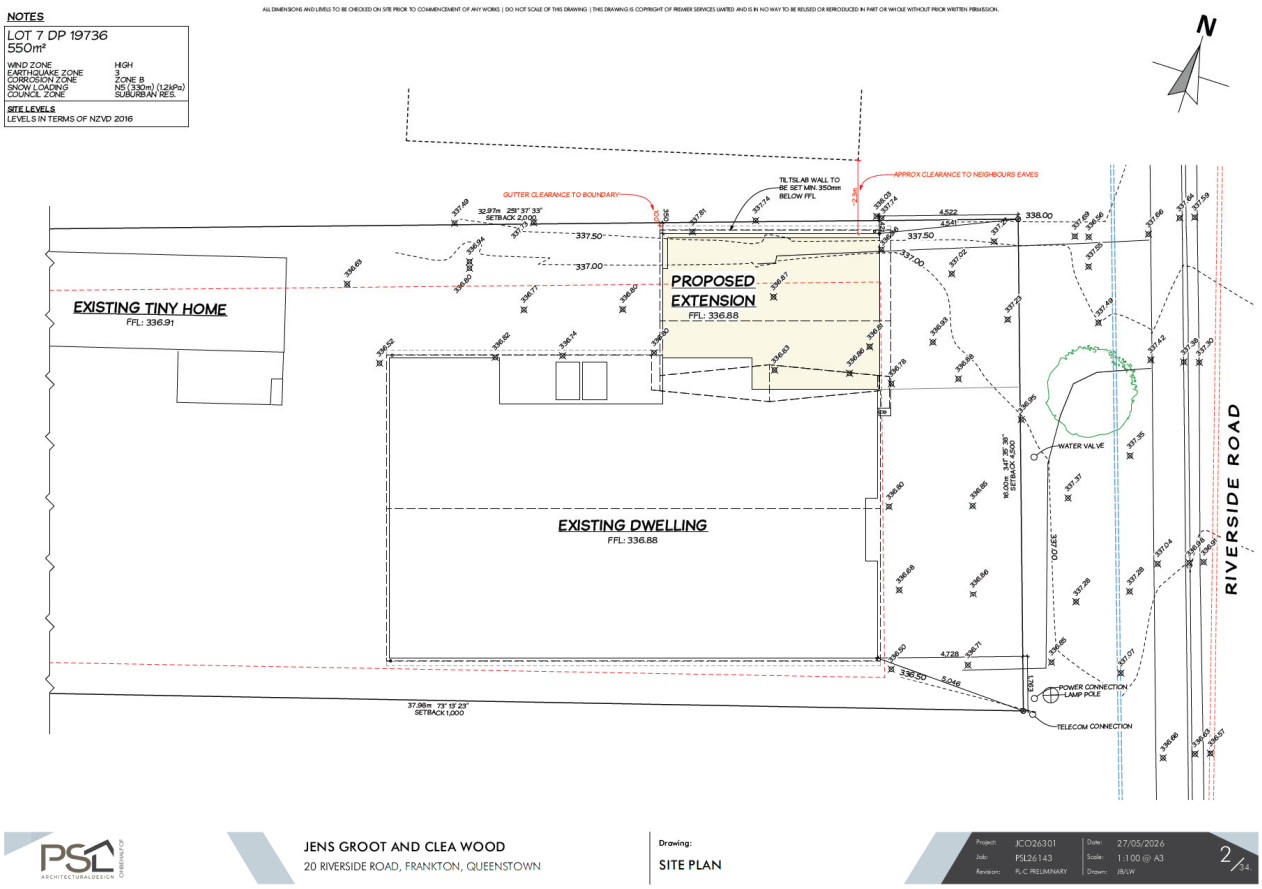
25.8.7 Cultural, heritage and archaeological values
N/A

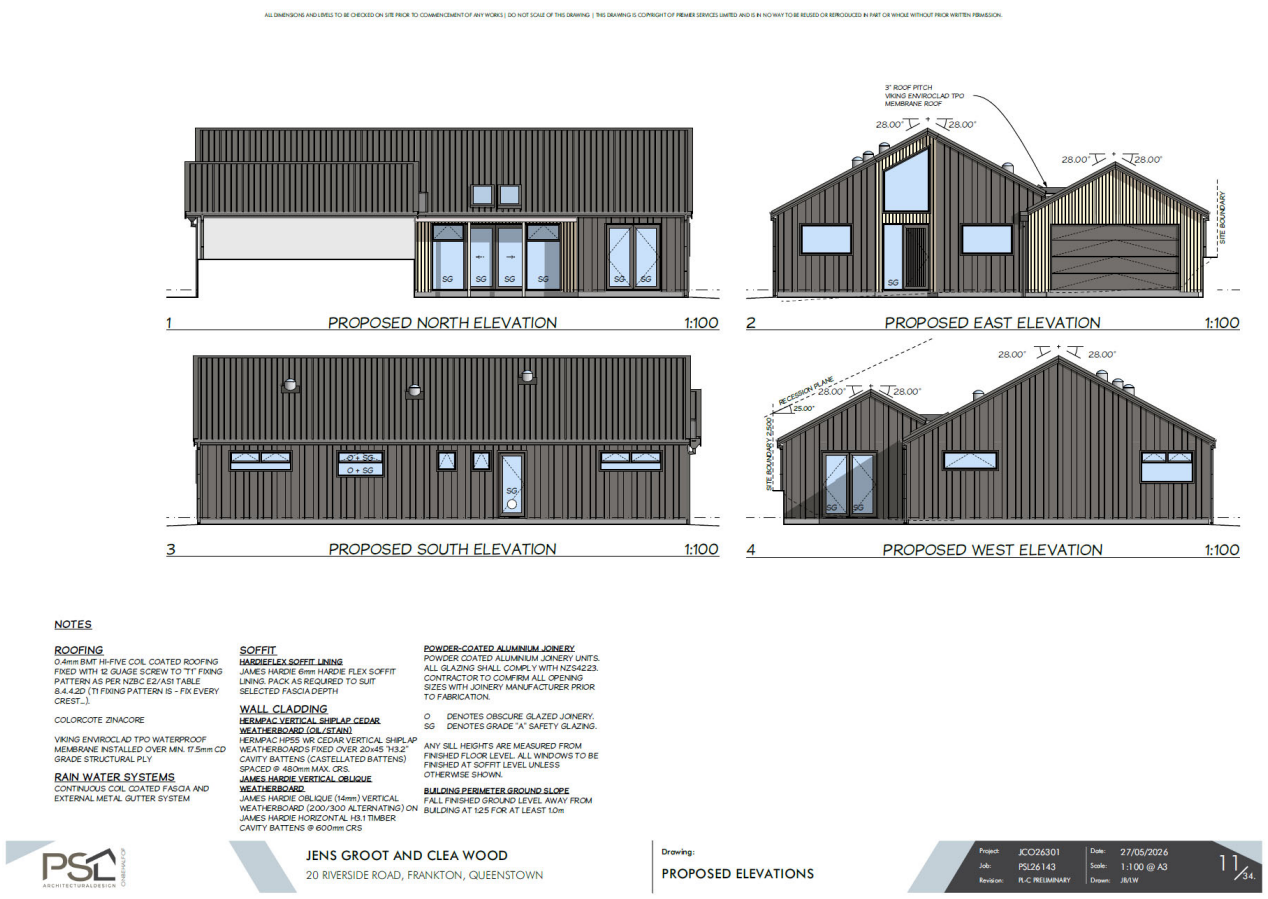
25.8.8 Nuisance effects
All earthworks and excavation will be strictly monitored ensure no adverse noise, vibration, odour, dust, lighting and traffic effects in accordance with District Plan rules and QLDC guidelines for Environmental Management Plans. A sediment run-off plan and site management plan will also be implemented.

25.8.9 Natural Hazards
N/A

25.8.10 Functional aspects and positive effects
N/A

25.8.11 Manawhenua values within identified wāhi tūpuna areas:
N/A





- Rules – Standards: 7.5.6.2 Internal Setback

7.5.6	Minimum Boundary Setbacks 7.5.6.1 Road boundary: 4.5m 7.5.6.2 All other boundaries: 2m Exceptions to boundary setbacks: a. accessory buildings for residential activities may be located within the boundary setback distances (other than from road boundaries), where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and they comply with rules for Building Height and Recession Plane; b. any building may locate within a boundary setback distance by up to 1m for an area no greater than $6m^2$ provided the building within the boundary setback area has no windows or openings; c. eaves may be located up to 600mm into any boundary setback distance along eastern, western and southern boundaries; d. eaves may be located up to 1m into any boundary setback distance along northern boundaries.

Only one elevation of the dwelling on the northern boundary runs into the setback by a maximum of 1.65m at the worst point. This occurs on the low end of the gable roof. The garage is also dug in approximately 1.0m, which makes the boundary setback encroachment appear very minor in nature with less than minor impact on the neighbouring property. The road frontage setback still complies and outlook views on the western side of this site more than compensate for any impact on amenity due to the set-back breach.

6.0 SCHEDULE 4 – SECTION 7 ASSESSMENT OF ENVIRONMENTAL EFFECTS

(1) An assessment of the activity's effects on the environment must address the following matters:

(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:
The overall design complies with design guidelines in relation to the building form, appearance, and landscaping. The dwelling and site design is in-line with the neighbourhood and surroundings.

(b) any physical effect on the locality, including any landscape and visual effects:
The site will be landscaped in a similar fashion to neighbouring properties.

(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:
N/A

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:
N/A

(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:
N/A

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.
N/A

7.0 SECTION 104 ASSESSMENT

7.1 Effects (s104(1)(a))

Actual and potential effects on the environment have been outlined in Section 5.0 of this report.

7.2 Objectives and Policies of District Plan (s104(1)(b)(vi))

The proposal is in accordance with the relevant objectives and policies contained within Part Three: Urban Environment and 25 Earthworks. Neighbouring residential developments and the streetscape are unlikely to be unduly dominated by the proposed building.

Due to the lot location, combined with mitigating factors and landscaping, it is not considered that the proposed building will have adverse effects adjoining properties or the environment in terms of amenity, outlook or visual dominance. Urban design principles are addressed in general terms for the overall development and appropriate landscaping contributes to an attractive streetscape.

The proposal maintains the character consistent with that of the anticipated for the zone. Overall, the amenity values of the zone are protected with a high-quality residential environment and best practice in urban design. The proposal is in accordance with the relevant Objectives and Policies of the District Plan.

7.3 Part 2 of the RMA

The proposal will promote the purpose and principles of the Act. The development will result in sustainable management of natural and physical resources, whilst avoiding, remedying or mitigating adverse effects on the environment. The development avoids or mitigates adverse effects on the environment through appropriate design and mitigation measures.

8.0 SUMMARY

The proposal for *the alteration and extension of an existing single storey 3 bedroom dwelling with attached garage on site at 20 Riverside Road, Frankton, Queenstown* is considered to have no more than minor adverse effects on the environment.

- All the QLDC rules comply, apart from the earthworks setback and internal setback.
- The earthworks setback is breached to allow for the extension of the dwelling and overall reduce the dominance of the proposed garage.
- Although the internal building setback exceeds the permitted allowance, this is on only one internal boundary, at a maximum of 1.65m and on the low end of the roof. The rest of the dwelling is existing and sited as originally consented.
- Given that the proposed residential dwelling is a development that is foreseen within the scope of the area, it is considered that there will be no adverse effects on transport corridors. Any transport effects have already been considered through the subdivision process.
- The building does not exceed the site coverage allowance.
- It is considered that there are no cumulative effects from this proposed development. Residential development at this site has been foreseen through the subdivision process.

The proposal meets the majority of the Permitted Activity standards for a residential dwelling and conditions can be imposed to ensure that external appearance, siting and landscaping are consistent with the surrounding area should this be required. Given the above assessment it is considered that Council can grant consent to the proposal for a *Restricted Discretionary Activity*.

APPENDIX A

APPENDIX B

Jennian HOMES

RENOVATION AND EXTENSION FOR:

JENS GROOT AND CLEA WOOD
20 RIVERSIDE ROAD, FRANKTON, QUEENSTOWN

PROJECT: JCO26301

FRANCHISE: JENNIAN HOMES CENTRAL OTAGO AND QUEENSTOWN LTD

NEW HOME CONSULTANT: SARAH CLEAVER

PLAN SET INDEX	SHEET
COVER PAGE	01
SITE PLAN	02
DRAINAGE PLAN	03
EXISTING/DEMOLISHED FOUNDATION PLAN	04
EXISTING FLOOR PLAN	05
DEMOLITION FLOOR PLAN	06
PROPOSED FOUNDATION PLAN	07
PROPOSED FLOOR PLAN	08
PROPOSED FRAMING PLAN	09
EXISTING ELEVATIONS	10
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CROSS SECTIONS	12
CROSS SECTIONS	13

PSL ARCHITECTURALDESIGN

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REVISIONS

PL-C 27 MAY 26
- SITE POSITION ADJUSTED
- GARAGE REDUCED 205mm
- ROOFLINE CHANGES TO GARAGE AND INTERMEDIATE ROOF

PL-B 11 MAY 26
- INTERMEDIATE ROOF CHANGED TO TPO
- TILTSLAB SHOWN 350mm BELOW FOUNDATION
- RAINWATER HEAD TO GARAGE CANTILEVERED GABLE
- ISSUED FOR ENGINEERS DESIGN

PL-A 14 APR 26
- ISSUED FOR TRUSS LAYOUT

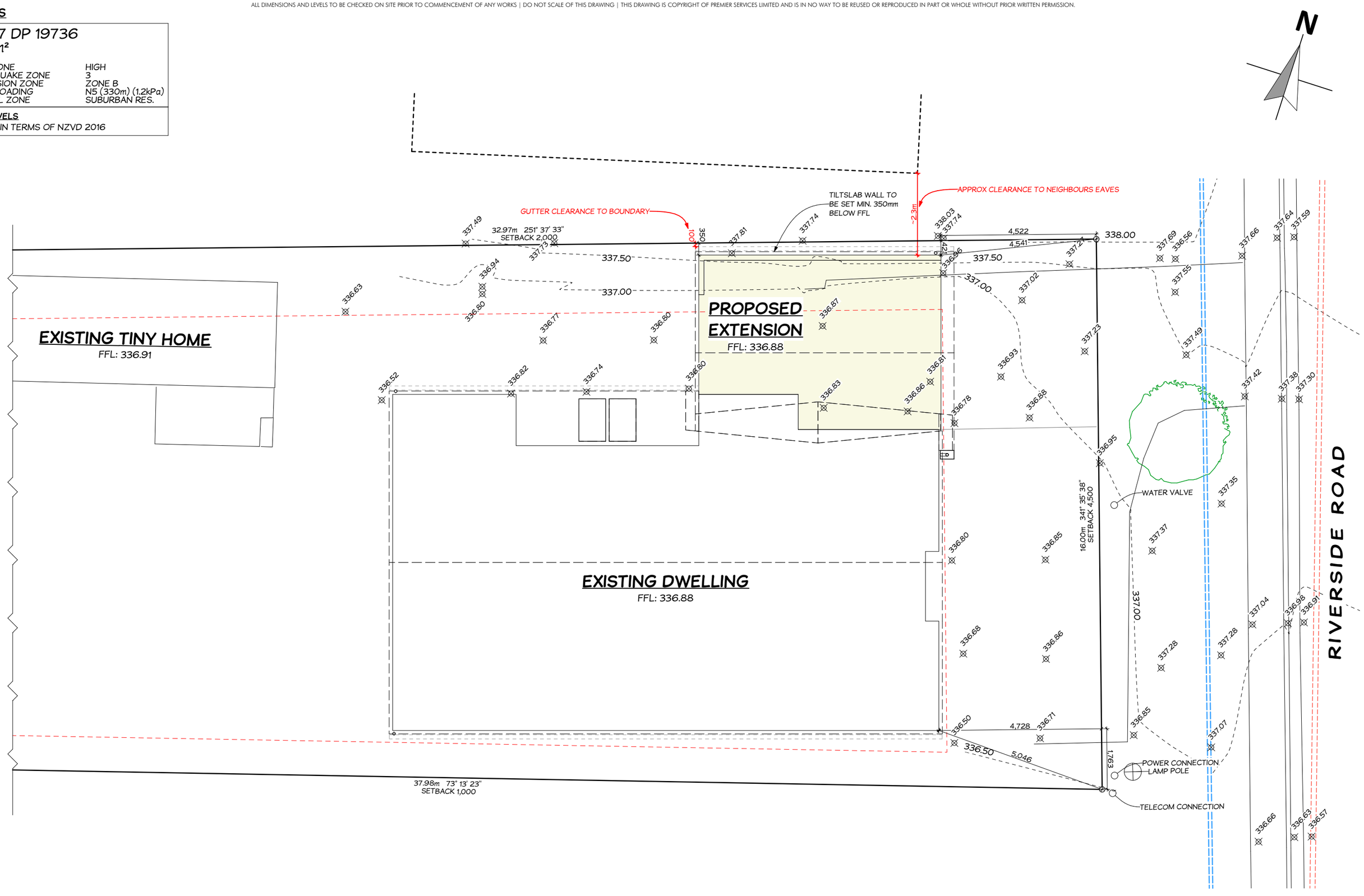
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NOTES

LOT 7 DP 19736
550m²

WIND ZONE	HIGH
EARTHQUAKE ZONE	3
CORROSION ZONE	ZONE B
SNOW LOADING	N5 (330m) (1.2kPa)
COUNCIL ZONE	SUBURBAN RES.

SITE LEVELS
LEVELS IN TERMS OF NZVD 2016



PSL ARCHITECTURALDESIGN ONBEHALFOF

JENS GROOT AND CLEA WOOD
20 RIVERSIDE ROAD, FRANKTON, QUEENSTOWN

Drawing:
SITE PLAN

Project:	JCO26301	Date:	27/05/2026
Job:	PSL26143	Scale:	1:100 @ A3
Revision:	PL-C PRELIMINARY	Drawn:	JB/LW

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NOTES

DOWNPIPE CALCULATIONS
50m² MAXIMUM ROOF PLAN AREA PER 80Ø DOWNPIPE TO COMPLY WITH THE NEW ZEALAND BUILDING CODE ACCEPTABLE SOLUTION E1/AS1 (SURFACE WATER)

PLUMBING

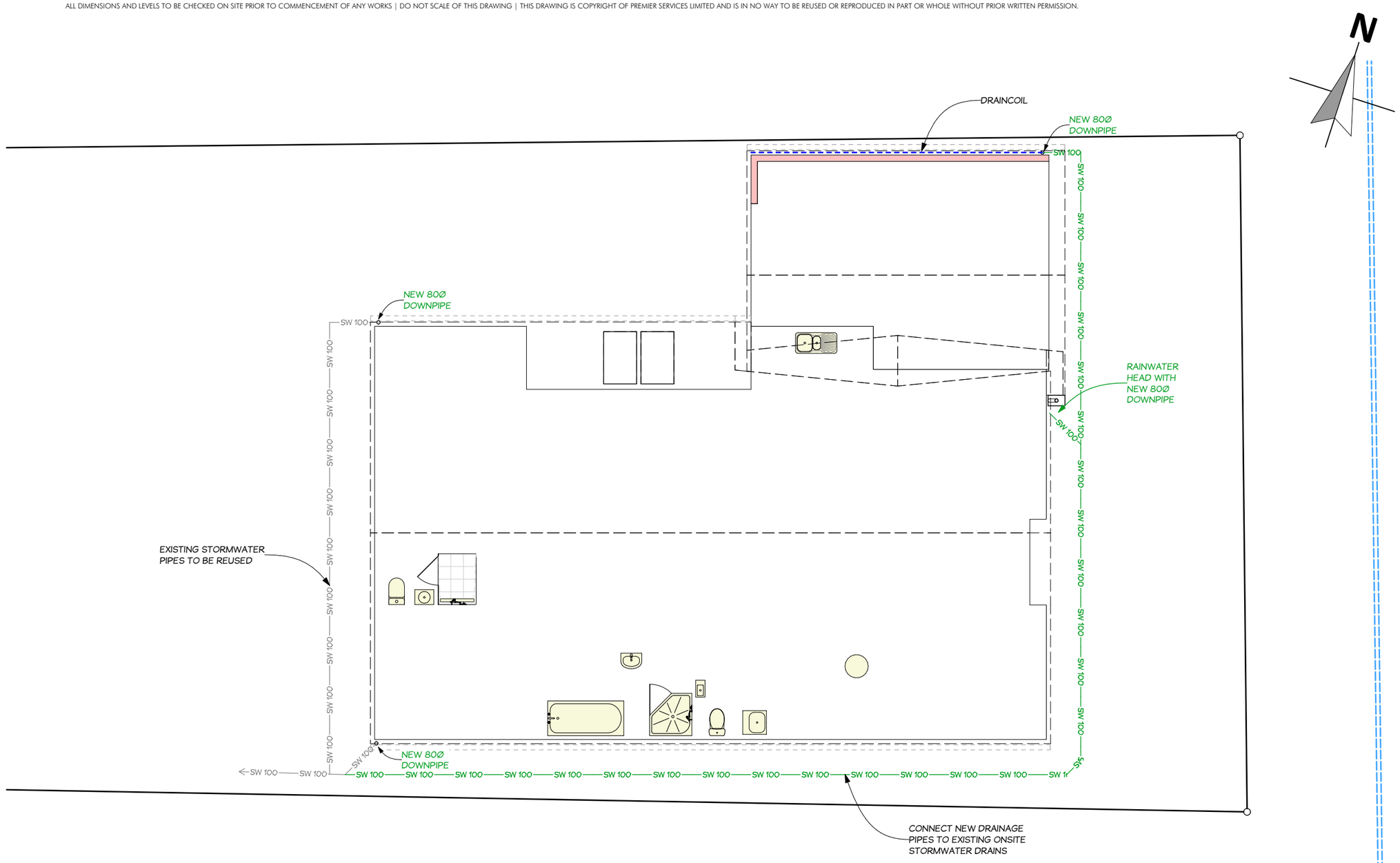
STORMWATER DRAINAGE TO NZBC E1/AS1.

STORMWATER DRAINS TO BE TESTED BY WAY OF AIR TEST IN ACCORDANCE WITH EITHER CLAUSE 12.3.2 OF AS/NZS 3500.2.2 OR PARAGRAPH 8.3 OF E1/VM1

FIXTURE DISCHARGE PIPE SIZES & GRADIENTS

SW MAIN DRAIN	DN 100	1:60

PIPE SIZES, GRADES & LAYOUT TO BE CONFIRMED BY A REGISTERED PLUMBER



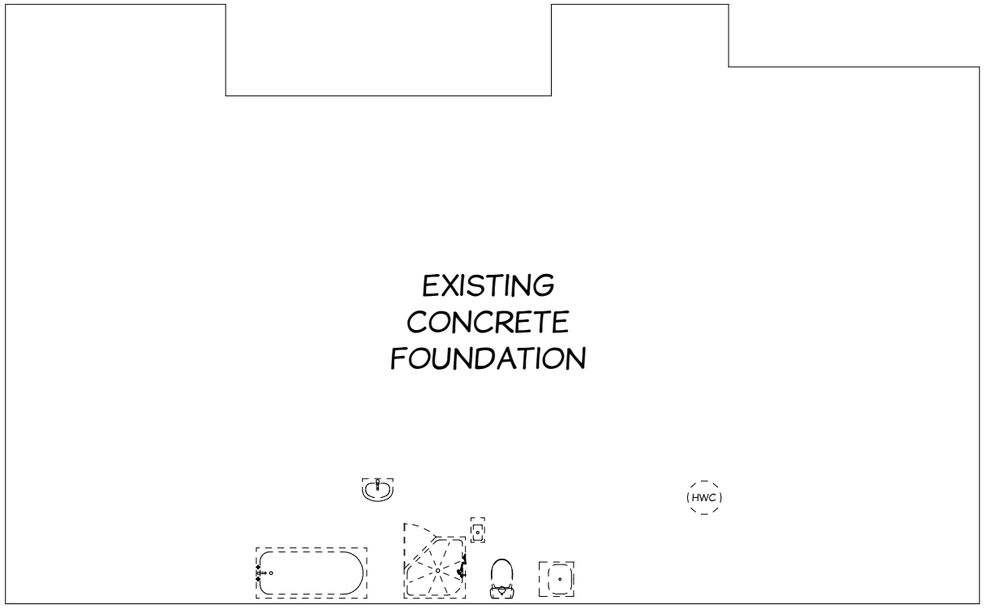
PSL ARCHITECTURALDESIGN ONBEHALFOF

JENS GROOT AND CLEA WOOD
20 RIVERSIDE ROAD, FRANKTON, QUEENSTOWN

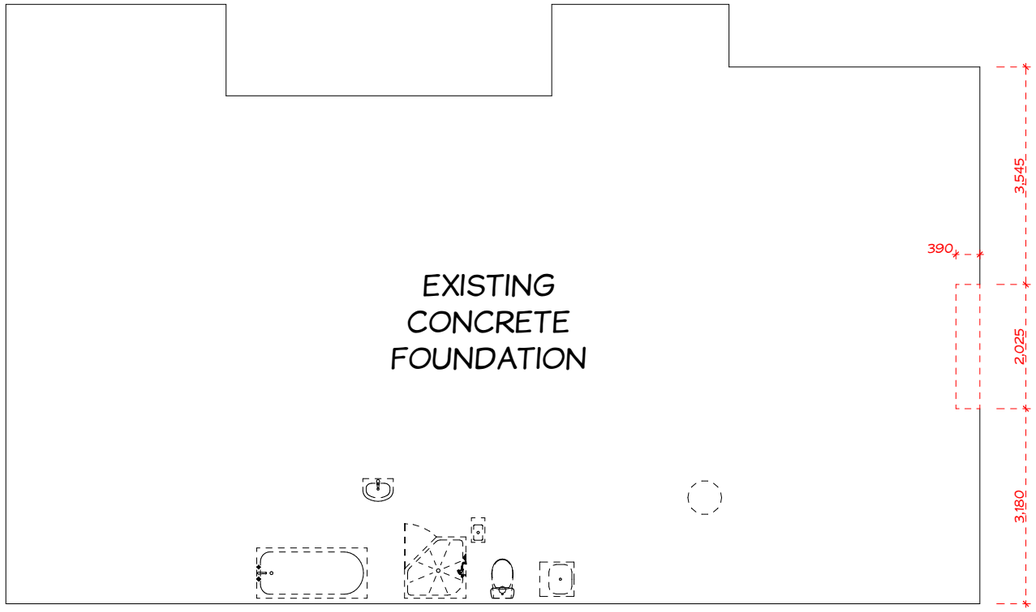
Drawing:
DRAINAGE PLAN

Project:	JCO26301	Date:	27/05/2026
Job:	PSL26143	Scale:	1:100 @ A3
Revision:	PL-C PRELIMINARY	Drawn:	JB/LW

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Existing Foundation Plan 1:100



Demolished Foundation Plan 1:100

PSL ARCHITECTURALDESIGN ONBEHALFOF

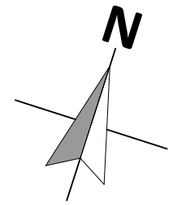
JENS GROOT AND CLEA WOOD
20 RIVERSIDE ROAD, FRANKTON, QUEENSTOWN

Drawing:
EXISTING/DEMOLISHED FOUNDATION PLAN

Project:	JCO26301	Date:	27/05/2026
Job:	PSL26143	Scale:	1:100 @ A3
Revision:	PL-C PRELIMINARY	Drawn:	JB/LW

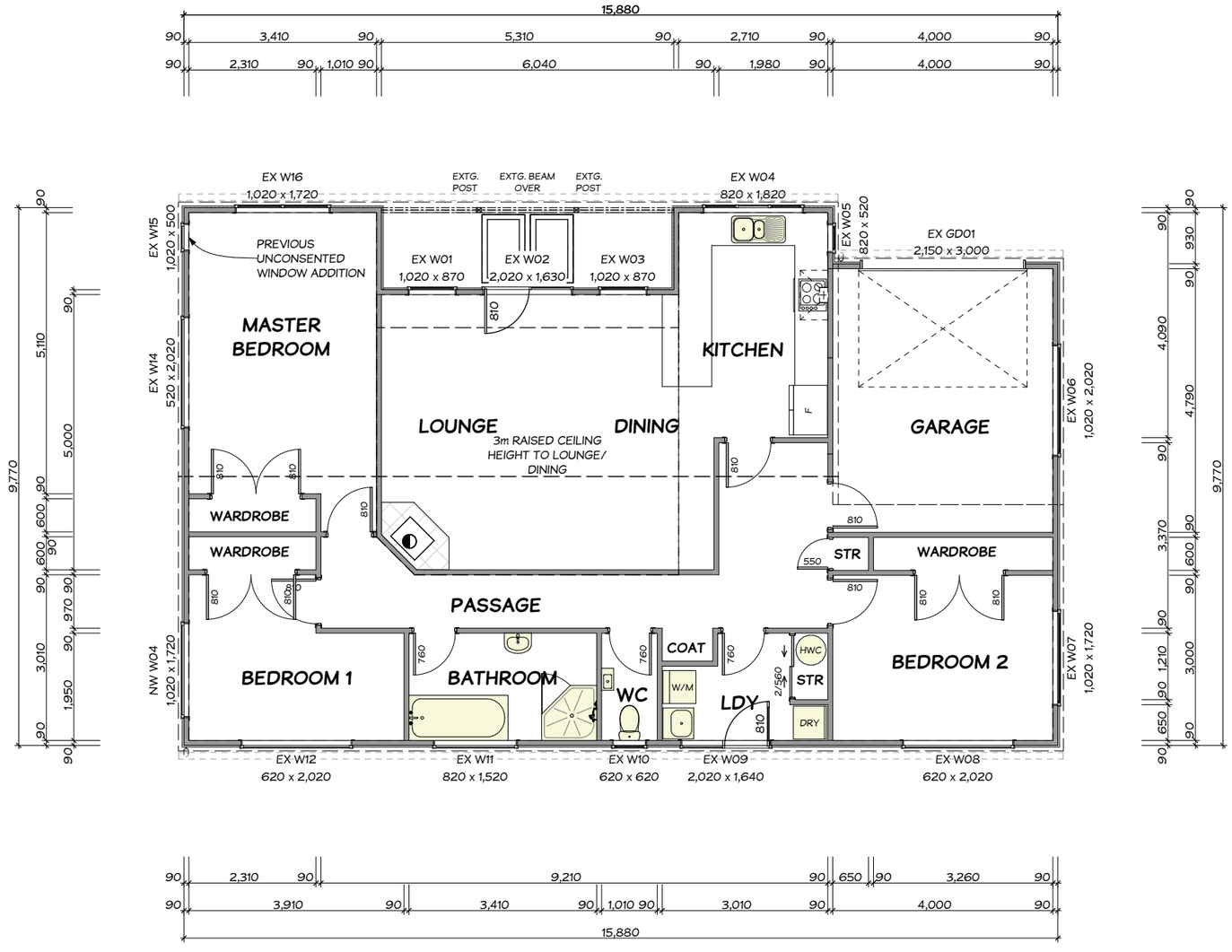
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PSL ARCHITECTURALDESIGN ONBEHALFOF

JENS GROOT AND CLEA WOOD

20 RIVERSIDE ROAD, FRANKTON, QUEENSTOWN

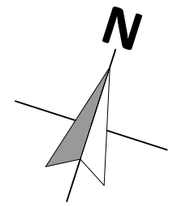
Drawing:

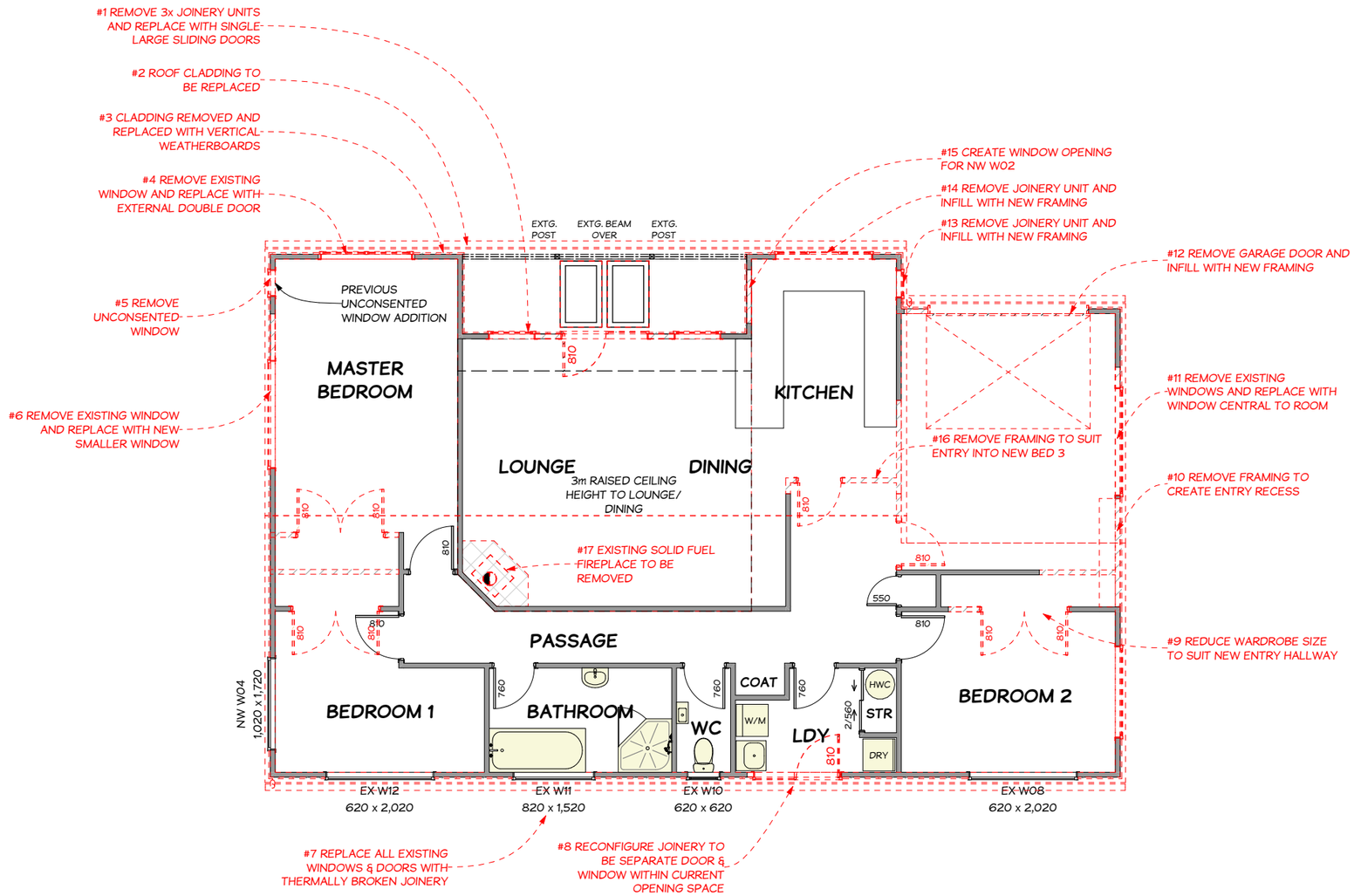
EXISTING FLOOR PLAN

Project:	JCO26301	Date:	27/05/2026
Job:	PSL26143	Scale:	1:100 @ A3
Revision:	PL-C PRELIMINARY	Drawn:	JB/LW

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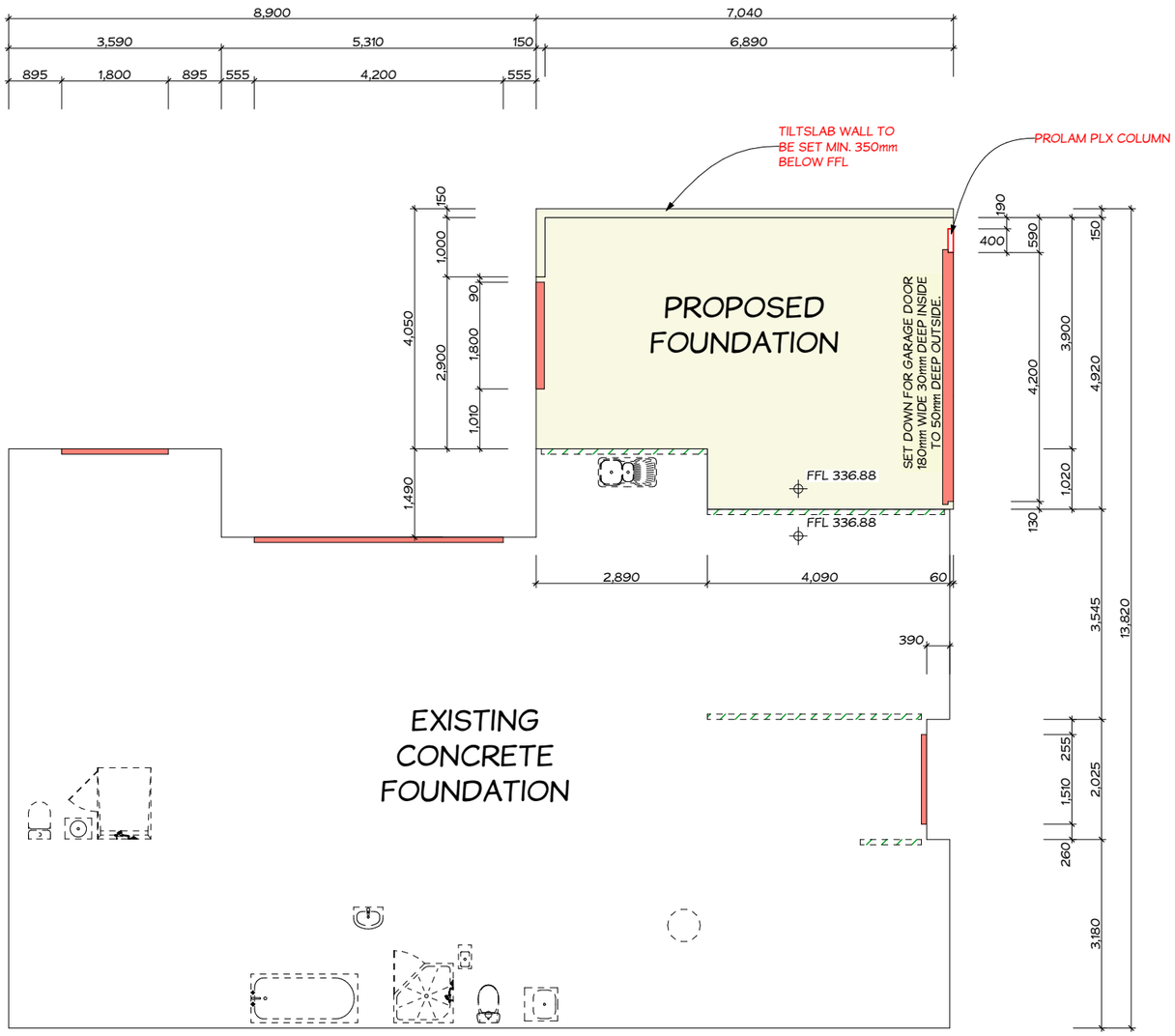
NOTES

DIMENSIONS
- BUILDING CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE COMMENCING CONSTRUCTION.

KITCHEN DESIGN
KITCHEN DESIGN SHALL BE IN ACCORDANCE WITH SEPARATE KITCHEN PLANS. CONFIRM POSITION OF WASTE PIPES PRIOR TO POURING THE FLOOR SLAB.

LEGEND

DENOTES REBATE FOR ALUMINIUM DOOR, CONSULT WITH ALUMINIUM JOINER FOR REBATE WIDTH/ DEPTH, PRIOR TO SLAB POUR



PSL ARCHITECTURALDESIGN ONBEHALFOF

JENS GROOT AND CLEA WOOD
20 RIVERSIDE ROAD, FRANKTON, QUEENSTOWN

Drawing:
PROPOSED FOUNDATION PLAN

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NOTES

DIMENSIONS
- ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.
- BUILDING CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE COMMENCING CONSTRUCTION.
- DOOR/WINDOW OPENING SIZE = H x W.
- OFFSET JOINERY IS DIMENSIONED OTHERWISE CONSIDERED CENTRED IN WALL SPACE.
- ALL SIZES GIVEN FOR WINDOWS AND DOORS ARE ROUGH OPENING SIZES ONLY.

LIGHTING
ILLUMINANCE AT FLOOR LEVEL SHALL BE NO LESS THAN 20 LUX
ALL RECESSED LUMINAIRES TO BE I.C. RATED.

INTERNAL DOORS
INTERNAL DOORS TO BE 1.98m HIGH UNLESS STATED OTHERWISE

GLAZING
ALL GLAZING TO COMPLY WITH NZS 4223 INCLUDING SAFETY GLASS TO SHOWER DOORS AND SCREENS

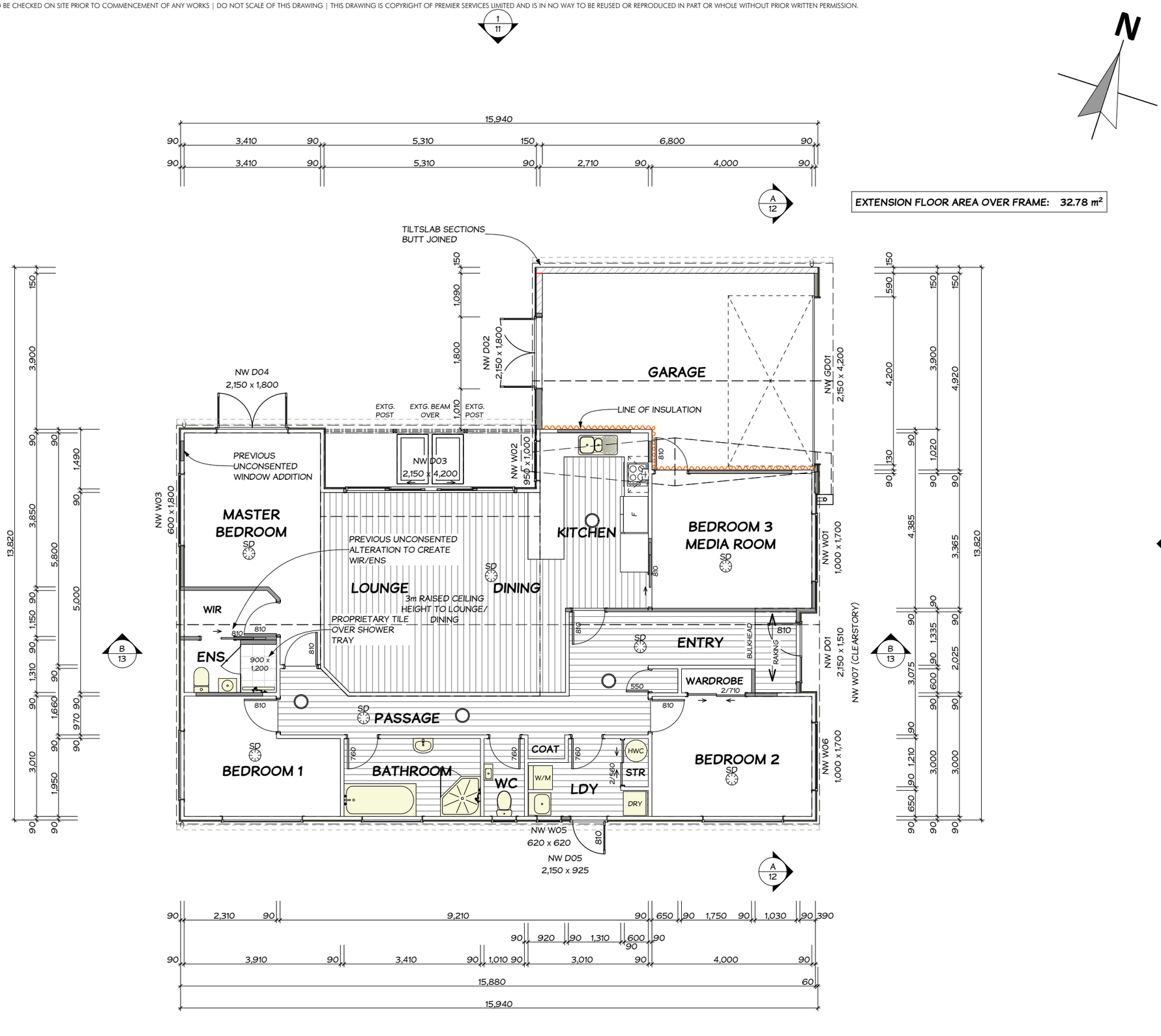
ACCESS
PATIO AND PAVING TO FRONT DOOR TO COMPLY WITH NZBC D1 2.1 SLIP RESISTANCE MAXIMUM STEP HEIGHT TO COMMON/MAIN PRIVATE STAIRWAYS TO BE 190mm.

KITCHEN SURFACES:
- FOOD PREPARATION AREAS TO HAVE SURFACES ARE TO BE IMPERVIOUS AND EASILY CLEANED.
- WALL LININGS ADJASCENT TO APPLIANCES AND FACILITIES TO HAVE SURFACES THAT CAN BE EASILY MAINTAINED IN A HYGENIC CONDITION

SMOKE ALARMS - INTERCONNECTED - BATTERY
SD INTERCONNECTED DOMESTIC SMOKE ALARM COMPLYING WITH NZBC ACCEPTABLE SOLUTIONS C/AS1 WITH 10 YEAR BATTERY. HEAT DETECTOR RECOMMENDED TO KITCHEN.

UNLESS STATED OTHERWISE:

CEILING HEIGHT 2.4m



PSL ARCHITECTURALDESIGN ONBEHALFOF

JENS GROOT AND CLEA WOOD
20 RIVERSIDE ROAD, FRANKTON, QUEENSTOWN

Drawing:
PROPOSED FLOOR PLAN

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- ALL SIZES GIVEN FOR WINDOWS AND DOORS ARE ROUGH OPENING SIZES ONLY.

FRAMING

TIMBER GRADES
UNLESS OTHERWISE STATED ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF SG8.

ENCLOSED FRAMING TREATMENT
ALL ENCLOSED FRAMING SHALL BE PRESERVATIVE TREATED "H1.2".

EMBEDDED TIMBER IN GROUND/CONCRETE
ALL TIMBER EMBEDDED INTO GROUND OR CONCRETE SHALL BE PRESERVATIVE TREATED "H5".

EXPOSED FRAMING TREATMENT
ALL FRAMING EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED "H3.2".

FRAMING SIZE/SPACING

EXTERIOR FRAMING
90x45 STUDS UP TO 2.4m - AT 600mm crs
140x45 STUDS UP TO 2.4m - AT 600mm crs
(SINGLE OR TOP STOREY)

INTERIOR FRAMING
90x45 STUDS UP TO 2.4m - AT 600mm crs
(SINGLE OR TOP STOREY)

WALL PLATES
TOP PLATES: 2/90x45 OR 2/140x45
BOTTOM PLATE: 90x45 OR 140x45

NOG CENTRES
NOGS @ 800crs MAX GENERALLY
480crs MAX FOR HERMPAC HP55 SHIPLAP BOARD VERTICAL CLADDING
600crs MAX FOR JH OBLIQUE BOARD VERTICAL CLADDING

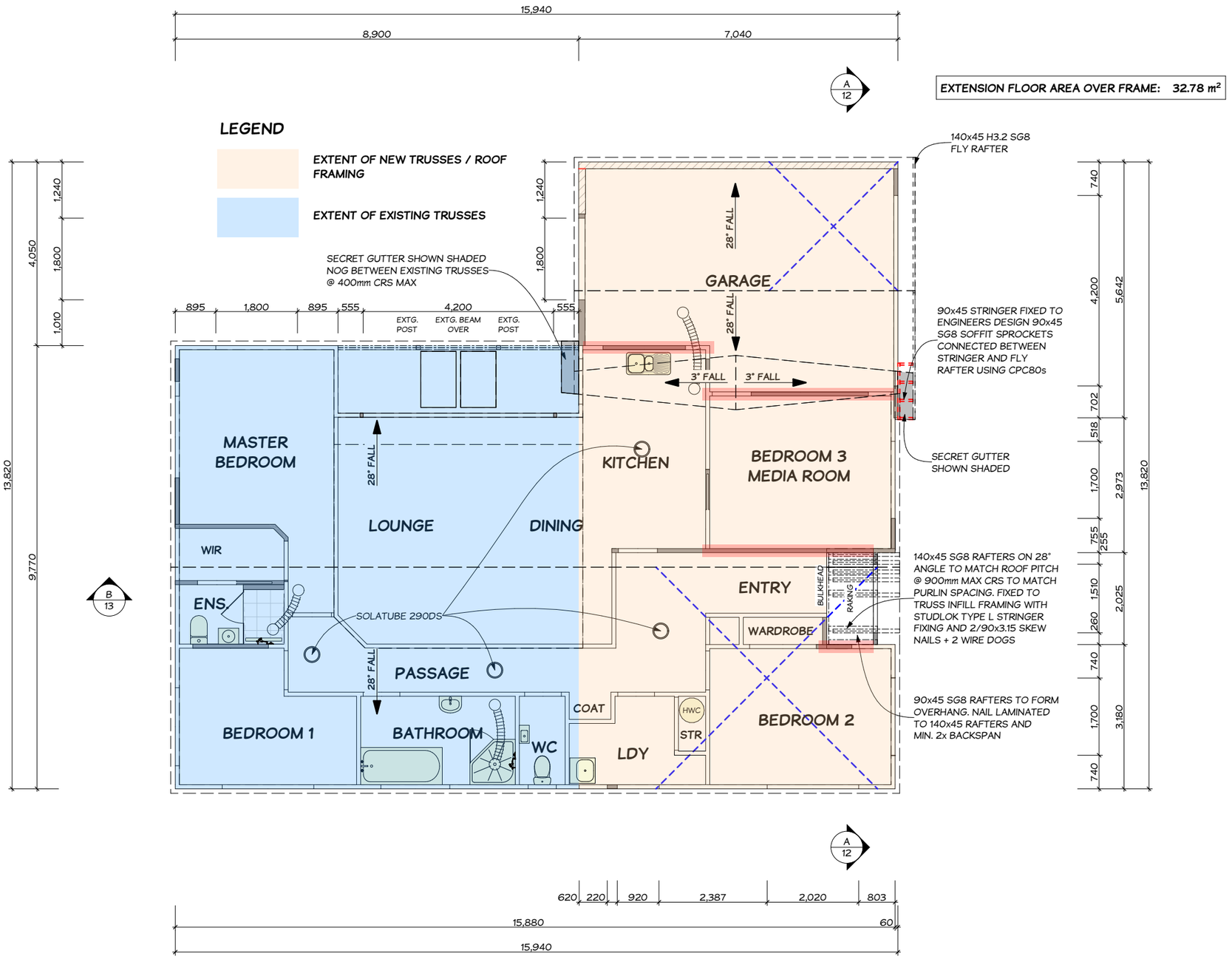
REFER TO TRUSS MANUFACTURERS PLAN **#QN1455062C1** FOR TRUSS DESIGN, LINTELS, LINTEL & STUD FIXINGS

CONFIRM VENT LOCATIONS PRIOR TO FABRICATION OF ROOF FRAMING - VENTS SHOWN INDICATIVE ONLY

EXTRACTORS:

RANGEHOOD DUCTING
VENTING OUT ROOF
(50L/s)

EXTRACTOR FAN DUCTING
VENTING OUT ROOF
(25L/s IN BATHROOMS)



PSL ARCHITECTURALDESIGN ONBEHALFOF

JENS GROOT AND CLEA WOOD
20 RIVERSIDE ROAD, FRANKTON, QUEENSTOWN

Drawing:
PROPOSED FRAMING PLAN

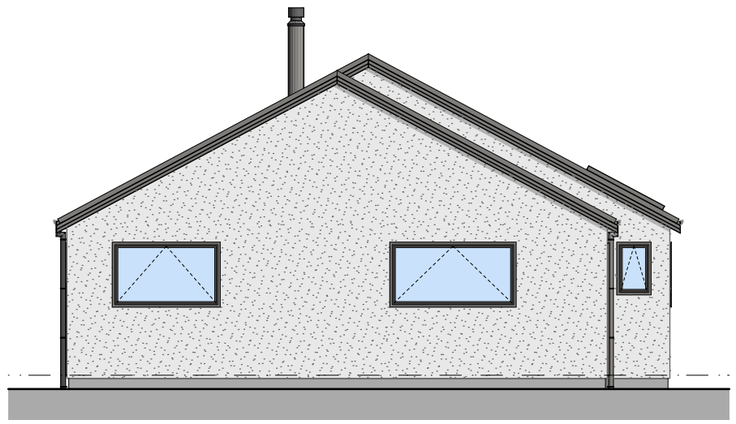
Project:	JCO26301	Date:	27/05/2026
Job:	PSL26143	Scale:	1:100 @ A3
Revision:	PL-C PRELIMINARY	Drawn:	JB/LW

NOTES

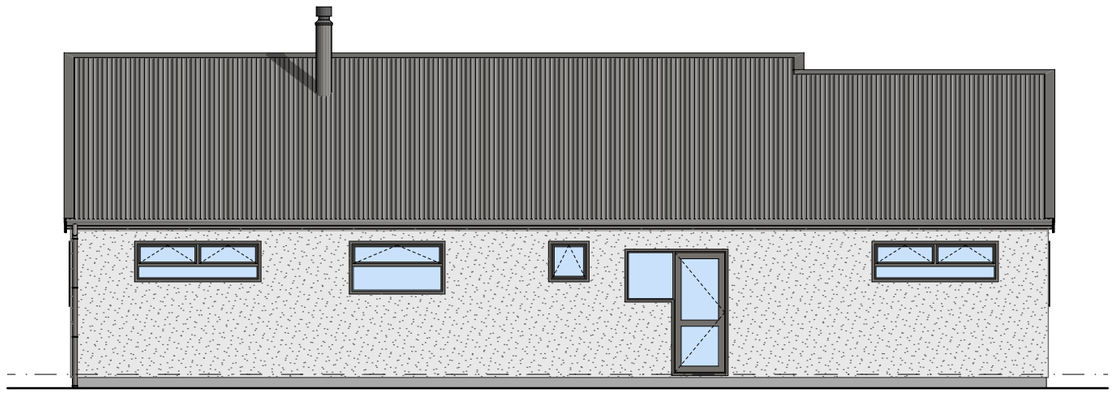
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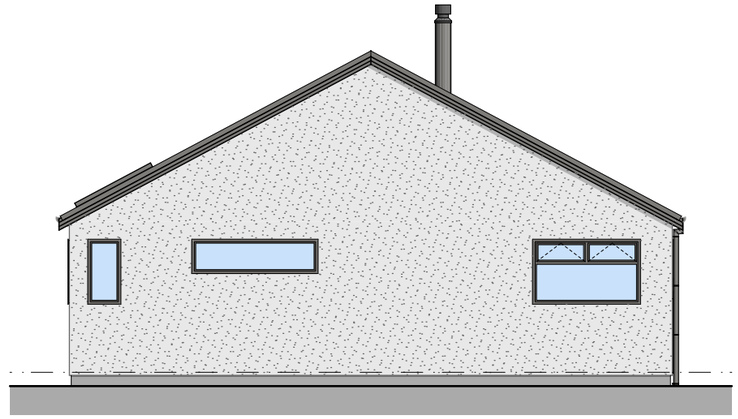
1 EXISTING NORTH ELEVATION 1:100



2 EXISTING EAST ELEVATION 1:100



3 EXISTING SOUTH ELEVATION 1:100



4 EXISTING WEST ELEVATION 1:100

PSL ARCHITECTURALDESIGN ONBEHALFOF

JENS GROOT AND CLEA WOOD

20 RIVERSIDE ROAD, FRANKTON, QUEENSTOWN

Drawing:

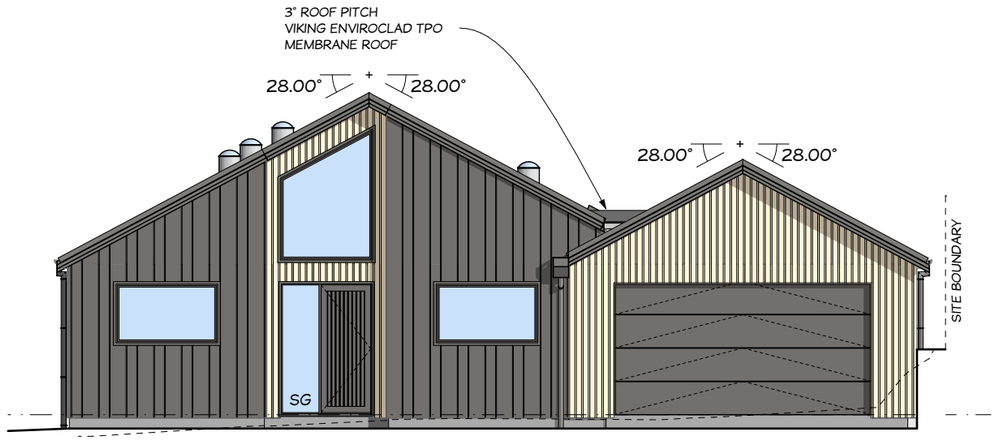
EXISTING ELEVATIONS

Project:	JCO26301	Date:	27/05/2026
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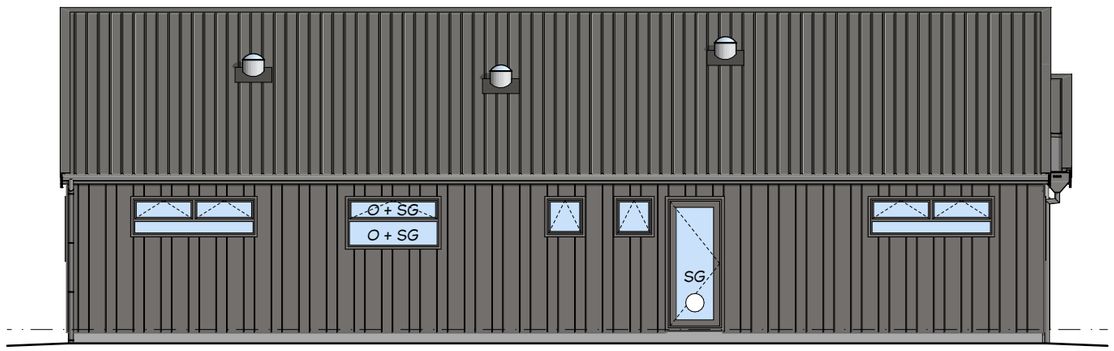
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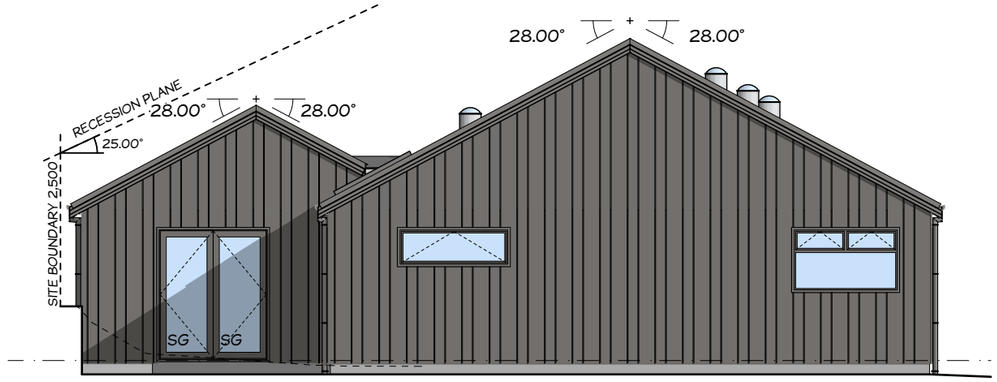
1 PROPOSED NORTH ELEVATION 1:100



2 PROPOSED EAST ELEVATION 1:100



3 PROPOSED SOUTH ELEVATION 1:100



4 PROPOSED WEST ELEVATION 1:100

NOTES

ROOFING
0.4mm BMT HI-FIVE COIL COATED ROOFING FIXED WITH 12 GUAGE SCREW TO "T1" FIXING PATTERN AS PER NZBC E2/AS1 TABLE 8.4.4.2D (T1 FIXING PATTERN IS - FIX EVERY CREST...).

COLORCOTE ZINACORE

VIKING ENVIROCLAD TPO WATERPROOF MEMBRANE INSTALLED OVER MIN. 17.5mm CD GRADE STRUCTURAL PLY

RAIN WATER SYSTEMS
CONTINUOUS COIL COATED FASCIA AND EXTERNAL METAL GUTTER SYSTEM

SOFFIT
HARDIEFLEX SOFFIT LINING
JAMES HARDIE 6mm HARDIE FLEX SOFFIT LINING. PACK AS REQUIRED TO SUIT SELECTED FASCIA DEPTH

WALL CLADDING
HERMPAC VERTICAL SHIPLAP CEDAR WEATHERBOARD (OIL/STAIN)
HERMPAC HP55 WR CEDAR VERTICAL SHIPLAP WEATHERBOARDS FIXED OVER 20x45 "H3.2" CAVITY BATTENS (CASTELLATED BATTENS) SPACED @ 480mm MAX. CRS.
JAMES HARDIE VERTICAL OBLIQUE WEATHERBOARD
JAMES HARDIE OBLIQUE (14mm) VERTICAL WEATHERBOARD (200/300 ALTERNATING) ON JAMES HARDIE HORIZONTAL H3.1 TIMBER CAVITY BATTENS @ 600mm CRS

POWDER-COATED ALUMINIUM JOINERY
POWDER COATED ALUMINIUM JOINERY UNITS. ALL GLAZING SHALL COMPLY WITH NZS4223. CONTRACTOR TO COMFIRM ALL OPENING SIZES WITH JOINERY MANUFACTURER PRIOR TO FABRICATION.

O DENOTES OBSCURE GLAZED JOINERY.
SG DENOTES GRADE "A" SAFETY GLAZING.

ANY SILL HEIGHTS ARE MEASURED FROM FINISHED FLOOR LEVEL. ALL WINDOWS TO BE FINISHED AT SOFFIT LEVEL UNLESS OTHERWISE SHOWN.

BUILDING PERIMETER GROUND SLOPE
FALL FINISHED GROUND LEVEL AWAY FROM BUILDING AT 1:25 FOR AT LEAST 1.0m

PSL ARCHITECTURALDESIGN ONBEHALFOF

JENS GROOT AND CLEA WOOD
20 RIVERSIDE ROAD, FRANKTON, QUEENSTOWN

Drawing:
PROPOSED ELEVATIONS

Project: JCO26301
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NOTES

LININGS

WALL LININGS
10mm GIB STANDARD PLASTER BOARD
10mm GIB AQUALINE TO BATHROOM / ENSUITE

CEILING LININGS
13mm GIB STANDARD PLASTER BOARD
13mm GIB AQUALINE TO BATHROOM / ENSUITE

WATER SPLASH FINISH
AQUALINE FINISHED WITH SEMI-GLOSS, OR GLOSS PAINT. AS PER ACCEPTABLE SOLUTION E3/AS1 3.1.2 WALLS (c).

CEILING BATTENS

CEILING BATTENS - CLIPPED
- 35mm METAL BATTENS AT 600crs GENERALLY
- WHERE CEILING BATTENS ARE ON CLIPS, 90x45 SG8 BOTTOM CHORD RESTRAINTS SHALL BE AT 1800crs WITH 2/90x3.15 NAILS INTO BC OF TRUSS (SKEW NAILS IF RESTRAINT IS ON EDGE)

CEILING BATTENS - DIRECT FIXED
- 35mm METAL BATTENS DIRECT FIXED TO TRUSSES AT 600crs GENERALLY

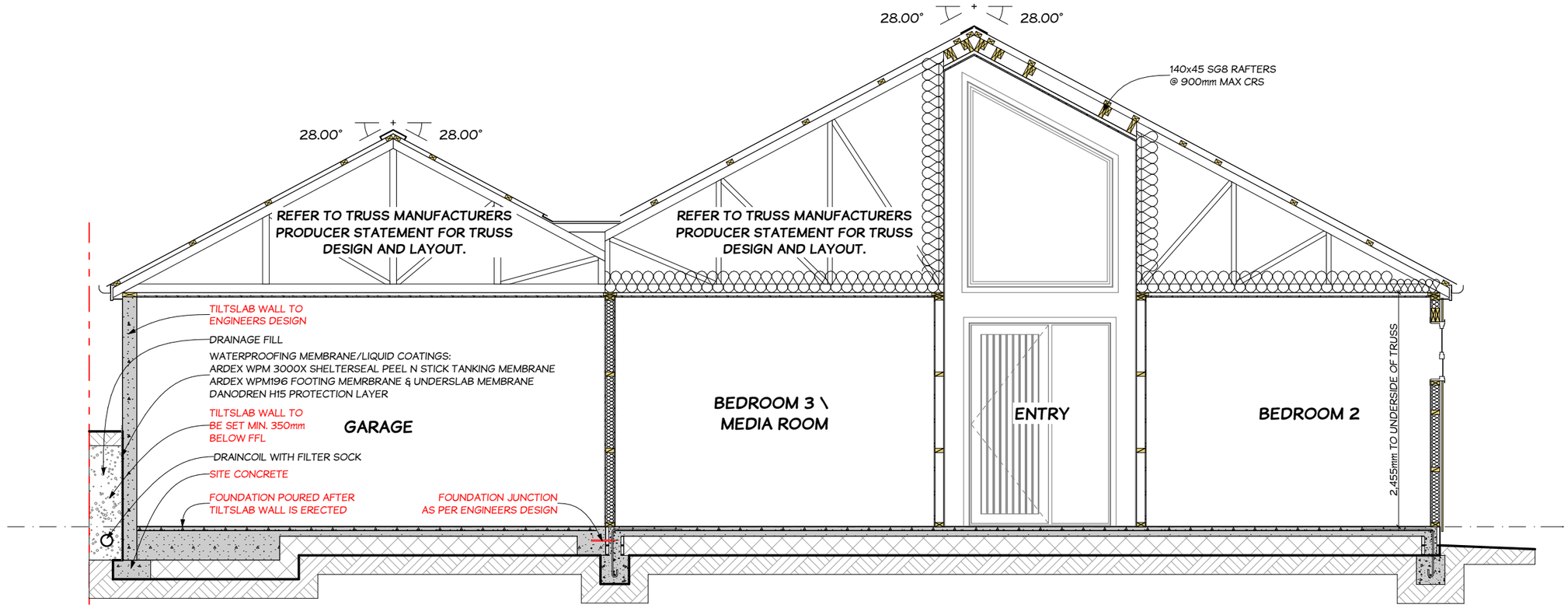
UNDERLAYS

WALL UNDERLAY
MARSHALL TEKTON WALL UNDERLAY
STRAPPING SUPPORT REQUIRED WHERE STUDS EXCEED 450mm CENTRES

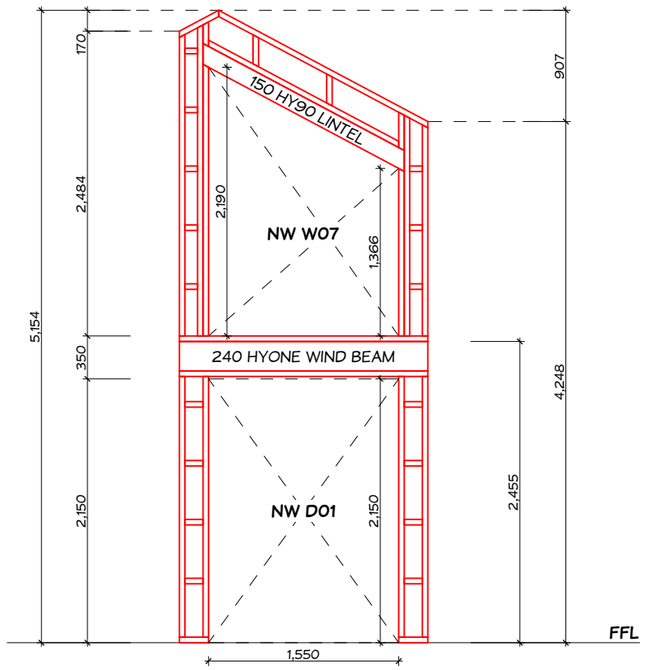
ROOF UNDERLAY
DRISTUD RU24 SELF SUPPORTING UNDERLAY
DRISTUD FRU36 SELF SUPPORTING UNDERLAY WITHIN 1m OF THE FIRE WALL

ROOF PURLIN/BATTEN

70x45 H1.2 SG8 PURLINS AT 600 crs FOR END SPANS (RIDGE & GUTTER) AND 900 crs TO MAIN ROOF AREA 1/10g SELF-DRILLING SCREW, 80mm LONG



A — SECTION A-A — 1:50



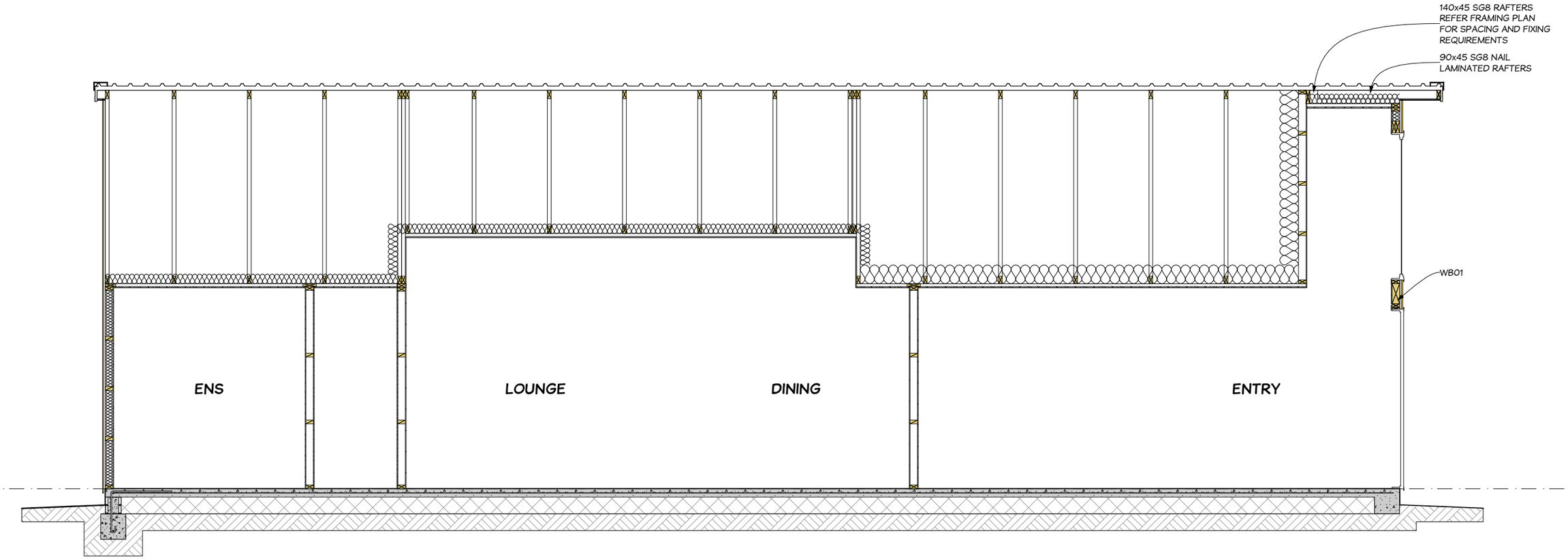
PSL ARCHITECTURALDESIGN ONBEHALFOF

JENS GROOT AND CLEA WOOD
20 RIVERSIDE ROAD, FRANKTON, QUEENSTOWN

Drawing:
CROSS SECTIONS

Project:	JCO26301	Date:	27/05/2026
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B SECTION B-B 1:50