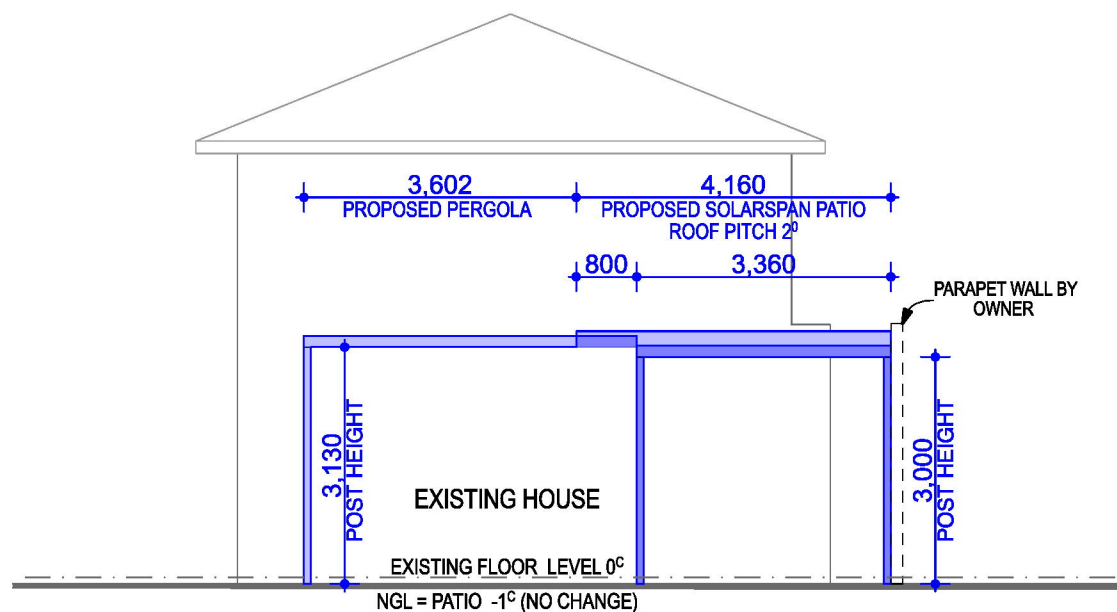
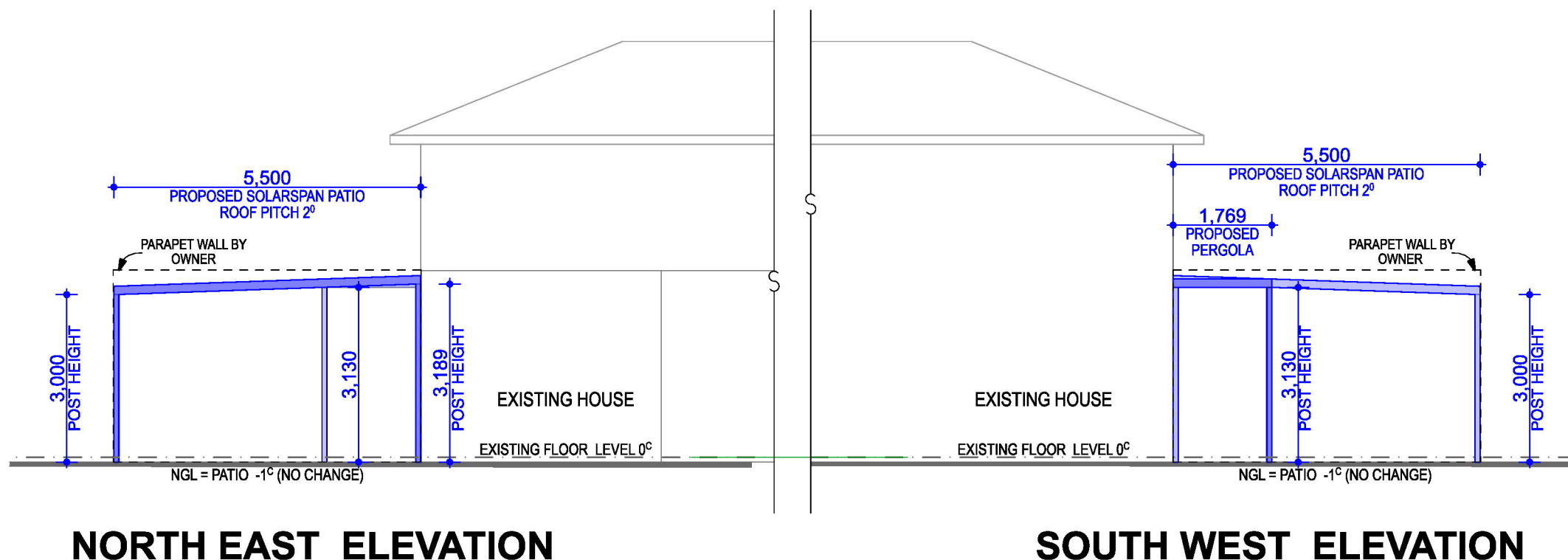


NAME:	
PROPOSED ADDITION:	PROPOSED FLAT PATIO & PERGOLA
ADDRESS:	20 RATHAY STREET NORTH VICTORIA PARK
JOB NO:	P12824
DRAWING SCALE:	1:100



SOUTH EAST ELEVATION

NAME:	
PROPOSED ADDITION:	PROPOSED FLAT PATIO & PERGOLA
ADDRESS:	20 RATHAY STREET NORTH VICTORIA PARK
JOB NO:	P12824
DRAWING SCALE:	1:100

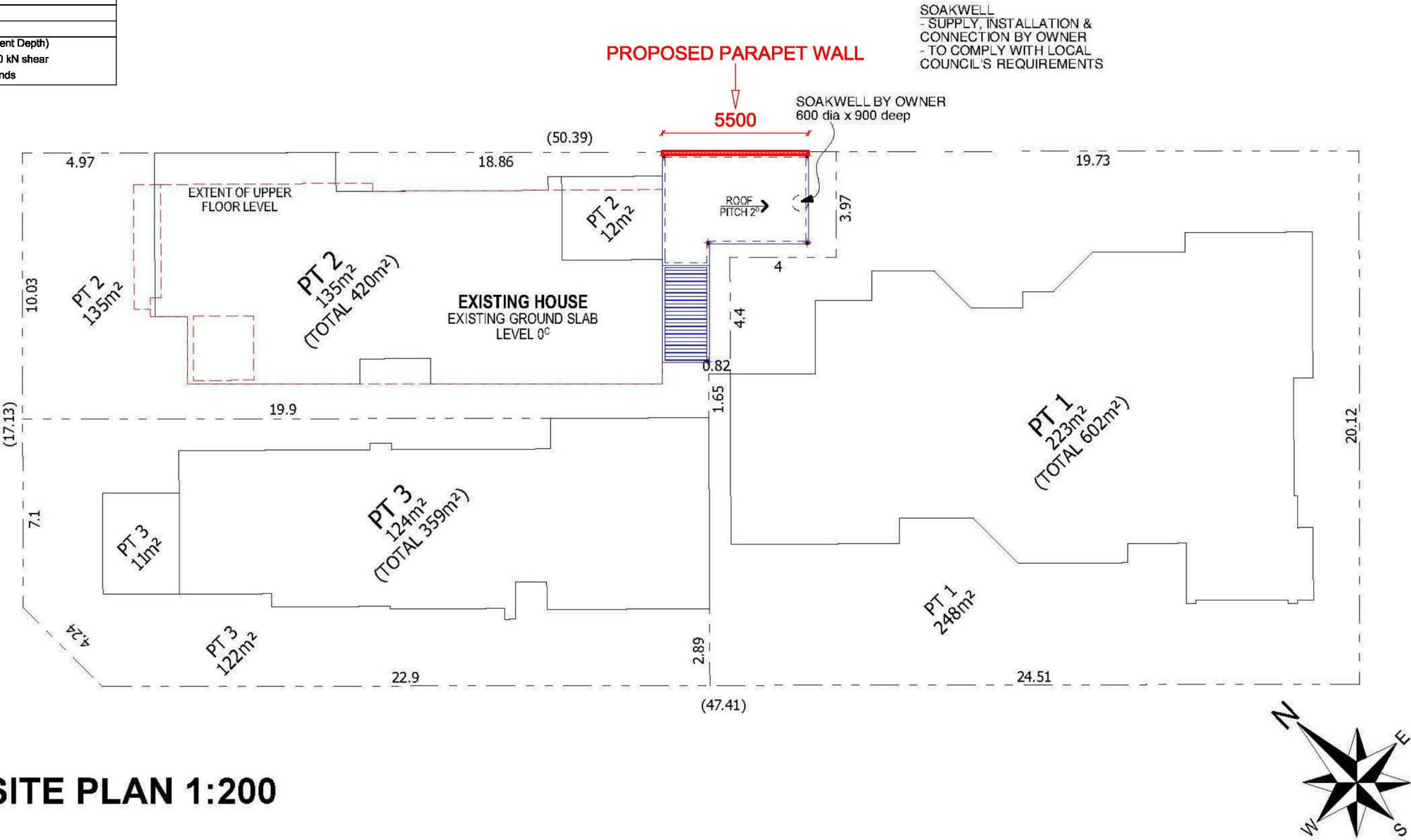


EXTERNAL WALL (NON-LOAD BEARING)

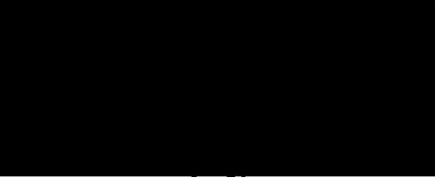
WALL TYPE:	Full Height Parapet
WALL LOCATION:	External
TOP FIXING:	Structural Steel
BOTTOM FIXING:	Concrete Slab
WALL USE:	Cladding Support
CLADDING TYPE:	Hardie TM, Fine Texture Cladding (Painted DULUX "Casper White" To Match Existing House Render Colour) + Hardie Wrap + 1 Layer 13mm Gyprock Fyrcheck
WALL STRUCTURE:	92mm,

EXTERNAL WALL FRAME SPEC

HEAD TRACK:	PRODUCT	Studco 92mm x 1.15BMT Slotted Deflection Head Track
	FIXED TO	Concrete Slab / Structural Steel
	FASTNERS	To Steel: 2#12g-14g (Series 500 for Structural Steel) Hex Head Screws at max 600mm CTRS (OR at stud spacing's) & 100mm Max from track ends
BASE TRACK:	PRODUCT	Studco 92mm x 1.15BMT Standard Track
	FIXED TO	Concrete Slab / Structural Steel
	FASTNERS	To Concrete: 1 # Hilti HUS4 HF8 X 65 (60mm Min. Embedment Depth) Masonry Anchors (Or equiv fasteners providing minimum 2.0 kN shear capacity) at 600mm CTRS Max & 100mm Max from Track Ends



SITE PLAN 1:200



SCALE: 1:200

DRAWN BY: Pat H

PAGE REFERENCE: Sheet: 1 of 3

JOB NAME - #: [REDACTED]

DESC: Proposed Parapet Wall

JOB ADDRESS: 20 Rathay Street, NORTH VICTORIA PARK

DRAWING STATUS: APPROVAL

DATE: 02/06/26

REVISION NO: 2

NOTES

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- 7 :
- 8 :

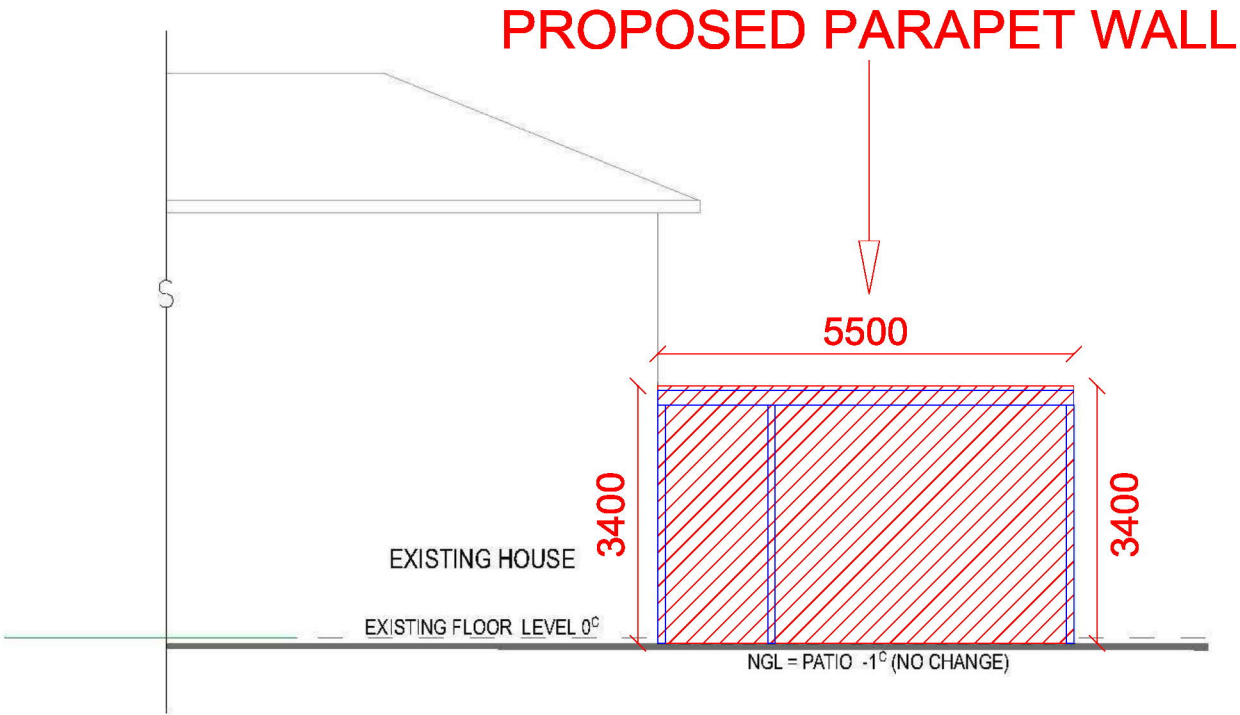
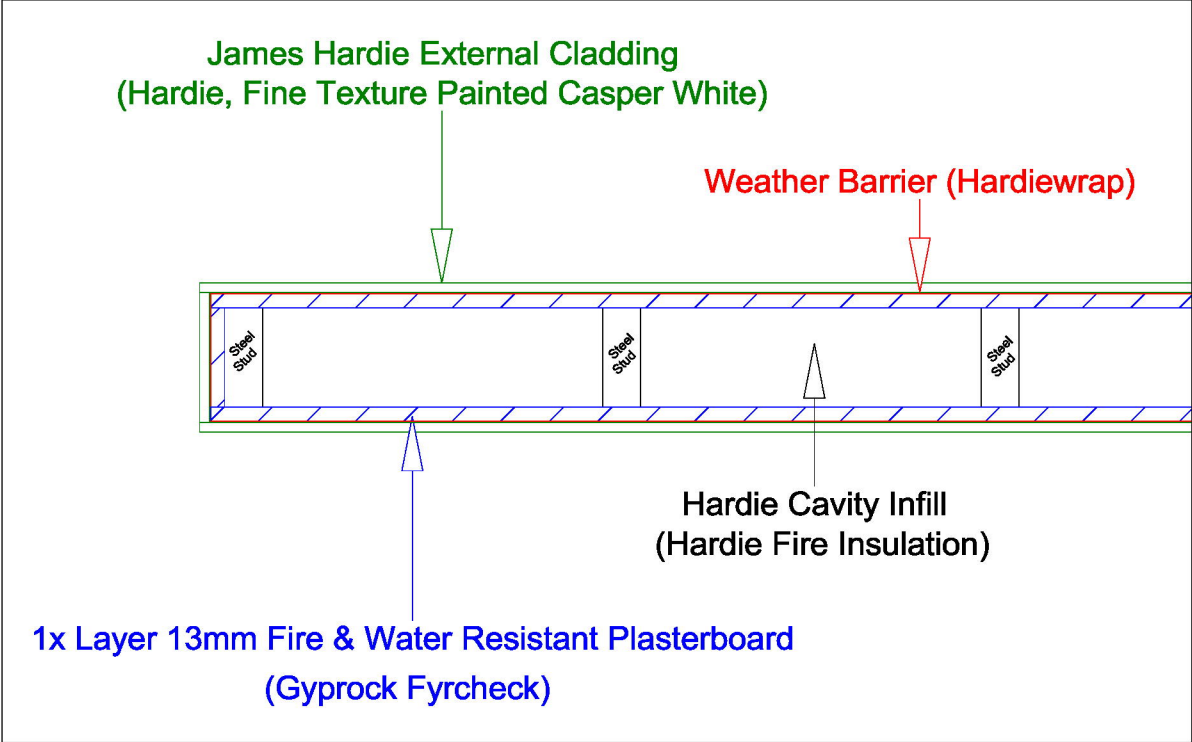
EXTERNAL WALL (NON-LOAD BEARING)

WALL TYPE:		Full Height Parapet
WALL LOCATION:		External
TOP FIXING:		Structural Steel
BOTTOM FIXING:		Concrete Slab
WALL USE:		Cladding Support
CLADDING TYPE:		Hardie TM, Fine Texture Cladding (Painted DULUX "Casper White" To Match Existing House Render Colour) + Hardie Wrap + 1 Layer 13mm Gyprock Fyrcheck
WALL STRUCTURE:		92mm,

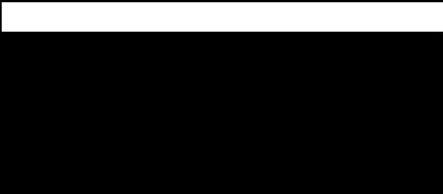
EXTERNAL WALL FRAME SPEC

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FIRE 60/60/60 COMPLIANCE



SOUTH WEST ELEVATION
SCALE: 1:100



SCALE: 1:100
DRAWN BY: Pat H
PAGE REFERENCE: Sheet: 2 of 3

JOB NAME - #: [Redacted]
DESC: Proposed Parapet Wall
JOB ADDRESS: 20 Rathay Street, NORTH VICTORIA PARK
DRAWING STATUS: APPROVAL
DATE: 02/06/26
REVISION NO: 2

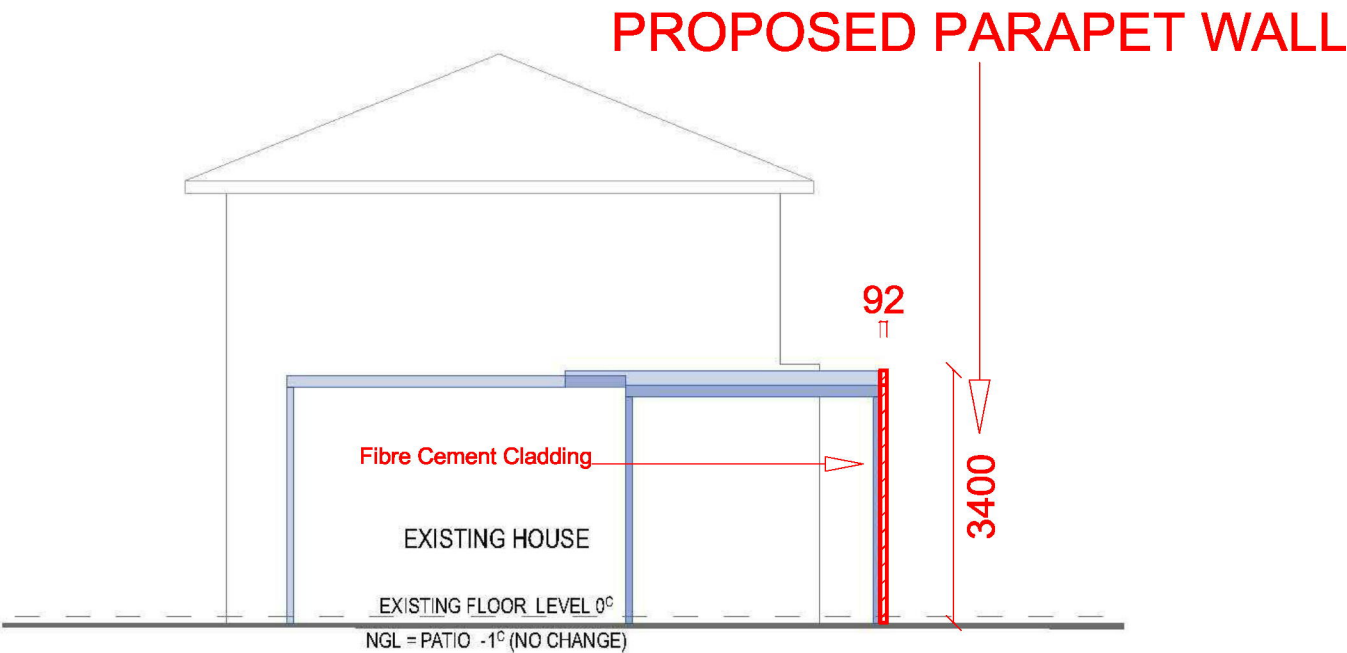
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EXTERNAL WALL (NON-LOAD BEARING)

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SOUTH EAST ELEVATION

SCALE: 1:100



SCALE: 1:100

DRAWN BY:
Pat H

PAGE REFERENCE:
Sheet: 3 of 3

JOB NAME - #: [REDACTED]

DESC: Proposed Parapet Wall

JOB ADDRESS:
20 Rathay Street, NORTH VICTORIA PARK

DRAWING STATUS:
APPROVAL

DATE: 02/06/26

REVISION NO: 2

NOTES

- 1 :
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- 8 :



Cover Letter

20 Rathay St, North Victoria Park
Proposed Steel Flat Solarspan Patio and Pergola

Attached to this application are the following; -

- Development Approval application form completed and signed by the owners
- MRS Form 1 completed and signed by the owners
- Drawing set 1 – showing the Site Plan and Elevations of the proposed patio and pergola
- Completed application checklist
- Certificate of Title
- Colours and Materials Schedule
- Drawing set 2 – supporting drawing detailing the parapet wall

The owners of the property, as the main user of the space, feel that the affected area is better suited to be protected from weather all year round – resulting to a better use of space for entertainment and leisure activities.

Justification for the proposed is as follows: -

- There are no overlooking issues to adjoining property.
- There are no adverse impacts for access to natural ventilation and light for either property.
- There is no overshadowing to adjoining property.
- Make more effective use of the space for enhanced privacy for the owners.
- It is not visible from the street and therefore has no impact on the existing streetscape.

The proposed patio and pergola meet the design principles as outlined in the RCodes.

Should you require further information – please do not hesitate to contact us.

Kind Regards,

Mon, Thurs, Fri – 7:30am – 3pm
Customer Service & Council Coordinator
Abel Patios



“Your Complete One-Stop Roofing & Patio Company”
✓Residential ✓Commercial ✓Industrial

