



# RETREAT

Hip Roof

## Overview

The RETREAT is an ideal weekender, holiday home or first home buyer option. Featuring three separate bedrooms, all with wardrobes, laundry and separate bathroom with an open plan living, dining and kitchen area. The RETREAT comes with a choice of three roof styles including generous eaves. With an internal area of almost 126m<sup>2</sup> this is a generous family getaway with all the comforts of home.

## What Back Yard Shacks Supply With Your Shack

- Complete building kit to lockup stage using 100% BlueScope materials, including – frame, cladding, roofing, external doors & windows. (Note: internal fixtures, internal doors plasterboard, kitchens, bathrooms, laundry's etc are not included).
- Delivery to your site.
- Full engineering plans for frames, roof, sub floor or slab (for Region C2 and N3 wind code areas, this covers from Tasmania to Cairns, to WA excluding Norwest WA).
- Full architectural elevations ready for submission to council.
- Indicative electrical and plumbing plans for DIY.
- Engineering plans for soil classifications A&S, M & MD.



x3



x1



x1

Living Space: 124.78m<sup>2</sup>

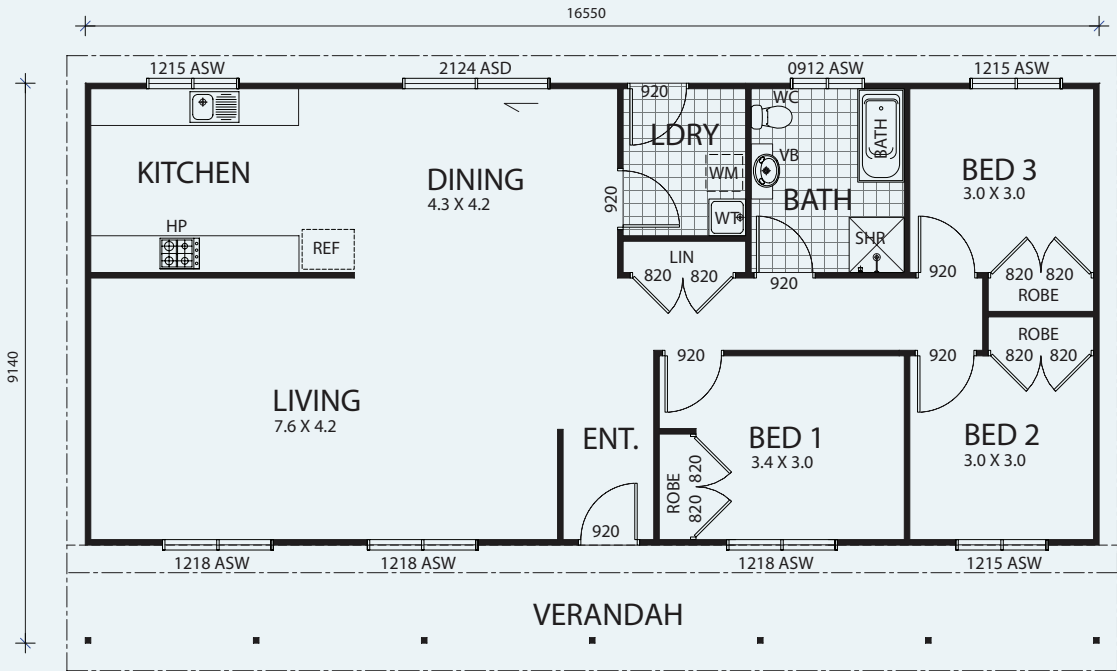
Verandah: 26.48m<sup>2</sup>

Total Area: 151.26m<sup>2</sup>



3 Swanston Rd Launceston - 6339 4489  
1 Bass Hwy Roundhill Burnie - 6432 3668  
64 Channel Hwy Kingston - 6229 1790

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AREAS (RETREAT):  
 LIVING: 124.78 sqm  
 VERANDAH: 26.48 sqm  
 TOTAL AREA: 151.26 sqm

## FLOOR PLAN

### Things You'll Need

- **Site Plan** – A site plan is required for a building application submission to council.
- **Soil Test** – For soil classifications other than above, consult a local engineer to provide RC Slab/Footing engineering to suit your site.
- **House Energy Rating Report** – The BCA (Building Code of Australia) now require a house energy rating report from your respective state. QLD, VIC, TAS, SA, NT & WA all use measures adopted from the BCA regulations, with the exception of NSW. NSW operates its own Building Sustainability Index or BASIX.
- **Local Building Certifier or Council Certifier** – Home-owners are responsible for appointing a Licensed Building Certifier (Building Surveyor) or council certifier.
- **A plumbing and Electrical Certifier** – to ensure the plumbing drainage and electrical plans comply with prescribed standards. Certifiers must be licensed.
- **Possible DA (Development Approval) from Local Council** – You may need to submit a DA to the Local Planning and Land Authority or Council for approval.
- **Mandatory BA (Building Approval)** – A BA application must be lodged with the permit authority or local council.



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