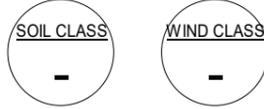
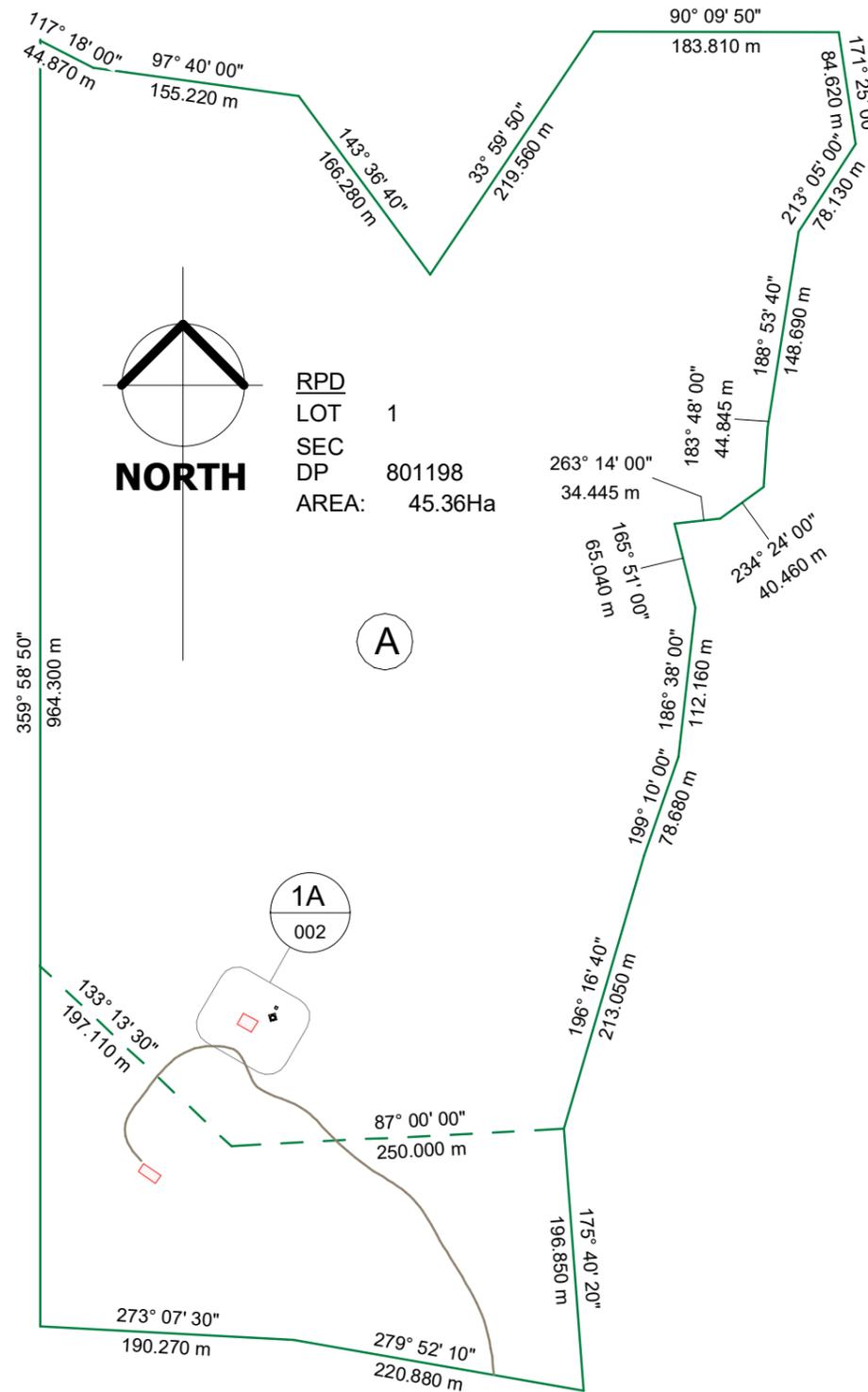


**NOTE:**  
TILE LAYOUT IS INDICATIVE ONLY.  
TILE SET OUT TO BE AGREED ON SITE  
PRIOR TO COMMENCEMENT OF TILING.



**A** RESTRICTION AS TO USER



RETREAT ROAD

**Site Plan - Proposed**



**Site Notes**

The location of all existing services to the site and any survey information is to be confirmed on site prior to the commencement of any construction works including earthworks

**CONSTRUCTION NOTES**

ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA REQUIREMENTS (NCC) AND AUSTRALIAN STANDARDS AND THEIR MOST CURRENT AMENDMENTS. ALL LOCAL COUNCIL REQUIREMENTS ARE TO BE MET IN RELATION TO THE CLASS AND TYPE OF CONSTRUCTION.

BEFORE COMMENCING CONSTRUCTION ALL DIMENSIONS, EXISTING LEVELS, FINISHED LEVELS AND ALL SITE SERVICES ARE TO BE VERIFIED BY THE BUILDER. NOTIFY THE BUILDING DESIGNER OF ANY VARIATION BETWEEN THE DOCUMENTATION AND SITE CONDITIONS.

WRITTEN DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALING FROM THE DRAWINGS. NOTIFY THE BUILDING DESIGNER OF ANY VARIATIONS OR DISCREPANCIES IN THE DIMENSIONING OF THE PLANS.

MANHOLE TO BE POSITIONED TO SUIT TRUSS LAYOUT. POSITION TRUSSES SO AS TO PROVIDE A CLEAR 600mm x 600mm OPENING. MANHOLE POSITION AS INDICATED ON PLAN.

TERMITE PROTECTION TO COMPLY WITH AS 3660 AND AS 3660.1 & NCC 2019 VOLUME 2 PART 3.1.3.

WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740 - 2010 & NCC 2019 VOLUME 2 PART 3.8.1.

DAMP PROOFING OF GROUND SLAB/ FLOORS TO COMPLY WITH AS 2870 & NCC 2019 VOLUME 2 PART 3.2.2.6 & 3.2.2.7.

ALL BATHROOMS, LAUNDRIES, ENSUITES AND WC'S NOT NATURALLY VENTILATED ARE TO BE MECHANICALLY VENTILATED TO COMPLY WITH 1668.2 AND AS/NZS 3666.1 & NCC 2019 PART 3.8.5.

WINDOW FRAME AND GLAZING TO BE INSTALLED IN ACCORDANCE WITH AS1288, NCC 2019 VOLUME 2 PART 3.6 AND MANUFACTURERS REQUIREMENTS.

POOL FENCING TO COMPLY WITH AS 1926.1 & 2.

SMOKE ALARMS TO COMPLY WITH AS 3786 & NCC 2019 VOLUME 2 PART 3.7.2.

STAIRS, HANDRAILS AND BALUSTRADES TO COMPLY WITH Part 3.9.1, 3.9.2 NCC 2019 AND AS1170 INCLUDING AS1288.

BALUSTRADES TO HAVE A MINIMUM HEIGHT OF 1000mm ABOVE FINISHED SURFACE LEVEL.

**GENERAL NOTES:**  
ALL DIMENSIONS AND LEVELS SHALL BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.

DIMENSIONS SHOWN ARE TO FACE OF EXTERNAL FRAME ONLY. **DO NOT SCALE.** ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO BUILDING DESIGNER.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SOIL REPORT.

6mm VILLABOARD TO WET AREA WALLS.

ROOF TRUSSES SHALL BE ENGINEER DESIGNED, FIXED & BRACED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

**EFFICIENT BUILDING DESIGN SERVICES**

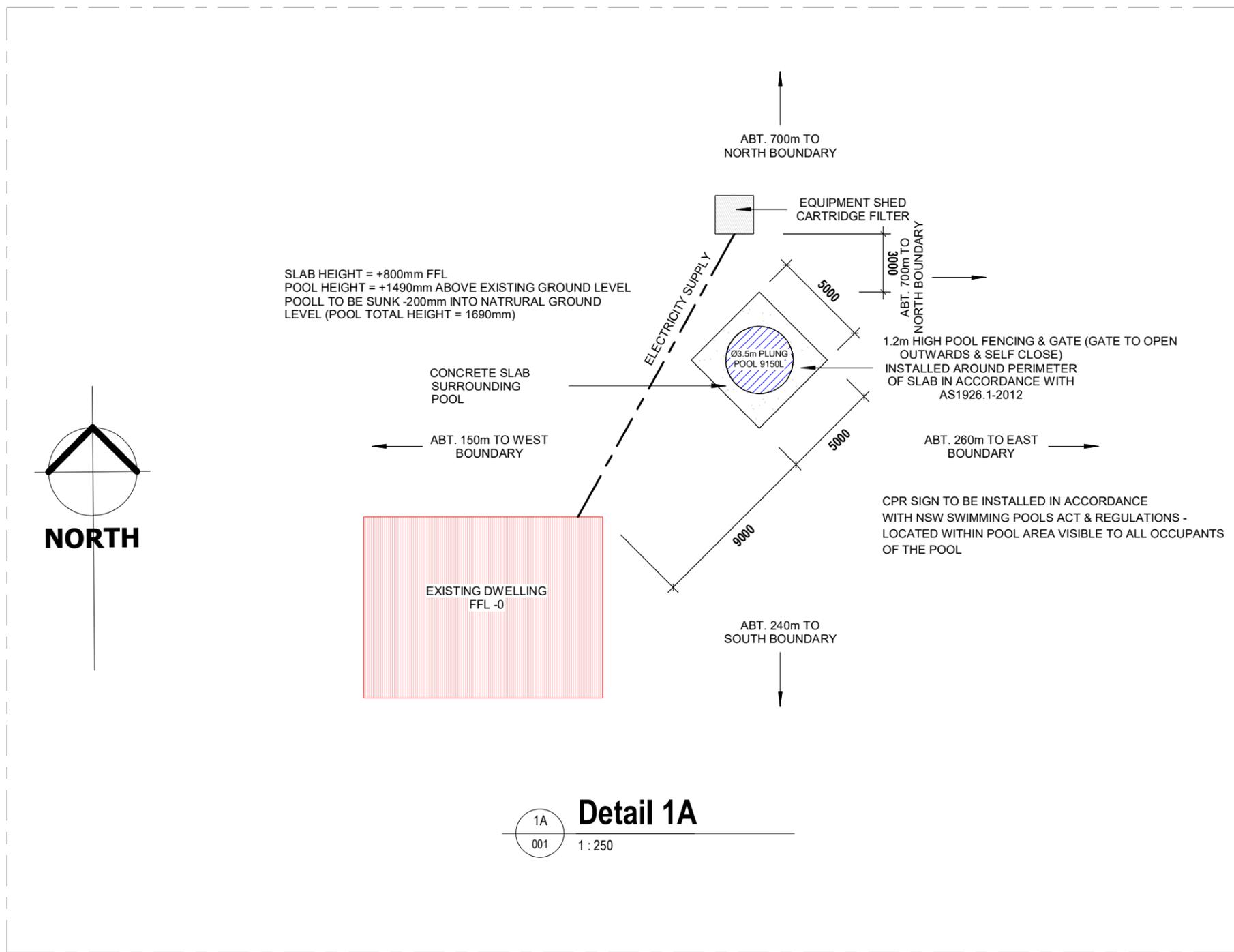
- ~ Building Design - Residential & Commercial
- ~ General Drafting
- ~ OSSM Design
- ~ Section J Reports
- ~ BASIX Certificates
- ~ NatHERS Assessments

Post : PO Box 25 TENTERFIELD NSW 2372  
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 QBCC LICENCE NO. 15071893

Revision	Description	Date	Issued by
1	Preliminary Design	20/07/2022	CG

Proposed Pool  
 190 Retreat Road  
 BALALA NSW 2358  
 M & A Burney

SITE PLAN OVERALL LANDHOLDING			
project number	22-086	revision	sheet
date	20/07/2022	1	001
drawn by	CG	Scale	1 : 5000
checked by	CG		



**Detail 1A**  
 1A  
 001 1 : 250



~ Building Design - Residential & Commercial  
 ~ General Drafting ~ BASIX Certificates  
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SITE PLAN DETAIL 1A			
project number	22-086	revision	sheet
date	20/07/2022	1	002
drawn by	CG	Scale	1 : 250
checked by	CG		