



IMAGE FOR ILLUSTRATION PURPOSES ONLY

# THE FLAT

Hip Roof

## Overview

Featuring separate living and bedroom spaces and a bathroom that doubles as an ensuite, THE FLAT is compact with easy flowing access to all areas. With either Skillion or Dutch Hip roof styles available, this is a cosy, attractive and affordable solution to your 'space' problems without compromising features.

### What Backyard Shacks Supply with your Shack

- Complete building kit to lockup stage using 100% BlueScope materials, including frame, cladding, roofing, external doors, windows, roof & wall insulation.
- An internal Bill of Materials will be supplied listing the required components to fit out your shack. Total m2 of plasterboard, lineal meterage of skirting boards, architraves, cornice etc. will be listed, so you can cost and source the internal fit out.
- Delivery to your site.
- Full engineering plans for frames, roof, sub floor or slab for region C2 and N3 wind code areas.
- Full architectural elevations ready for submission to council.
- Indicative electrical and plumbing plans for DIY.
- Engineering plans for soil classifications A&S, M & MD.



x1



x1



x1

Living Space: 30.46m<sup>2</sup>

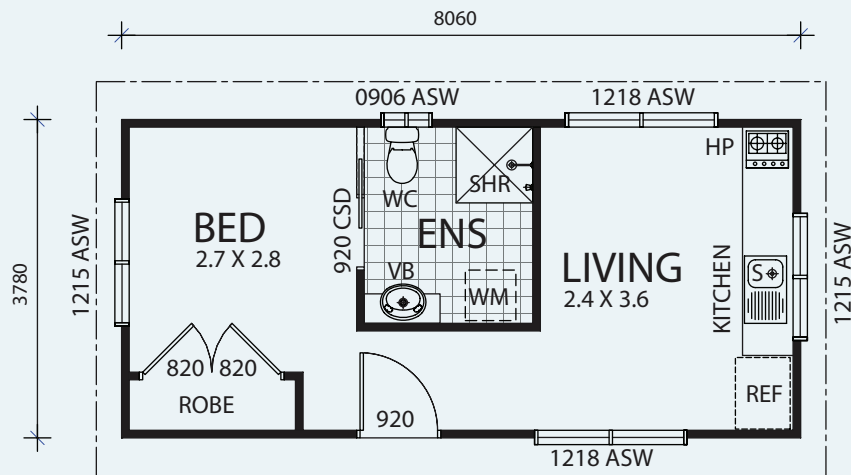
Total Area: 30.46m<sup>2</sup>

**Note:** internal fixtures, internal doors, plasterboard, kitchens, bathrooms, laundries etc. are not included. The only internal inclusions will be the bare internal stud frame walls, and ceiling battens.



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AREAS (THE FLAT):  
TOTAL AREA: 30.46m<sup>2</sup>

## 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.



Skillion Roof



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