



Barleyfields Road

Site Plan

1 : 250

NOTES:

- All dimensions are in millimetres unless noted otherwise.
All levels and site conditions are to be confirmed on site prior to the ordering of materials or commencement of construction.
- All work is to be carried out in accordance with the National Construction Code (NCC), the relevant Australian design standards and **BASIX Certificate No.: 1802407S**
All timber framework to AS1684.
All concrete slabs and footings to AS2870 and Engineer's specification.
- Exhaust fans will be discharged to the eaves / outside air in accordance with NCC H4D7 Ventilation (or discharged to the roof cavity with evenly distributed openings installed in accordance with NCC H4D9 Condensation Management). Condensation management to be as per BCA Housing Provisions Clause 10.8.2, (3), (4), (5) i.e timer, dryer, makeup air. Flow rate and discharge of exhaust systems calculations in accordance with NCC Housing Provisions Part 10.8 - Condensation Management.
The exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of:
(a) 25 L/s for a bathroom or sanitary compartment; and
(b) 40 L/s for a kitchen or laundry.
- Vapour permeable (i.e. breathable) wall sarking to be installed in accordance with NCC 2022 Part 10.8 Condensation management.
- Cladding material to be in accordance with NCC Clause H1D7 & NCC Housing Provisions Section 7 (Roof and Wall Cladding).
- Glazing to be in accordance with H1D8 & H2D7 of the NCC/BCA Volume Two, Section 8 of the Housing Provisions & Australian Standards AS 1288, 2047, 4055.
- Wet areas to be in accordance with H4D1, H4D2 & H4D3 of the NCC Volume Two and Part 10.2 of the Housing Provisions OR Clauses 10.2.1 to 10.2.6 & 10.2.12 and AS 3740.
Falls in wet areas to floor wastes (1:50 to 1:80) are to be in accordance with HP 10.2.12 and NCC H4D2.
All waterproofing works to be in accordance with the NCC 2022 H4D2.
- A Termite management system compliant with AS 3660.1 and/or AS 3660.3 is to be installed.
- Timber Frames & Trusses to comply with AS/NZS 1170.1-2002, AS/NZS 1170.2-2021, AS 1684.2-2021, AS 1720.1-2010, AS 1720.5-2015 and AS 4440-2004 - Installation of nailed timber roof trusses.
- All downpipes (DP) are shown in nominal locations that should be confirmed on-site by a licensed plumber. All downpipes and gutters are to comply with the NCC Housing Provisions Part 7.4 and are to be connected to the water tank with overflow to be overland.
- Finished ground surface to drain away from the dwelling, including under floors and around slab on ground.

Door Schedule						
Mark	Height	Width	Type	Material	Door Area	Comments
D01	2040	920	External entry	Solid core timber	1.88	With sidelight
D02	2040	820	Internal entry	Timber	1.67	
D03	2100	5200	Panel lift door	Colorbond	10.92	
D04	2040	820	Internal entry	Timber	1.67	
D05	2040	820	External entry	Timber	1.67	With view panel
D06	2040	720	Internal entry	Timber	1.47	
D07	2100	3000	Sliding glass door	Aluminium	6.30	Single glazing
D08	2040	820	Cavity slider	Timber	1.67	
D09	2040	820	Internal entry	Timber	1.67	
D10	2100	2400	Sliding robe doors	Timber	5.04	
D11	2040	770	Internal entry	Timber	1.57	
D12	2040	820	Internal entry	Timber	1.67	
D13	2100	2400	Sliding robe doors	Timber	5.04	
D14	2040	720	Internal entry	Timber	1.47	
D15	2040	720	Internal entry	Timber	1.47	
D16	2040	1440	Double cavity slider	Timber	2.94	
D17	2040	820	Internal entry	Timber	1.67	
D18	2040	820	Cavity slider	Timber	1.67	
Grand total: 18					51.47	

Window Schedule								
Mark	Height	Width	Sill Height	Window Area	Style	Material	Glazing	Comments
S01	750	750		0.56	Skylight	Aluminium	Single	
S02	750	750		0.56	Skylight	Aluminium	Single	
S03	750	750		0.56	Skylight	Aluminium	Single	
W01	1200	1500	900	1.80	Sliding glass	Aluminium	Single	
W03	600	900	1500	0.54	Sliding glass	Aluminium	Single	Opaque glazing
W04	1500	1200	600	1.80	Sliding glass	Aluminium	Single	
W05	900	600	1200	0.54	Sliding glass	Aluminium	Single	Opaque glazing
W06	1500	1200	600	1.80	Sliding glass	Aluminium	Single	
W07	1800	1800	300	3.24	Sliding glass	Aluminium	Single	
W08	1200	1800	900	2.16	Sliding glass	Aluminium	Single	
W10	900	450	1200	0.41	Sliding glass	Aluminium	Single	
W11	1200	1800	900	2.16	Sliding glass	Aluminium	Single	
Grand total: 12				16.13				

No.	Description	Date
A	For Review	28.06.25
B	Client Issue	02.07.25

L. Wilson
Proposed residence
 107 Barleyfields Road
 Uralla NSW 2358

Site Plan, Notes & Schedules			
Project Number	25053	WD-01	B
Date	25/05/2025		
Drawn by	C. Marshall		
Checked by	C. Marshall	Scale	1 : 250