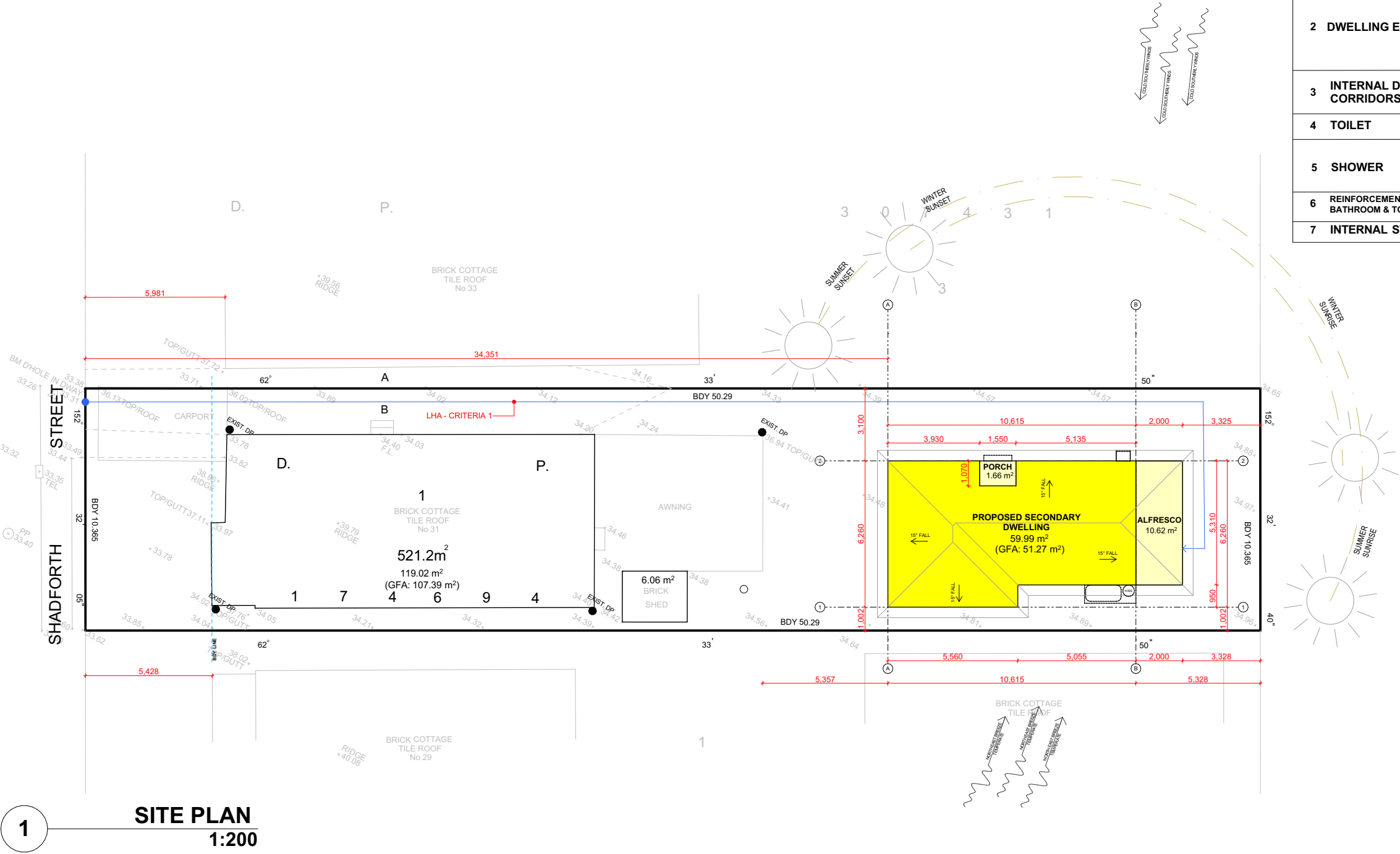


COMPLIANCE CHECKLIST LIVABLE HOUSING DESIGN GUIDELINES FOR SILVER PERFORMANCE LEVEL CHECKLIST		
KEY ITEMS	REQUIRED	COMPLIES
1 DWELLING ACCESS	- A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide: i. a maximum gradient of 1:10 ii. a minimum clear width of 1000mm (please note: width should reflect the pathway width) iii. a maximum length of 1900mm - Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling.	Y  Refer notes on DA 0400 SITE ANALYSIS PLAN
2 DWELLING ENTRANCE	- A minimum clear opening width of 820mm - A level (step-free) transition and threshold - Reasonable shelter from the weather - A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. - The level (step-free) entrance should be connected to the safe and continuous pathway	Y  Refer notes on DA 1000 FLOOR LAYOUT PLAN
3 INTERNAL DOORS & CORRIDORS	- A minimum clear opening width of 820mm - Internal corridors/passageways to the doorways should provide a minimum clear width of 1000mm.	Y  Refer notes on DA 1000 FLOOR LAYOUT PLAN
4 TOILET	- A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door	Y  Refer notes on DA 1000 FLOOR LAYOUT PLAN
5 SHOWER	- One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date. - The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.	Refer notes on DA 1000 FLOOR LAYOUT PLAN
6 REINFORCEMENT OF BATHROOM & TOILET WALLS	- Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.	Refer notes on DA 1000 FLOOR LAYOUT PLAN
7 INTERNAL STAIRWAYS	N/A	N/A



DEVELOPMENT COMPLIANCE TABLE SEPP 2021 (HOUSING)			
CLAUSE	REQUIRED	PROPOSED	COMPLIES
2 SITE & LOT REQUIREMENTS	- at least 12m frontage for site area 450m²-900m²	- BDY 10.365m & frontage & 521.2m²	N
3 MAX SITE COVERAGE	- 50% of the area of the lot has an area between 450m² & 900m²  i.e. 260.6m²	35.5% ( total 185.07/ 521.2m²)  59.99m² secondary dwelling 119.02 m² exist. house 6.06 m² exist. shed  Total coverage =185.07m² <50%	Y
4 MAX FLOOR AREA OF PRINCIPAL & SECONDARY DWELLING	- 60sqm floor area of secondary dwelling  - Maximum floor area of Principal Dwelling: for Lots of 600m² - 900m²  380m²	59.99m² secondary dwelling  119.02 m² exist. house  Total floor area =179.01m²<380m²	Y  Y
5 SETBACKS & MAX FLOOR AREA FOR BALCONIES & DECKS ETC.	- 12sqm max if the structure at any point is located within 6m of the side or rear & any point of its finished floor more than 2m of the NGL	- NIL	Y
6 BUILDING HEIGHT	- 8.5 m max from NGL	- 3.861m from NGL	Y
7 SETBACKS FROM ROADS OTHER THEN CLASSIFIED ROADS	- the average distance of setback of the nearest 2 dwelling houses - 5.704m	- 34.351m	Y
9 SETBACKS FROM SIDE BOUNDARIES	- 0.9 m if the lot has an area of 450m² - 900m² min to a building height of 3.8m and to any carport, garage, pergola etc. - 0.9m and 1/4 of the additional building above 3.8  915.25mm	- 1002mm	Y
10 SETBACKS FROM REAR BOUNDARIES	- 3 m if the lot has an area of 450m² - 900m² min to an building height of 3.8m and to any carport, garage, pergola etc. - 3 m plus an amount that is equal to 3 times of the additional building height above 3.8m if the lot has an area of at least 450m²-900m²  3183mm	- 3325mm	Y

16 LANDSCAPED AREA	- 20% if the lot has an area of 450m² - 600m² 104.24m²  - 50% of landscape area to be located behind building line	39.19+122.62 =161.81m² 161.81/521.2=31%  - 75.7 % ( total 122.62/161.81m² )	Y  Y
17 PRIVATE OPEN SPACE	- 24m² of P.O.S and is more than 4m wide	Complies - refer drawing DA 0402	Y

CLIENT

RAJ KUMAR RAYMAJHEE & APSARA DEVI KHADKA  
LOT 1 DP 174694  
31 SHADFORTH ST, WILEY PARK NSW 2195

DRAWING TITLE

RESIDENTIAL DEVELOPMENT  
  
SITE ANALYSIS PLAN

PROJECT

FOR DEVELOPMENT APPLICATION  
  
CONSTRUCTION OF A SECONDARY DWELLING

bdaa

BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

CLICK IN DESIGN

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CI design

BRICKWOOD HOMES

REV

DESCRIPTION

DRAWN

DATE

SCALE

SHEET SIZE

CHECKED

DATE

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FOR DA

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19.03.25

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19.03.2025

PROJECT NO

DRAWING NO

REVISION

2506

DA 0400

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