

GENERAL NOTES

-DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY. IF IN DOUBT, ASK.
-THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS, REPORT ANY DISCREPANCIES TO THE OWNER OR CONTRACTOR.
-ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE BUILDING CODE OF AUSTRALIAN AND THE AUSTRALIAN STANDARDS LISTED .
AS 1288 - 1994 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS 1562 - 1992 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
AS 1684 - 2010 NATIONAL TIMBER FRAMING CODE
AS 2049 - 1992 ROOF TILES
AS 2050 - 1995 INSTALLATION OF ROOF TILES
AS 2870 - 1996 RESIDENTIAL SLAB AND FOOTINGS - CONSTRUCTION
AS/NZS 2904 - 1995 DAMP-PROOF COURSES AND FLASHINGS
AS 3600 - 1994 CONCRETE STRUCTURES
AS 3660 - 2004 BARRIERS FOR SUBTERRANEAN TERMITES
AS 3700 - 1998 MASONRY IN BUILDINGS
AS 3740 - 2010 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
AS 3786 - 1993 SMOKE ALARMS
AS 4055 - 1992 WIND LOADINGS FOR HOUSING
AS 4100 - 1996 STEEL STRUCTURES
-THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY SOIL, STRUCTURAL AND CIVIL ENGINEERING CALCULATIONS AND DRAWINGS.
-ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS 3660.1 AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.
-SAFETY GLAZING TO BE USED IN THE FOLLOWINGS CASES -
i) ALL ROOMS - WITHIN 500mm VERTICAL OF THE FLOOR
ii) BATHROOMS - WITHIN 1500mm VERTICAL OF THE BATH BASE
iii) FULLY GLAZED DOORS
iv) SHOWER SCREENS
v) WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL
vi) WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZES WILL VARY WITH MANUFACTURER, AND ARE TO BE VERIFIED WITH SAME. FLASHING ALL ROUND.
-TILED DECKS OVER LIVABLE AREAS ARE TO BE, IN THE FOLLOWING ORDER
-OVER THE FLOOR JOISTS : 19mm COMPRESSED FIBRE CEMENT SHEET, WITH ONE LAYER OF PARCHEM EMERPROOF 750 WITH A SECOND LAYER OF SAND SEED WITH A DFT OF 1300 MICRON, INSTALLED TO MANUF. SPECIFICATIONS, AND FLOOR TILES OVER, ALL CORNERS TO HAVE 20mm MASTIC SEALANT UNDER THE PARCHEM EMERPROOF 750.
-FOOTINGS ARE TO BE WHOLLY WITHIN TITLE BOUNDARIES AND ARE NOT TO ENCROACH EASEMENTS. IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY OF BOUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.
-ALL STEELWORK IN MASONRY TO BE HOT DIP GALVANISED.
-ALL WET AREAS TO COMPLY WITH BCA 3.8.1.2 AND AS 3740. SPLASH BACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.
-PROVIDE WALL TIES AT 600mm SPACINGS BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS. BRICK TIES TO BE STAINLESS STEEL.
-SUB-FLOOR VENTILATION MINIMUM 7500mm/sq FOR EXTERNAL WALLS AND 1500mm/sq FOR INTERNAL WALLS BELOW BEARER.
-THERMAL INSULATION TO BE PROVIDED TO ACHIEVE MINIMUM REQUIREMENTS AS SPECIFIED BY LICENSED ASSESSOR.
-STAIR REQUIREMENTS : MIN. TREAD 240mm, MIN. RISER 115mm, MAX. RISER 190mm, SPACE BETWEEN OPEN TREADS MAX. 125mm. TREADS TO BE NON SLIP SURFACE.
-BALUSTRADES : MIN. 1000mm ABOVE LANDINGS WITH MAX. OPENING OF 125mm AND IN ACCORDANCE WITH BCA 3.9.2
-FOR STAINLESS STEEL BALUSTRADE, REFER TO Table 3.9.2.1 (WIRE BALUSTRADE CONSTRUCTION - REQUIRED WIRE TENSION AND MAXIMUM PERMISSIBLE DEFLECTION) OF THE BCA.
-THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF EXISTING AND NEW STRUCTURES THROUGH-OUT CONSTRUCTION.
-SMOKE DETECTORS (refer electrical layout plans), TO BE HARD WIRED WITH EMERGENCY BACK-UP AND COMPLY WITH AS 3786.
-PROVIDE LIFT OFF HINGES, OPEN OUT DOOR OR MIN 1200mm CLEARANCE FROM DOOR TO PAN IN WATER CLOSETS.
-EXHAUST FANS FROM SANITARY COMPARTMENTS ARE TO BE DUCTED EXTERNALLY OR TO A VENTED ROOF SPACE IN COMPLIANCE WITH AS 1668.2
-THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS.
-THESE PLANS ARE PROTECTED BY COPY RIGHT AND ARE THE PROPERTY OF THE AUTHOR.

BASIX CERTIFICATE NUMBER: 1787824S

Project address		Assessor details and thermal loads	
Project name	31 SHADFORTH ST,	NatHERS assessor number	n/a
Street address	31 SHADFORTH Street WILEY PARK 2195	NatHERS certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan DP174694	Area adjusted cooling load (MJ/ m².year)	n/a
Lot no.	1	Area adjusted heating load (MJ/ m².year)	n/a
Section no.	-	Project score	
Project type		Water	
Project type	dwelling house (detached) - secondary dwelling		
No. of bedrooms	2	40	Target 40
Site details		Thermal Performance	
Site area (m²)	512	Pass	Target Pass
Roof area (m²)	90	Energy	
Conditioned floor area (m²)	43.34	71	Target 68
Unconditioned floor area (m²)	7.93	Materials	
Total area of garden and lawn (m²)	90	21	Target n/a
Roof area of the existing dwelling (m²)	141		
Number of bedrooms in the existing dwelling	3		

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 90.07 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">all toilets in the development		✓	✓
<ul style="list-style-type: none">at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab.	51.27	nil;not specified	nil	
external wall: brick veneer; frame: timber - untreated softwood.	all external walls	2.44 (or 3.00 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Dark (solar absorptance >0.85)
internal wall: plasterboard; frame: timber - untreated softwood.	2.3	none	nil	

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
ceiling and roof - flat ceiling / pitched roof, framed - concrete tiles , timber - untreated softwood.	90.07	ceiling: 6.5 (up), roof: foil/ sarking ;ceiling: fibreglass batts or roll; roof: foil/sarking.	nil	roof space ventilation: unventilated; roof colour: medium (solar absorptance 0.6-0.7); 2.0 to < 2.5% of ceiling area uninsulated

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
<ul style="list-style-type: none">The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
<ul style="list-style-type: none">The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✓	✓	✓
<ul style="list-style-type: none">Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W01	1200.00	1550.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 335 mm above head of window or glazed door	not overshadowed
W02	600.00	610.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 335 mm above head of window or glazed door	not overshadowed
W06	1200.00	1550.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 335 mm above head of window or glazed door	not overshadowed

South facing					
Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W07	1200.00	1550.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 335 mm above head of window or glazed door	not overshadowed
W05	1030.00	1070.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 335 mm above head of window or glazed door	not overshadowed
W08	600.00	610.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 335 mm above head of window or glazed door	not overshadowed
West facing					
W03	600.00	1550.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 335 mm above head of window or glazed door	not overshadowed
W04	600.00	1550.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 335 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of more than 45 STCs.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 3.5 Star (old label)		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 3.5 Star (old label)		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, open to façade; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, open to façade; Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓

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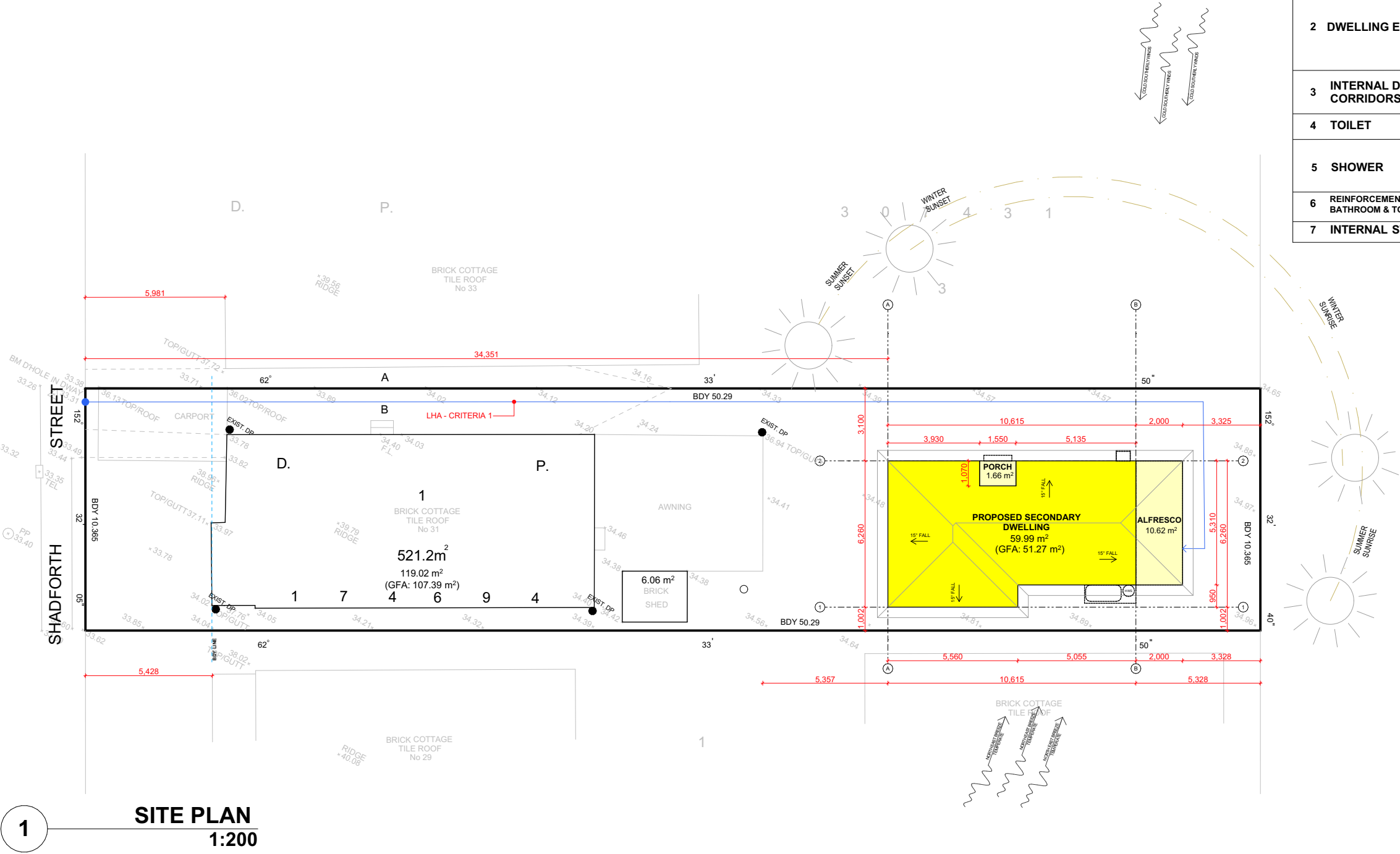
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RAJ KUMAR RAYMAJHEE & APSARA DEVI KHADKA LOT 1 DP 174694 31 SHADFORTH ST, WILEY PARK NSW 2195 PROJECT		RESIDENTIAL DEVELOPMENT GENERAL COMMITMENTS		<div>CI design</div> <div>CLICK IN DESIGN</div> <div>PO BOX 106 STRATHFIELD NSW 2135</div> <div>SUNNY YU 0413 215 877</div> <div>SUNNY@CLICKINDESIGN.COM.AU</div>		<div>BRICKWOOD</div> <div>HOMES</div>		1		FOR DA		EL		19.03.25		A3		SY		19.03.2025	
FOR DEVELOPMENT APPLICATION		<div>bdaa</div> <div>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div>										PROJECT NO		DRAWING NO		REVISION					
CONSTRUCTION OF A SECONDARY DWELLING												2506		DA 0100		1					



CLICK IN DESIGN
PO BOX 106 STRATHFIELD NSW 2135
SUNNY YU
0413 215 877
SUNNY@CLICKINDESIGN.COM.AU



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 <small>Refer notes on DA 0400 SITE ANALYSIS PLAN</small>
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 <small>Refer notes on DA 1000 FLOOR LAYOUT PLAN</small>
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 <small>Refer notes on DA 1000 FLOOR LAYOUT PLAN</small>
4 TOILET	- A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door	Y <small>Refer notes on DA 1000 FLOOR LAYOUT PLAN</small>
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.	<small>Refer notes on DA 1000 FLOOR LAYOUT PLAN</small>
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.	<small>Refer notes on DA 1000 FLOOR LAYOUT PLAN</small>
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 450m ² -900m ²	- BDY 10.365m & frontage & 521.2m ²	N
3 MAX SITE COVERAGE	- 50% of the area of the lot has an area between 450m ² & 900m ² i.e. 260.6m ²	35.5% (total 185.07/ 521.2m ²) 59.99m ² secondary dwelling 119.02 m ² exist. house 6.06 m ² exist. shed Total coverage =185.07m ² <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 600m ² - 900m ² 380m ²	59.99m ² secondary dwelling 119.02 m ² exist. house Total floor area =179.01m ² <380m ²	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 450m ² - 900m ² 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 450m ² - 900m ² min to a 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 450m ² -900m ² 3183mm	- 3325mm	Y

16 LANDSCAPED AREA	- 20% if the lot has an area of 450m ² - 600m ² 104.24m ² - 50% of landscape area to be located behind building line	39.19+122.62 =161.81m ² 161.81/521.2=31% - 75.7 % (total 122.62/161.81m ²)	Y Y
17 PRIVATE OPEN SPACE	- 24m ² 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

PO BOX 106 STRATHFIELD NSW 2135

SUNNY YU
0413 215 877

SUNNY@CLICKINDESIGN.COM.AU

BRICKWOOD HOMES

REV

DESCRIPTION

DRAWN

DATE

SCALE

SHEET SIZE

CHECKED

DATE

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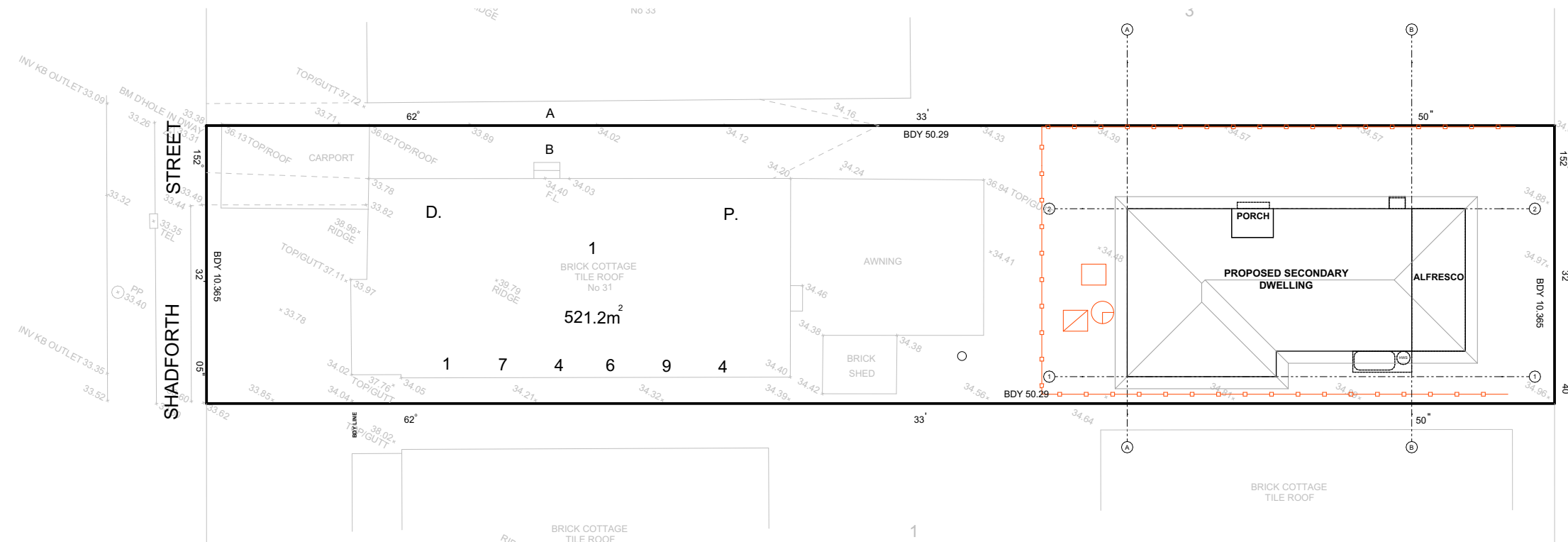
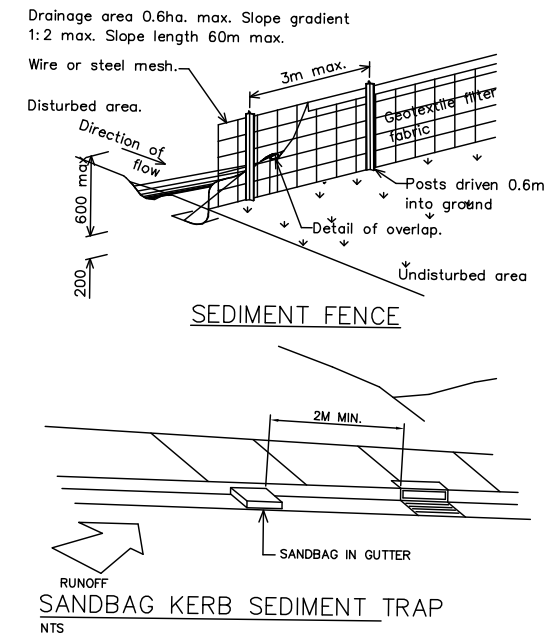
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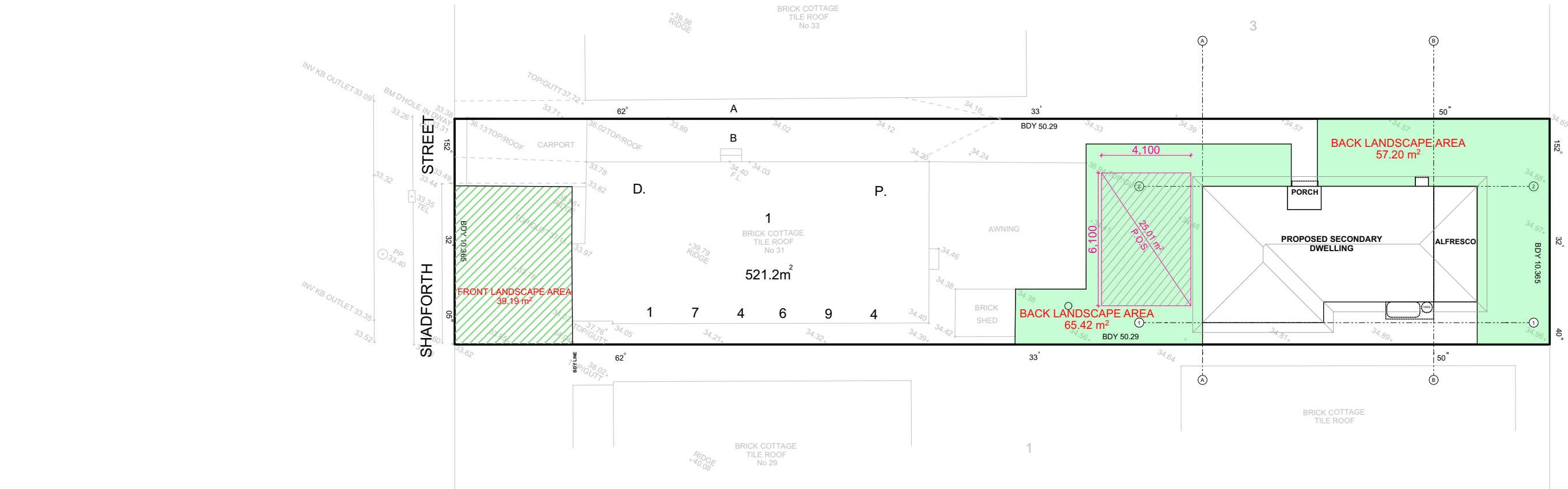
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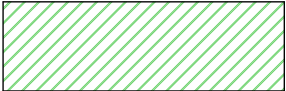




1 SEDIMENT CONTROL PLAN 1:200

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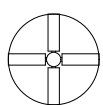
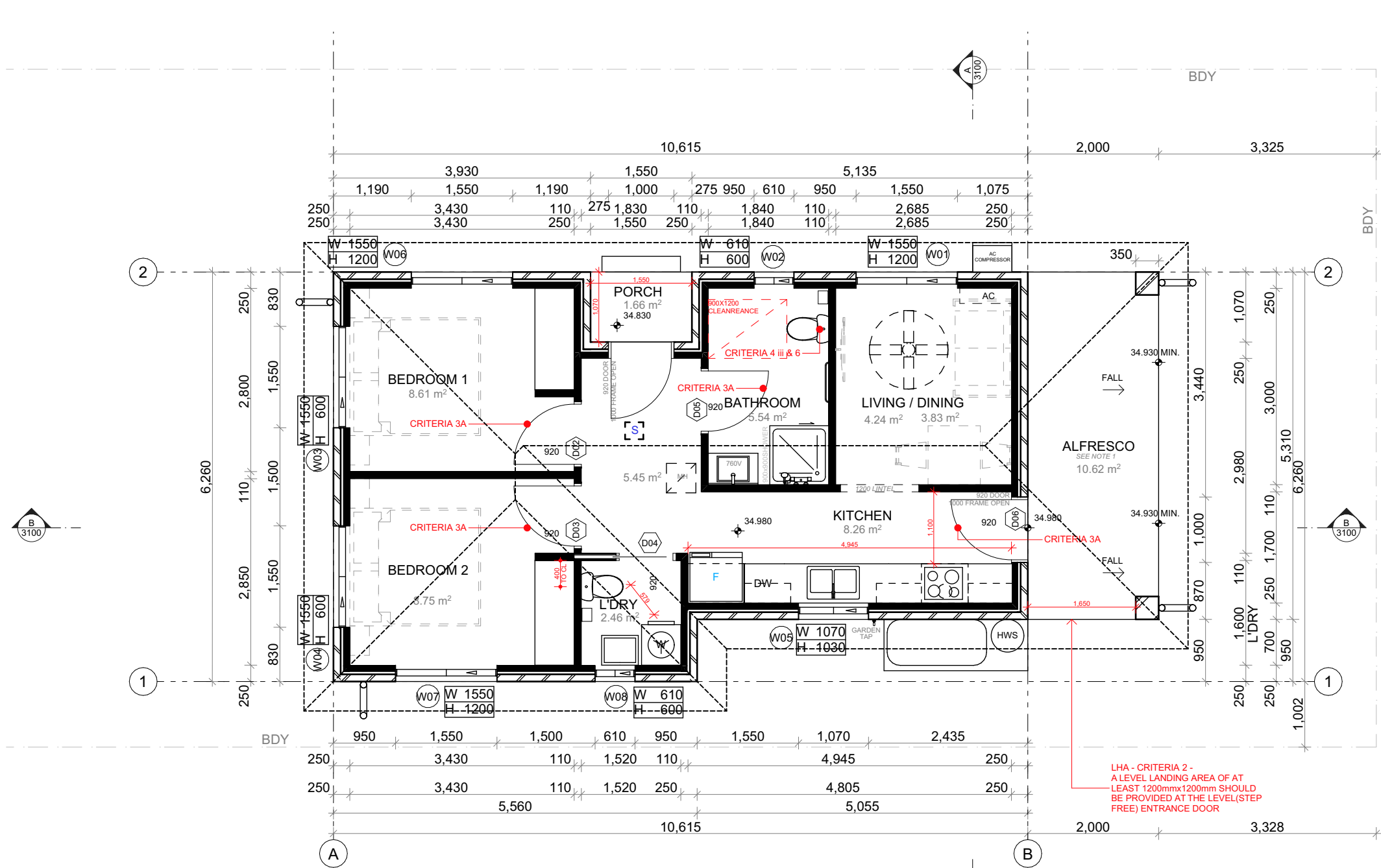


1 LANDSCAPE CONCEPT PLAN
1:200

-  DENOTES LANDSCAPE AREA FORWARD OF BUILDING LINE
-  DENOTES LANDSCAPE ARE BEHIND BUILDING LINE
-  DENOTES PRIVATE OPEN SPACE

ISSUED FOR DA

CLIENT		DRAWING TITLE				REV	DESCRIPTION	DRAWN	DATE	SCALE	SHEET SIZE	CHECKED	DATE			
RAJ KUMAR RAYMAJHEE & APSARA DEVI KHADKA		RESIDENTIAL DEVELOPMENT		<div>CI design</div> <div>CLICK IN DESIGN</div> <div>PO BOX 106 STRATHFIELD NSW 2135</div> <div>SUNNY YU 0413 215 877</div> <div>SUNNY@CLICKINDESIGN.COM.AU</div>	<div></div> <div>BRICKWOOD</div> <div>HOMES</div>	<div></div>	1	FOR DA	EL	19.03.25	1:200	A3	SY	19.03.2025		
LOT 1 DP 174694		LANDSCAPE PLAN														
31 SHADFORTH ST, WILEY PARK NSW 2195																
PROJECT																
FOR DEVELOPMENT APPLICATION		<div></div> <div>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div>														
CONSTRUCTION OF A SECONDARY DWELLING																
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CEILING FAN TO BE INSTALLED IN HABITABLE AREA AS PER BASIX REQ'MENT. MIN. DIA 900



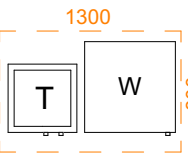
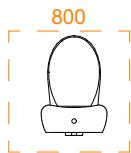
LOCATION OF DOWN PIPE (DP).
BUILDER TO CROSS CHECK WITH APPROVED STORMWATER PLAN.
SHOULD ANY DISCREPANCY BEEN IDENTIFIED APPROVED ENGINEERING PLAN TO TAKE PRECEDENCE



LOCATION OF SMOKE ALARM .
HARD WIRED PHOTO - ELECTRIC SMOKE ALARM TO BE INSTALLED IN ACCORDANCE WITH NSW 9.5.1 OF ABCB HOUSING PROVISION STANDARD 2022

NOTE 1 PORCH RL EXEMPTED FROM ABCB HOUSING PROVISION (NCC 2022) PART 3.3.3 SURFACE WATER DRAINAGE DUE TO LIVABLE HOUSING DESIGN

NOTE 2 **BUILDER TO NOTE:**
EXHAUST FAN PROVISION AS PER PART 10.8.2 OF ABCB HOUSING PROVISION STANDARD 2022



KITCHEN BENCH LENGTH (INC. FRIDGE): 4.945m

EXTERNAL WALL LENGTH: 33.75m (GRANNY FLAT ONLY)

LIVABLE HOUSING DESIGN GUIDELINES (LIVABLE HOUSING AUSTRALIA) SILVER PERFORMANCE LEVEL

LHA - CRITERIA 3 -
A.
i. A MINIMUM CLEAR OPENING WIDTH OF 820mm
ii. A LEVEL TRANSITION AND THRESHOLD (MAXIMUM VERTICAL TOLERANCE OF 5 mm BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED)
B.
INTERNAL CORRIDORS/PASSAGEWAYS TO THE DOORWAYS REFERRED TO IN
(A) SHOULD PROVIDE A MINIMUM CLEAR WIDTH OF 1000MM.

LHA - CRITERIA 4 -
i. A MINIMUM CLEAR WIDTH OF 900MM BETWEEN THE WALLS OF THE BATHROOM IF LOCATED IN A SEPARATE ROOM; AND
ii. A MINIMUM 1200MM CLEAR CIRCULATION SPACE FORWARD OF THE TOILET PAN EXCLUSIVE OF THE SWING OF THE DOOR IN ACCORDANCE WITH FIGURE 3(A).
iii. THE TOILET PAN SHOULD BE LOCATED IN THE CORNER OF THE ROOM (IF THE TOILET IS LOCATED IN A COMBINED TOILET BATHROOM) TO ENABLE INSTALLATION OF GRABRAILS AT A FUTURE DATE. REINFORCEMENT GUIDELINES FOR WALLS IN BATHROOMS AND TOILETS ARE FOUND IN ELEMENT 6.

LHA - CRITERIA 5 -
BATHROOM SHOULD FEATURE ASLIP RESISTANT, HOBLESS SHOWER RECESS

LHA - CRITERIA 6 -
EXCEPT FOR WALLS CONSTRUCTED OF SOLID MASONRY OR CONCRETE, THE WALLS AROUND THE SHOWER AND TOILET SHOULD BE REINFORCED TO PROVIDE A FIXING SURFACE FOR THE SAFE INSTALLATION OF GRABRAILS

BASIX COMMITMENT

- 4 STAR FOR SHOWER HEAD, 6 STAR FOR TOILET, 6 STAR FOR KITCHEN TAP AND 6 STAR FOR BASIN TAP
- RWT: 1,500L TO COLLECT 90 SQM OF ROOF AREA AND TO BE CONNECTED TO TOILET AND LANDSCAPE
- R6.5 INSULATION TO PLASTERBOARD CEILING
- ROOF - FOIL/ SARKING AND FIBREGLASS BATTS TILED ROOF
- R3 INC. CONSTRUCTION ALL BRICK VENEER EXTERNAL WALLS
- ALL WINDOWS SHALL BE: ALUMINIUM STANDARD SINGLE-GLAZED: CLEAR GLASS: U = 7.5 & SHGC = 0.74-0.90
- HOT WATER SYSTEM: ELECTRIC HEAT PUMP WITH A PERFORMANCE OF MORE THAN 45 STCs
- LIVING ROOM WITH AC FOR COOLING AND HEATING WITH MIN. STAR RATING OF 3.5

CLIENT	DRAWING TITLE
RAJ KUMAR RAYMAJHEE & APSARA DEVI KHADKA LOT 1 DP 174694 31 SHADFORTH ST, WILEY PARK NSW 2195 PROJECT	RESIDENTIAL DEVELOPMENT FLOOR LAYOUT PLAN
FOR DEVELOPMENT APPLICATION	
CONSTRUCTION OF A SECONDARY DWELLING	



CLICK IN DESIGN

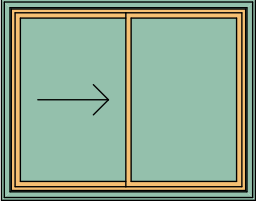

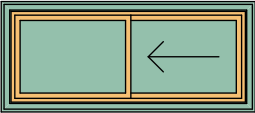
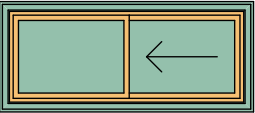
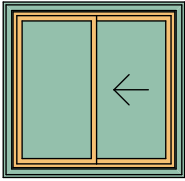
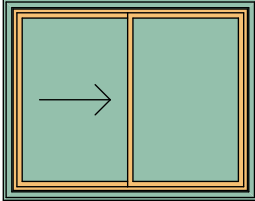
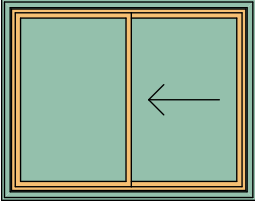

PO BOX 106 STRATHFIELD NSW 2135

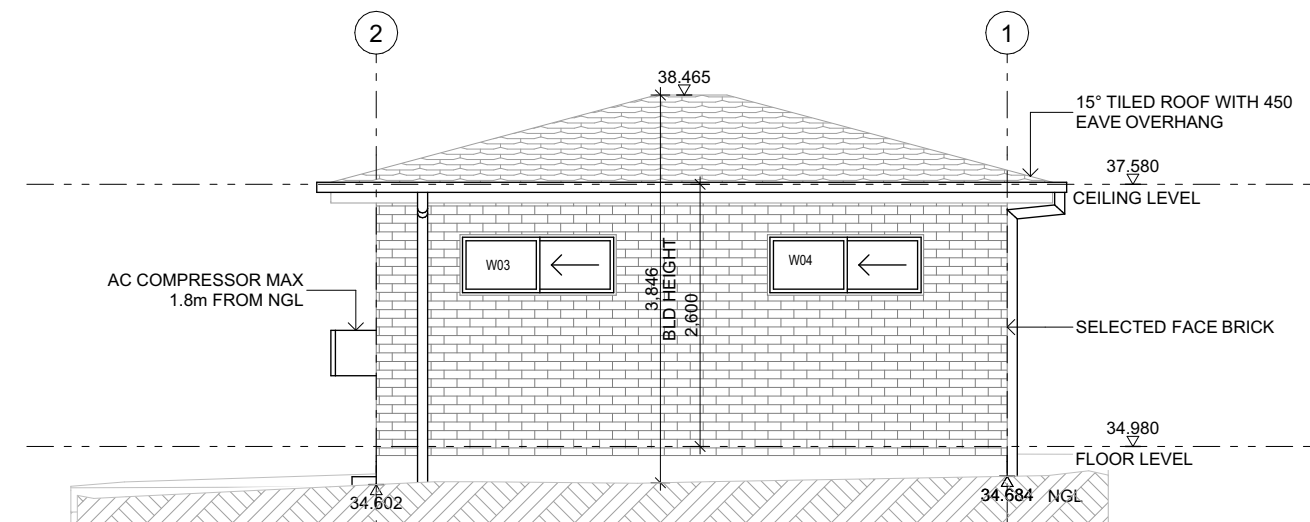
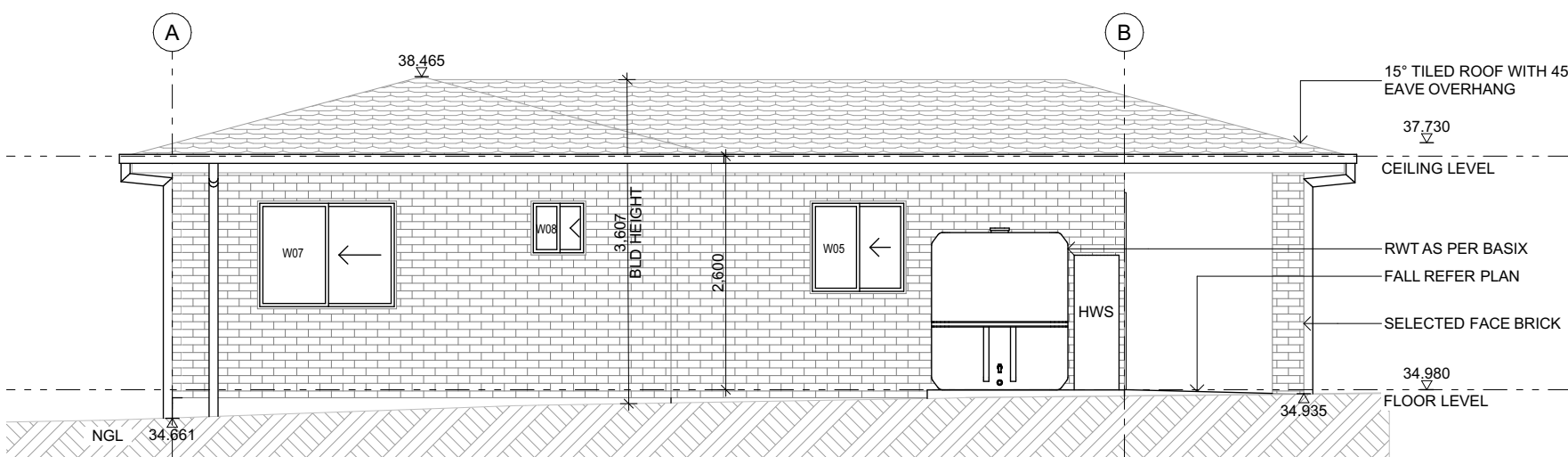
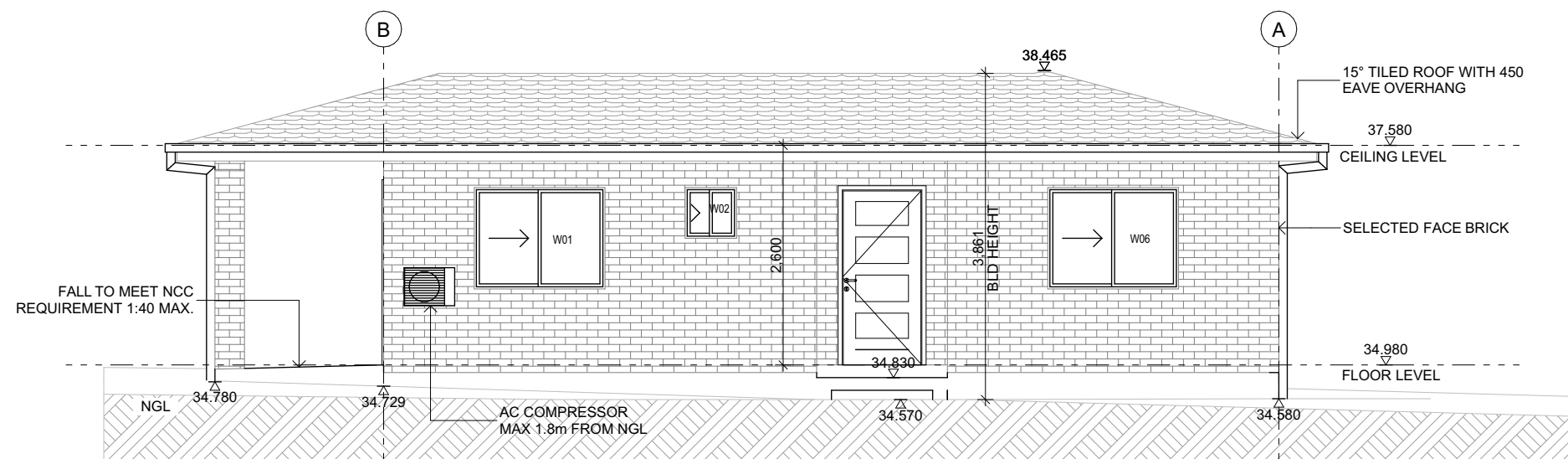
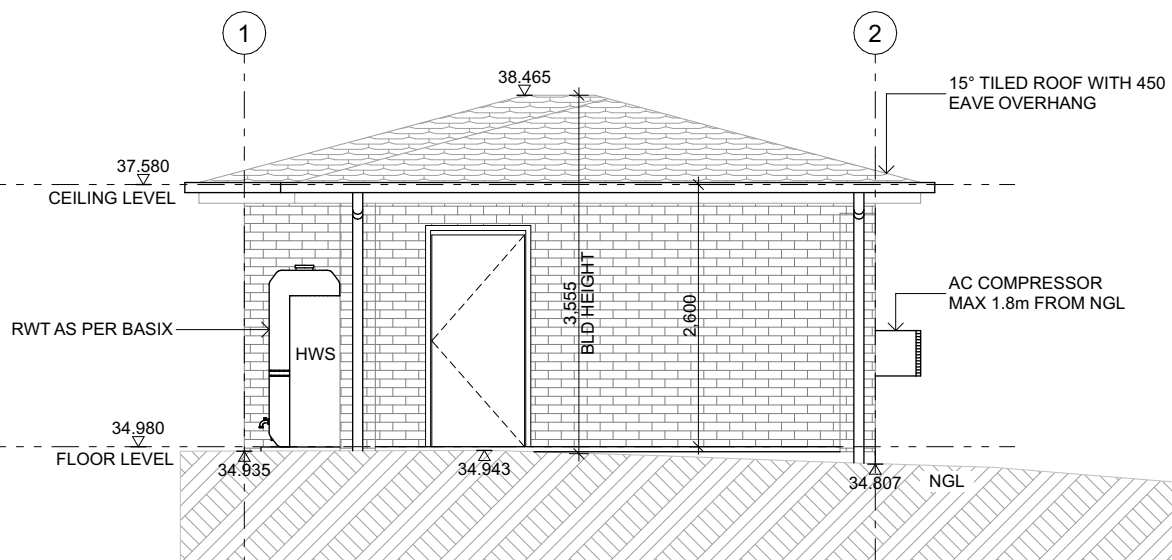
SUNNY YU
0413 215 877

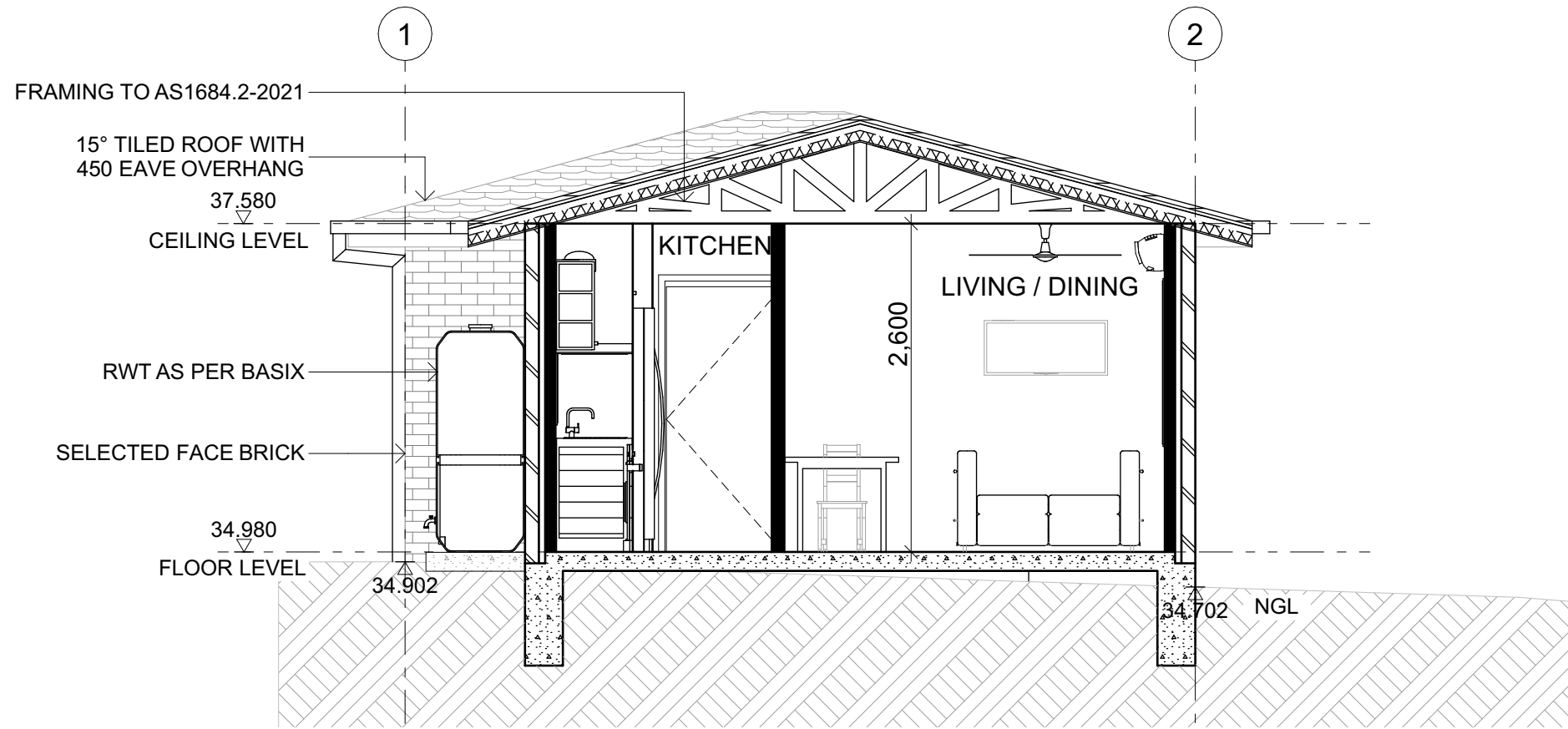
SUNNY@CLICKINDESIGN.COM.AU



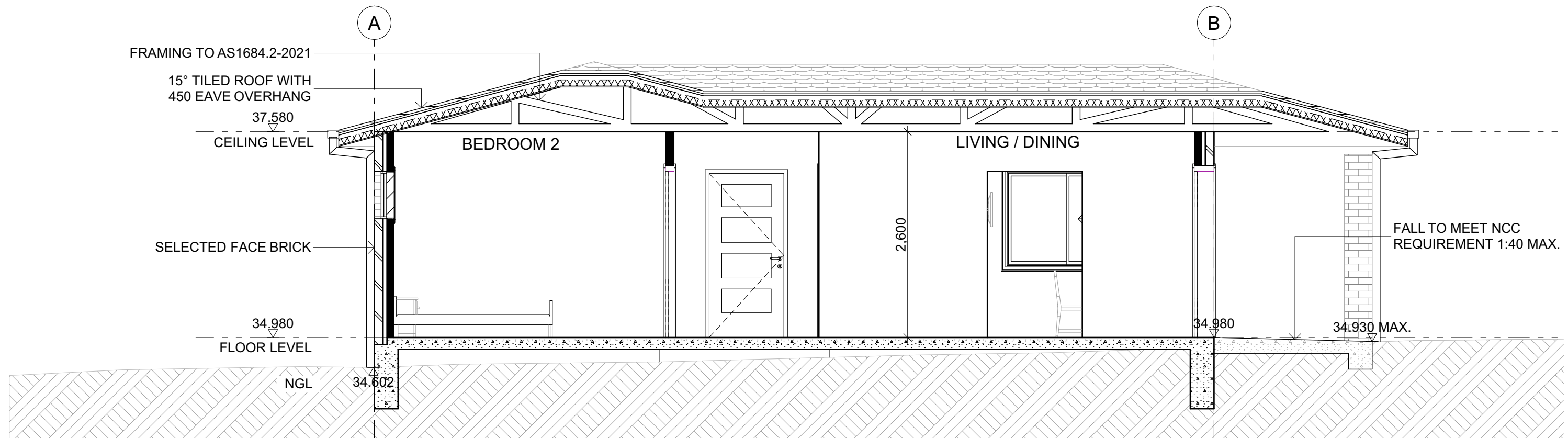
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1	FOR DA	EL	19.03.25	1:75	A3	SY	19.03.2025
				PROJECT NO	DRAWING NO	REVISION	
				2506	DA 1000	1	

S1 SECONDARY DWELLING WINDOW SCHEDULE									
ID	W01	W02	W03	W04	W05	W06	W07	W08	
Quantity	1	1	1	1	1	1	1	1	8
Height	1,200	600	600	600	1,030	1,200	1,200	600	
Width	1,550	610	1,550	1,550	1,070	1,550	1,550	610	
Window sill height	900	1,500	1,500	1,500	1,070	900	900	1,500	
Window head height	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	
3D Front View									
Glazing Area	1.86	0.37	0.93	0.93	1.10	1.86	1.86	0.37	9.28 m²

[illegible]



1 **SECTION A**
1:50



2 **SECTION B**
1:50

CLIENT		DRAWING TITLE		REV		DESCRIPTION	DRAWN	DATE	SCALE	SHEET SIZE	CHECKED	DATE
RAJ KUMAR RAYMAJHEE & APSARA DEVI KHADKA		RESIDENTIAL DEVELOPMENT		1	FOR DA	EL	19.03.25	1:50	A3	SY	19.03.2025	
LOT 1 DP 174694		SECTIONS										
31 SHADFORTH ST, WILEY PARK NSW 2195												
PROJECT												
FOR DEVELOPMENT APPLICATION												
CONSTRUCTION OF A SECONDARY DWELLING		BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA		PO BOX 106 STRATHFIELD NSW 2135		SUNNY YU 0413 215 877 SUNNY@CLICKINDESIGN.COM.AU						
								PROJECT NO		DRAWING NO	REVISION	
								2506		DA 3100	1	