



1 SITE PLAN
1:200

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 450m²-900m²	- BDY 10.866 m & frontage & 548.6m²	Y
3 MAX SITE COVERAGE	- 50% of the area of the lot has an area between 450m² & 900m² i.e. 274.3m²	34.2% (total 187.79/ 548.6m²) 59.98m² secondary dwelling 127.81 m² exist. house Total coverage =187.79m² <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	59.98m² secondary dwelling 127.81 m² exist. house Total floor area =187.78m²<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	- 4m from NGL	Y
7 SETBACKS FROM ROADS OTHER THEN CLASSIFIED ROADS	- the average distance of setback of the nearest 2 dwelling houses - 7.97 m	- 30.741m	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	- 950mm 950mm	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 3600mm	- 5020mm	Y

16 LANDSCAPED AREA	- 20% if the lot has an area of 600m² - 900m² 109.72m² - 50% of landscape area to be located behind building line	65.19+118.91 =184.1m² 181.1/548.6=33% - 65% (total 118.91/181m²)	Y Y
17 PRIVATE OPEN SPACE	- 24m² of P.O.S and is more than 4m wide	Complies - refer drawing DA 0402	Y

ISSUED FOR DA

CLIENT

WEN DA XIAO & SUI PING CHEN

LOT 27 DP 17062

65 DEFOE ST, WILEY PARK NSW 2195

DRAWING TITLE

RESIDENTIAL DEVELOPMENT

SITE ANALYSIS PLAN

PROJECT

FOR DEVELOPMENT APPLICATION

CONSTRUCTION OF A SECONDARY DWELLING

bdca

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

CI design

CLICK IN DESIGN

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BRICKWOOD HOMES

REV

DESCRIPTION

DRAWN

DATE

SCALE

SHEET SIZE

CHECKED

DATE

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FOR DA

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07.03.25

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SY

07.03.2025

PROJECT NO

DRAWING NO

REVISION

24106

DA 0400

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