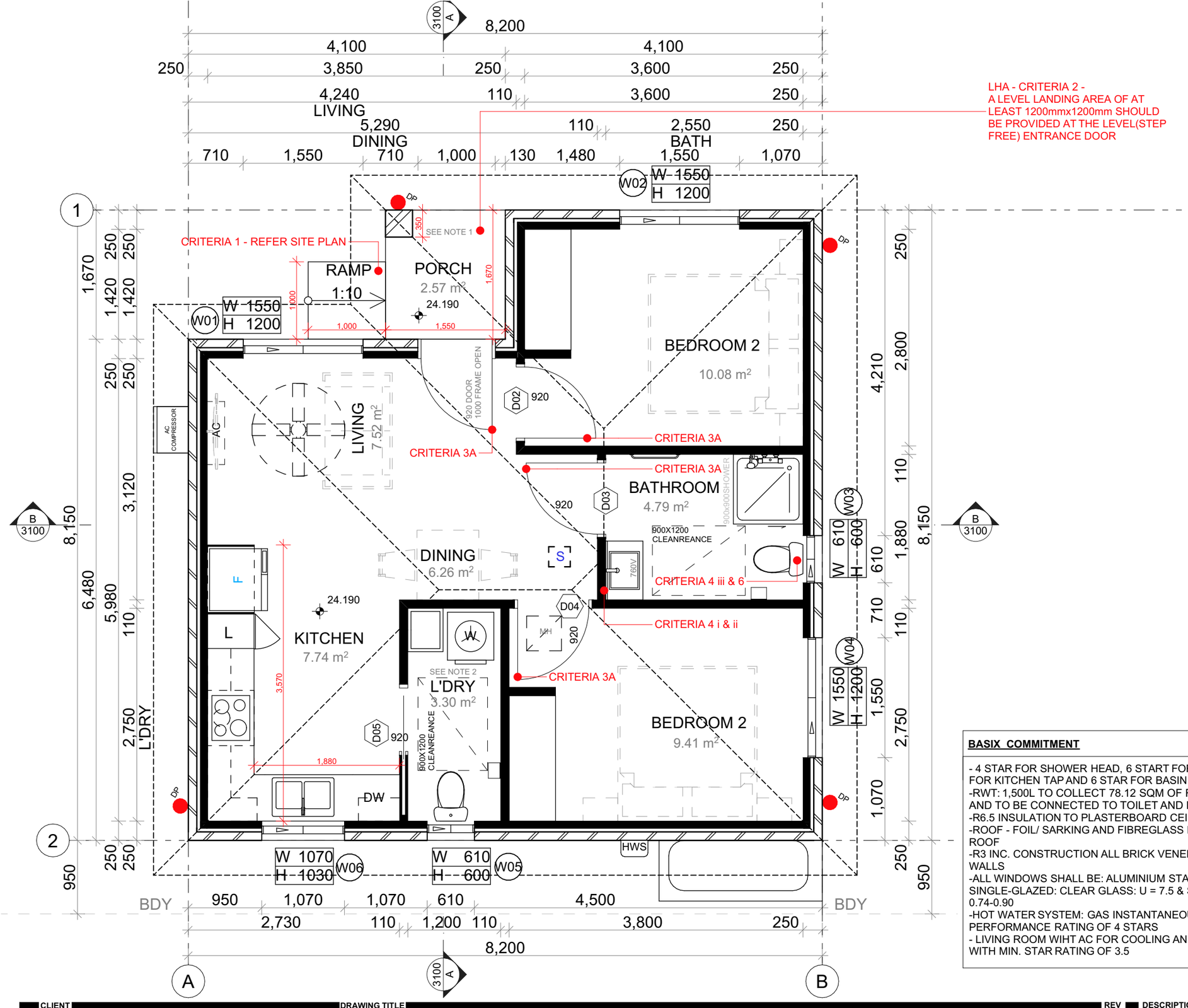


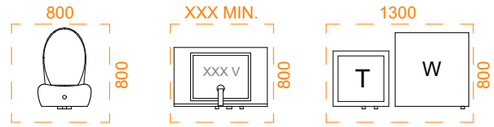
CEILING FAN TO BE INSTALLED IN HABITABLE AREA AS PER BASIX REQ'MENT. MIN. DIA 900

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

S — 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 PROVISON AS PER PART 10.8.2 OF ABCB HOUSING PROVISION STANDARD 2022



KITCHEN BENCH LENGTH (INC. FRIDGE): 5.45m

EXTERNAL WALL LENGTH: 32.7m (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 PROVIDEED 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 REINFORCES TO PROVIDE A FIXING SURFACE FOR THE SAFE INSTALLATION OF GRABRAILS

BASIX COMMITMENT

- 4 STAR FOR SHOWER HEAD, 6 START FOR TOILT, 6 STAR FOR KITCHEN TAP AND 6 STAR FOR BASIN TAP
-RWT: 1,500L TO COLLECT 78.12 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: GAS INSTANTANEOUS WITH A PERFORMANCE RATING OF 4 STARS
- LIVING ROOM WIHT AC FOR COOLING AND HEATING WITH MIN. STAR RATING OF 3.5

ISSUED FOR DA

CLIENT
WEN DA XIAO & SUI PING CHEN

LOT 27 DP 17062
65 DEFOE ST, WILEY PARK NSW 2195

PROJECT
FOR DEVELOPMENT APPLICATION

CONSTRUCTION OF A SECONDARY DWELLING

DRAWING TITLE
RESIDENTIAL DEVELOPMENT

FLOOR LAYOUT PLAN

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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

BRICKWOOD HOMES

REV	DESCRIPTION	DRAWN	DATE
1	FOR DA	EL	07.03.25

SCALE	SHEET SIZE	CHECKED	DATE
1:50	A3	SY	07.03.2025

PROJECT NO	DRAWING NO	REVISION
24106	DA 1000	1