



Seed 60 · outside view, concept only

FREE GUIDE · FOR HOMEOWNERS

Plan check

10 things to look at on your plans before you sign.

MAVILO

Creative studio · 3D visualisation & rendering

Edition 1.2 · October 2026

17 pages · about an hour

PLAN CHECK

Changes cost least while your home is still lines on paper.

This guide walks you through ten checks you can do at the kitchen table with your plans, a tape measure and a pencil. No training needed. Each check ends with one question to take to your designer.

10

checks, each with a step-by-step list and a simple diagram where it helps.

18

questions to ask your designer, builder and certifier or council, plus one at the end of each check.

1

checklist to print and tick off with your plans open.

What you need

- ① Your latest plans, printed to scale if you can. The scale bar tells you if the print is true.
- ② A tape measure, a pencil and a highlighter.
- ③ The sizes of the furniture you are keeping: bed, sofa, dining table, fridge.
- ④ A room you know well in your current home, to compare against.
- ⑤ About an hour, and someone to talk it through with.

WHY LOOK IN 3D

Most of us don't read plans every day. A room that looks fine as a rectangle can feel narrow once you stand in it, and a window that looks generous can face the afternoon sun. Measuring against rooms you already know closes part of that gap. A 3D model closes the rest of that gap, while changes are still cheap.

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READING THIS GUIDE

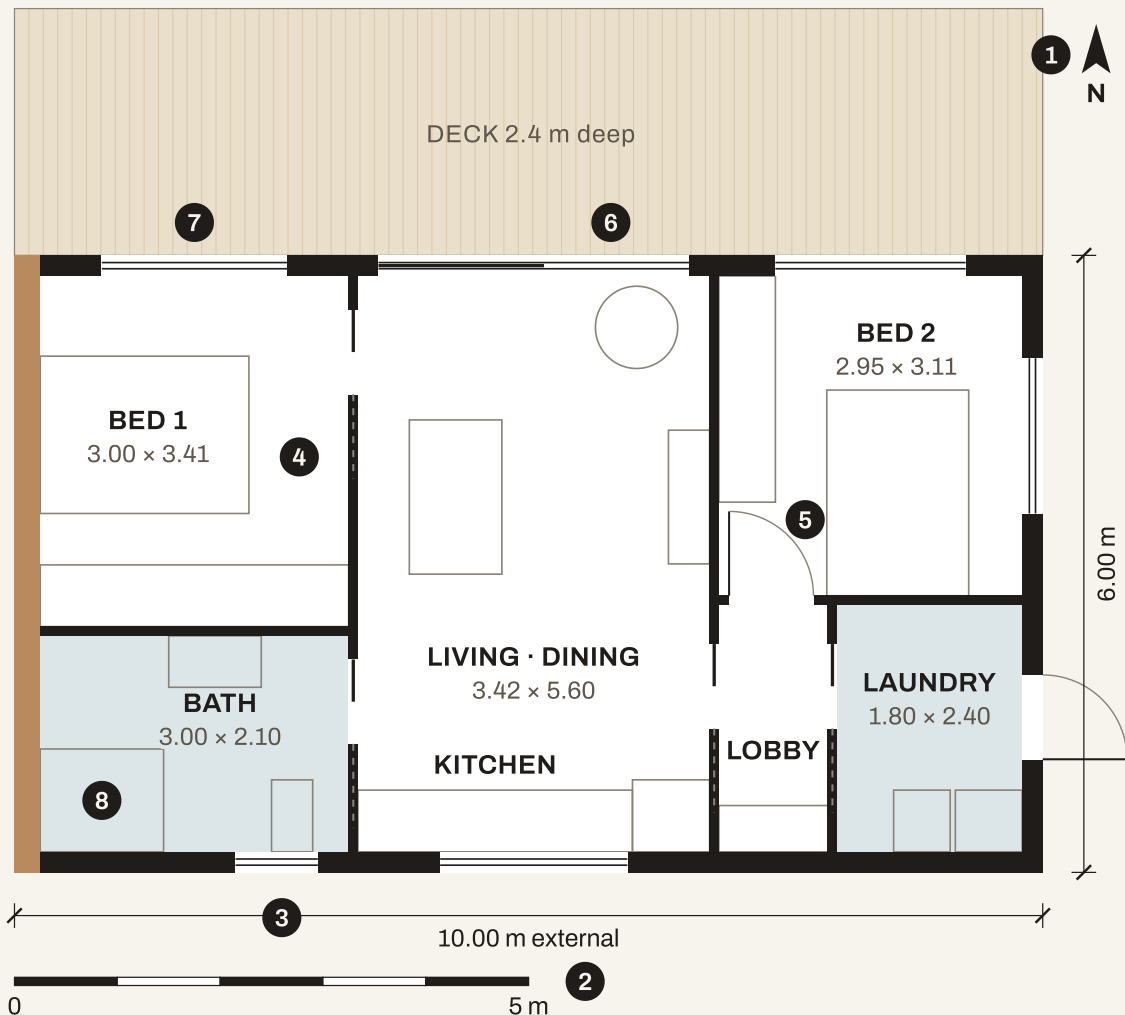
Best on a laptop or printed. The pages are A4, and the checklist is made to print, or to fill in with a PDF app on your computer.

ASK FOR THE OTHER DRAWINGS TOO

A floor plan is one drawing of several. Elevations show window heights and the look of each side. Sections show ceiling heights and roof shape. The site plan shows where the house sits, and the electrical plan shows lights, switches and power points. Check them together.

THE BASICS

Eight marks that tell you most of the story.



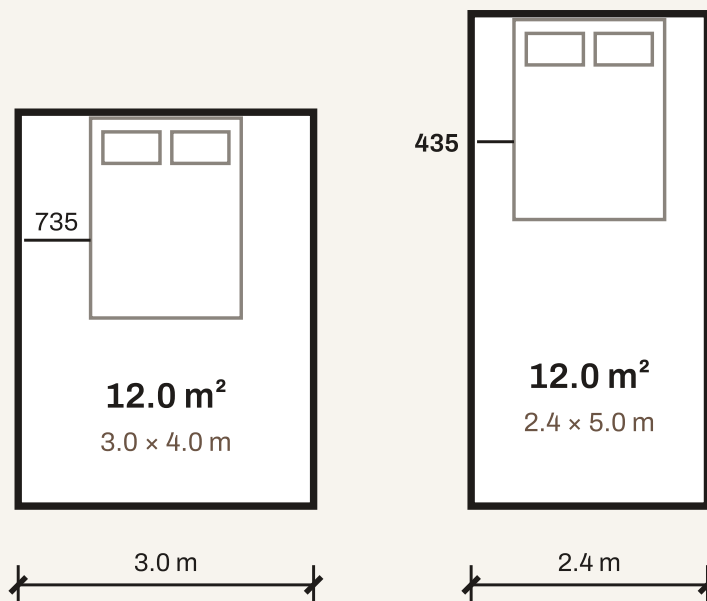
Our Seed 60 concept: a 60 m² two-bedroom backyard home. Room sizes in metres, width × length.
Concept plan, not for construction.

- 1 **North point.** Find north first. In southern Australia, rooms facing north get the most winter sun.
- 2 **Scale bar.** 1:100 means 1 cm on paper is 1 m on site. Printing can shrink a plan, so measure the bar.
- 3 **Dimensions.** Usually in millimetres or metres. “External” is the outside face of the walls, so rooms inside are smaller.
- 4 **Room size.** Often written width by length, as here: 3.00 × 3.41. Check which number is the width.
- 5 **Door swing.** The quarter circle is the space the door sweeps. Nothing can sit inside it.
- 6 **Sliding door.** Drawn as overlapping lines in the wall. It needs clear wall beside it to slide along.
- 7 **Window.** Thin parallel lines in the wall. Height and sill level are on the elevations, not the plan.
- 8 **Wet areas.** Bath, laundry and kitchen need water and drainage. Here they all share the south wall.

01 Room sizes in real terms

Area alone can mislead. Two rooms of 12 m² can feel completely different. Width is what you feel when you stand in a room.

- ① Find each room's width and length. The width is the shorter side.
- ② Measure a room you know in your current home and compare the two.
- ③ Mark the key rooms out on the floor with tape, or pace them out in a park.
- ④ Check living room widths. About 3.6 m is a common rule of thumb for a sofa and a TV wall.
- ⑤ Ask what ceiling height is drawn. Under the National Construction Code (NCC), the minimum for most habitable rooms is 2.4 m (source 2).



Same area, same queen bed. The narrow room leaves about 435 mm each side, under the common 600 mm guide.

ASK YOUR DESIGNER

Which rooms are narrower than the one I'm in now, and what did that save?

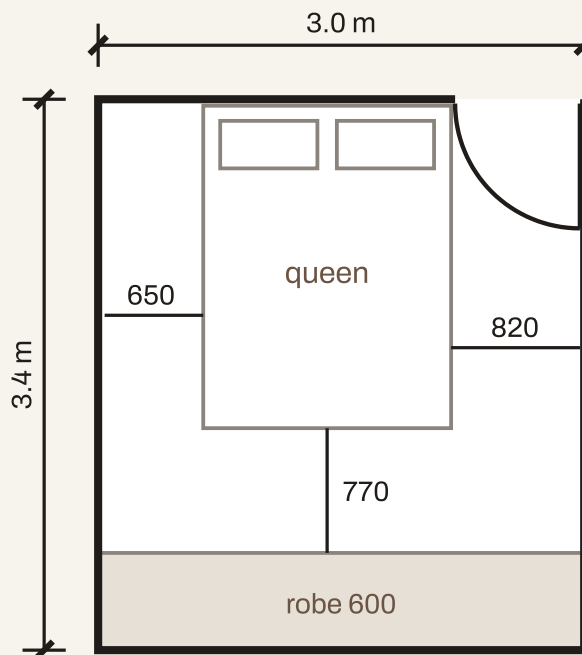
02 Furniture fit

Plans often draw furniture small, or leave it out. Draw your own in at scale and leave room to walk around it.

- ① List the furniture you are keeping, with sizes. A queen bed is about 1.53 by 2.03 m.

02

- ② Draw it on the plan at scale, or cut paper shapes to scale and move them around.
- ③ Leave walking room: about 600 mm beside a bed and 750 mm at its foot.
- ④ Allow about 600 mm depth for a hanging robe, plus room to open its doors.
- ⑤ Check that no door swings into the bed or across the robe doors.
- ⑥ Mark where the TV, desk, bedside lamps and power points go.



3.0 × 3.4 m with a queen bed and robe: it fits, just. The door is hinged in the corner so it swings clear of the bed and the robe doors. The NCC sets no minimum bedroom size.

ASK YOUR DESIGNER

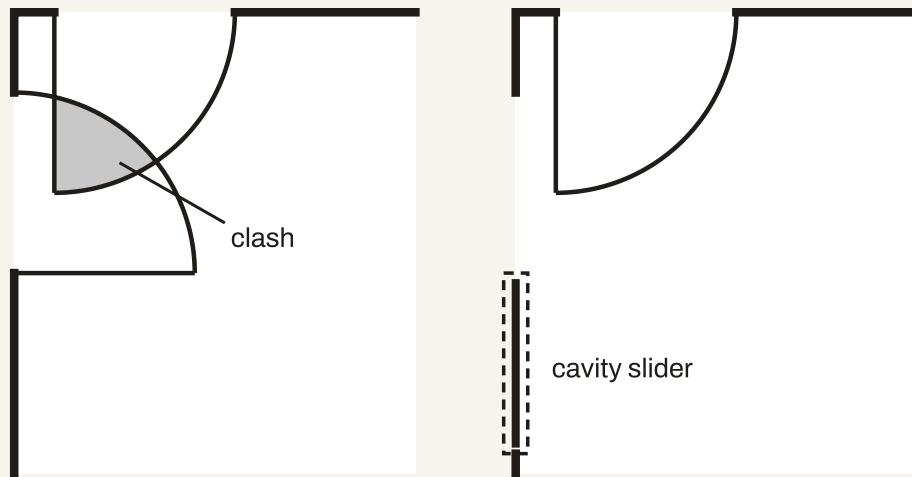
Can you show me the plan with my own furniture drawn in?

03 Doors and swings

Every door arc is floor you can't fully use. Look for doors that hit each other, hit furniture or hide a light switch.

- ① Follow each arc. Does it clear furniture, cupboards and other doors?
- ② Check which way each door opens. Most open into the room and rest against a wall.
- ③ Find the light switch. It should sit on the handle side, not behind the door.

03 ⁴ Where two doors meet in a corner or a small hall, ask about a cavity sliding door or turning one swing around.



Two swing doors clash

One slides into the wall

The shaded overlap is floor both doors need at once.

ASK YOUR DESIGNER

Can you show me every door open at once?

04 Halls and access

Hall and door widths decide how easily you move furniture, prams and wheelchairs, now and later in life.

- ① Measure hall widths between the wall faces, not to the middle of the walls.
- ② Walk the path from the street or car to the front door. Is there a step?
- ③ Check that at least one shower is step-free, with no hob to step over.
- ④ Check that bathroom walls are reinforced so grab rails can be added later.

LIVABLE HOUSING

Where a state has adopted the NCC livable housing standard, new houses need features such as a step-free path and entry, 820 mm clear doorways and 1000 mm corridors on the entry level, and a step-free shower (source 1).

Adoption varies by state; check yours. At time of writing (October 2026) NSW and WA had not adopted it.

04

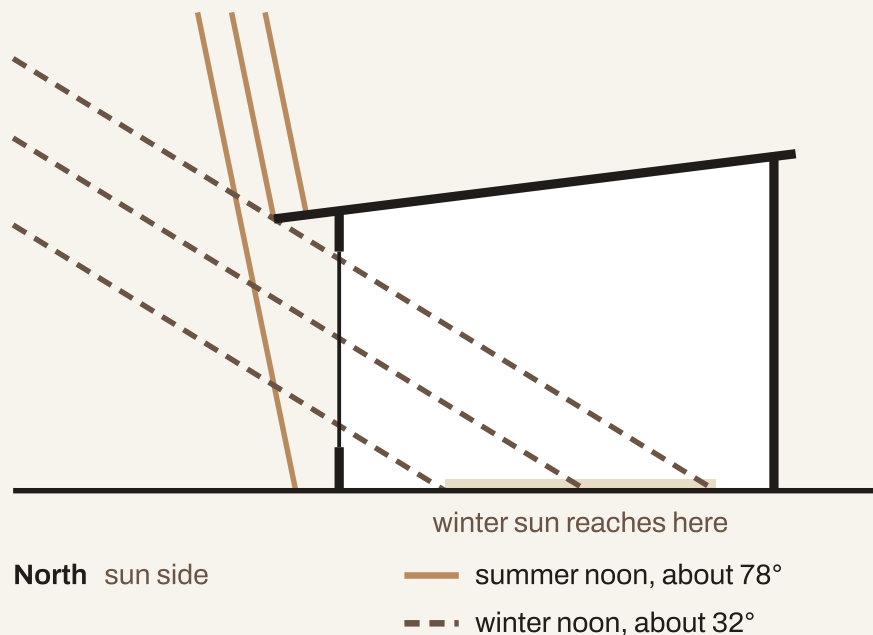
ASK YOUR DESIGNER

Does this plan meet the livable housing rules in my state, and where?

05 Windows, sun and light

In southern Australia, north-facing rooms get low winter sun and are easier to shade in summer. The north point tells you where the sun will be.

- ① Find north. Note which rooms face north, east, west and south.
- ② Check that living areas get north light where the site allows it.
- ③ Look for large west-facing glass. It brings hot afternoon sun, so ask how it is shaded.
- ④ Check the eaves or awnings over north windows. Sized well, they block high summer sun and let low winter sun in.
- ⑤ Check that every bedroom has a window that opens.



Noon sun in Adelaide, about 35° S. The eave stops the high summer sun and lets the low winter sun in. Angles approximate.

ASK YOUR DESIGNER

Where will the sun be in winter and summer, at 9 am and at 4 pm?

06 Privacy and noise

A plan shows walls, but not what you will hear or see through them. Read it as a neighbour, and as someone trying to sleep.

- ① Check what each bedroom shares a wall with: a bathroom, laundry, TV wall or the neighbours.
- ② Compare your windows with the neighbours' windows and the street.
- ③ Find the air-conditioner outdoor unit, pool pump and hot water unit. Which bedroom do they sit outside?
- ④ Check that the toilet door doesn't open straight onto the living or dining area.
- ⑤ Check the front door view. Can you see into the living area or bedrooms from the porch?
- ⑥ Ask about insulation in walls next to bathrooms and bedrooms.

ASK YOUR DESIGNER

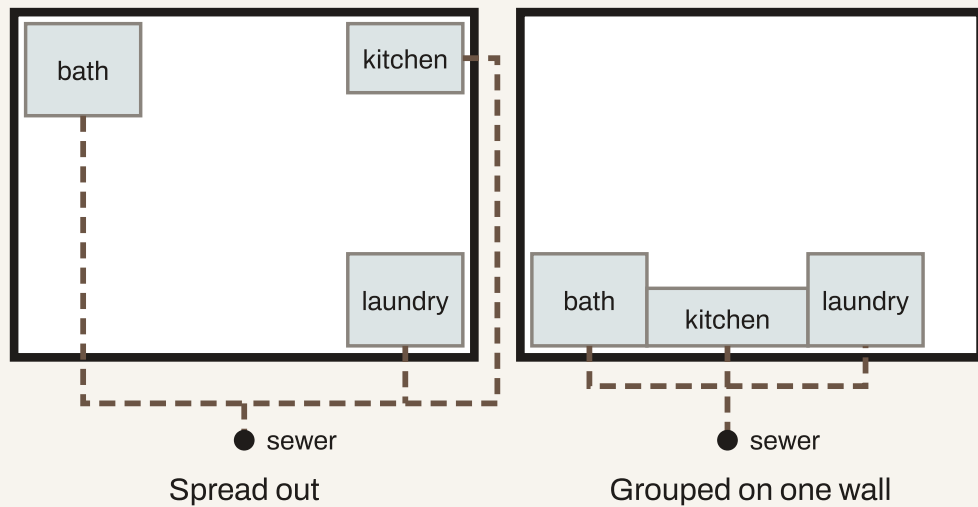
Which bedroom walls are next to plumbing or equipment?

07 Wet areas

Bathrooms, laundry and kitchen need water in and waste out. Grouping them usually means shorter pipe runs and simpler plumbing.

- ① Highlight every wet area on the plan.
- ② Are they spread out, or grouped back to back? In two storeys, are they stacked?
- ③ Find the hot water unit. A long run to the kitchen means waiting for hot water.
- ④ Check that floor wastes are shown in the bathroom and laundry. Ask if they're not.
- ⑤ Check how washing gets outside to dry, or where a dryer goes.

07



Dashed lines are drainage runs. Our Seed 60 concept groups bath, kitchen sink and laundry on the south wall.

ASK YOUR DESIGNER

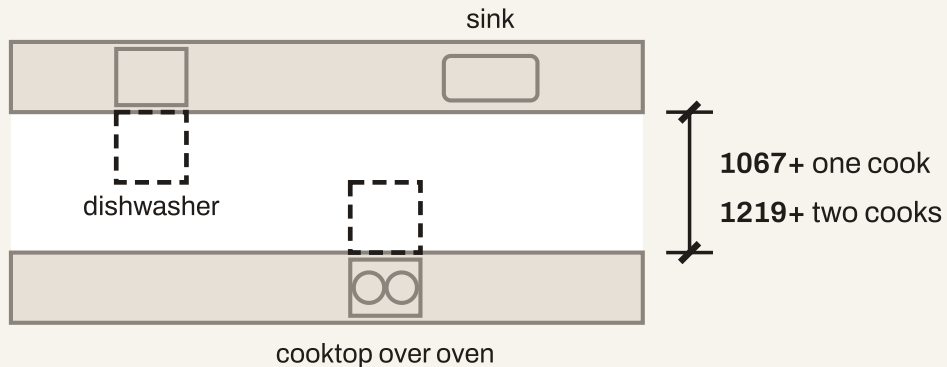
How far is the hot water unit from the kitchen sink and the shower?

08 Kitchen

Kitchens are where small gaps matter most. Check the space between benches, not just the bench length.

- ① Measure the aisle between benches. A widely used guide is at least 1067 mm for one cook and 1219 mm for two (source 3).
- ② Check that the dishwasher and oven doors can open fully without blocking each other.
- ③ Check the fridge space: width, height and room for the door to swing open.
- ④ Check for bench space on both sides of the cooktop and beside the sink.
- ⑤ Find the bins, the pantry and the power points.

08



Aisle with both doors open

Offset the dishwasher and oven so their open doors don't meet.

ASK YOUR DESIGNER

What are the aisle widths, and can the dishwasher and oven open at the same time?

09 Storage

Storage is often the first thing trimmed when a budget tightens. Count it on the plan before it quietly disappears.

- ① List what you store now: linen, brooms, the vacuum, suitcases, bikes and tools.
- ② Find a home for each item on the new plan.
- ③ Check robe depths. About 600 mm is a common depth for hanging clothes.
- ④ Check the entry. Is there somewhere for shoes, bags and coats?
- ⑤ Check the garage. Can you park and still open the car doors and walk around?
- ⑥ Look for a linen cupboard near the bathroom and bedrooms.

ASK YOUR DESIGNER

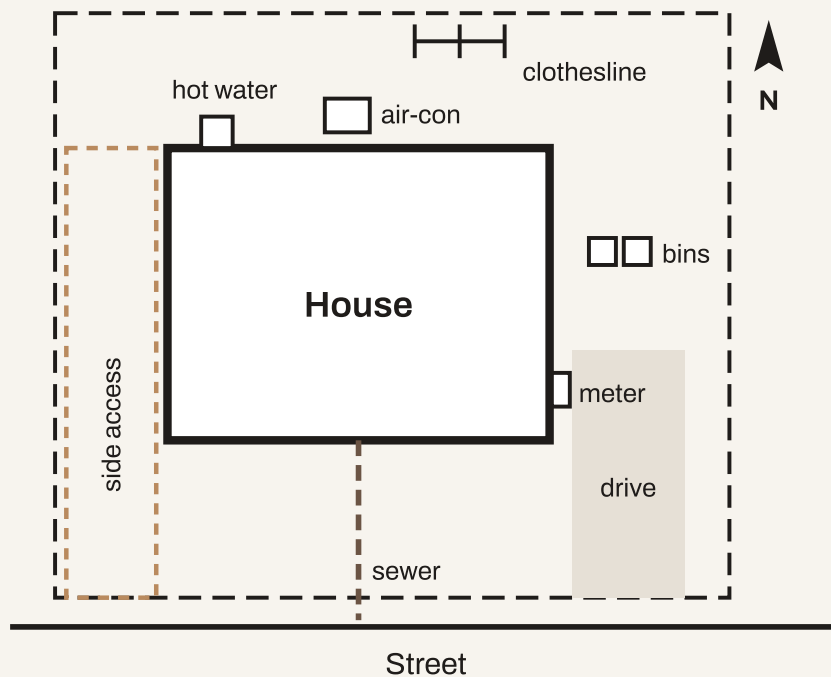
Where does the vacuum live?

10 Services, access and outside

Your home sits on a site. The site plan should show how it connects to the street, the services and the backyard.

10

- ① Find the meter box, hot water unit, air-con unit and bins on the site plan.
- ② Trace the bin path from where they're stored to the kerb.
- ③ Check you can reach the backyard without walking through the house.
- ④ Check that the clothesline spot gets sun.
- ⑤ Find where stormwater and sewer connect, and ask about any easements on your title.



A site plan worth asking for: every service, the bin path and side access in one drawing.

ASK YOUR DESIGNER

Can I see a site plan with every service on it?

TAKE THIS TO YOUR MEETINGS

Ask before you sign, not after.

Each person on your project sees a different part of the plan. Ask each of them the questions only they can answer.

Your designer

- ① Which rooms are smaller than usual, and why?
- ② Can you show me the plan with my furniture drawn in?
- ③ Where will the sun be in winter and summer?
- ④ Which walls could still move without changing the cost much?
- ⑤ What is included in your fee, and how many rounds of changes?
- ⑥ Can I see the main rooms in 3D before the plan is locked in?

Your builder

- ① Are site costs included, or allowed for as a provisional sum?
- ② Which items are prime cost or provisional sums?
- ③ How do variations work, and how are they priced?
- ④ Where do the plumbing and hot water runs go?
- ⑤ What would you change on this plan to make it simpler to build?
- ⑥ How long will the build take, and what happens if it runs late?

Your certifier or council

- ① Which planning and building approvals does this need?
- ② Do the livable housing rules apply to my home?
- ③ Are there overlays on my site, such as heritage, bushfire or flooding?
- ④ Are the setbacks, site coverage and overlooking within the rules?
- ⑤ What do you need from me, and when?
- ⑥ Which inspections happen during the build, and at what stages?

WHO DOES WHAT

Designer. Turns your brief into a layout and drawings. May be a building designer, drafts person or other qualified designer.

Builder. Prices and builds the home under a contract, and manages the trades on site.

Certifier. Checks the building work against the National Construction Code and issues building approval. Titles vary by state.

Council. Handles planning approval: what can be built on your site, setbacks, height and overlays.

WRITE THE ANSWERS DOWN

Note who said what, and the date. If an answer changes your plan, ask for the change in writing and check the updated drawings against this guide again.

Words you will see on plans and quotes

Setback. The distance a building must sit from a boundary. Set by council or state planning rules.

Overlay. A planning map layer, such as heritage, bushfire or flooding, that adds rules for your site.

Site coverage. How much of the block the building covers, as a percentage of the site area.

Prime cost (PC) item. An allowance for an item not yet chosen, such as a tap or oven. If you choose dearer, you pay the difference.

Provisional sum. An estimate for work that can't be priced yet, such as rock in the footings. The final cost can be higher.

Variation. A change to the contract after signing. Ask for every variation and its price in writing.

NCC. The National Construction Code, the national rules for building work, adopted by each state.

Elevation. A flat drawing of one side of the building, showing heights, windows and roof.

Section. A drawing of the building cut through, showing ceiling heights, floor levels and roof.

PRINT THIS PAGE

Tick it off with your plans open.

Print this page, or fill it in with a PDF app on your computer.

01 Room sizes

- ☐ Widths compared with rooms I know ☐ Living room width checked
☐ Ceiling heights confirmed

02 Furniture fit

- ☐ My furniture drawn in at scale ☐ Walking room around beds and tables
☐ TV, desk and power points placed

03 Doors and swings

- ☐ No doors clash with each other ☐ Swings clear of furniture and robes
☐ Light switches on the handle side

04 Halls and access

- ☐ Hall widths measured face to face ☐ Step-free path and entry checked
☐ Livable housing rules confirmed

05 Sun and light

- ☐ Living areas face north where possible ☐ West glass shaded
☐ Every bedroom has an opening window

06 Privacy and noise

- ☐ Bedroom walls checked ☐ Windows checked against neighbours
☐ Toilet door not onto living areas

07 Wet areas

- ☐ Wet areas grouped or stacked ☐ Hot water run is short ☐ Floor wastes shown

08 Kitchen

- ☐ Aisle width measured ☐ Dishwasher and oven open together
☐ Fridge space and door checked

09 Storage

- ☐ A home for everything I store ☐ Robe depths about 600 mm
☐ Entry and garage storage checked

10 Services and outside

- ☐ Meter, hot water, air-con, bins placed ☐ Bin path and side access clear
☐ Stormwater, sewer, easements asked

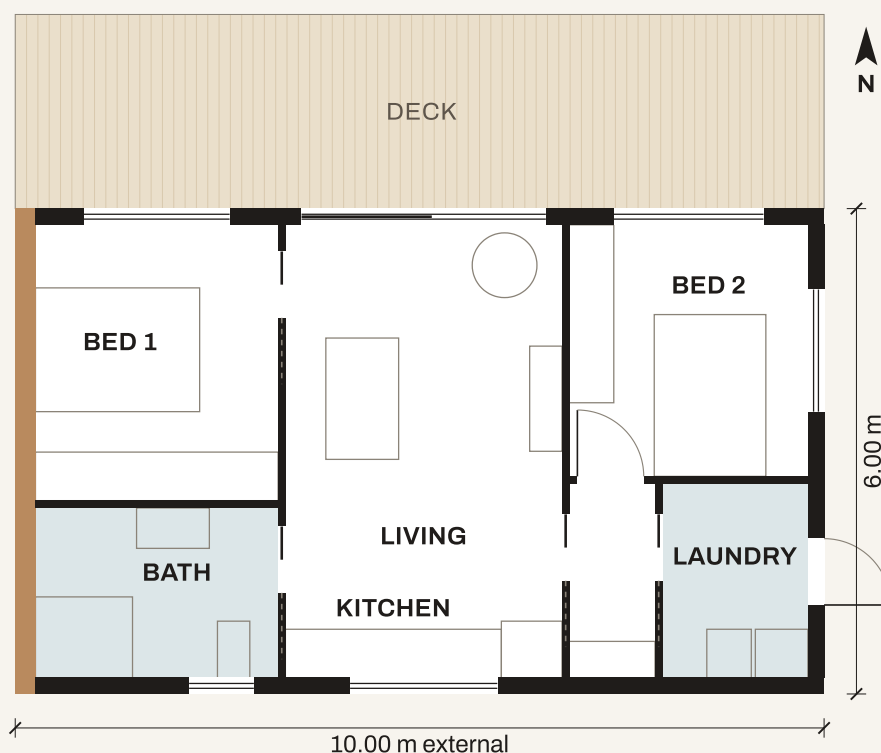


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MAVILO

See it before it's built.

A plan takes practice to read. Send us your idea, sketch or plan and we'll turn it into a concept you can see, before anything is fixed.



Seed 60 · 2D layout, concept only

Choose a package, send your brief, see your exact price. Then pay 50% to start.

[Start your brief →](#)

Questions? Email Daniel. He reads every one.

daniel@mavilostudio.com

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Concept only: a starting point for your designer or builder, not construction or approval documents.

READ THIS

General information only.

This guide is general information to help you ask better questions about your plans. It is not building, design, engineering, legal, financial or planning advice, and it does not consider your site or circumstances.

Rules differ by state and council, and they change. Check with your designer, builder, certifier and council before relying on anything here. Sizes and clearances are common guides with sources below. They are not legal minimums unless we say so.

Mavilo provides concept design and 3D visualisation. We design the concept; your designer, builder or certifier looks after sign-off and approvals. Images and plans show our Seed 60 concept and are concept visualisations, not construction drawings.

Nothing in this guide limits your rights under the Australian Consumer Law.

Sources

- 1 Australian Building Codes Board. Livable Housing Design Standard, NCC 2022 and NCC 2025, and NCC 2025 state and territory adoption dates. ncc.abcb.gov.au · abcb.gov.au Read October 2026. NCC 2025 was published on 1 May 2026. At time of writing it applies in the ACT, Victoria and WA from 1 May 2026, and in NSW, Queensland, SA and Tasmania from 1 May 2027; until then NCC 2022 applies. Check with your state or territory.
- 2 Australian Building Codes Board. ABCB Housing Provisions Part 10.3, room heights, in NCC 2022 and NCC 2025: 2.4 m for most habitable rooms, 2.1 m for a kitchen. The NCC sets no minimum bedroom size. ncc.abcb.gov.au Read October 2026.
- 3 NKBA Kitchen Planning Guidelines (2022). Work aisle at least 1067 mm for one cook, 1219 mm for two. media.nkba.org US guidance, not an Australian requirement.
- 4 Bed clearances (600 mm side, 750 mm foot), robe depth (600 mm) and living room width (about 3.6 m). Common design practice guides, not law.
- 5 Queen bed 1530 × 2030 mm. Common Australian mattress size; measure yours.
- 6 Sun angles calculated for Adelaide (about 34.9° S) at solar noon on the solstices. Approximate; ask your designer for a sun study of your site.
- 7 Seed 60 plan and images. Mavilo concept, 2026.

Plan check · Edition 1.2 · October 2026. Sources read 29 September to 2 October 2026.

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