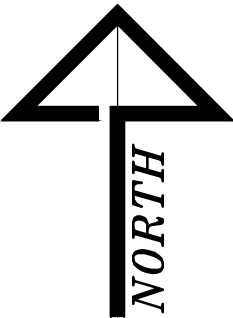




AERIAL VIEW



BUSHFIRE ATTACK LEVEL REQUIREMENTS
BAL 12.5 AS PER AS 3595 - 2018 & APPENDIX 3:
PLANNING FOR BUSHFIRE PROTECTION 2010.
REFER TO BUSHFIRE REPORT BY NEWCASTLE BUSHFIRE CONSULTING

STORMWATER DRAINAGE

STORMWATER TO EXISTING STORMWATER
DRAINAGE SYSTEM

STORMWATER AND WATER EFFICIENCY FOR DEVELOPMENT

- Part 4A Waste Management for Houses.
- 4A.4 Water saving fixtures and appliances
- Shower heads Min. 3 Star rated and Kitchen & basin taps to be Min. 3 Star rated
 - All new toilets to be Max. 6lt/3lt Dual Flush, Min. 3 Star rated toilet cisterns.

ABBREVIATIONS:

FG - FIXED GLASS
SHR - SHOWER
ASW - ALUMINIUM SLIDING WINDOW
ASD - ALUMINIUM SLIDING DOOR
EX - EXISTING ITEM
TFB - TIMBER FLOOR BOARDS

YARD
TAP
+ - YARD TAP

(HWU) ELECTRIC STORAGE
HOT WATER UNIT

⊖ - EXHAUST FAN

PROVIDE EXHAUST FAN IN ALL BATHROOMS,
AND LAUNDRIES DUCTED TO EXTERIOR OUT
THROUGH EAVES OR AS OTHERWISE NOTED
IN ACCORDANCE WITH SECTION F4.5 BUILDING
CODE OF AUSTRALIA PART 3.8.7.4 -
CONDENSATION MANAGEMENT, AND
AUSTRALIAN STANDARD 1668, PARTS 1 AND 2

AC AIR CONDITIONING -
SUPPLY AND INSTALL SINGLE PHASE, ZONED
SPLIT AIR CONDITIONING SYSTEM IN LIVING AREA
AND TO BEDROOMS.
TO COMPLY WITH THE BASIX REPORT

9.8 KW SOLAR PHOTOVOLTAIC SYSTEM TO SHED
AND SECONDARY DWELLING,
SOLAR PANELS ON ROOF.
SEE BASIX CERTIFICATE FOR DETAILS

MSB - MAIN SWITCH BOARD

LIGHTING NOTE:-
ALL NEW LIGHT FIXTURES ARE TO
BE FITTED WITH FLUORESCENT, COMPACT
FLUORESCENT, OR LIGHT-EMITTING-DIODE
(LED) LAMPS. TO THE REQUIREMENTS OF
THE BASIX REPORT.
OWNER IS RESPONSIBLE FOR LIGHTING
SELECTIONS & ELECTRICAL & LIGHTING LAYOUT.

62.25 - EXISTING GROUND LEVEL

◆ - FINISHED SURFACE LEVEL

RL - RELATIVE LEVEL
FFL - FINISHED FLOOR LEVEL
FB - FACE BLOCKWORK
F - FIXED GLASS
V - SELECT VANITY AND BASIN
WC - TOILET & CISTERN
CT - NON-SLIP CERAMIC TILES
CP - CARPET
VI - VINYL FLOOR FINISH
RL - RELATIVE LEVEL
FFL - FINISHED FLOOR LEVEL

RWDP - 90Ø RAINWATER DOWNPIPE

CF - 1200Ø CEILING FANS TO BEDROOMS
AND LIVING SPACES



DIAL 1100
BEFORE YOU DIG

Issue:-
Amended Development Application:- 18 - 3 - 2025
Development Application:- 4 - 3 - 2025

DOUG CHECINSKI

BUILDING DESIGN

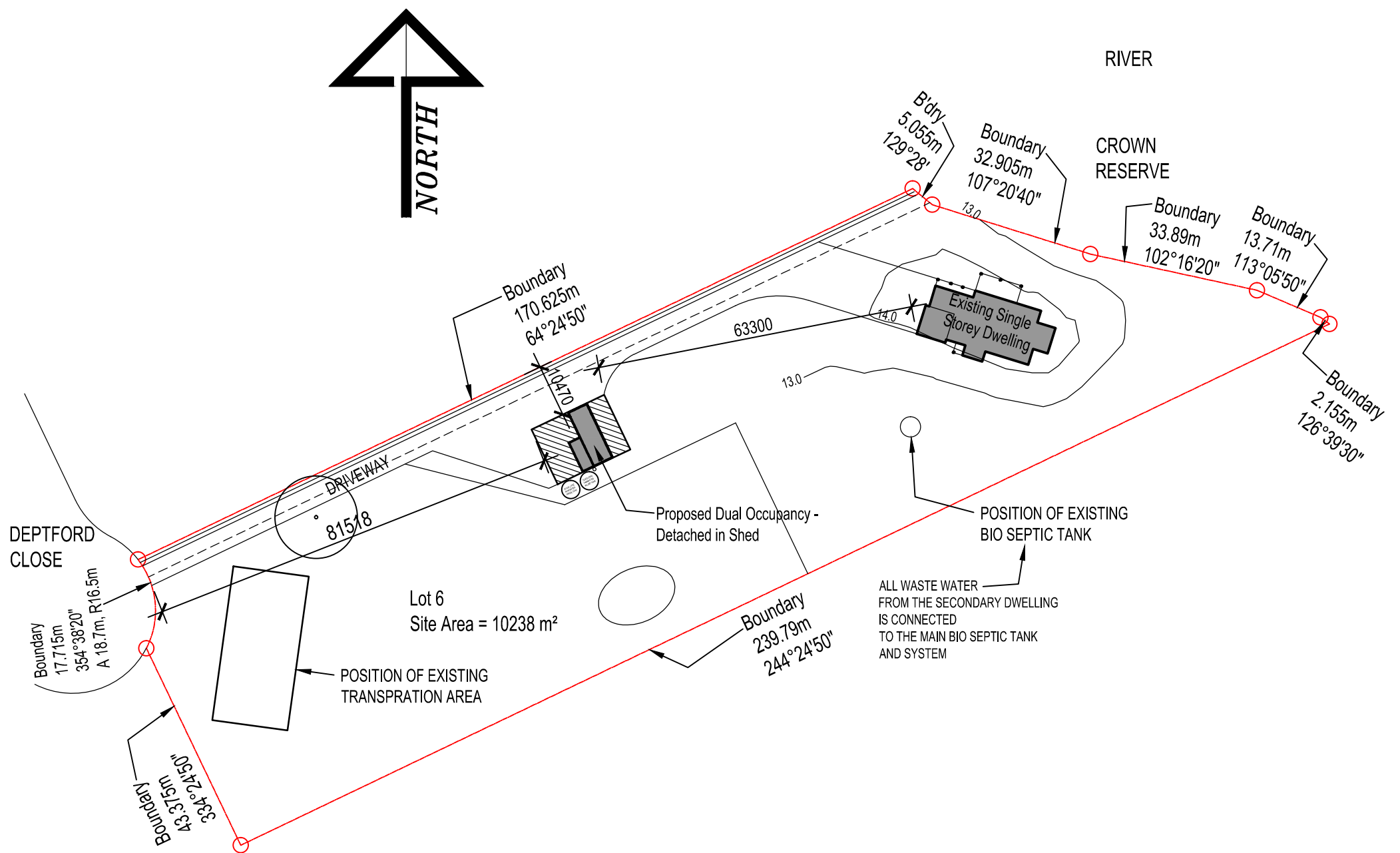
Unit 1, 94 Crebert Street, Mayfield, NSW, 2304
Mobile:- 0412 282533
Email :- daglewchecinski@gmail.com
Bach. of Science(Arch), Bach. of Architecture
For:- Homes, Renovations, Units, Commercial & Industrial Design.



Member No. 129
Accredited Designer No. 6055
Low Rise Accreditation
© Copyright 2025

Project
Proposed Dual Occupancy - Detached
At : Lot 6, DP 1176703
H/No.13 Deptford Close NSW 2321
For: Mr David & Mrs Susan Goode

Drawn D.Checinski	Date 4.3.2025	Sheet 3 of 9
Job No. DC - 4 - 2025 - DA		Scale A3 1 : 200



SITE PLAN

(Scale 1:1000)

Issue:-	DOUG CHECINSKI BUILDING DESIGN Unit 1, 94 Crebert Street, Mayfield, NSW, 2304 Mobile:- 0412 282533 Email :- daglewchecinski@gmail.com Bach. of Science(Arch), Bach. of Architecture For:- Homes, Renovations, Units, Commercial & Industrial Design.	 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA Member No. 129 Accredited Designer No. 6055 Low Rise Accreditation © Copyright 2025	Project Proposed Dual Occupancy - Detached At : Lot 6, DP 1176703 H/No.13 Deptford Close NSW 2321 For: Mr David & Mrs Susan Goode			Drawn D.Checinski	Date 4.3.2025	5 of 9
Amended Development Application:- 18 - 3 - 2025						Job No. DC - 4 - 2025 - DA		
Development Application:- 4 - 3 - 2025						A3 1 : 1000		

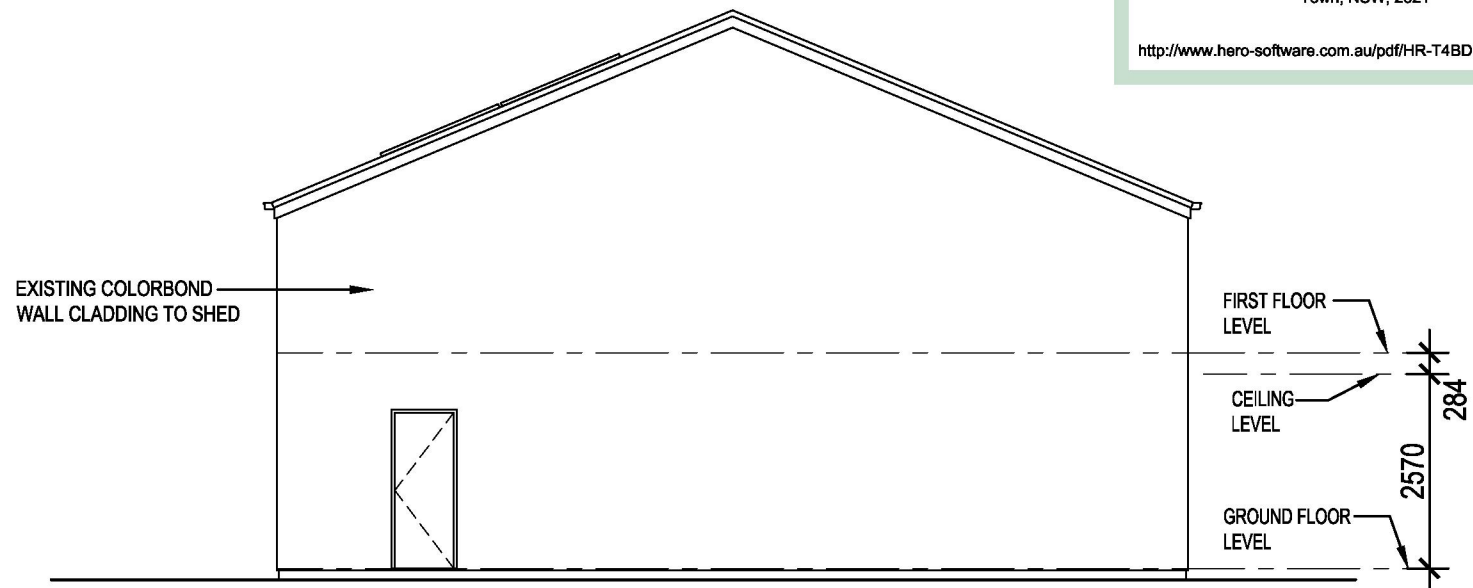


East ELEVATION 2
(Scale - 1 : 100)

Certificate No. #HR-T4BDU0-01
 Scan QR code or follow website link for rating details.

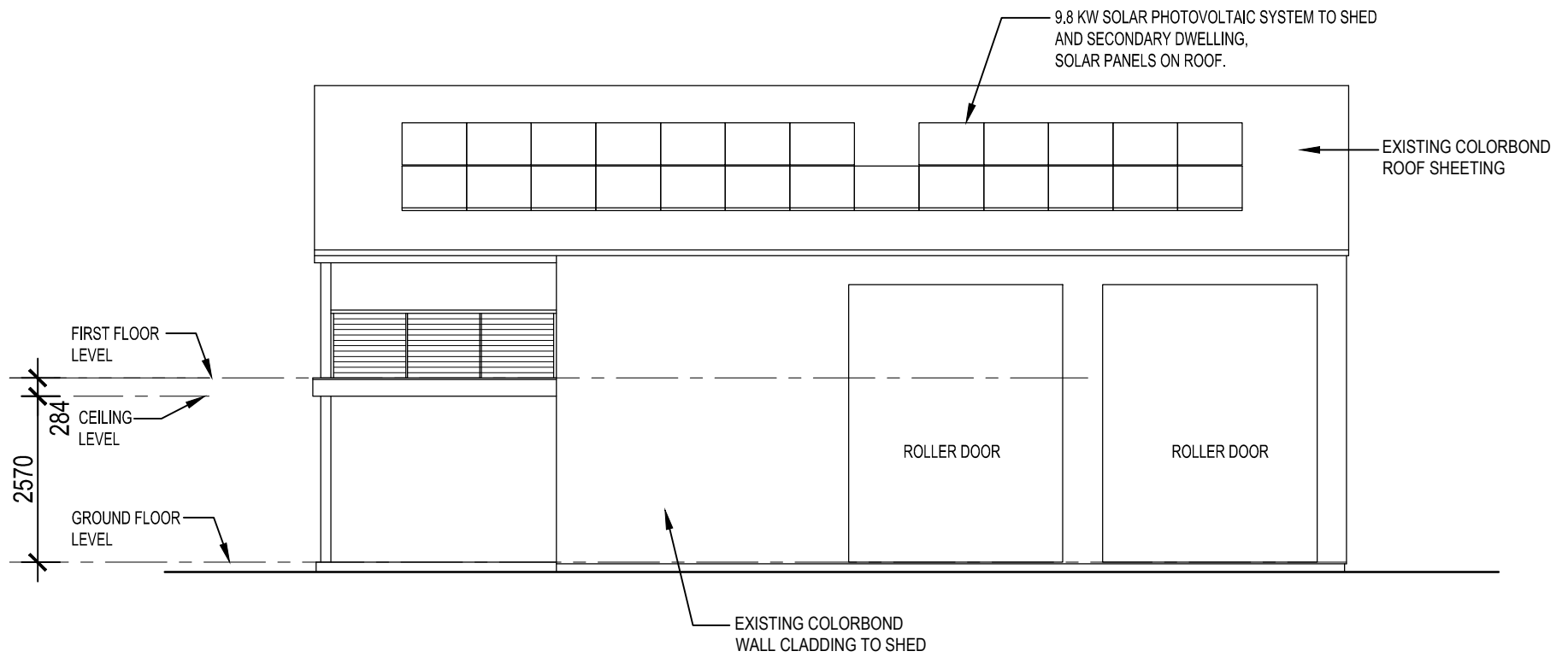
Assessor name	Krzysztof Kwiatkowski
Accreditation No.	DMN/24/2214
Property Address	13 Deptford Close , Clarence Town, NSW, 2321

<http://www.hero-software.com.au/pdf/HR-T4BDU0-01>

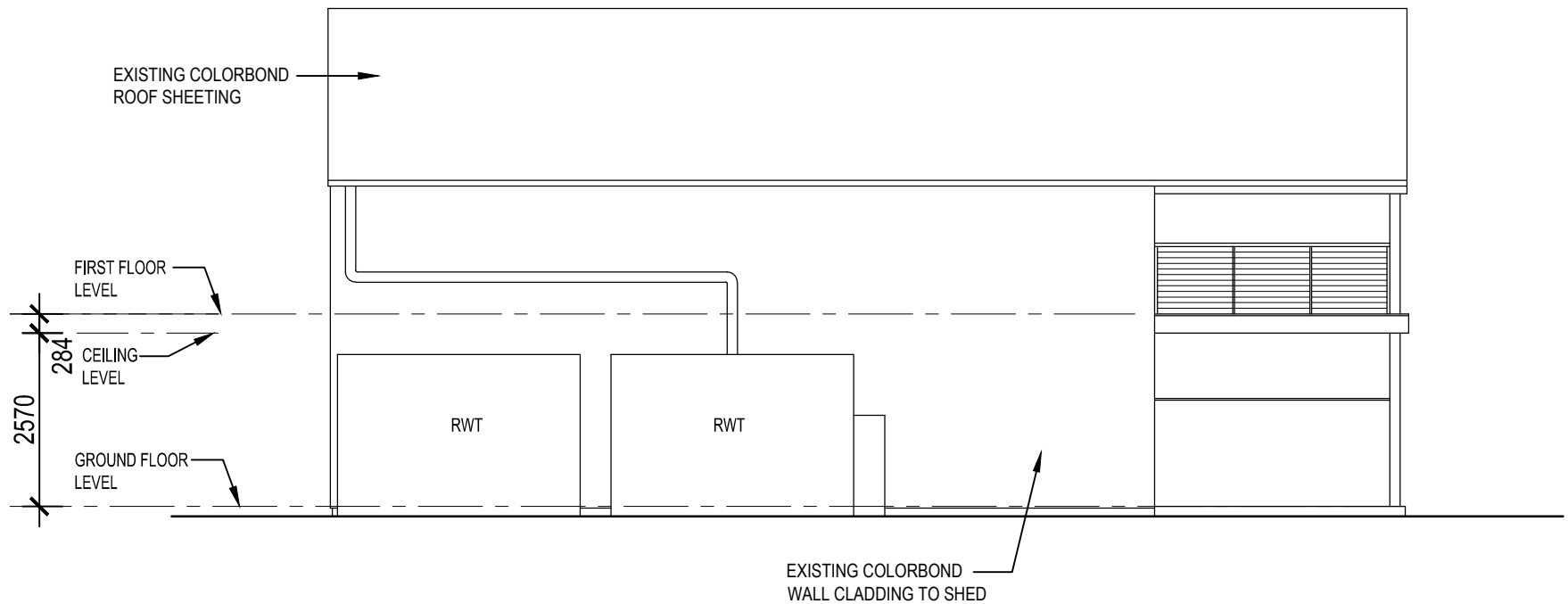


West ELEVATION 4
(Scale - 1 : 100)

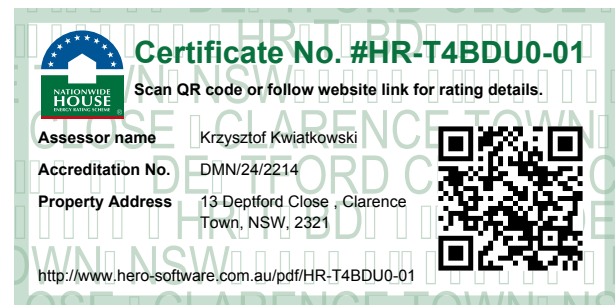
Issue:- Amended Development Application:- 18 - 3 - 2025 Development Application:- 4 - 3 - 2025	DOUG CHECINSKI BUILDING DESIGN Unit 1, 94 Crebert Street, Mayfield, NSW, 2304 Mobile:- 0412 282533 Email :- daglewchecinski@gmail.com Bach. of Science(Arch), Bach. of Architecture For:- Homes, Renovations, Units, Commercial & Industrial Design.		 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA Member No. 129 Accredited Designer No. 6055 Low Rise Accreditation © Copyright 2025		Project Proposed Dual Occupancy - Detached At : Lot 6, DP 1176703 H/No.13 Deptford Close NSW 2321 For: Mr David & Mrs Susan Goode	Drawn D.Checinski	Date 4.3.2025	7 of 9
					Job No. DC - 4 - 2025 - DA			
						A3 1 : 100		



North ELEVATION 1
(Scale - 1 : 100)



South ELEVATION 3
(Scale - 1 : 100)



Issue:-	DOUG CHECINSKI BUILDING DESIGN Unit 1, 94 Crebert Street, Mayfield, NSW, 2304 Mobile:- 0412 282533 Email :- daglewchecinski@gmail.com Bach. of Science(Arch), Bach. of Architecture For:- Homes, Renovations, Units, Commercial & Industrial Design.	 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA Member No. 129 Accredited Designer No. 6055 Low Rise Accreditation © Copyright 2025	Project Proposed Dual Occupancy - Detached At : Lot 6, DP 1176703 H/No.13 Deptford Close NSW 2321 For: Mr David & Mrs Susan Goode	Drawn D.Checinski	Date 4.3.2025	8 of 9
Amended Development Application:- 18 - 3 - 2025				Job No. DC - 4 - 2025 - DA		A3 1 : 100
Development Application:- 4 - 3 - 2025						