

NEW RESIDENCE, POOL + SHED

1566 CHICHESTER ROAD, CHICHESTER, NSW, 2420

Lot 1 DP 1321283 (Consolidation of Lots 2,23 & 82 in DP 753208)

DEVELOPMENT APPLICATION DRAWINGS

DRAWING SCHEDULE

CONTEXT MAP

KEY TO ABBREVIATIONS

A000 COVER SHEET: DRAWING SCHEDULE, CONTEXT MAP & KEY TO ABBREVIATIONS

A001 SITE LOCATION PLAN
A002 PART SITE PLAN
A003 PROPOSED ACCESS ROAD + CROSSING DIAGRAM - PART PLANS

A005 PART SITE PLAN & SITE ANALYSIS PLAN

A050 EXTERNAL WORKS PLAN

A055 PROPOSED POOL DETAILS

A110 PROPOSED LOWER GROUND FLOOR PLAN
A111 PROPOSED GROUND FLOOR PLAN
A112 PROPOSED SHED FLOOR PLAN

A115 PROPOSED ROOF PLAN
A116 PROPOSED SHED ROOF PLAN

A310 PROPOSED ELEVATIONS
A311 PROPOSED ELEVATIONS
A312 PROPOSED ELEVATIONS

A410 PROPOSED SECTIONS
A411 PROPOSED SECTIONS
A412 PROPOSED SECTIONS

A800 PROPOSED DOOR + WINDOW SCHEDULE

A950 PROPOSED MATERIAL BOARD



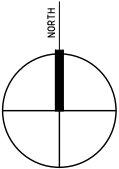
CONTEXT MAP N.T.S.

SUBJECT SITE OF PROPOSED DWELLING

BASIX NUMBER 1815743S

1566 Chichester Road, Chichester			
SUMMARY OF BASIX COMMITMENTS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for complete details.			
WATER COMMITMENTS			
Fixtures			
Alternative Water – Rainwater Tank Size 20,000(L) Tank Connected To:			
Laundry W/M Cold Tap	One Outdoor Tap	All Toilets	All Taps Development
Fixtures			
3 Star Shower Heads	3 Star Toilet	3 Star Kitchen Taps	3 Star Basin Taps
Swimming Pool			
Not more than 48kl	Must be Outdoors	Pool Pump Timer	Electric Heat Pump
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Electric boost solar 21 to 25 STCs or better		
Cooling System	Living	None	
Heating System	Bedrooms	None	
Ventilation	Bedrooms	None	
Natural Lighting	Bathrooms	Fan ducted to roof/facade	Manual on/off
	Kitchen	Fan ducted to roof/facade	Manual on/off
	Laundry	Fan ducted to roof/facade	Manual on/off
Artificial Lighting (80% Fluoro or LED)	Window/Skylight in Kitchen	As Drawn	
	Window/Skylight in Bathrooms/Toilets	As Drawn	
	Number of bedrooms	All	
Other	Number of Living/Dining rooms	All	
	Kitchen	Yes	
	All Bathrooms/Toilets	Yes	
	Laundry	Yes	
Other	All Hallways	Yes	
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Indoor or sheltered clothes drying line	No
Stove/Oven	Electric cooktop, electric oven		
Other	Ceiling fans to be installed – Refer to NatHERS certificates for locations Photovoltaic system to generate at least 2.0 peak kW of electricity		

DMN Assessor #16/1742	16 th September 2025	Reference 311/2025	
Evergreen Energy Consultants			
Email address: enquiries@evergreenco.com.au	Ph: 1300 564 010		
Important Note for Development Applicants: The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from drawings or other specifications the Specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation. Once the development is approved by the relevant authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed or need further information, please contact Evergreen Energy Consultants. This assessment has assumed that the BCA provisions for building sealing will be complied with at construction. Design Matters Thermal Performance Assessment Experts			
Thermal Performance Specifications			
External Wall Construction	Insulation	Colour (Solar Absorbance)	Detail
Frame Timber Stud Frame Panel Direct Fix	R3.00 bulk, reflective both sides – To represent Rigid Insulation	Medium	
Concrete Block, Lined Timber Stud Frame	R3.00 bulk, reflective both sides – To represent Rigid Insulation	Medium	
Internal Wall Construction			Detail
Timber stud frame, direct fix plasterboard	None		
Ceiling Construction	Insulation		Detail
Plasterboard on Timber	Bulk insulation R6.0		External ceilings
Concrete above Plasterboard	Bulk insulation R6.0		Basement ceiling
Roof Construction	Insulation	Colour (Solar Absorbance)	Detail
Corrugated Iron	Bulk, reflective side down, no air gap above R1.3 Insulation	Monument – 0.73	10° pitch
Floor Construction	Insulation		Covering
Concrete Slab on Ground – Storage Room	Bulk insulation R2.3		Tiles
Superimposed 35mm Fibre Reinforced Concrete	Bulk + full added double wrap, full in contact with floor R3.0		Carpet, Timber and Tiles
Windows	Glass and frame type	U Value	SHGC Area m ²
CAP-115-311 A Aluminium framed TB	40x115mm 120x140x6 Hinged Doors Double Glazed	2.33	0.37
CAP-148-301 A Aluminium framed TB	40x148mm 120x140x6 Fixed Windows Double Glazed	1.83	0.47
CAP-522-301 A Aluminium framed TB	40x522mm 120x140x6 Double Hung Windows Double Glazed	1.82	0.43
CAP-558-305 A Aluminium framed TB	40x558mm 100x140x6 Sliding Doors Double Glazed	2.01	0.44
CAP-685-404 A Aluminium framed TB	40x685mm 120x140x6 Awning Windows Double Glazed	2.81	0.36
Skylights – Double Glazed Clear Clear			
Fixed shading – Eaves Width includes guttering, offset is distance above windows As drawn Nominal only, refer to plan for detail			
Fixed shading – Other Verandah to contain verah only Shaded areas and shade devices as drawn, adjoining buildings and boundary fences			



AC	Airconditioning	LS	Light Switch
AFL	Above Floor Level	LP	Light Pole
AG	Agricultural (Drain)	LVR	Louvre(s)
AJ	Articulation Joint	LVR	Louvre
AL	Aluminium	MAX	Maximum
AV	Audio-Visual Equipment Outlet	MB	Moisture Barrier
B	Basin	MDF	Medium Density Fibre Board
BAL-1	Balustrade Type 1 – Pool Balustrade System	MF	Metal Flashing
BAL-2	Balustrade Type 2 – Terrace Balustrade System	MH	Manhole
BCA	Building Code of Australia	MIN	Minimum
BG	Box Gutter	MSB	Main Switch Board
BDY	Boundary	OHG	Overhang
BKH	Bulkhead		
BL-R	Blockwork - rendered		
CD-1	Cladding Type 1 – Corrugated zincalume	PBD	Plasterboard
CD-2	Cladding Type 2 – Hardwood cladding	Pc-1	Parapet Capping – Type #
CD-3	Cladding Type 3 –	PFC	Parallel Flange Channel
CD-4	Cladding Type 4 –	PLY	Plywood
CJ	Construction Joint	PP	Push Plate – Toilet Suite
CL	Ceiling level	PT-1	Paint Colour 1
CL-F	Ceiling Level – Finished	PT-2	Paint Colour 2
CL-S	Ceiling Level – Structural	PT-3	Paint Colour 3
CL	Centreline	PT-4	Paint Colour 4
2400 AFL	Heights provided above floor level	PT-5	Paint Colour 5
COL	Column	PT-6	Paint Colour 6
CONC	Concrete Finish	PT-7	Paint Colour 7
CONC-1	Concrete – off-form finish	PV-1	Paving – Type #
CONC-2	Concrete – Class 2 finish	RC	Reinforced Concrete
CONC-3	Concrete – Class 3 finish	RCS-1	Reconstituted Stone – Type 1
CONC-4	Concrete – Oxide Finish	RH	Range Hood
60.0	Contour (existing)	RHS	Rectangular Hollow Section
COS	Check On Site	RL	Reduced Level
CPD	Cupboard	RWH	Rain Water Head
CPT	Carpet	S	Safety Glass
CT-1	Ceramic Tile Type 1	SA	Smoke Alarm
CT-2	Ceramic Tile Type 2	SHR-1	Shower – Type #
CW	Cold Water		
D	Door	SHS	Square Hollow Section
DAR	Dressed All Round	SHV	Shelf or Shelving
		SH	Shower head
		SK	Sink
D101	Door Number (e.g. Level 1 – number 1)	SIP	Sewer Inspection Point
C	Door Coding (for Schedules)	SOP	Set Out Point
	Door Type (e.g. – Type C)	53.75	Spot Level (existing)
DP-1	Downpipe Type 1 – 100mm Ø	RL	Spot Level (new)
DP-2	Downpipe Type 2 – 150mm Ø		
DW	Dishwasher		
EA	Equal Angle	SR	Sheet Roofing
EJ-1	Eaves Gutter Type 1 – 150mm Half Round	SS	Stainless Steel
EG	Expansion Joint	SVR	Service Riser
ELEC	Electrical	SWD	Softwood
ENS	Ensuite	SWDR	Stormwater Drain
EQ	Equal	SWP	Stormwater Pit
EX	Existing	T	Tapware
EXT	Exterior	TBH	Toilet Brush Holder
F	Fixed Glass	TB-1	Timber Batten – Type #
F-1	Finish – Type #	TC-1	Tiled Ceramic – Type #
FEN-1	Fence – Type #	TD	Timber Decking
FL	Floor Level	TEL	Telecommunications Outlet
FR	Fridge	TF	Timber flooring
FW	Floor Waste	TOK	Top of Kerb
G	Glass	TOP	Top of Parapet
G-0	Glass – Obscure	TOW	Top of Wall
G-S	Glass – Safety	TS	Tiled Stone
GAL	Galvanised	TV-1	Timber Veneer – Type #
GAL-PT	Galvanised – Paint Finish		
GDR	Grated Drain		
GFA	Gross Floor Area	TYP	Typical
GPO	General Purpose Outlet (Double)	TZ	Terrazzo
GRL	Ground Level	U/S	Underside
GTD	Grated Trench Drain	UA	Unequal Angle
H	Robe Hook	UB	Universal Beam
HA-1	Storage Unit Handle – Type 1	UC	Universal Column
HR-1	Hand Rail – Steel Framed Handrails – Protective Paint Finish	VP	Vent Pipe (pre-finished metal)
HW	Hot Water	W	Window
HWB	Hardwood	WC	Water Closet
HWU	Hot Water Unit		
INT	Interior		
K	Kerb		
K&G	Kerb & Gutter (at Roadway)	WMR	Water Meter
KIP	Kerb Inlet Pit	WPM	Waterproof Membrane
L-1	Light Fixture – Type #		

A DA ISSUE TO DUNGOG SHIRE COUNCIL 25.09.25

CLIENT
S CUTLER + S HICKS

ADDRESS
1566 CHICHESTER ROAD CHICHESTER
Lot 1 DP 1321283 (Consolidation of Lots 2,23 & 82 in DP 753208)

DRAWING TITLE
COVER SHEET
PROJECT
CHICHESTER FARMHOUSE

REF
DD393

SCALE
NA

A000

DERIVE / ARCHITECTURE & DESIGN



1 SITE LOCATION PLAN
- 1:5000@A1 / 1:10000@A3

NOTE: AREAS SHOWN IN SOLID GREEN HATCH FORM SUBJECT PROPERTY





1 PART SITE PLAN
- 1:1250@A1 / 1:2500@A3

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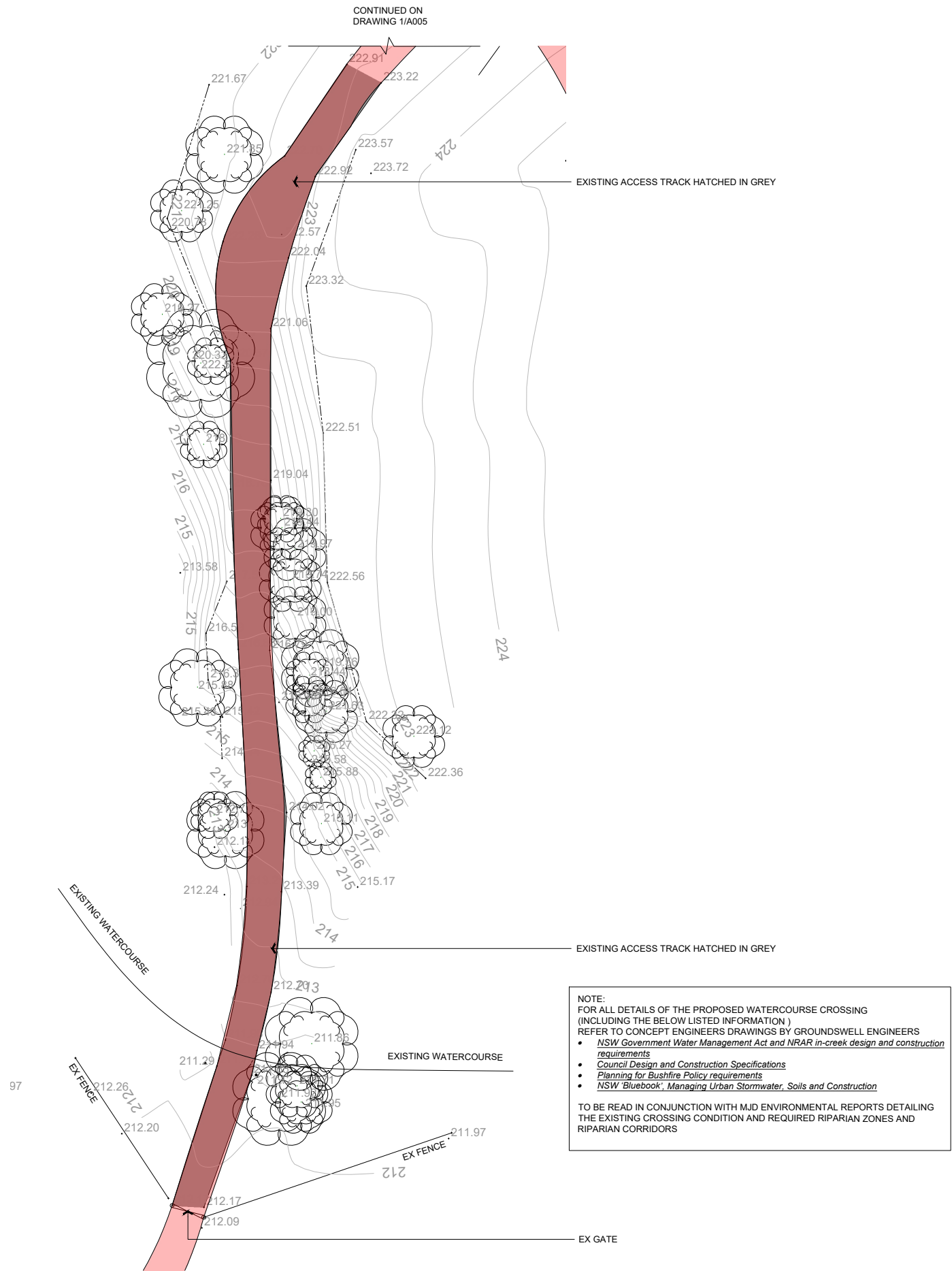
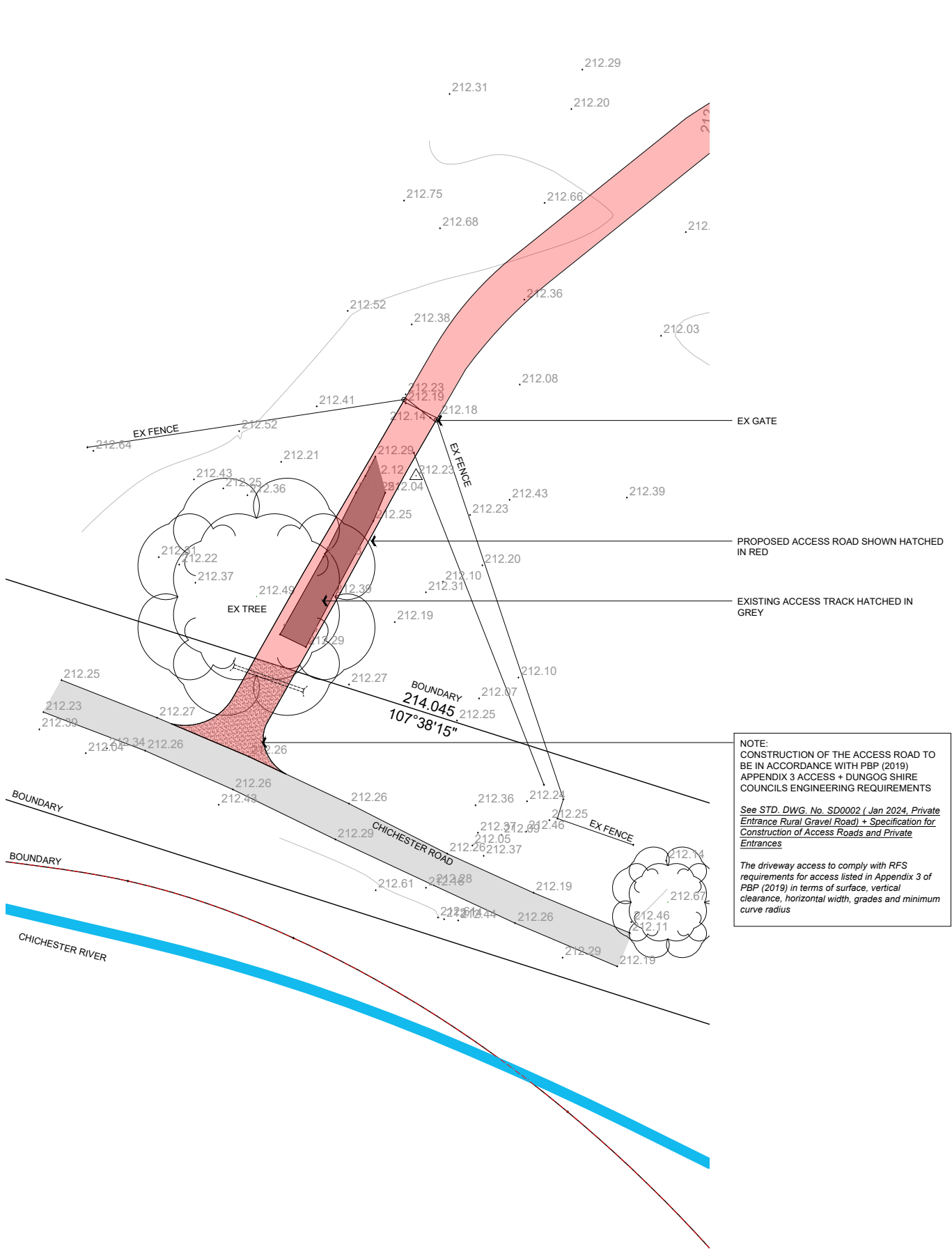
SCALE
1:2500@A3

A002

DERIVE / ARCHITECTURE
& DESIGN

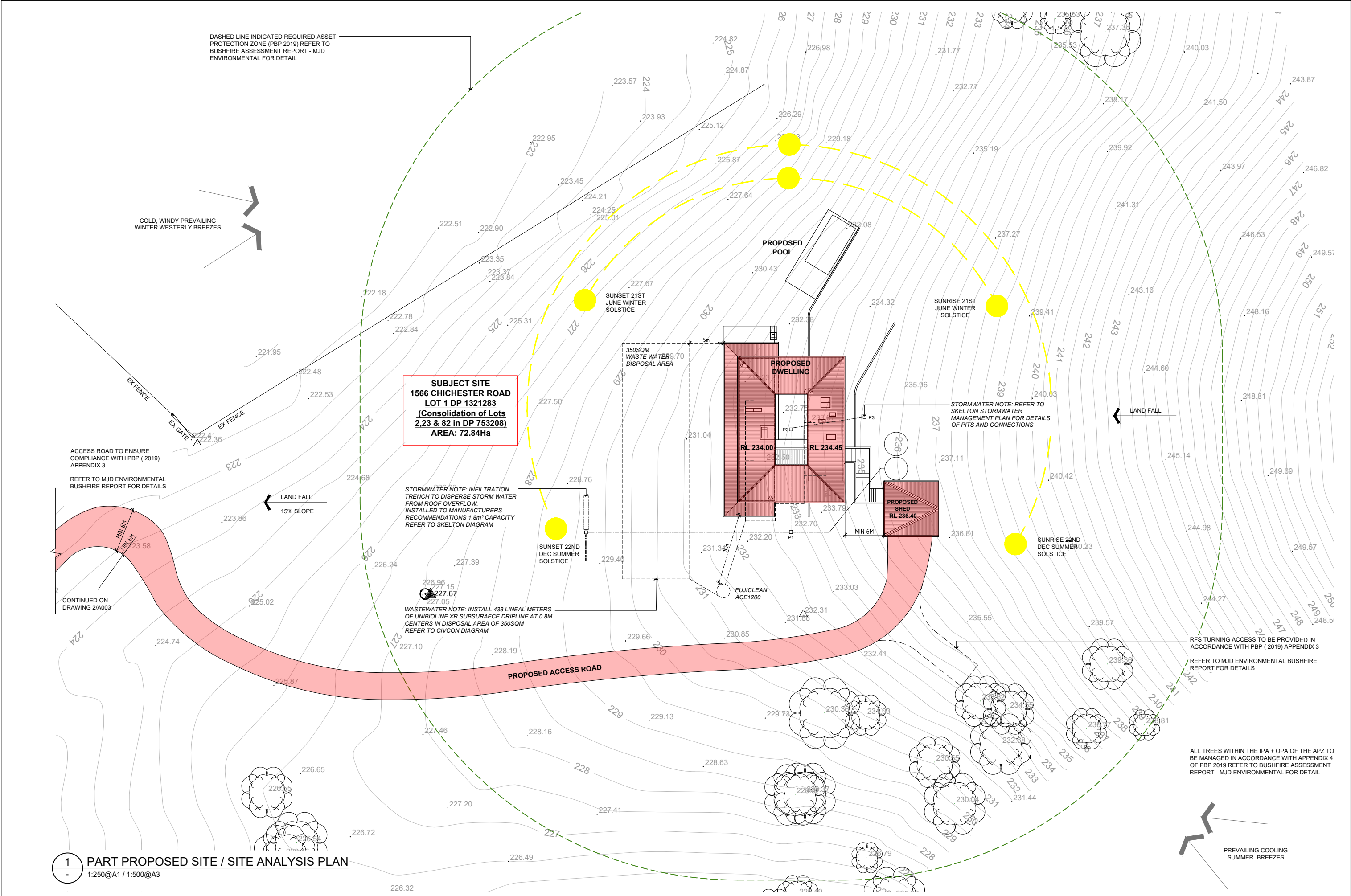
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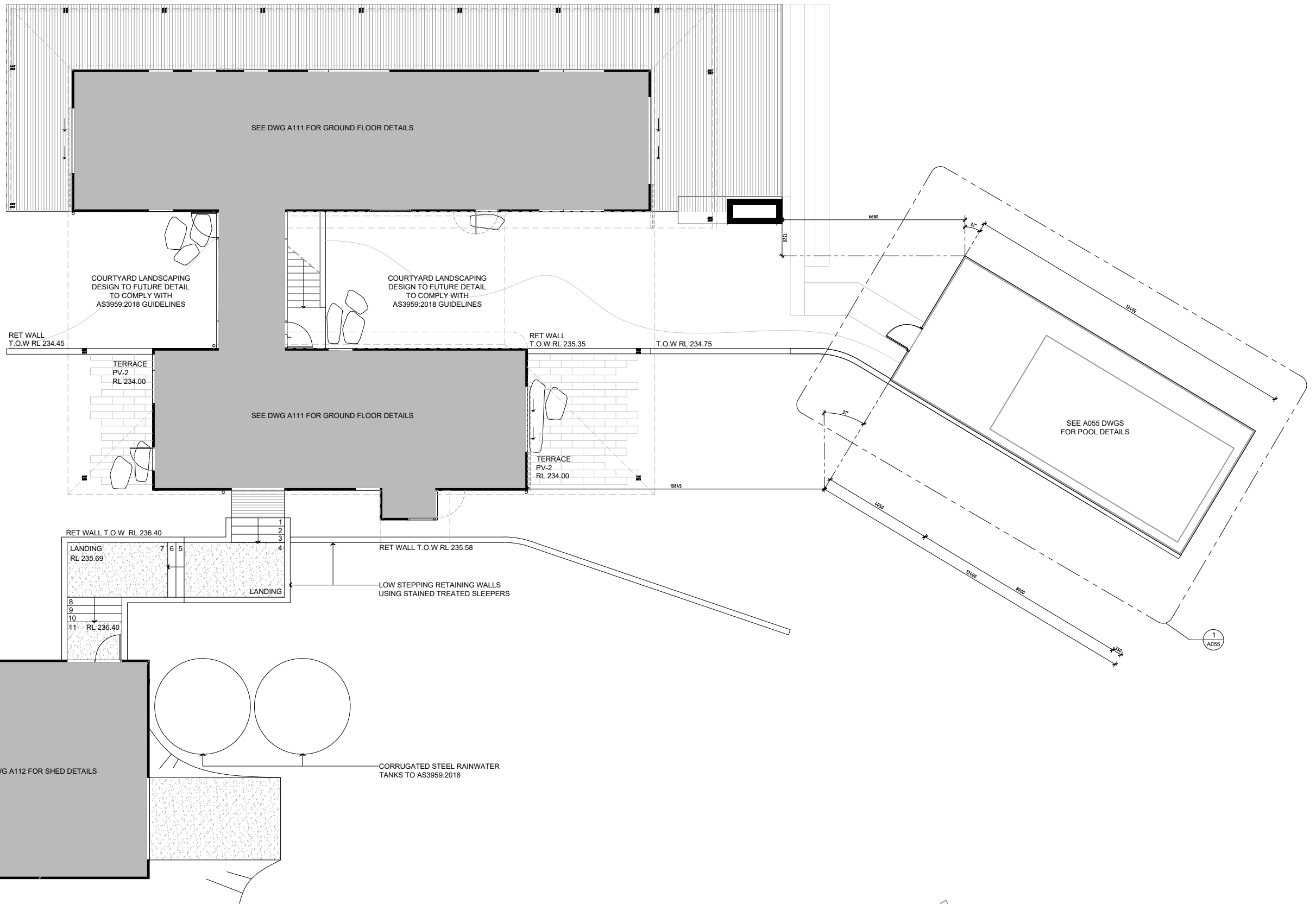
NOMINATED ARCHITECT JASON ELSLEY (8819) ABN 62108638491

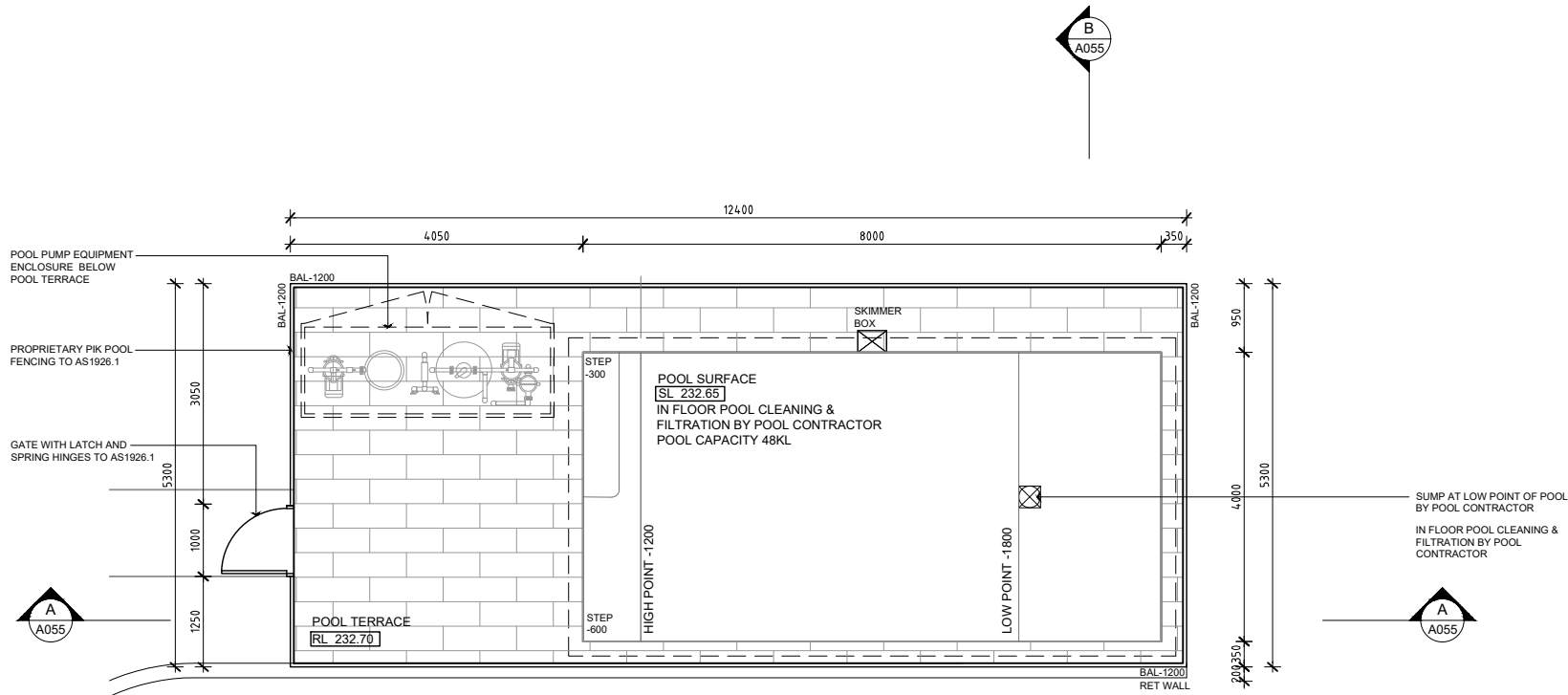


1 PROPOSED ACCESS ROAD - PART PLAN
A002 1:250@A1 / 1:500@A3

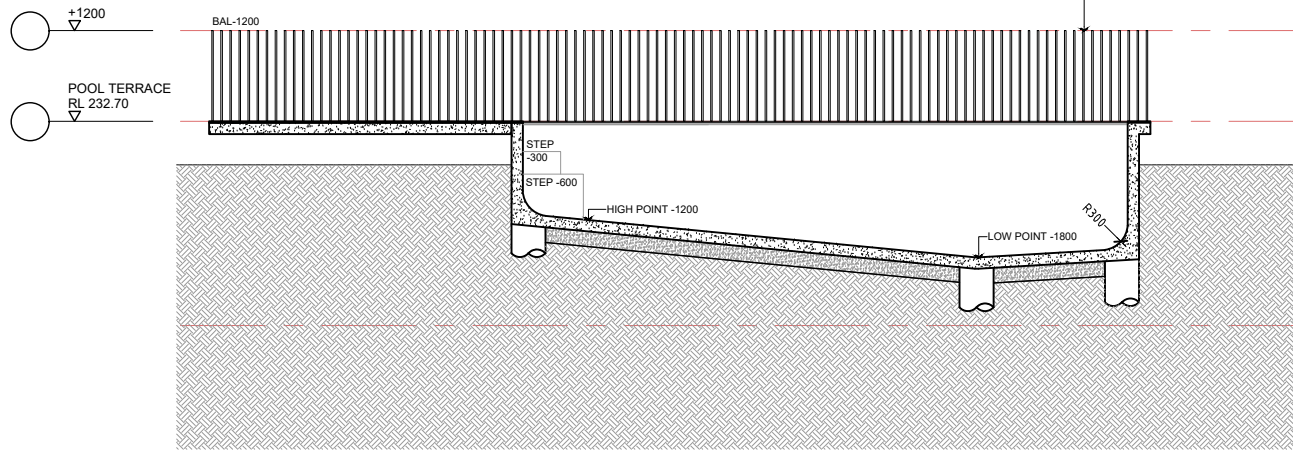
2 CROSSING DIAGRAM - PART PLAN
A002 1:250@A1 / 1:500@A3



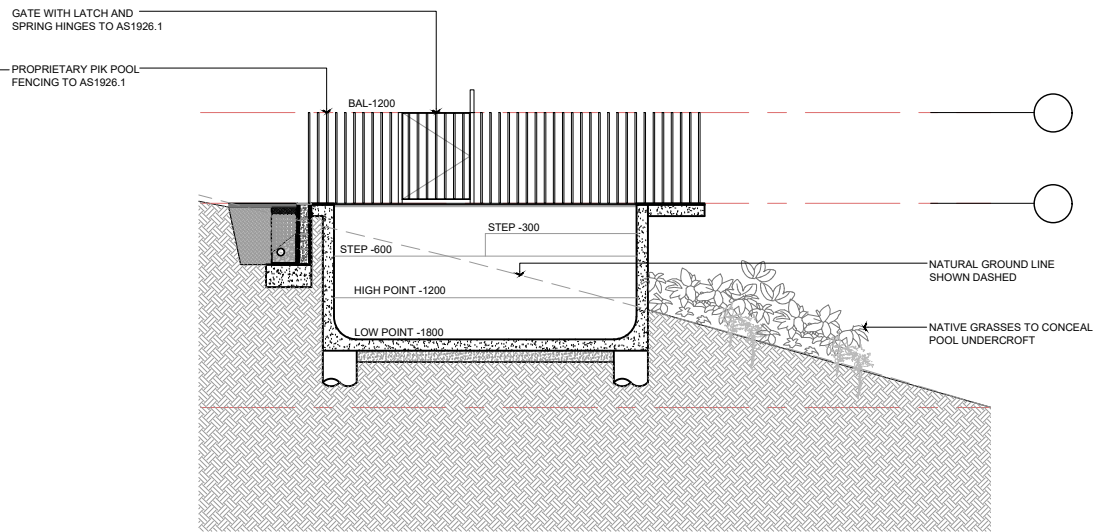




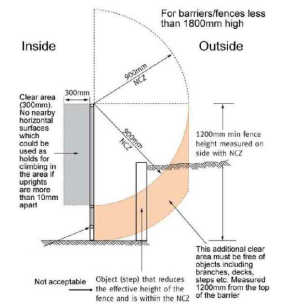
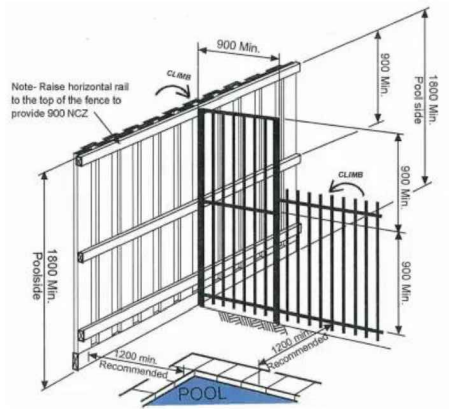
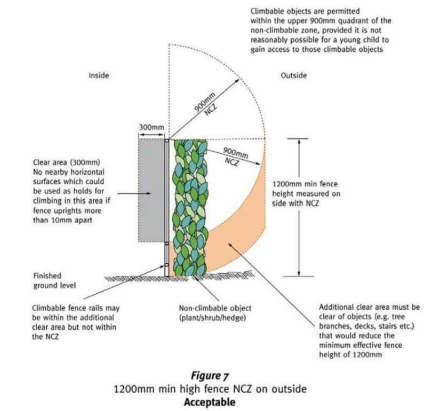
1 SWIMMING POOL - PLAN
1:50@A1 / 1:100@A3

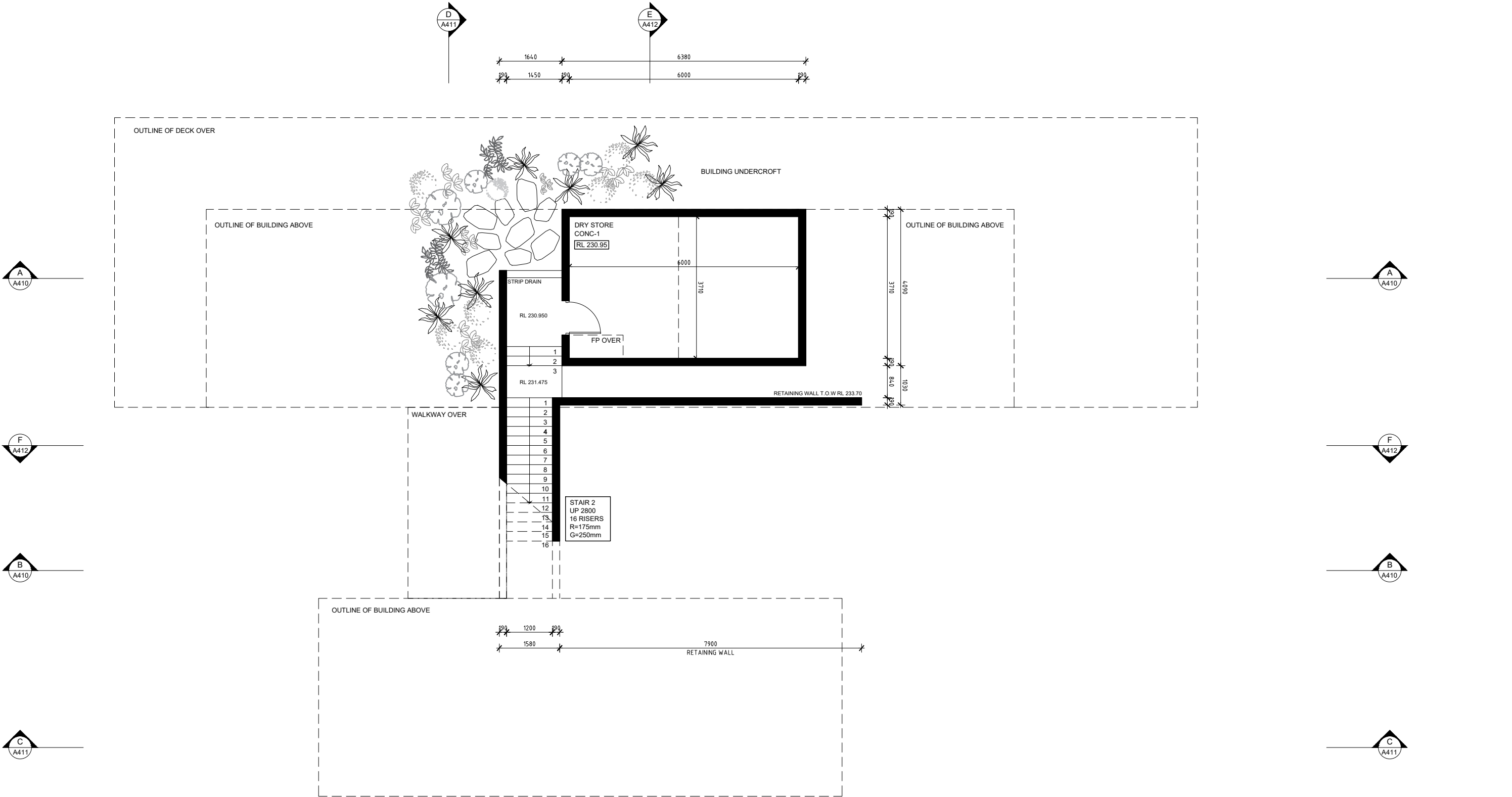


A SWIMMING POOL - SECTION
1:50@A1 / 1:100@A3

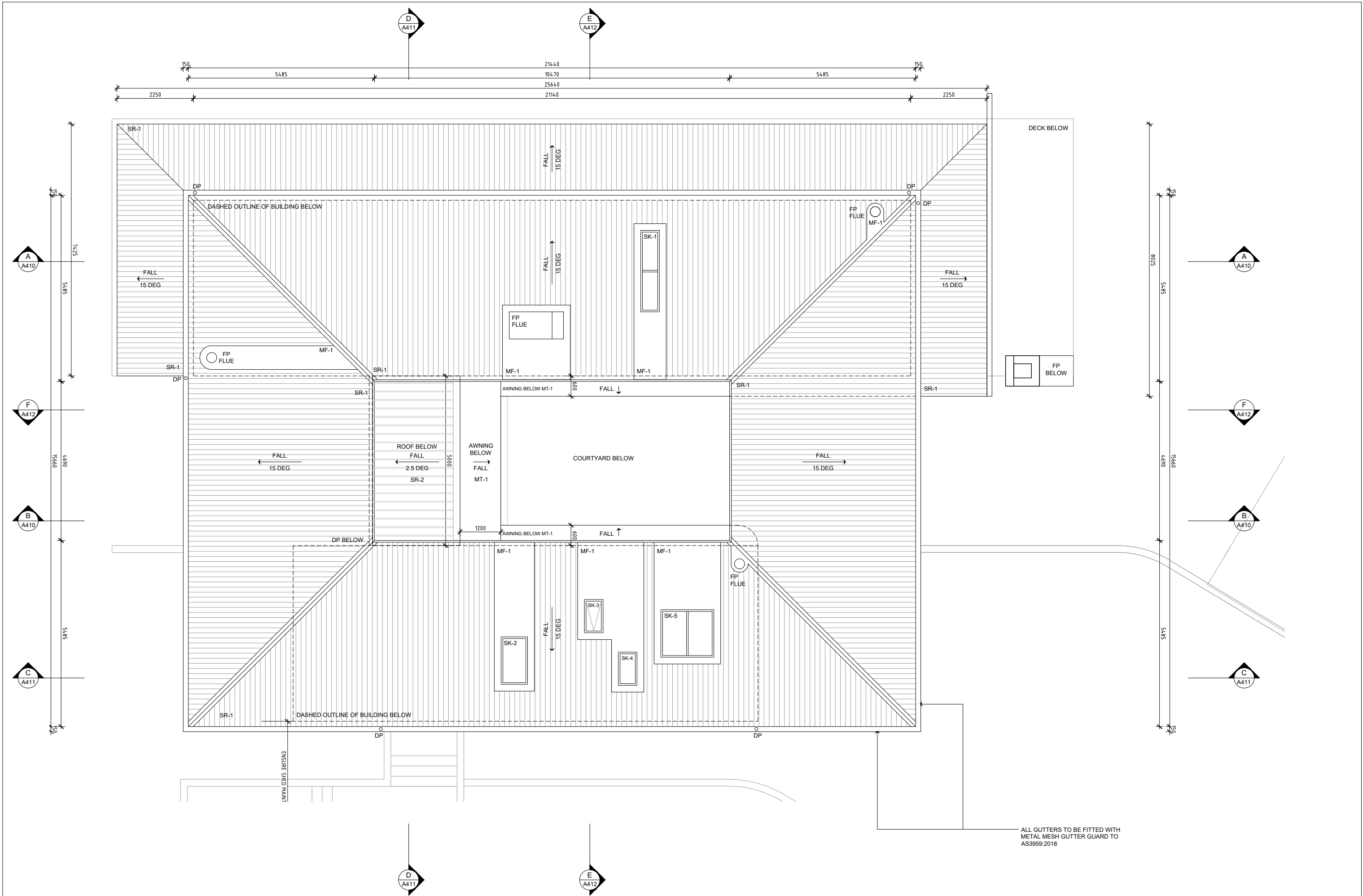


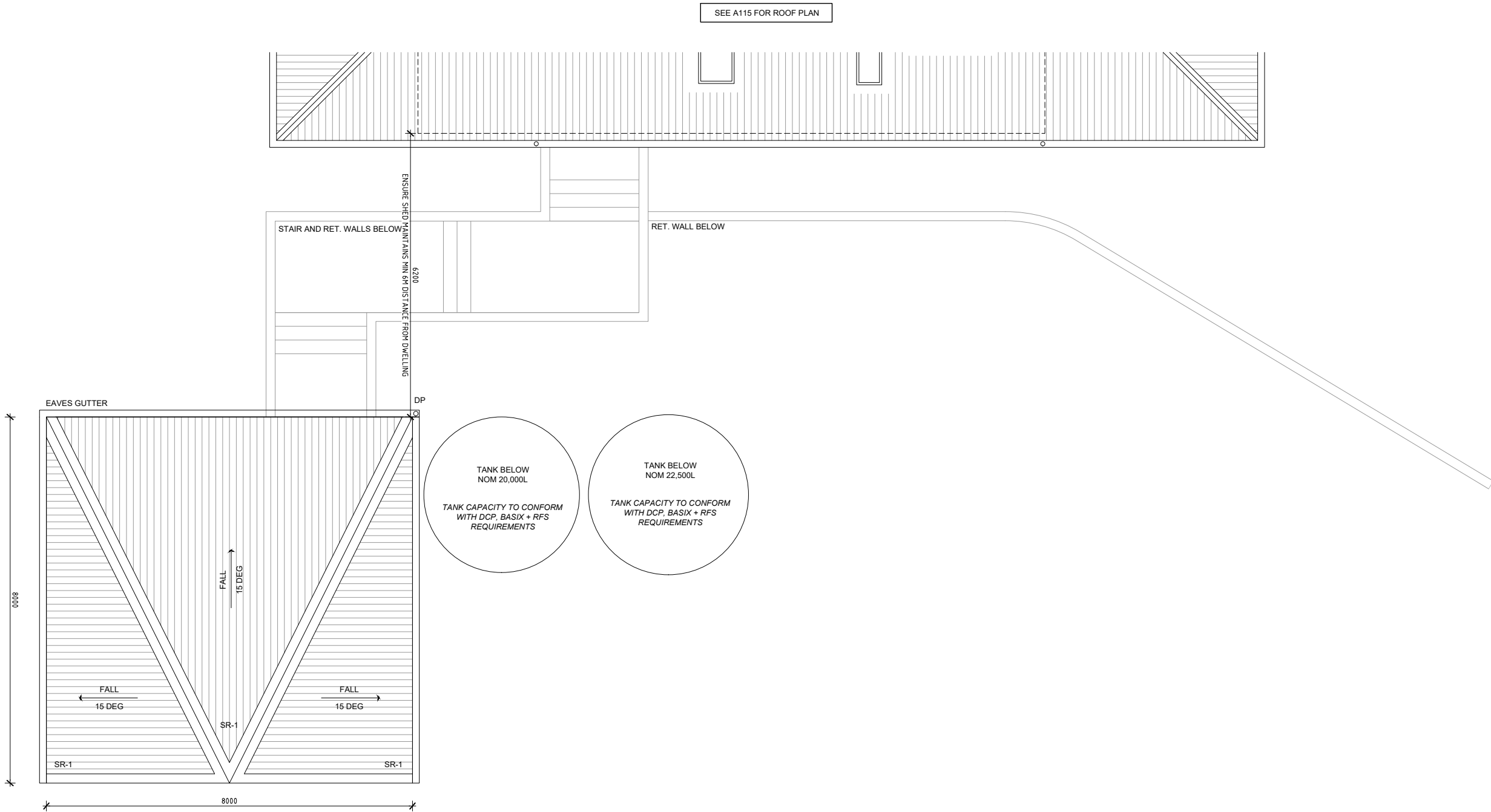
B SWIMMING POOL - SECTION
1:50@A1 / 1:100@A3



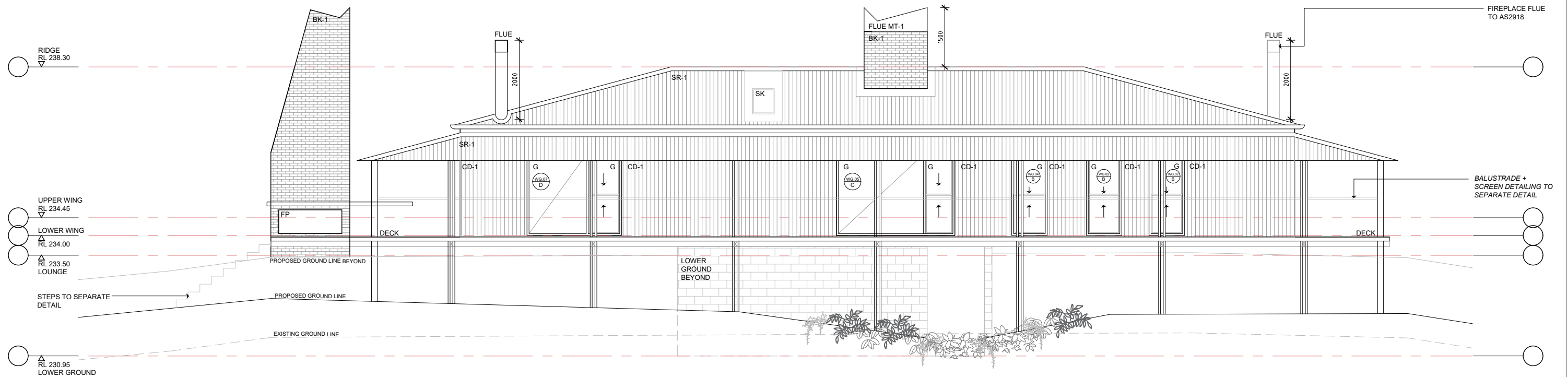


1 PROPOSED LOWER GROUND FLOOR PLAN
- 1:50@A1 / 1:100@A3

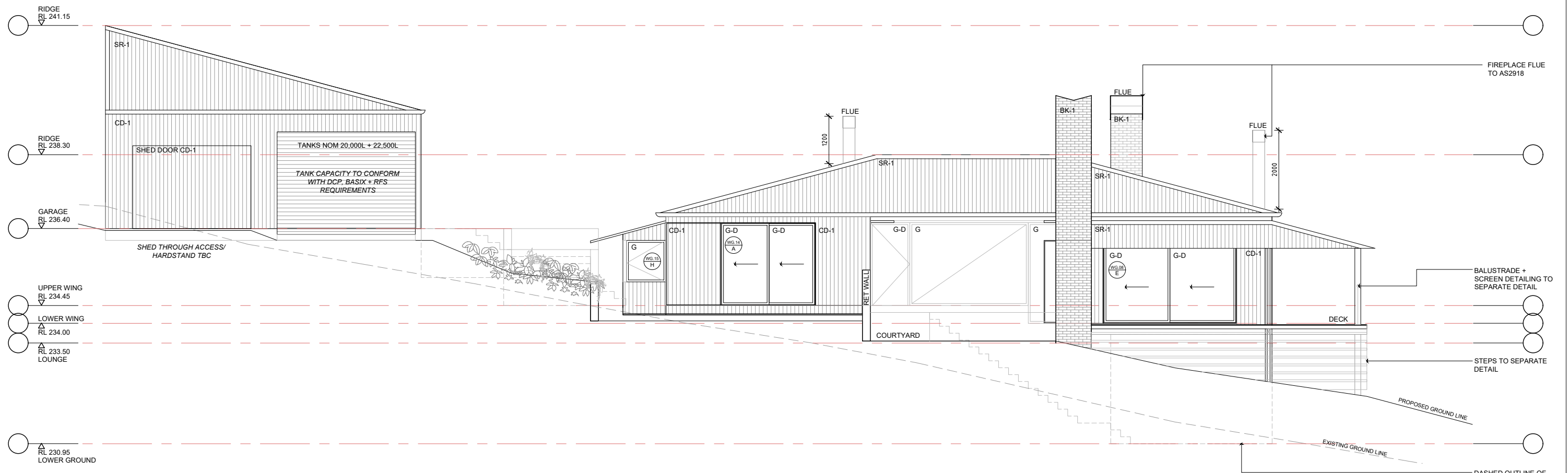




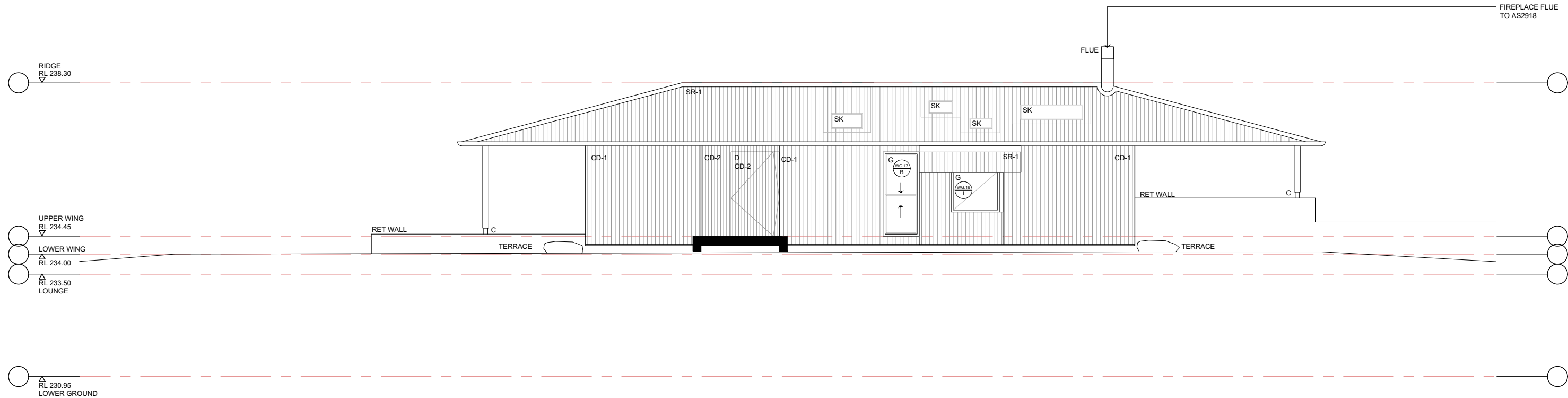
1 PROPOSED SHED ROOF PLAN
- 1:50@A1 / 1:100@A3



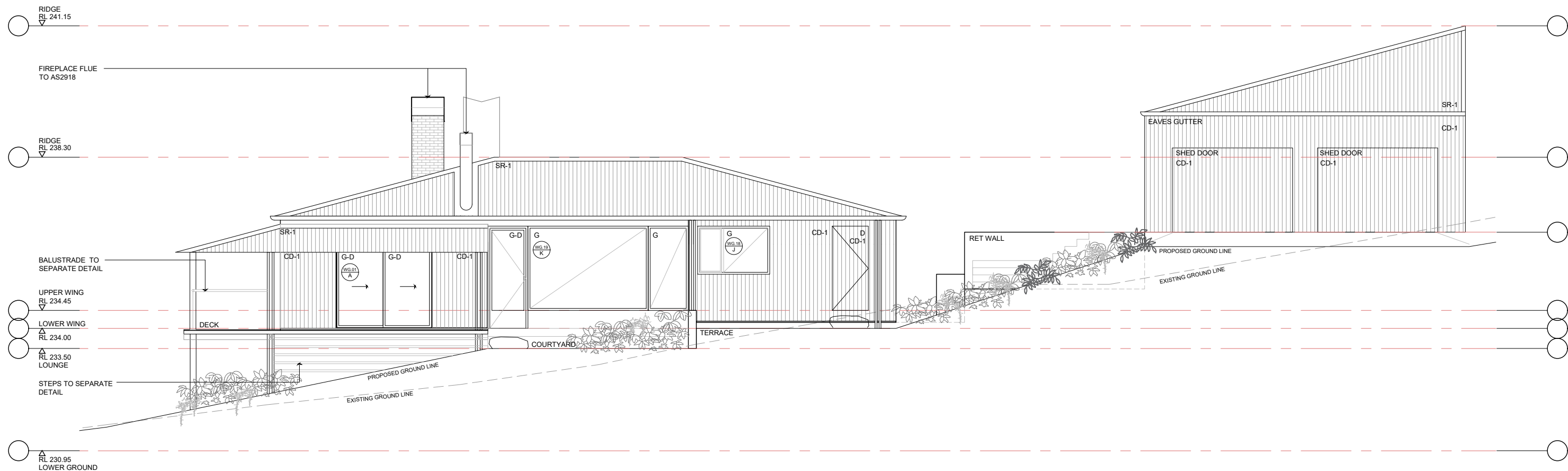
1 PROPOSED ELEVATION - WEST
1:50@A1 / 1:100@A3



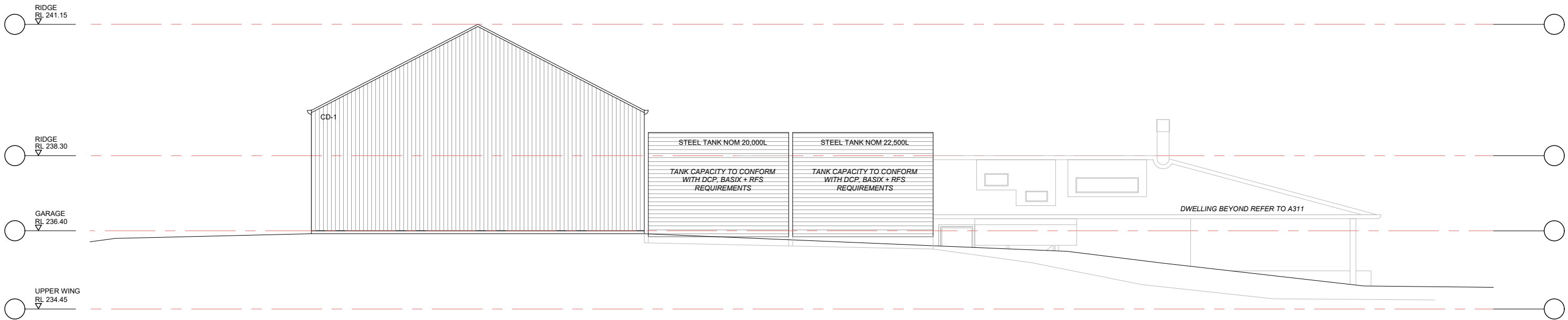
2 PROPOSED ELEVATION - NORTH
1:50@A1 / 1:100@A3



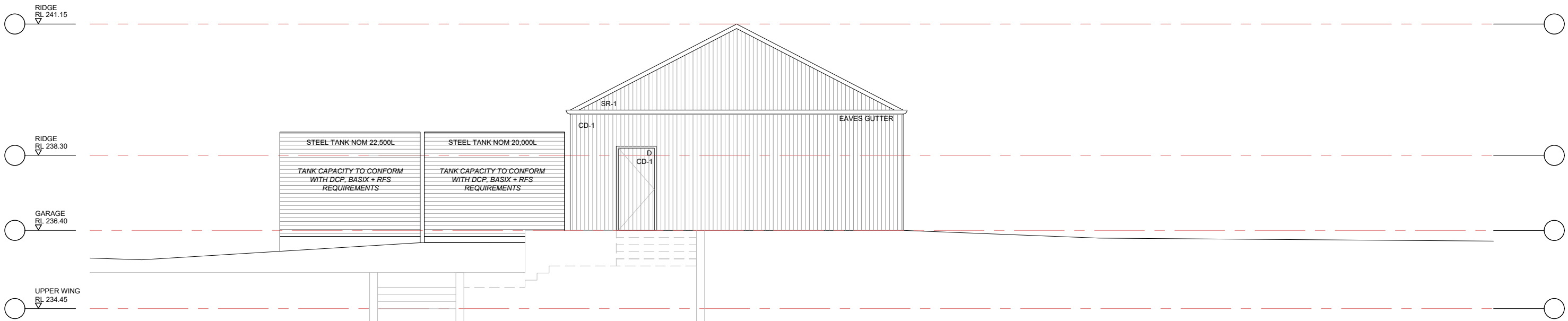
1 PROPOSED ELEVATION - EAST
1:50@A1 / 1:100@A3



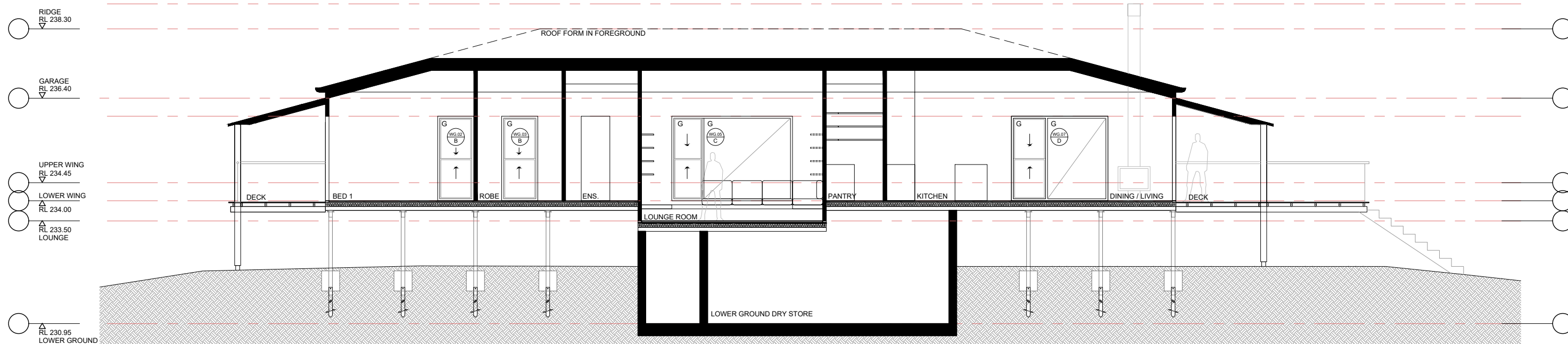
2 PROPOSED ELEVATION - SOUTH
1:50@A1 / 1:100@A3



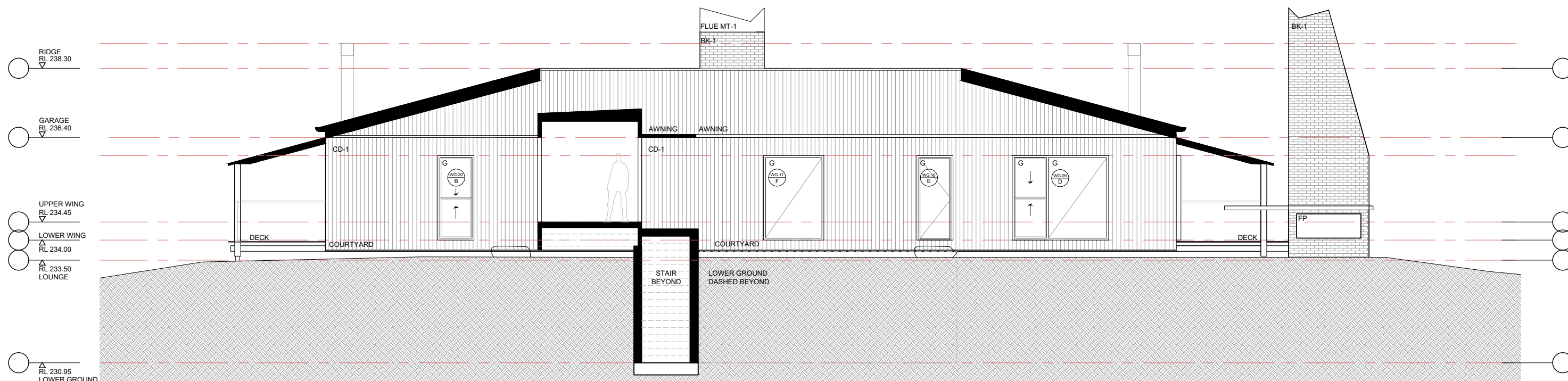
1 PROPOSED ELEVATION - EAST - SHED
- 1:50@A1 / 1:100@A3



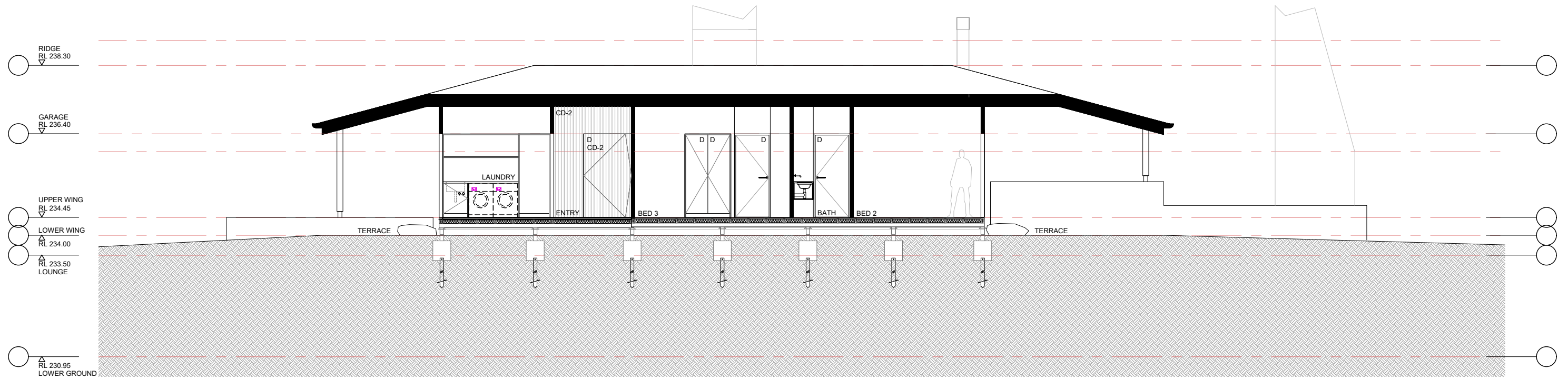
2 PROPOSED ELEVATION - WEST - SHED
- 1:50@A1 / 1:100@A3



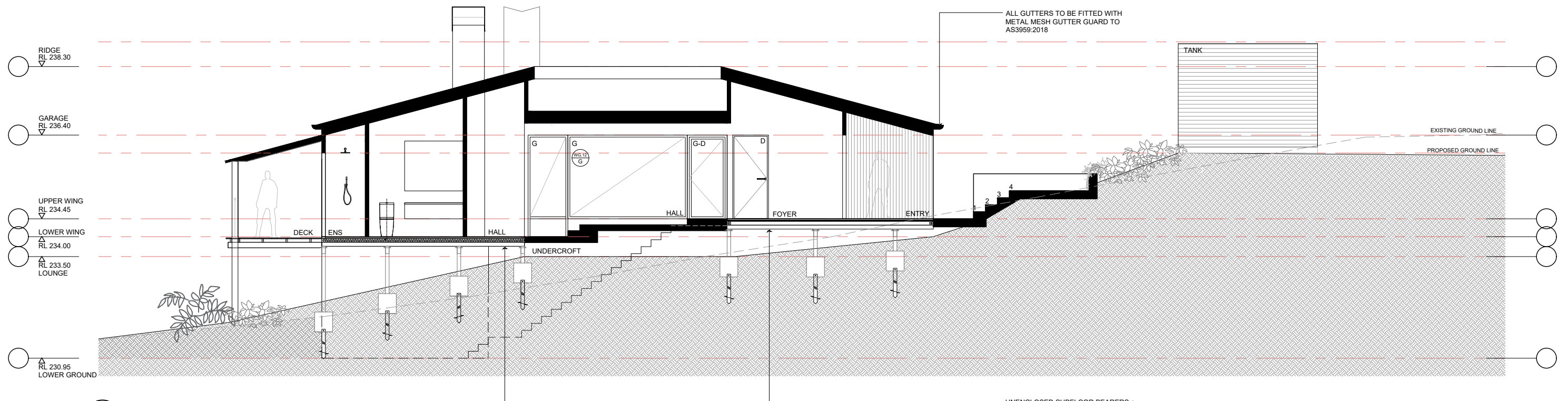
A PROPOSED SECTION
A110 1:50@A1 / 1:100@A3



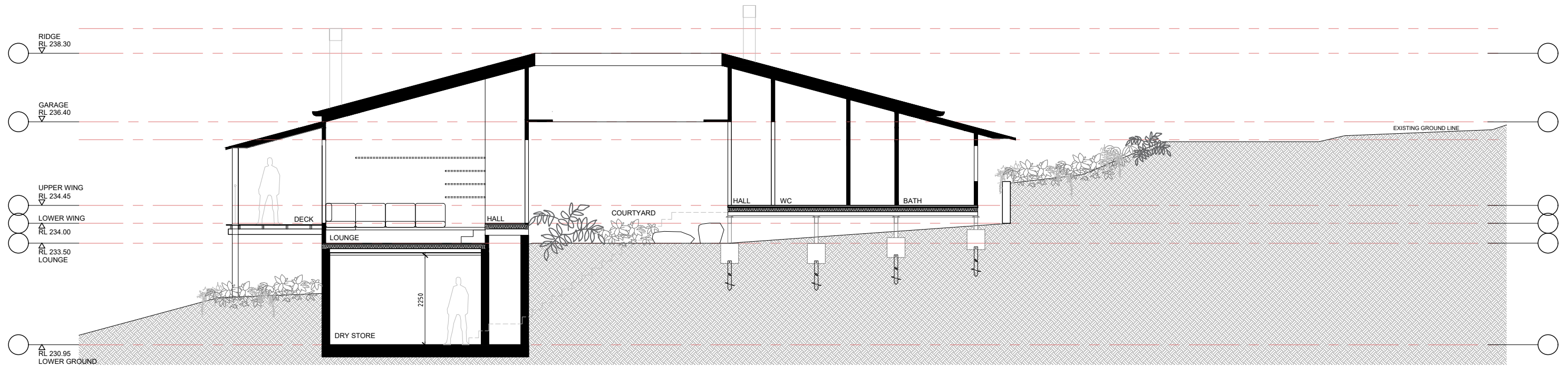
B PROPOSED SECTION
A110 1:50@A1 / 1:100@A3



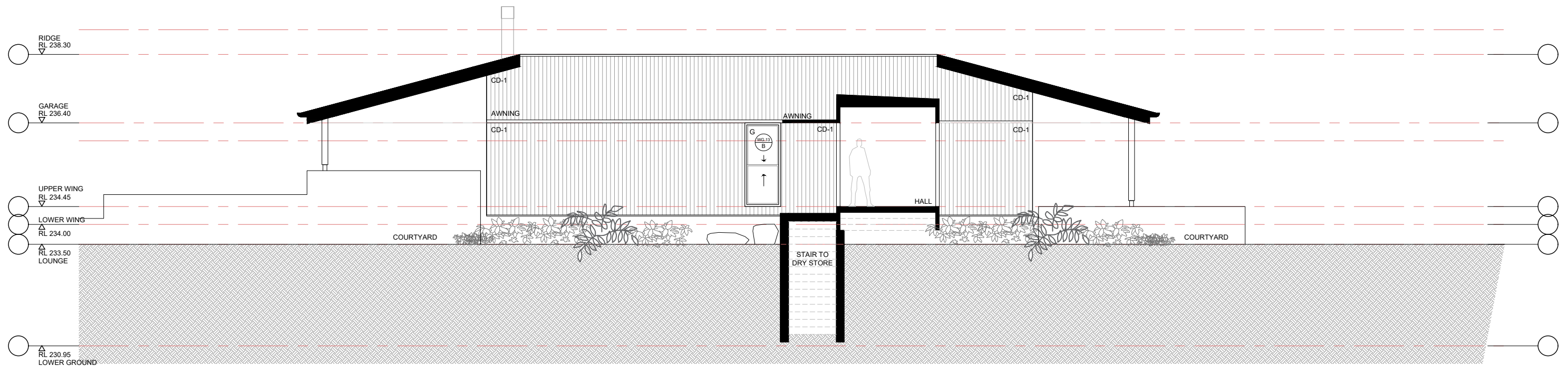
C PROPOSED SECTION
A110 1:50@A1 / 1:100@A3



D PROPOSED SECTION
A110 1:50@A1 / 1:100@A3



E PROPOSED SECTION
A110 1:50@A1 / 1:100@A3



F PROPOSED SECTION
A110 1:50@A1 / 1:100@A3

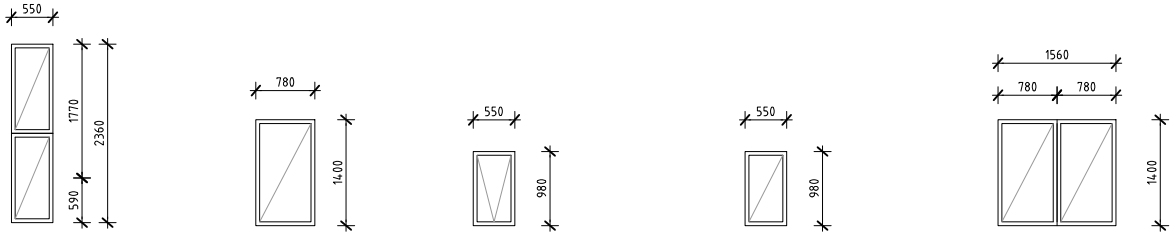


WINDOWS



NOTES

11



SKYLIGHTS

TYPE DESCRIPTION	FIXED SKYLIGHTS VELUX FS-C06 x2	FIXED SKYLIGHT VELUX FS-M08	OPERABLE SKYLIGHT VS OR VSE C04	FIXED SKYLIGHT VELUX FS -C04	FIXED SKYLIGHTS VELUX FS-M08 x2	
WINDOW NO.	SK-1	SK-2	SK-3	SK-4	SK-5	
FINISHES	PER VELUX	PER VELUX	PER VELUX	PER VELUX	PER VELUX	
SIZE NOTE: All door sizes refer to window dimensions - Structural openings to be formed to allow for framing as Detailed and Specified	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN	
FRAME	PER VELUX	PER VELUX	PER VELUX	PER VELUX	PER VELUX	
HARDWARE Refer to Door Hardware Schedule As Prepared By Manufacturer						
ACCESSORIES		ADDITION OF BLIND TBC BY CLIENT			ADDITION OF BLIND TBC BY CLIENT	
NOTES	U VALUE Skylight: 2.6 Glass: 1.93 SHGC Skylight: 0.24 Glass: 0.28	U VALUE Skylight: 2.6 Glass: 1.93 SHGC Skylight: 0.24 Glass: 0.28	U VALUE Skylight: 2.5 Glass: 1.93 SHGC Skylight: 0.21 Glass: 0.28	U VALUE Skylight: 2.6 Glass: 1.93 SHGC Skylight: 0.24 Glass: 0.28	U VALUE Skylight: 2.6 Glass: 1.93 SHGC Skylight: 0.24 Glass: 0.28	

ALL WINDOWS AND WINDOW INSTALLATION MUST COMPLY WITH AS. 2047 AND AS. 1288.

WINDOWS TO COMPLY WITH THE AUSTRALIAN STANDARD DESIGN WIND PRESSURE FOR STRUCTURAL STABILITY AS PER AS 2047 AND THE AUSTRALIAN WINDOW ASSOCIATION LABELING SCHEME.

PRINCIPLE FOR NUMBERING OF DOORS AND WINDOWS:

Door or Window — W1.01 — Door / Window Number

FLOOR LEVEL

DRAWING LEGEND

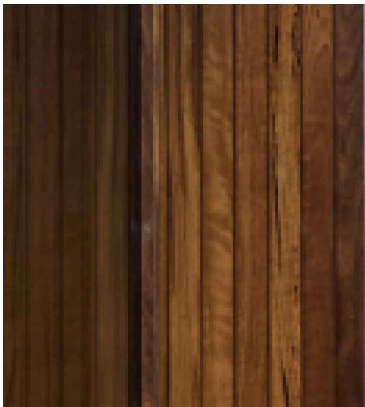
- F - FIXED GLASS
- O - OPAQUE GLAZING
- S - SAFETY GLASS
- LVR - LOUVRED GLAZING

ALL GLAZING TO BE TOUGHENED GLASS TO COMPLY WITH AS3959

ALL OPERABLE WINDOWS TO BE SCREENED WITH METAL MESH MAX 2MM APERTURE TO BAL 29 AS3959:2018



CD-1
VERTICAL ZINCALUME
CORRUGATED CLADDING



CD-2
SELECT HARDWOOD VERTICAL
TIMBER CLADDING - BUSHFIRE
RESISTANT TIMBERS TO
AS3959:2018



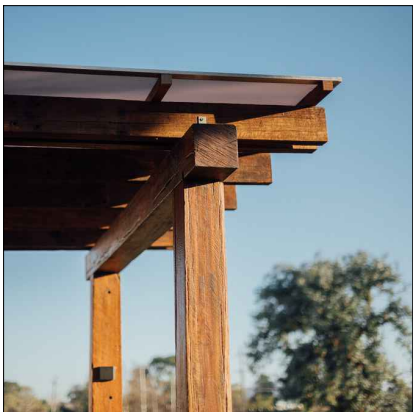
SR-1
SHEET ROOFING - ZINCALUME



TD-1
SELECT HARDWOOD TIMBER
DECKING BOARDS - BUSHFIRE
RESISTANT TIMBERS TO
AS3959:2018



DOORS + WINDOWS
BLACK SLIMLINE ALUMINUM



TIM-1
SELECT HARDWOOD TIMBER
ELEMENTS



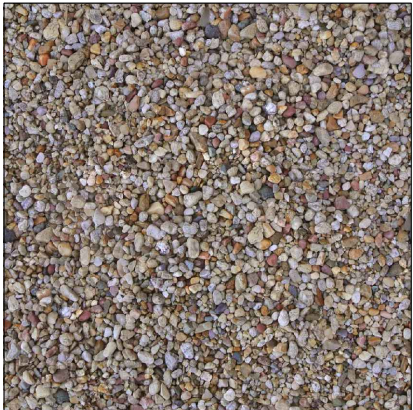
BK-1
TERRACOTTA MASONRY



MT-1
STEEL - MILL SCALE
PENETRATING SEALER



PV-1
TERRACOTTA OR BRICK FLOORING



GR-1
GRAVEL DECOMPOSED GRANITE



ST-2
NATURAL STONE STEPPERS



GUTTERS + DOWNPIPES
NATURAL ZINCALUME
METAL MESH MAX 2MM APERTURE
GUTTER GUARD TO AS3959