

ALTERATIONS & ADDITIONS TO EXSITING DWELLING:

19 STEPHEN STREET FORSTER

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16. 3D VIEWS (1 OF 2)
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John Chilko Design
NEW HOMES, RENOVATIONS & COMMERCIAL



PHONE: 0439 032 373
EMAIL: john.chilko@gmail.com
ABN: 83 104 152 686

GENERAL NOTES:
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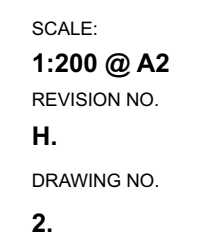
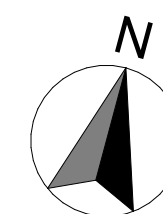
PROJECT STATUS:
DA
PLOT DATE:
25/5/2025

CLIENT: GREG & KAREN TOMS
PROJECT No. JCD0004
PROJECT ADDRESS: 19 STEPHEN STREET FORSTER

DRAWING TITLE:
COVER PAGE
PROJECT: TOMS - ALTERATIONS & ADDITIONS TO EXSITING DWELLING

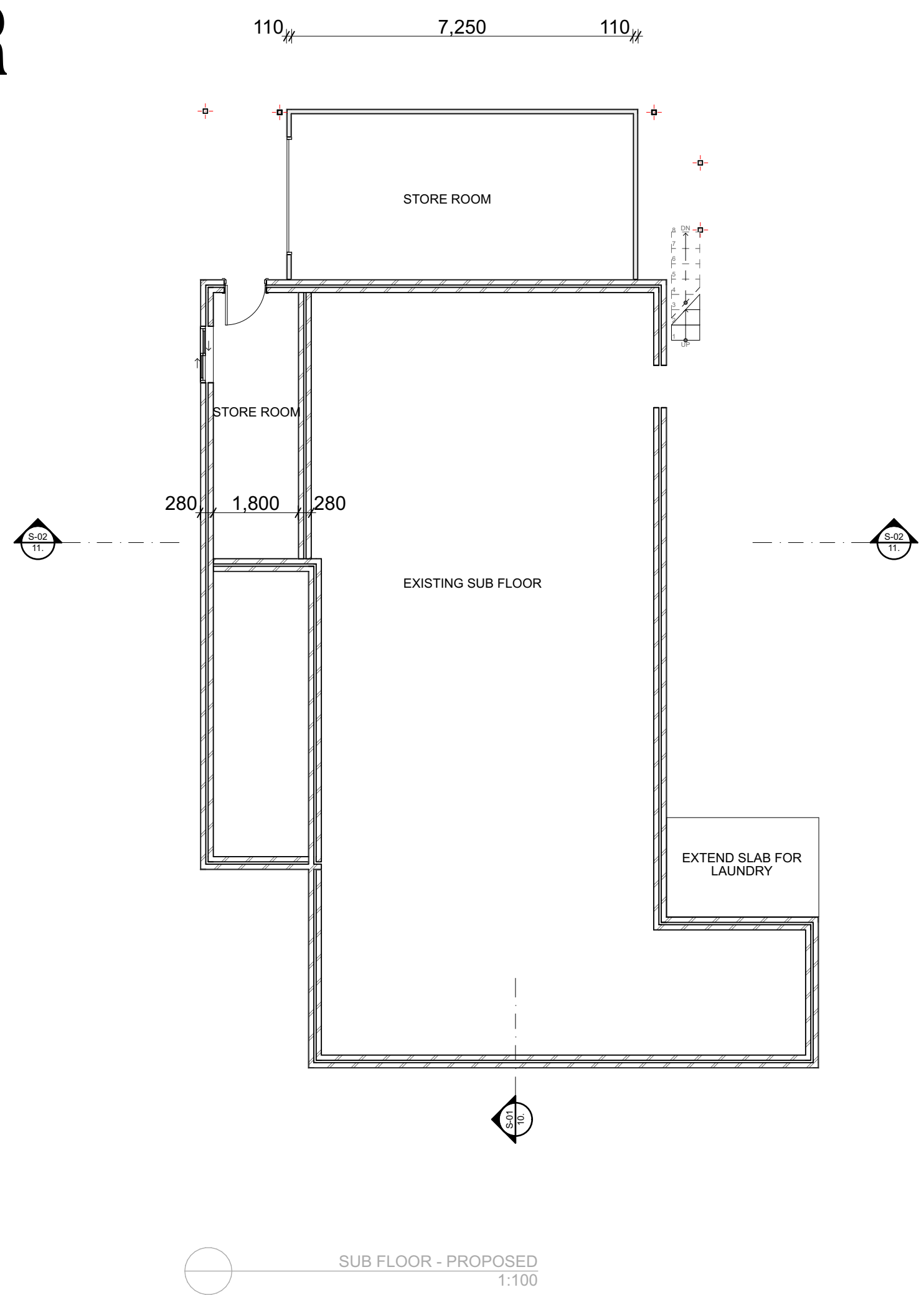
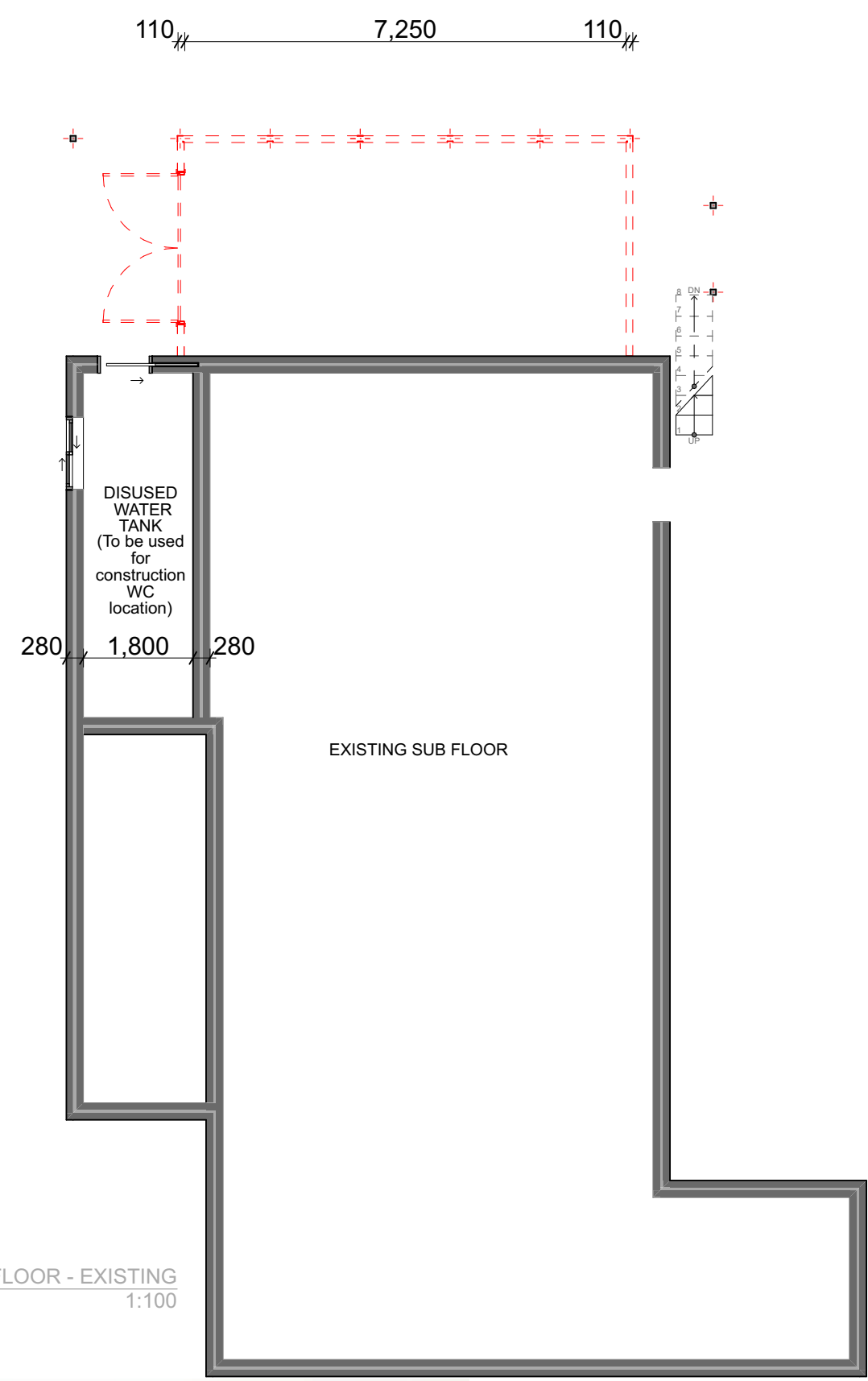
SCALE:
Not to Scale
REVISION NO.
H.
DRAWING NO.
1.

19 STEPHEN STREET FORSTER

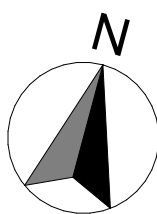


ALTERATIONS & ADDITIONS TO EXSITING DWELLING:

19 STEPHEN STREET FORSTER

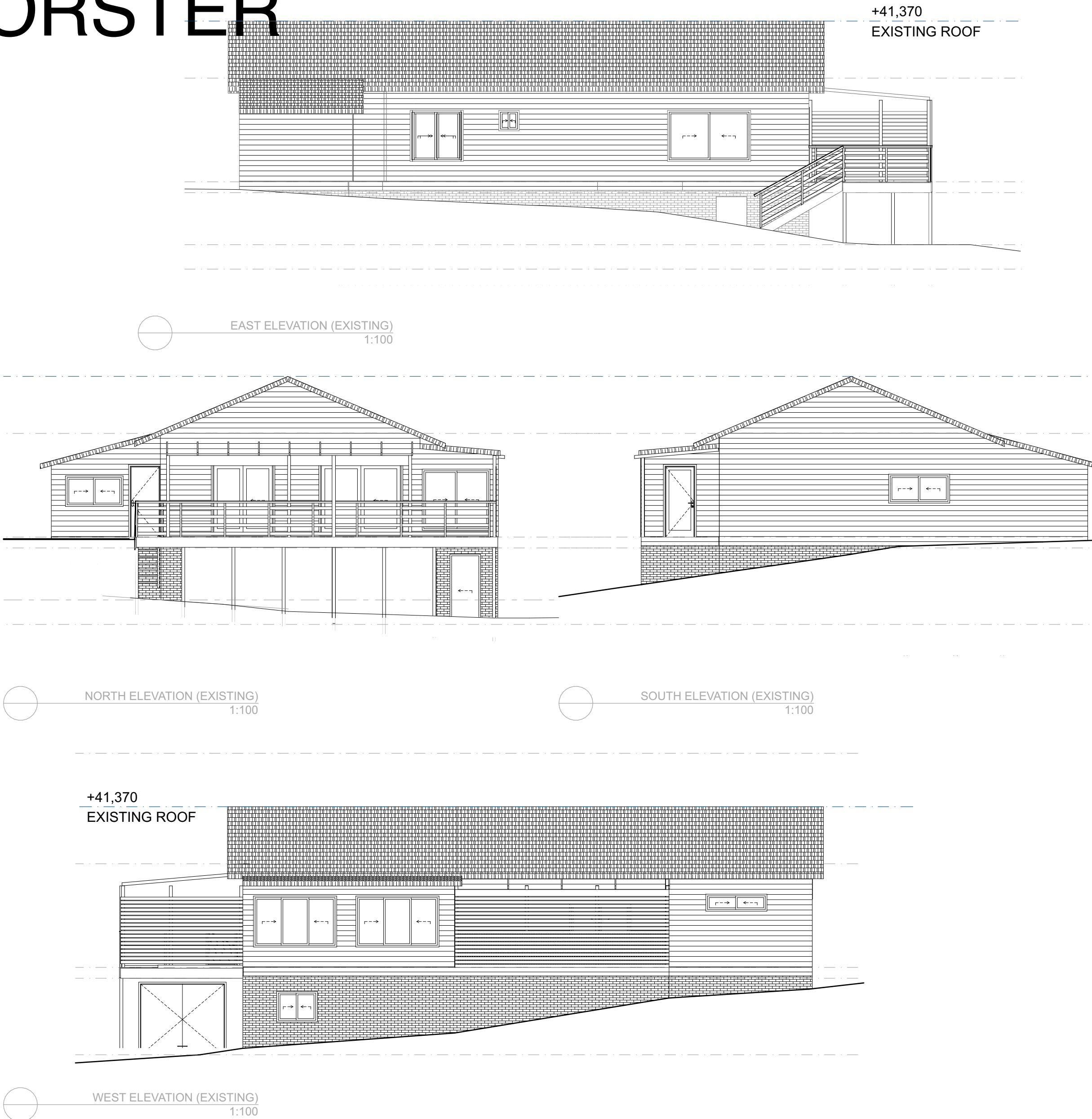
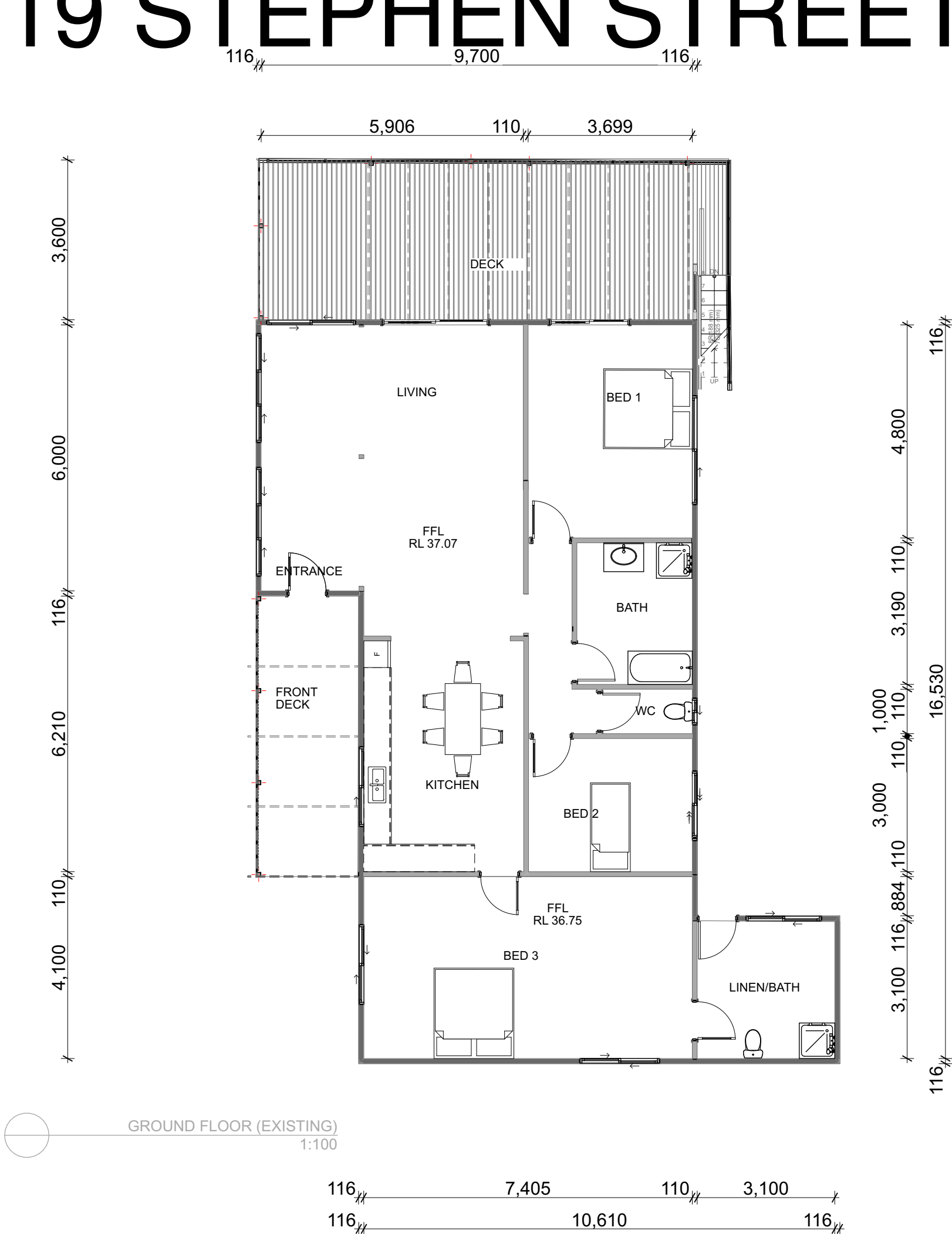


PHONE: 0439 032 373	GENERAL NOTES: The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by John Chilko Design and is to be used only for work when authorised in writing by John Chilko Design. All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site. All documents here within are subject to Australian Copyright Laws.	PROJECT STATUS: DA	CLIENT: GREG & KAREN TOMS	DRAWING TITLE: SUB FLOOR	SCALE: 1:100 @ A2
EMAIL: john.chilko@gmail.com		PLOT DATE: 25/5/2025	PROJECT No.: JCD0004	PROJECT: TOMS - ALTERATIONS & ADDITIONS TO EXSITING DWELLING	REVISION NO. H.
ABN: 83 104 152 686			PROJECT ADDRESS: 19 STEPHEN STREET FORSTER		DRAWING NO. 3.



ALTERATIONS & ADDITIONS TO EXSITING DWELLING:

19 STEPHEN STREET FORSTER



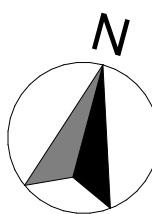
PHONE: 0439 032 373
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PLOT DATE: 25/5/2025

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PROJECT No. JCD0004
PROJECT ADDRESS: 19 STEPHEN STREET FORSTER

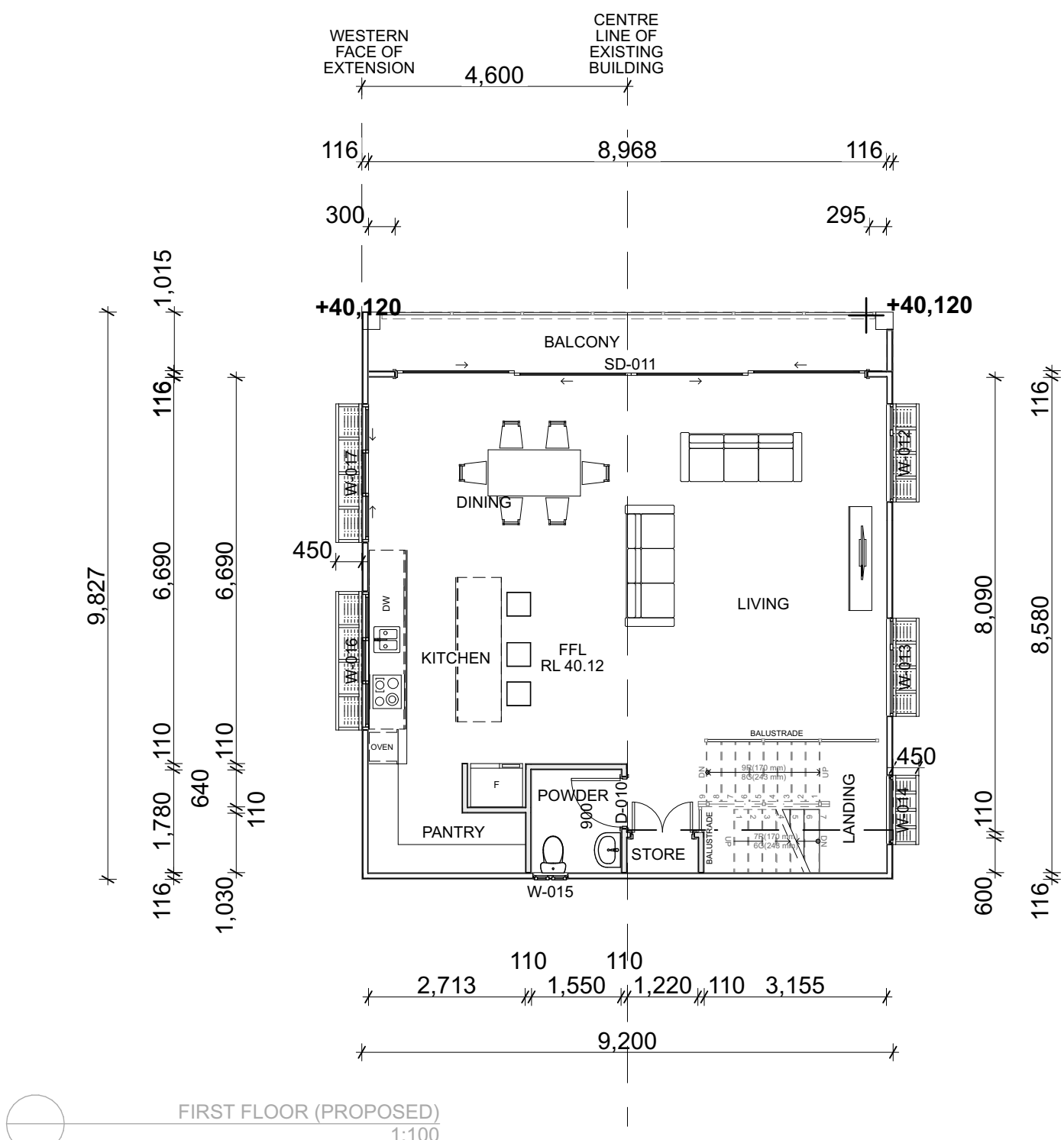
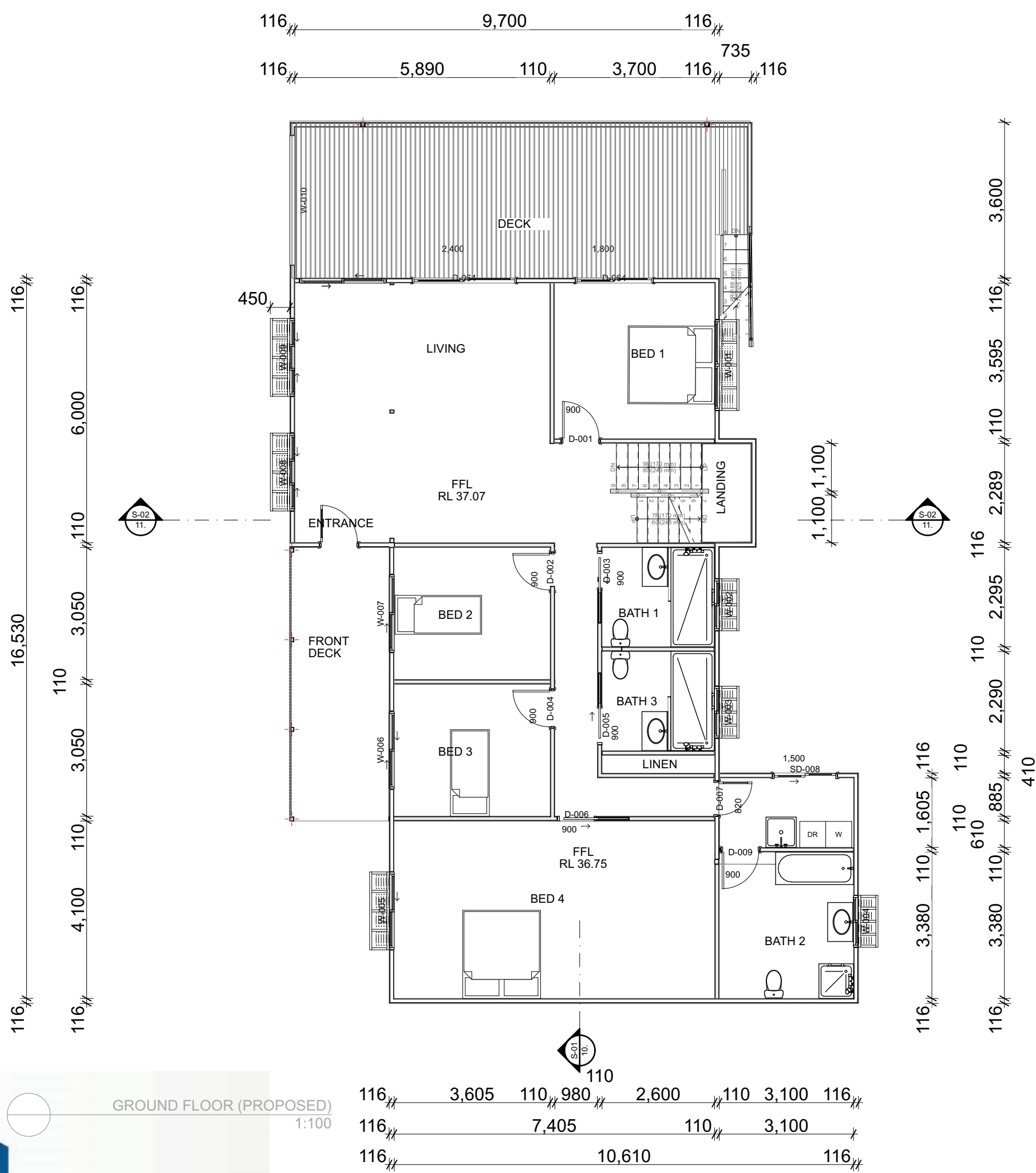
DRAWING TITLE:
EXISTING BUILDING
PROJECT: TOMS - ALTERATIONS & ADDITIONS TO EXSITING DWELLING



SCALE: 1:100 @ A2
REVISION NO. H.
DRAWING NO. 4.

ALTERATIONS & ADDITIONS TO EXSITING DWELLING:

19 STEPHEN STREET FORSTER



Summary of BASIX Commitments (refer to Certificate for exact details)	
Fixtures and Systems	
HWS:	Using Existing
Lighting:	40% of new or altered fixtures are fitted with fluorescent, compact fluorescent or LED lamps
Fixtures:	All new or altered showerheads, toilets or taps must have a minimum 3 star water rating
Construction	
Floor:	Construction: Concrete, On Ground Insulation: Nil
	Construction: Suspended floor with above existing dwelling
	Insulation: Nil
External Wall:	Construction: Framed (weatherboard/fibro/metal cladding)
	Insulation: R 1.30 (or R1.70 including construction)
Ceiling:	Construction: raked ceiling Insulation – R 1.74 (up)
Roof:	Construction: Skillion roof Colour: Medium (SA 0.475 - 0.70)
	Insulation: Foil backed Blanket (Anticon) 55mm
Glazing	
Frame and Glass Type: Standard aluminium, single clear (U-Value: 7.63 / SHGC: 0.75)	
Applicable Windows: SD008 SD011 W004 W006 W007 W008 W009 W015 W016 W017	
Frame and Glass Type: Standard aluminium, single pyrolytic low-e (U-Value: 5.7 / SGHC: 0.47)	
Applicable Windows: W002 W002 W012 W013 W014 W015	
Shading: As per BASIX Certificate	



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PROJECT STATUS:

DA

PLOT DATE: 25/5/2025

CLIENT: GREG & KAREN TOMS

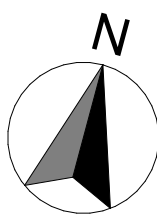
PROJECT No. JCD0004

PROJECT ADDRESS: 19 STEPHEN STREET FORSTER

DRAWING TITLE:

PROPOSED FLOOR PLANS

PROJECT: TOMS - ALTERATIONS & ADDITIONS TO EXSITING DWELLING



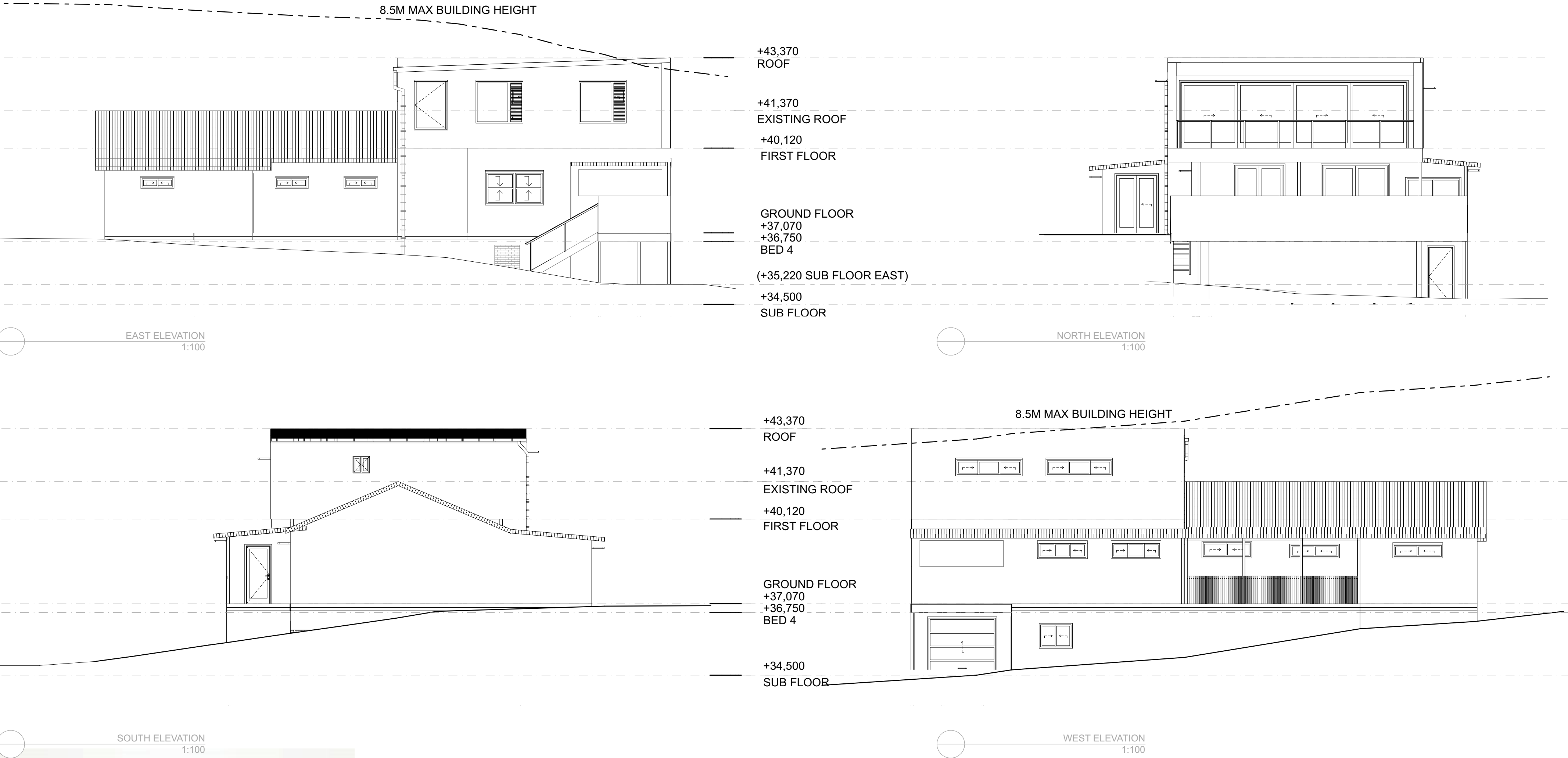
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REVISION NO. H.

DRAWING NO. 5.

ALTERATIONS & ADDITIONS TO EXSITING DWELLING:

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DA
PLOT DATE: 25/5/2025

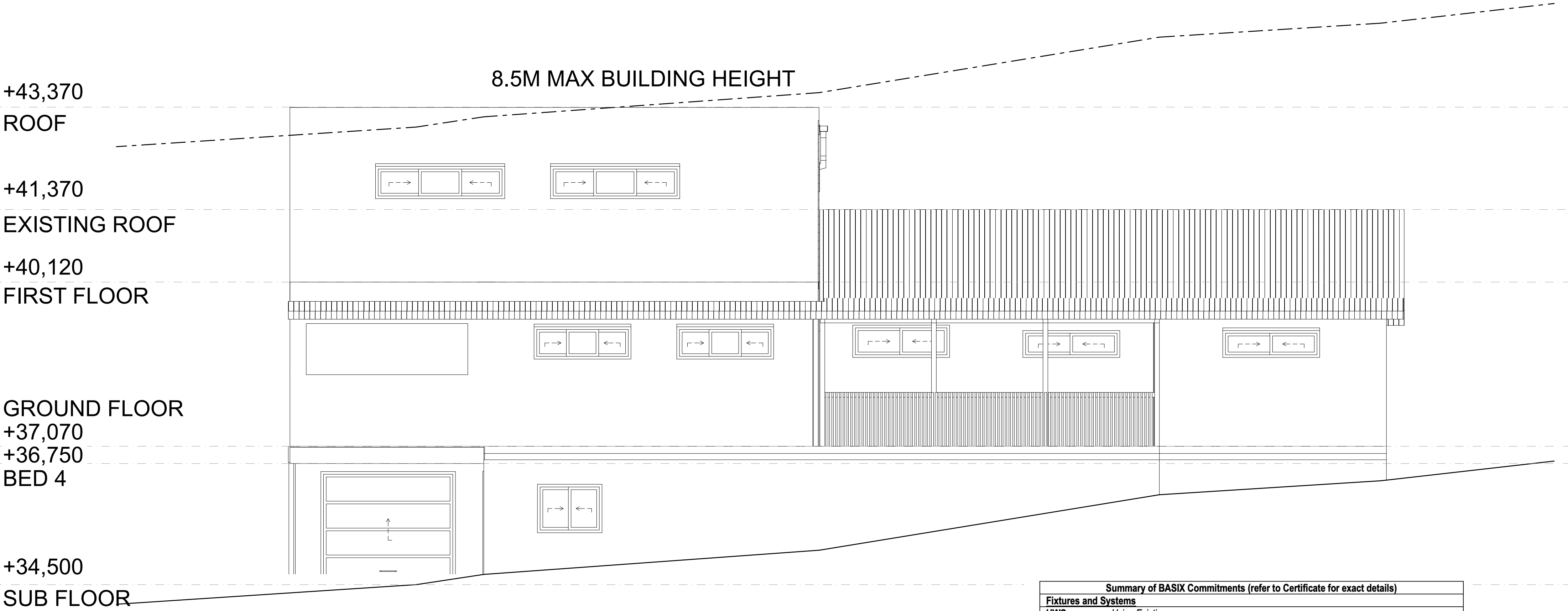
CLIENT: GREG & KAREN TOMS
PROJECT No. JCD0004
PROJECT ADDRESS: 19 STEPHEN STREET FORSTER

DRAWING TITLE:
ELEVATIONS
PROJECT: TOMS - ALTERATIONS & ADDITIONS TO EXSITING DWELLING

SCALE:
1:100 @ A2
REVISION NO.
H.
DRAWING NO.
6.

ALTERATIONS & ADDITIONS TO EXSITING DWELLING:

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Building Height Elevation
1:50



John Chilko Design
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Summary of BASIX Commitments (refer to Certificate for exact details)	
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HWS:	Using Existing
Lighting:	40% of new or altered fixtures are fitted with fluorescent, compact fluorescent or LED lamps
Fixtures:	All new or altered showerheads, toilets or taps must have a minimum 3 star water rating
Construction	
Floor:	Construction: Concrete, On Ground Insulation: Nil Construction: Suspended floor with above existing dwelling Insulation: Nil
External Wall:	Construction: Framed (weatherboard/fibro/metal cladding) Insulation: R 1.30 (or R1.70 including construction)
Ceiling:	Construction: raked ceiling Insulation – R 1.74 (up)
Roof:	Construction: Skillion roof Colour: Medium (SA 0.475 - 0.70) Insulation: Foil backed Blanket (Anticon) 55mm
Glazing	
Frame and Glass Type: Standard aluminium, single clear (U-Value: 7.63 / SHGC: 0.75) Applicable Windows: SD008 SD011 W004 W006 W007 W008 W009 W015 W016 W017	
Frame and Glass Type: Standard aluminium, single pyrolytic low-e (U-Value: 5.7 / SGHC: 0.47) Applicable Windows: W001 W002 W012 W013 W014 W015	
Shading: As per BASIX Certificate	

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PLOT DATE: 25/5/2025

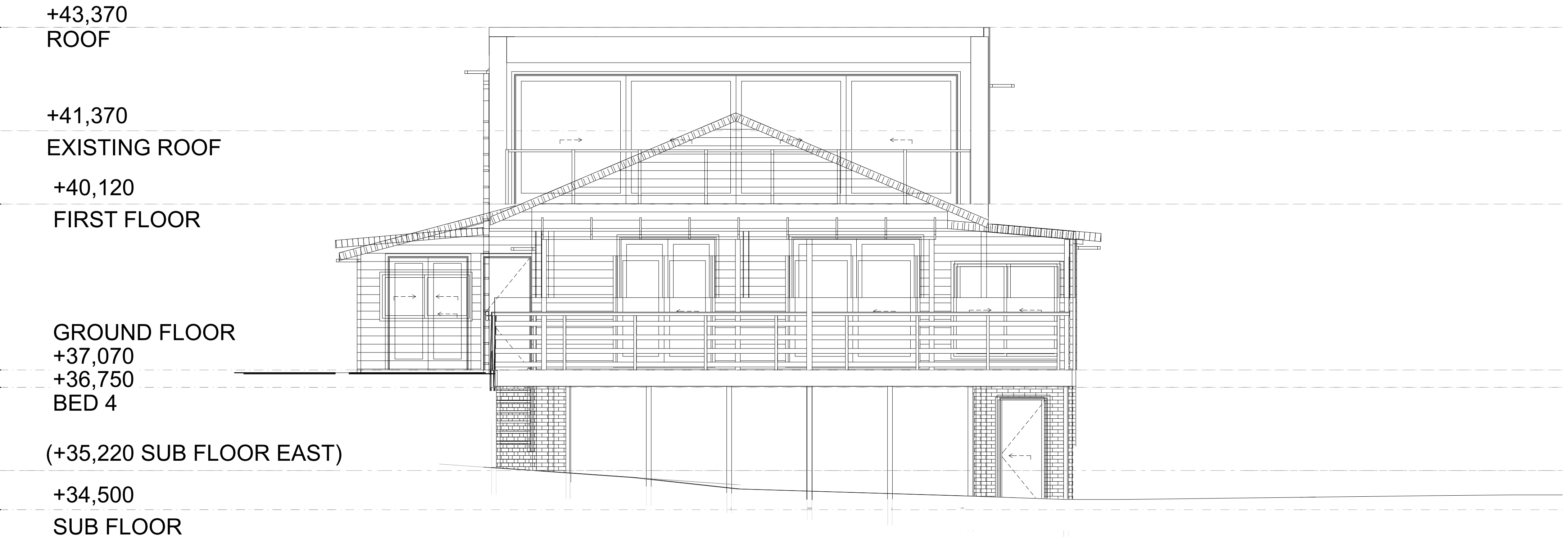
CLIENT: GREG & KAREN TOMS
PROJECT No. JCD0004
PROJECT ADDRESS: 19 STEPHEN STREET FORSTER

DRAWING TITLE:
BUILDING HEIGHT
PROJECT: TOMS - ALTERATIONS & ADDITIONS TO EXSITING DWELLING

SCALE:
1:50, 1:1 @ A2
REVISION NO.
H.
DRAWING NO.
7.

ALTERATIONS & ADDITIONS TO EXSITING DWELLING:

19 STEPHEN STREET FORSTER



Elevation Overlay
1:50



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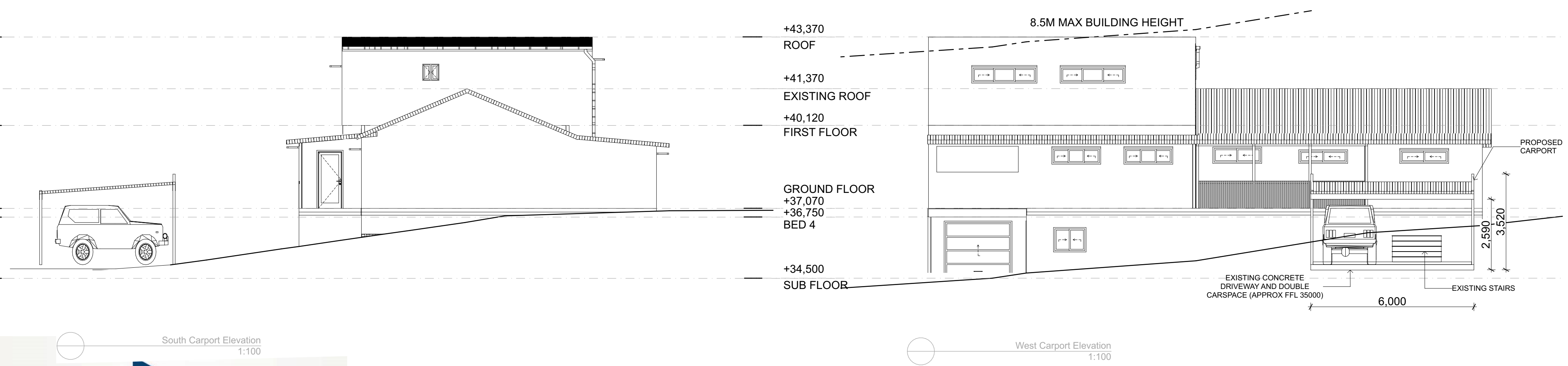
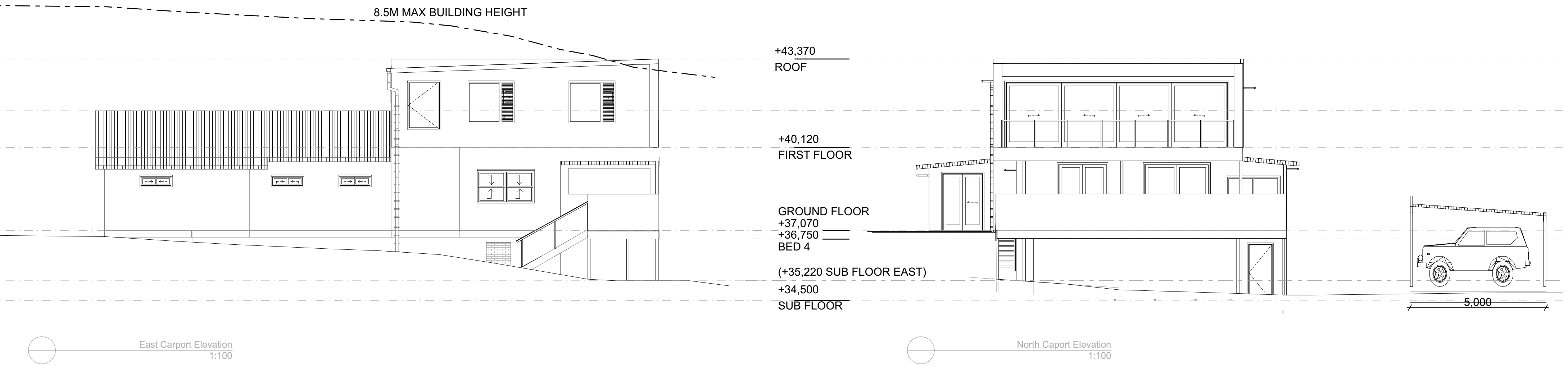
CLIENT: GREG & KAREN TOMS
PROJECT No. JCD0004
PROJECT ADDRESS: 19 STEPHEN STREET FORSTER

DRAWING TITLE:
ELEVATION OVERLAY
PROJECT: TOMS - ALTERATIONS & ADDITIONS TO EXSITING DWELLING

SCALE:
1:50 @ A2
REVISION NO.
H.
DRAWING NO.
8.

ALTERATIONS & ADDITIONS TO EXSITING DWELLING:

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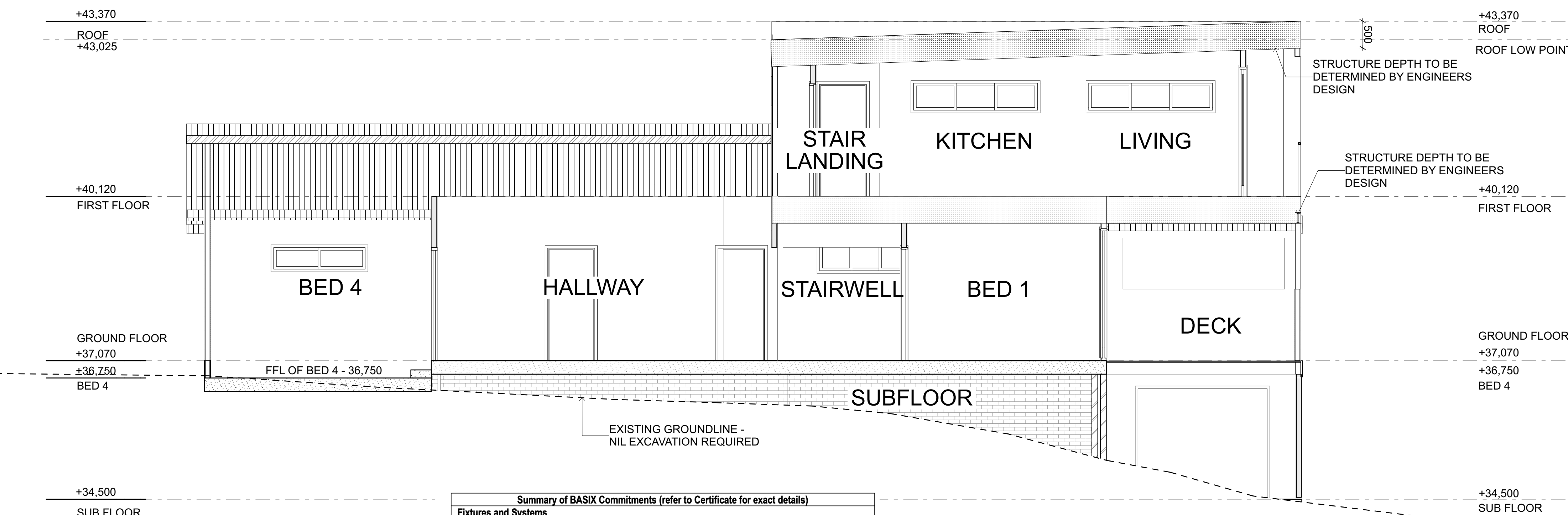
CLIENT: GREG & KAREN TOMS
PROJECT No. JCD0004
PROJECT ADDRESS: 19 STEPHEN STREET FORSTER

DRAWING TITLE:
CARPORT ELEVATIONS
PROJECT: TOMS - ALTERATIONS & ADDITIONS TO EXSITING DWELLING

SCALE:
1:100 @ A2
REVISION NO.
H.
DRAWING NO.
9.

ALTERATIONS & ADDITIONS TO EXSITING DWELLING:

19 STEPHEN STREET FORSTER



Summary of BASIX Commitments (refer to Certificate for exact details)	
Fixtures and Systems	
HWS:	Using Existing
Lighting:	40% of new or altered fixtures are fitted with fluorescent, compact fluorescent or LED lamps
Fixtures:	All new or altered showerheads, toilets or taps must have a minimum 3 star water rating
Construction	
Floor:	Construction: Concrete, On Ground Insulation: Nil Construction: Suspended floor with above existing dwelling Insulation: Nil
External Wall:	Construction: Framed (weatherboard/fibro/metal cladding) Insulation: R 1.30 (or R1.70 including construction)
Ceiling:	Construction: raked ceiling Insulation – R 1.74 (up)
Roof:	Construction: Skillion roof Colour: Medium (SA 0.475 - 0.70) Insulation: Foil backed Blanket (Anticon) 55mm
Glazing	
Frame and Glass Type: Standard aluminium, single clear (U-Value: 7.63 / SHGC: 0.75) Applicable Windows: SD008 SD011 W004 W006 W007 W008 W009 W015 W016 W017 Frame and Glass Type: Standard aluminium, single pyrolytic low-e (U-Value: 5.7 / SGHC: 0.47) Applicable Windows: W001 W002 W012 W013 W014 W015 Shading: As per BASIX Certificate	



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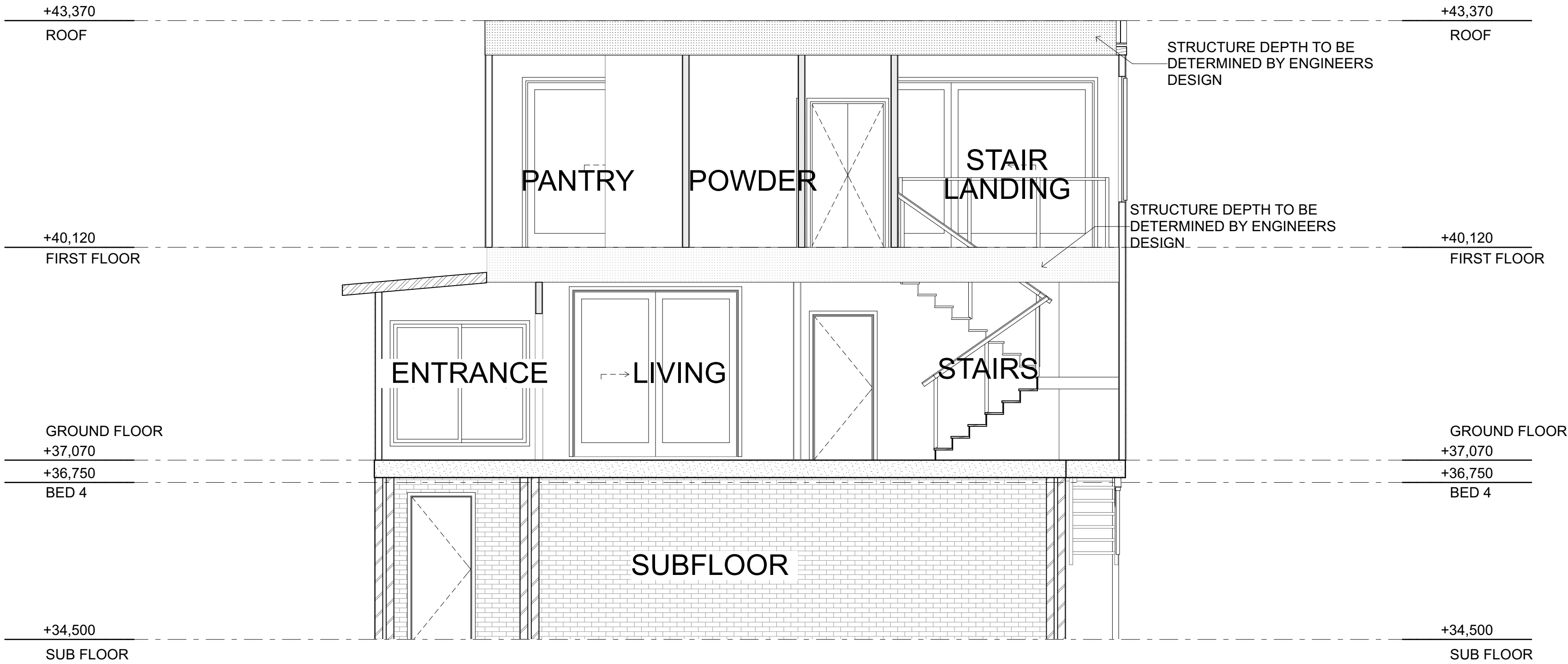
CLIENT: GREG & KAREN TOMS
PROJECT No. JCD0004
PROJECT ADDRESS: 19 STEPHEN STREET FORSTER

DRAWING TITLE:
SECTION 1
PROJECT: TOMS - ALTERATIONS & ADDITIONS TO EXSITING DWELLING

SCALE:
1:50, 1:1 @ A2
REVISION NO.
H.
DRAWING NO.
10.

ALTERATIONS & ADDITIONS TO EXSITING DWELLING:

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PLOT DATE: 25/5/2025

CLIENT:

GREG & KAREN TOMS

PROJECT No.

JCD0004

PROJECT ADDRESS:

19 STEPHEN STREET FORSTER

DRAWING TITLE:

SECTION 2

PROJECT:

TOMS - ALTERATIONS & ADDITIONS TO EXSITING DWELLING

SCALE:

1:50 @ A2

REVISION NO.

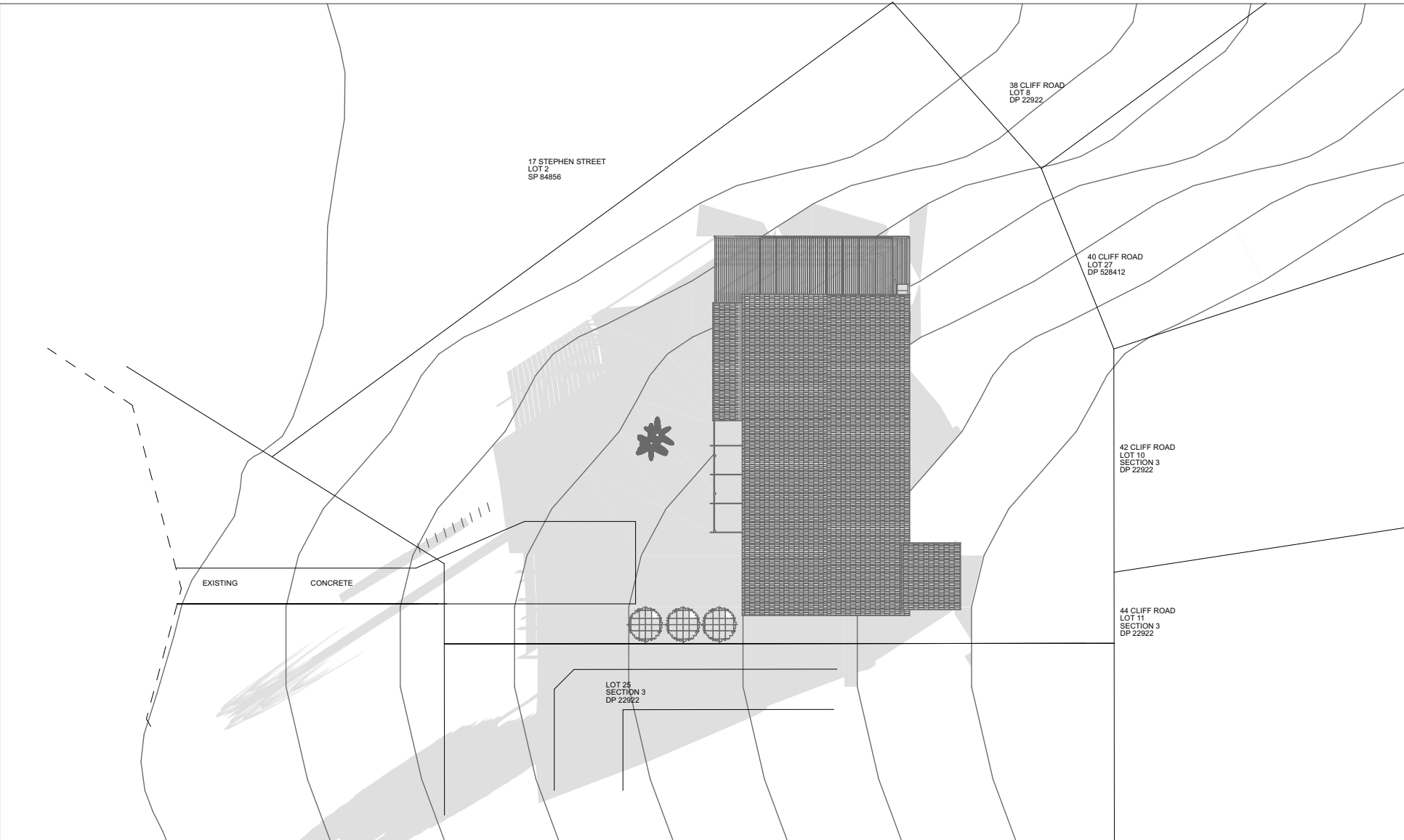
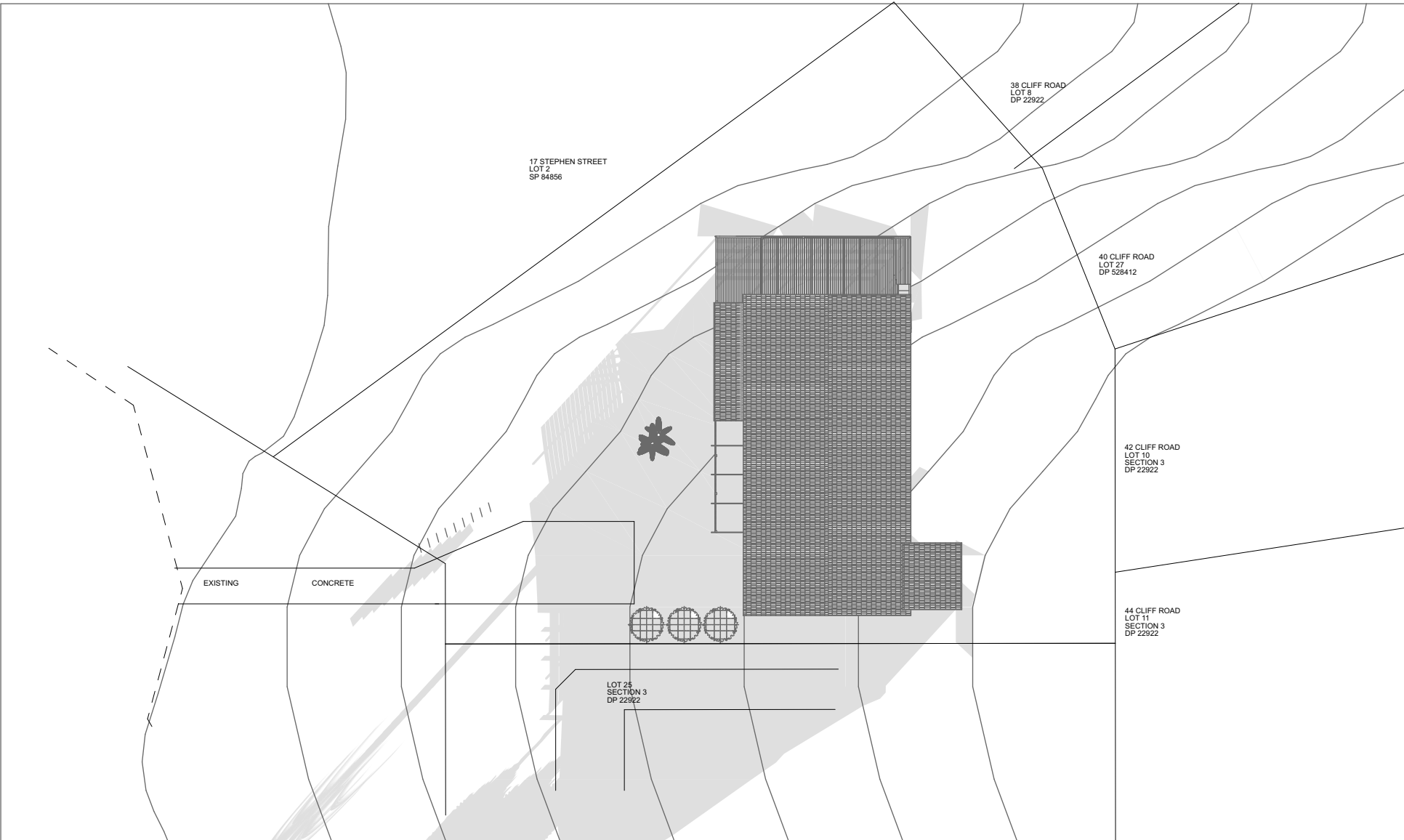
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DRAWING NO.

11.

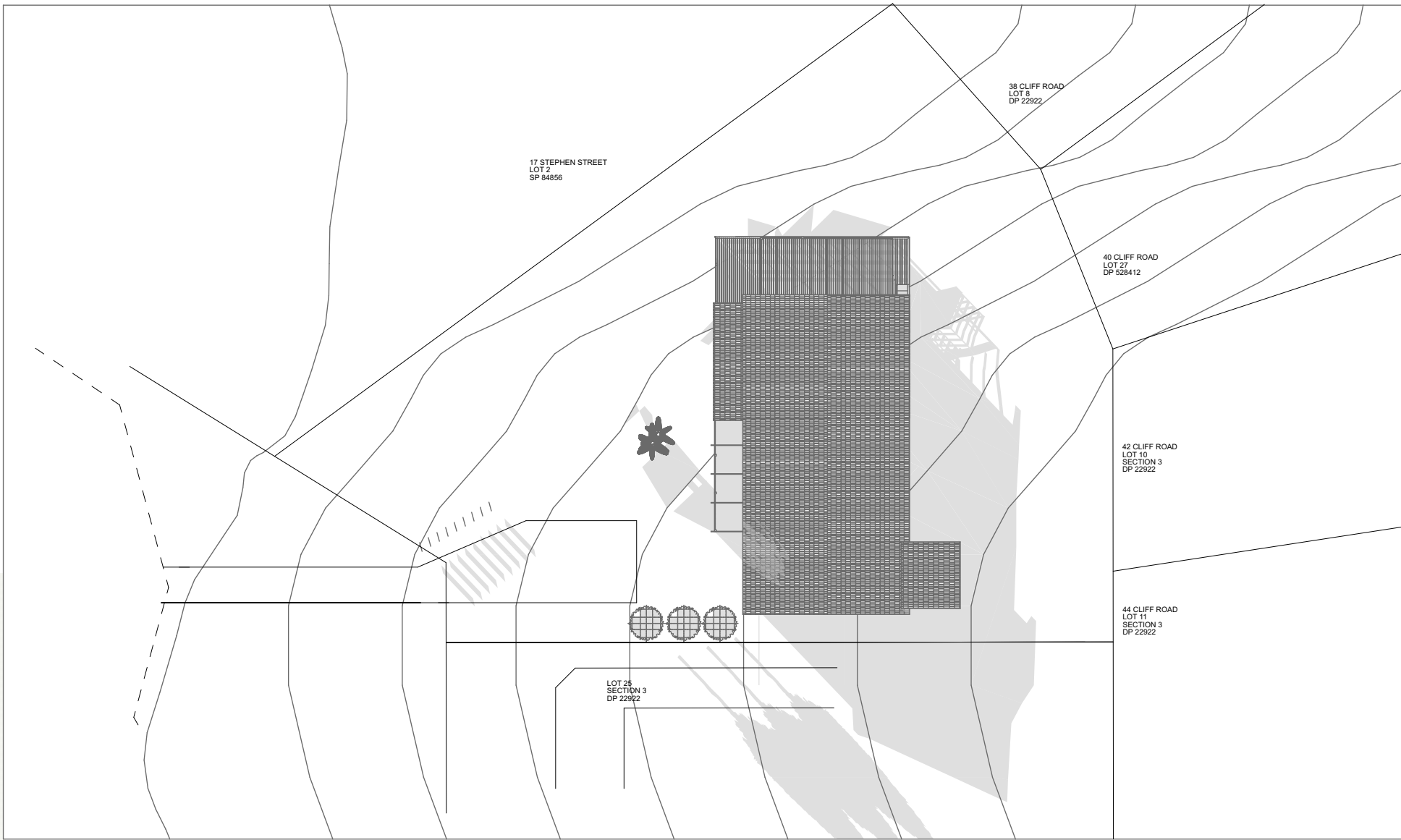
ALTERATIONS & ADDITIONS TO EXSITING DWELLING:

19 STEPHEN STREET FORSTER



EXISTING WINTER 21 June at 0900h
1:300

EXISTING WINTER 21 June at 1200h
1:300



EXISTING WINTER 21 June at 1500h
1:300



John Chilko Design
NEW HOMES, RENOVATIONS & COMMERCIAL

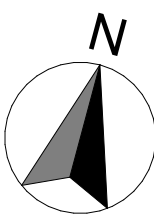
PHONE: 0439 032 373
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DA
PLOT DATE: 25/5/2025

CLIENT: GREG & KAREN TOMS
PROJECT No. JCD0004
PROJECT ADDRESS: 19 STEPHEN STREET FORSTER

DRAWING TITLE:
EXISTING WINTER SHADOW STUDY
PROJECT: TOMS - ALTERATIONS & ADDITIONS TO EXSITING DWELLING



SCALE:
1:300 @ A2
REVISION NO.
H.
DRAWING NO.
12.

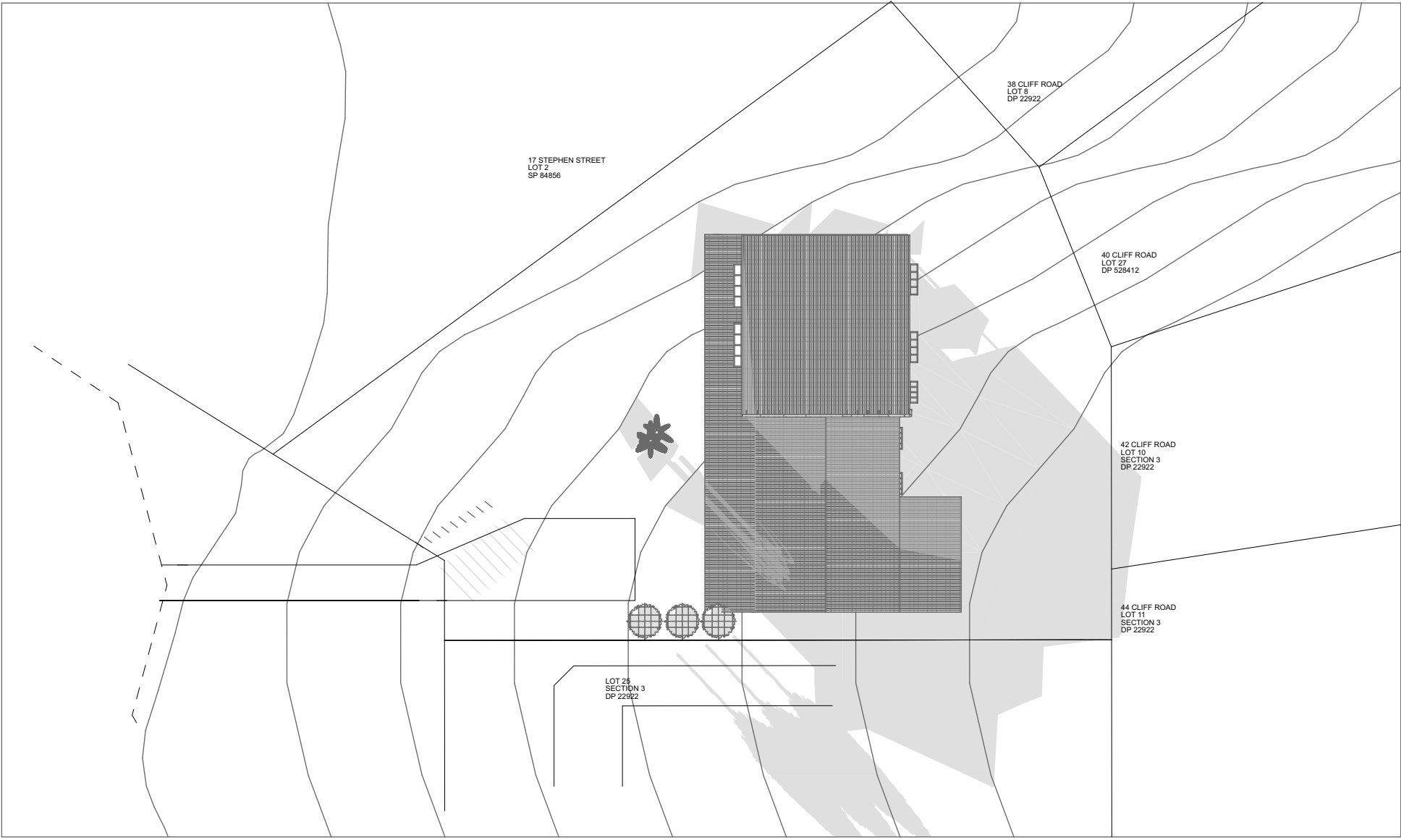
ALTERATIONS & ADDITIONS TO EXSITING DWELLING:

19 STEPHEN STREET FORSTER



WINTER 21 June at 0900h
1:300

WINTER 21 June at 1200h
1:300



WINTER 21 June at 1500h
1:300



John Chilko Design
NEW HOMES, RENOVATIONS & COMMERCIAL

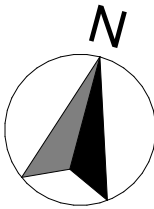
PHONE: 0439 032 373
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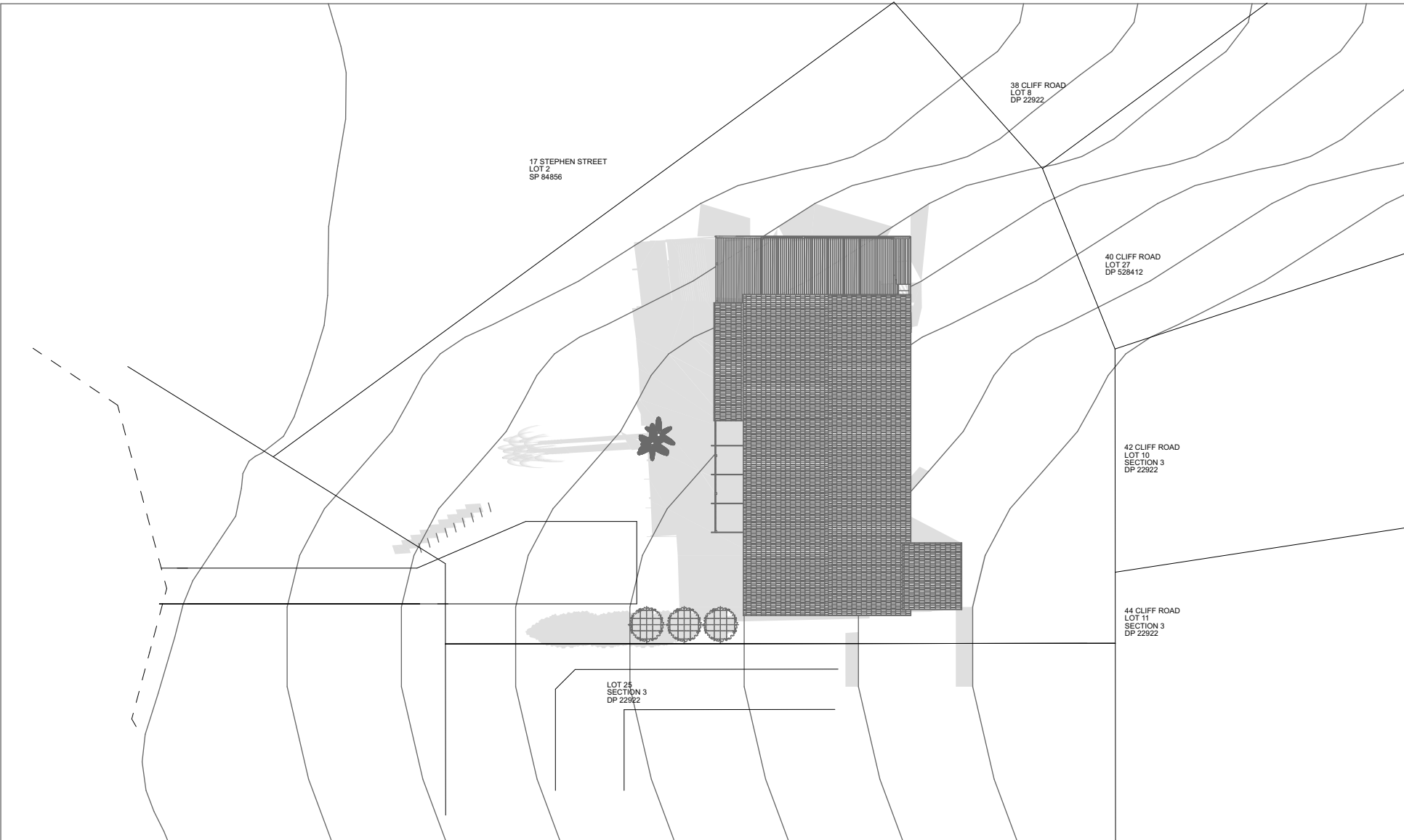
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WINTER SHADOW STUDY
PROJECT: TOMS - ALTERATIONS & ADDITIONS TO EXSITING DWELLING



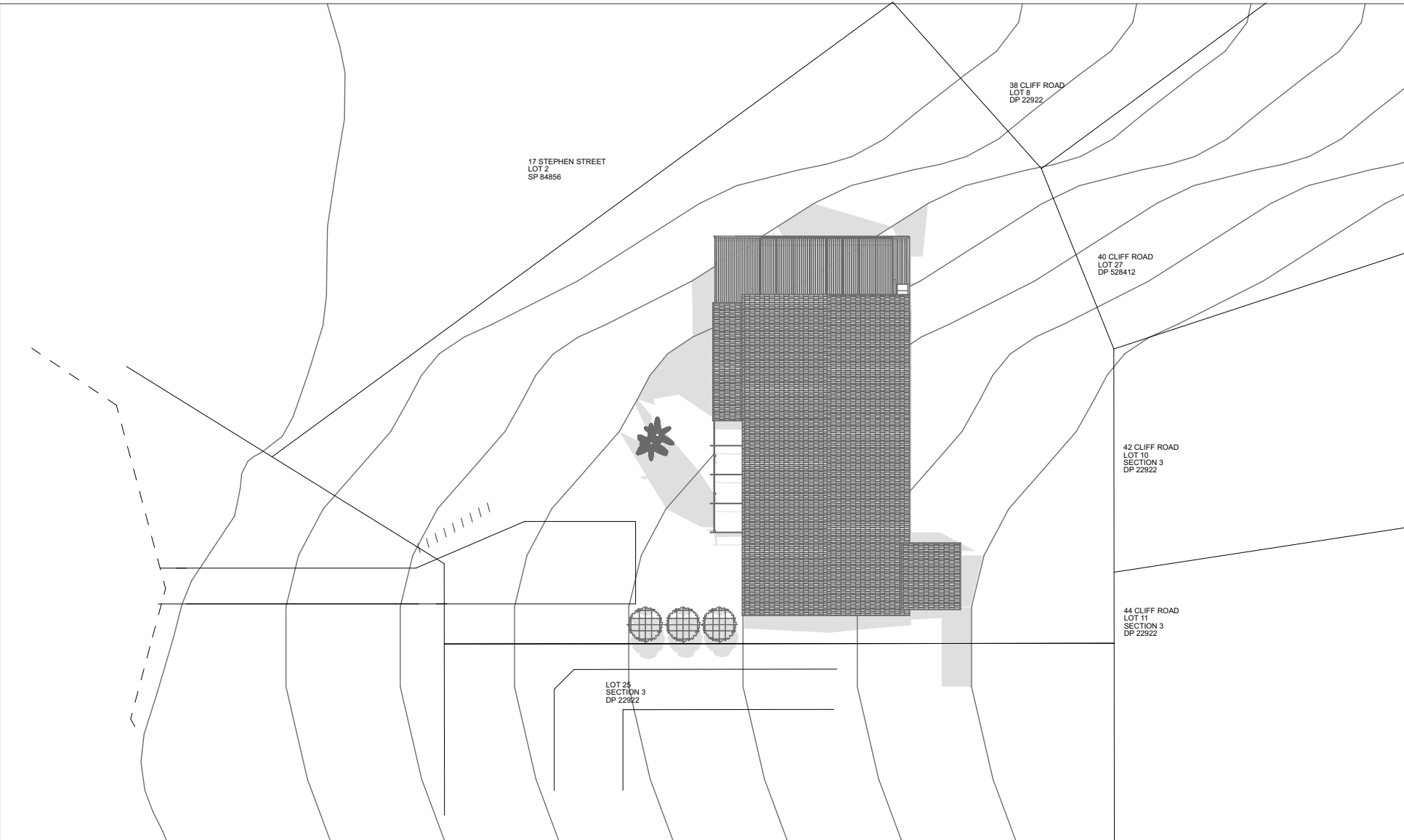
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REVISION NO.
H.
DRAWING NO.
13.

ALTERATIONS & ADDITIONS TO EXSITING DWELLING:

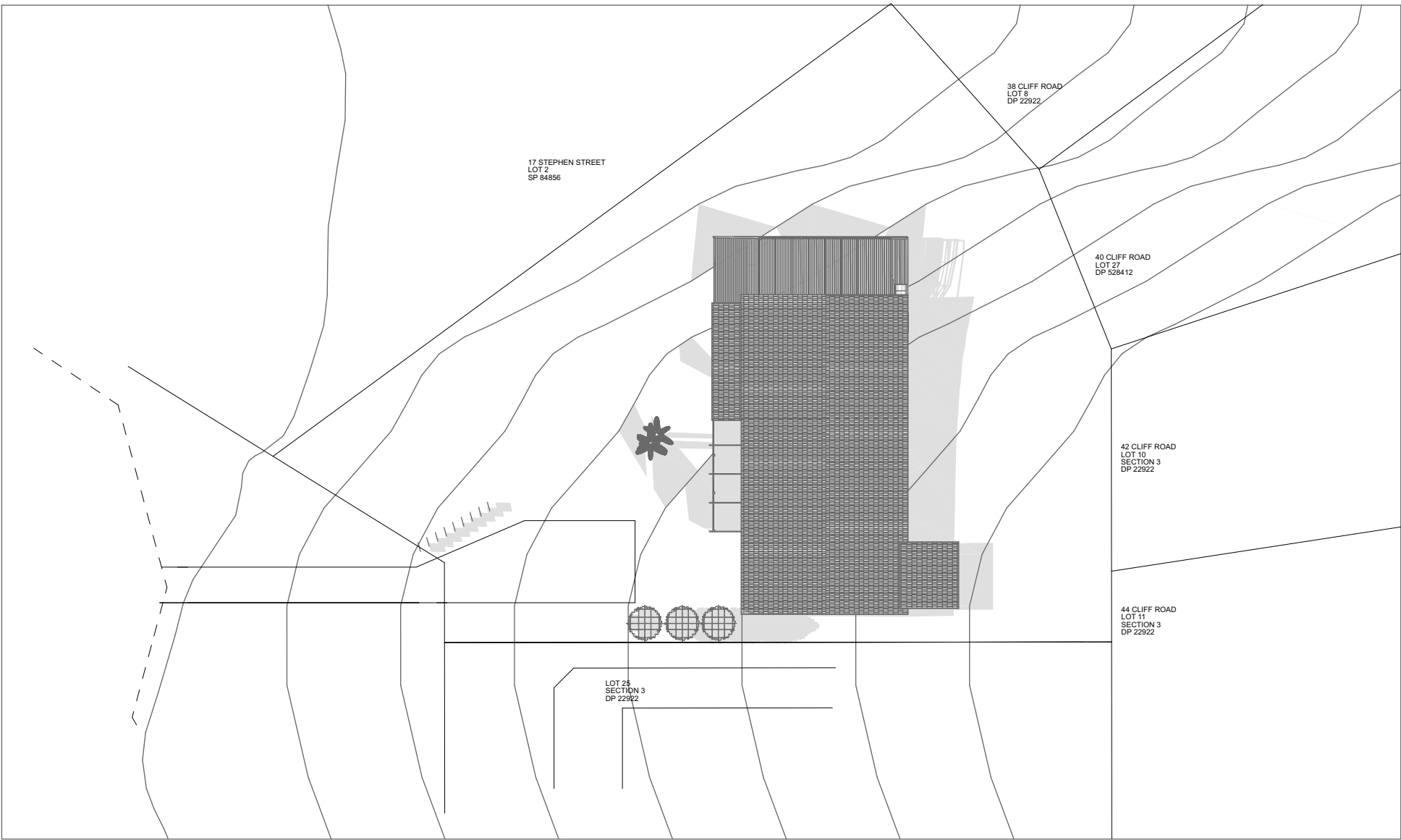
19 STEPHEN STREET FORSTER



EXISTING SUMMER 21 Dec at 0900h
1:300



EXISTING SUMMER 21 Dec at 1200h
1:300



EXISTING SUMMER 21 Dec at 1500h
1:300



John Chilko Design
NEW HOMES, RENOVATIONS & COMMERCIAL

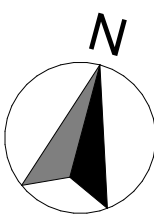
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PROJECT STATUS:
DA
PLOT DATE: 25/5/2025

CLIENT: GREG & KAREN TOMS
PROJECT No. JCD0004
PROJECT ADDRESS: 19 STEPHEN STREET FORSTER

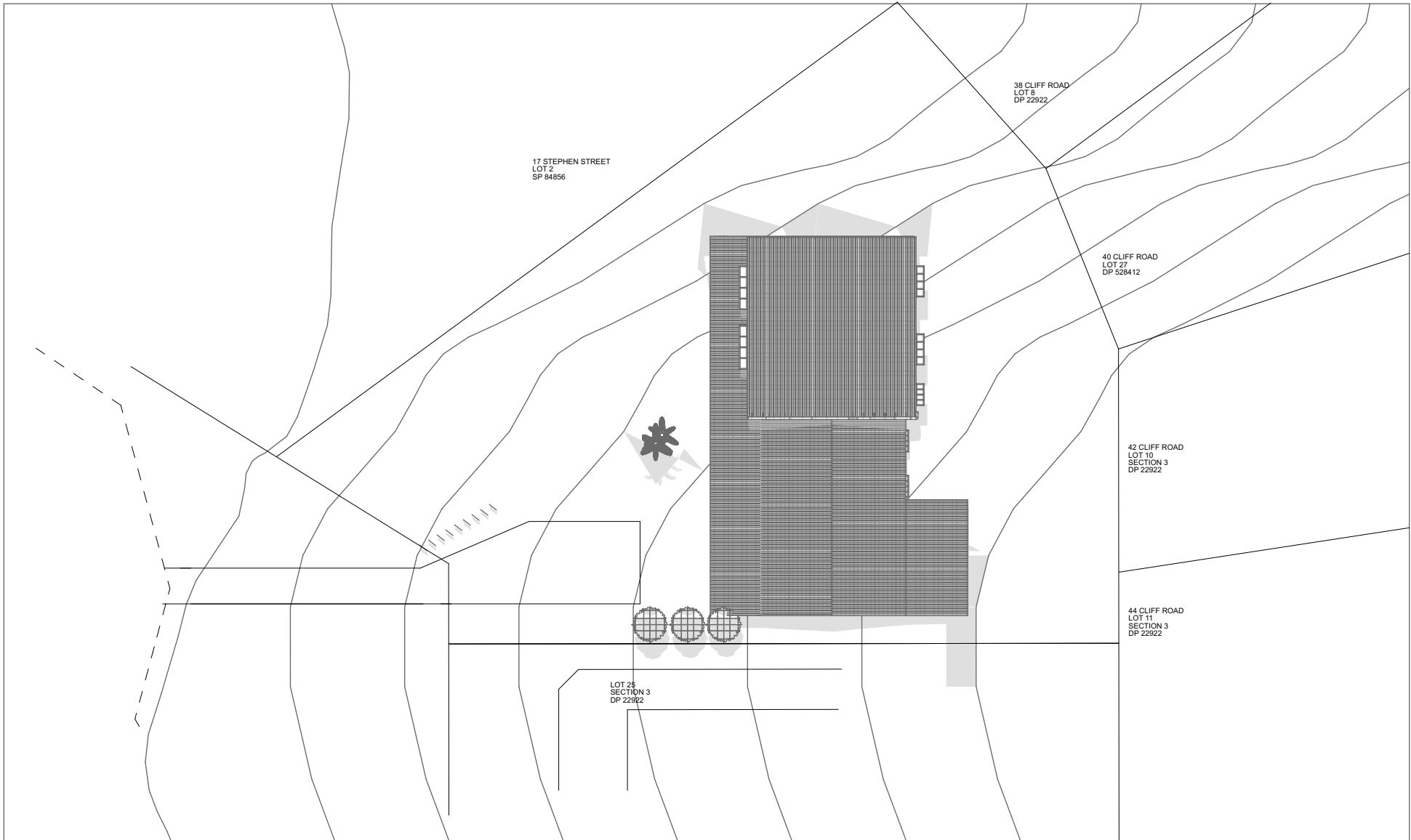
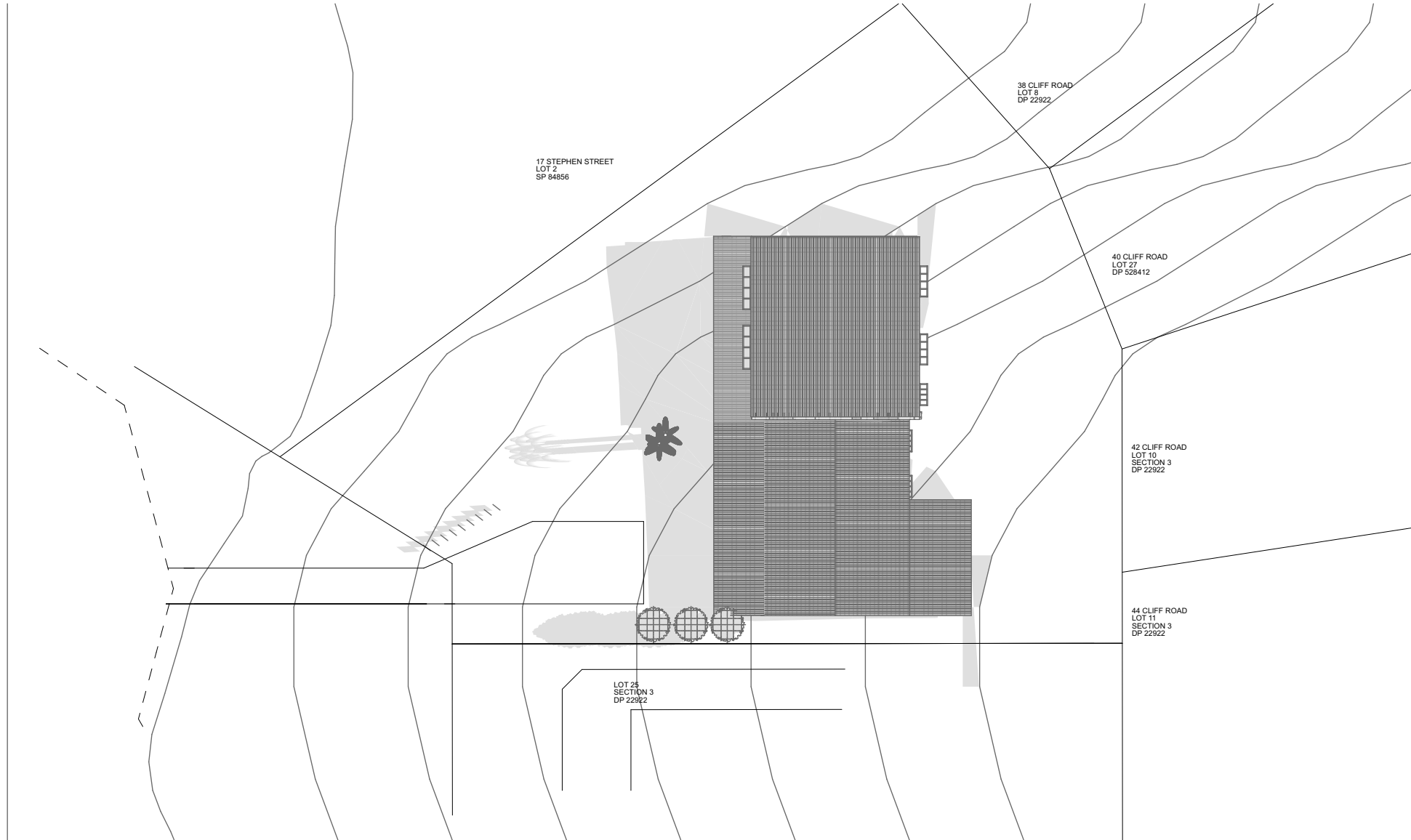
DRAWING TITLE:
EXISTING SUMMER SHADOW STUDY
PROJECT: TOMS - ALTERATIONS & ADDITIONS TO EXSITING DWELLING



SCALE:
1:300 @ A2
REVISION NO.
H.
DRAWING NO.
14.

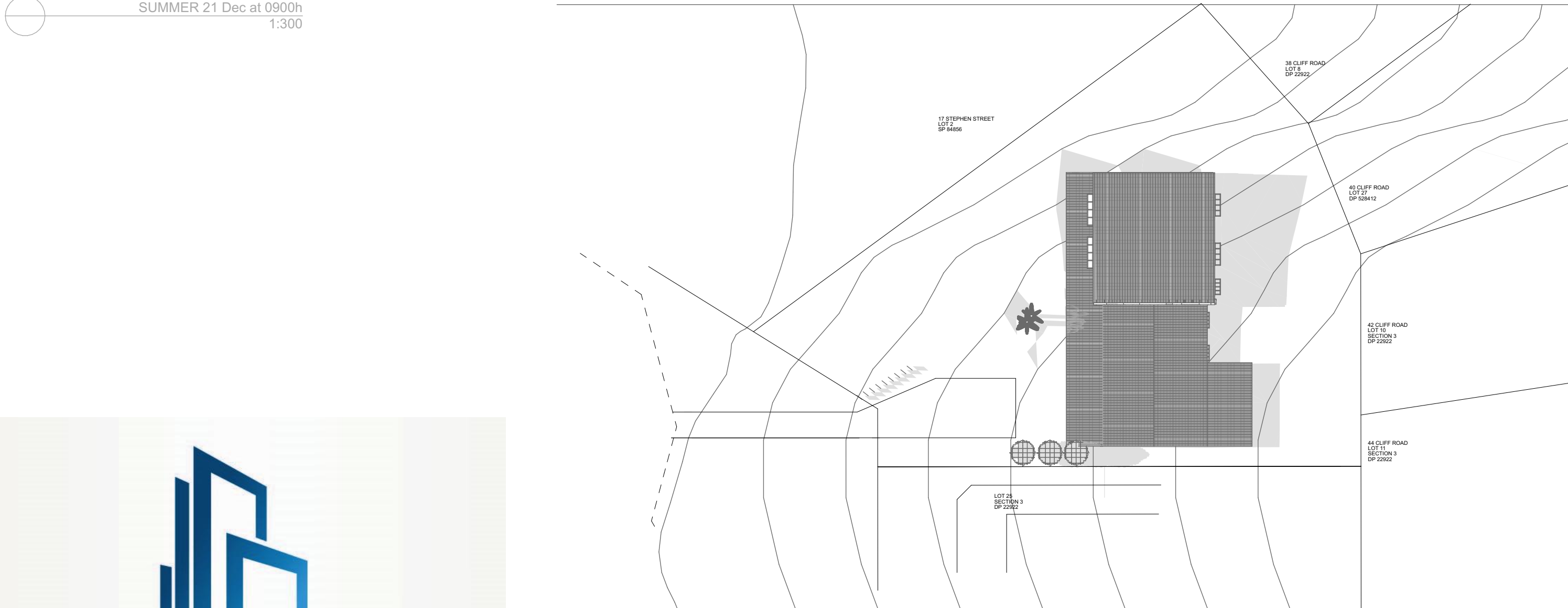
ALTERATIONS & ADDITIONS TO EXSITING DWELLING:

19 STEPHEN STREET FORSTER



SUMMER 21 Dec at 0900h
1:300

SUMMER 21 Dec at 1200h
1:300



SUMMER 21 Dec at 1500h
1:300



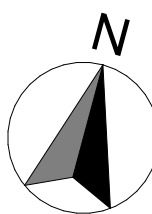
PHONE: 0439 032 373
EMAIL: john.chilko@gmail.com
ABN: 83 104 152 686

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DA
PLOT DATE: 25/5/2025

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PROJECT No. JCD0004
PROJECT ADDRESS: 19 STEPHEN STREET FORSTER

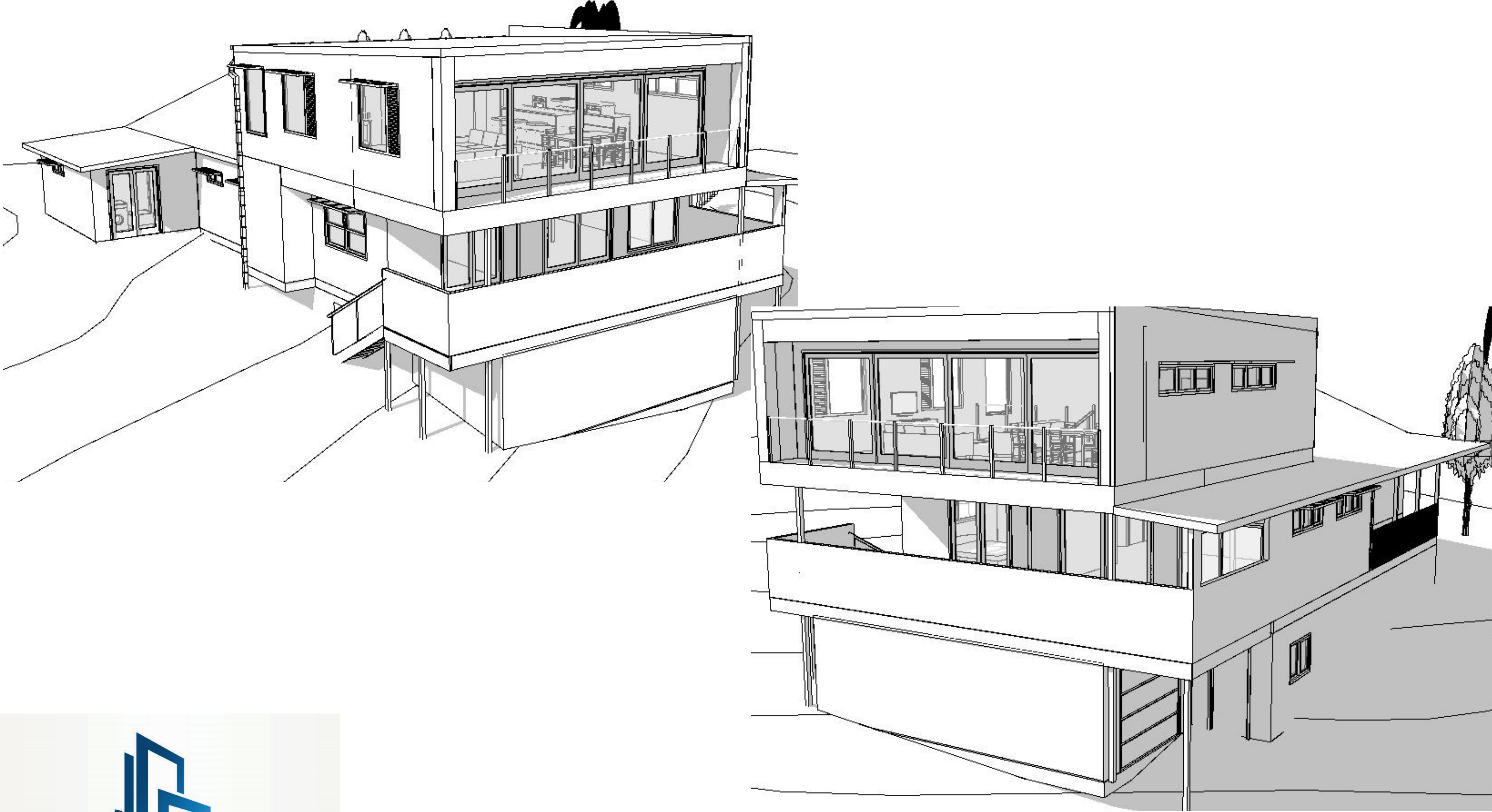
DRAWING TITLE:
SUMMER SHADOW STUDY
PROJECT: TOMS - ALTERATIONS & ADDITIONS TO EXSITING DWELLING



SCALE:
1:300 @ A2
REVISION NO.
H.
DRAWING NO.
15.

ALTERATIONS & ADDITIONS TO EXSITING DWELLING:

19 STEPHEN STREET FORSTER



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DA
PLOT DATE: 25/5/2025

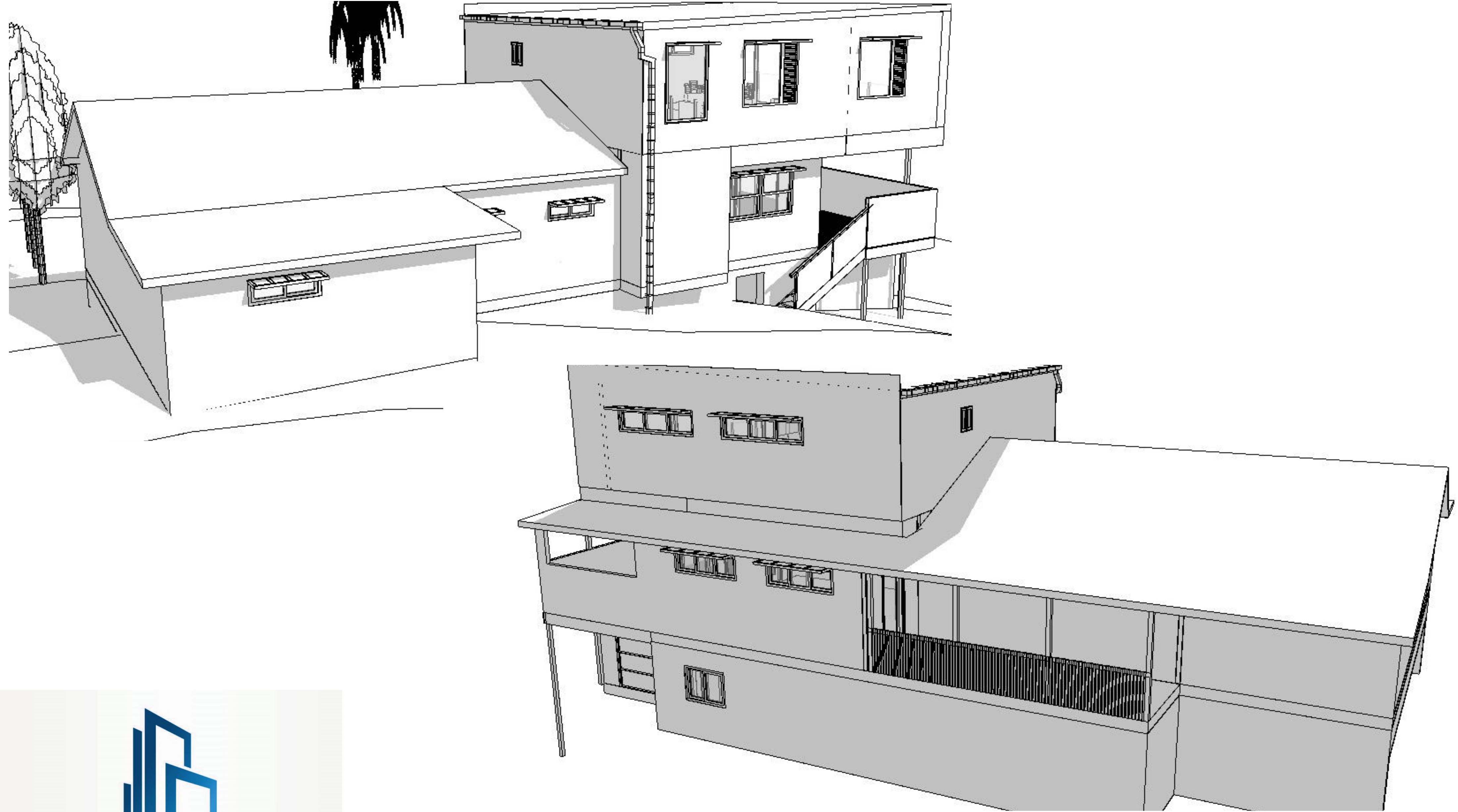
CLIENT: GREG & KAREN TOMS
PROJECT No. JCD0004
PROJECT ADDRESS: 19 STEPHEN STREET FORSTER

DRAWING TITLE:
3D Views
PROJECT: TOMS - ALTERATIONS & ADDITIONS TO EXSITING DWELLING

SCALE:
1:100 @ A2
REVISION NO.
H.
DRAWING NO.
16.

ALTERATIONS & ADDITIONS TO EXSITING DWELLING:

19 STEPHEN STREET FORSTER



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EMAIL: john.chilko@gmail.com		DA	PROJECT No.	JCD0004	3D Views 2	
ABN: 83 104 152 686		PLOT DATE:	25/5/2025	PROJECT ADDRESS:	19 STEPHEN STREET FORSTER	PROJECT:
		TOMS - ALTERATIONS & ADDITIONS TO EXSITING DWELLING				
					SCALE: 1:100 @ A2 REVISION NO. H. DRAWING NO. 17.	

ALTERATIONS & ADDITIONS TO EXSITING DWELLING:

19 STEPHEN STREET FORSTER

Window/Door Glazing Schedule										
ID	Room	Width	Height	Sill Height	Head Height	Plan Preview	Elevation	Outside Frame Finish	Inside Frame Finish	Glass
SD-008	LAUNDRY	1,500	2,100	0	2,100			Metal - Aluminium	Metal - Aluminium	Glass - Clear Fast
SD-011	FIRST FLOOR BALCONY	8,175	2,400	0	2,400			Siding - Light	Metal - Aluminium	Glass - Clear Fast
W-001	BED 1	2,100	1,200	1,000	2,200			Metal - Aluminium	Metal - Aluminium	Glass - Clear Fast
W-002	BATH 1	1,200	400	1,600	2,000			Metal - Aluminium	Metal - Aluminium	Glass - Satin
W-003	BATH 3	1,200	400	1,600	2,000			Metal - Aluminium	Metal - Aluminium	Glass - Satin
W-004	BATH 2	1,200	400	1,600	2,000			Metal - Aluminium	Metal - Aluminium	Glass - Satin
W-005	BED 4	1,800	500	1,650	2,150			Metal - Aluminium	Metal - Aluminium	Glass - Clear Fast
W-006	BED 3	1,800	500	1,650	2,150			Metal - Aluminium	Metal - Aluminium	Glass - Clear Fast



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DA
PLOT DATE: 25/5/2025




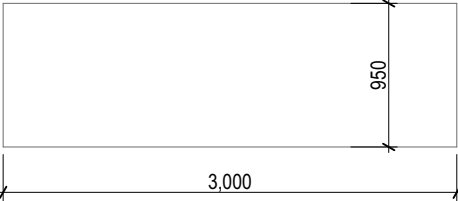

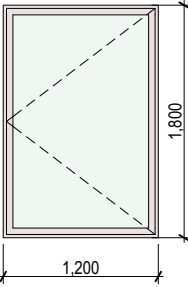


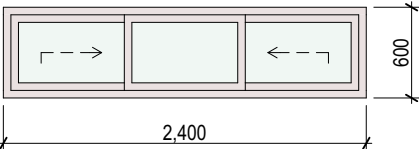
CLIENT: GREG & KAREN TOMS
PROJECT No. JCD0004
PROJECT ADDRESS: 19 STEPHEN STREET FORSTER

DRAWING TITLE:
GLAZING SCHEDULE
PROJECT: TOMS - ALTERATIONS & ADDITIONS TO EXSITING DWELLING

SCALE:
1:1 @ A2
REVISION NO.
H.
DRAWING NO.
18.

ALTERATIONS & ADDITIONS TO EXSITING DWELLING:

19 STEPHEN STREET FORSTER

Window/Door Glazing Schedule										
ID	Room	Width	Height	Sill Height	Head Height	Plan Preview	Elevation	Outside Frame Finish	Inside Frame Finish	Glass
W-007	BED 2	1,800	600	1,650	2,250			Metal - Aluminium	Metal - Aluminium	Glass - Clear Fast Aluminium Louvres
W-008	ENTRANCE	1,800	600	1,620	2,220			Metal - Aluminium	Metal - Aluminium	Glass - Clear Fast
W-009	LIVING	1,800	600	1,620	2,220			Metal - Aluminium	Metal - Aluminium	Glass - Clear Fast
W-010	DECK	3,000	950	1,330	2,280			Siding - Light	---	Glass - Clear Fast
W-012	FIRST FLOOR LIVING	1,700	1,500	900	2,400			Metal - Aluminium	Metal - Aluminium	Glass - Clear Fast
W-013	FIRST FLOOR LIVING	1,700	1,500	900	2,400			Metal - Aluminium	Metal - Aluminium	Glass - Clear Fast
W-014	LANDING	1,200	1,800	650	2,450			Metal - Aluminium	Metal - Aluminium	Glass - Clear Fast
W-015	POWDER	600	600	1,654	2,254			Metal - Aluminium	Metal - Aluminium	Glass - Satin
W-016	KITCHEN	2,400	600	1,550	2,150			Metal - Aluminium	Metal - Aluminium	Glass - Clear Fast Aluminium Louvres
W-017	DINING	2,400	600	1,550	2,150			Metal - Aluminium	Metal - Aluminium	Glass - Clear Fast



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PROJECT ADDRESS: 19 STEPHEN STREET FORSTER

DRAWING TITLE:
GLAZING SCHEDULE
PROJECT: TOMS - ALTERATIONS & ADDITIONS TO EXSITING DWELLING

SCALE:
1:1 @ A2
REVISION NO.
H.
DRAWING NO.
19.