



FRONT ELEVATION

SITE DETAILS

LOT A DP 386514 H/No 144 CHESTER HILL ROAD

SITE AREA 604.8 sqm

EXISTING HOUSE AREA 80.33 sqm

ADDITIONAL HOUSE AREA 133.9 sqm

TOTAL HOUSE AREA 214.23 sqm

ZONING R2 LOW DENSITY RESIDENTIAL

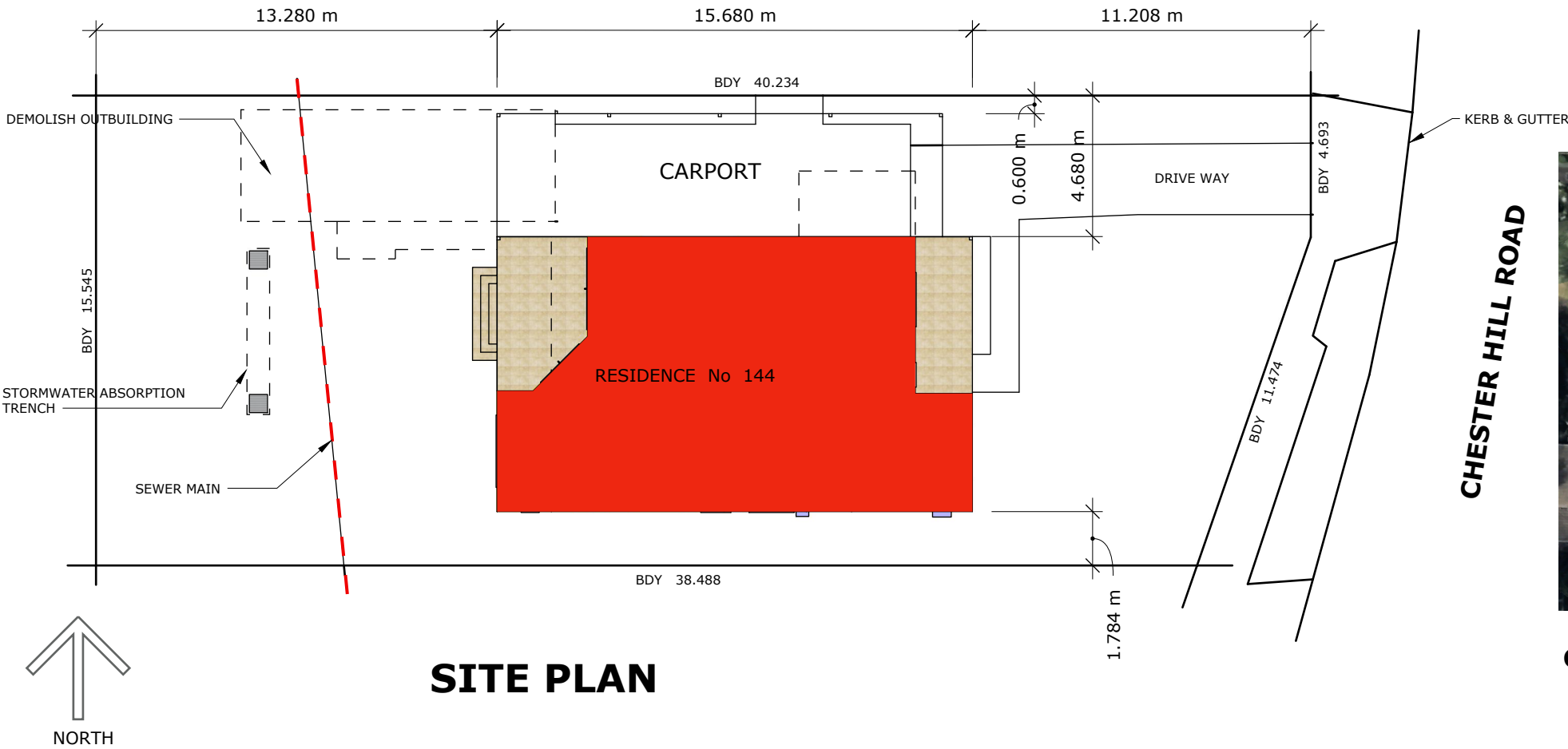
SITE COVER 33.55%

FLOOR SPACE RATIO 0.5:1 =302.5 NEW G/F 214.23 sqm

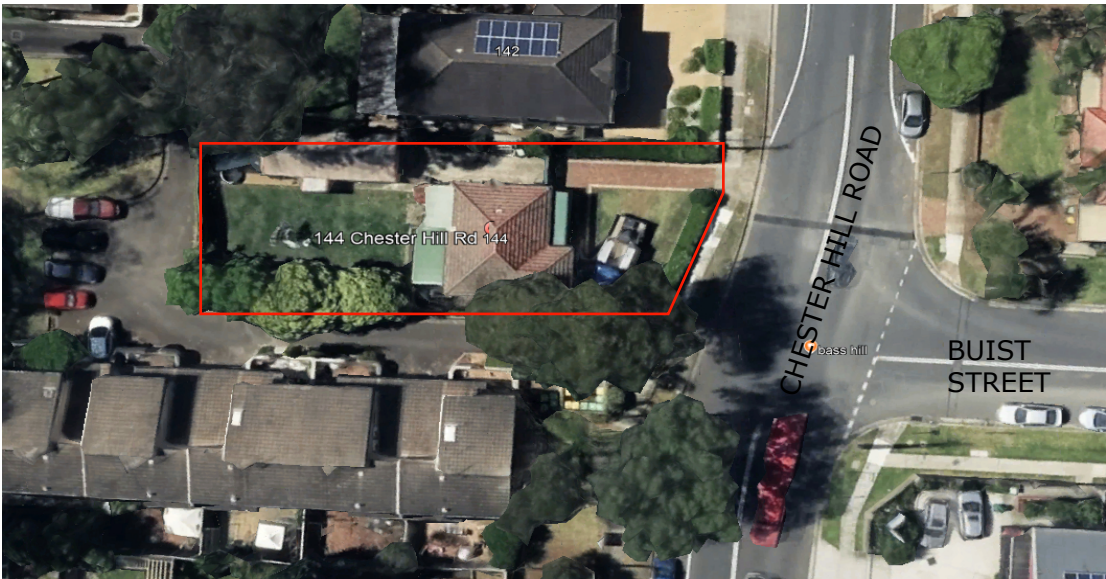
LANDSCAPE AREA 339 sqm = 56%

MAX HEIGHT ALLOWED 9.0M PROPOSED 8.21M

BASIX CERTIFICATE NUMBER A1788828



SITE PLAN



GOOGLE MAP LOCATION PLAN

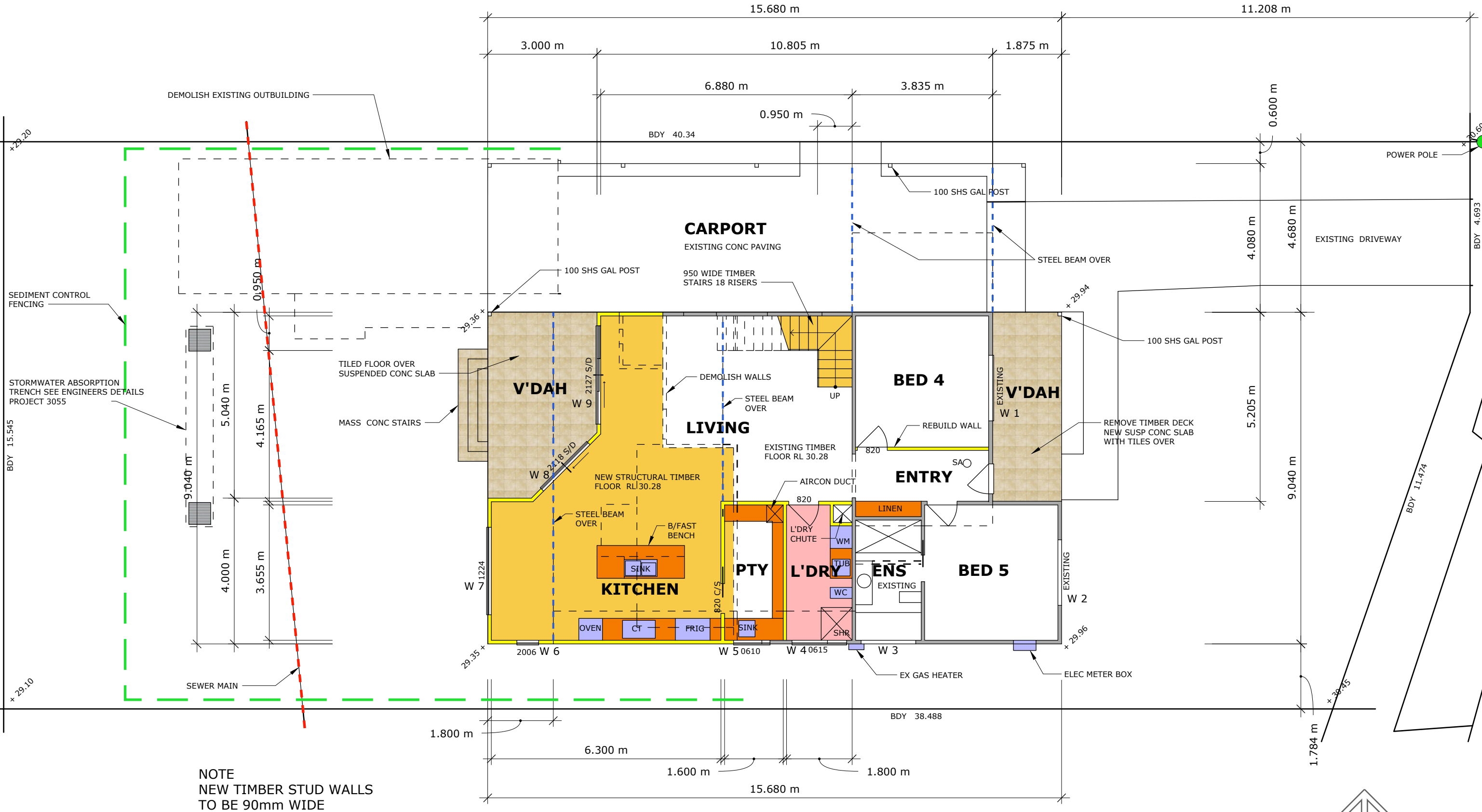
PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE  
144 CHESTER HILL ROAD, BASE HILL NSW 2197  
OR **CLAIRE CHURTON & ASSEM EWAIS**

DRAWN BY **TRIPLE A DEVELOPMENTS PTY LTD**  
ABN 67 002 360 741 36 ELIZABETH DRIVE, NORAVILLE 2263  
PHONE 0414 604 362 EMAIL ablazek@bigpond.com

SCALE 1: 200 DATE 14 APRIL 2025 DRAWN BY TONY BLAZEK

COVER PAGE

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NOTE  
NEW TIMBER STUD WALLS  
TO BE 90mm WIDE

# GROUND FLOOR PLAN

BUILDING TO BASIX REQUIREMENTS CERT No A 1788828



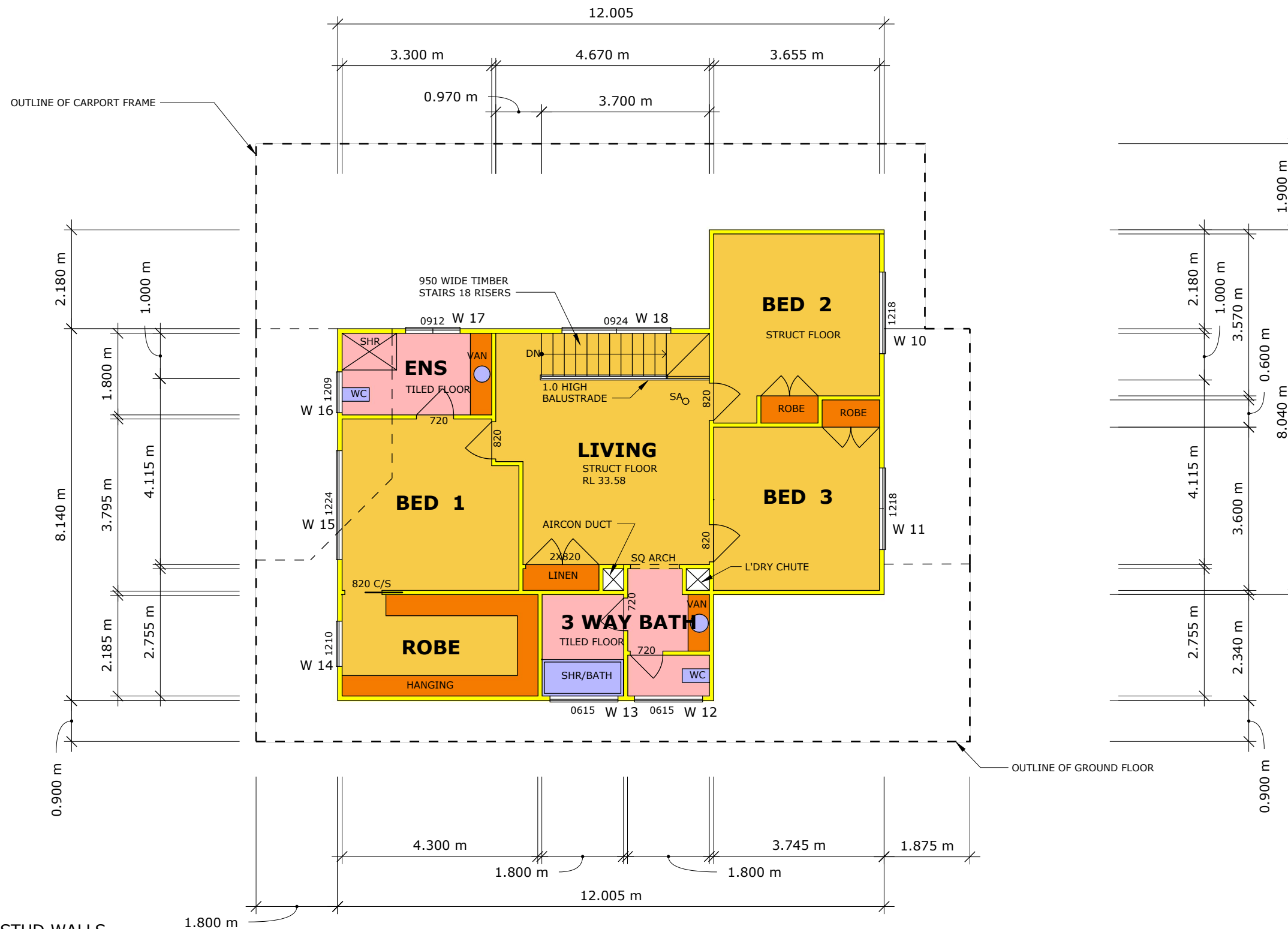
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## GROUND FLOOR PLAN

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NOTE  
NEW TIMBER STUD WALLS  
TO BE 90mm WIDE

## FIRST FLOOR PLAN

BUILDING TO BASIX REQUIREMENTS CERT No A 1788828



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### FIRST FLOOR PLAN

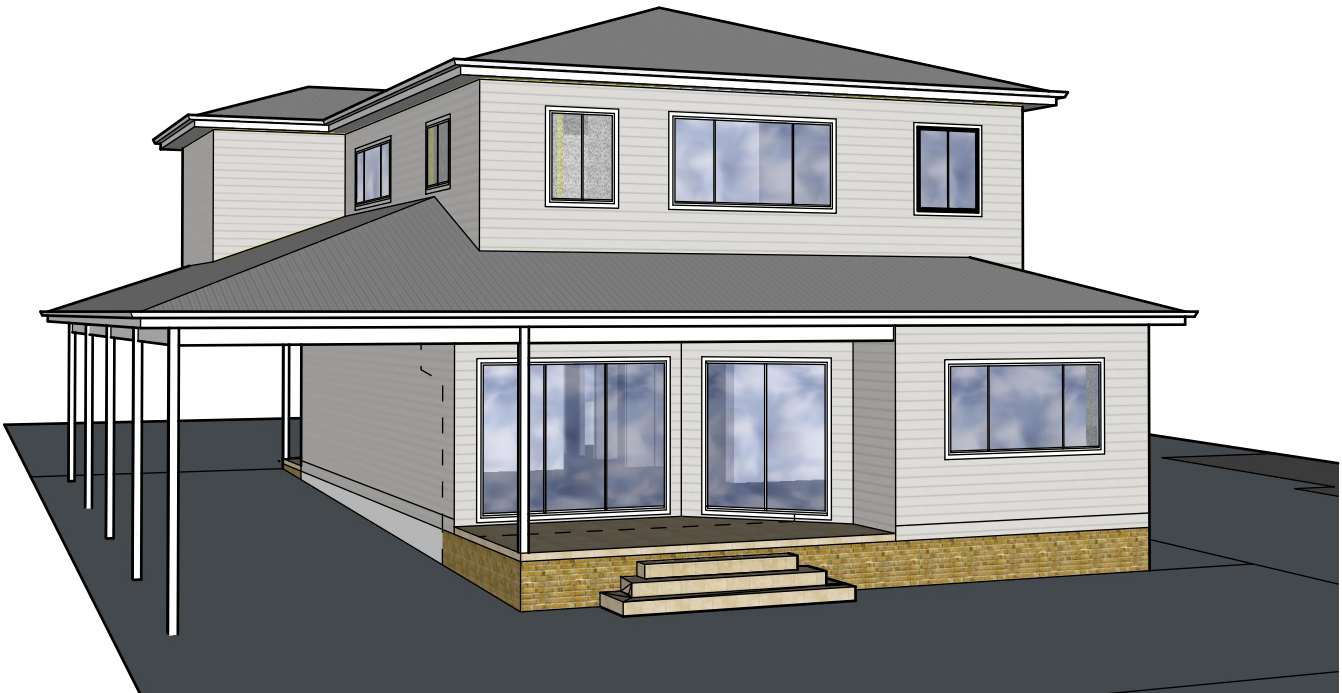
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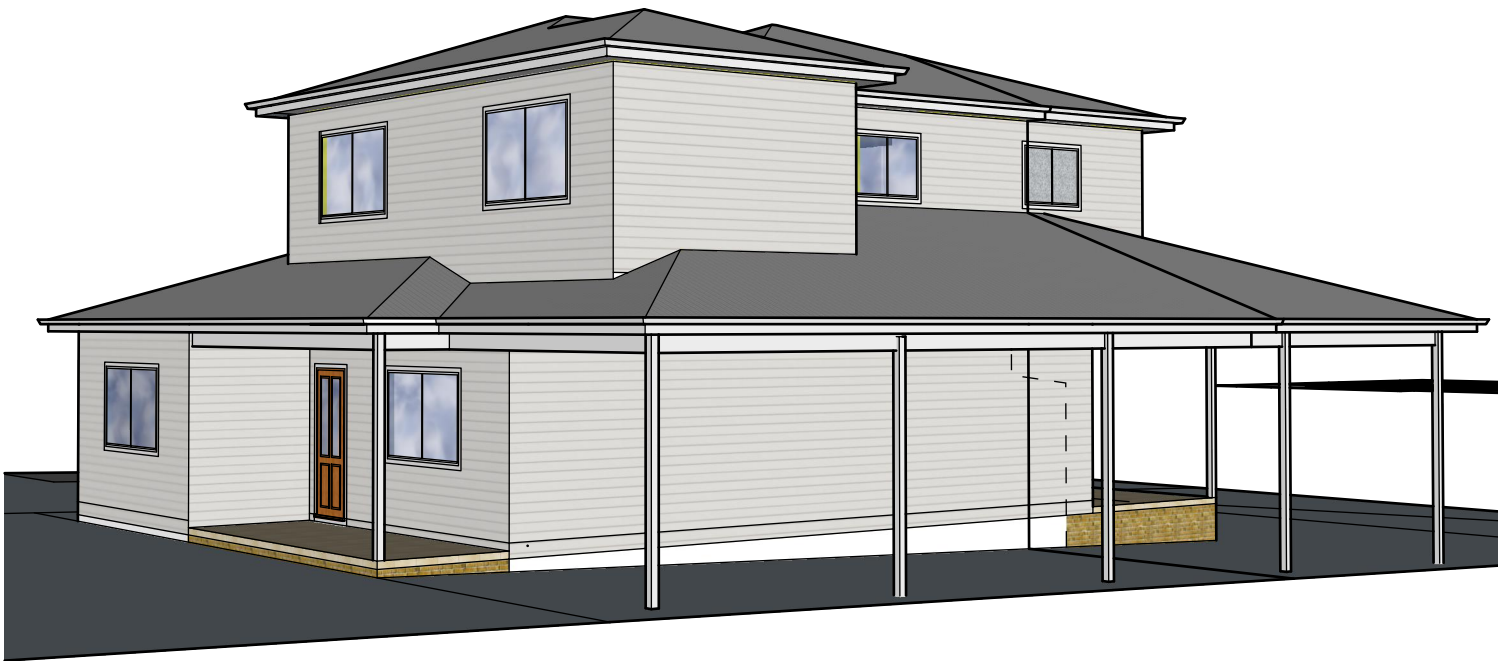




**EASTERN VIEW**



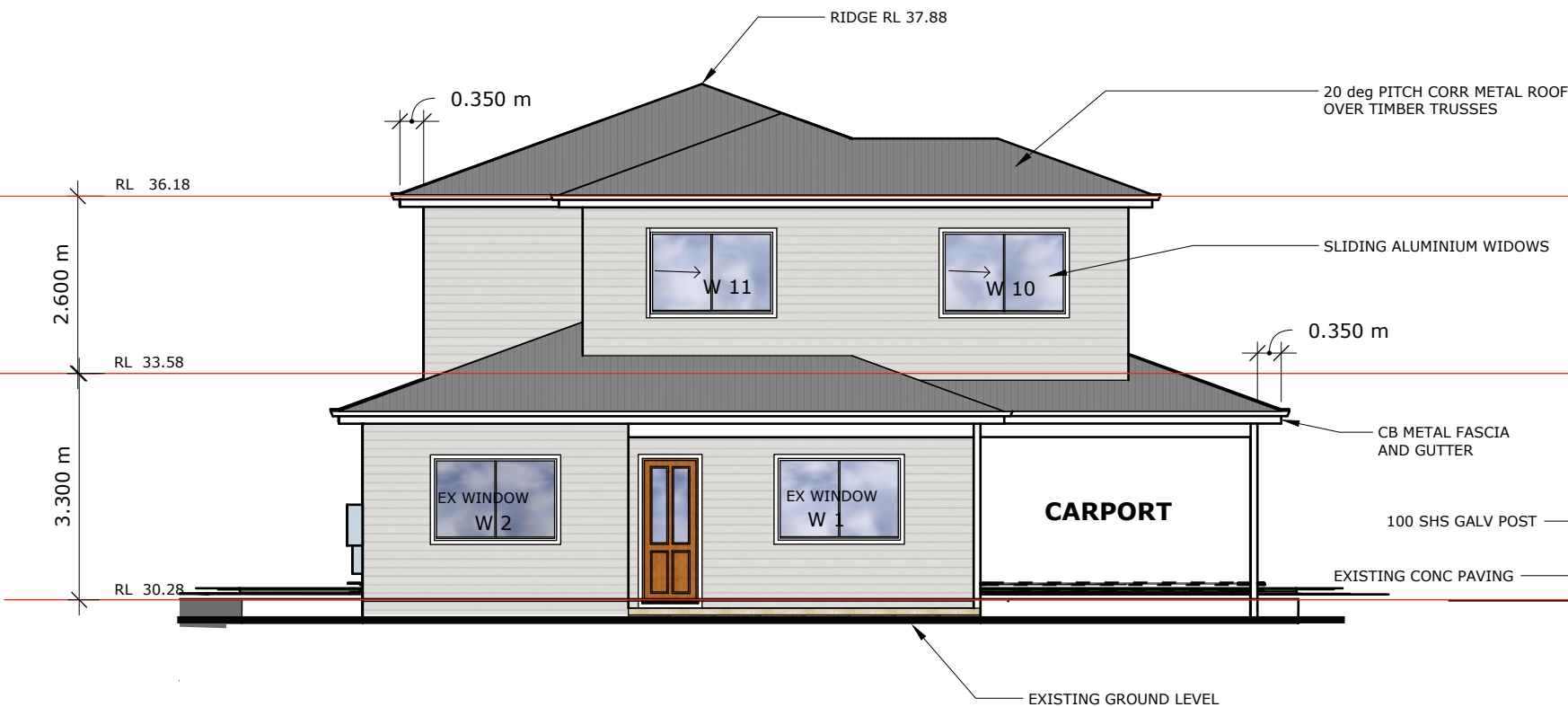
**WESTERN VIEW**



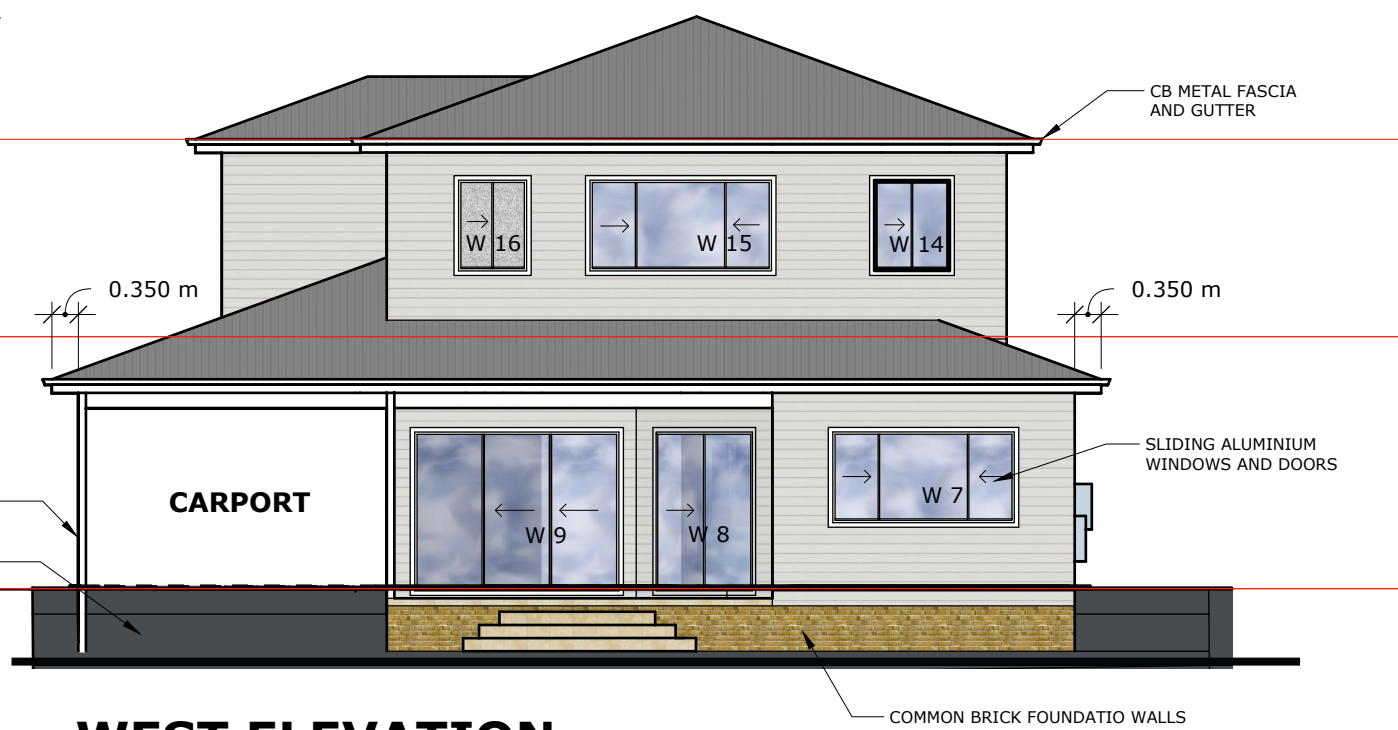
**NORTHERN VIEW**



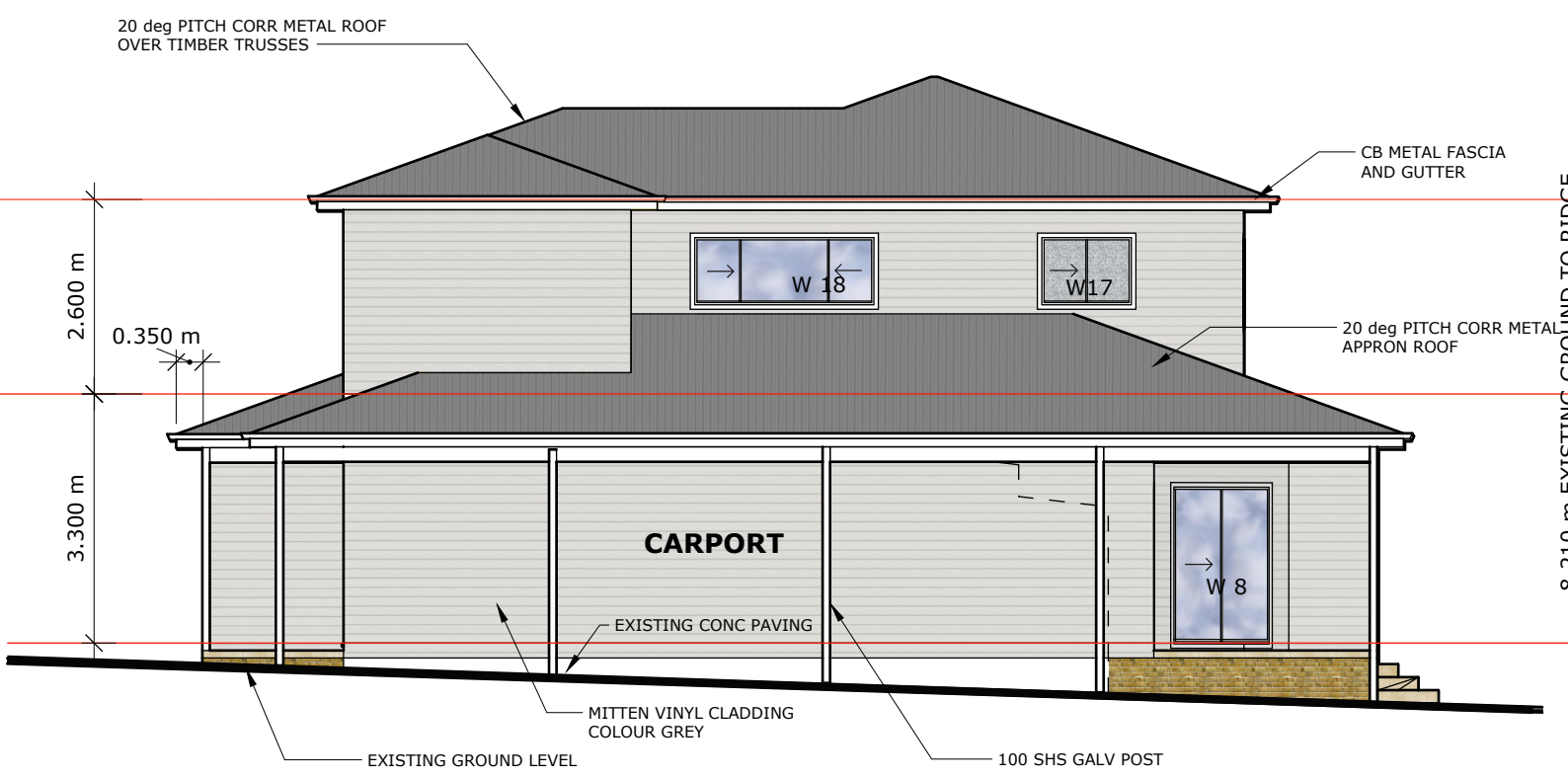
**SOUTHERN VIEW**



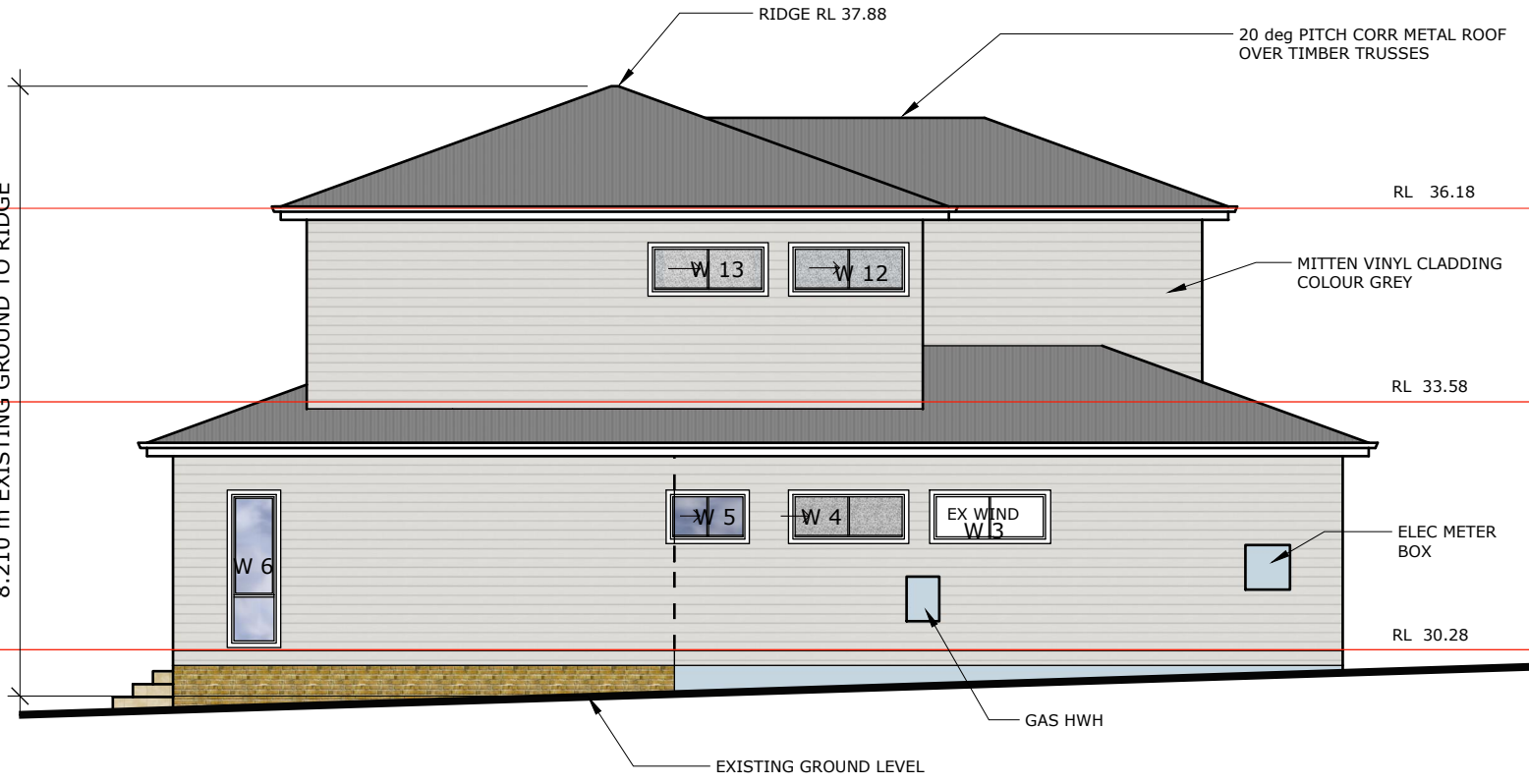
EAST ELEVATION



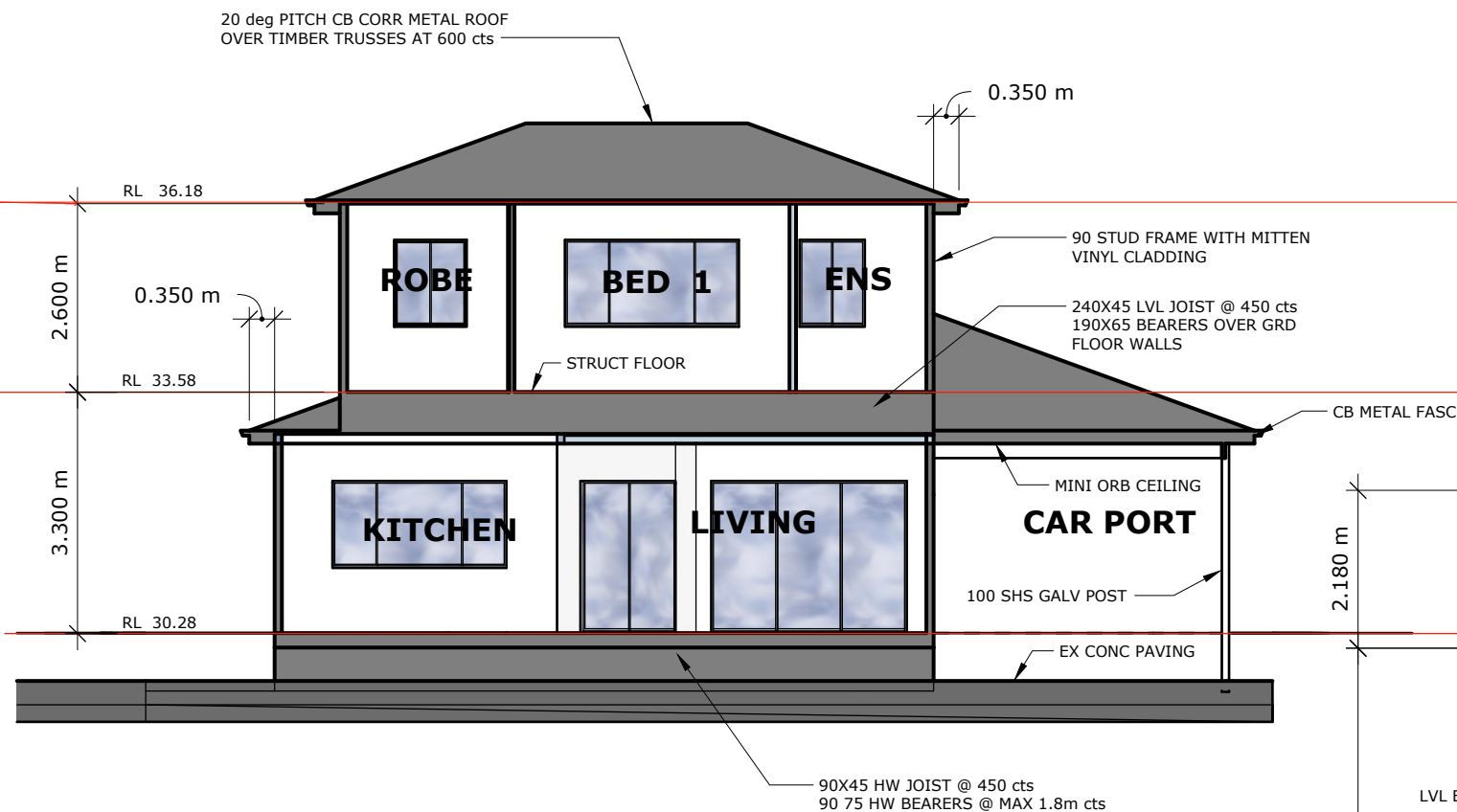
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



## CROSS SECTION

### EXTERNAL PAINT COLOURS & FINISHES

CORRUGATED METAL ROOF WOODLANDS GREY COLOUR

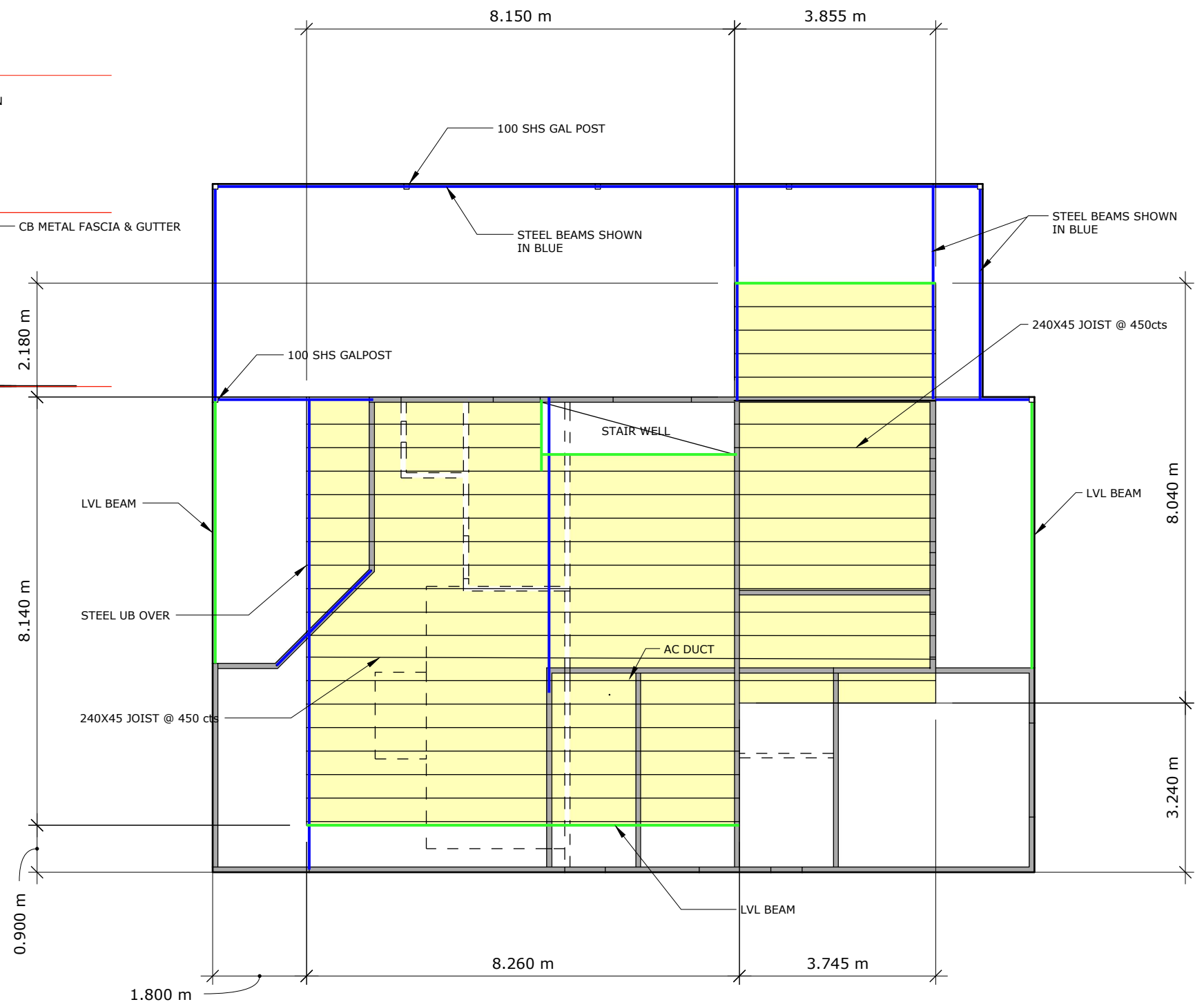
METAL FASCIA CB SURFMIST

METAL QUAD GUTTER MONUMENT COLOUR

MIITEN VINYL SENTRY WALL CLADDING GREY COLOUR

SLIDING ALUMINIUM WINDOWS AND DOORS SURFMIST FRAMES

POST AND BEAMS SURFMIST COLOUR



## FIRST FLOOR JOIST LAYOUT

ALLOW 190X65 LVL BEARERS OVER TOP OF EXISTING GROUND STUD WALLS

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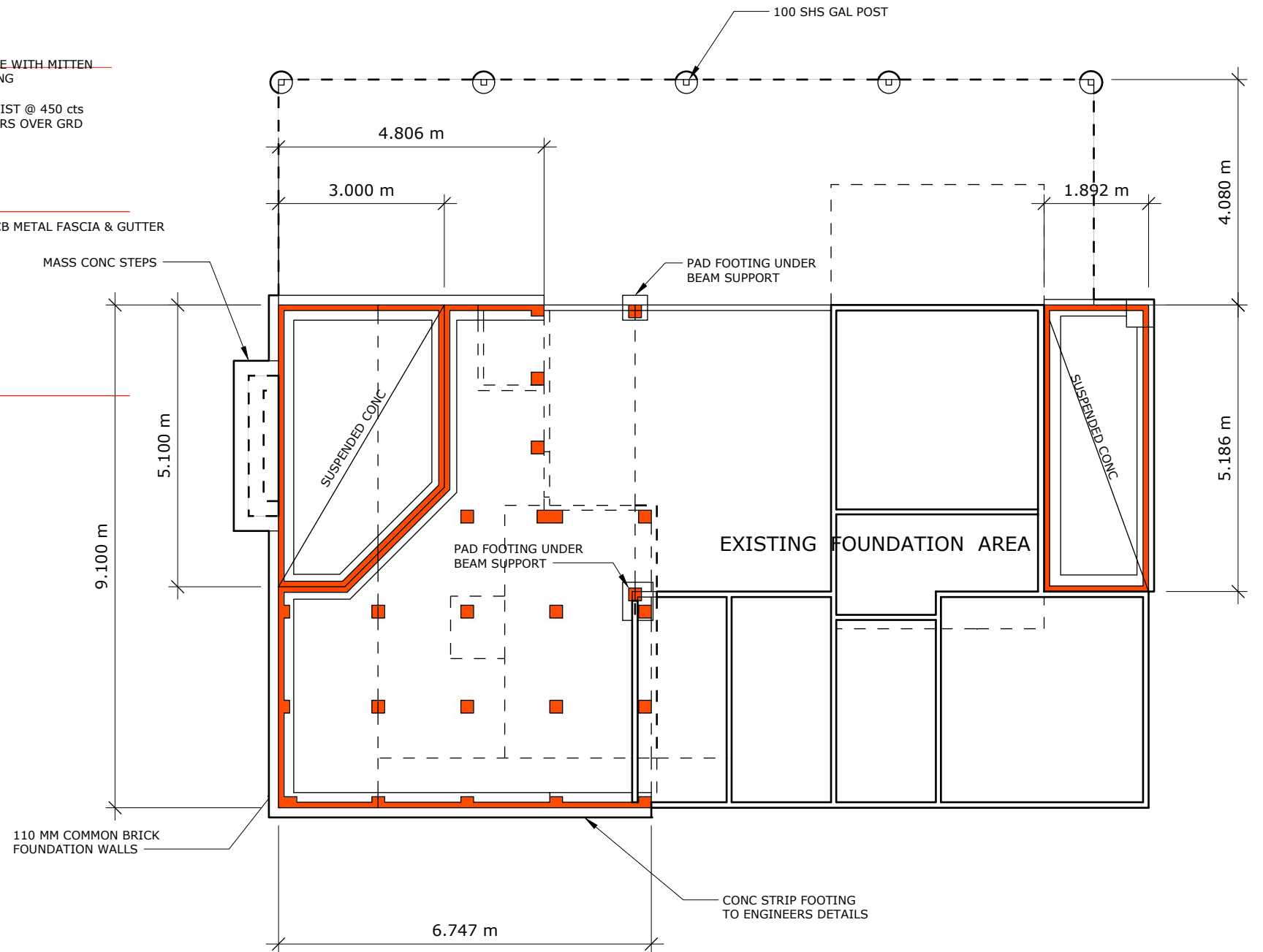
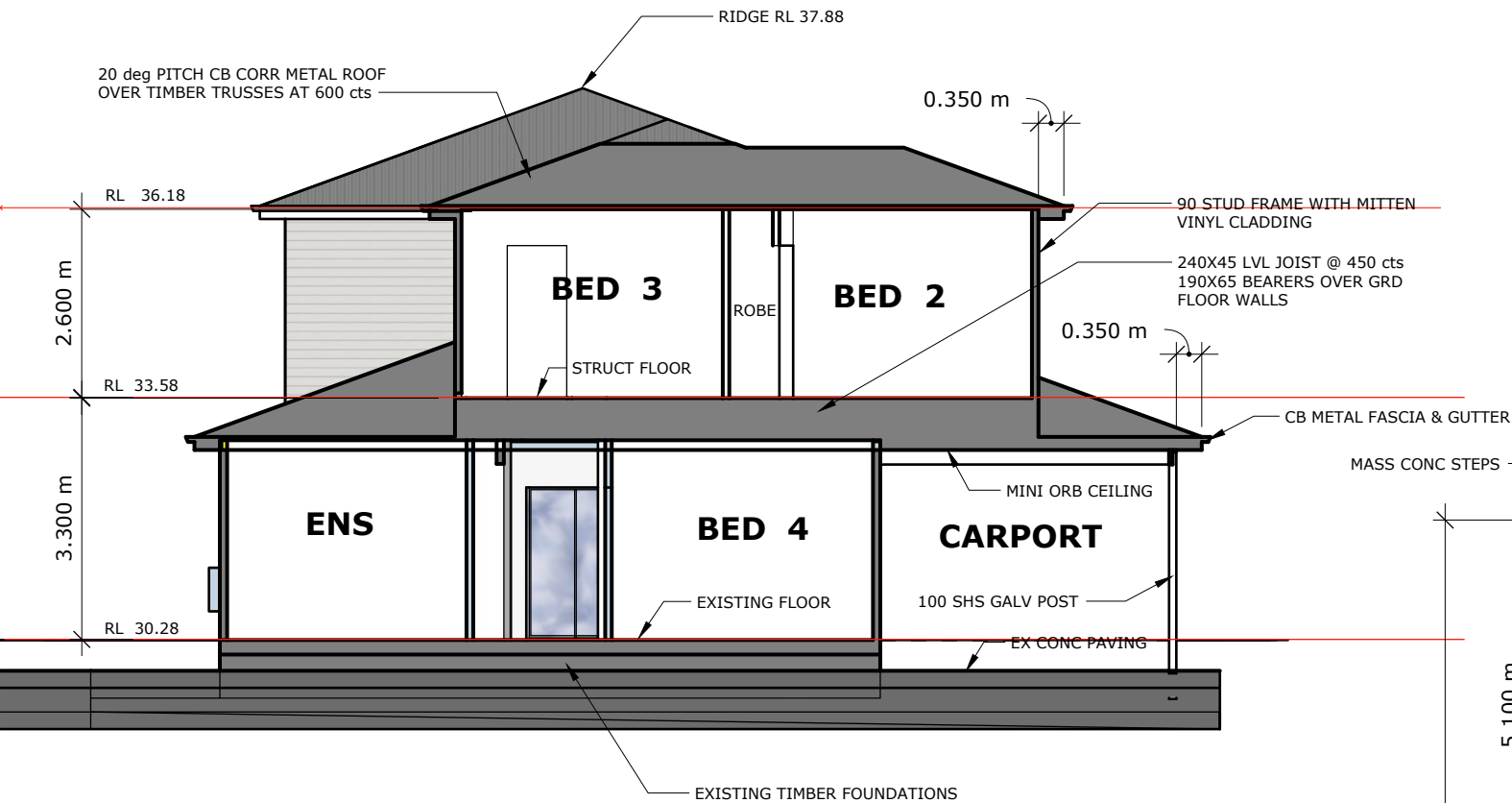
SCALE 1: 100 DATE 14 APRIL 2025 DRAWN BY TONY BLAZEK

### SECTION & FLOOR JOIST PLAN

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## FOUNDATION PLAN

NEW FOUNDATION 90X45 HW JOIST @ 450 cts AND 90X75 HW BEARERS @ MAX 1.8M cts  
18MM STRUCTURAL SHEET FLOORING

CONCRETE STRIP FOOTINGS SLABS AND STRUCTURAL BEAMS TO ENGINEERS DETAILS

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### SECTION & FOUNDATION PLAN

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BASIX Certificate Alterations and Additions

Certificate number: A1788828 - 25, March 2025

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional Insulation required (R-value)	Other Specifications
Suspended floor with open subfloor: framed (R0.7)	R0.8 (down) (or R1.50 including construction)	
Suspended floor with enclosed subfloor: framed (R0.7)	R0.6 (down) (or R1.30 including construction)	
Floor above existing dwelling or building	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
Flat ceiling, pitched roof	ceiling: R2.25 (up), roof: foil/sarking	Light (solar absorptance < 0.475)

Windows and glazed doors

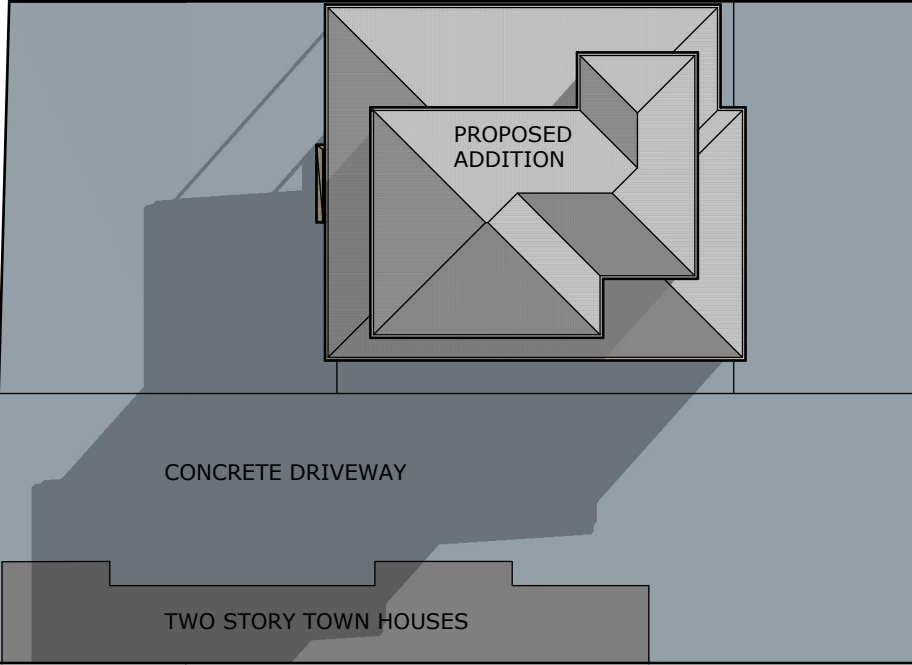
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door. The following requirements must also be satisfied in relation to each window and glazed door: Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted. For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill. For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below. Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm. Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Note: All details on this summary should be cross checked with the actual BASIX Certificate before ordering.

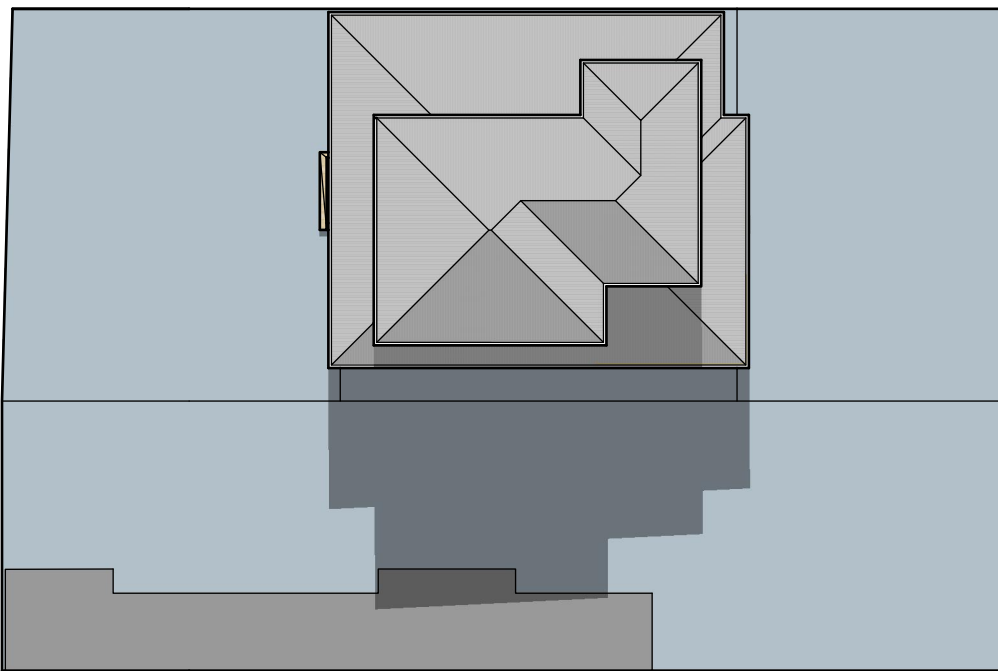
Window/door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W4	S	0.9	0.0	0.0	eave/verandah/pergola/balcony >=450 mm	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	S	0.9	0.0	0.0	eave/verandah/pergola/balcony >=450 mm	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	S	1.2	0.0	0.0	eave/verandah/pergola/balcony >=450 mm	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	W	2.88	0.0	0.0	eave/verandah/pergola/balcony >=450 mm	Standard aluminium, single Lo-Tsol low-e, (or U-value: 5.6 SHGC: 0.36
W8	NW	3.78	0.0	0.0	eave/verandah/pergola/balcony >=900 mm	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	W	5.67	0.0	0.0	eave/verandah/pergola/balcony >=900 mm	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W10	E	2.16	0.0	0.0	eave/verandah/pergola/balcony >=450 mm	Standard aluminium, single pyrolytic low E, (or U-value: 5.7 SHGC: 0.47
W11	E	2.16	0.0	0.0	eave/verandah/pergola/balcony >=450 mm	Standard aluminium, single pyrolytic low E, (or U-value: 5.7 SHGC: 0.47
W12	S	0.9	0.0	0.0	eave/verandah/pergola/balcony >=450 mm	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W13	S	0.9	0.0	0.0	eave/verandah/pergola/balcony >=450 mm	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W14	W	1.2	0.0	0.0	eave/verandah/pergola/balcony >=450 mm	Standard aluminium, single Lo-Tsol low-e, (or U-value: 5.6 SHGC: 0.36
W15	W	2.88	0.0	0.0	eave/verandah/pergola/balcony >=450 mm	Standard aluminium, single Lo-Tsol low-e, (or U-value: 5.6 SHGC: 0.36
W16	W	1.08	0.0	0.0	eave/verandah/pergola/balcony >=450 mm	Standard aluminium, single Lo-Tsol low-e, (or U-value: 5.6 SHGC: 0.36
W17	N	1.08	0.6	5.7	projection/height above sill ratio >=0.29	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W18	N	2.16	2.7	9.7	projection/height above sill ratio >=0.29	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE 144 CHESTER HILL ROAD, BASE HILL NSW 2197  OR <b>CLAIRE CHURTON &amp; ASSEM EWAIS</b>	DRAWN BY <b>TRIPLE A DEVELOPMENTS PTY LTD</b> ABN 67 002 360 741 36 ELIZABETH DRIVE, NORAVILLE 2263 PHONE 0414 604 362 EMAIL ablazek@bigpond.com	<b>BASIX CERTIFICATE SUMMARY</b>		08
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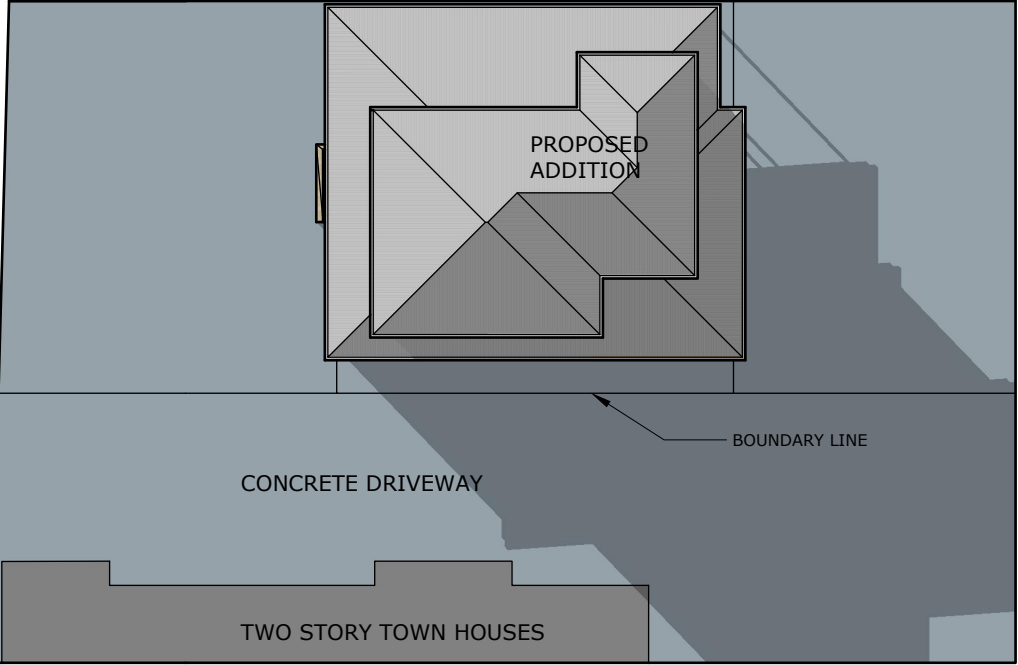




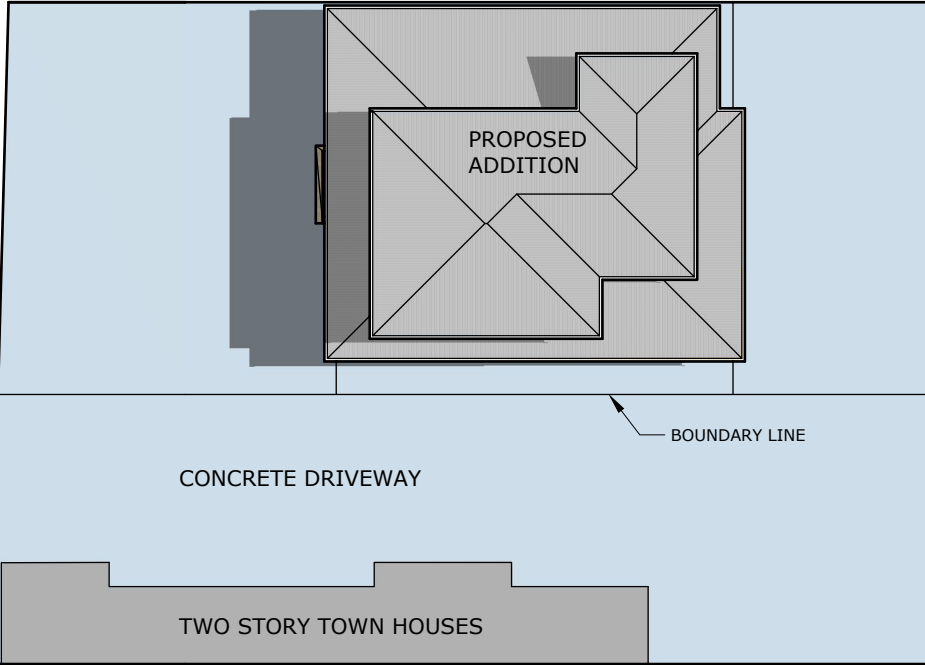
9 am WINTER



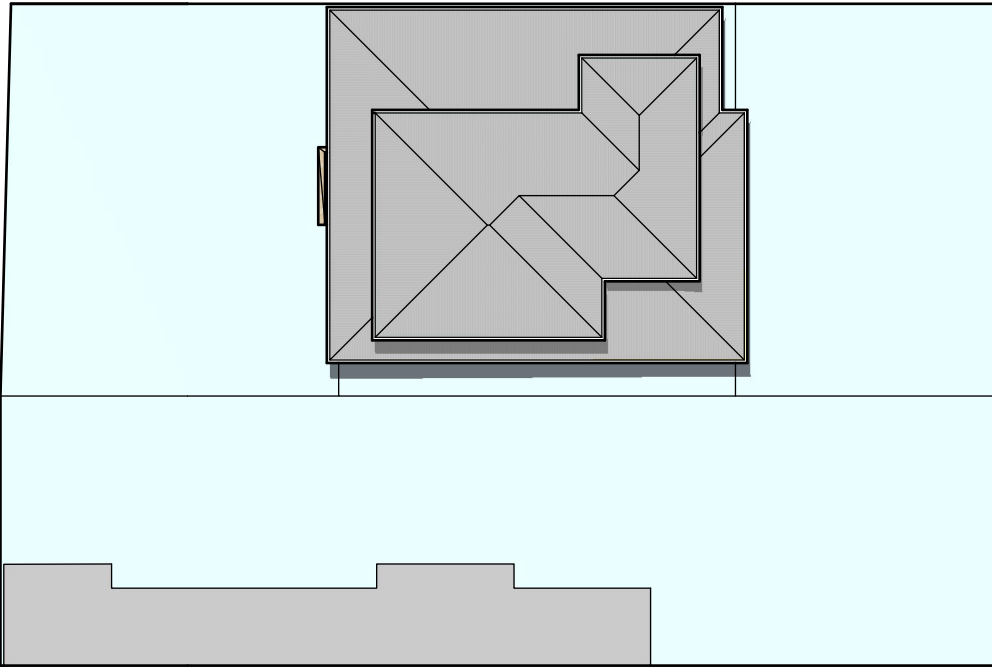
12 NOON WINTER



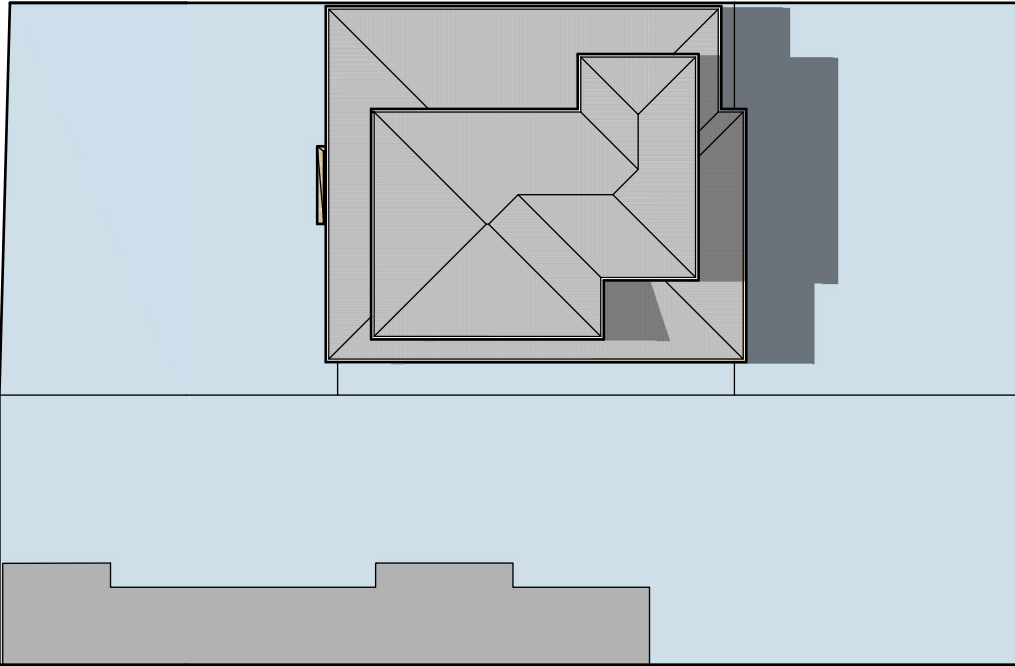
3 pm WINTER



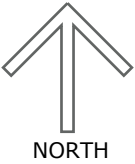
9 am SUMMER



12 NOON SUMMER



3 pm SUMMER

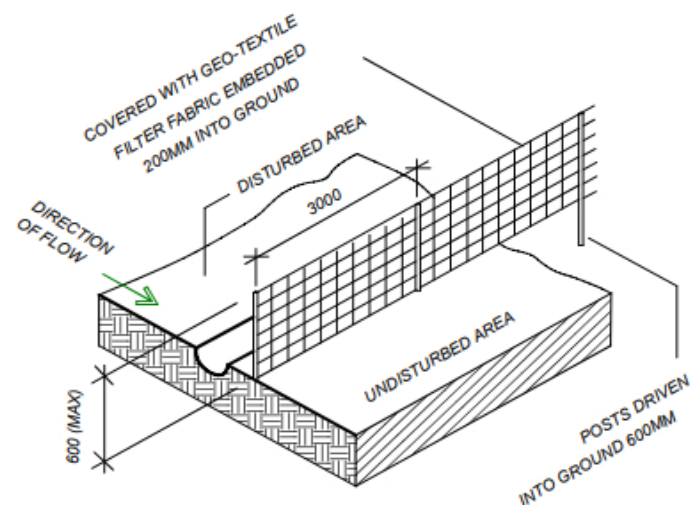
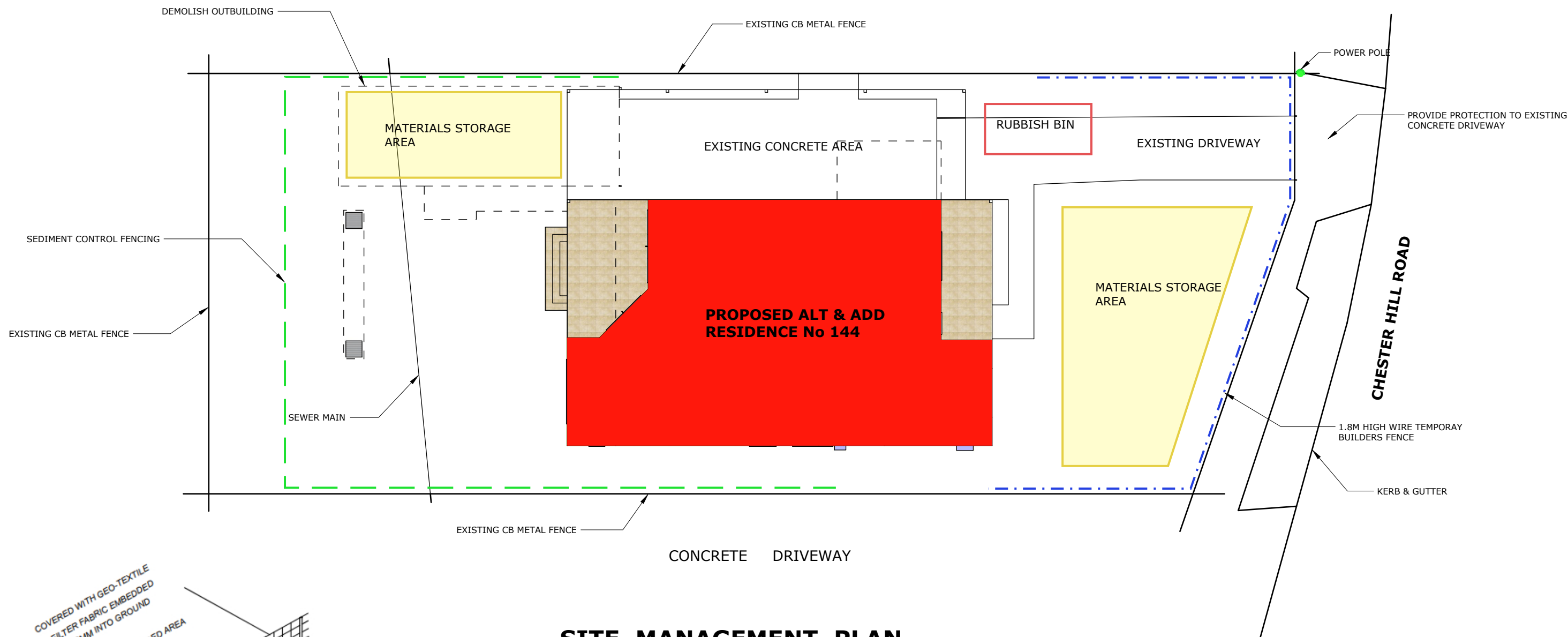


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SHADOW DIAGRAMS SUMMER & WINTER		
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**SEDIMENT FENCE DETAIL**

NOT TO SCALE

## SITE MANAGEMENT PLAN

MOST DEMOLITION MATERIAL TO BE REMOVED IN SITE BINS TO LOCAL LANDFILL  
ROOF TILES TO BE TRANSPORTED TO RECYCLING SITE

EXISTING OUTBUILDING TO BE DEMOLISHED INC CONCRETE SLAB

REMOVE EXISTING ROOF TILES AND ROOF FRAME, CEILING JOIST TO REMAIN

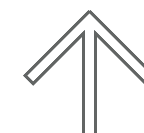
DEMOLISH REAR WALLS OF BUILDING, REMOVE FRONT & BACK VERANDAHS

REMOVE EXISTING VINYL WALL CLADDING

EXCAVATE NEW CONC FOOTINGS , BUILD BRICK FOUNDATIONS & POUR NEW SLABS

BUILD NEW GRD FLOOR, WALL FRAMES, BUILD FIRST FLOOR FRAME AND WALLS

BUILD NEW ROOF FRAME AND EAVES INSTALL NEW CB CORR METAL ROOF



NORTH

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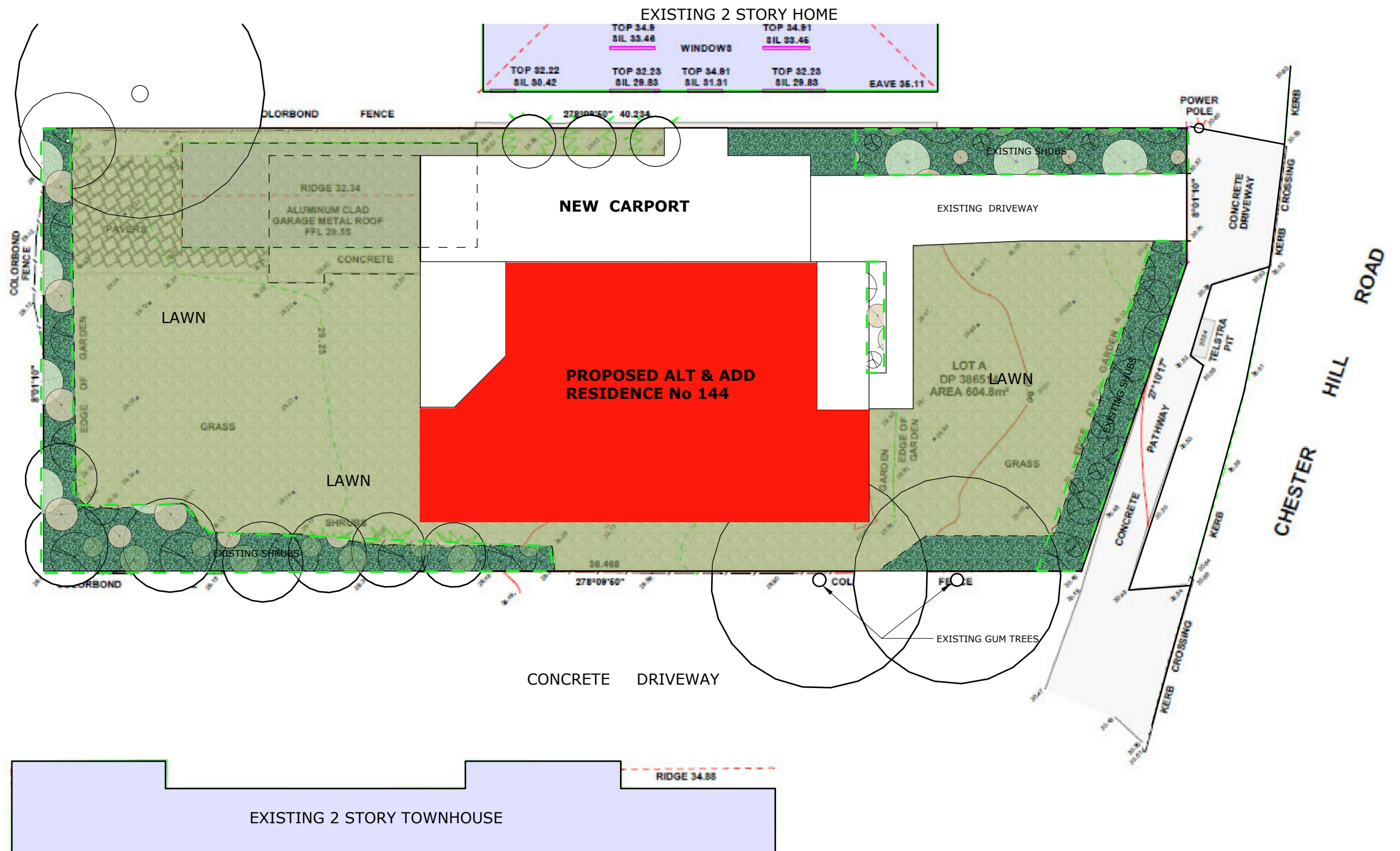
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### SITE MANAGEMENT PLAN

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**LANDSCAPE PLAN**

EXISTING LAWNS, SHRUBS AND TREES TO REMAIN  
DEMOLISH EXISTING OUTBUILDING, FLOOR SLAB AND PATHS  
AND RETURN THIS AREA TO LAWN  
LANDSCAPE AREA IS 339 sqm = 56%



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**LANDSCAPE PLAN**

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