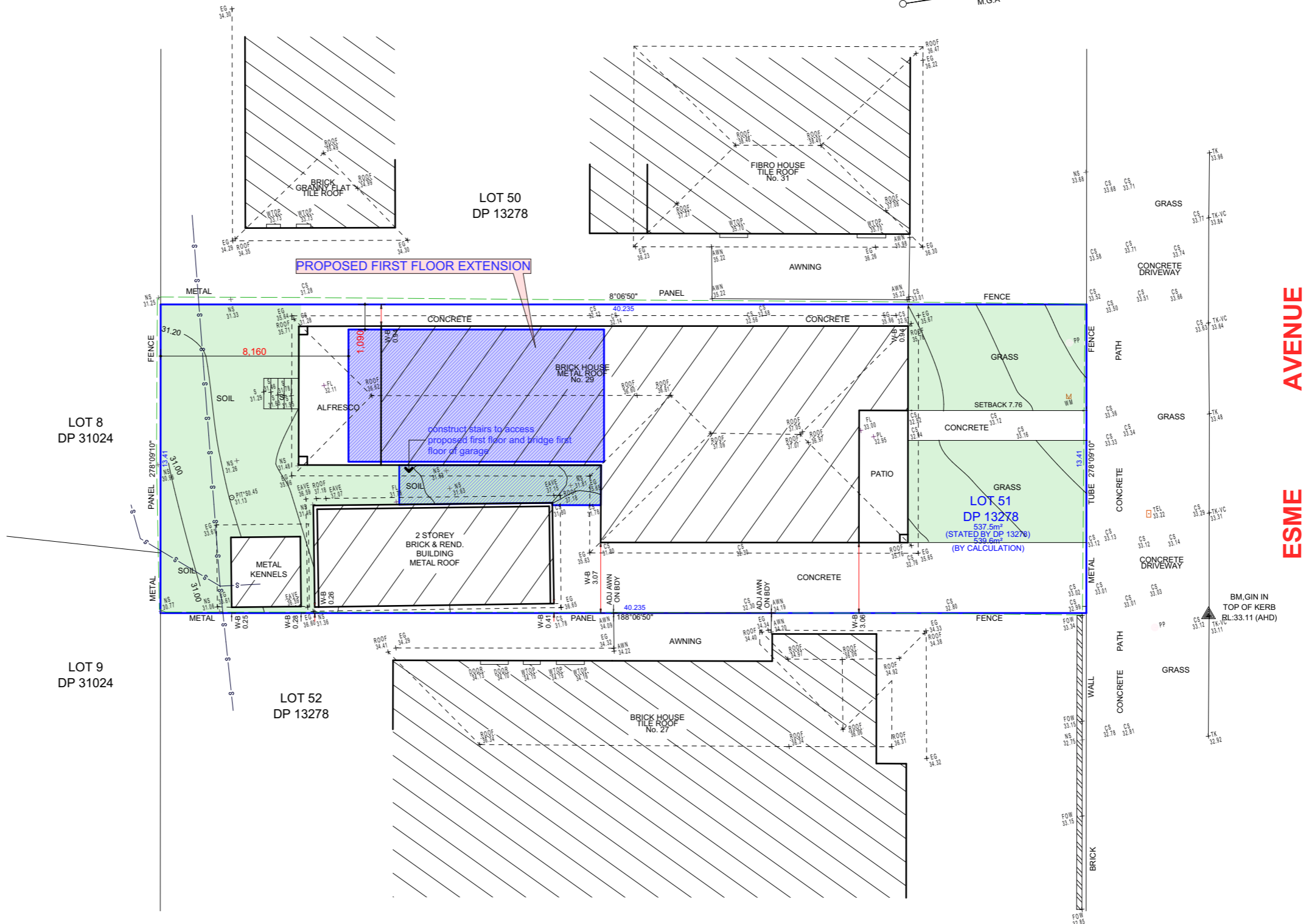
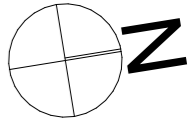




LOCATION



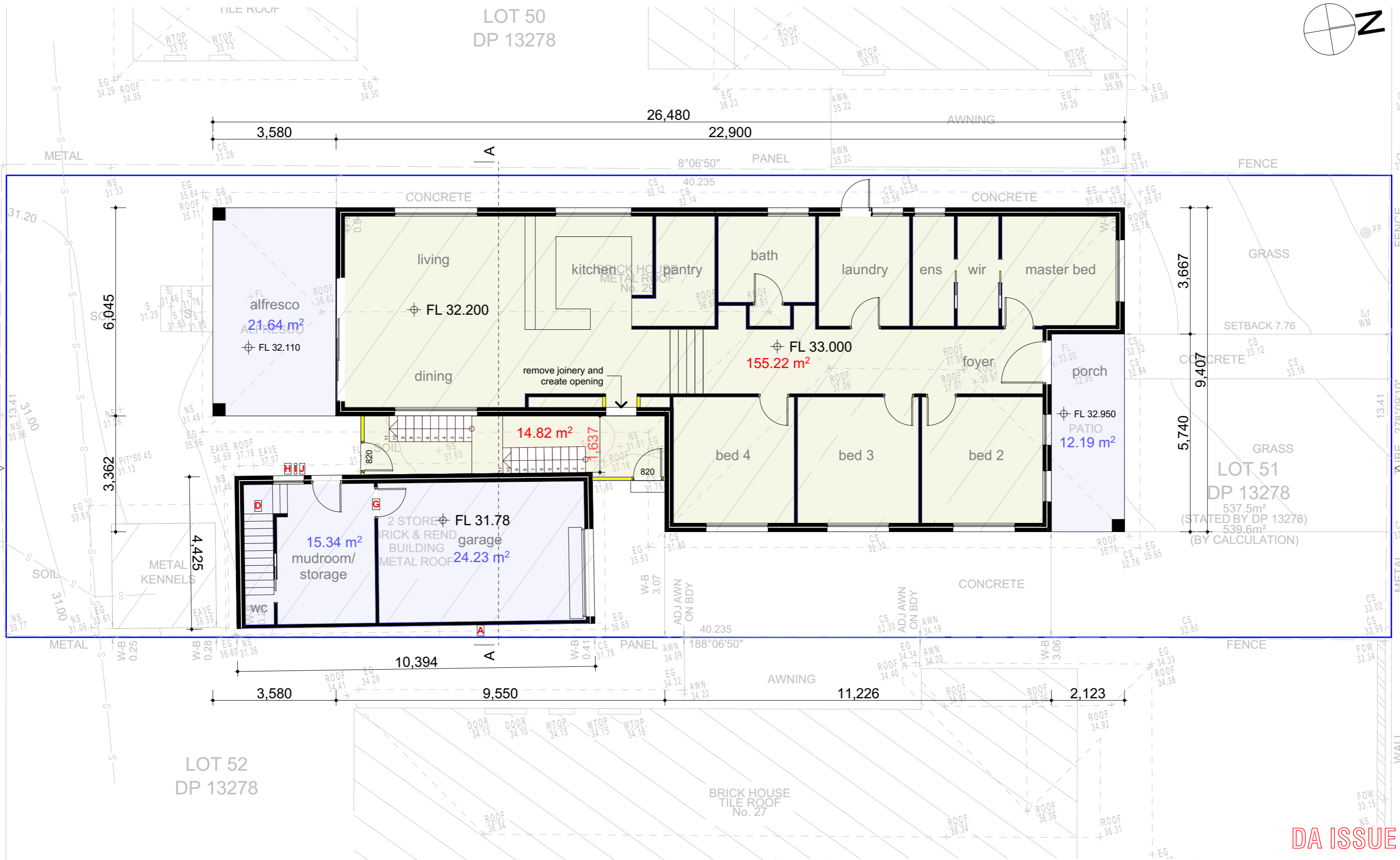
SYMBOL LEGEND:	
	VEHICULAR ENTRY POINT
	VIEWS
	NOISE SOURCE
	SUN DIRECTION - 21 JUNE



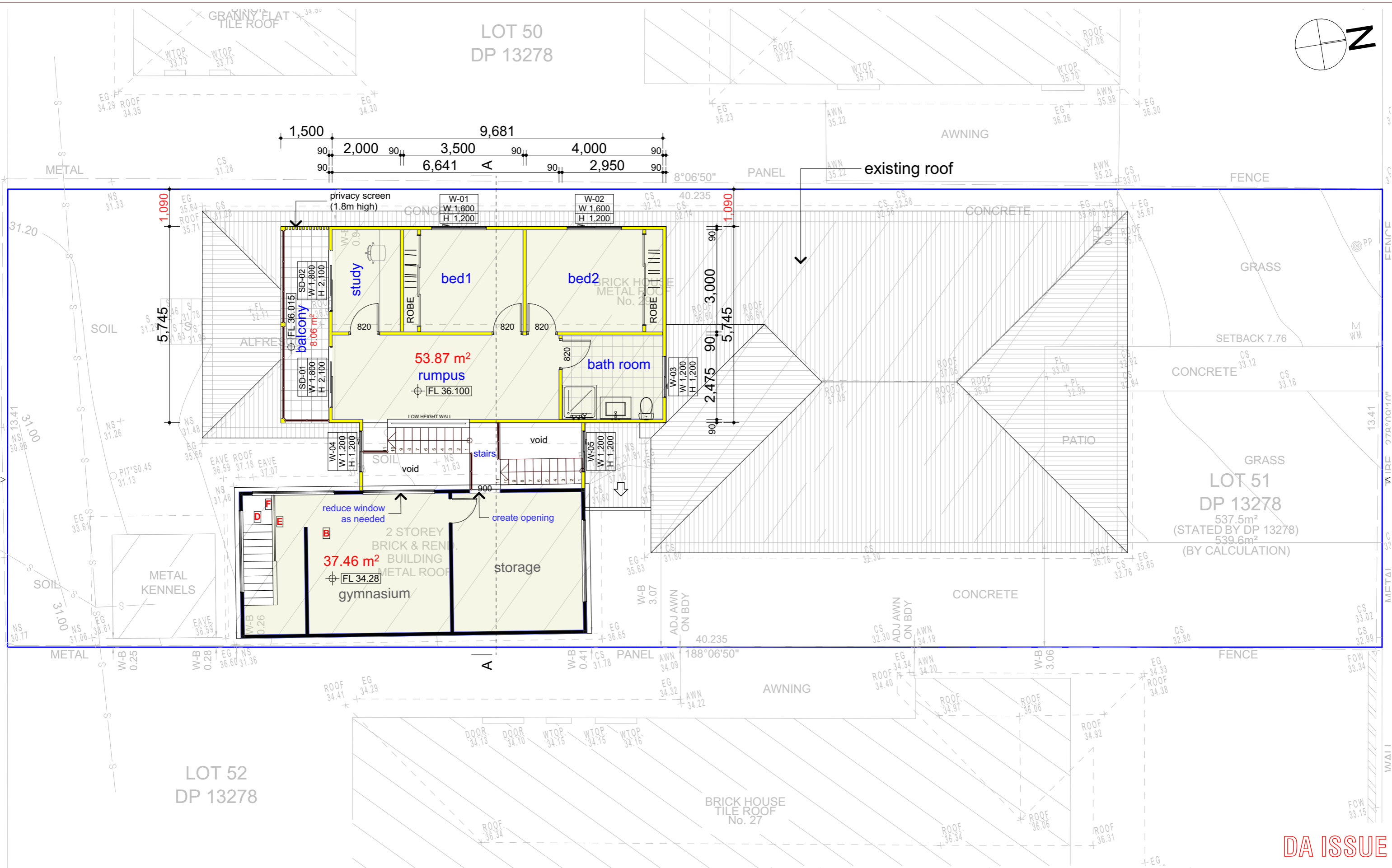
AVENUE ESME

DA ISSUE

ISSUE DATE: May 14, 2025			<div>tim+sarah .k</div> <div>building designers interior designers</div> <div>PO: Post Office Box 298 Jannali NSW 2226</div> <div>E: info@timandsarahk.com.au</div>	SITE ADDRESS: Lot 52, DP 13278 29 Esme Avenue Chester Hill 2162		
				CLIENT DETAILS: Samer Hawashin		
				SHEET NAME: Siteplan 1:200		SHEET NUMBER: 1
				LGA: Canterbury-Bankstown	REFERENCE: ESM-500	
			PROJECT: proposed first floor addition			
		DATE:	AMENDMENTS:			

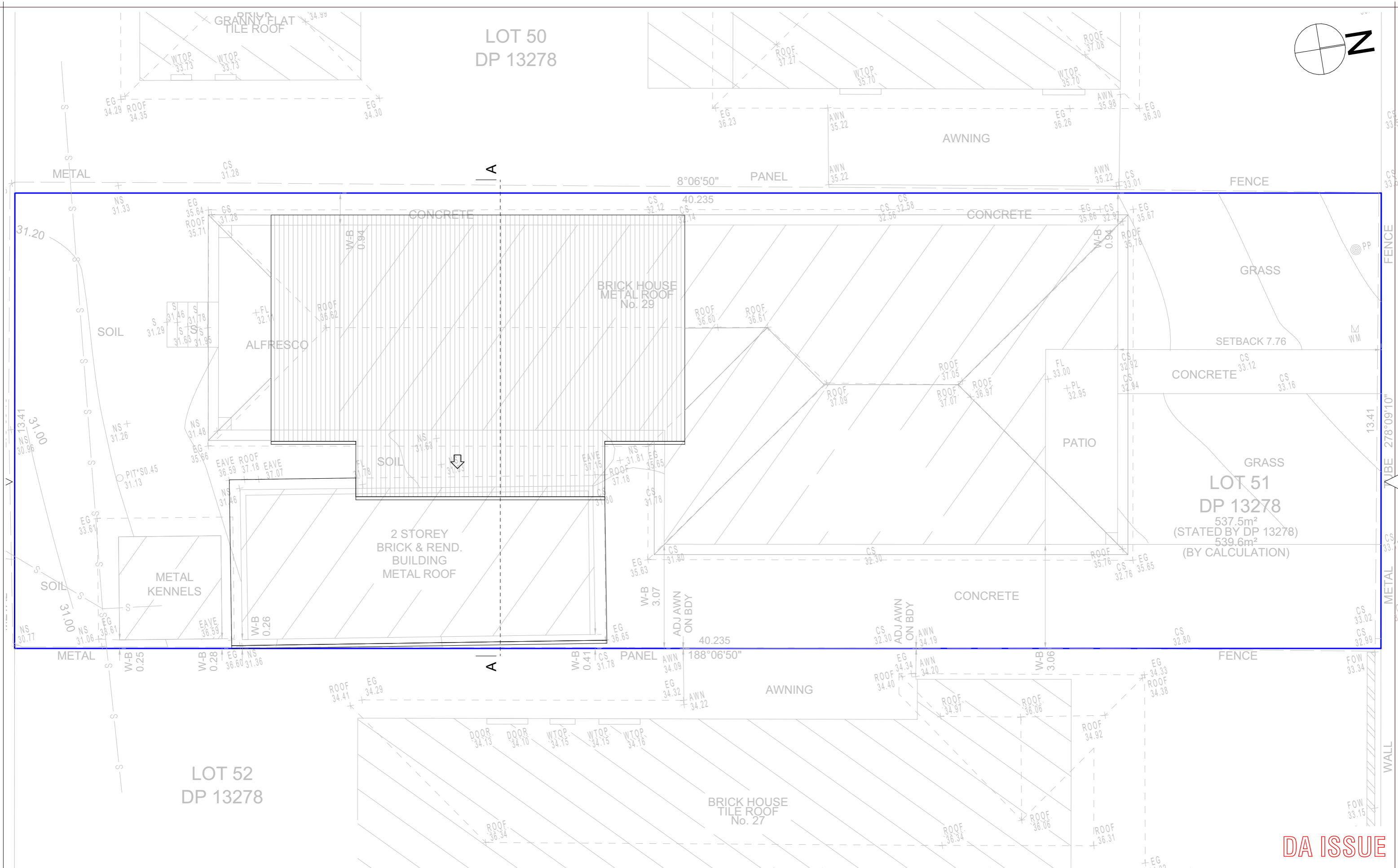


ISSUE DATE: May 14, 2025						tim+sarah .k <small>building designers interior designers</small> <small>at Post Office Box 298 Jannali NSW 2226</small> <small>e: info@timandsarahk.com.au</small>		SITE ADDRESS: Lot 52, DP 13278 29 Esme Avenue Chester Hill 2162	
								CLIENT DETAILS: Samer Hawashin	
								SHEET NAME: Ground Floor Plan 1:100	
								SHEET NUMBER 2	
								LGA: Canterbury-Bankstown	
								REFERENCE: ESM-500	
						PROJECT: proposed first floor addition			
	DATE:	AMENDMENTS:							



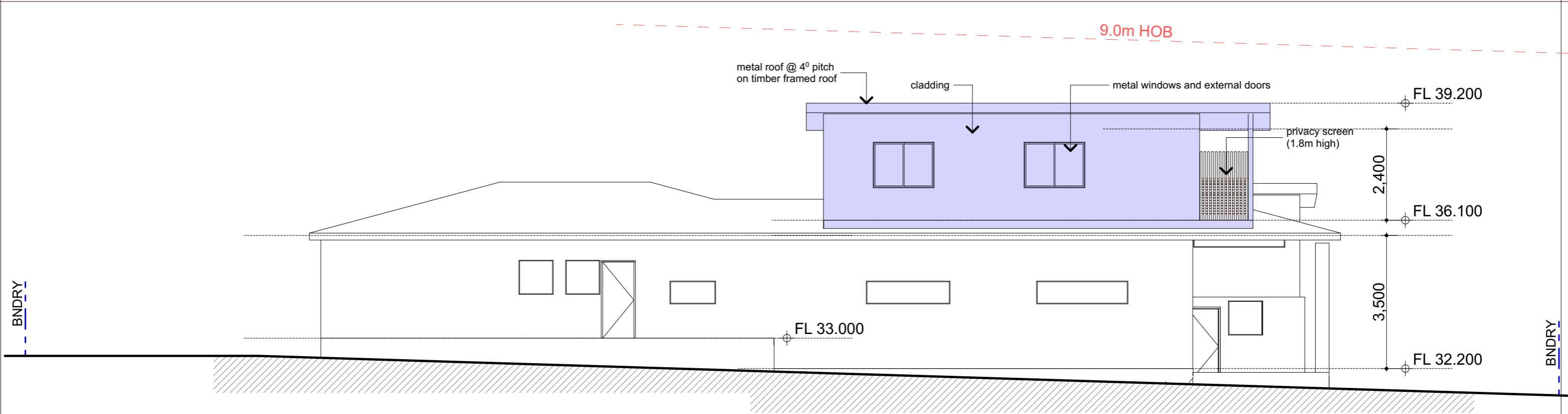
DA ISSUE

ISSUE DATE: May 14, 2025		tim+sarah .k <small>building designers interior designers</small> <small>at Post Office Box 298 Jannali NSW 2226</small> <small>e: info@timandsarahk.com.au</small>	SITE ADDRESS: Lot 52, DP 13278 29 Esme Avenue Chester Hill 2162	
			CLIENT DETAILS: Samer Hawashin	
			SHEET NAME: First Floor Plan 1:100	SHEET NUMBER: 3
	DATE:	AMENDMENTS:	LGA: Canterbury-Bankstown	REFERENCE: ESM-500



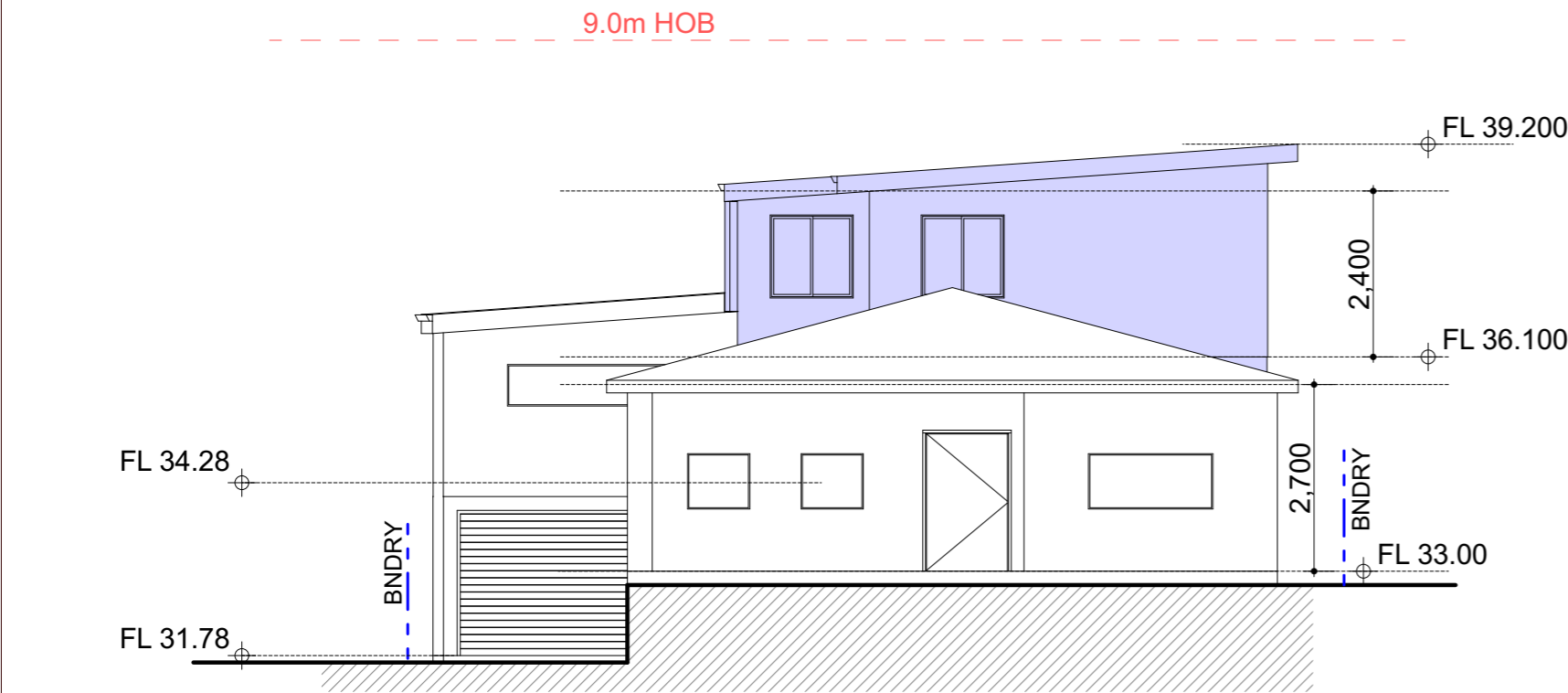
DA ISSUE

ISSUE DATE: May 14, 2025		<div>tim+sarah .k</div> <div>building designers interior designers</div> <div>at Post Office Box 298 Jannali NSW 2226</div> <div>e: info@timandsarahk.com.au</div>	SITE ADDRESS: Lot 52, DP 13278 29 Esme Avenue Chester Hill 2162	
			CLIENT DETAILS: Samer Hawashin	
			SHEET NAME: Roof Plan 1:100	SHEET NUMBER: 4
			LGA: Canterbury-Bankstown	REFERENCE: ESM-500
	DATE:	AMENDMENTS:	PROJECT: proposed first floor addition	



west elevation

scale 1:100

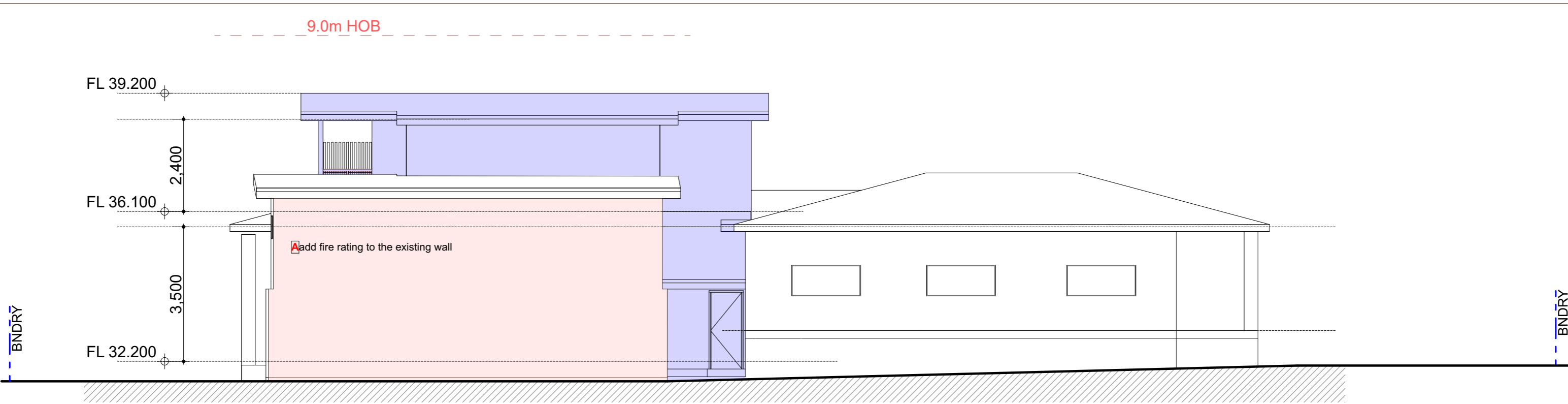


north elevation

scale 1:100

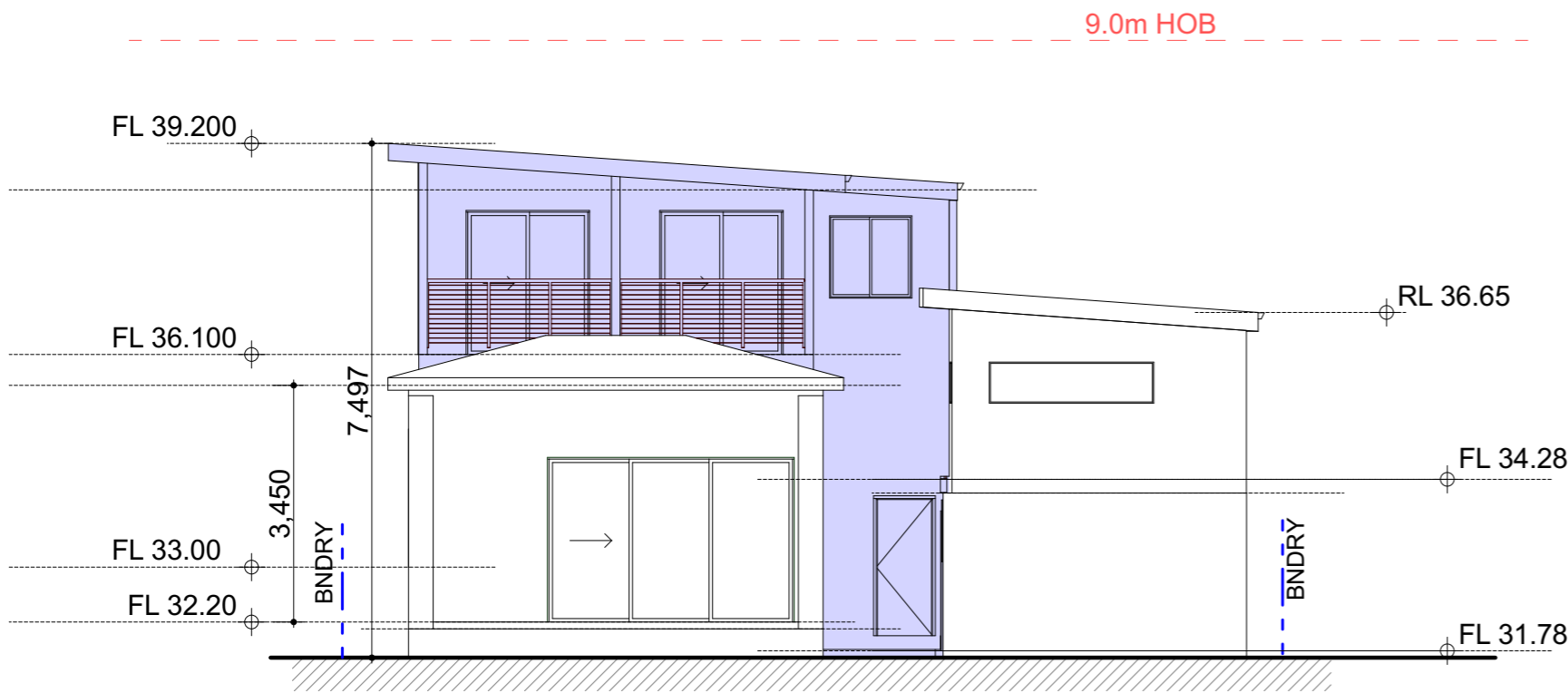
DA ISSUE

ISSUE DATE: May 14, 2025			<div>tim+sarah .k</div> <div>building designers interior designers</div> <div>a: Post Office Box 298 Jannali NSW 2226</div> <div>e: info@timandsarahk.com.au</div>	SITE ADDRESS: Lot 52, DP 13278 29 Esme Avenue Chester Hill 2162	
				CLIENT DETAILS: Samer Hawashin	
				SHEET NAME: North + West Elev. 1:100	SHEET NUMBER: 5
				LGA: Canterbury-Bankstown	REFERENCE: ESM-500
			PROJECT: proposed first floor addition		
	DATE:	AMENDMENTS:			



east elevation

scale 1:100



south elevation

scale 1:100

DA ISSUE

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				CLIENT DETAILS: Samer Hawashin	
				SHEET NAME: South + East Elev. 1:100	SHEET NUMBER: 6
				LGA: Canterbury-Bankstown	REFERENCE: ESM-500
			<div>PROJECT:</div> <div>proposed first floor addition</div>		
	DATE:	AMENDMENTS:			

FEATURE WALL (R1)



RENDER FINISH DULUX
LEXICON QUARTER

ROOF



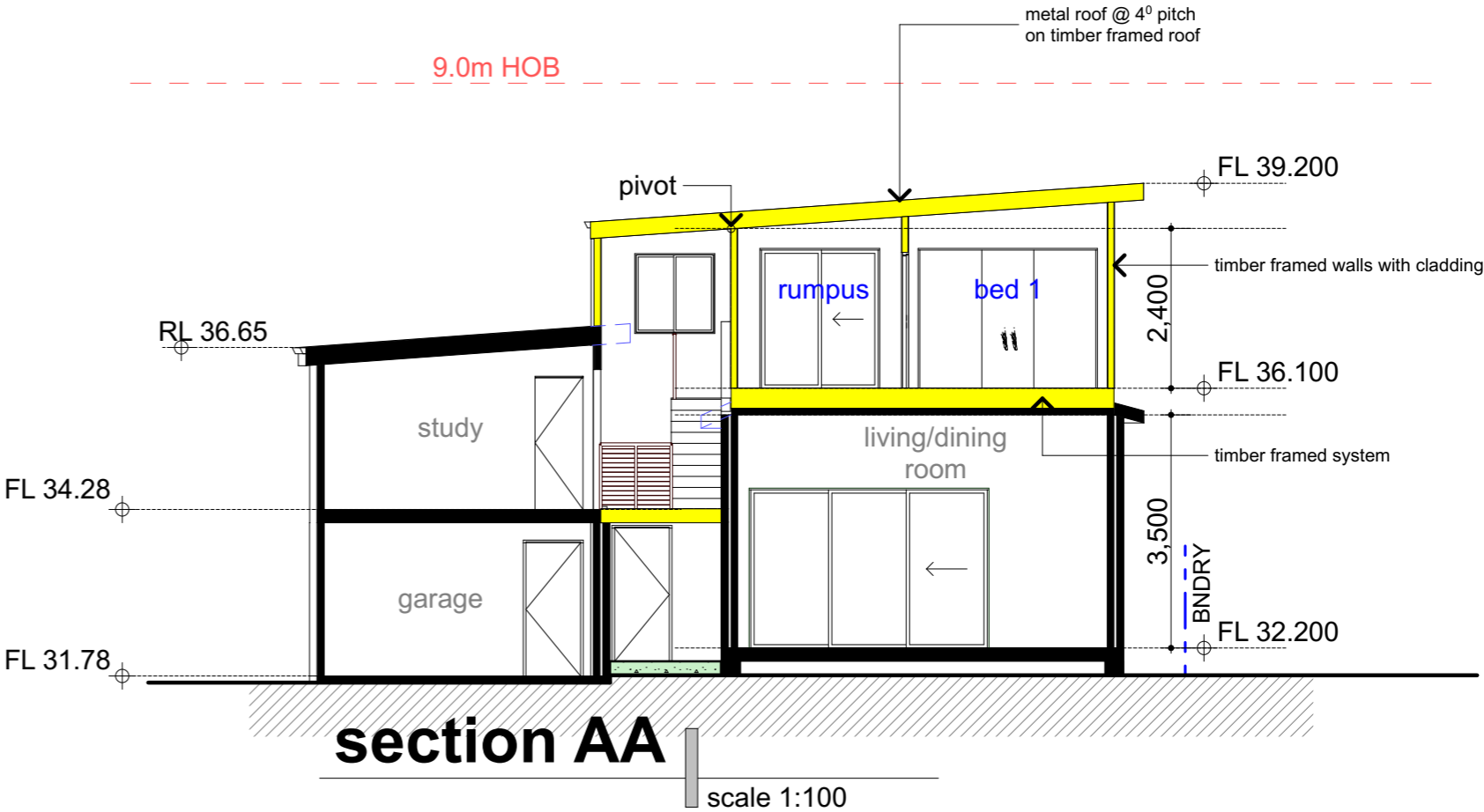
COLORBOND METAL ROOF SHEET

WINDOWS, GUTTERS, COLUMNS, SIDE FENCE



COLOR - MONUMENT

FRAMELESS GLASS BALUSTRADE



29 Esme Ave, Chester Hill	
NCC/BCA Works Schedule	
A	Relocate DP to rear elevation & firerate wall
B	Electrician to check and certify Smoke Alarm.
C	Council to advise on height requirements
D	Adjust stairs to comply with Part 11.2.2 stairway construction of the ABCB Housing Provisions and provide handrail to one side and provide slip resistance finish. All to be certified.
E	Provide barrier (handrail) to comply with Part 11.3.4 of the ABCB Housing Provisions and AS1170.1.
F	Remove section or shape the first floor to provide the required 2.0 headheight clearance .
G	Garage does not have the required 50mm step but has a drain along the front to capture surface flow. Subject to council.
H	Builder to check damp proof membrane.
I	Termite contractor to check termite barrier and suggest alternative if non installed.
J	Builder to check articulation joints and provide to compliance

CALCULATIONS	m²
Existing Ground Floor area	155.22
Existing Front Porch	12.19
Existing Rear Alfresco	21.64
Existing Garage	24.23
Existing Garage Storage	15.34
Existing First Floor area above garage	37.46
Proposed Ground floor stair section	14.82
Proposed First Floor area	53.87
Proposed First Floor rear balcony	8.06
Total Area	342.83
FSR 261.37m² / 537.5m² (site)	48.62%

DA ISSUE

ISSUE DATE: May 14, 2025		tim+sarah .k <small>building designers interior designers</small> <small>at Post Office Box 298 Jannali NSW 2226</small> <small>e: info@timandsarahk.com.au</small>	SITE ADDRESS: Lot 52, DP 13278 29 Esme Avenue Chester Hill 2162	
			CLIENT DETAILS: Samer Hawashin	
			SHEET NAME: Sect.,Colours,Calcs&NCC	SHEET NUMBER: 7
	DATE:	AMENDMENTS:	LGA: Canterbury-Bankstown	REFERENCE: ESM-500
		PROJECT: proposed first floor addition		

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: gas instantaneous.	✔	✔	✔
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.		✔	

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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			
floor above existing dwelling or building.	nil	N/A			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, flat roof: framed	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorptance > 0.70)			

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.	✔	✔	✔
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.		✔	✔

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W1	W	1.92	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W2	W	1.92	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W3	N	1.44	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	S	1.44	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W5	N	1.44	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
SD01	S	3.78	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
SD02	S	3.78	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

BASIX™Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

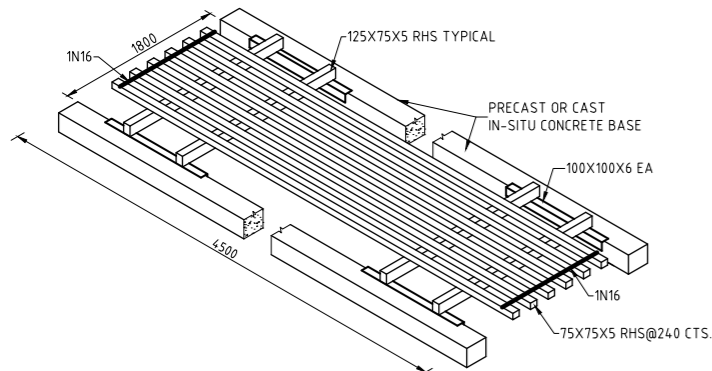
Alterations and Additions

Certificate number: A1795511

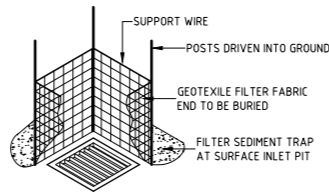
This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Wednesday, 14 May 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.

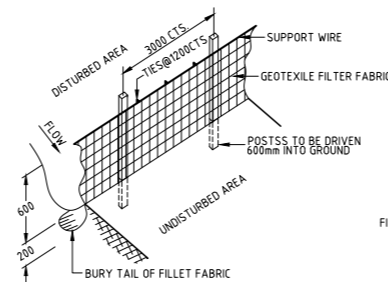
DA ISSUE



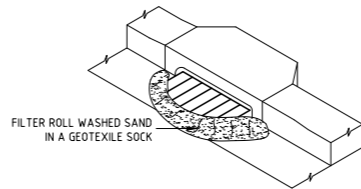
TYPICAL CATTLE GRID



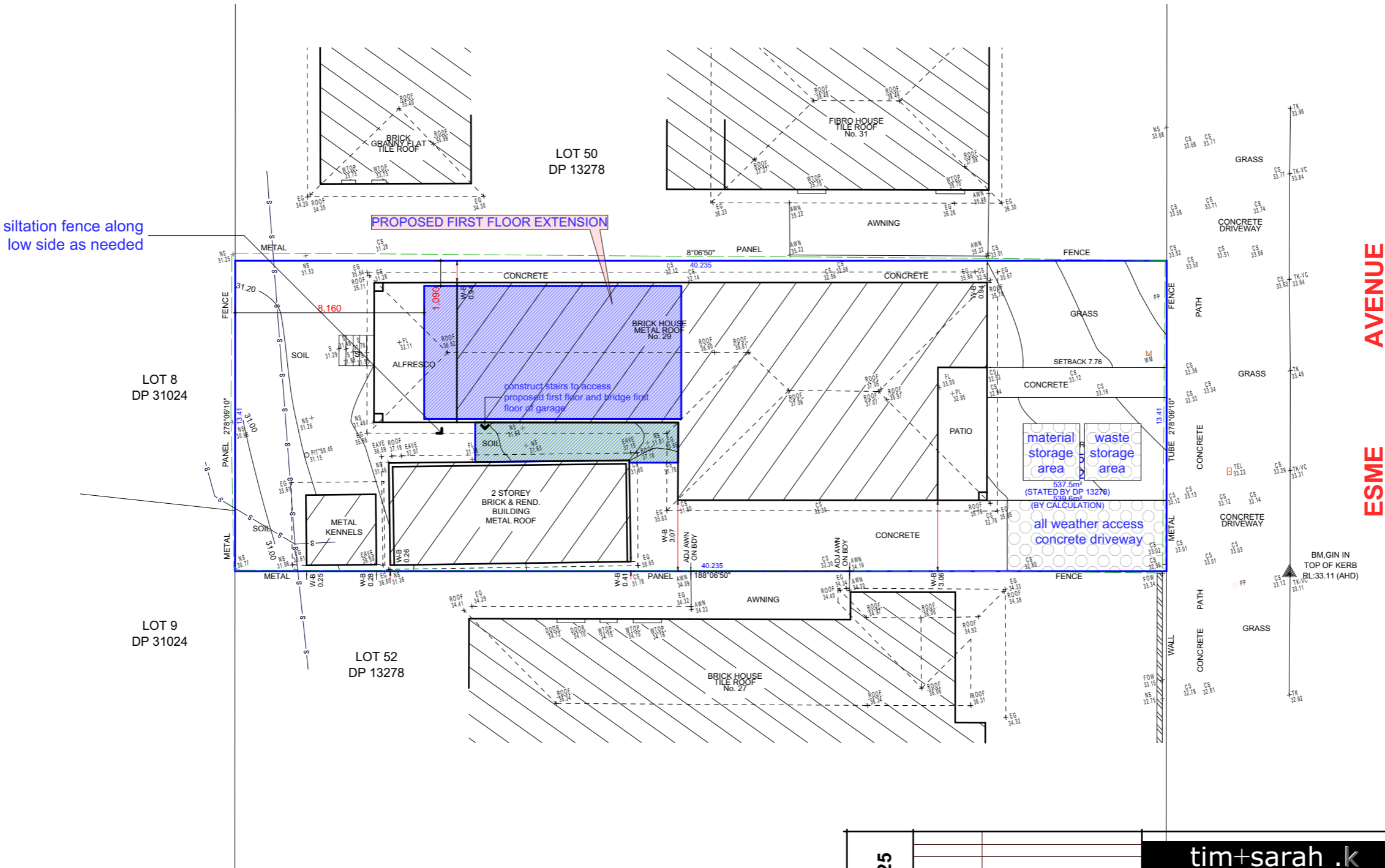
TYPICAL SEDIMENT TRAP
AT SURFACE INLET PIT



SEDIMENT CONTROL FENCE



TYPICAL FILTER ROLL

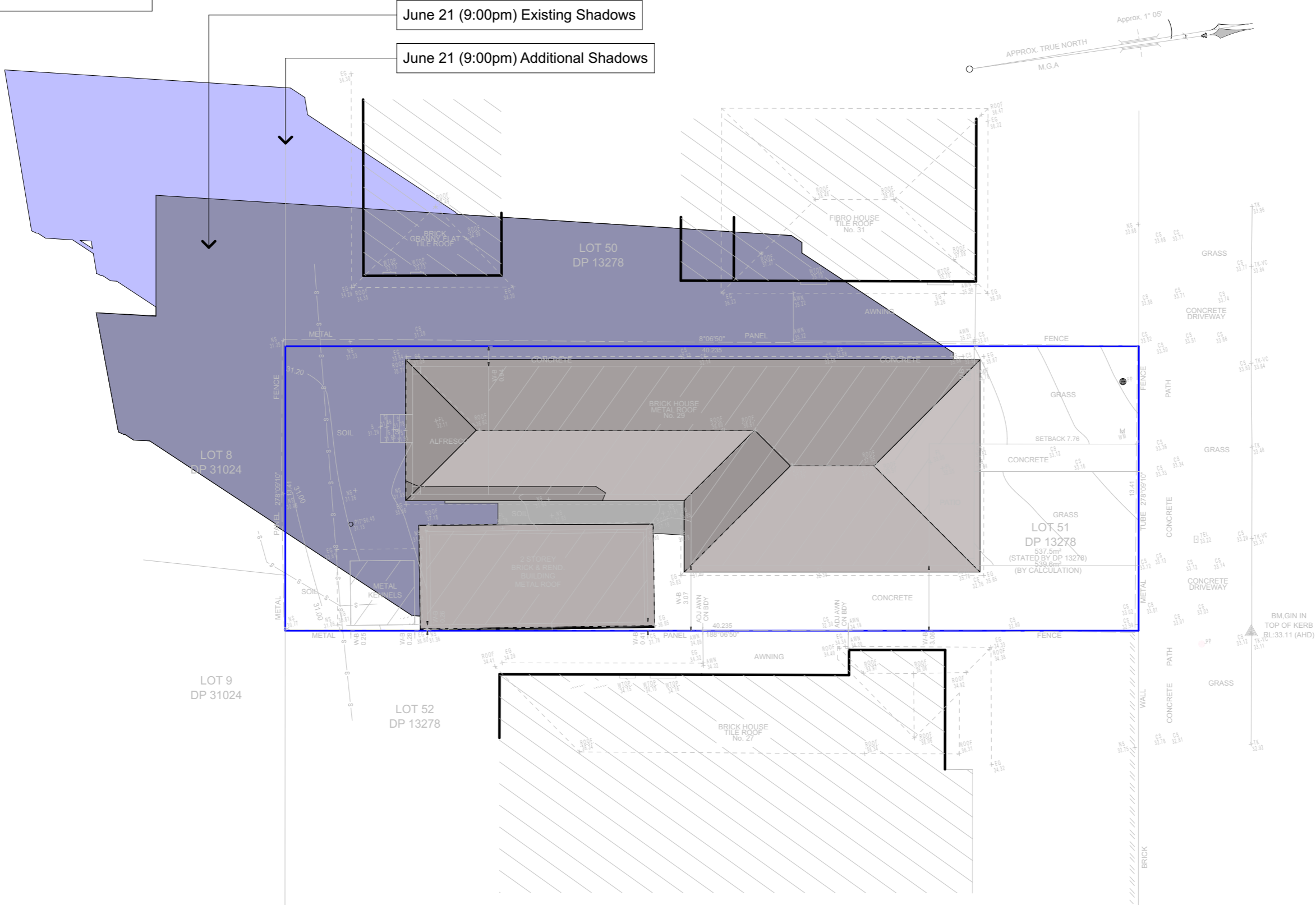


ESME AVENUE

DA ISSUE

ISSUE DATE: May 14, 2025		tim+sarah .k <small>building designers interior designers</small> Post Office Box 298 Jannali NSW 2226 info@timandsarahk.com.au	SITE ADDRESS: Lot 52, DP 13278 29 Esme Avenue Chester Hill 2162	
			CLIENT DETAILS: Samer Hawashin	
			SHEET NAME: Soil and Waste Man. Plan	SHEET NUMBER: 9
	DATE:	AMENDMENTS:	LGA: Canterbury-Bankstown	REFERENCE: ESM-500

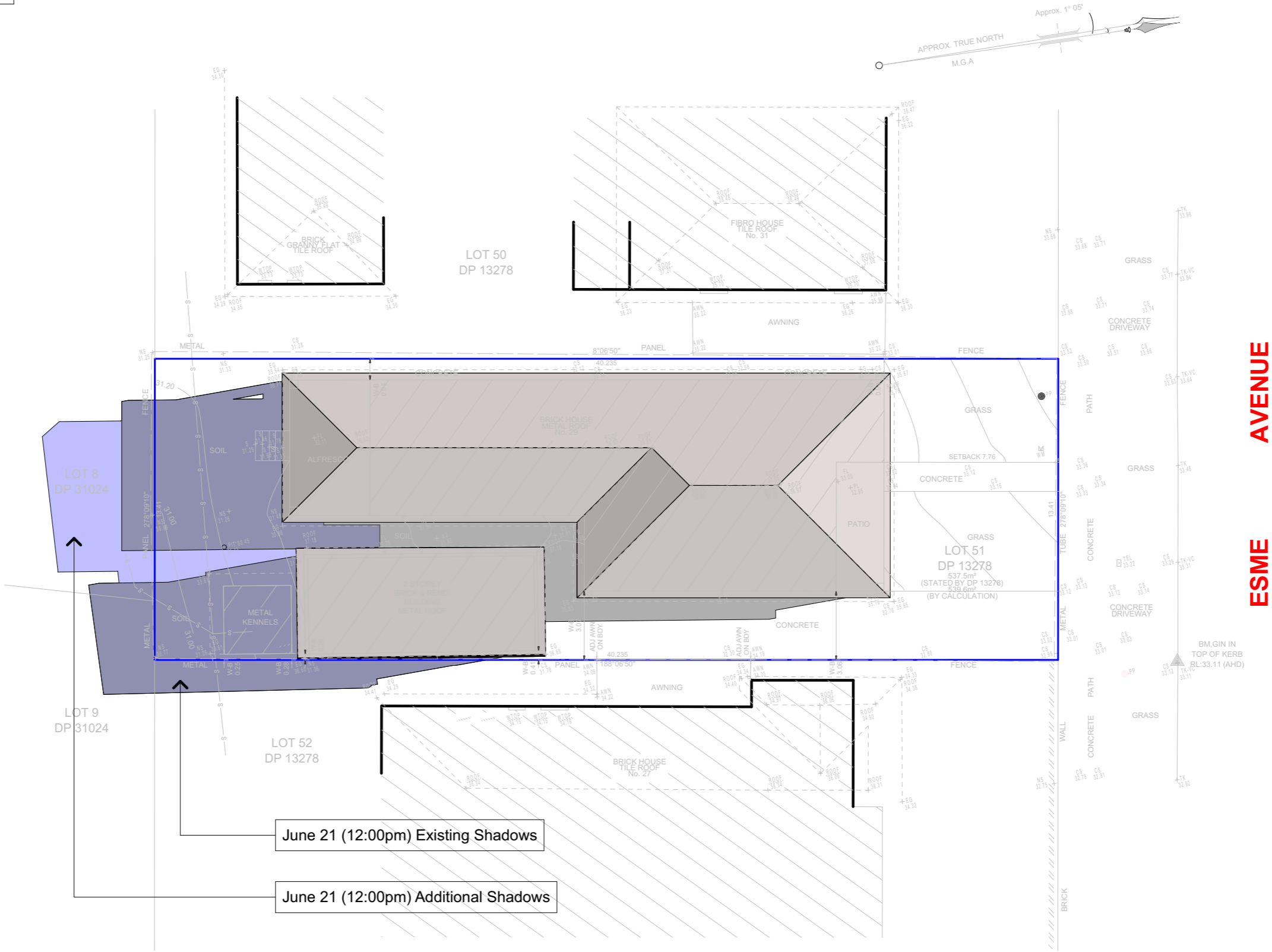
Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy. Shadows from existing or proposed vegetation have not been considered.



DA ISSUE

ISSUE DATE: May 14, 2025			<div><div>tim+sarah .k</div><div>building designers interior designers</div><div>a: Post Office Box 298 Jannali NSW 2226</div><div>e: info@timandsarah.k.com.au</div></div>	SITE ADDRESS: Lot 52, DP 13278 29 Esme Avenue Chester Hill 2162		
				CLIENT DETAILS: Samer Hawashin		
				SHEET NAME: Shadows, June 21 (9:00)		SHEET NUMBER: 10
				LGA: Canterbury-Bankstown	REFERENCE: ESM-500	
		DATE:	AMENDMENTS:	PROJECT: proposed first floor addition		

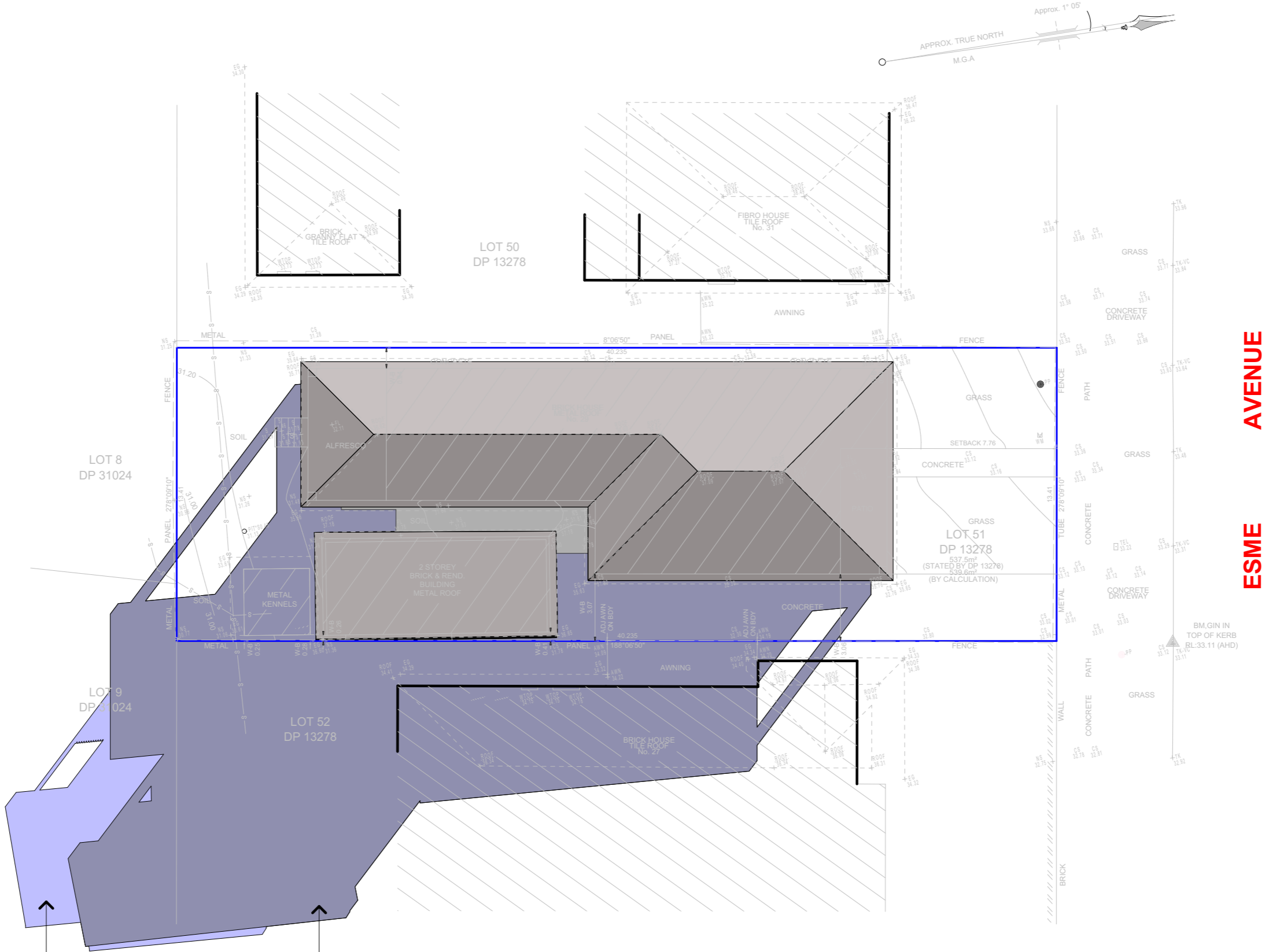
Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy. Shadows from existing or proposed vegetation have not been considered.



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				CLIENT DETAILS: Samer Hawashin	
			PROJECT: proposed first floor addition	SHEET NAME: Shadows, June 21 (12:00)	SHEET NUMBER: 11
	DATE:	AMENDMENTS:		LGA: Canterbury-Bankstown	REFERENCE: ESM-500

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.Shadows from existing or proposed vegetation have not been considered.



June 21 (3:00pm) Existing Shadows

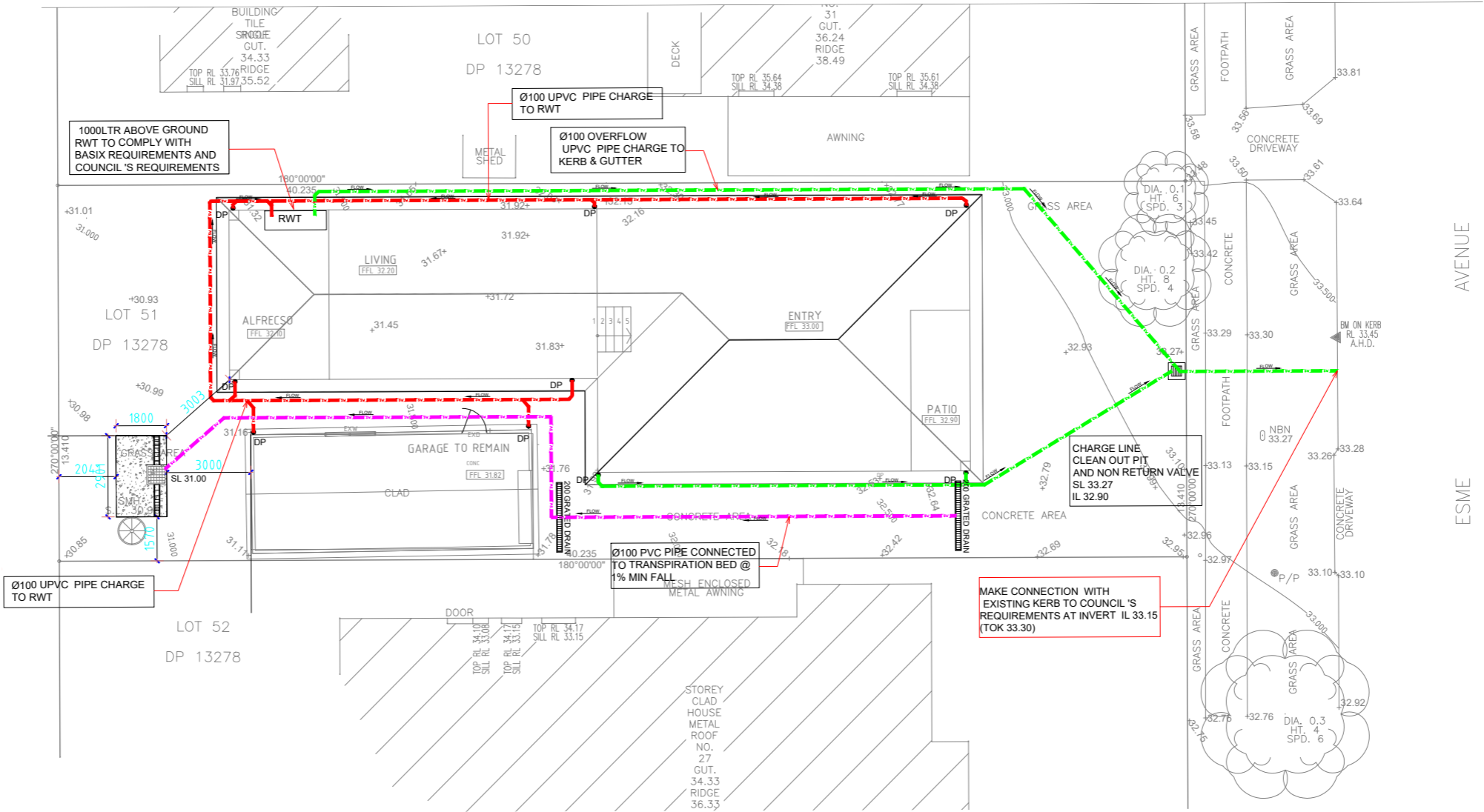
June 21 (3:00pm) Additional Shadows

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			CLIENT DETAILS: Samer Hawashin	
			SHEET NAME: Shadows, June 21 (3:00)	SHEET NUMBER: 12
			LGA: Canterbury-Bankstown	REFERENCE: ESM-500
	DATE:	AMENDMENTS:	PROJECT: proposed first floor addition	

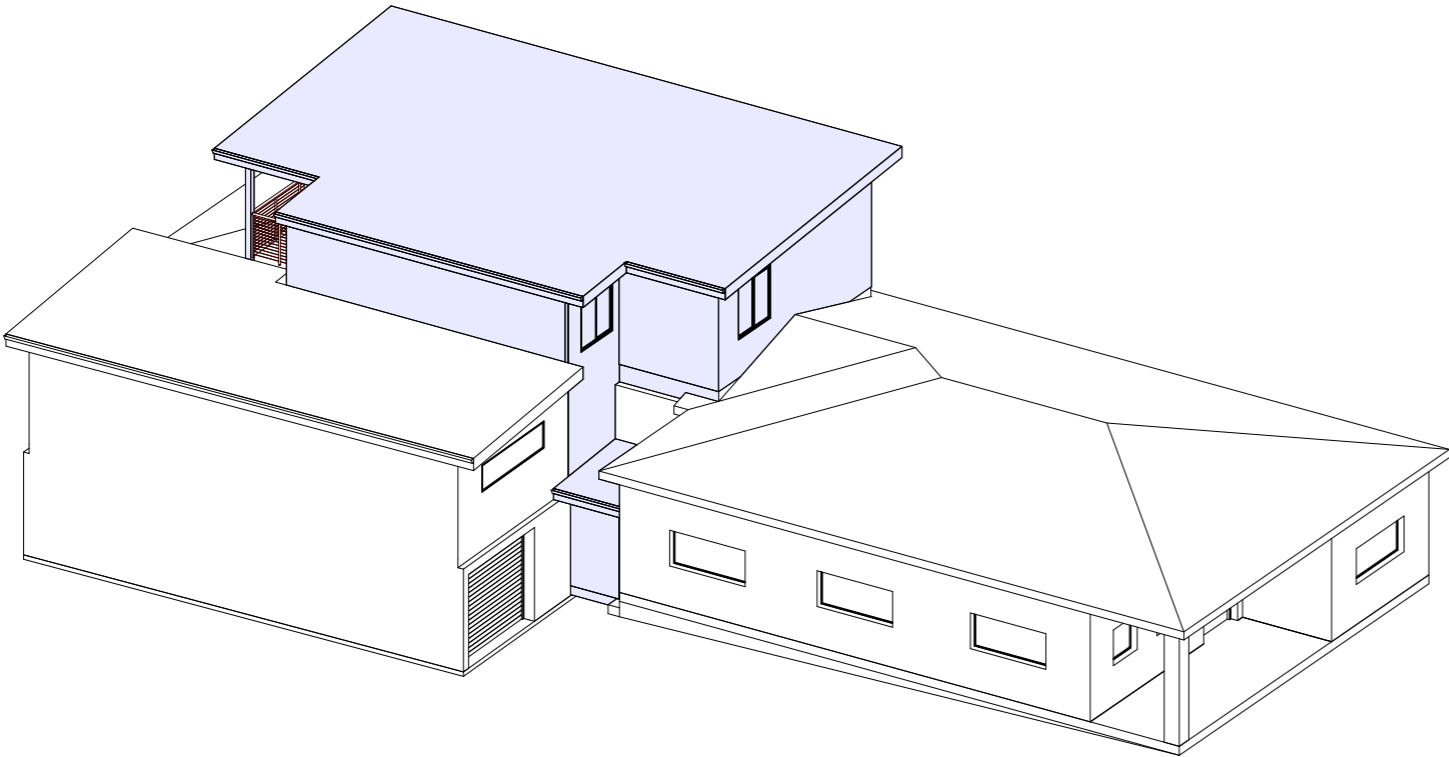
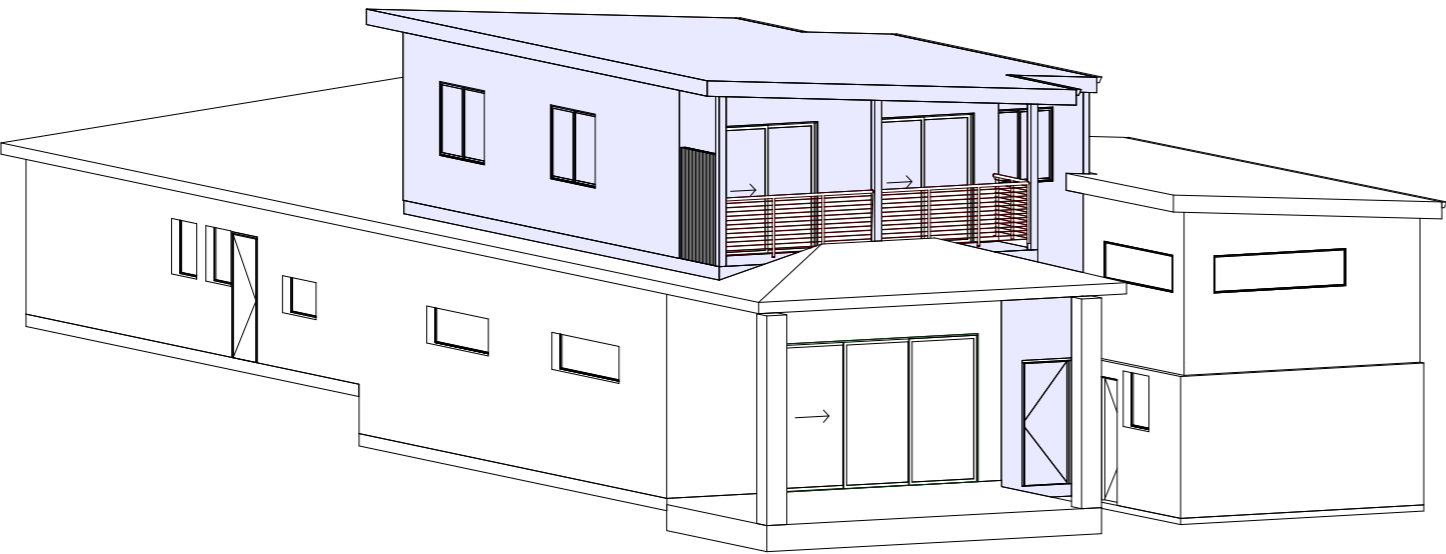
EXISTING STORMWATER SYSTEM APPROVED AND BUILT UNDER CDC

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				CLIENT DETAILS: Samer Hawashin		
				SHEET NAME: Stormwater		SHEET NUMBER: 13
				LGA: Canterbury-Bankstown	REFERENCE: ESM-500	
	PROJECT: proposed first floor addition					
	DATE:			AMENDMENTS:		



DA ISSUE



DA ISSUE

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				CLIENT DETAILS: Samer Hawashin	
			PROJECT: proposed first floor addition	SHEET NAME: Illustration	SHEET NUMBER: 15
				LGA: Canterbury-Bankstown	REFERENCE: ESM-500
	DATE:	AMENDMENTS:			