

PROPOSED GROCERY STORE AND BUTCHER SHOP

AT 166 HALDON STREET, LAKEMBA, NSW 2195

GENERAL NOTES

All work to be carried out in accordance with the requirements of the Principal Certifying Authority [PCA] and the Building Code of Australia [BCA] - as amended.
Removal of asbestos cement sheeting must be carried out by a licenced contractor in compliance with the requirements of the NSW WorkCover Authority in relation to the removal, handling and disposal of all material containing asbestos; and the Work Safe Australia Asbestos Code of Practice and Guidance notes.

All demolition work to be carried out in accordance with AS2601 - as currently amended.
Builder shall make good all disturbed areas adjacent to the works on Council's roads. Footpaths are to be restored to the satisfaction of the PCA.
All concrete footings, floor slabs, columns and timber roof framing to Structural Engineer's details.
All stormwater requirements, external and driveway levels to Hydraulic Engineer's details.
All landscaped areas, existing trees, driveway, drying yards and fencing to Landscape Architect's details.
Drawings are to be read in conjunction with Specifications.
All stair treads are to be equal to 250mm deep.
All materials and components shall comply with the early hazard indicies requirements of BCA Spec. clause 1.10.
All aspects of the building work shall comply with the relevant current provisions of the Local Government regulations and the Building Coade of Australia.
Silt/sediment control measures are to be in place prior to any excavation or construction work.
Safety glass shall be used in every glass door or panel enclosing or partly enclosing a shower or bath.
Protective measures are required for each tree being retained on site and shall be established before building works commence, and shall be constructed and maintained as per Council requirements.
The reflectivity index of all external glass materials is not to exceed 20%.
Pedestrian traffic and use of bounding public footpaths, space to remain unconstricted [unless subject to separate Council approval], including pram access - to be maintained in accordance with AS1742.3 "Part 3 - Traffic control devices for works on roads".
All bathrooms and WC windows to be installed with obscure glass.
Unless the door in a sanitary comparmtent swings outward or is greater than 1.2m away from the toilet suite, the doormust be installed with removable 'lift-off' hinges.

SEDIMENT CONTROL NOTES

- All erosion and sediment control measures, including revegetation and storage of soil and topsoil, shall be implemented to the standards of Soil Conservation of NSW.
- All drainage works shall be constructed and stabilized as early as possible during development.
- Sediment traps shall be constructed around all inlet pits, consisteing of 450mm wide by 450mm deep trench.
- All sediment basins and traps shall be cleaned when structures are a maximum of 60% full of soil materials, including the maintenance period.
- All disturbed areas shall be revegetated as soon as the relevant works are completed.
- Soil and topsoil stockpiles shall be located away from drainage lines and area where water may congregate.
- Filter shall be constructed by stretching a filter fabric (propex or approved equivalent) between posts at 3.0m centres. Fabric shall be buried 150mm along its lower edge.
- Refer to concept stormwater engineering for clarity and structure detail.

GENERAL NOTES

- VERIFY ON SITE BEFORE COMMENCEMENT OF ANY WORKS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL
- SITE CONDITIONS & REQUIREMENTS.
- FAILURE TO COMPLY WITH DRAWINGS & SPECIFICATIONS COULD RESULT IN ALTERATIONS BEING MADE AT THE COST TO THE CONTRACTOR.
- THESE DRAWINGS MUST BE READ ON CONJUNCTION WITH
- ALL RELEVANT CONSULTANT'S DRAWINGS & SPECIFICATIONS INCLUDING, STRUCTURAL, MECHANICAL & HYDRAULIC.
- CONTRACTOR TO COMPLY WITH CURRENT HEALTH & SAFETY REGULATIONS AT ALL TIME.
- BEFORE COMMENCEMENT OF DEMOLITION WORKS THE CONTRACTOR MUST CONTACT THE CONSULTANT ENGINEER TO ESTABLISH WHICH WALLS, ETC ARE ABLE TO BE SAFELY REMOVED.



1 LOCATION MAP
DA-01 1 : 10

AUSTRALIAN STANDARDS COMPLIANCE

The building works shall be constructed in accordance with, but not limited to, the following Australian Standards:

AS/NZS 1664	Aluminium structures
AS/NZS 1905	Components for the protection of openings in fire resistant walls
AS 2050	Installation of roof tiles
AS 2047	Windows in buildings - Selection and installation
AS 2327	Composite structures
AS 2870	Residential slabs and footing construction
AS 1684	Residential timber-framed construction
AS 3700	Masonry structures
AS 3013	Electrical installations
AS 1668	The use of mechanical ventilation and air-conditioning in buildings
AS 2441	Installation of hose reels
AS 3786	Smoke alarms
AS 1288	Glass in buildings - selection and installation
AS 2107	Acoustics - recommended design sound levels and reverberation times for building interiors
AS 3660.1	Termite management - new building work
-2000	
AS/NZS 2890.1	Off-street parking
-2004	

AS 3740-2010 Waterproofing of domesstic wet areas

DA ISSUE

A	DA LODGEMENT	10/12/2022
ISSUE	AMENDMENT	DATE

DRAWING NUMBER:

DA-01

DRAWING TITLE:

COVER PAGE

TRUE NORTH	SCALE: As indicated @ A3
	ISSUE: A

Designed & CHKD BY	D.NOBEL
Drawn BY	S.AHMED

CLIENT
Nushaibah Hayat Pty Ltd

GENERAL NOTES

- ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
- ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
- LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
- FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
- ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
- WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
- STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3
- ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING.

DESIGN CONSULTANCY



ABN: 51 463 906 127
16 DANNY STREET WERRINGTON NSW 2747
0431231255, ada.designassociates@gmail.com

PROJECT

166 HALDON STREET
LAKEMBA NSW 2195

LEGEND

SITE BOUNDARY

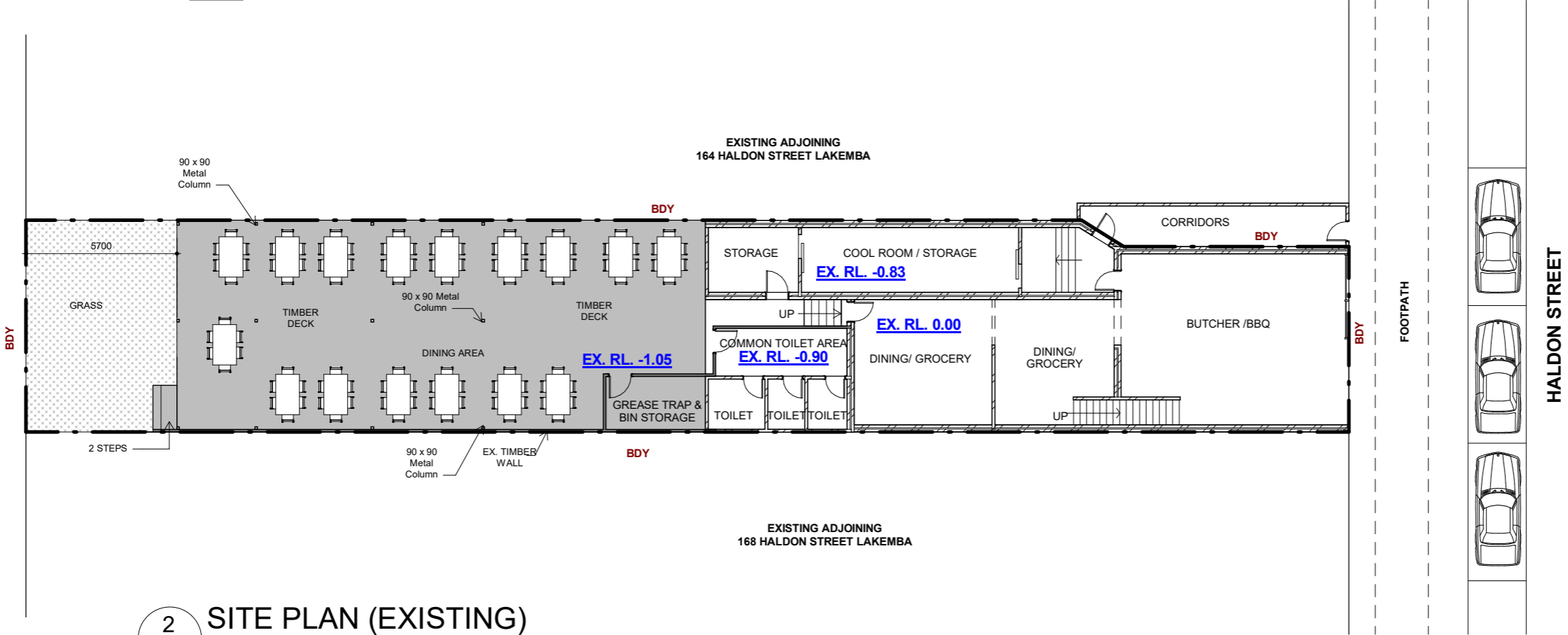
APPROVED WORKS

EXISTING (UNAUTHORISED) WORKS

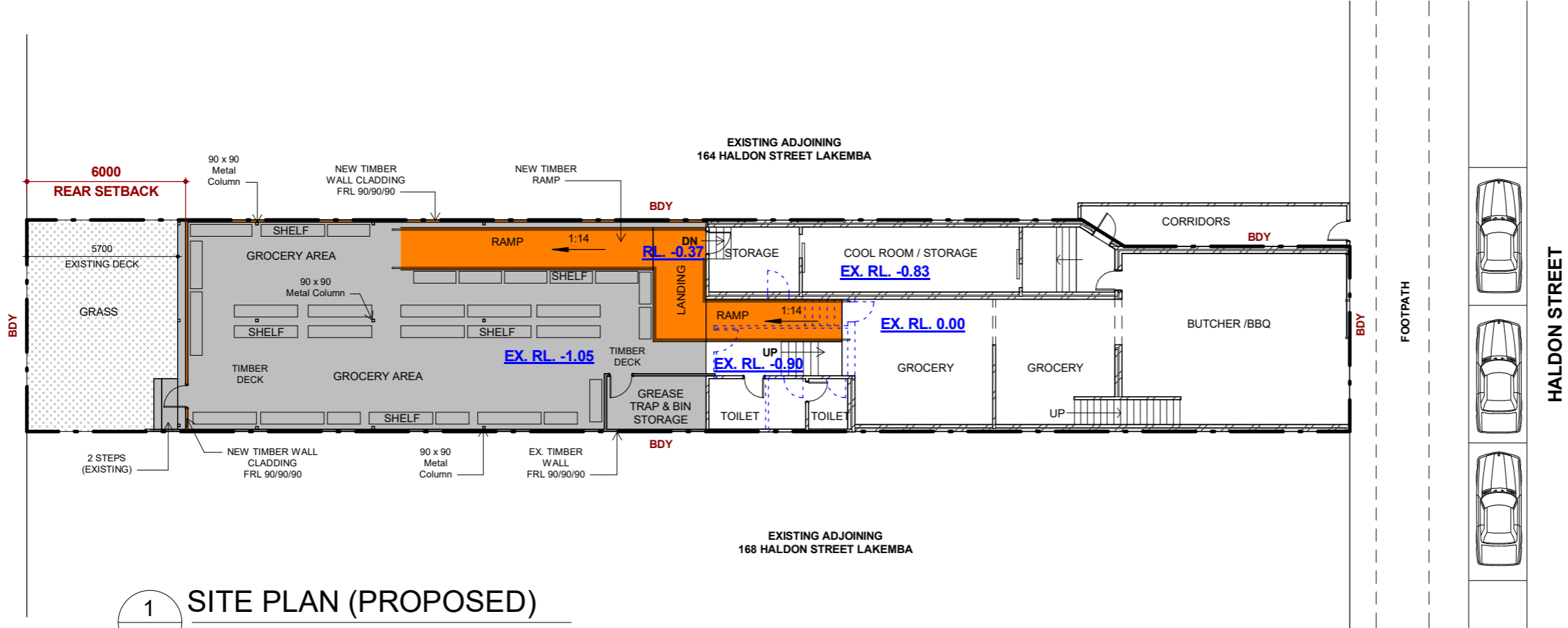
PROPOSED WORKS

EX. RL

EXISTING LEVELS



2 SITE PLAN (EXISTING)
DA-02 1 : 200



1 SITE PLAN (PROPOSED)
DA-02 1 : 200

DA ISSUE

A	DA LODGEMENT	10/12/2022
ISSUE	AMENDMENT	DATE

DRAWING NUMBER:

DA-02

DRAWING TITLE:

SITE PLAN

TRUE NORTH



SCALE: As indicated
@ A3

ISSUE: A

Designed & CHKD BY D.NOBEL
Drawn BY S.AHMED

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 SITE BOUNDARY
  EXISTING (UNAUTHORISED) WORKS
  EX. RL EXISTING LEVELS

 APPROVED WORKS
  PROPOSED WORKS



	SMOKE DETECTOR
	STORMWATER DOWN PIPE
	DENOTES MECHANICAL VENTILATION
	FIRE EXTINGUISHER
	EXISTING TO BE DEMOLISHED

A	DA LODGEMENT	10/12/2022
ISSUE	AMENDMENT	DATE

**166 HALDON STREET
LAKEMBA NSW 2195**

LEGEND

SITE BOUNDARY

APPROVED WORKS

EXISTING (UNAUTHORISED) WORKS

PROPOSED WORKS

EX. RL

EXISTING LEVELS

LEGEND

SD

SMOKE DETECTOR

DP

STORMWATER DOWN PIPE

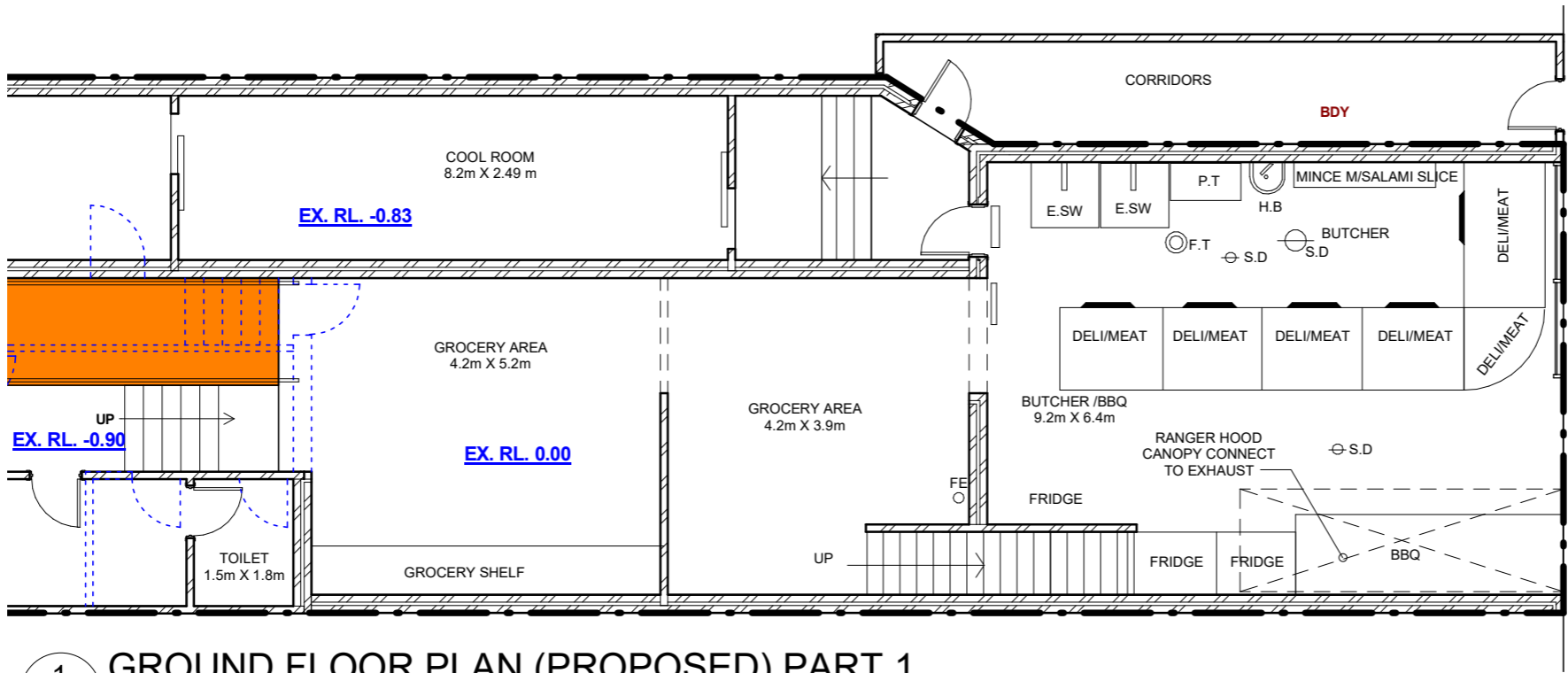
MV

DENOTES MECHANICAL VENTILATION

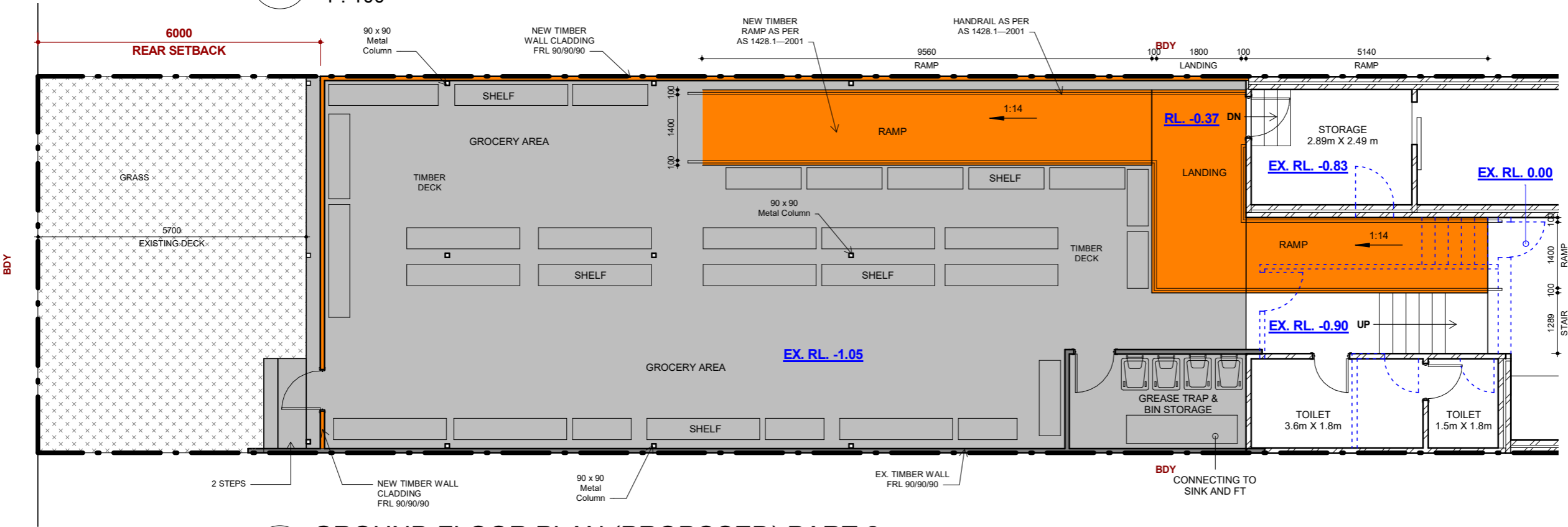
FE

FIRE EXTINGUISHER

EXISTING TO BE DEMOLISHED



1
DA-04
GROUND FLOOR PLAN (PROPOSED) PART 1
1 : 100



2
DA-04
GROUND FLOOR PLAN (PROPOSED) PART 2
1 : 100

DA ISSUE

A	DA LODGEMENT	10/12/2022
ISSUE	AMENDMENT	DATE

DRAWING NUMBER:

DA-04

DRAWING TITLE:

GROUND FLOOR PLAN
(PROPOSED)

TRUE NORTH



SCALE: As indicated
@ A3

ISSUE: A

Designed & CHKD BY D.NOBLE
Drawn BY S.AHMED

CLIENT
Nushaibah Hayat Pty Ltd

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LEGEND

SITE BOUNDARY

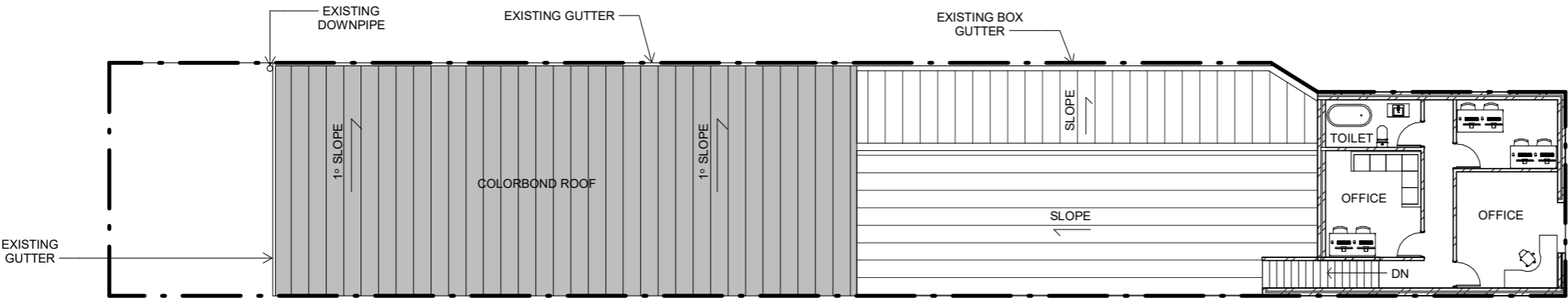
APPROVED WORKS

EXISTING (UNAUTHORISED) WORKS

PROPOSED WORKS

EX. RL

EXISTING LEVELS

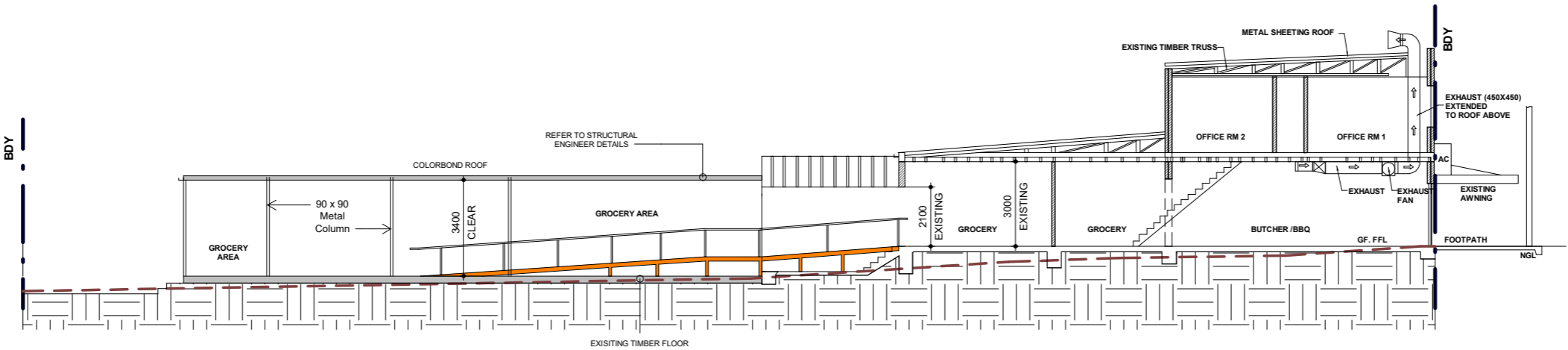


1

UPPER FLOOR PLAN

DA-05

1 : 200



2

SECTION A-A

DA-05

1 : 200

DA ISSUE

A	DA LODGEMENT	10/12/2022
ISSUE	AMENDMENT	DATE

DRAWING NUMBER:

DA-05

DRAWING TITLE:

UPPER FLOOR PLAN & SECTION

TRUE NORTH



SCALE: As indicated @ A3

ISSUE: A

Designed & CHKD BY D.NOBLE
Drawn BY S.AHMED

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DA ISSUE

A	DA LODGEMENT	10/12/2022
ISSUE	AMENDMENT	DATE

DRAWING NUMBER:

DA-06

DRAWING TITLE:

FRONT ELEVATION

TRUE NORTH



SCALE: 1 : 100 @ A3

ISSUE: A

Designed & CHKD BY D.NOBLE
Drawn BY S.AHMED

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PROJECT

166 HALDON STREET
LAKEMBA NSW 2195

EXISTING EXHAUST (450X450) RISER
EXTENDING TO ROOF ABOVE

EXISTING AWNING

EXISTING AWNING

ADJOINING SHOPS

EXISTING AWNING

ADJOINING SHOPS

EXISTING AWNING

ADJOINING SHOPS

EXISTING AWNING

EXISTING RL'S
TO BE RETAINED

1 EAST (FRONT) ELEVATION
DA-06 1 : 100