

- 001 COVER PAGE (LOCATION MAP)
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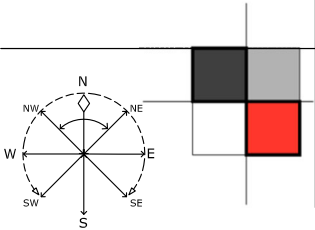
RESIDENTIAL

5/252A LAKEMBA STREET

LAKEMBA NSW



LOCATION MAP
NTS



BUILDING DESIGNER
AHMED JADID
119 WILLOUGHBY RD
CROWS NEST , 2065 NSW
MOB: 0404 648 251

REVISIONS
ISSUE A - 23.10.2024
ISSUE B - 15.11.2025
ISSUE C (STAGE II) - 01.04.2025
ISSUE C (STAGE II) - 16.04.2025

CLIENT
TANIA AHMED

ADDRESS
UNIT 5/252A LAKEMBA ST
LAKEMBA NSW

PROJECT
CONVERT THE EXISTING
CARETAKERS STORE
WHICH FORMS PART OF
LOT 5 TO A HOME OFFICE
(ANCILLARY TO THE MAIN
DWELLING)

DRAWN BY
A.J

ISSUE DATE
16.04.2025

PROJECT NO.
2024.031

DESCRIPTION
COVER PAGE

REVISION NO.
Ce.1

GENERAL NOTES

- CONSTRUCTION REQUIREMENTS ARE TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, GENERAL
- DRAWINGS PREPARED FROM INFORMATION SUPPLIED BY THE OWNER AND/OR BUILDER.
 - DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS SHALL BE VERIFIED ON SITE.
 - ACTUAL SURVEYED LEVELS TO TAKE PRECEDENCE.
 - DO NOT SCALE OFF DRAWINGS.
 - IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY DOCUMENTS AS TO THEIR ACCURACY AND SUITABILITY.
 - THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS.
 - NCC REFERS TO THE NATIONAL CONSTRUCTION CODE - VOLUME 2, BUILDING CODE OF AUSTRALIA - CLASS 1 AND CLASS 10 BUILDINGS.

- STATUTORY REQUIREMENTS
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NCC, A93959-2018, THE RFS BUSHFIRE GUIDELINES - PLANNING FOR BUSH
 - FIRE PROTECTION 2019 FOR NSW WHICH ARE TO TAKE PRECEDENCE, CONDITIONS IMPOSED BY THE LOCAL AUTHORITY AND THE COMMITMENTS OUTLINED IN THE RELEVANT BASIX CERTIFICATE.
 - THE BUILDER IS TO COMPLY WITH THE REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION OVER THE BUILDING
 - WORKS AND THE PROVISIONS OF THE HOME BUILDING ACT.
 - PRIOR TO THE COMMENCEMENT OF BUILDING WORK, THE BUILDER SHALL PROVIDE TEMPORARY TOILET FACILITIES FOR THE USE OF SUBCONTRACTORS WHERE THE LOCAL AUTHORITY REQUIRES THE TEMPORARY TOILET, ON COMPLETION THE BUILDER SHALL REMOVE THE CONVENIENCE.

- NCC REQUIREMENTS
- ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH THE ENGINEER'S DETAILS AND PART 3.1.1 OF NCC.
 - ALL EXCAVATIONS AND UNDER FLOOR FILL SHALL BE IN ACCORDANCE WITH THE ENGINEER'S DETAILS AND PART 3.1.1 OF NCC
 - ALL EARTH RETAINING STRUCTURES SHALL BE IN ACCORDANCE WITH THE ENGINEER'S DETAILS AND PART 3.1.2 OF NCC
 - STORM WATER DRAINAGE SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.1.3 OF NCC.
 - PRIMARY BUILDING ELEMENTS ARE TO BE PROTECTED FROM SUBTERRANEAN TERMITES IN ACCORDANCE WITH PAR 3.1.4 OF NCC
 - ALL FOOTINGS AND SLABS SHALL COMPLY WITH PART 3.2 OF NCC.
 - CLAY BRICKWORK SHALL COMPLY WITH PART 3.3 OF NCC, \$ A94713 OR A93700
 - MASONRY ACCESSORIES SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH A94713 OR A93700. APPROPRIATE TIES SHALL BE PROVIDED TO ARTICULATED MASONRY JOINTS.
 - LINTELS USED TO SUPPORT BRICKWORK OVER WALL OPENINGS SHALL COMPLY WITH A94713 OR A93700 AND BE PROTECTED FROM CORROSION.
 - WEATHERPROOFING OF EXTERNAL MASONRY WALLS SHALL BE CARRIED OUT IN ACCORDANCE WITH A94713 OR A93700.
 - ENGAGED PIERS IN SINGLE LEAF MASONRY WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH A94713 OR A93700.

- NCC REQUIREMENTS
- PROVIDE ADEQUATE CROSS VENTILATION TO SPACE UNDER SUSPENDED GROUND FLOORS IN ACCORDANCE WITH PART 3.4.1 OF NCC. SUB FLOOR ACCESS TO BE PROVIDED AS INDICATED ON THE PLAN.
 - ALL TIMBER FRAMEWORK SHALL COMPLY WITH PART 3.4.3 OF NCC OR A91684.
 - ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE A91720, AND ERECTED, FIXED AND BRACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - ROOF CLADDING, GUTTERS AND DOWNPIPES AND WALL CLADDING SHALL BE IN ACCORDANCE WITH PART 3.5 OF NCC
 - SARKING SHALL COMPLY WITH A9/NZ94200.1\$2.
 - ALL GLAZING SHALL COMPLY WITH PART 3.6 OF NCC.
 - FIRE PROPERTIES FOR MATERIALS AND CONSTRUCTION, MUST COMPLY WITH PART 3.7.1 OF NCC.
 - FIRE SEPARATION, WHERE REQUIRED, MUST COMPLY WITH PART 3.7.2 OF NCC.
 - FIRE PROTECTION OF SEPARATING WALLS AND FLOORS, MUST COMPLY WITH PART 3.7.3 OF NCC.
 - FIRE SEPARATION OF GARAGE TOP DWELLINGS, MUST COMPLY WITH PART 3.7.4 OF NCC.
 - PROVIDE AND INSTALL HARD WIRED INTERCONNECTED SMOKE ALARMS IN ACCORDANCE WITH A93786 AND PART 3.7.5 OF NCC.
 - INTERNAL WET AREAS AND BALCONIES OVER HABITABLE ROOMS TO BE WATERPROOFED IN ACCORDANCE WITH PART 3.8.1 OF NCC. WET
 - AREA WALL LINING IS TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - ALL TIMBER DOORS AND DOOR SETS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH A92047.
 - ALL PLUMBING SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT SUPPLY AUTHORITY AND A93000, AND BE CARRIED OUT BY A LICENCED PLUMBER
 - .ALL ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT SUPPLY AUTHORITY AND A93000, AND BE CARRIED OUT BY A LICENSED ELECTRICIAN.
 - ALL GAS INSTALLATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT SUPPLY AUTHORITY AND BE CARRIED OUT BY A LICENSED GAS FITTER.
 - INSTALLATION OF WALL AND FLOOR TILES SHALL BE IN ACCORDANCE WITH A93958.1.
 - MECHANICAL VENTILATION IS TO BE INSTALLED IN ACCORDANCE WITH PART 3.8.5 OF NCC.
 - BUILDING FABRIC MUST COMPLY WITH PART 3.12.1 OF NCC.
 - INSULATION, WHERE REQUIRED, MUST COMPLY WITH A9/NZ94859.1.
 - BUILDING IS TO BE SEALED TO THE REQUIREMENTS OF PART 3.12.3 OF NCC, INCLUDING CHIMNEYS, FLUES, ROOF LIGHTS, EXTERNAL WINDOWS AND DOORS, EXHAUST FANS, ROOF, WALLS AND FLOORS.
 - SERVICES ARE TO BE INSTALLED TO THE REQUIREMENTS OF NSW PART 3.12.5 OF NCC, INCLUDING HOT WATER SUPPLY, INSULATION OF SERVICES, CENTRAL HEATING WATER PIPING AND HEATING AND COOLING DUCT WORK.

SPECIAL GENERAL SPECIFICATIONS

BUILDING DESIGNER
AHMED JADID
119 WILLOUGHBY RD
CROWS NEST , 2065 NSW
MOB: 0404 648 251

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ISSUE A	- 23.10.2024
ISSUE B	- 15.11.2025
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ISSUE C (STAGE II)	- 16.04.2025
CLIENT	TANIA AHMED
ADDRESS	UNIT 5/252A LAKEMBA ST LAKEMBA NSW
PROJECT	CONVERT THE EXISTING CARETAKERS STORE WHICH FORMS PART OF LOT 5 TO A HOME OFFICE (ANCILLARY TO THE MAIN DWELLING)
DRAWN BY	A.J
ISSUE DATE	16.04.2025
PROJECT NO.	2024.031
DESCRIPTION	GENERAL SPECIFICATIONS

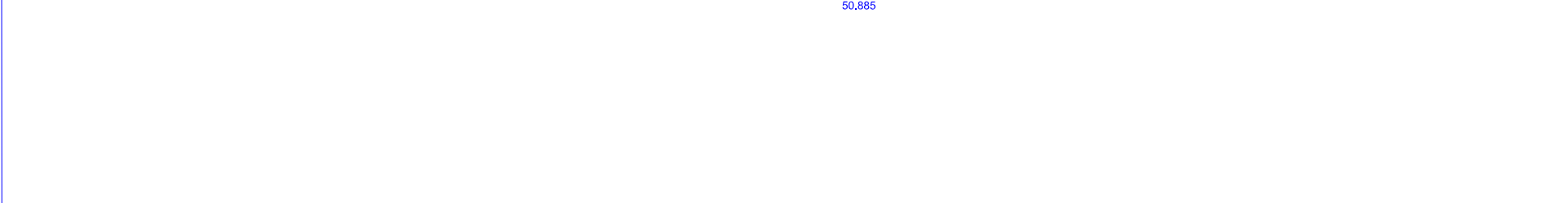
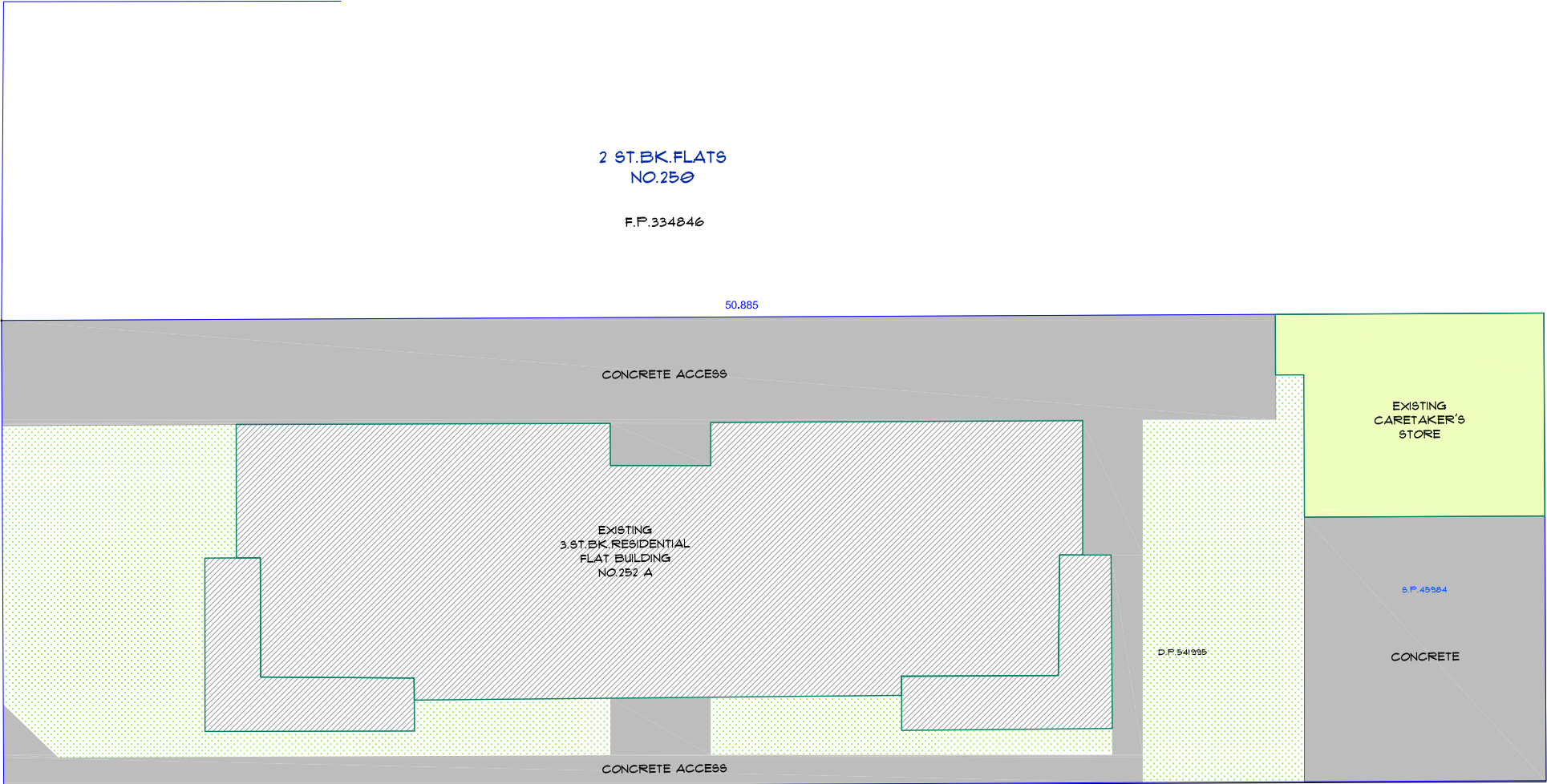
REVISION NO.

C0.2

A & H BUILDING DESIGNERS PTY LTD

LAKEMBA STREET

ERNEST STREET



ALICE STREET

2 ST.BK.FLATS
NO.250

F.P.334846

EXISTING
3 ST.BK. RESIDENTIAL
FLAT BUILDING
NO.252 A

CONCRETE ACCESS

CONCRETE ACCESS

EXISTING
CARETAKER'S
STORE

S.F. 4598.4

CONCRETE

D.P. 541855

50.885

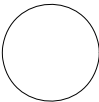
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15.425

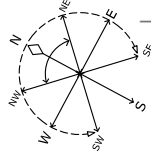
15.425

3 ST.BK. UNITS
NO.254

D.P.222499



EXISTING SITE PLAN
SCALE : 1:200



BUILDING DESIGNER
AHMED JADID
119 WILLOUGHBY RD
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MOB: 0404 648 251

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DRAWN BY
A.J

ISSUE DATE
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2024.031

DESCRIPTION
EXISTING SITE PLAN

REVISION NO.

C0.3

A & H BUILDING DESIGNERS PTY LTD

ERNEST STREET

2 ST.BK.FLATS
NO.250
F.P.334846

50.885

LAKEMBA STREET

15.425

EXISTING
3 ST.BK. RESIDENTIAL
FLAT BUILDING
NO.252 A

D.P.541955

50.885

PROPOSED DEMOLITION, EROSION, SEDIMENT CONTROL & WASTE MANAGEMENT PLAN
SCALE : 1:200

3 ST.BK. UNITS
NO.254

D.P.222499

LEGEND



DENOTES PROPOSED MODIFICATIONS
AND OR DEMOLITION WORKS ONSITE



DENOTES SEDIMENT CONTROL
BARRIER. REFER TO DETAILS



DENOTES POINT OF ACCESS TO SITE



DENOTES TEMPORARY ONSITE
FENCING

NOTE:

- C. O. S. CHECK DIMENSIONS ON SITE
- BUILDER/CONTRACTOR NOT TO SCALE DRAWINGS AND TO VERIFY ALL DIMENSIONS AND RL'S ON SITE PRIOR TO COMMENCEMENT OF ANY WORK
- DO NOT SCALE DRAWINGS
- ALL PROPOSED WORKS ARE TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND RELEVANT BUILDING CODES
- BUILDER/NOMINATED CONTRACTOR TO ALLOW +OR-100MM ON ALL RL'S ON PLANS. ALL LEVELS AND DIMENSIONS ARE SUBJECT TO FINAL DETERMINATION ON SITE BY BUILDER/NOMINATED CONTRACTOR
- BUILDING DESIGNER TO BE CONTACTED IMMEDIATELY FOR ANY DISCREPANCIES
- THE BUILDER/CONTRACTOR IS TO PROVIDE A SET-DOWN OF 50-100MM (DEPENDING ON REQUIRED BEDDING) TO ALL PROPOSED WET AREAS.

SECURE FENCING AROUND PERIMETER OF SITE

PROVIDE 1800MM HIGH SAFETY & SECURITY FENCE FOR DURATION OF THE DEMOLITION & CONSTRUCTION WORKS. SILT FENCE, GEO-TEXTILE/FABRIC OR THE EQUIVALENT TO ALL BOUNDARIES

EXISTING TOILET FACILITIES - NO PORTALOO REQUIRED ON SITE DURING ON SITE WORK.

ANY DAMAGE TO THE EXISTING &/OR ADJOINING PROPERTY &/OR SERVICES IS TO BE MADE GOOD WITH MINIMAL IF ANY INCONVENIENCE TO ALL PROPRIETORS

IF ANY DAMAGE IS DUE TO NEGLIGENCE IT IS TO BE RECTIFIED AT THE COST OF THE NEGLIGENCE PARTY WHICH CAUSED THAT DAMAGE

VEHICLES CARRYING LOOSE BUILDING MATERIALS TO BE COVERED IN COMPLIANCE WITH ROAD TRAFFIC REGULATIONS. SAFE ACCESS FOR HEAVY EQUIPMENT PLANT AND MATERIALS DELIVERY.

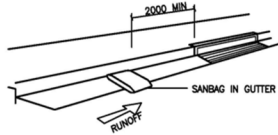
CROSSING AND PATHWAY TO BE PROTECTED FROM MACHINERY INDUCED STATIC LOADS BY BLOCKING

SITE TO BE FENCED OFF AFTER HOURS

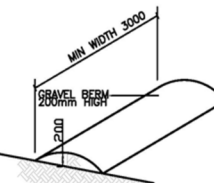
SAND BAGS TO PROTECT STORM WATER DRAIN

NOTE:
REFER TO ORIGINAL DETAILED LAND SURVEY PLAN FOR ALL ONSITE DETAILS

EROSION & SEDIMENT CONTROL

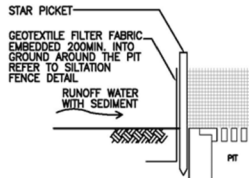


SANDBAG CURB INLET SEDIMENT TRAP
NTS

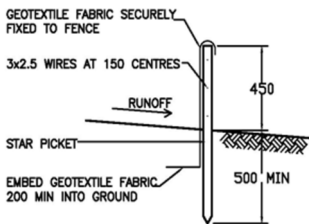


-VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.

VEHICLE ACCESS TO SITE
NTS



GEOTEXTILE FILTER PIT SURROUND
NTS



SILTATION FENCE DETAIL
NTS

NOTE:

SOIL CONSERVATION NOTE:

-PRIOR TO COMMENCEMENT OF CONSTRUCTION PROVIDE SEDIMENT FENCE AND WASH OUT AREA TO ENSURE THE CAPTURE OF WATER BORNE MATERIAL GENERATED FROM THE SITE.
-MAINTAIN THE ABOVE DURING THE COURSE OF CONSTRUCTION.

WASH OUT AREA:
-TO BE 1800mm x 1800mm ALLOCATED FOR THE WASHING OF TOOL EQUIPMENT.

www.dialbeforeyoudig.com.au



BUILDING DESIGNER
AHMED JADID
119 WILLOUGHBY RD
CROWS NEST , 2065 NSW
MOB: 0404 648 251

REVISIONS

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TANIA AHMED

ADDRESS
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LAKEMBA NSW

PROJECT
CONVERT THE EXISTING
CARETAKERS STORE
WHICH FORMS PART OF
LOT 5 TO A HOME OFFICE
(ANCILLARY TO THE MAIN
DWELLING)

DRAWN BY
A.J

ISSUE DATE
16.04.2025

PROJECT NO.
2024.031

DESCRIPTION
PROPOSED
DEMOLITION, EROSION,
SEDIMENT CONTROL &
WASTE MANAGEMENT
PLAN

REVISION NO.

Ce.4

A & H BUILDING DESIGNERS PTY LTD

LAKEMBA STREET

15.425

ERNEST STREET

2 ST.BK.FLATS
NO.250

F.P.334846

NOTE:
REFER TO ORIGINAL DETAILED LAND
SURVEY PLAN FOR ALL ONSITE
DETAILS

- NOTE:
- C. O. S. CHECK DIMENSIONS ON SITE
 - BUILDER/CONTRACTOR NOT TO SCALE DRAWINGS AND TO VERIFY ALL DIMENSIONS AND RL'S ON SITE PRIOR TO COMMENCEMENT OF ANY WORK
 - DO NOT SCALE DRAWINGS
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 - THE BUILDER/CONTRACTOR IS TO PROVIDE A SET-DOWN OF 50-100MM (DEPENDING ON REQUIRED BEDDING) TO ALL PROPOSED WET AREAS.

8860

CONVERT THE EXISTING
CARETAKER'S STORE
WHICH FORMS PART OF
LOT 5 TO A HOME OFFICE
(ANCILLARY TO THE MAIN
DWELLING)

VERANDAH AREA

PROPOSED
TURF AREA

S.P.45084

6695

15.425

1800

6330

50.885

1912

PROPOSED SITE PLAN

SCALE : 1:200

3 ST.BK.UNITS
NO.254

D.P.222499

- BUILDING DESIGN RECOMMENDATIONS FOR PROPOSED CHANGE OF USE
- LAND SURVEY
 - OBTAIN BCA REPORT
 - EXISTING ROOF TO BE MODIFIED OR REPLACED
 - NEW SLAB FLOOR REQUIRED AND TERMITE PROTECTION
 - ALL OPENINGS WITHIN 3 METRES OF BOUNDARY TO BE FIRE RATED
 - CEILING HEIGHT TO BE A MINIMUM OF 2.4 METRES
 - INTERNAL FLOOR FINISH TO BE ATLEAST 100MM ABOVE NATURAL GROUND LEVEL
 - PROVIDE PRIVATE OPEN SPACE

NOTE: CLIENT TO OBTAIN A SYDNEY
WATER COORDINATOR TO OBTAIN
A 'SITE PEG OUT' TO OBTAIN FURTHER
ONSITE DETAILS RELATING TO THE
EXISTING SEWER LINE LOCATION AND
DETAILS

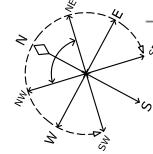
NOTE REGARDING
WINDOWS, DOOR & SKYLIGHT SIZES:
PROPOSED SIZES DO NOT INCLUDE ANY REVEALS
AND OR FRAMING - REFER TO BASIX REQUIREMENTS
AS WELL AS TO ELEVATIONS FOR MORE
INFORMATION. NOMINATED BUILDER/CONTRACTOR TO
ORGANISE AND MANAGE ALL NECESSARY FRAMING
PRIOR TO ORDERING AND OR INSTALLATION

ALL PROPOSED TIMBER CONSTRUCTION TO BE IN
ACCORDANCE WITH 'AS/6842 - 2009 - RESIDENTIAL
TIMBER-FRAMED CONSTRUCTION'

ALL PUMPING AND DRAINAGE TO BE
INSTALLED IN ACCORDANCE WITH
AS 3500

CALCULATION TABLE

	PROPOSED	REQUIRED/ ALLOWABLE	COMPLIANT
CONVERSION OF EXISTING DOUBLE GARAGE TO A HABITABLE SPACE			
MINIMUM STREET FRONTAGE	15.425 M	12M	YES
SITE AREA	184.9 M ²	450.0 M ²	YES
EXISTING FLOOR AREA (EXCLUDING EXTERNAL WALLS)	48.1 M ²	60.0 M ²	YES
EXISTING FLOOR AREA (INCLUDING EXTERNAL WALLS)	54.9 M ²	60.0 M ²	YES
BUILDING HEIGHT	2.95 M	4.5 M	YES
LANDSCAPED AREA	SHARED WITH PRIMARY DWELLING	SHARED WITH PRIMARY DWELLING	YES



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DRAWN BY
A.J

ISSUE DATE
16.04.2025

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2024.031

DESCRIPTION
PROPOSED SITE PLAN

REVISION NO.

C.O.S

A & H BUILDING DESIGNERS PTY LTD

NOTE: CLIENT TO OBTAIN A SYDNEY WATER COORDINATOR TO OBTAIN A 'SITE PEG OUT' TO OBTAIN FURTHER ON-SITE DETAILS RELATING TO THE EXISTING SEWER LINE LOCATION AND DETAILS

2 ST.BK.FLATS
NO.250
F.P.334846

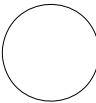
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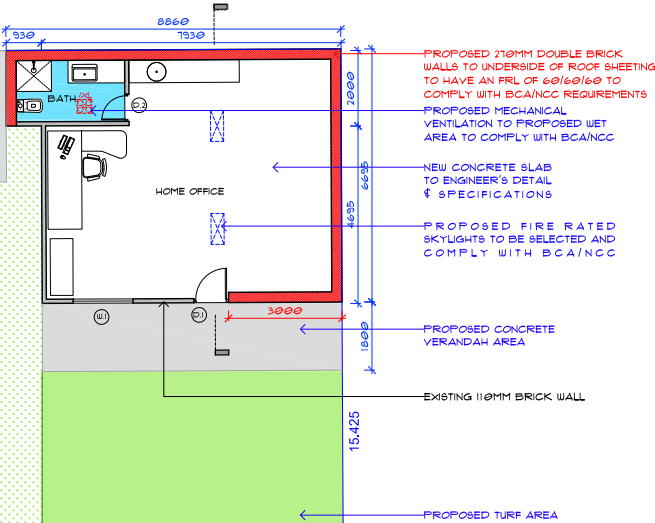
EXISTING
3.ST.BK.RESIDENTIAL
FLAT BUILDING
NO.252 A

D.P.541995

50.885



PROPOSED SITE / FLOOR PLAN
SCALE : 1:200



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AHMED JADID
119 WILLOUGHBY RD
CROWS NEST , 2065 NSW
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2024.031

DESCRIPTION
PROPOSED SITE/
FLOOR PLAN
ROOF PLAN

REVISION NO.

Ce.6

A & H BUILDING DESIGNERS PTY LTD

LAKEMBA STREET

LAKEMBA STREET

2 ST.BK.FLATS
NO.250

F.P.334846

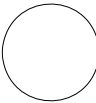
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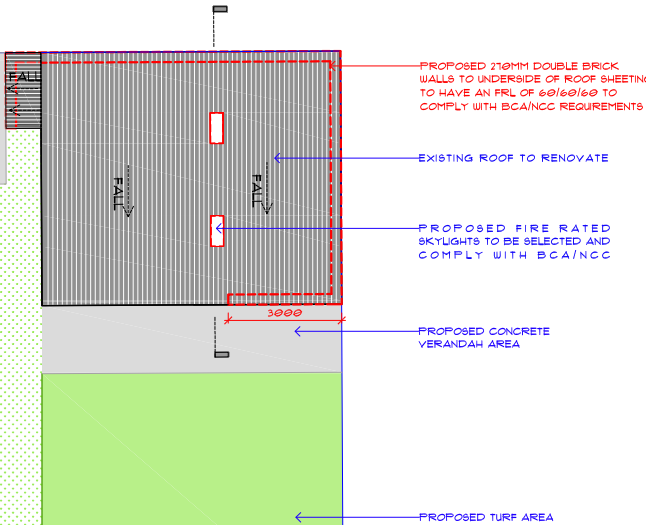
EXISTING
3.ST.BK.RESIDENTIAL
FLAT BUILDING
NO.252 A

D.P.541995

50.885



PROPOSED SITE / ROOF PLAN
SCALE : 1:200



BUILDING DESIGN RECOMMENDATIONS FOR PROPOSED CHANGE OF USE
1. LAND SURVEY
2. OBTAIN BCA REPORT
3. EXISTING ROOF TO BE MODIFIED OR REPLACED
4. NEW SLAB FLOOR REQUIRED AND TERMITE PROTECTION
5. ALL OPENINGS WITHIN 3 METRES OF BOUNDARY TO BE FIRE RATED
6. CEILING HEIGHT TO BE A MINIMUM OF 2.4 METRES
7. INTERNAL FLOOR FINISH TO BE ATLEAST 100MM ABOVE NATURAL GROUND LEVEL
8. PROVIDE PRIVATE OPEN SPACE

PROPOSED 210MM DOUBLE BRICK WALLS
TO UNDERSIDE OF ROOF SHEETING TO HAVE
AN FRL OF 60/60/60 TO COMPLY WITH
BCA/NCC REQUIREMENTS

REMOVAL OF EXISTING OPENING
AND NEW FIRE WALL TO COMPLY
WITH BCA/NCC REQUIREMENTS

PROPOSED MECHANICAL
VENTILATION TO PROPOSED WET
AREA TO COMPLY WITH BCA/NCC

PROPOSED FIRE RATED
SKYLIGHTS TO BE SELECTED AND
COMPLY WITH BCA/NCC

EXISTING 110MM
MASONRY WALL

NEW CONCRETE SLAB TO
STRUCTURAL ENGINEER'S
DETAILS & SPECIFICATIONS

PROPOSED SITE / FLOOR PLAN
SCALE : 1:50

NOTE CLIENT TO OBTAIN A SYDNEY
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EXISTING SEWER LINE LOCATION AND
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NOTE REGARDING
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PROPOSED SIZES DO NOT INCLUDE ANY REVEALS
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AS WELL AS TO ELEVATIONS FOR MORE
INFORMATION. NOMINATED BUILDER/CONTRACTOR TO
ORGANISE AND MANAGE ALL NECESSARY FRAMING
PRIOR TO ORDERING AND OR INSTALLATION

ALL PROPOSED TIMBER CONSTRUCTION TO BE IN
ACCORDANCE WITH "AS1684.2 - 2010 - RESIDENTIAL
TIMBER-FRAMED CONSTRUCTION"

ALL PLUMBING AND DRAINAGE TO BE
INSTALLED IN ACCORDANCE WITH
AS 3500

- BUILDING DESIGN RECOMMENDATIONS FOR PROPOSED CHANGE OF USE
1. LAND SURVEY
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 8. PROVIDE PRIVATE OPEN SPACE

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CALCULATION TABLE			
	PROPOSED	REQUIRED/ ALLOWABLE	COMPLIANT
CONVERSION OF EXISTING DOUBLE GARAGE TO A HABITABLE SPACE			
MINIMUM STREET FRONTAGE	15.425 M	12M	YES
SITE AREA	184.9 M ²	450.0 M ²	YES
EXISTING FLOOR AREA (EXCLUDING EXTERNAL WALLS)	48.7 M ²	60.0 M ²	YES
EXISTING FLOOR AREA (INCLUDING EXTERNAL WALLS)	54.9 M ²	60.0 M ²	YES
BUILDING HEIGHT	2.95 M	4.5 M	YES
LANDSCAPED AREA	SHARED WITH PRIMARY DWELLING	SHARED WITH PRIMARY DWELLING	YES

PROPOSED DOOR & WINDOW SCHEDULE			
TYPE	SIZE IN MM (WIDTH X HEIGHT)	SILL	SOFFIT
D.1	920 X 2040	AS EXISTING	AS EXISTING
D.2	720 X 2040	AS EXISTING	AS EXISTING
W.1	1140 X 1505	0.3M FROM FFL	2.04M FROM FFL

BUILDING DESIGNER
AHMED JADID
119 WILLOUGHBY RD
CROWS NEST , 2065 NSW
MOB: 0404 648 251

REVISIONS

ISSUE A	- 23.10.2024
ISSUE B	- 15.11.2025
ISSUE C (STAGE II)	- 01.04.2025
ISSUE C (STAGE II)	- 16.04.2025

CLIENT
TANIA AHMED

ADDRESS
UNIT 5/252A LAKEMBA ST
LAKEMBA NSW

PROJECT
CONVERT THE EXISTING
CARETAKERS STORE
WHICH FORMS PART OF
LOT 5 TO A HOME OFFICE
(ANCILLARY TO THE MAIN
DWELLING)

DRAWN BY
A.J

ISSUE DATE
16.04.2025

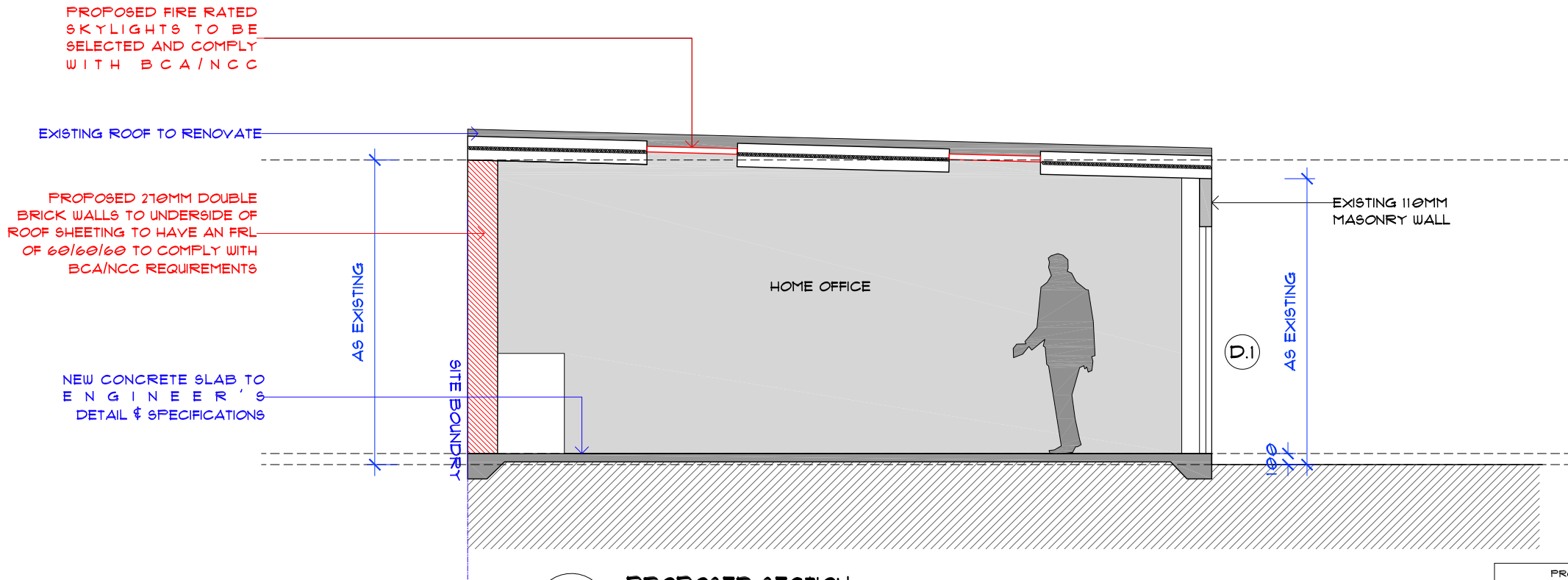
PROJECT NO.
2024.031

DESCRIPTION
PROPOSED SITE/
FLOOR PLAN

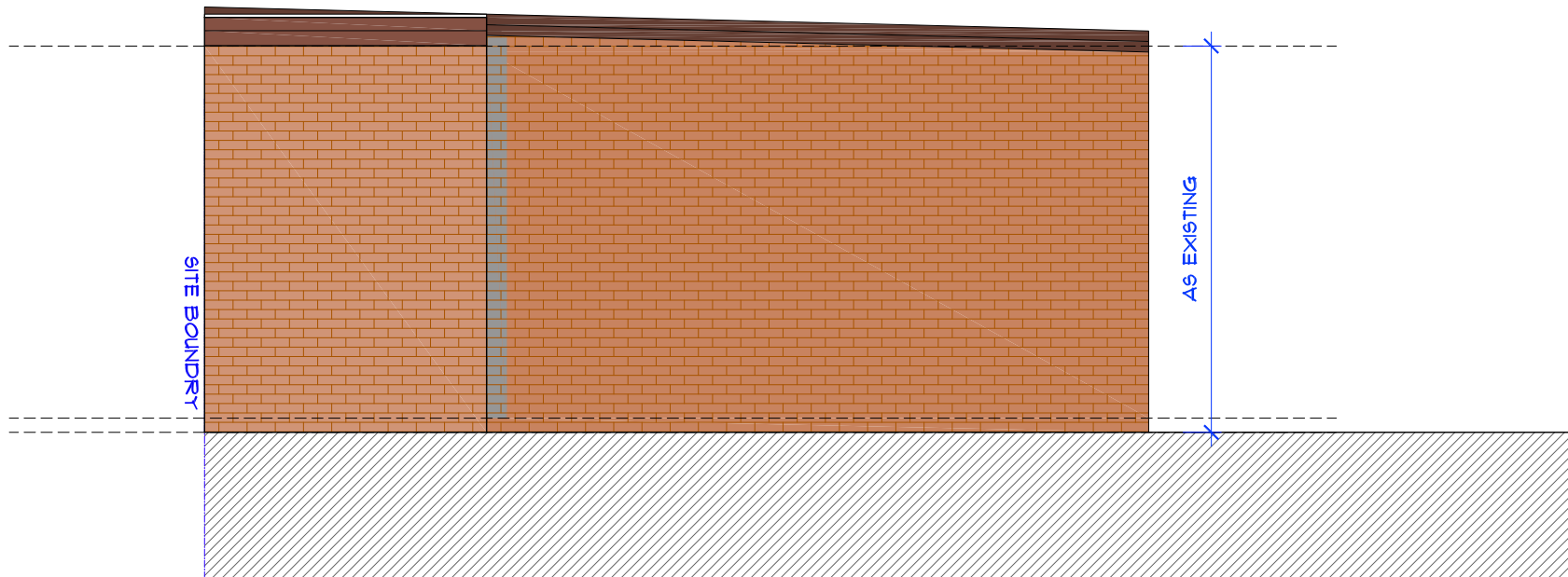
REVISION NO.

Co.1

A & H BUILDING DESIGNERS PTY LTD



PROPOSED SECTION
SCALE 1:50



PROPOSED NORTH ELEVATION
SCALE 1:50

NOTE: CLIENT TO OBTAIN A SYDNEY WATER COORDINATOR TO OBTAIN A 'SITE PEG OUT' TO OBTAIN FURTHER ONSITE DETAILS RELATING TO THE EXISTING SEWER LINE LOCATION AND DETAILS

NOTE REGARDING WINDOW, DOOR & SKYLIGHT SIZES:
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ALL PROPOSED TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH "AS1684.2 - 2010 - RESIDENTIAL TIMBER-FRAMED CONSTRUCTION"

ALL PLUMBING AND DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH AS 3500

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D.1	920 X 2040	AS EXISTING	AS EXISTING
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W.1	1140 X 1585	0.3M FROM FFL	2.04M FROM FFL

BUILDING DESIGN RECOMMENDATIONS FOR PROPOSED CHANGE OF USE

1. LAND SURVEY
2. OBTAIN BCA REPORT
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119 WILLOUGHBY RD
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MOB: 0404 648 251

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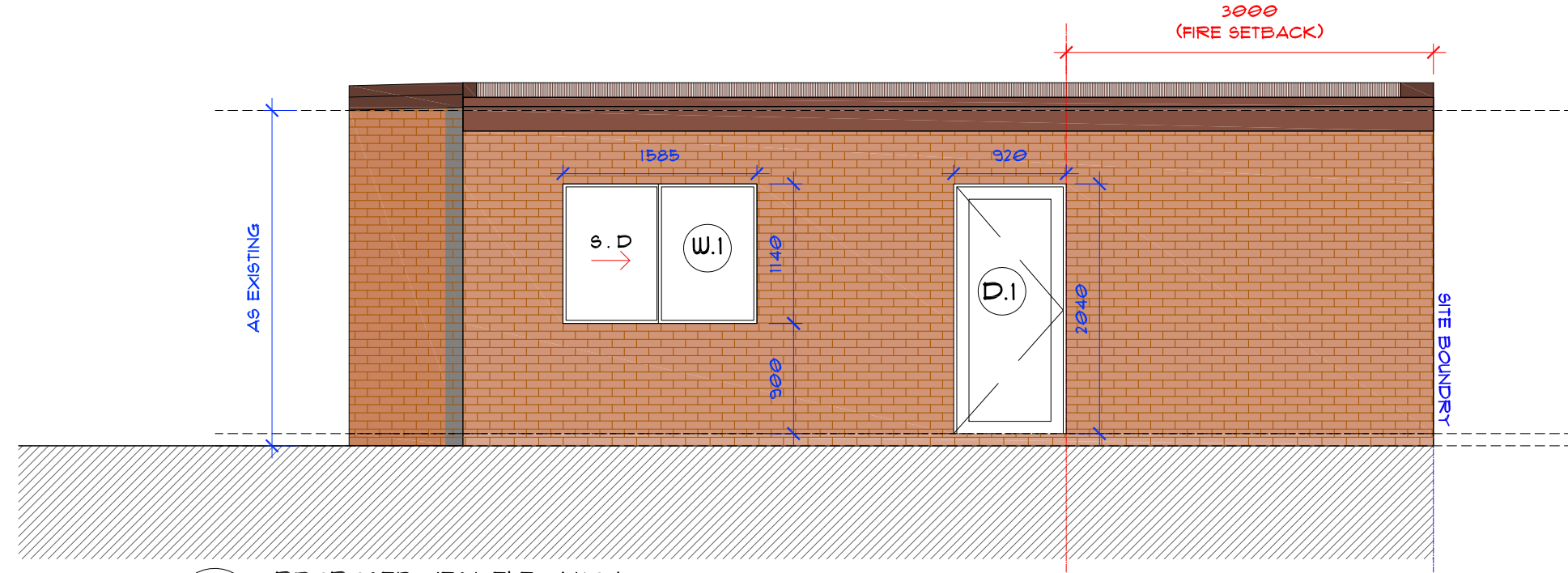
ISSUE DATE
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2024.031

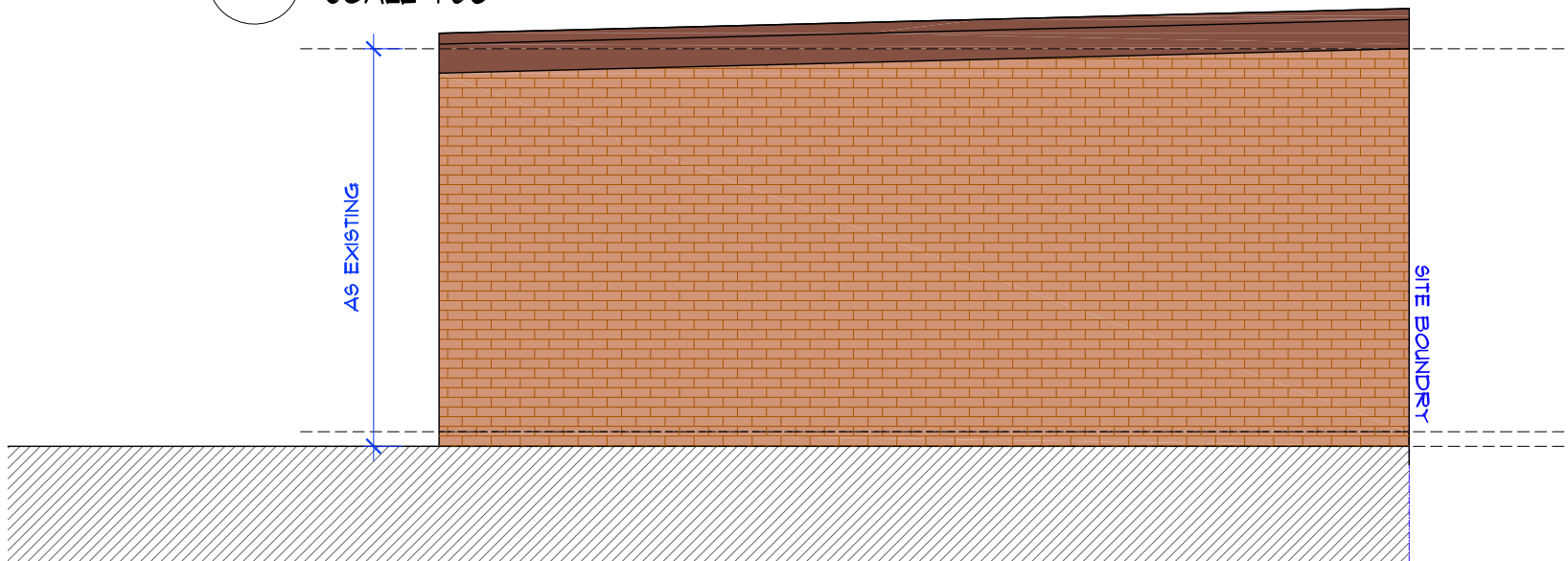
DESCRIPTION
PROPOSED SITE/
SECTION &
NORTH ELEVATION

REVISION NO.

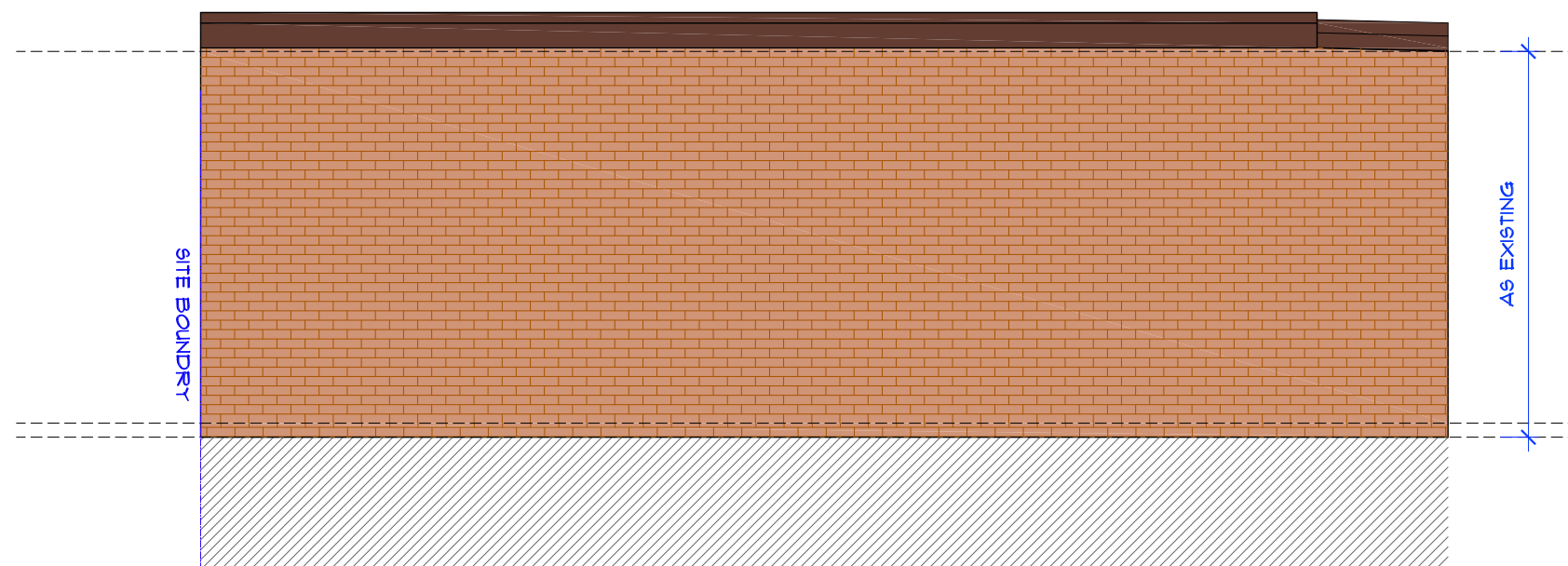
Ce.s



PROPOSED WEST ELEVATION
SCALE 1:150



PROPOSED SOUTH ELEVATION
SCALE 1:150



PROPOSED EAST ELEVATION
SCALE 1:150

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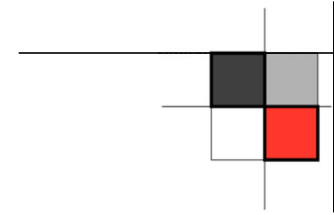
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DESCRIPTION
PROPOSED SITE/
ELEVATIONS

REVISION NO.

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