



PLAN OF
PROPOSED
SUPERMARKET
DEVELOPMENT
AT
LOTS 19 & 20
DP758825
35-37 QUONDOLA
ST
&
LOT 15 DP1204078
SEC 33
36 MERIMBOLA ST
PAMBULA

GORDON BUILDING
DESIGN P/L

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bdac BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



DA APPROVALS 20220628

COVER SHEET

07/20	DWG NO.	1860
Design & Drawn by: S.L.G	SHEET	A-001

GENERAL NOTES

1. Do not obtain dimensions by scaling
2. All owners, builders, sub-contractors and suppliers must verify all dimensions and levels before commencing any work or making any shop drawings.
3. These drawings are to be read with all other contract documents and requirements of the relevant Controlling Authority.
4. The title boundaries as shown have been determined by plan dimensions only and not by field survey.
5. Services shown have been located where possible by field measurement. If not able to be located, services have been plotted from relevant authority records.
6. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of underground services and detailed locations of all services.
7. Proposed lot boundaries dimensions and areas are subject to survey.
8. Building works to be set out by a registered surveyor.

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1860\DRW\STOLZENHEIN 1860 JRP DA APPROVALS 20220624.rvt

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1 : 5000

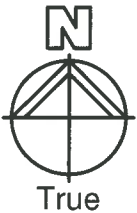
LOCATION PLAN

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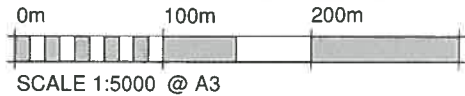
ZONING - B2 LOCAL CENTRE



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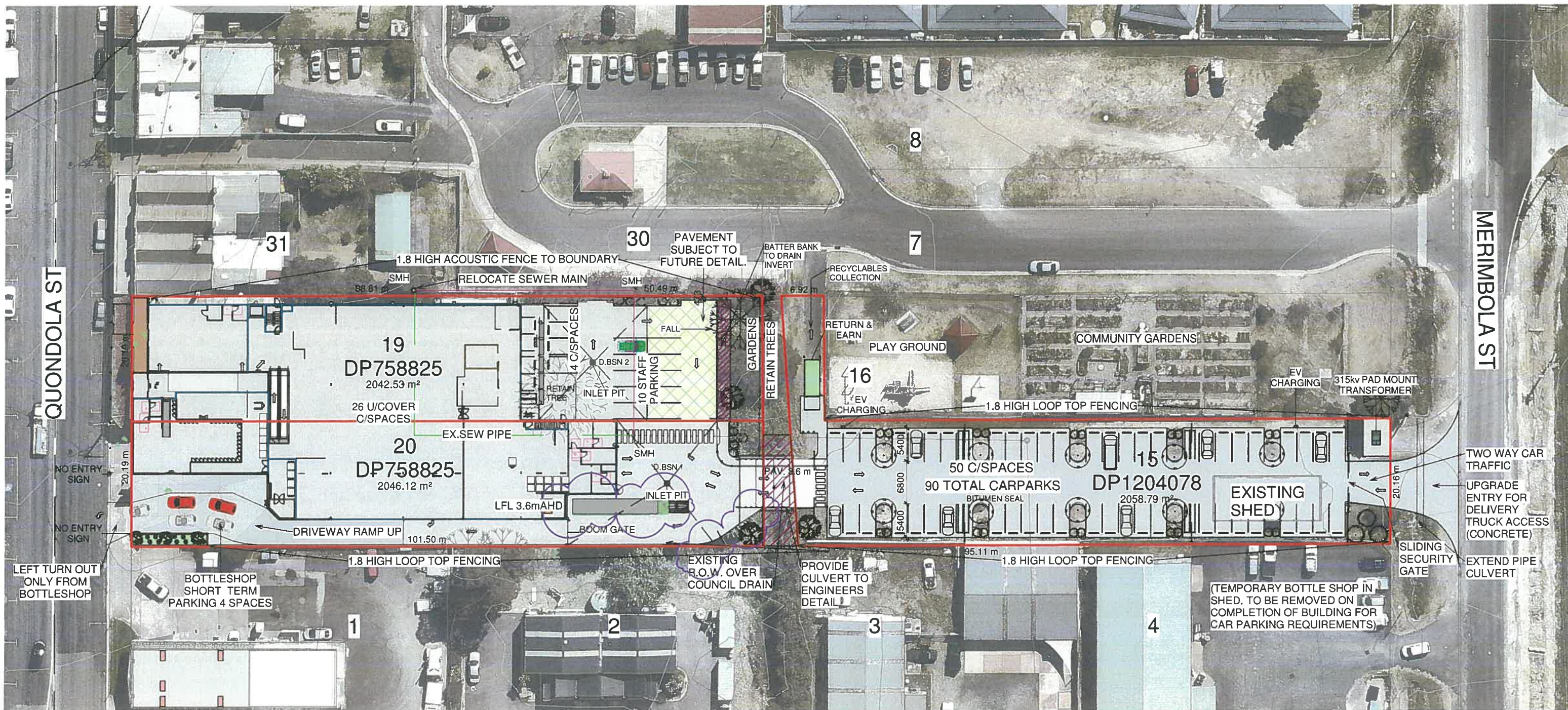
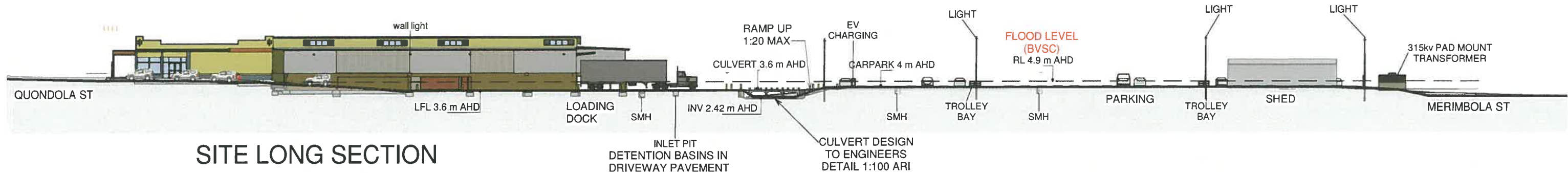
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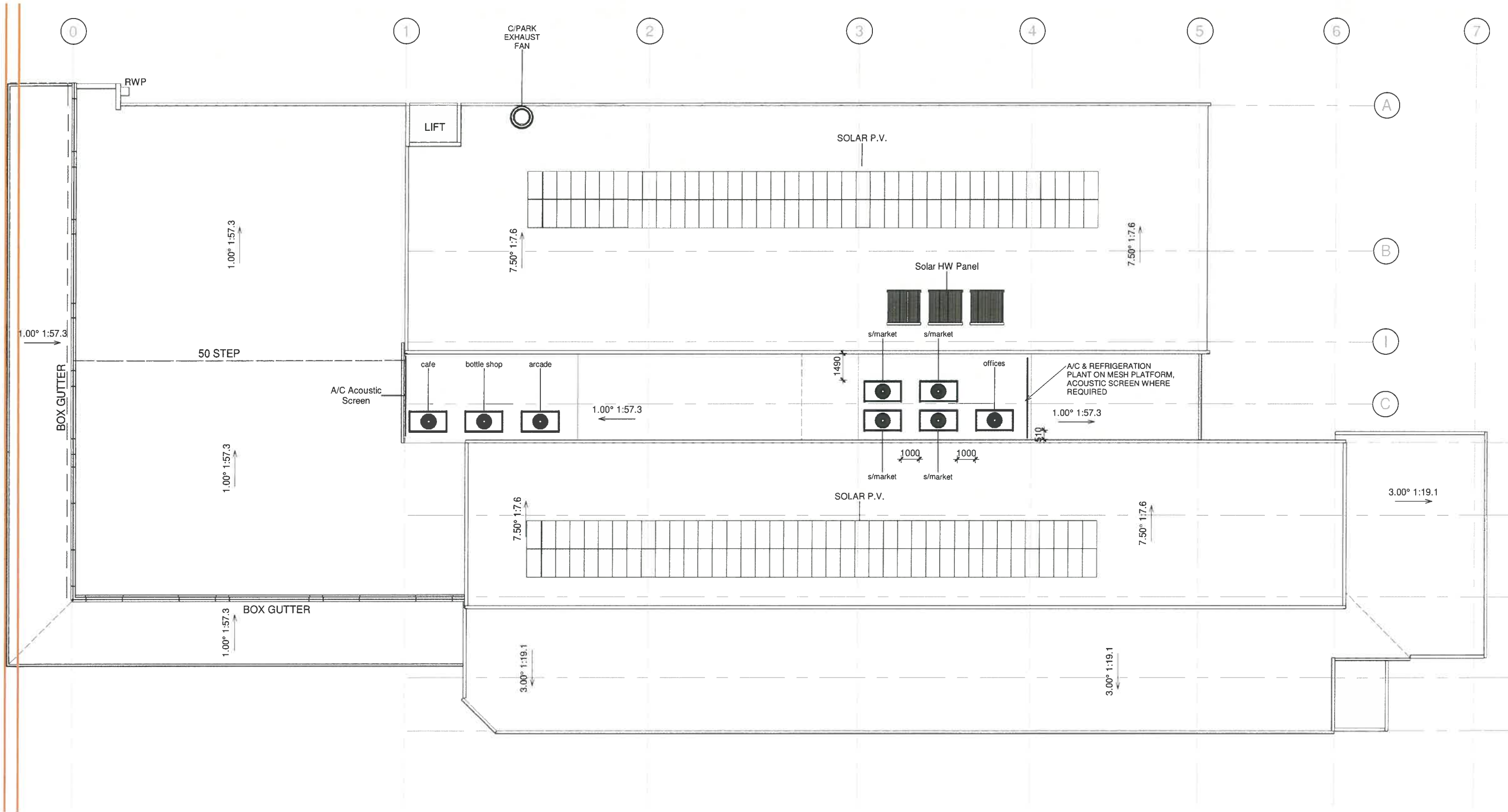
LOCATION PLAN

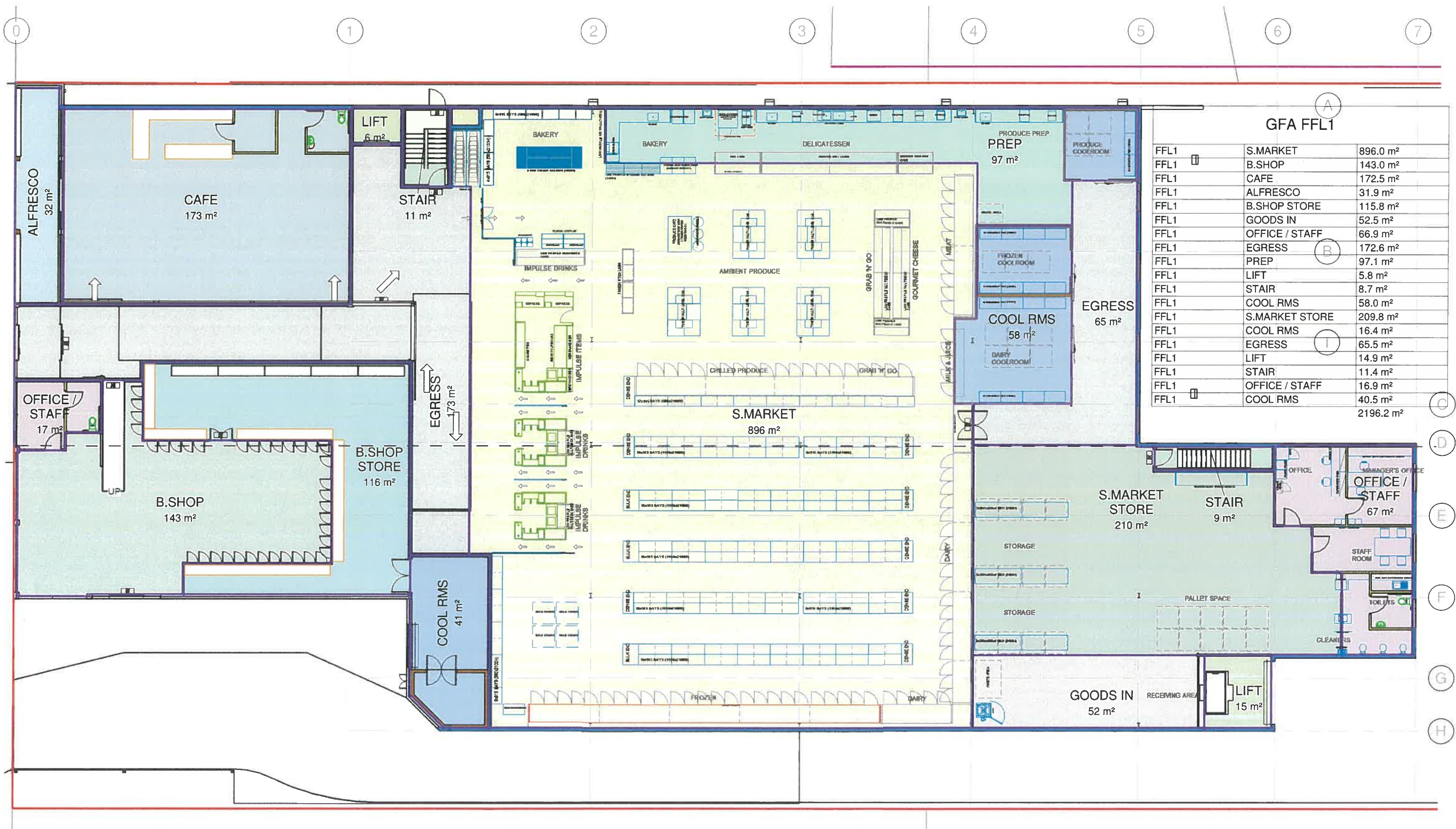
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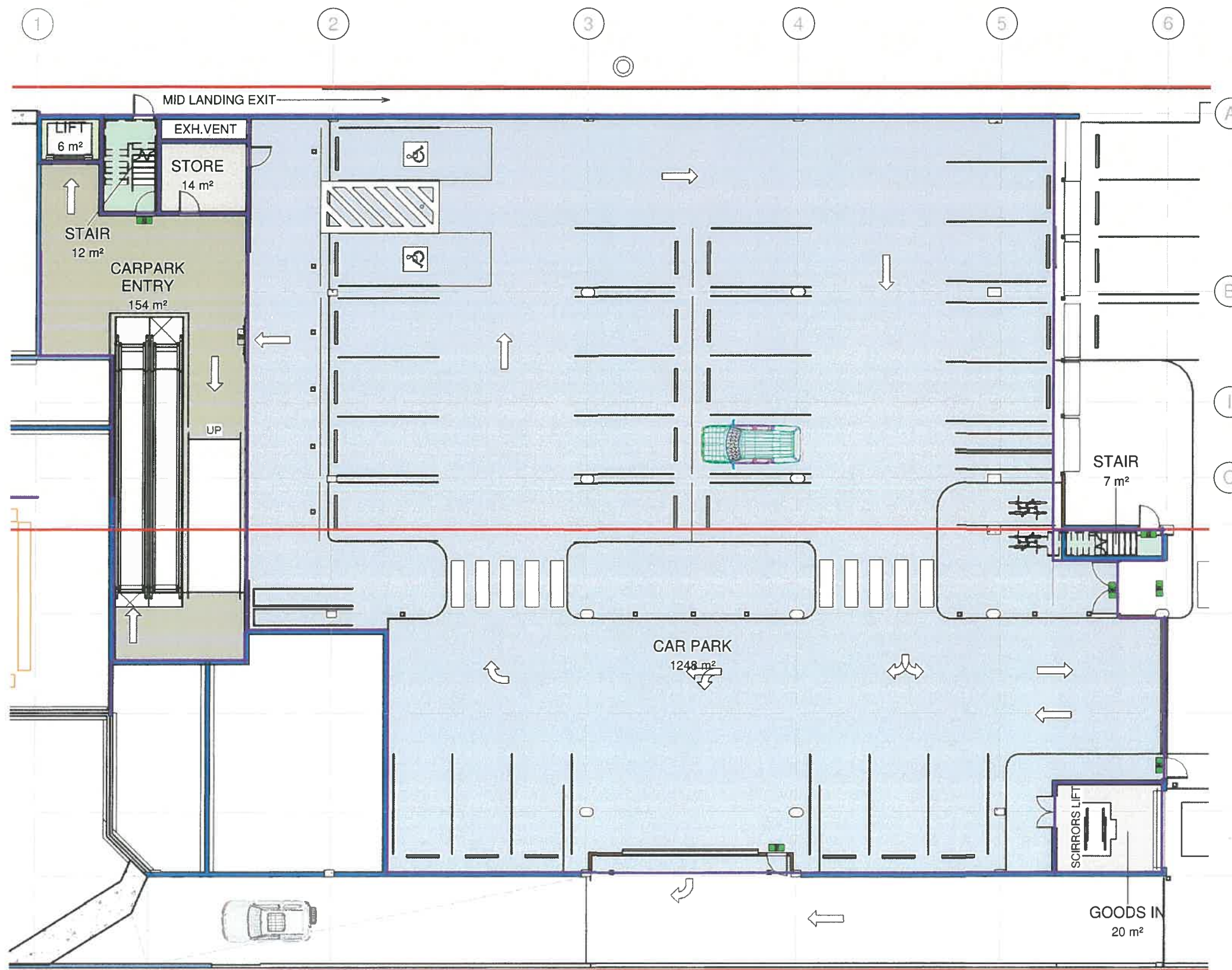
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GFA FFL0		
FFL0	STORE	13.6 m ²
FFL0	CARPARK ENTRY	153.6 m ²
FFL0	GOODS IN	20.0 m ²
FFL0	STAIR	11.7 m ²
FFL0	CAR PARK	1248.2 m ²
FFL0	LIFT	6.1 m ²
FFL0	STAIR	7.0 m ²
		1460.2 m ²

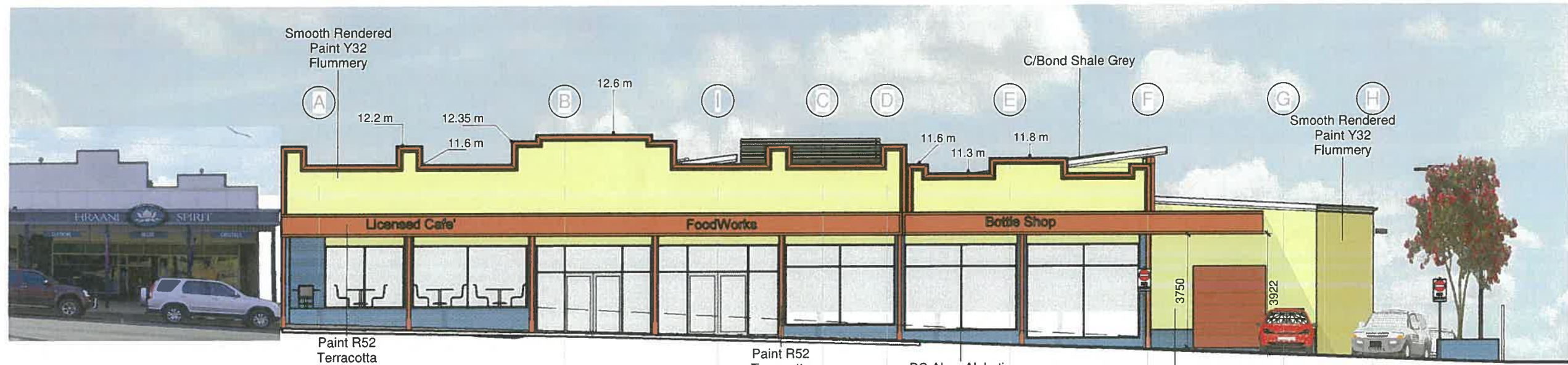
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LOWER FLOOR AREAS

SCALE 1:200 @ A3

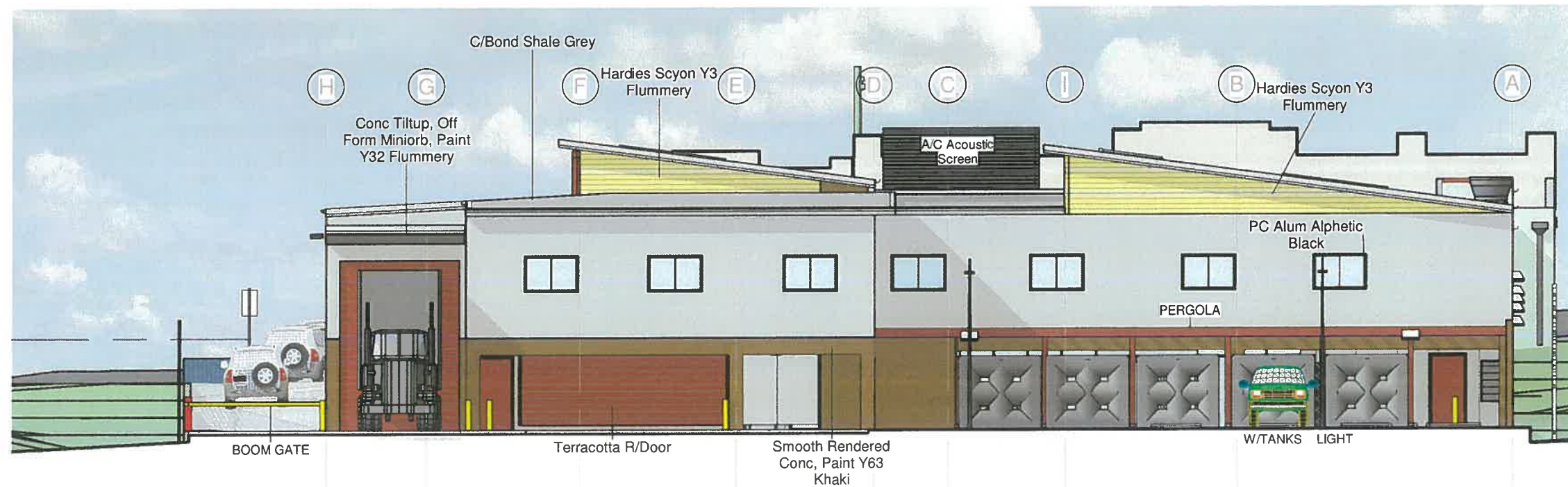
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LOWER FLOOR AREAS

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WEST ELEVATION



EAST ELEVATION

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0m 3m 6m
SCALE 1:150 @ A3

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ELEVATIONS 1

07/20

DWG NO.

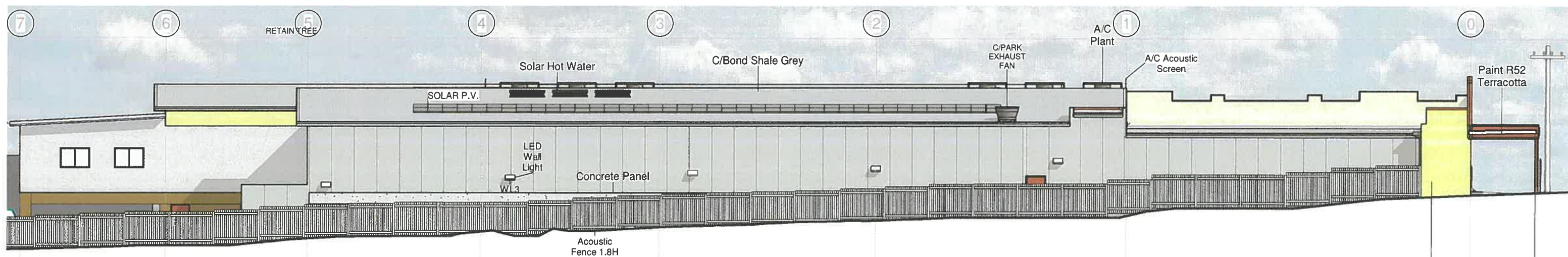
1860

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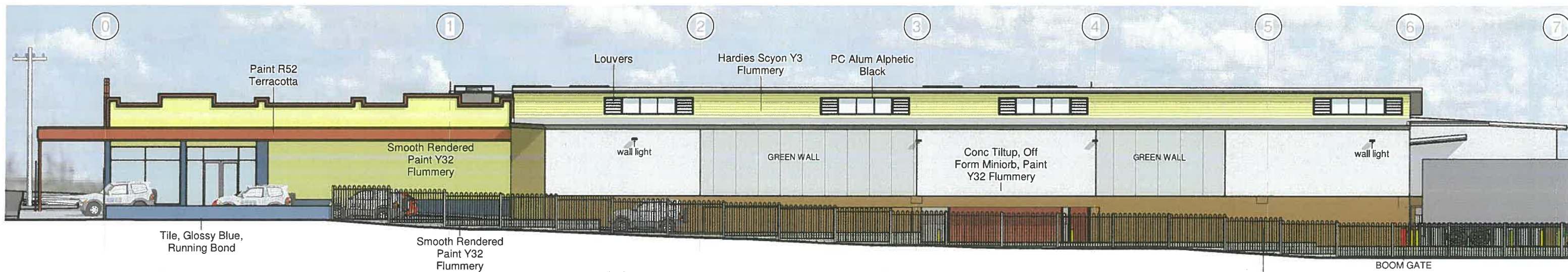
S.L.G

SHEET

A-201



1 : 200
NORTH ELEVATION



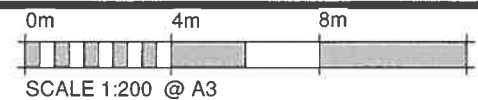
1 : 200
SOUTH ELEVATION

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ELEVATIONS 2

07/20

DWG
NO.

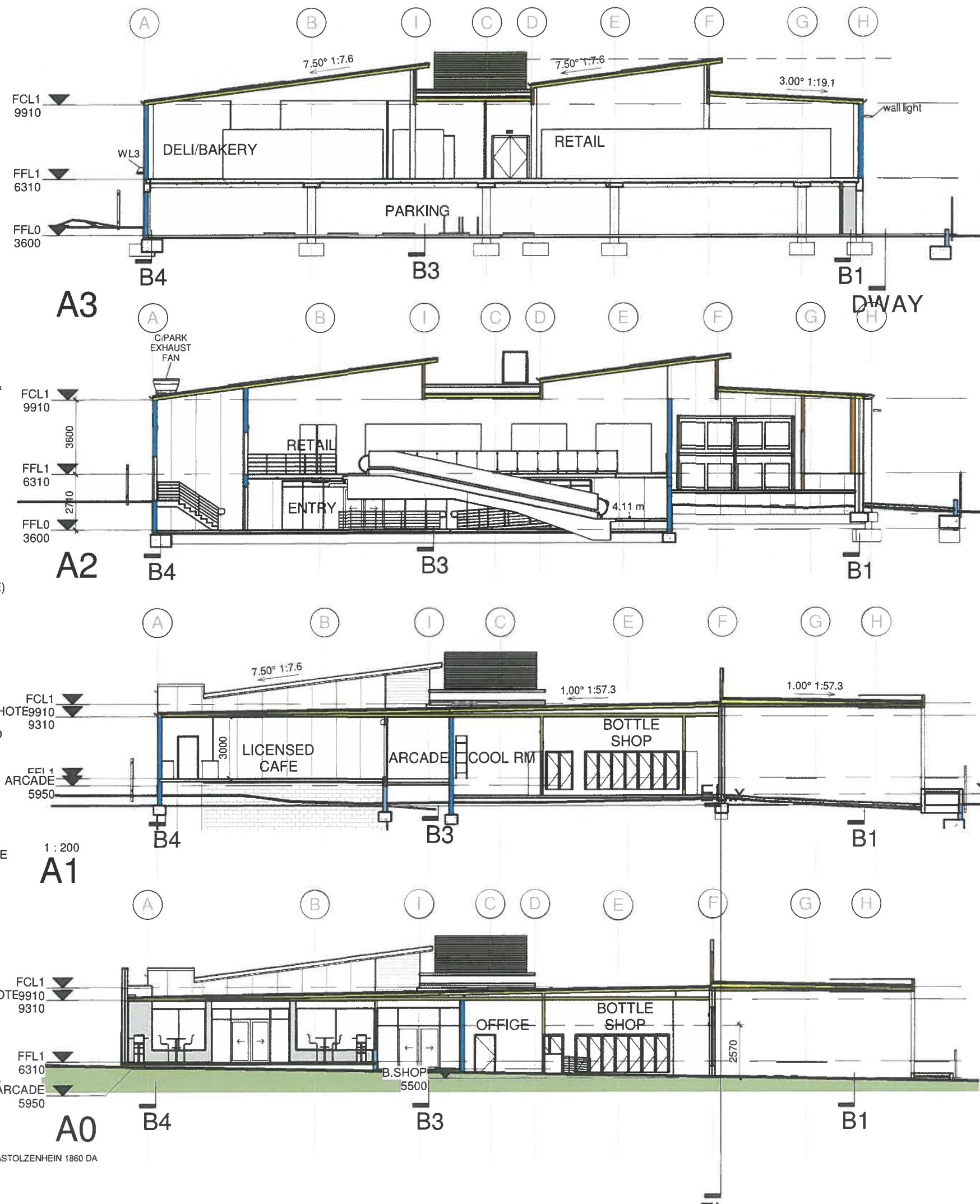
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Design &
Drawn by:

S.L.G

SHEET

A-202



EXTERNAL CLADDING
HARDIES SCYON CLADDING
LINEAR – WEATHERBOARD STYLE
FIBRE CEMENT SHEET
TO MANUFACTURERS SPEC.

POWDER COATED, ALUMINIUM FRAMED WINDOWS &
SHOPFRONT
REFER TO SECTION 'J' REPORT FOR SPECIAL
REQUIREMENTS
HORIZONTAL SLIDING, LOUVRES & AUTO DOORS
FLOORS
CONCRETE SLABS WHERE SHOWN

HANDRAIL TO COMPLY WITH CURRENT BCA
REQUIREMENTS
WHERE OVER 1 M ABOVE FINISHED GROUND LEVEL
PROVIDE
POWDER COATED METAL

MASONRY WALLS
TILT-UP CONCRETE PANEL (VERT MINI ORB PROFILE)
EXTERNAL TREATMENT TO BE TEXTURE COATED
WITH 2 COAT EXTERIOR GRADE PAINTWORK

ALL WORK TO COMPLY WITH MANUFACTURERS
SPECIFICATION

PROVIDE SUB-FLOOR ACCESS DOOR

TERMITE TREATMENT TO BE :
USE OF CONCRETE FLOOR SLAB DESIGNED AND
CONSTRUCTED IN ACCORDANCE WITH AS 3660 AND
AS 2870 ALL TO STRUCTURAL ENGINEERS DETAIL
AND CLEAR 100 EDGE EXPOSURE ALL AROUND AND
MECHANICAL SEPARATION FOR SLAB
PENETRATIONS AND CONTROL JOINTS
CARRIED OUT IN ACCORDANCE WITH AS3660.1 AND
THE MANUFACTURER'S SPECIFICATION.
CERTIFICATION REQUIRED ON COMPLETION.

AGRICULTURAL DRAIN TO PERIMETER OF CONCRETE
SLAB.

GENERAL NOTES

ALL MATERIALS TO BE DELIVERED STORED AND
FIXED IN
ACCORDANCE WITH THE CURRENT
MANUFACTURERS
SPECIFICATION AND CERTIFIED WITH THE CURRENT
NATIONAL CONSTRUCTION CODE OF AUSTRALIA
AND MANUFACTURERS SPECIFICATION

INSTALL A SMOKE DETECTION AND ALARM SYSTEM
IN ACCORDANCE WITH CURRENT
B.C.A.REQUIREMENTS

NOTE: EXTERNAL WALL DOOR THRESHOLDS SHALL
BE SET DOWN TO ALLOW DOOR SILLS TO BE FLUSH
WITH FLOOR LEVEL. IN ACCORDANCE WITH
CURRENT AS1428

REFER TO ENGINEER'S DETAILS FOR:
REINFORCED CONCRETE SLAB FLOORS, CONCRETE
FOOTINGS, RETAINING WALLS,
CONCRETE COLUMNS, STEEL BEAMS & COLUMNS
LINTELS, TIMBER BEAMS, FIXING, FRAMING,
BRACING & HOLDING DOWN

INSULATION
REFER TO SECTION 'J' REPORT BY OTHERS

ALL RMB MATERIAL TO HAVE A MAXIMUM
FLAMMABILITY INDEX OF 5
AND A MAXIMUM SMOKE DEVELOPED INDEX OF 5

ROOF CONSTRUCTION COLORBOND METAL
FIXED TO MANUFACTURERS SPECIFICATION
METAL BATTENS @ 900c/c

PRE-FABRICATED STEEL PORTAL FRAMES
TO ENGINEERS DETAIL

PITCH AS SHOWN
T2 HYPAN TIMBER RAFTERS TO MANUFACTURERS
SPECIFICATION

COLORBOND METAL GUTTERS
COLORBOND FASCIA AND DOWNPIPES.
CONNECT TO TANKS OVERFLOW TO COUNCIL
S/WATER

INTERNAL LININGS
BATTENED CEILING
PLASTERBOARD INTERNAL LININGS INCLUDING
WET AREAS TO MANUFACTURERS SPECIFICATION.

C/BOND MINI-ORB LINING
TO UNDER SIDE OF VERANDA
B.SHOP
5500 90 HYNÉ T2 RADIATA PINE TIMBER FRAME

0m 4m 8m
SCALE 1:200 @ A3

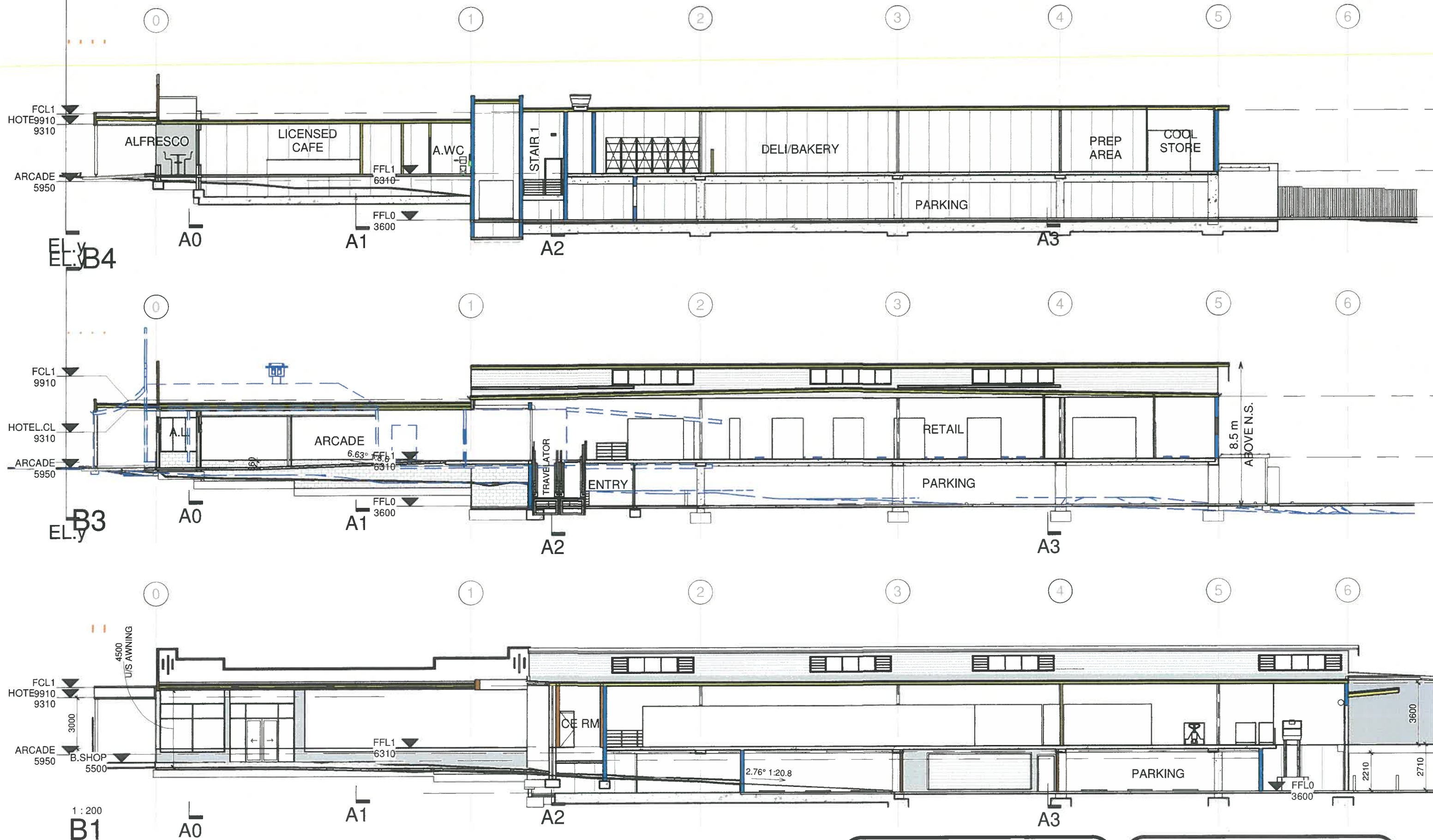
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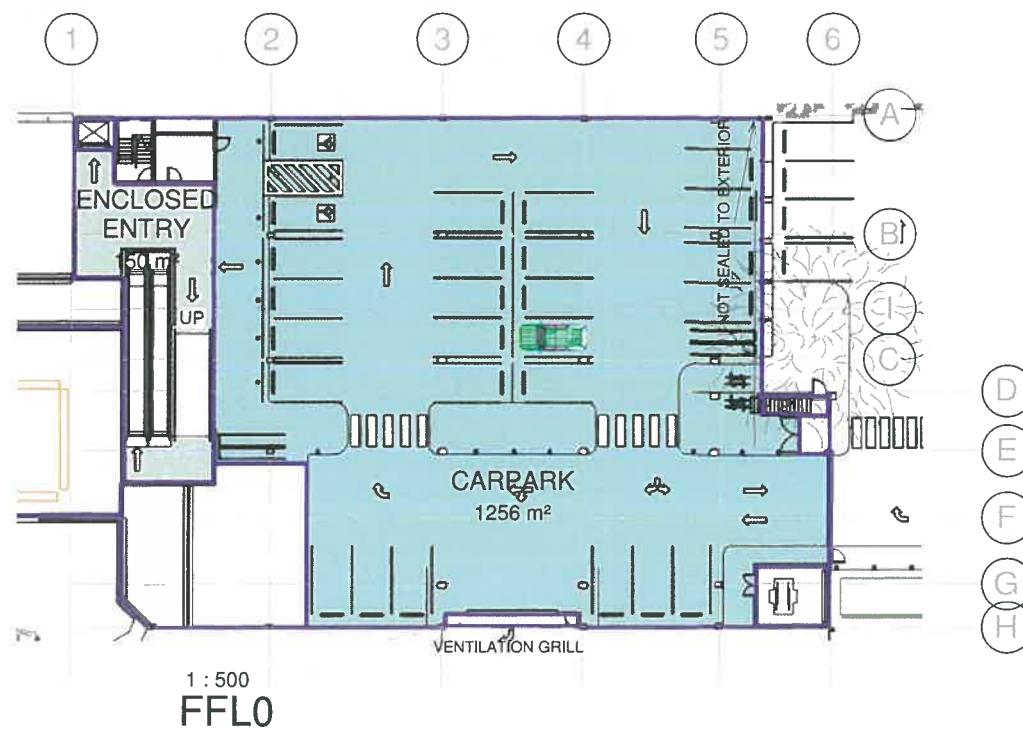
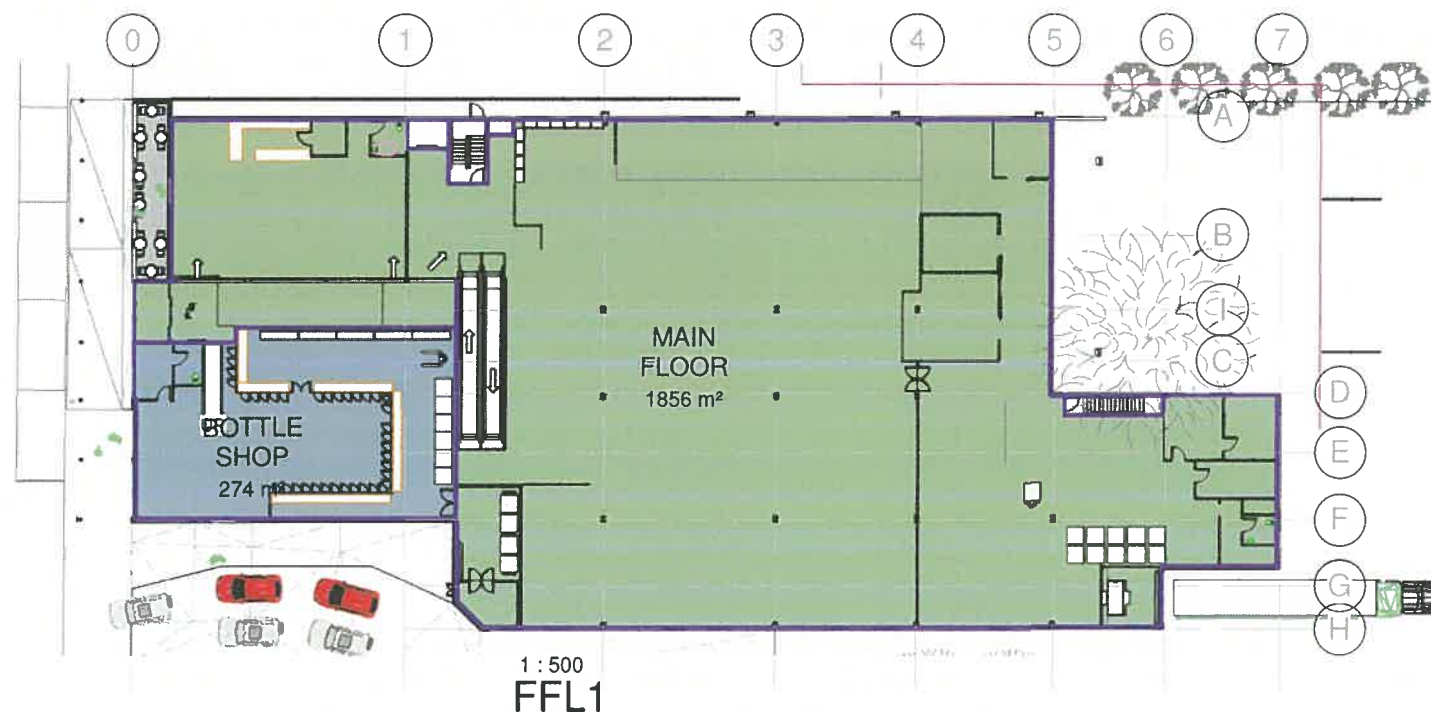
SECTIONS

07/20	DWG NO.	1860
Design & Drawn by: S.L.G	SHEET	A-301

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Area Schedule (FIRE COMPARTMENT)					
1	FFL0	ENCLOSED ENTRY	149.9 m ²	6	
1	FFL1	MAIN FLOOR	1855.6 m ²	6	
			2005.5 m ²		
2	FFL1	BOTTLE SHOP	273.6 m ²	6	
			273.6 m ²		
3	FFL0	CARPARK	1255.6 m ²	7(a)	
			1255.6 m ²		
Grand total: 4			3534.7 m ²		

Building Properties

Rise In Storeys	2
Building Class	MIXED
Construction Type	C

A6.7 Class 7 buildings

A Class 7 building is a storage-type building that includes one or more of the following sub-classifications:

(1) Class 7a — a carpark.

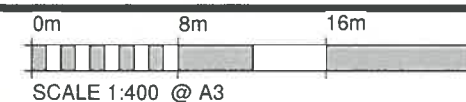
A6.6 Class 6 buildings

A Class 6 building is a shop or other building used for the sale of goods by retail or the supply of services direct to the public, including—

- (1) an eating room, café, restaurant, milk or soft-drink bar; or
- (2) a dining room, bar area that is not an *assembly building*, shop or kiosk part of a hotel or motel; or
- (3) a hairdresser's or barber's shop, public laundry, or undertaker's establishment; or
- (4) a market or sale room, showroom, or *service station*.

Table C2.2 Maximum size of fire compartments or atria

Classification	Type A construction	Type B construction	Type C construction
5, 9b or 9c	Max <i>floor area</i> —8 000 m ² Max volume—48 000 m ³	Max <i>floor area</i> —5 500 m ² Max volume—33 000 m ³	Max <i>floor area</i> —3 000 m ² Max volume—18 000 m ³
6, 7, 8 or 9a (except for <i>patient care areas</i>)	Max <i>floor area</i> —5 000 m ² Max volume—30 000 m ³	Max <i>floor area</i> —3 500 m ² Max volume—21 000 m ³	Max <i>floor area</i> —2 000 m ² Max volume—12 000 m ³



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BUILDING CODE INFO

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