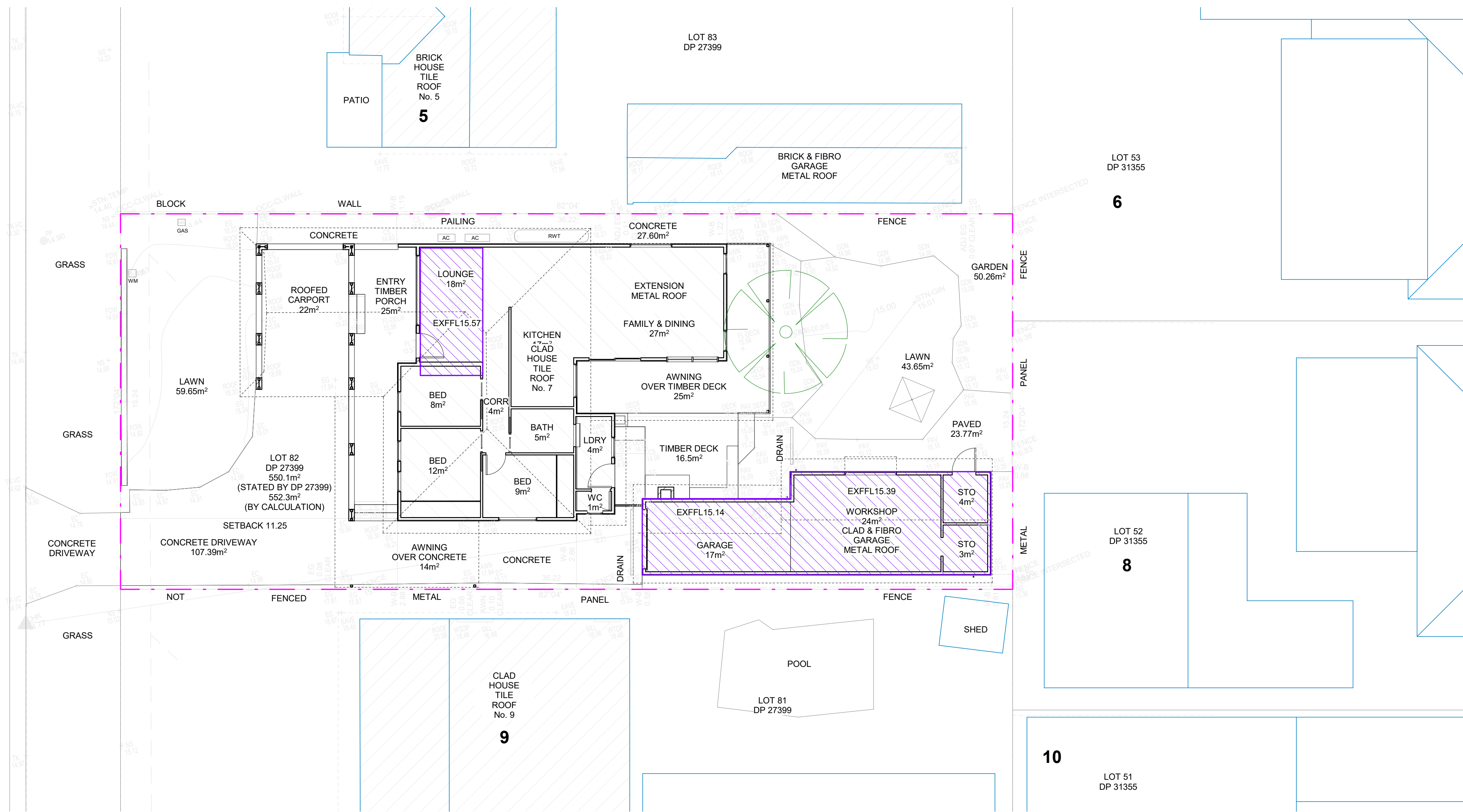


KIORA STREET



EXISTING FLOOR PLAN

1  
1 : 100

GENERAL NOTES

ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARDS (AS), NATIONAL CONSTRUCTION CODE (NCC), BUILDING CODE OF AUSTRALIA (BCA), CONDITIONS OF CONSENT, PRINCIPAL CERTIFYING AUTHORITY (PCA), AND ALL OTHER RELEVANT AUTHORITIES.

REFER TO SURVEY DRAWING BY LAND SURVEYOR FOR EXISTING REDUCED LEVELS (RL) STRUCTURES AND SITE CONDITIONS.

NO WORKS TO EXISTING DWELLING EXTERNAL ENVELOPE. EXISTING DWELLING INTERNAL WORKS ONLY.

EXISTING DETACHED GARAGE AND WORKSHOP BUILDING CONVERSION INTO SECONDARY DWELLING WORKS ONLY TO MEET NATIONAL CONSTRUCTION CODE (NCC).

MINOR SITE EXCAVATION FOR THE CONNECTION OF NEW SERVICES TO EXISTING SERVICES ON SITE.

REFER TO BASIX FOR WATER, BUILDING AND ENERGY REQUIREMENTS.

ALL TREES TO REMAIN

ANY CHANGES TO DESIGN AND DOCUMENTATION FROM APPROVED DA ARE SUBJECT TO APPROVAL BY APPOINTED ARCHITECT, COUNCIL AND APPOINTED PCA.

AREAS

DESCRIPTION	EXISTING
DWELLING	103m <sup>2</sup>
DETACHED GARAGE	48m <sup>2</sup>
TOTAL	151m <sup>2</sup>

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No.	Description	Date
A	PRELIMINARY	01/12/2024
B	FOR INFORMATION	17/02/2024
C	FOR DEVELOPMENT APPLICATION	27/03/2024

Consultants name

LEGEND

NEIGHBOURING STRUCTURES	
EXISTING STRUCTURES	
PROPOSED WORKS AREAS	
BOUNDARY	

Client name  
DENNIS LAM & STELLA XU  
Project name  
7 KIORA STREET  
Project address  
7 KIORA STREET PANANIA NSW 2213

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Architects

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Registered Principal Design Practitioner PDP0001219

Issue status **NOT FOR CONSTRUCTION**

DEVELOPMENT APPLICATION

Sheet name

EXISTING FLOOR PLAN

Drawn by FG	Checked by FG	Approved by FG
Project number	Sheet number	Revision
000115	A111	C
Project north	Size A1	Scale As indicated

27/03/2025 10:49:12 AM