

KIORA STREET

ROOF PLAN

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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	
PROPOSED WORKS	
STORMWATER	
BOUNDARY	

Client name
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Project name
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Issue status
NOT FOR CONSTRUCTION

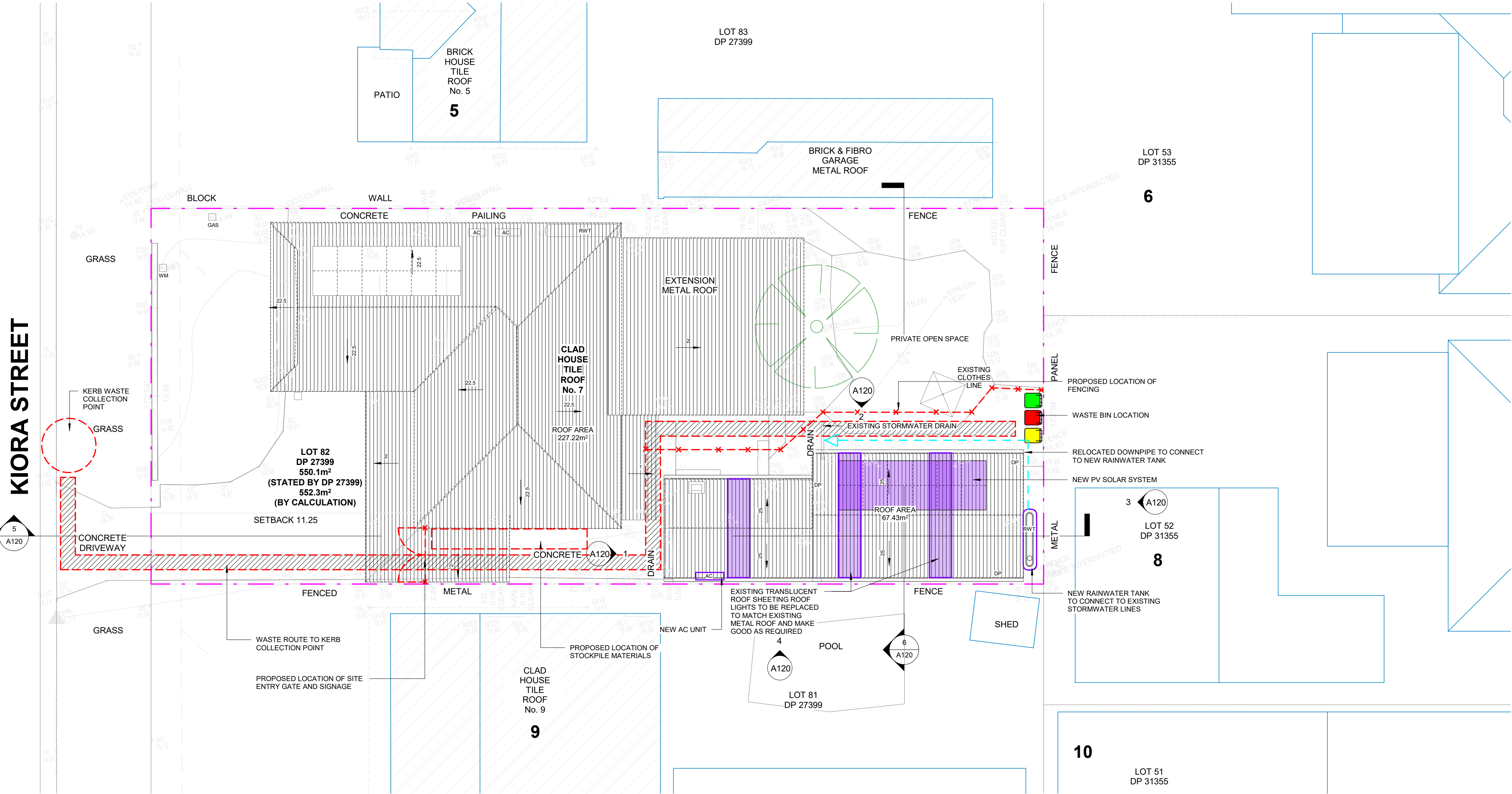
DEVELOPMENT APPLICATION

Sheet name

ROOF WASTE & STORMWATER PLAN

Drawn by FG	Checked by FG	Approved by FG
Project number	Sheet number	Revision
000115	A114	C
Project north	Size A1	Scale As indicated

27/03/2025 10:52:49 AM



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.

CONSTRUCTION MANAGEMENT NOTES

WASTE MATERIALS ARE TO BE STOCKPILED AND LOADED INTO BINS.
ALL PROTECTION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL SITE MANAGEMENT DCP.
ALL CONSTRUCTION AND DEMOLITION WORKS TO COMPLY WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA.
MEASUREMENTS TO BE CHECKED ON SITE AND ADJUSTED WHERE NECESSARY TO SUIT EXISTING CONDITIONS.
LEVELS SHOWN ARE OBTAINED FROM INITIAL SITE WORKS SURVEY BY LAND SURVEYOR.

SEDIMENT & SOIL EROSION PLAN NOTES

ALL EROSION AND SILTATION DEVICES ARE TO BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF WORKS.
ANY SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED FREQUENTLY.
INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PIPES LIKLEY TO COLLECT SILT LADEN WATER TO COUNCIL STANDARDS.
NOT WITHSTANDING THE DETAILS SHOWN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE CLEAN WATERS ACT.

STORMWATER NOTES

LOCATION OF PIPING IS DIAGRAMATIC ONLY. EXACT LOCATION TO BE DETERMINED ON SITE.
CHECK ALL LEVELS PRIOR TO THE COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
PIPES SHALL NOT COME INTO CONTACT WITH OTHER SERVICES OR BUILDING STRUCTURES. COORDINATE WITH EACH RESPECTIVE TRADE PRIOR TO INSTALLATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL PLANS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
STORMWATER AND SUBSOIL DRAINAGE CONNECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL COUNCIL REQUIREMENTS.
ALL PIPES TO BE LAID WITH 1% MINIMUM GRADE ON 75MM SAND BED WITH BARRIERS FULLY SUPPORTED. PIPES ARE TO BE BACK FILLED WITH COMPACTED SAND.
ALL PIPES TO HAVE A MINIMUM 150mm COVER IF LOCATED WITHIN THE PROPERTY.
ALL DRAINAGE LINES SHALL BE DIAMETER 100MM UPVC (CLASS SH) STORMWATER DRAINAGE PIPE UNO.
EFFECTIVE EAVES AND GUTTER SLOPE TO BE 1:500 MINIMUM.

ONGOING MANAGEMENT OF WASTE

THE OWNER OCCUPIER WILL CONTINUE TO STORE WASTE AND RECYCLABLE MATERIALS IN THE BINS PROVIDED BY COUNCIL AND MOVE THE BINS TO THE STREET KERB FOR COLLECTION BY COUNCIL CONTRACTORS IN ACCORDANCE WITH EXISTING PROCEDURES.

ABBREVIATIONS

EX	EXISTING REDUCED LEVEL
RL	REDUCED LEVEL
PFL	FINISHED FLOOR LEVEL
RD	ROLLER DOOR
SD	SLOING DOOR
DP	DRAIN
EW	EAVES GUTTER
SWD	STORMWATER INLET DRAIN
RWT	RAIN WATER TANK
W	WINDOW
FW	FIXED WINDOW
TRK	TOP OF ROOF
TOP	TOP OF PARAPET
TOP	TOP OF BALUSTRADE
TOW	TOP OF FENCE
BTW	BOTTOM OF WALL
CL	CLAD HOUSE PARTITION
CON	CONCRETE

BASIX REQUIREMENTS

FIXTURES AND SYSTEMS
SHOWERS: MIN 4 STAR RATING WITH FLOW RATE GREATER THAN 4.5 BUT LESS THAN OR EQUAL TO 6 LITRES/MIN PLUS SPRAY FORCE AND/OR COVERAGE TESTS.
TOILETS: MIN 4 STAR RATING FLUSHING SYSTEM FOR EACH.
TAPS: MINIMUM 5 STAR RATING.
DRAIN TAPS: MINIMUM 5 STAR RATING.
3000L RAINWATER TANK
CONSTRUCTION
BASE ON SPRING
EXTERNAL WALL: R3.0 (FELS INCLUDING CONSTRUCTION)
CEILING/ROOF: CEILING R4.0 (UP) ROOF (WIND)
ROOF SPACE VENTILATION: EXISTING WHIRL TEND
ROOF COLOUR: MEDIUM (SOLAR ABSORPTANCE <0.7)
HOT WATER SYSTEM
MIN 5 STAR ELECTRIC INSTANTANEOUS
MIN ENERGY RATING EER 3.0 - 3.5
COOLING & HEATING SYSTEMS
MIN ENERGY RATING EER 3.0 - 3.5
VENTILATION SYSTEMS
MIN EXHAUST SYSTEMS TO BE INSTALLED:
BATHROOM FAN
FAN SYSTEMS
FAN CEILING FAN TO BE INSTALL AT THE BEDROOM.
A MIN OF ONE CEILING FAN TO BE INSTALL AT A DAYTIME HABITABLE SPACE IN ACCORDANCE WITH THE ABOVE HOUSING PROVISIONS (PART 13.6.2) OF THE NATIONAL CONSTRUCTION CODE
OTHER
MUST INSTALL A ELECTRIC COOKTOP AND ELECTRIC OVEN IN THE KITCHEN.
MUST INSTALL A MIN OF ONE 90W PV SOLAR SYSTEM
ARTIFICIAL LIGHTING
MINIMUM OF 80% OF NEW LIGHT FIXTURES TO BE FLUORESCENT COMPACT FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS
NATURAL LIGHT
MIN 5 STAR ELECTRIC INSTANTANEOUS
BATHROOM(S)/TOILET(S)
GLAZED WINDOWS, DOORS REQUIREMENTS
WINDOWS & GLAZED DOORS - SHADING DEVICES AT CONDITIONED SPACES IN ACCORDANCE WITH ARCHITECTURAL SCHEDULE AND SPECIFICATION LISTED IN THE BASIX REPORT CERTIFICATE.