

KIORA STREET

5
A120

1
1 : 100

PROPOSED FLOOR PLAN

AREAS

DESCRIPTION	EXISTING	PROPOSED
MAIN DWELLING	103m ²	103m ²
DETACHED GARAGE	48m ²	0
SECONDARY DWELLING	0	48m ²
TOTAL	151m ²	151m ²

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.

ABBREVIATIONS

EX	EXISTING REDUCED LEVEL
RL	REDUCED LEVEL
FFL	FINISHED FLOOR LEVEL
RD	ROLLER DOOR
SD	SLIDING DOOR
DN	DOWNPIPE
EQ	EAVES GUTTER
SWPD	STORMWATER PVT DRAIN
RWT	RAIN WATER TANK
W	WINDOW
F	FIXED
TOR	TOP OF ROOF
TOP	TOP OF PARAPET
TDB	TOP OF BALUSTRADE
TDF	TOP OF FENCE
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
GL	GLAZED PARTITION
CON	CONCRETE

WINDOWS AND DOORS NOTES

WINDOWS, GLAZED DOORS (GLASS & FRAME) IN ACCORDANCE WITH ARCHITECTURAL SCHEDULE & FINISHES SPECIFICATION

WINDOWS AND DOORS SIZE INDICATIVE ONLY.

ALL DIMENSIONS TO BE MEASURE ON SITE (M.O.S.)

REFER TO BASIX FOR ENERGY REQUIREMENTS.

WINDOWS AND DOORS SCHEDULE

ITEM	HEIGHT	WIDTH	FINISH	FRAME	ORIENTATION
W1	1000	2100	GL1	AL1	NORTH
W2	400	1300	GL2	AL2	NORTH
SD1	2100	2400	GL1	AL1	WEST
SD2	2100	1880	GL1	AL1	NORTH

FINISHES

AL1 ALUMINIUM FRAMING
FINISH: MATCH EXISTING TRIM

TM1 TIMBER FRAMING
FINISH: MATCH EXISTING TRIM

PA1 EXISTING CLADDING & DOORS
FINISH: EXISTING

PA2 EXISTING FASCIAS & TRIMS
FINISH: EXISTING

PA3 EXISTING GUTTERS, DOWNPIPES,
FINISH: EXISTING

PA4 EXISTING ROOF SOFFIT
FINISH: EXISTING

RF1 NEW METAL ROOF SHEETING
FINISH: MATCH EXISTING

GL1 GLASS - CLEAR
FRAME: AL1

GL2 GLASS - FROSTED
FRAME: AL1

BASIX REQUIREMENTS

FIXTURES AND SYSTEMS
SHOWERHEADS: 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 6 STAR RATING.
BATH TAPS: MINIMUM 6 STAR RATING.
3000L RAINWATER TANK.

CONSTRUCTION
SLAB ON GRADE.
EXTERNAL WALL: R1.0 (R1.0 INCLUDING CONSTRUCTION).
CEILING/ROOF: CEILING R1.0 (UP) ROOF R1.0 (DOWN).
ROOF SPACE VENTILATION: EXISTING WHIRLWIND.
ROOF COLOUR: MEDIUM (SOLAR ABSORPTANCE <0.7).

HOT WATER SYSTEM
MIN 5 STAR ELECTRIC INSTANTANEOUS.

COOLING & HEATING SYSTEMS
MIN ENERGY RATING EER 3.0 - 3.5

VENTILATION SYSTEMS
MIN ENERGY RATING EER 3.0 - 3.5
BATHROOM FAN

FAN SYSTEMS
ONE CEILING FAN TO BE INSTALLED AT THE BEDROOM.
A MIN OF ONE CEILING FAN TO BE INSTALLED AT A DAYTIME HABITABLE SPACE IN ACCORDANCE WITH THE BASIX HOUSING PROVISIONS (PART 13.5.2) OF THE NATIONAL CONSTRUCTION CODE.

OTHER
MUST INSTALL A MIN OF ONE 50W PV SOLAR SYSTEM.
KITCHEN.
MUST INSTALL A MIN OF ONE 50W PV SOLAR SYSTEM.

ARTIFICIAL LIGHTING
MINIMUM OF 80% OF NEW LIGHT FIXTURES TO BE FLUORESCENT/COMPACT FLUORESCENT, OR LIGHT EMITTING DIODE (LED) LAMP.

NATURAL LIGHT
A WINDOW/DOOR TO BE INSTALLED IN THE KITCHEN, 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.

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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	
BOUNDARY	

Client name
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Project name
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Issue status

NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION

Sheet name

PROPOSED FLOOR PLAN

Drawn by FG Checked by FG Approved by FG

Project number Sheet number Revision

000115 A112 C

Project north Size A1 Scale As indicated

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