

KIORA STREET

DEMOLITION 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	
EXISTING	
DEMOLITION	
BOUNDARY	

Client name
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Project name
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Issue status
NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION

Sheet name

DEMOLITION PLAN

Drawn by FG	Checked by FG	Approved by FG
Project number 000115	Sheet number A050	Revision C
Project north	Size A1	Scale As indicated

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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 BASIN 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.

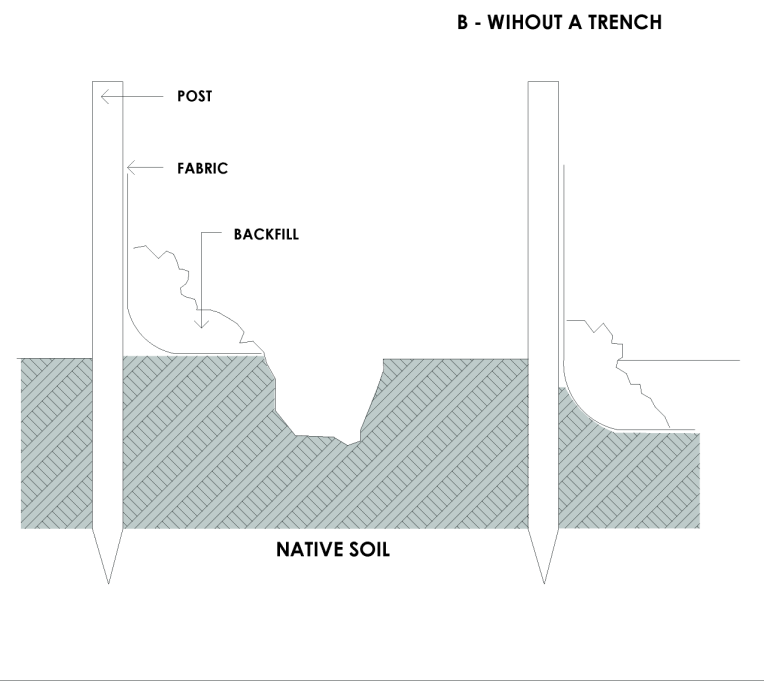
SEDIMENT & SOIL EROSION PLAN NOTES

SILTATION 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 LIKELY TO COLLECT SILT LADEN WATER TO COUNCILS 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.

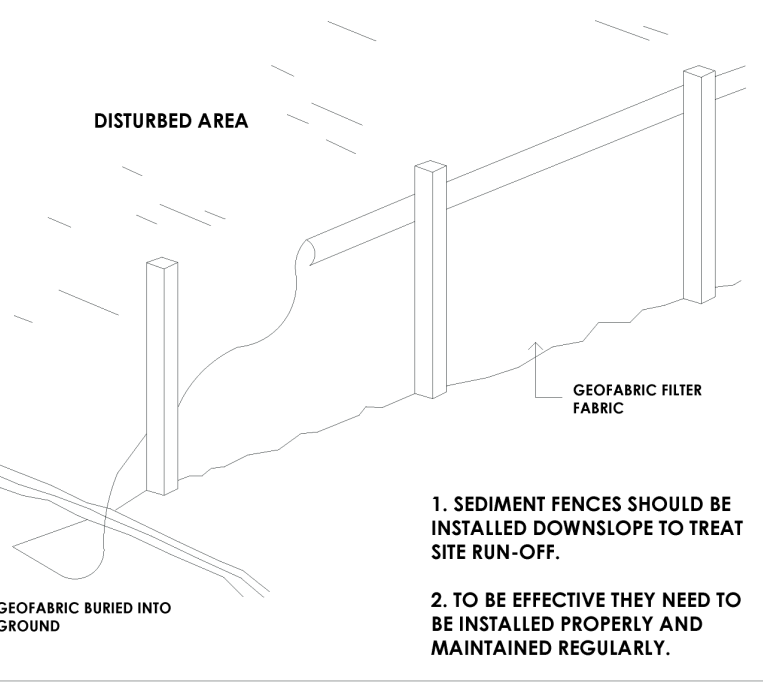
STORMWATER NOTES

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.

SEDIMENT FENCES



DIRECTION OF FLOW



STABILISED DRIVEWAY

