

KIORA STREET

ROOF PLAN

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.

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 UNLESS 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.

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
FPL FINISHED FLOOR LEVEL
RD ROLLER DOOR
SD SLIDING DOOR
DP DOWNPIPE
EGG EAVES GUTTER
SWW STORMWATER INT DRAIN
RWI RAIN WATER TANK
WV WINDOW
F FIXED
TRK TOP OF ROOF
TOP TOP OF PARAPET
TOP TOP OF BALUSTRADE
TOW TOP OF WALL
BOW BOTTOM OF WALL
CL GLAZED PARTITION
CON CONCRETE

BASIX REQUIREMENTS CERTIFICATE No: 1789167S

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 SURFACE
EXTERNAL WALL: R3.0 (FELS INCLUDING CONSTRUCTION)
CEILING/ROOF: CEILING R4.0 (UP ROOF: MIN 0.5)
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
MIN ENERGY RATING EER 3.0 - 3.5

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	17/02/2025
C	FOR DEVELOPMENT APPLICATION	03/06/2025

Consultants name

LEGEND

NEIGHBOURING STRUCTURES	
EXISTING	
PROPOSED WORKS	
STORMWATER	
BOUNDARY	

Client 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

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