

# AFFORDABLE PLANS

NURHAN EDIZ BOYACIOGLU ~ ARCHITECTURAL DRAFTSMAN

TEL/FAX: (02) 9642 7562 MOB: 0416 052155 Email: affordableplans@optusnet.com.au ABN: 50311331039

## ARCHITECTURAL PLANS FOR DA OR CDC

**Client:**  
**Matt Leiper**

**Project:**  
**Proposed Addition**

**Address:**  
**No. 128 Queenscliff Road Queenscliff**  
**Lot 3 DP 16941**

**Date:**  
**January 2020**

**Plan No.:**  
**798-A1/20**

**Pages:**  
**3 including cover page**

<b>SITE CALCULATIONS</b>	
<b>EXISTING SITE AREA</b>	= 475.9m2
<b>FLOOR AREA</b>	
Existing Total Floor Area	= 188m2
Proposed Extension	= 17.82m2
Total New Floor Area	= 205.82m2
<b>FSR</b>	= 0.43:1
<b>SITE COVERAGE</b>	= 31% (179m2) Unchanged
Landscaped & Open Space	= 38% (221m2) Unchanged
Private Open Space	= 36% (221m2) Unchanged

### IMPORTANT NOTES:

- \* All materials must be in accordance with Australian Standards
- \* All construction must be in accordance with all relative building codes, regulations and Council requirements
- \* Workmanship and methods are to be in accordance with good building practice
- \* Any item not shown on the plans but which is required for proper construction is to be carried out as part of the contract
- \* Figured dimensions should be taken in preference to scaling off the drawings
- \* Dimensions are in millimetres unless otherwise stated
- \* Do not scale from drawings but refer to measurements shown on drawings
- \* Builder shall check dimensions and levels thoroughly prior the commencement of work
- \* No fabrication is to occur direct from measurements taken from the drawings
- \* All measurements for the purpose of fabrication and manufacture shall be taken directly from the site as built
- \* Levels shown are diagrammatic only and are to be verified on site
- \* All concrete footings, piers, slabs and steel structures to be designed and certified by a Structural Engineer
- \* New storm water drainage must be directed away from the building via suitable drain pipes and deposited or connected to existing storm water drainage in a location as required by Council
- \* Waterways and watercourses shall not be altered unless permission is granted by Council
- \* Permission must be granted by the Council prior to trees or vegetation removed
- \* In the event of excessive excavation, suitable measures are to be carried out to minimize erosion and siltation of the soil

### IMPORTANT NOTES FOR STORMWATER DRAINAGE:

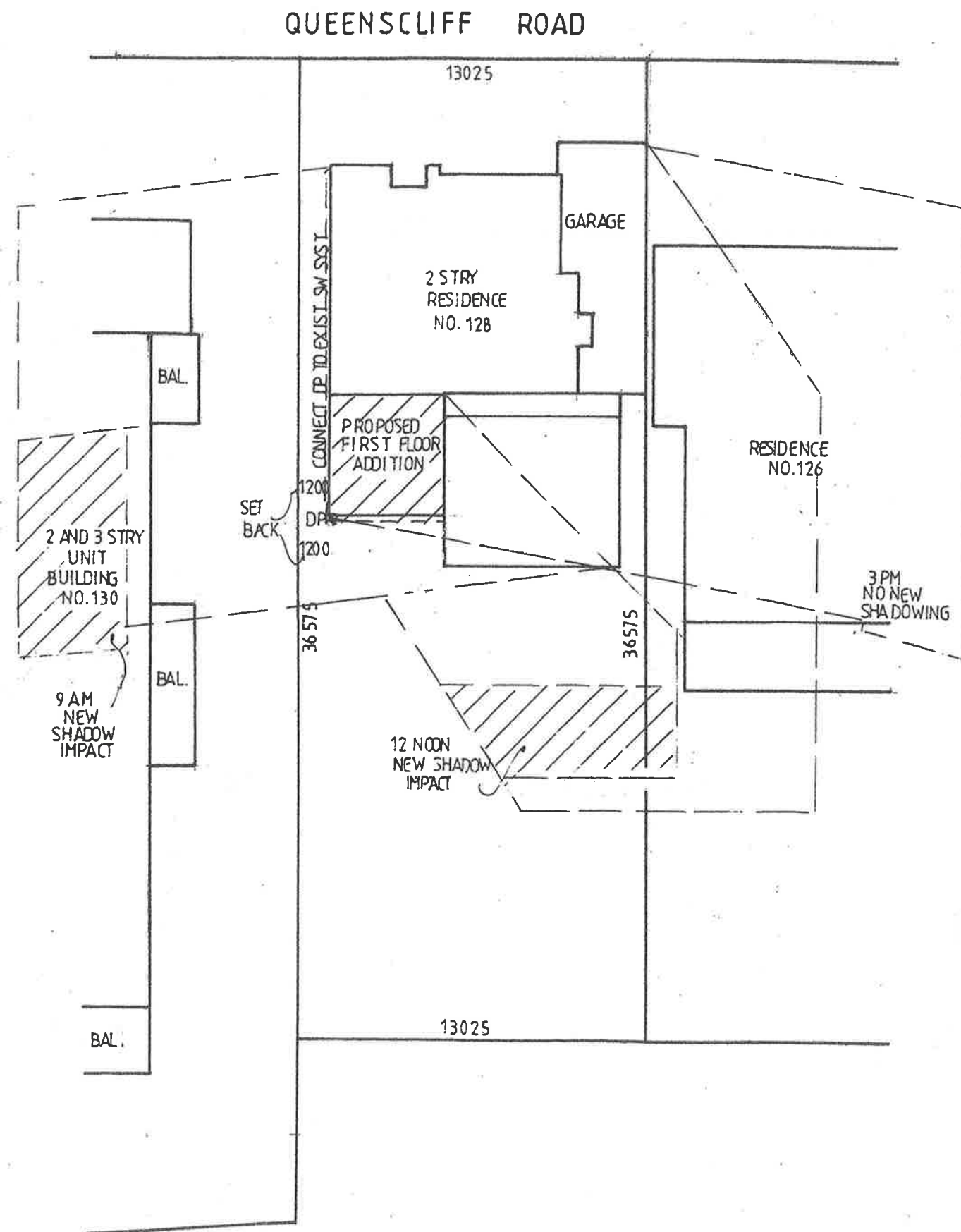
STORMWATER DRAINAGE TO BE IN ACCORDANCE WITH ASA3500 AND TO MEET THE CODE OF STANDARDS REQUIREMENT FOR THE DISCHARGE OF WATER. ROOF STORMWATER TO BE DRAINED TO STREET KERB AND GUTTER OR DRAINAGE EASEMENT TO EXISTING STORMWATER SYSTEMS BY 100mm PVC PIPES @1:80 FALL

### ALL WORK TO BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS WHERE APPLICABLE:

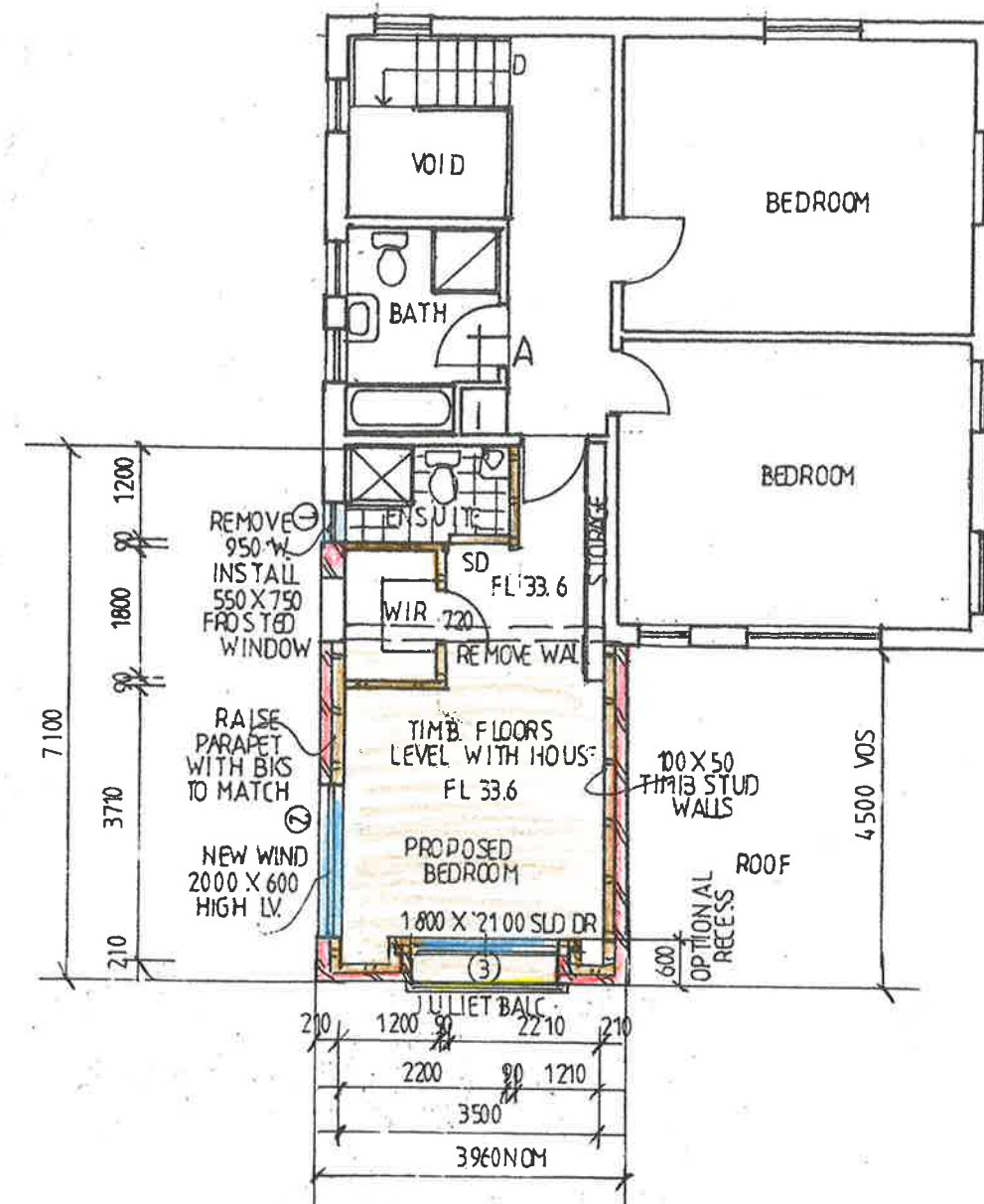
DEMOLITION: AS 2601  
DAMP PROOF & FLASHINGS: AS2904  
BRICKWORK: AS3700  
TIMBER FRAME: AS1684  
TREATED TIMBERS: AS1604  
TIMBER STRUCTURES: AS1720  
PLASTERBOARD: AS2589  
ROOFING: AS1562  
SANITARY SER.: AS3500  
WATER: AS3500  
GAS: AG 601  
ELECTRICAL: AS3000  
FLOORING: AS1782  
VENTILATION, EXHAUST SYST: AS1668  
WINDOWS ALUMINIUM: AS2047  
DOORS: AS2688  
DPC & FLASHINGS: AS2904  
STORMWATER: AS3500  
SMOKE ALARM: AS3786  
SUB-FLOORING AS96  
WATER PROOFING: AS3740  
TILING: AS/NZS9001  
INSULATION: AS2627  
CHECK FOR THE MOST RECENT BUILDING CODES AT [WWW.STANDARDS.COM.AU](http://WWW.STANDARDS.COM.AU) OR PHONE 1300 308 989

### BASIX REQUIREMENTS:

Lighting: The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.  
Fixtures: The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.  
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.  
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.  
Insulation requirements  
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.  
Construction: Additional insulation required (R-value) Other specifications floor above existing dwelling or building. nil external wall: brick veneer R1.16 (or R1.70 including construction) raked ceiling, pitched/skillion roof: framed ceiling: R2.50 (up), roof: foil/sarking medium (solar absorptance 0.475 - 0.70)  
Windows and glazed doors: The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door. The following requirements must also be satisfied in relation to each window and glazed door: Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted. For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill. Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed. Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.  
Windows and glazed doors glazing requirements:  
W1 NW 0.412 0 0 none improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)  
W2 NW 1.2 0 0 external louvre/blind (adjustable) improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)  
W3 SW 2.1 0 0 eave/verandah/pergola/balcony >=600 mm improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)



SITE PLAN AND  
SHADOW DIAGRAM  
AT WINTER SOLSTICE



FIRST FLOOR PLAN

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DATE: JANUARY 2019

SCALE: 1:100 - 1:200 @ A3

PLAN NO. 798-A1/20

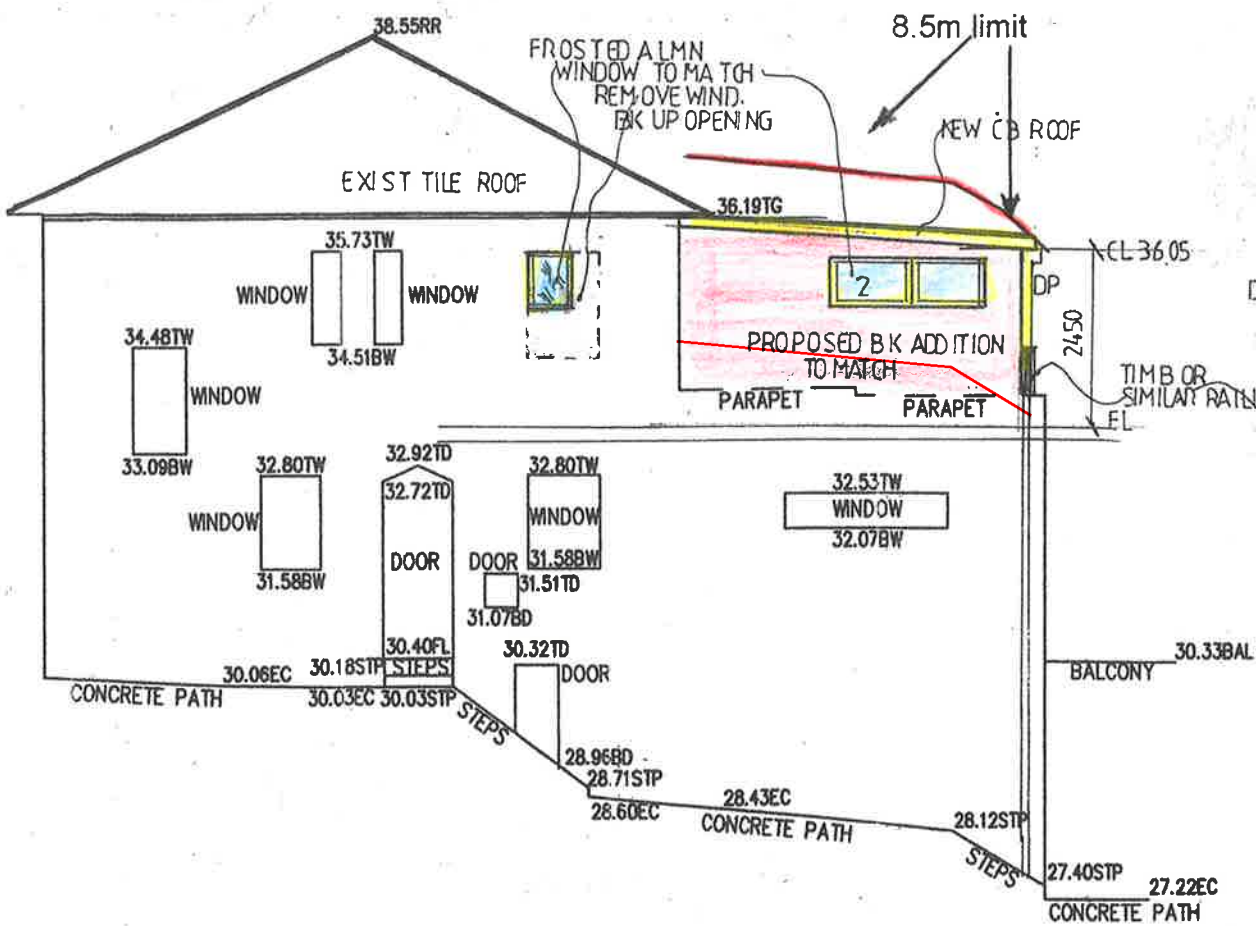
DRAWN: N.E.B.

CLIENT: MATT LEIPER

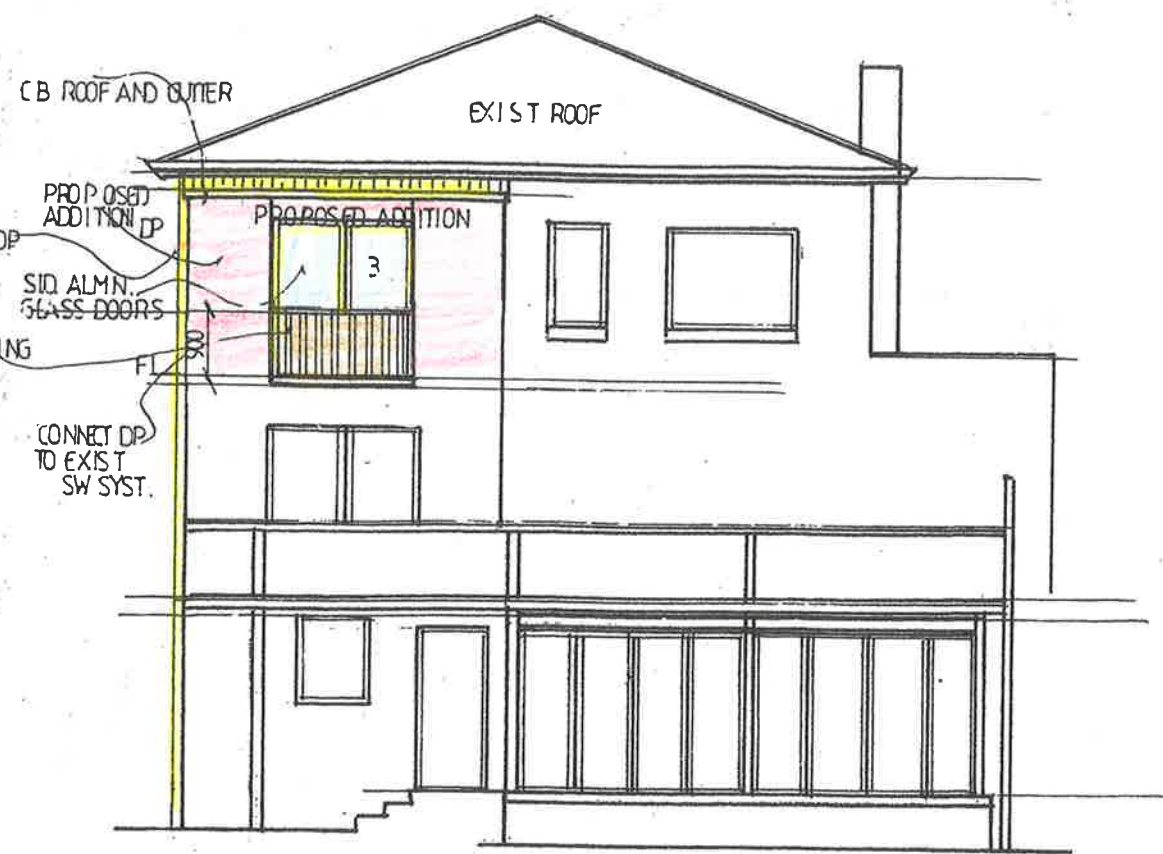
PAGES: 2 OF 3

PROJECT: PROPOSED ADDITION AT NO. 128 QUEENSLIFF ROAD, QUEENSLIFF

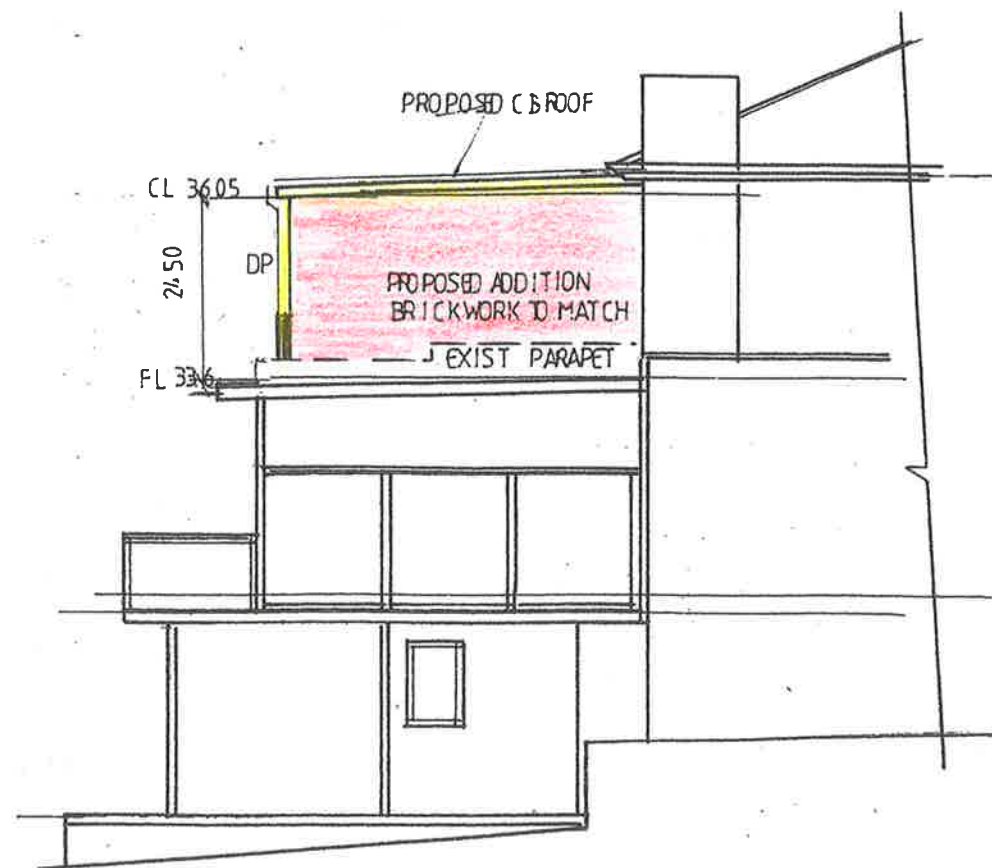




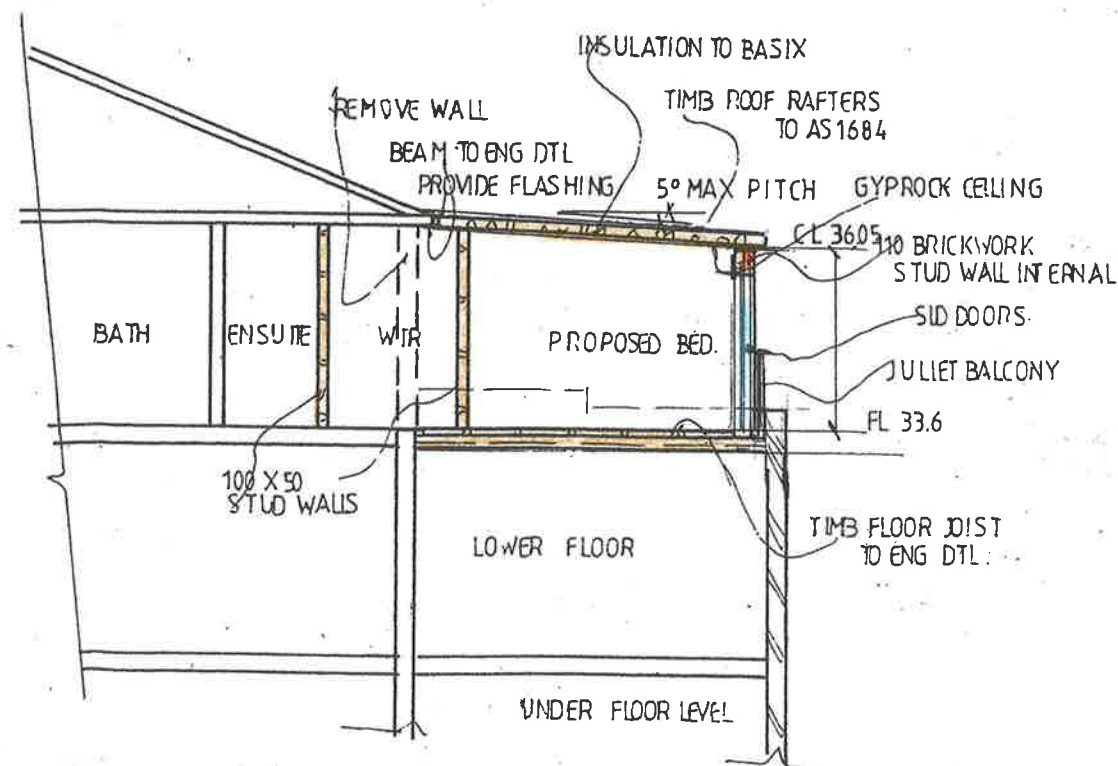
NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



SECTION AA

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