

DRAWING LIST				
Dwg. No.	Sheet No.	Description	Issue	Size
3264	1	Cover Sheet	1	A4
3264	2	Site & Analysis Plan	2	A3
3264	3	Floor Plan Level 1	2	A3
3264	4	Floor Plan Level 2	1	A3
3264	5	Floor Plan Level 3	1	A3
3264	6	Elevations	1	A3
3264	7	Elevations	2	A3
3264	8	Sections	1	A3
3264	9	Shadows	1	A3
3264	10	Basix	1	A3

AREA CALCULATIONS

	Area	
Site	595.5m ²	
Proposed Residence (Building Envelope)	148.1m ²	
Proposed Residence (FSR)	232m ²	0.39 : 1
Garage	43.7m ²	
Total Conc & Paved surface & pool	72m ²	
Total Proposed Site Coverage	263.8m ²	
Private Open Space (Min required 40m ²)	40m ²	
Landscaped Area (Min required 40%)	291.7m ²	49%



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PHONE 0439947003

COVER SHEET

PAUL & CINDY REEDY
43 WARRABA RD
NARRABEEN

DRAWING NUMBER

3264

SHEET 1 of 10

A4

DATE
08/03/21

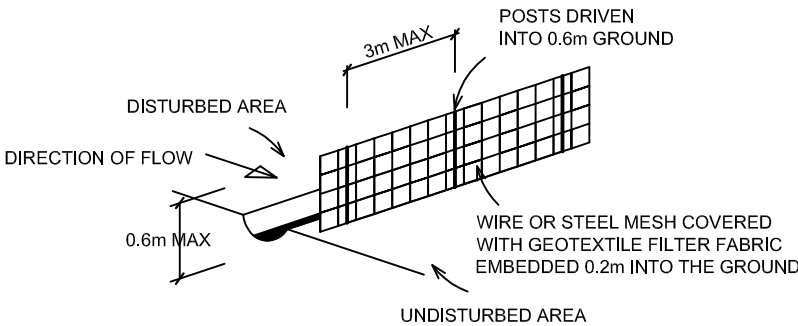
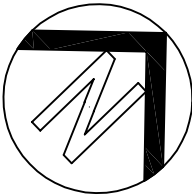
ISSUE
1

GENERAL NOTES

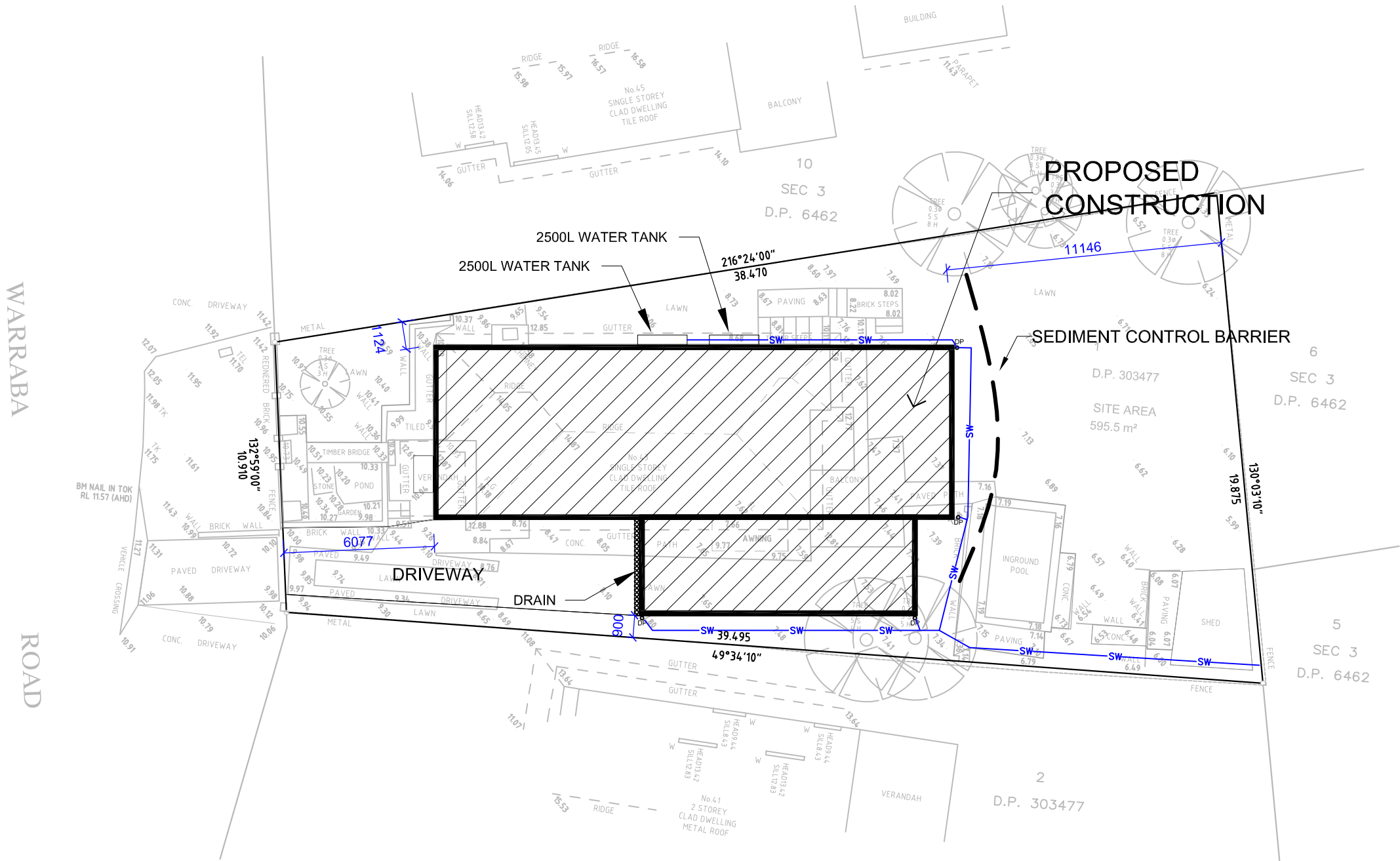
- 1. ALL CONSTRUCTION TO COMPLY WITH BUILDING CODE OF AUSTRALIA
- 2. ALL SITE WORKS TO COMPLY WITH LOCAL COUNCIL REQUIREMENTS
- 3. DO NOT SCALE OFF PLANS
- 4.. ALL MEASUREMENTS TO BE CHECKED ON SITE

CONSTRUCTION NOTES

- 1. ALL STRUCTURAL BEAMS TO ENGINEERS SPECIFICATIONS
- 2. STORMWATER GRAVITY FEED TO EXISTING



SEDIMENT CONTROL BARRIER



ISSUE	AMENDMENTS	DATE
2	AMEND STORMWATER	28/6/21

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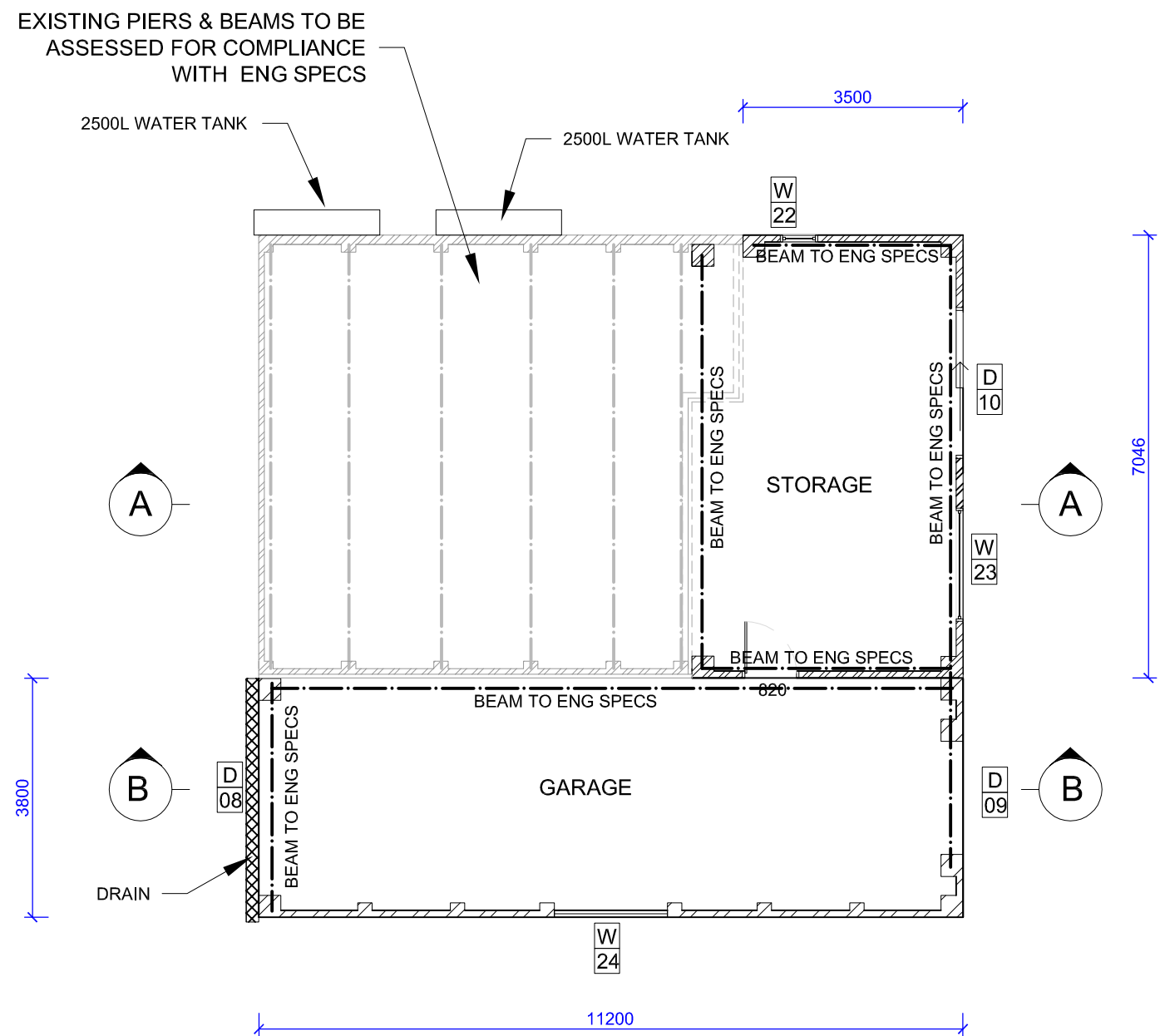
SITE & ANALYSIS PLAN

FOR : PAUL & CINDY REEDY
43 WARRABA RD
NARRABEEN

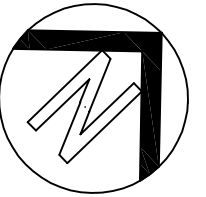
DRAWING NUMBER		3264	
SHEET 2 of 10			
A3	SCALE 1 : 200	DATE 08/03/21	ISSUE 2

 NEW WALL
 EXISTING WALL TO REMAIN
 EXISTING WALL TO BE REMOVED

WINDOW/DOOR SCHEDULE					
WINDOW					
WINDOW No.	SIZE		TYPE	MATERIAL	MAKE/CODE NO.
	WIDTH	HEIGHT			
W01	610	1800	FIXED	ALUMINIUM	AIRLITE/FW1806
W02	1450	1200	AWNING/FIXED	ALUMINIUM	AIRLITE/AW1214
W03	610	944	FIXED	ALUMINIUM	AIRLITE/FW0906
W04	610	944	AWNING	ALUMINIUM	AIRLITE/AW0906
W05	610	944	AWNING	ALUMINIUM	AIRLITE/AW0906
W06	610	1800	LOUVER	ALUMINIUM	
W07	610	944	AWNING	ALUMINIUM	AIRLITE/AW0906
W08	610	944	AWNING	ALUMINIUM	AIRLITE/AW0906
W09	610	944	FIXED	ALUMINIUM	AIRLITE/FW0906
W10	850	1200	AWNING	ALUMINIUM	AIRLITE/AW1208
W11	850	1200	LOUVER	ALUMINIUM	
W12	850	1200	AWNING	ALUMINIUM	AIRLITE/AW1208
W13	610	1800	LOUVER	ALUMINIUM	
W14	850	1540	FIXED	ALUMINIUM	AIRLITE/FW1508
W15	1450	450	FIXED	ALUMINIUM	
W16	610	1800	LOUVER	ALUMINIUM	
W17	610	1800	LOUVER	ALUMINIUM	
W18	610	1800	LOUVER	ALUMINIUM	
W19	610	1800	LOUVER	ALUMINIUM	
W20	850	944	LOUVER	ALUMINIUM	
W21	610	1800	AWNING/FIXED	ALUMINIUM	AIRLITE/AW1806T
W22	610	944	FIXED	ALUMINIUM	AIRLITE/FW0906
W23	1810	1200	SLIDING	ALUMINIUM	AIRLITE/SW1218
W24	1810	600	FIXED	ALUMINIUM	AIRLITE/FW0618
DOOR					
DOOR	SIZE		TYPE	MATERIAL	MAKE/CODE NO.
No.	WIDTH	HEIGHT			
D01	1200	2350	SLIDING	ALUMINIUM	
D02	2700	2400	STACKER	ALUMINIUM	
D03	4200	2400	STACKER	ALUMINIUM	
D04	2700	2400	SLIDING	ALUMINIUM	
D05	2400	2400	SLIDING	ALUMINIUM	
D06	2400	2400	SLIDING	ALUMINIUM	
D07	2400	2400	SLIDING	ALUMINIUM	
D08	3000	2100	ROLLER DOOR	ALUMINIUM	
D09	1800	2100	ROLLER DOOR	ALUMINIUM	
D10	1800	2100	ROLLER DOOR	ALUMINIUM	



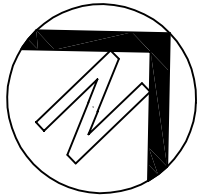
PROPOSED LEVEL 1 FLOOR PLAN



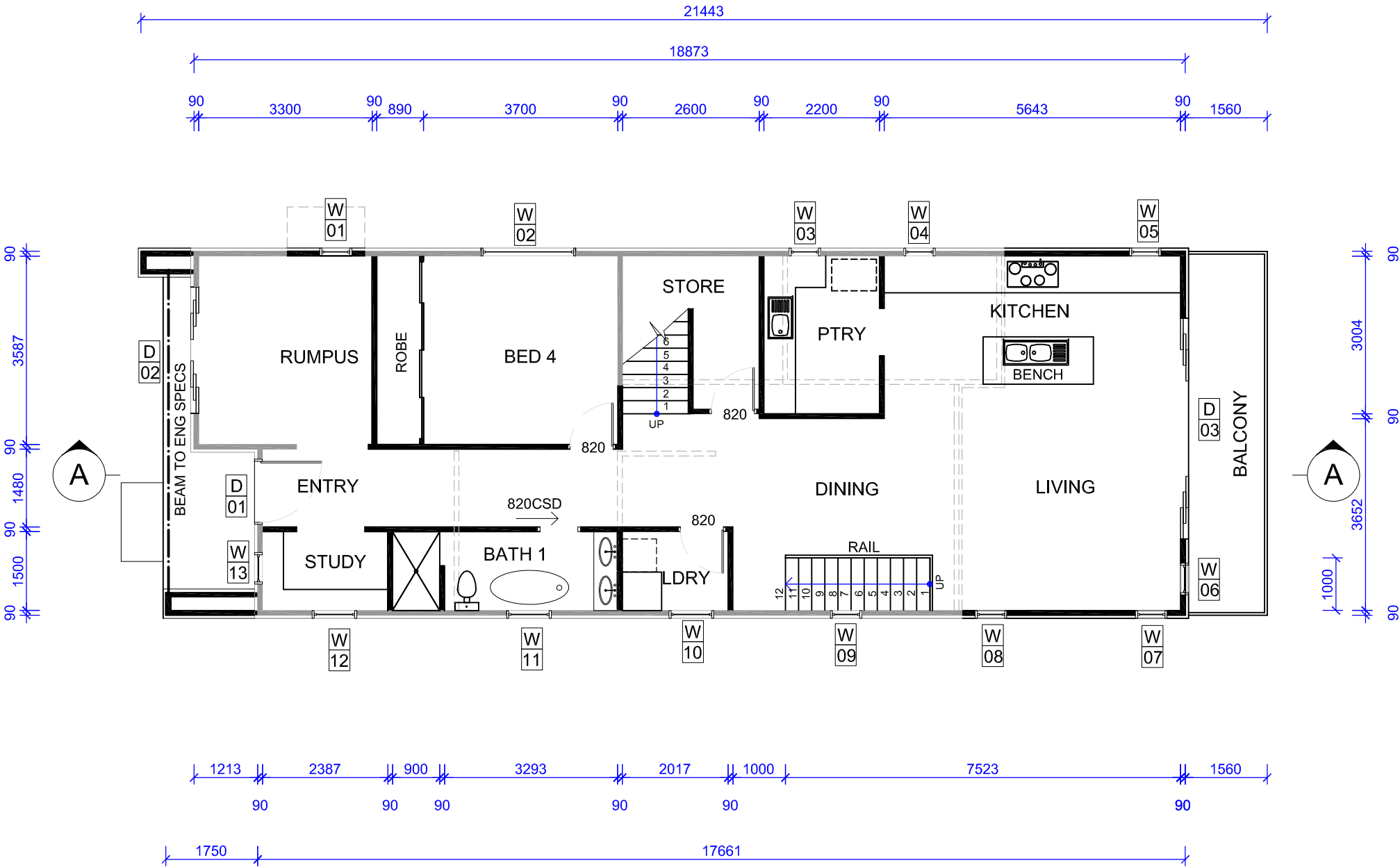
ISSUE	AMENDMENTS	DATE	THIS DRAWING HAS BEEN CREATED WITH DUE CARE AND TO THE REQUIREMENTS SPECIFIED BY THE CLIENT. NO LIABILITY WILL BE ACCEPTED FOR ANY LOSS OR DAMAGE INCURRED THROUGH THE USE OF THIS DRAWING.  CADLAN DRAFTING PHONE 0439947003	FLOOR PLAN		DRAWING NUMBER 3264					
2	AMEND STORMWATER	28/6/21				FOR : PAUL & CINDY REEDY 43 WARRABA RD NARRABEEN				SHEET 3 OF 10	
				A3	SCALE					DATE	ISSUE
					1 : 100	04/03/21	2				

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED



WINDOW/DOOR SCHEDULE					
WINDOW					
WINDOW No.	SIZE		TYPE	MATERIAL	MAKE/CODE NO.
	WIDTH	HEIG-IT			
W01	610	1800	FIXED	ALUMINIUM	AIRLITE/FW1806
W02	1450	1200	AWNING/FIXED	ALUMINIUM	AIRLITE/AW1214
W03	610	944	FIXED	ALUMINIUM	AIRLITE/FW0906
W04	610	944	AWNING	ALUMINIUM	AIRLITE/AW0906
W05	610	944	AWNING	ALUMINIUM	AIRLITE/AW0906
W06	610	1800	LOUVRE	ALUMINIUM	
W07	610	944	AWNING	ALUMINIUM	AIRLITE/AW0906
W08	610	944	AWNING	ALUMINIUM	AIRLITE/AW0906
W09	610	944	FIXED	ALUMINIUM	AIRLITE/FW0906
W10	850	1200	AWNING	ALUMINIUM	AIRLITE/AW1208
W11	850	1200	LOUVRE	ALUMINIUM	
W12	850	1200	AWNING	ALUMINIUM	AIRLITE/AW1208
W13	610	1800	LOUVRE	ALUMINIUM	
W14	850	1540	FIXED	ALUMINIUM	AIRLITE/FW1508
W15	1450	450	FIXED	ALUMINIUM	
W16	610	1800	LOUVRE	ALUMINIUM	
W17	610	1800	LOUVRE	ALUMINIUM	
W18	610	1800	LOUVRE	ALUMINIUM	
W19	610	1800	LOUVRE	ALUMINIUM	
W20	850	944	LOUVRE	ALUMINIUM	
W21	610	1800	AWNING/FIXED	ALUMINIUM	AIRLITE/AW1806T
W22	610	944	FIXED	ALUMINIUM	AIRLITE/FW0906
W23	1810	1200	SLIDING	ALUMINIUM	AIRLITE/SW1218
W24	1810	600	FIXED	ALUMINIUM	AIRLITE/FW0618
DOOR					
DOOR No.	SIZE		TYPE	MATERIAL	MAKE/CODE NO.
	WIDTH	HEIG-IT			
D01	1200	2350	SLIDING	ALUMINIUM	
D02	2700	2400	STACKER	ALUMINIUM	
D03	4200	2400	STACKER	ALUMINIUM	
D04	2700	2400	SLIDING	ALUMINIUM	
D05	2400	2400	SLIDING	ALUMINIUM	
D06	2400	2400	SLIDING	ALUMINIUM	
D07	2400	2400	SLIDING	ALUMINIUM	
D08	3000	2100	ROLLER DOOR	ALUMINIUM	
D09	1800	2100	ROLLER DOOR	ALUMINIUM	
D10	1800	2100	ROLLER DOOR	ALUMINIUM	



PROPOSED LEVEL 2 FLOOR PLAN

ISSUE	AMENDMENTS	DATE	FLOOR PLAN		DRAWING NUMBER 3264			
					SHEET 4 OF 10			
			FOR : PAUL & CINDY REEDY 43 WARRABA RD NARRABEEN		A3	SCALE 1 : 100	DATE 04/03/21	ISSUE 1

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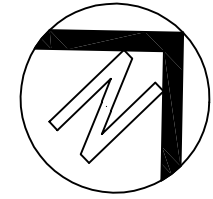


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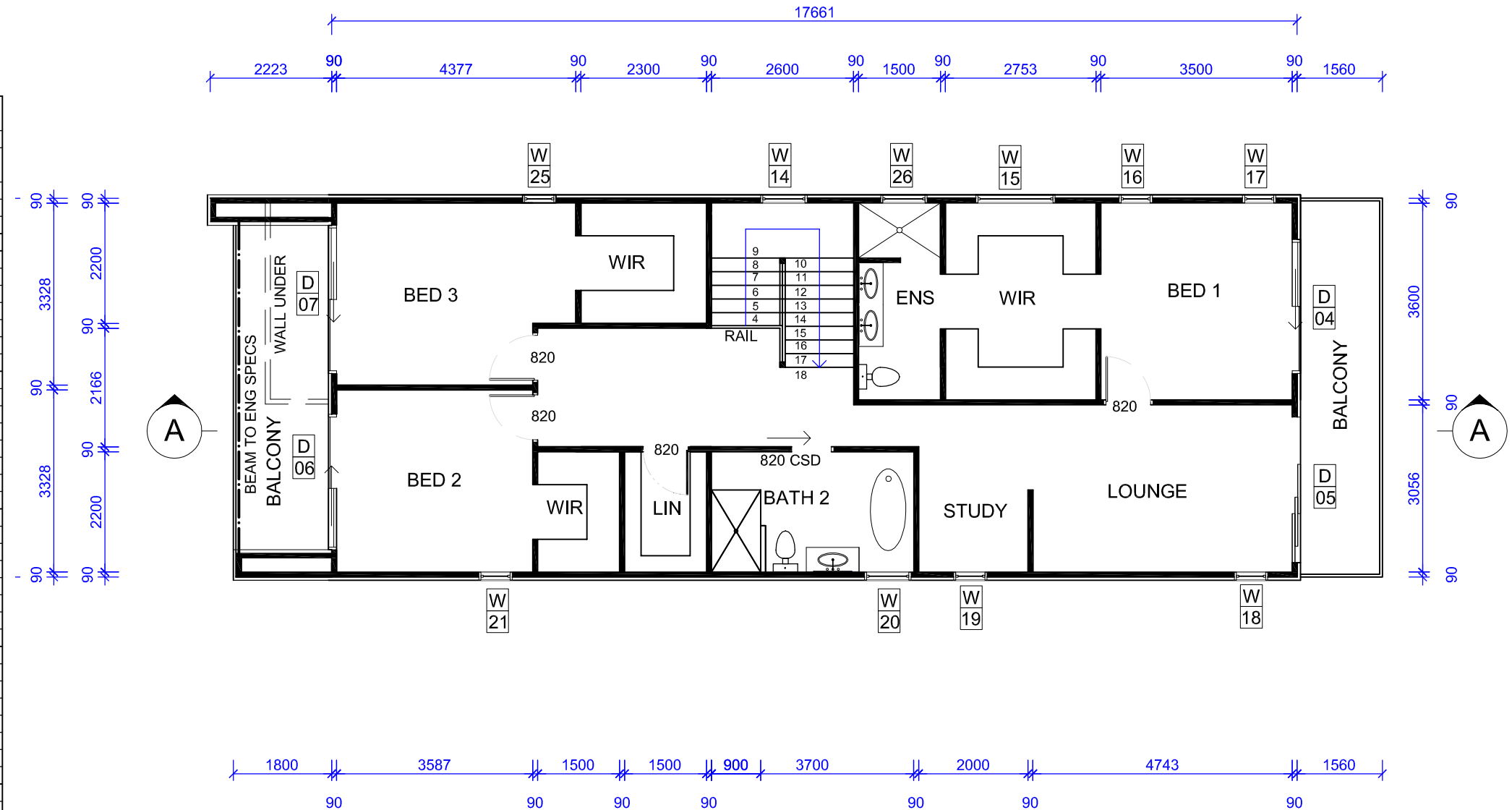
PHONE 0439947003

LEGEND

- NEW WALL
 EXISTING WALL TO REMAIN
 EXISTING WALL TO BE REMOVED

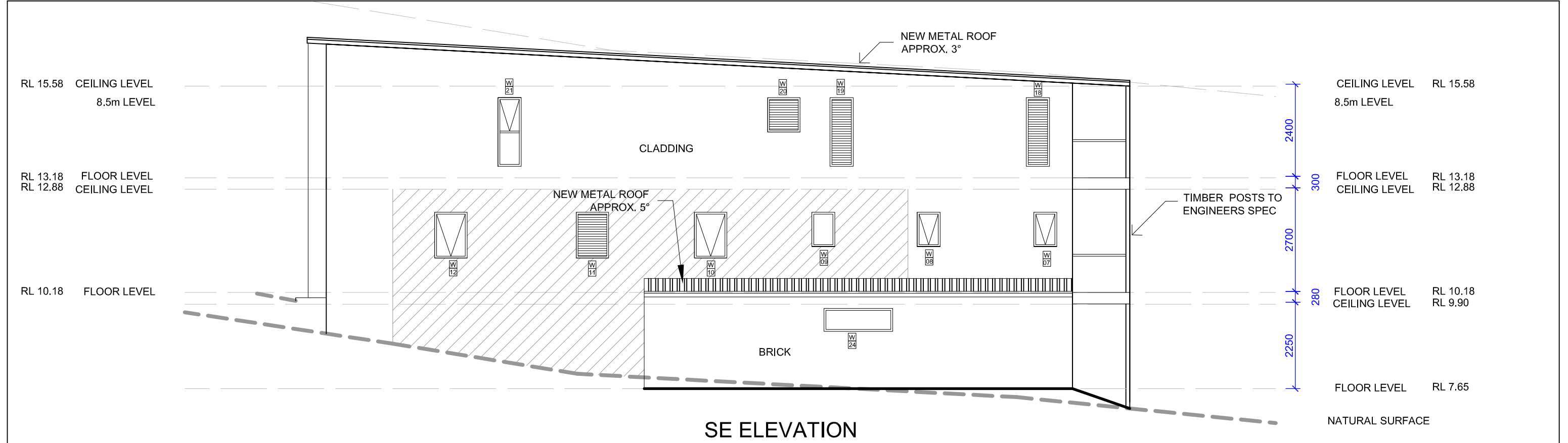


WINDOW/DOOR SCHEDULE					
WINDOW					
WINDOW No.	SIZE		TYPE	MATERIAL	MAKE/CODE NO.
	WIDTH	HEIGHT			
W01	610	1800	FIXED	ALUMINIUM	AIRLITE/PW1806
W02	1450	1200	AWNING/FIXED	ALUMINIUM	AIRLITE/AW1214
W03	610	944	FIXED	ALUMINIUM	AIRLITE/PW0906
W04	610	944	AWNING	ALUMINIUM	AIRLITE/AW0906
W05	610	944	AWNING	ALUMINIUM	AIRLITE/AW0906
W06	610	1800	LOUVRE	ALUMINIUM	
W07	610	944	AWNING	ALUMINIUM	AIRLITE/AW0906
W08	610	944	AWNING	ALUMINIUM	AIRLITE/AW0906
W09	610	944	FIXED	ALUMINIUM	AIRLITE/PW0906
W10	850	1200	AWNING	ALUMINIUM	AIRLITE/AW1208
W11	850	1200	LOUVRE	ALUMINIUM	
W12	850	1200	AWNING	ALUMINIUM	AIRLITE/AW1208
W13	610	1800	LOUVRE	ALUMINIUM	
W14	850	1540	FIXED	ALUMINIUM	AIRLITE/PW1508
W15	1450	450	FIXED	ALUMINIUM	
W16	610	1800	LOUVRE	ALUMINIUM	
W17	610	1800	LOUVRE	ALUMINIUM	
W18	610	1800	LOUVRE	ALUMINIUM	
W19	610	1800	LOUVRE	ALUMINIUM	
W20	850	944	LOUVRE	ALUMINIUM	
W21	610	1800	AWNING/FIXED	ALUMINIUM	AIRLITE/AW1806T
W22	610	944	FIXED	ALUMINIUM	AIRLITE/PW0906
W23	1810	1200	SLIDING	ALUMINIUM	AIRLITE/SW1218
W24	1810	600	FIXED	ALUMINIUM	AIRLITE/PW0618
W25	610	1800	LOUVRE	ALUMINIUM	
W26	850	400	SLIDING	ALUMINIUM	
DOOR					
DOOR No.	SIZE		TYPE	MATERIAL	MAKE/CODE NO.
	WIDTH	HEIGHT			
D01	1200	2350	SLIDING	ALUMINIUM	
D02	2700	2400	STACKER	ALUMINIUM	
D03	4200	2400	STACKER	ALUMINIUM	
D04	2700	2400	SLIDING	ALUMINIUM	
D05	2400	2400	SLIDING	ALUMINIUM	
D06	2400	2400	SLIDING	ALUMINIUM	
D07	2400	2400	SLIDING	ALUMINIUM	
D08	3000	2100	ROLLER DOOR	ALUMINIUM	
D09	1800	2100	ROLLER DOOR	ALUMINIUM	
D10	1800	2100	ROLLER DOOR	ALUMINIUM	

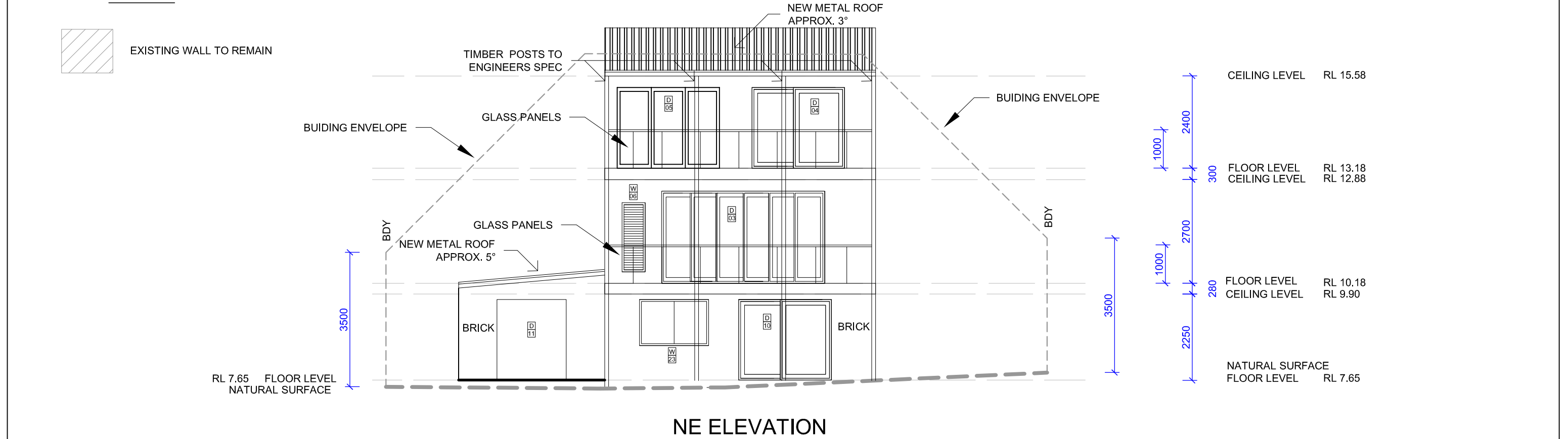


PROPOSED LEVEL 3 FLOOR PLAN

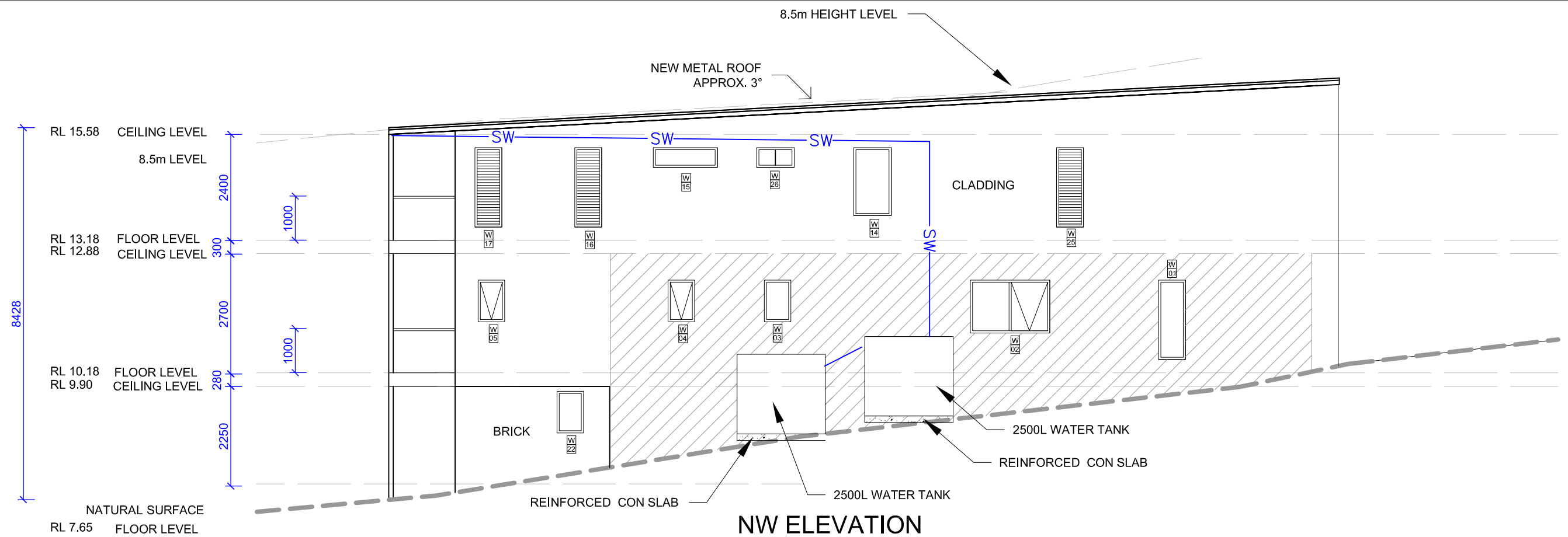
ISSUE	AMENDMENTS	DATE	THIS DRAWING HAS BEEN CREATED WITH DUE CARE AND TO THE REQUIREMENTS SPECIFIED BY THE CLIENT. NO LIABILITY WILL BE ACCEPTED FOR ANY LOSS OR DAMAGE INCURRED THROUGH THE USE OF THIS DRAWING.	FLOOR PLAN		DRAWING NUMBER 3264			
				FOR : PAUL & CINDY REEDY 43 WARRABA RD NARRABEEN		SHEET 5 of 10			
						A3	SCALE 1 : 100	DATE 08/03/21	ISSUE 1



LEGEND



ISSUE	AMENDMENTS	DATE	CADLAN DRAFTING PHONE 0439947003		ELEVATIONS		DRAWING NUMBER 3264			
					FOR : PAUL & CINDY REEDY 43 WARRABA RD NARRABEEN		SHEET 6 of 10			
							A3	SCALE 1 : 100	DATE 08/03/21	ISSUE 1



LEGEND



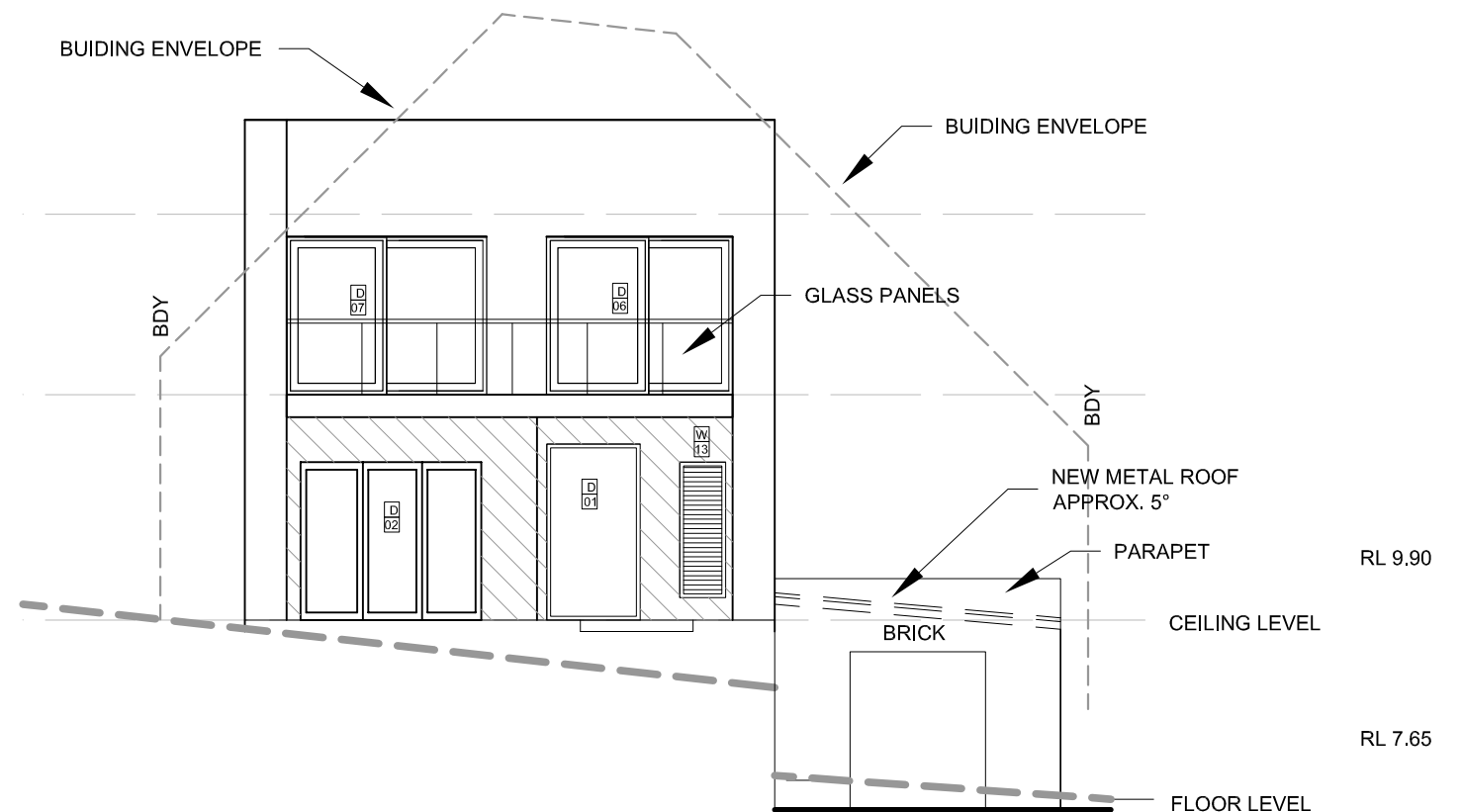
EXISTING WALL TO REMAIN

RL 15.58 CEILING LEVEL

RL 13.18 FLOOR LEVEL

RL 12.88 CEILING LEVEL

RL 10.18 FLOOR LEVEL



ISSUE	AMENDMENTS	DATE	ELEVATIONS				DRAWING NUMBER 3264			
2	AMEND STORMWATER	28/6/21	FOR : PAUL & CINDY REEDY				SHEET 7 of 10			
			43 WARRABA RD				A3	SCALE	DATE	ISSUE
			NARRABEEN					1 : 100	08/03/21	2

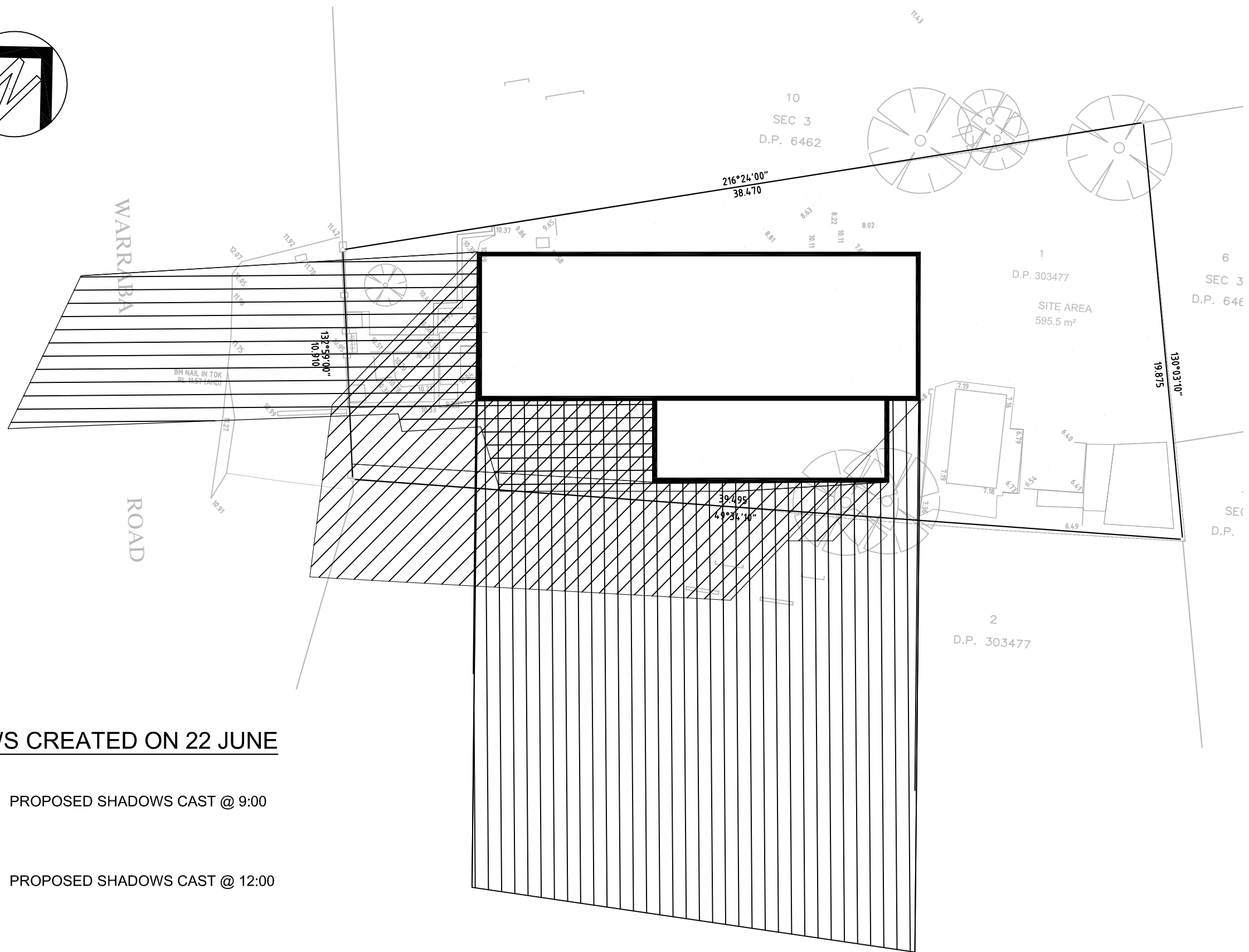
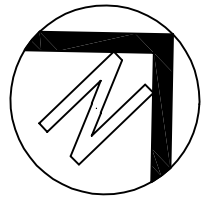
DISCLAIMER

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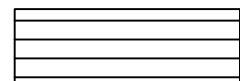


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SHADOWS CREATED ON 22 JUNE



PROPOSED SHADOWS CAST @ 9:00



PROPOSED SHADOWS CAST @ 12:00



PROPOSED SHADOWS CAST @ 15:00

AMENDMENTS		DATE	DISCLAIMER THIS DRAWING HAS BEEN CREATED WITH DUE CARE AND TO THE REQUIREMENTS SPECIFIED BY THE CLIENT. NO LIABILITY WILL BE ACCEPTED FOR ANY LOSS OR DAMAGE INCURRED THROUGH THE USE OF THIS DRAWING.	 CADLAN DRAFTING PHONE 0439947003	SHADOW		DRAWING NUMBER 3264		
					FOR : PAUL & CINDY REEDY		SHEET 9 of 10		
					43 WARRABA RD		A3	SCALE 1 : 200	
					NARRABEEN				DATE 08/03/21
							ISSUE 1		

Fixtures and systems
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.

Construction

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
concrete slab on ground floor.	nil	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
suspended floor above garage: framed (R0.7).	nil	
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

Glazing requirements
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.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

	Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
				Height (m)	Distance (m)		
	W1	NW	1.98	7	4	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
	W2	NW	1.74	7	4	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
	W3	NW	0.57	6	6	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	W4	NW	0.57	6	6	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
	W5	NW	0.57	6	6	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
	W6	NE	1.09	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	W7	SE	0.57	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	W8	SE	0.57	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	W9	SE	0.57	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	W10	SE	1.02	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	W11	SE	1.02	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	W12	SE	1.02	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	W13	SW	1.09	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	W14	NW	1.3	6	5	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
	W15	NW	0.65	6	5	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
	W16	NW	1.09	6	5	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	W17	NW	1.09	6	5	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	W18	SE	1.09	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	W19	SE	1.09	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	W20	SE	0.8	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	W21	SE	1.09	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	W25	NW	1.09	6	5	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	W26	NW	0.34	6	5	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	D1	SW	2.82	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	D2	SW	6.48	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	D3	NE	10.08	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	D4	NE	6.48	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	D5	NE	5.76	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	D6	SW	5.76	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
	D7	SW	5.75	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

AMENDMENTS	DATE	DISCLAIMER THIS DRAWING HAS BEEN CREATED WITH DUE CARE AND TO THE REQUIREMENTS SPECIFIED BY THE CLIENT. NO LIABILITY WILL BE ACCEPTED FOR ANY LOSS OR DAMAGE INCURRED THROUGH THE USE OF THIS DRAWING.	 CADLAN DRAFTING PHONE 0439947003	BASIX		DRAWING NUMBER 3264			
				FOR : PAUL & CINDY REEDY 43 WARRABA RD NARRABEEN		SHEET 10 of 10			
						A3	SCALE 1 : 100	DATE 27/03/21	ISSUE 1