



NEW  
PARADIGM  
DESIGN

DRAWING REGISTER (A3) & REVISION

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# PROPOSED NEW RESIDENCE

for Sophia & Stuart Naylor - 2 Prince Edward Rd Seaforth NSW



Artist Impressions are indicative only and construction detail is not to be assumed - final finishes & details may vary

REV. ID	ISSUE	DATE
D	DA ISSUE DRAWINGS	2/8/2024
E	LANDSCAPING AREAS AMENDED	27/9/2024
F	CLADDING AMENDMENT	31/10/2024
G	PRELIMINARY WORKING DRAWINGS	6/11/2024
H	PRELIMINARY WORKING DRAWINGS	13/11/2024
I	PRELIMINARY WORKING DRAWINGS	20/1/2025
J	PLANNING ISSUE - RFI	7/4/2025
K	PLANNING ISSUE - RFI	14/4/2025
L	PLANNING / FSR PLAN	14/4/2025
M	DRIVE SECTION	22/4/2025
N	BASEMENT LIFT	8/5/2025
O	FSR CALCULATIONS	12/5/2025

DA ISSUE REVISION O -  
Monday, 12 May 2025



DA PRELIMINARY WORKING DRAWINGS ONLY - NOT FOR CONSTRUCTION OR TENDER



CORNER LISTER AVE &  
PRINCE EDWARD RD VIEW

Artist Impressions are indicative only and construction detail  
is not to be assumed - final finishes & details may vary

LISTER AVENUE VIEW



NEW  
PARADIGM  
DESIGN





PRINCE EDWARD RD VIEW

Artist Impressions are indicative only and construction detail  
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PRINCE EDWARD RD VIEW





ADDRESS: 2 Prince Edward Rd Seaforth NSW  
SITE AREA: 494 M<sup>2</sup>  
LOT NUMBER: LOT 28F  
PLAN NUMBER: DP 16341  
PARISH: -  
COUNTY: -  
LOCAL AUTHORITY: Northern Beaches Council  
SITE COVERAGE: 51.7 %



200



**SITE GENERAL NOTES:**

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
2. BUILDER TO VERIFY ALL BOUNDARY CLEARANCES AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. LEVELS AND CONTOURS ARE BASED ON ASSUMED DATUM.
4. VEHICULAR CROSS OVERS TO BE CONSTRUCTED AS PER LOCAL COUNCIL REQUIREMENTS AND/OR APPROVAL.
5. THIS SITE PLAN IS A TRANSCRIPTION OF THE ORIGINAL CONTOUR/ID SURVEY OR SITE PLAN, THE BUILDER AND SUB-CONTRACTORS ARE TO VERIFY ALL INFORMATION CONTAINED HEREIN PRIOR TO SITE START AND ANY DISCREPANCY RESOLVE WITH THIS OFFICE PRIOR TO CONSTRUCTION.
6. IT IS REQUIRED TO PROVIDE NEW PARADIGM DESIGN A NEW CONTOUR AND/OR IDENTIFICATION SURVEY PLAN PRIOR TO FINALISATION OF WORK.
7. SEWER TO HOUSE CONNECTION SPIGOT AND WATER MAIN TO HOUSE CONNECTION PLOTTED FROM GCCC INFRASTRUCTURE ASSET MAPPING - INDICATIVE ONLY, WHERE NO DETAIL SURVEY PROVIDED. SUBJECT TO SURVEY AND SERVICE LOCATION.

**SITE PREPARATION & DRAINAGE NOTES:**

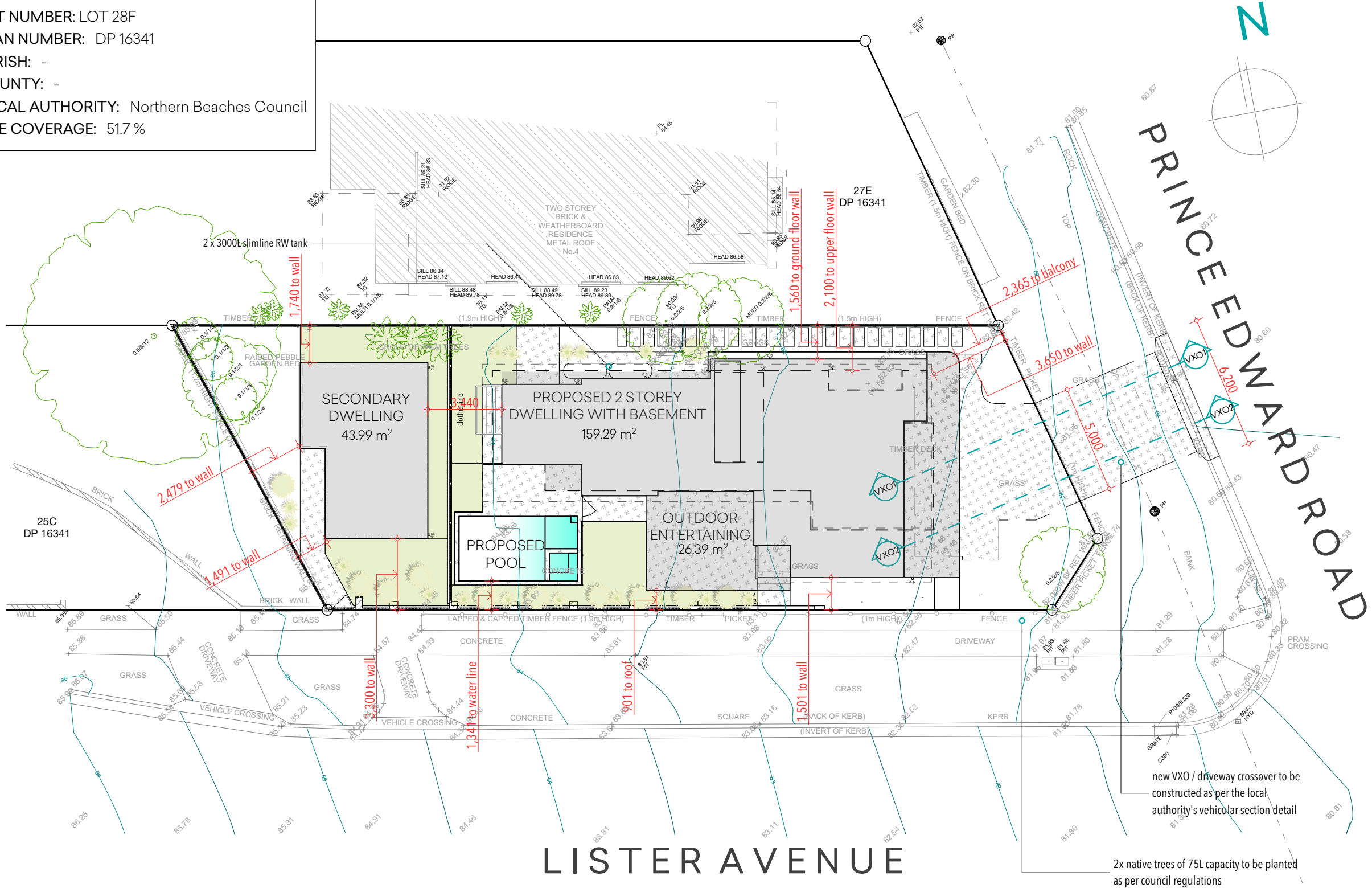
1. ROOFWATER TO BE PIPED VIA 100mm Ø PVC PIPE TO COUNCIL STORMWATER DRAINAGE SYSTEM OR ON SITE RAIN WATER TANKS IF APPLICABLE, WITH OVERFLOW TO DIRECT TO RUBBLE PITS OR COUNCIL DISCHARGE SYSTEM AS PER APPROVAL REQUIREMENTS.
2. ROOF AND SURFACE WATER TO COMPLY WITH COUNCIL PLUMBING AND DRAINAGE SERVICES CONDITIONS OF APPROVAL.
3. ALL HOUSEHOLD SEWER AND WASTE TO BE DISCHARGED TO COUNCIL SEWER SYSTEM OR ON SITE SEWERAGE FACILITY IF APPLICABLE - OSSFTO BE REVIEWED BY A QUALIFIED CONSULTANT
4. SITE CLASSIFICATION AND FOOTING/SLAB PREPARATION REFER [NCC 2022 VOL 2. HOUSING PROVISIONS PART 4.2.](#)
5. ALL GUTTERS AND DOWNPIPES TO ADHERE TO [NCC 2022 VOL 2. H2D6 & HOUSING PROVISIONS PART 7.4.](#)
6. ON SITE RAIN WATER HARVESTING WHERE NOT DIRECT LINES FROM ROOF/GUTTER TO HAVE CHARGED LINES. REFER MANUFACTURER INSTALLATION & SPECIFICATIONS.
7. ALL RETAINING WALLS GREATER THAN 1,000 IN HEIGHT TO BE DESIGNED BY A REGISTERED PRACTISING STRUCTURAL ENGINEER (RPEQ).

**TERMITE PROTECTION:**

1. TERMITE PROTECTION IS A VISUAL BARRIER SYSTEM WITH APPROVED COLLARS AT PENETRATIONS IN ACCORDANCE WITH AS3660 2014 & AS3600.1/2009. - REFER TO CONDITIONS OF APPROVAL
2. ALL TERMITE PROTECTION TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
3. TERMITE MANAGEMENT SYSTEMS TO [NCC 2022 VOL 2 H1D3 & HOUSING PROVISIONS PART 3.4.2.](#)

**REAL PROPERTY DESCRIPTION**

ADDRESS: 2 Prince Edward Rd Seaforth NSW  
SITE AREA: 494 M<sup>2</sup>  
LOT NUMBER: LOT 28F  
PLAN NUMBER: DP 16341  
PARISH: -  
COUNTY: -  
LOCAL AUTHORITY: Northern Beaches Council  
SITE COVERAGE: 51.7 %



LISTER AVENUE

SITE PLAN

1: 200



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**GENERAL NOTES:**

- REFRIGERATORS, DISHWASHERS, FREEZERS AND WASHING MACHINE SYMBOLS ARE FOR POSITIONING PURPOSES ONLY
- WINDOWS DIMENSIONED AS HEIGHT x WIDTH
- DOORS AND CUPBOARDS DIMENSIONED AS WIDTH

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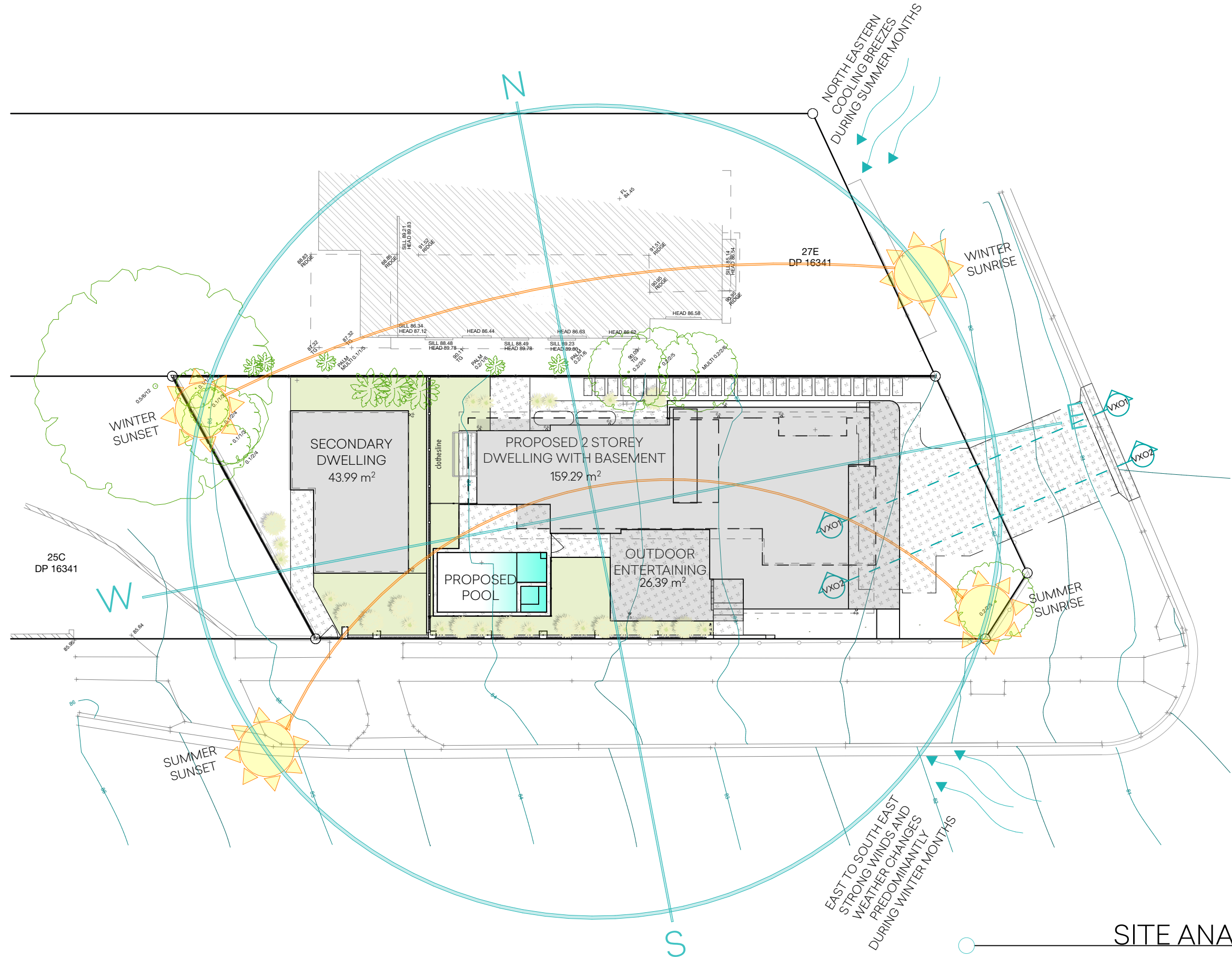
REV. ID	ISSUE	DATE
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L	PLANNING / FSR PLAN	14/4/2025
N	BASEMENT LIFT	8/5/2025
O	FSR CALCULATIONS	12/5/2025

PROPOSED NEW RESIDENCE
CLIENT: Sophia & Stuart Naylor
SITE ADDRESS: 2 Prince Edward Rd Seaforth NSW

DRAWING TITLE:
PROPOSED SITE PLAN
SCALE: 1:200 A3

SHEET NO.





## SITE ANALYSIS PLAN

1:200

### GENERAL NOTES:

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### PROPOSED NEW RESIDENCE

CLIENT: Sophia & Stuart Naylor

SITE ADDRESS: 2 Prince Edward Rd  
Seaforth NSW

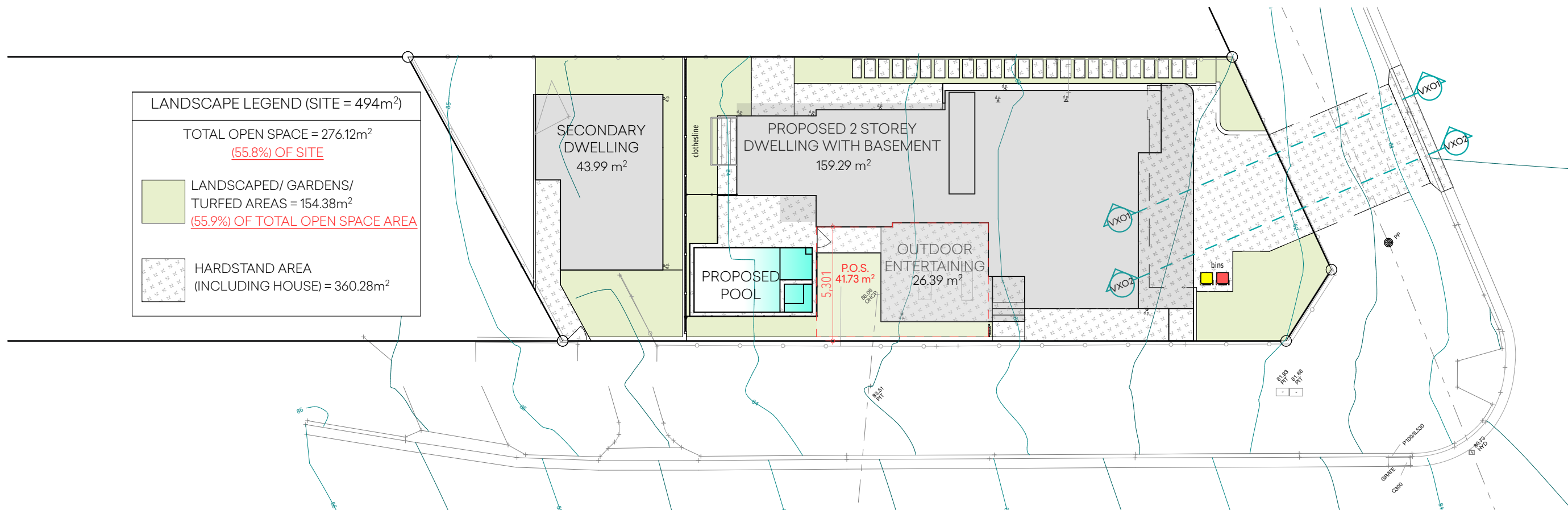
### DRAWING TITLE:

SITE ANALYSIS PLAN

SCALE: 1:200 A3

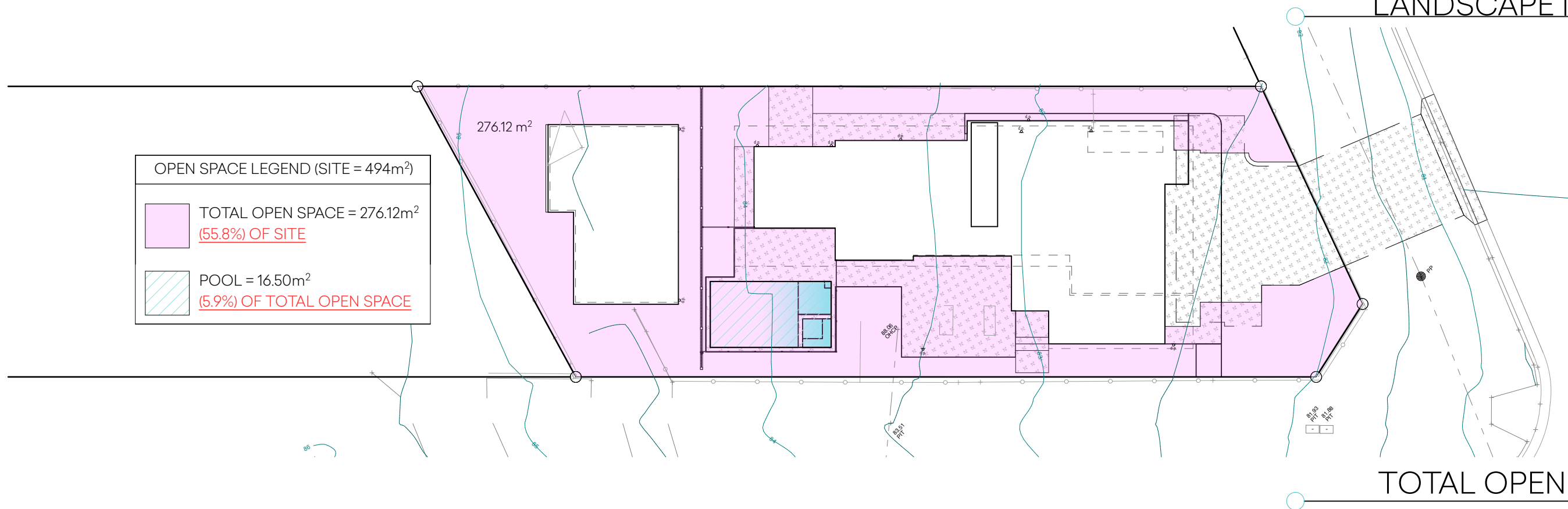
### SHEET NO.





# LANDSCAPE INTENT PLAN

1: 200



TOTAL OPEN SPACE PLAN

1:200

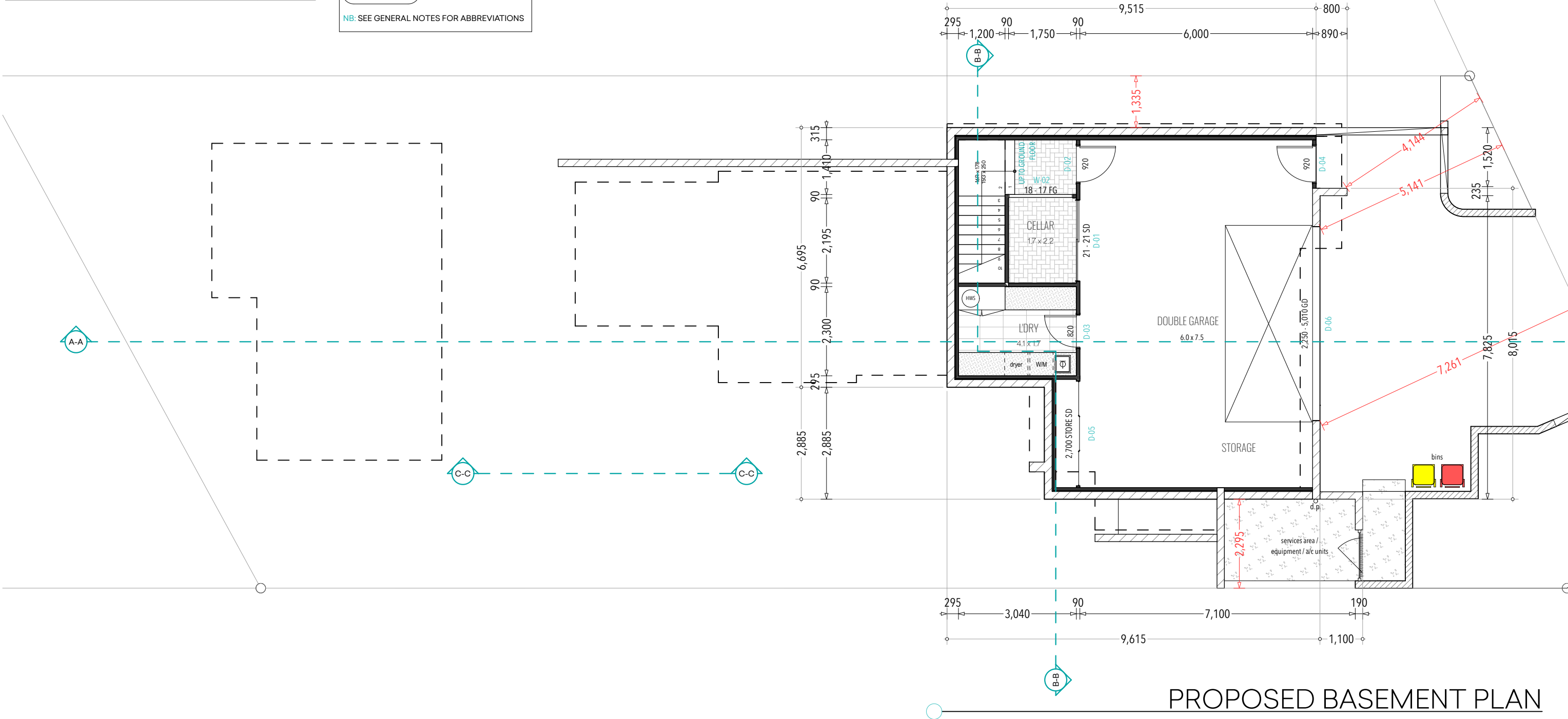


## FLOOR PLAN LEGEND

Diagram illustrating the components of a rainwater harvesting system installed on a house:

- SMOKE ALARM PHOTOELECTRIC
- DOWNPIPE LOCATION
- HOT WATER SERVICE
- ELECTRICAL METERBOARD TBD
- POOL FILTER
- 3000L slimline RW tank
- RAINWATER TANKS

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## PROPOSED BASEMENT PLAN



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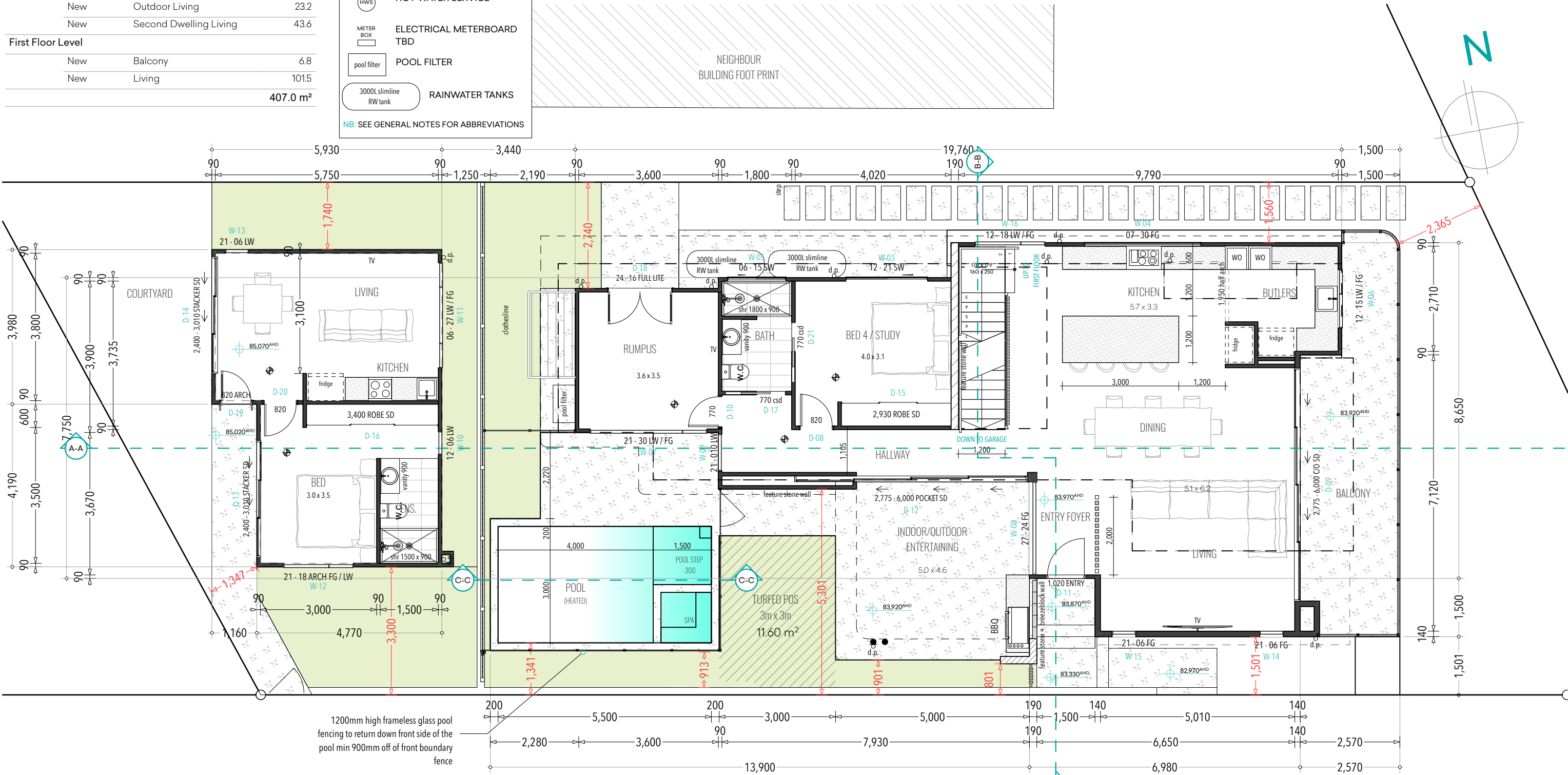
FLOOR AREA SCHEDULE

Basement Level		
New	Garage / Cellar	84.7
Ground Floor Level		
New	Balcony	23.4
New	Living	123.8
New	Outdoor Living	23.2
New	Second Dwelling Living	43.6
First Floor Level		
New	Balcony	6.8
New	Living	101.5
		407.0 m²

FLOOR PLAN LEGEND

- SMOKE ALARM PHOTOELECTRIC
  - DOWNPIPE LOCATION
  - HOT WATER SERVICE
  - ELECTRICAL METERBOARD TBD
  - POOL FILTER
  - RAINWATER TANKS
- NB: SEE GENERAL NOTES FOR ABBREVIATIONS

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PROPOSED FLOOR PLAN

1:100



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O	FSR CALCULATIONS	12/5/2025

PROPOSED NEW RESIDENCE  
CLIENT: Sophia & Stuart Naylor  
SITE ADDRESS: 2 Prince Edward Rd  
Seaforth NSW

DRAWING TITLE: GROUND FLOOR PLAN  
SCALE: 1:100, 1:1 A3



FLOOR AREA SCHEDULE		
Basement Level		
New	Garage / Cellar	84.7
Ground Floor Level		
New	Balcony	23.4
New	Living	123.8
New	Outdoor Living	23.2
New	Second Dwelling Living	43.6
First Floor Level		
New	Balcony	6.8
New	Living	101.5
		407.0 m²

FLOOR PLAN LEGEND

SMOKE ALARM  
PHOTOELECTRIC

DOWNPIPE LOCATION

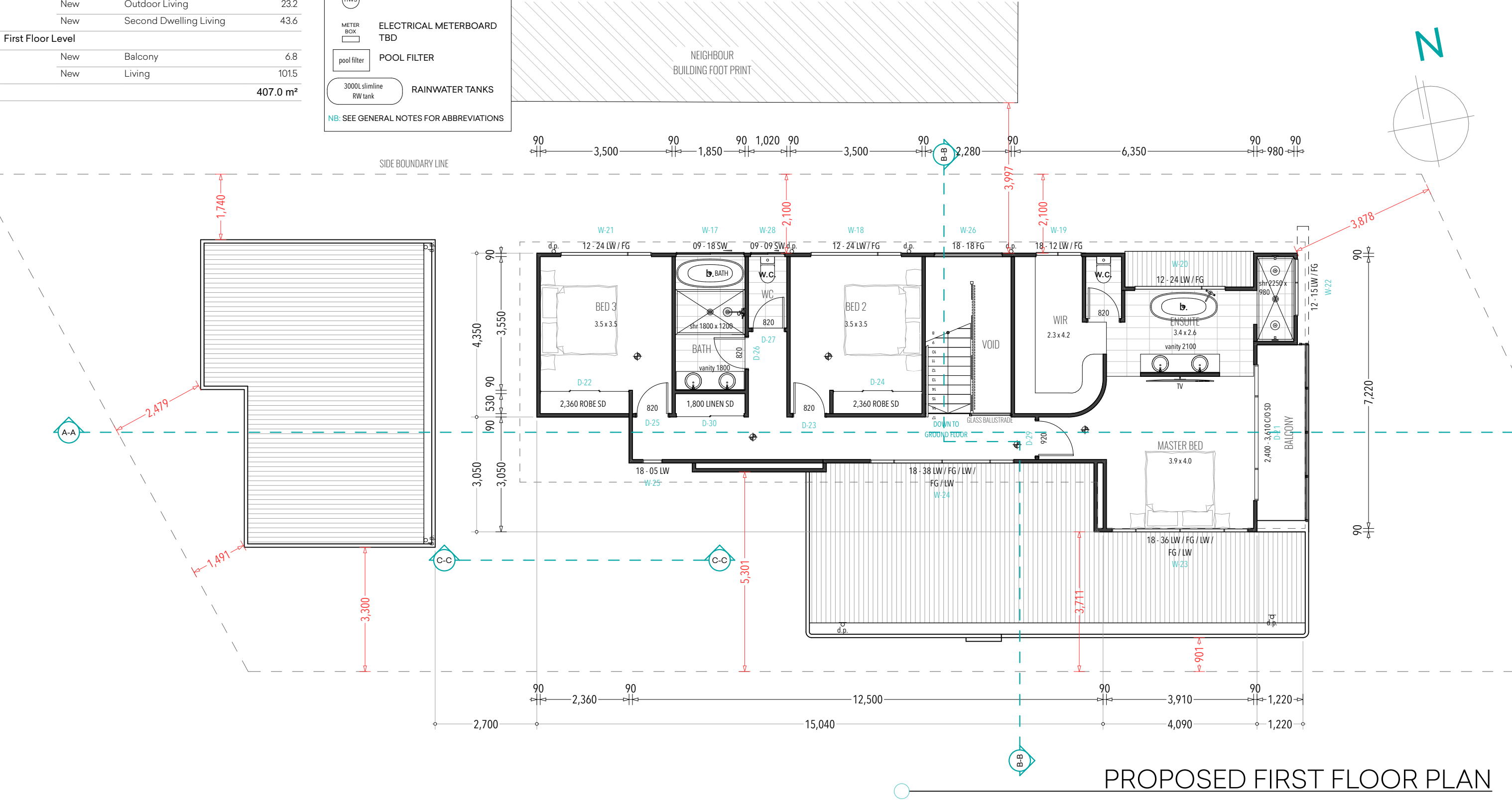
HOT WATER SERVICE

ELECTRICAL METERBOARD  
TBD

POOL FILTER

3000L slimline  
RW tankRAINWATER TANKS

NB: SEE GENERAL NOTES FOR ABBREVIATIONS



PROPOSED FIRST FLOOR PLAN

1:100



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PROPOSED NEW RESIDENCE
CLIENT: Sophia & Stuart Naylor
SITE ADDRESS: 2 Prince Edward Rd Seaforth NSW

DRAWING TITLE: FIRST FLOOR PLAN
SCALE: 1:100, 1:1 A3

SHEET NO.



FLOOR SPACE RATIO CALCULATIONS

AREA 'C' ON THE LEP LSZ MAP = 0.45 FSR

$0.45 \times 500\text{m}^2 = 225\text{m}^2 \text{ of GFA}$

BASEMENT AREAS (NOT INCLUDED)



PROPOSED BASEMENT = 74.16m<sup>2</sup>

GROSS FLOOR AREA CALCULATIONS



PROPOSED GROUND FLOOR = 162.97m<sup>2</sup>

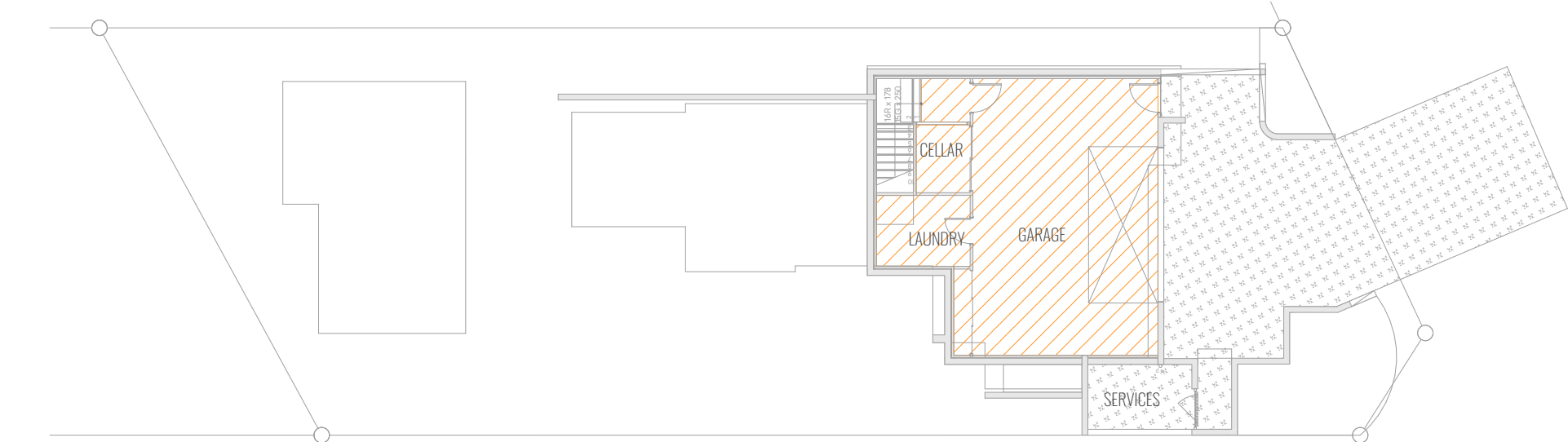
PROPOSED FIRST FLOOR = 95.76m<sup>2</sup>

TOTAL PROPOSED GFA = 258.73m<sup>2</sup>

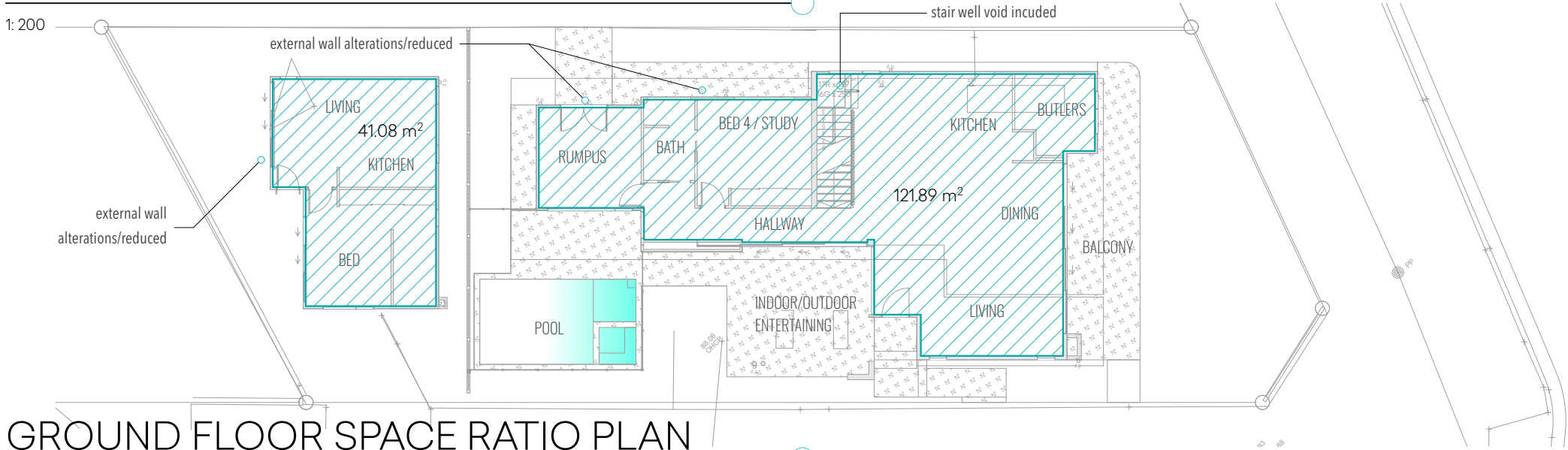
TOTAL ALLOWED = 225m<sup>2</sup>

$\text{TOTAL DIFFERENCE} = 258.73\text{m}^2 - 225\text{m}^2 = 33.73\text{m}^2$

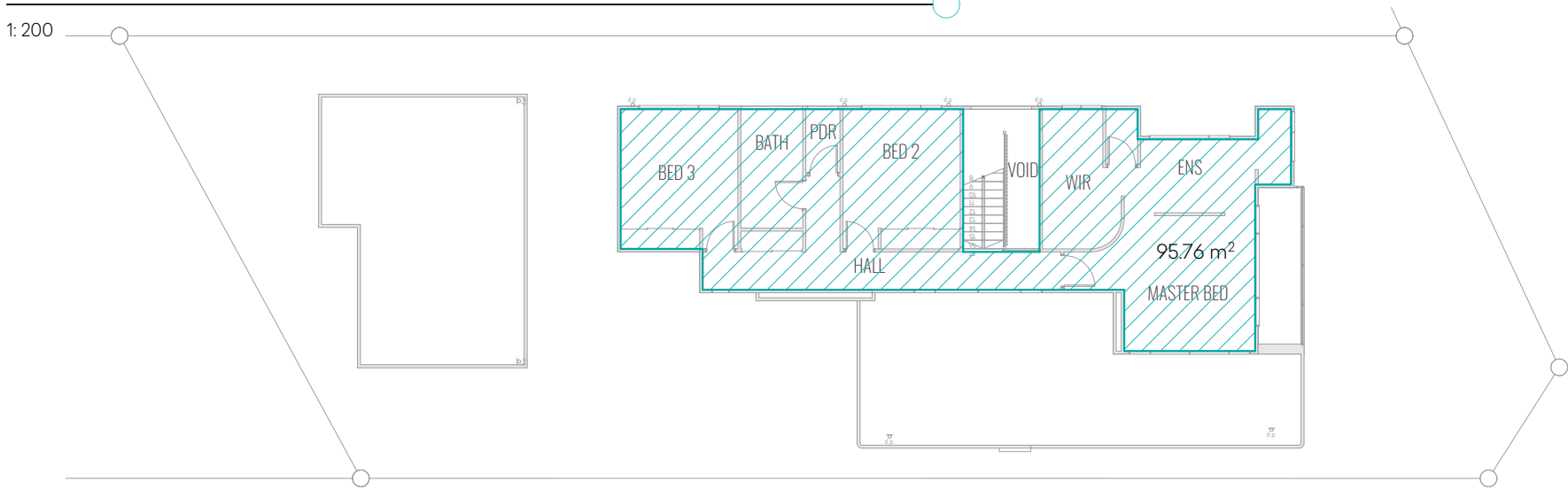
**TOTAL VARIATION = 33.73m<sup>2</sup> (14.99%)**



BASEMENT FLOOR SPACE RATIO PLAN



GROUND FLOOR SPACE RATIO PLAN



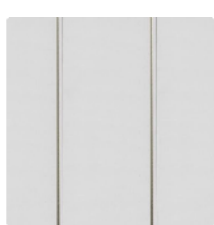
FIRST FLOOR SPACE RATIO PLAN

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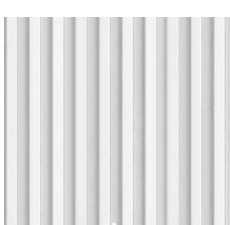
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CLIENT: Sophia & Stuart Naylor
SITE ADDRESS: 2 Prince Edward Rd Seaforth NSW

DRAWING TITLE:
FLOOR SPACE RATIO PLAN
SCALE: 1:200 A3







**A** 150mm white weathertex weathergroove smooth cladding




**B** white aluminium batten screening



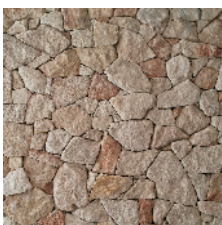
**C** timber batten garage door




**D** rendered greenboard - painted white



**E** 1.8m high timber pailing fence to side boundaries - painted woodland grey



**F** feature stone



**G** formed concrete finish



ELEVATION 1

1:100



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PROPOSED NEW RESIDENCE  
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SITE ADDRESS: 2 Prince Edward Rd Seaforth NSW

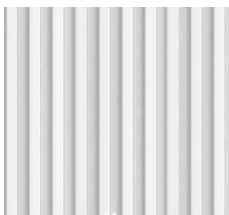
DRAWING TITLE: ELEVATION 1  
SCALE: 1:100 A3

SHEET NO.





**A** 150mm white weathertex weathergroove smooth cladding



**B** white aluminium batten screening



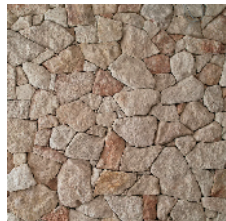
**C** timber batten garage door



**D** rendered greenboard - painted white



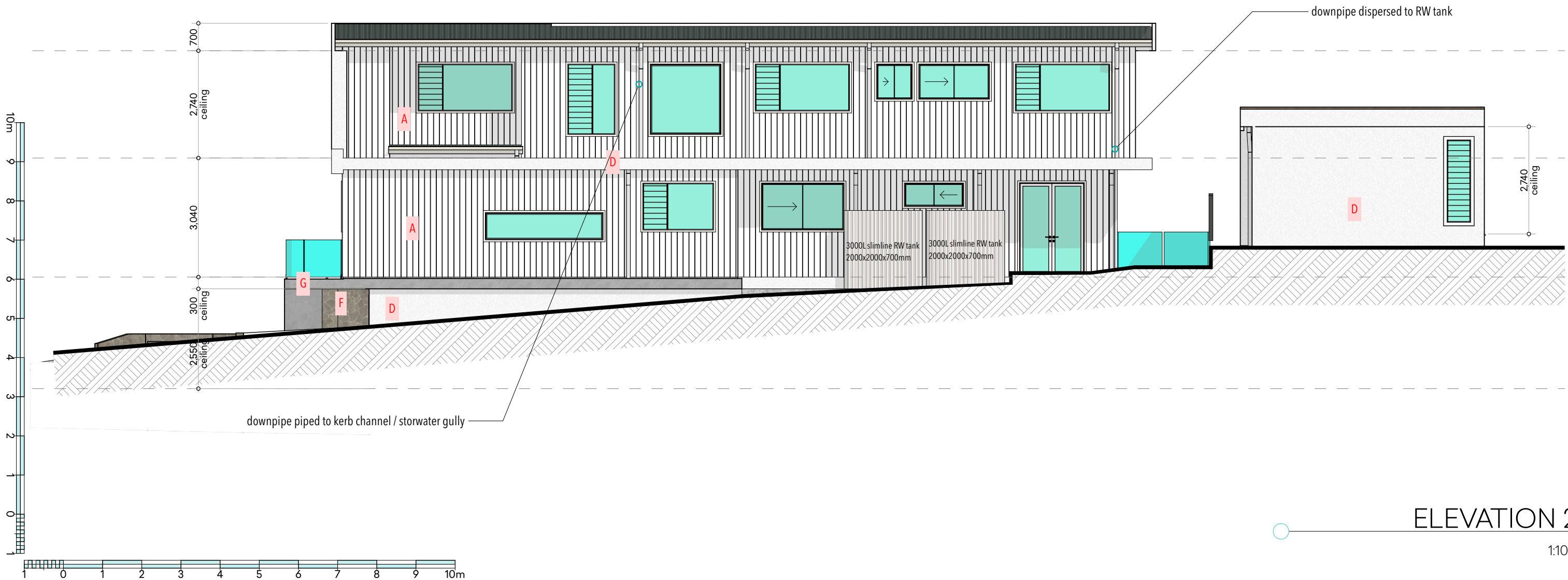
**E** 1.8m high timber pailing fence to side boundaries - painted woodland grey



**F** feature stone



**G** formed concrete finish



ELEVATION 2

1:100



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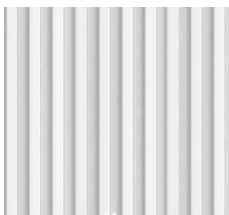
DRAWING TITLE: ELEVATION 2
SCALE: 1:100 A3

SHEET NO.





**A** 150mm white weathertex weathergroove smooth cladding



**B** white aluminium batten screening



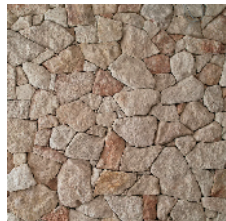
**C** timber batten garage door



**D** rendered greenboard - painted white



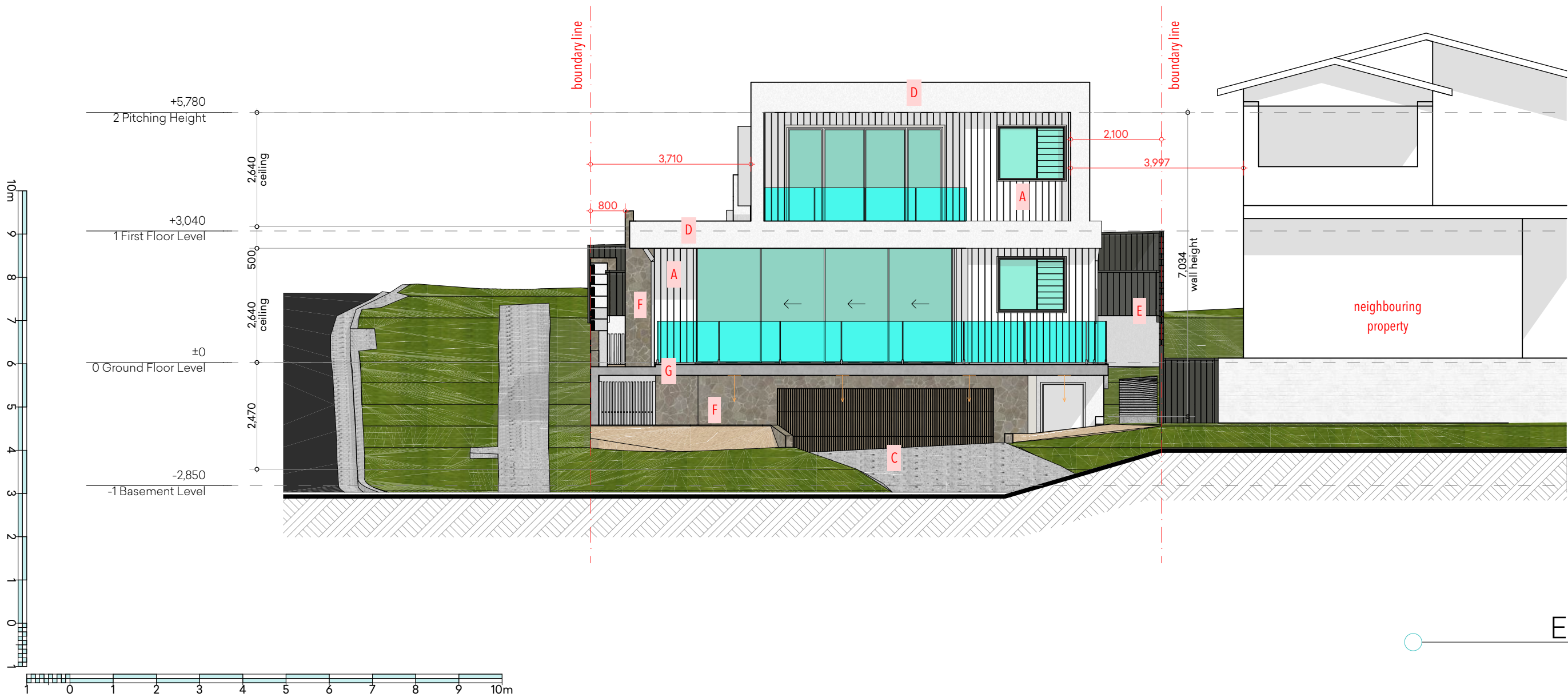
**E** 1.8m high timber pailing fence to side boundaries - painted woodland grey



**F** feature stone



**G** formed concrete finish



ELEVATION 3

1:100



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L	PLANNING / FSR PLAN	14/4/2025
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O	FSR CALCULATIONS	12/5/2025

PROPOSED NEW RESIDENCE

CLIENT: Sophia & Stuart Naylor

SITE ADDRESS: 2 Prince Edward Rd  
Seaforth NSW

DRAWING TITLE:

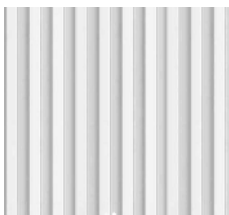
ELEVATION 3

SCALE: 1:100 A3

SHEET NO.



**A** 150mm white weathertex weathergroove smooth cladding



**B** white aluminium batten screening



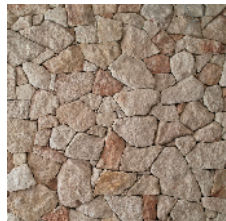
**C** timber batten garage door



**D** rendered greenboard - painted white



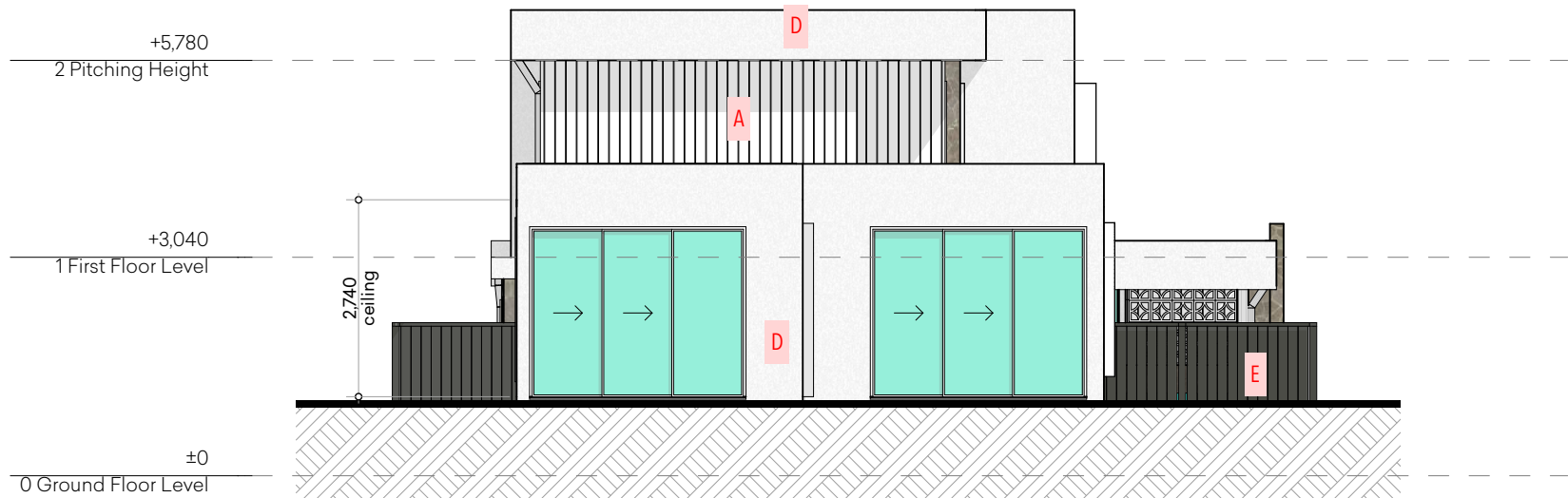
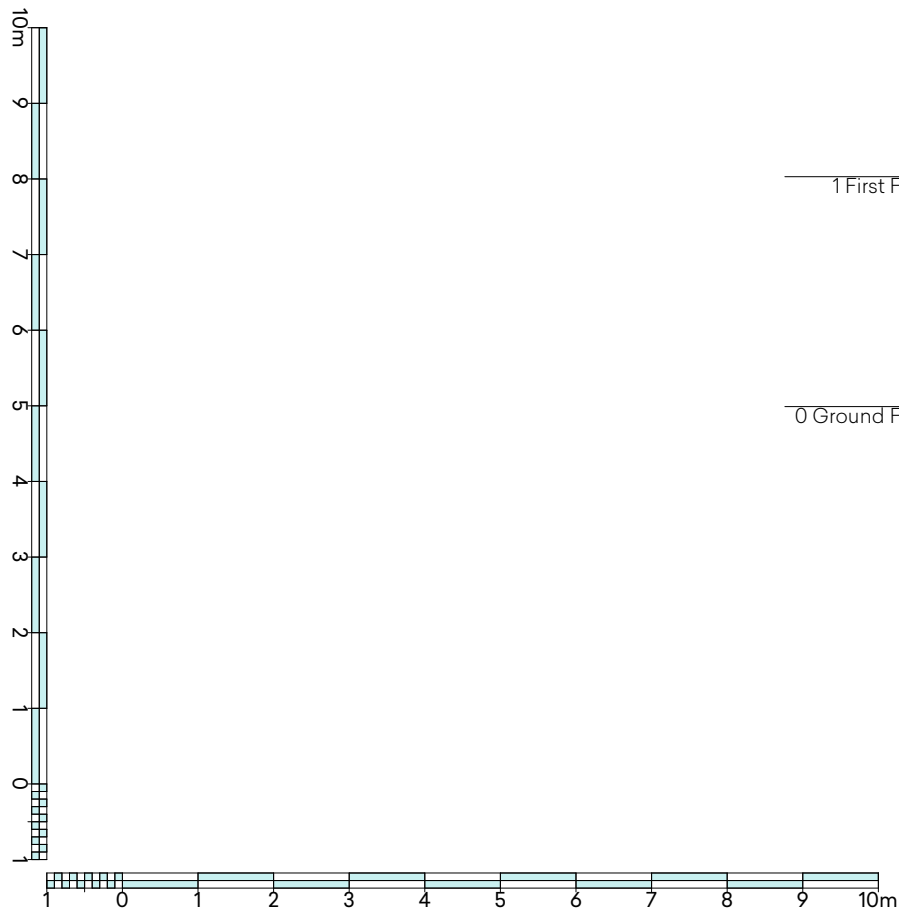
**E** 1.8m high timber pailing fence to side boundaries - painted woodland grey



**F** feature stone



**G** formed concrete finish



ELEVATION 4

1:100



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PROPOSED NEW RESIDENCE
CLIENT: Sophia & Stuart Naylor
SITE ADDRESS: 2 Prince Edward Rd Seaforth NSW

DRAWING TITLE: ELEVATION 4
SCALE: 1:100 A3

SHEET NO.



#### FLOOR LEVELS & BALCONY STEP-DOWNS

finished slab level and surrounding ground/slabs to [NCC 2022 Vol 2 Housing Provision part 3.3.3](#) - the height to the slab-on-ground (measured at the slab edge) above external finished surfaces must be not less than 150mm above finished ground level; or 100mm above sandy, well-drained areas; or 50 mm above paved or concreted areas that slope away from the building in accordance with NCC Vol 2 HP part 3.3.3.

Recommended balcony step downs/termination heights - N1 40mm, N2 50mm, N3 75mm, N4 100mm - Waterproofing membranes for external above ground use must comply with AS 4654.1 and AS 4654.2.

#### BOX GUTTER NOTES

1. the minimum width for domestic projects is 200mm
2. box gutters must be straight - no bends
3. sides must be vertical
4. gutter maintains a constant width
5. must have a constant slope between 1:40 and 1:100
6. downpipe must be vertical from sump
7. minimum sump length is 400mm

#### STRUCTURAL NOTE

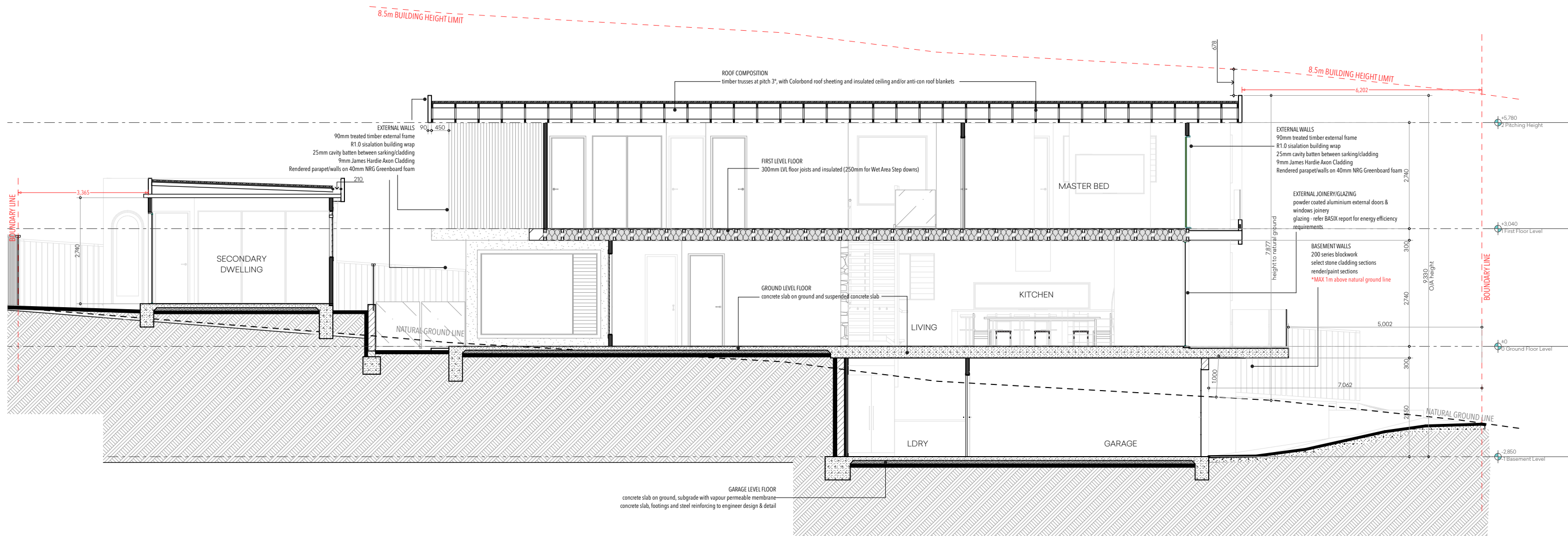
all structural elements - tie down & bracing, footings, columns, roof framing and wall frame to be designed & sized by a registered practicing engineer queensland (RPEQ)

#### GENERAL NOTE

all details, dimensions, materials etc to be verified with designer & client prior to build and necessary alterations rectified prior to construction start on site

#### FRAMING NOTE

trusses, roof frame, wall frame, subfloor frame and tie down & bracing designed and installed in accordance with AS1684.2 2021 and manufacturers specifications



#### TERMITE VISUAL BARRIER OR MANAGEMENT SYSTEMS

termite protection is a visual barrier system with approved collars at penetrations in accordance with AS 3600.1/2014 and [NCC 2022 Vol 2 HP part 3.4](#). (refer details page) -

termite management system to [NCC 2022 VOL 2 HP PART 3.4.2](#) - all select barrier products refer to manufacturers specification and conditions of approval

## SECTION A-A

1:100



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CLIENT: Sophia & Stuart Naylor  
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DRAWING TITLE: SECTION A-A  
SCALE: 1:100 A3

SHEET NO.



- ## TERMITE VISUAL BARRIER OR MANAGEMENT SYSTEMS

### STRUCTURAL NOTE

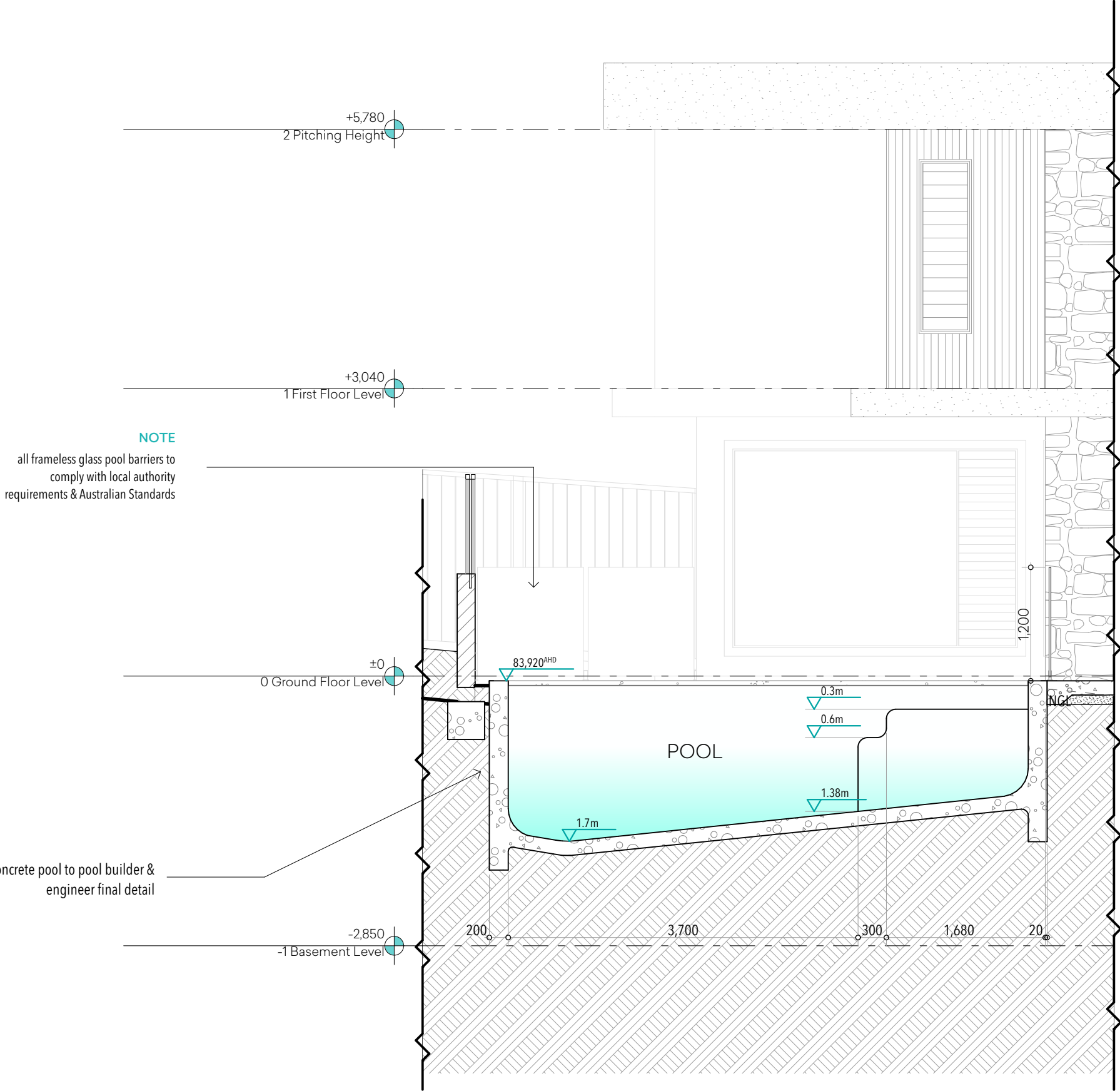
## GENERAL NOTE

## FRAMING NOTE

trusses, roof frame, wall frame, subfloor frame and tie down & bracing designed and installed in accordance with AS1684.2 2021 and manufacturers specifications

## 1:50





SECTION C-C (POOL)

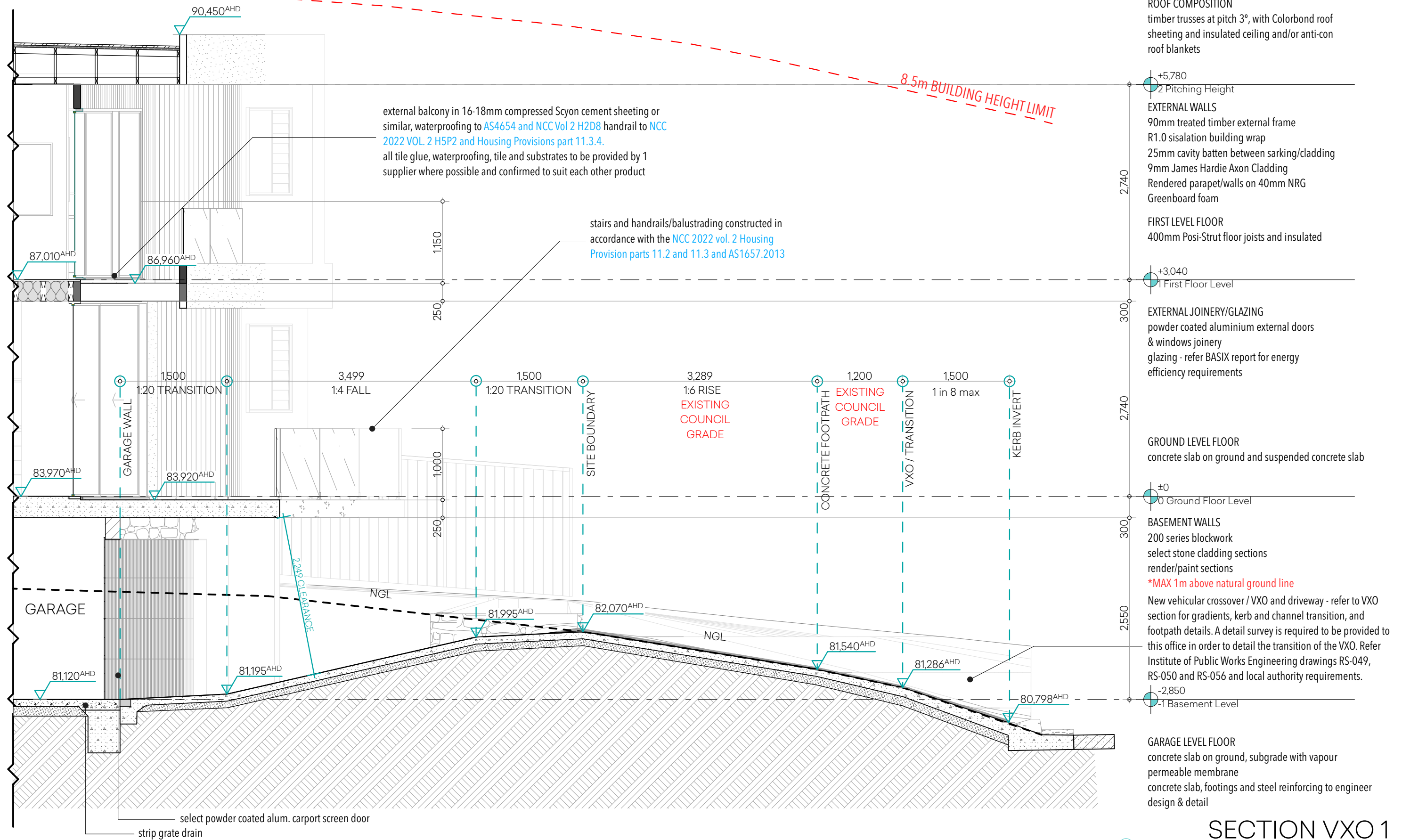
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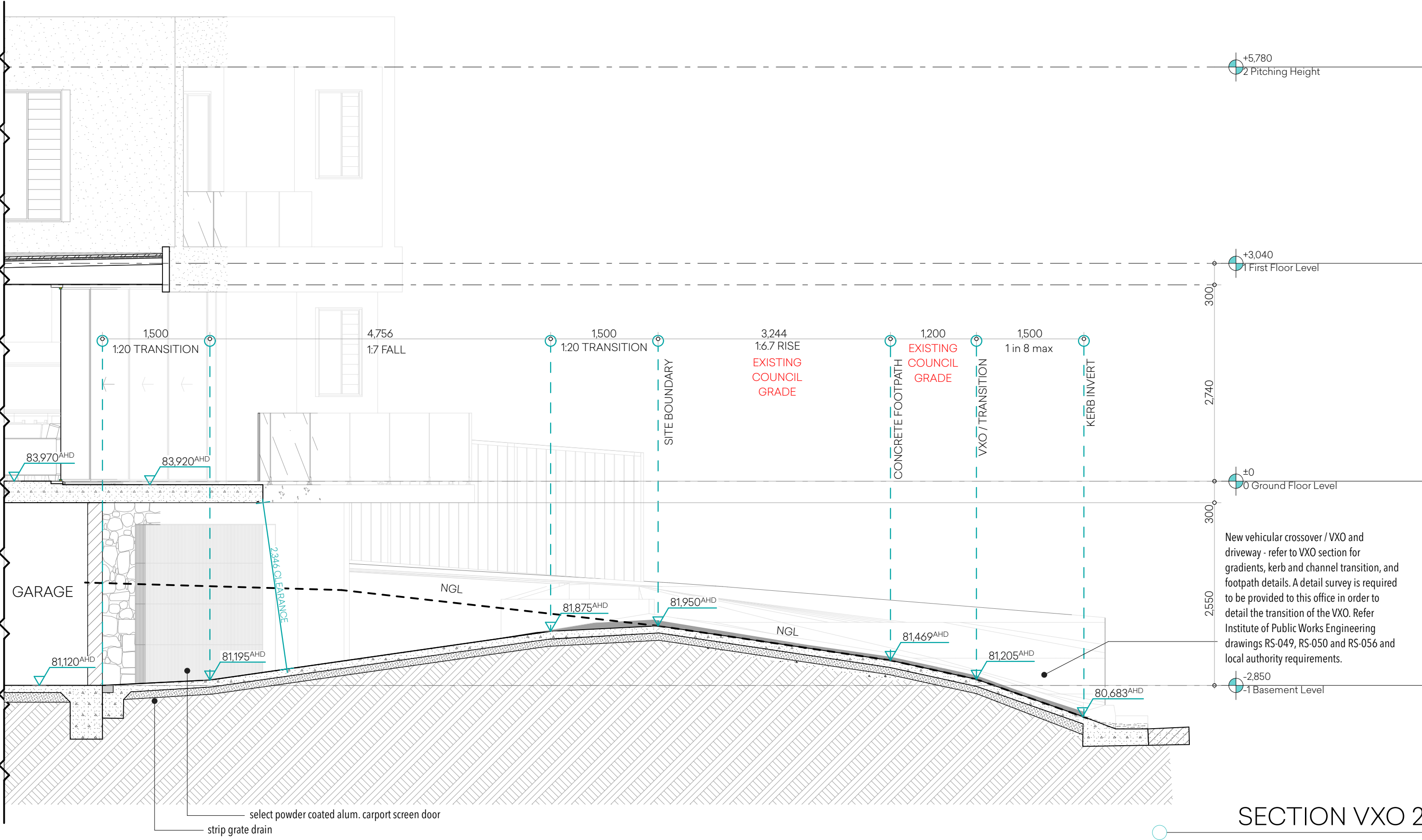
PROPOSED NEW RESIDENCE
CLIENT: Sophia & Stuart Naylor
SITE ADDRESS: 2 Prince Edward Rd Seaforth NSW

DRAWING TITLE:
SECTION C-C (POOL)
SCALE: 1:50 A3

SHEET NO.







SECTION V XO 2

1:50



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CLIENT: Sophia & Stuart Naylor  
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DRAWING TITLE:  
SECTION V XO 2  
SCALE:  
1:50 A3

SHEET NO.

SLAB PLAN NOTES

ALL SITE PREPARATION, CUT/FILL AND EXCAVATION TO NCC VOL 2 PART 3.2. ALL FOOTINGS AND CONCRETE SLABS TO ADHERE TO [NCC 2022 VOL. 2 & HOUSING PROVISIONS PART 4.2.](#)

PLUMBER TO VERIFY ALL DIMENSIONS PRIOR TO POSITIONING UNDERSLAB POINTS. MEASUREMENTS MAY VARY. ALL PLUMBING AND DRAINAGE WORK TO COMPLY WITH AS3500-2003, [NCC 2022 VOL. 3, AND NCC 2022 VOL 2 & HOUSING PROVISIONS PART 3.3.](#)

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TERMITE PROTECTION IS A VISUAL BARRIER SYSTEM WITH APPROVED COLLARS AT PENETRATIONS IN ACCORDANCE WITH AS3600.1. AND [NCC 2022 VOL. 2. & HOUSING PROVISIONS PART 3.4.](#)

FOUNDATIONS OF FOOTING AND SLAB CONSTRUCTION TO COMPLY WITH NCC VOL 2. PART 3.2.5.

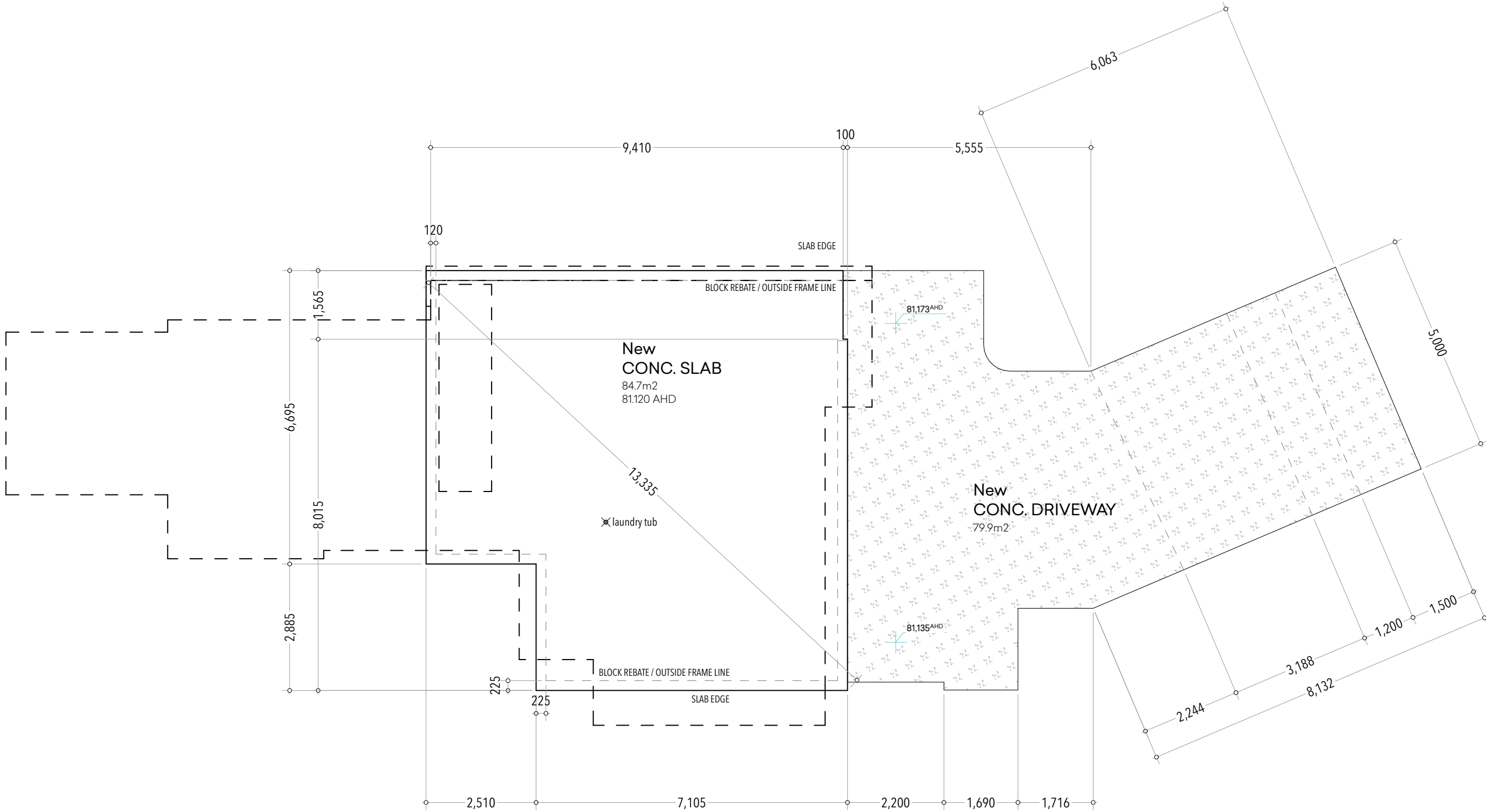
ALL TIMBER SUB-FLOOR MEMBER SIZES AND SPANS SUBJECT TO ENGINEER DESIGN & SPECIFICATION AND TO BE COMPLIANT WITH AS1684.2-2021.

WET AREAS - ARE TO BE REBATED 45mm IN TO CONCRETE SLAB AT A MINIMUM. IT IS A REQUIREMENT TO REBATE TIMBER FLOOR JOISTS OR TRUSSES 45mm AS A MINIMUM. SUBJECT TO GRADIENTS OF PLUMBING REQUIREMENTS.

ENGINEER PROVIDED SUB-FLOOR LAYOUT SUPERSEDES SUBFLOOR LAYOUT SHOWN HERE.

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SLAB & FLOOR WASTE SYMBOLS ARE INDICATIVE ONLY AND SUBJECT TO FINAL FIXTURE SELECTION, THEIR MANUFACTURER SPECS. AND PLUMBER/BUILDER REQUIREMENTS



SLAB PLAN BASEMENT

1:100



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PROPOSED NEW RESIDENCE
CLIENT: Sophia & Stuart Naylor
SITE ADDRESS: 2 Prince Edward Rd Seaforth NSW

DRAWING TITLE: SLAB PLAN BASEMENT
SCALE: 1:100 A3

SHEET NO.



SLAB PLAN NOTES

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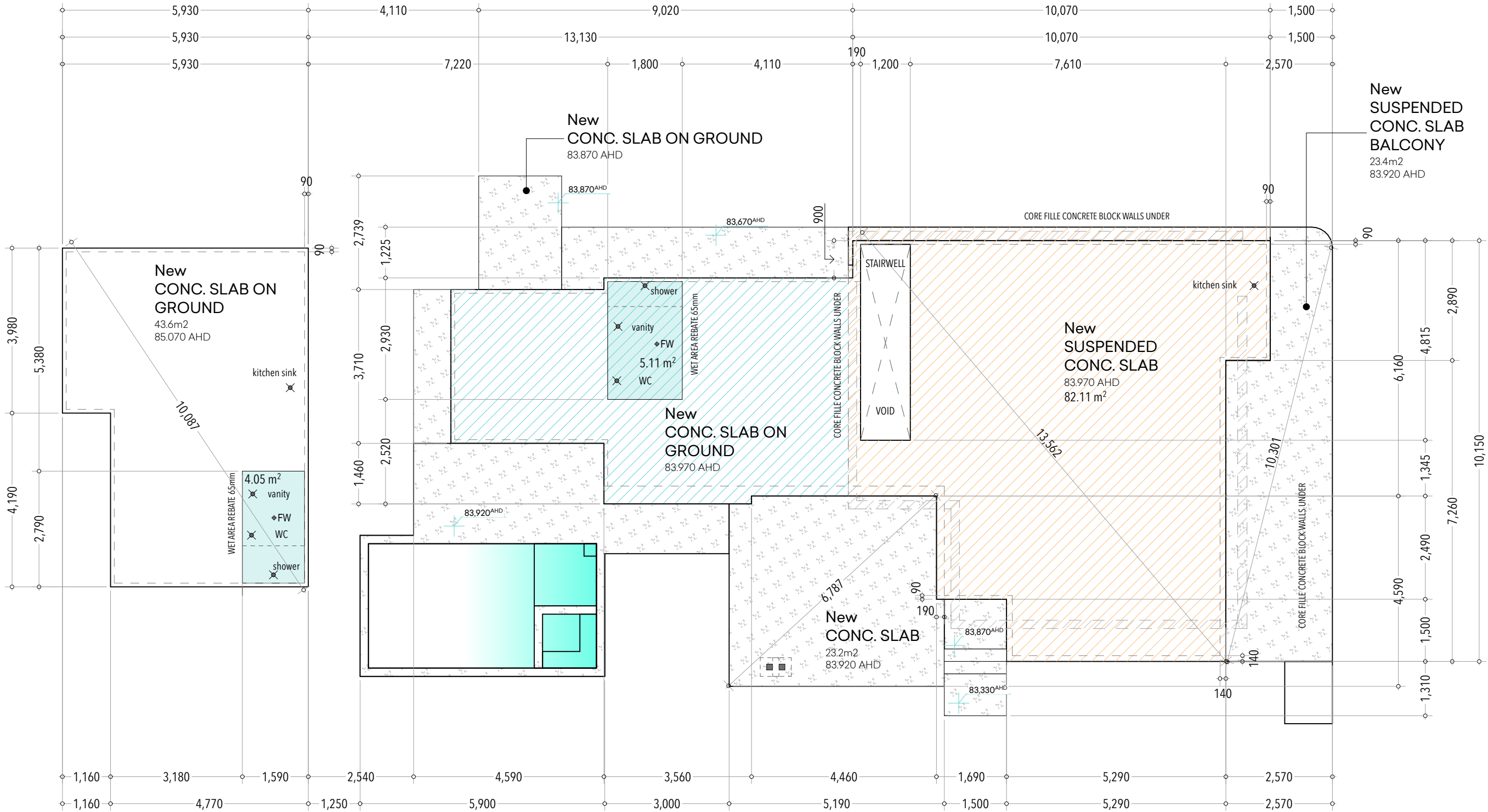
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SLAB PLAN GROUND

1:100



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CLIENT: Sophia & Stuart Naylor
SITE ADDRESS: 2 Prince Edward Rd Seaforth NSW

DRAWING TITLE:
SLAB PLAN GROUND
SCALE: 1:100 A3

SHEET NO.

**SLAB PLAN NOTES**

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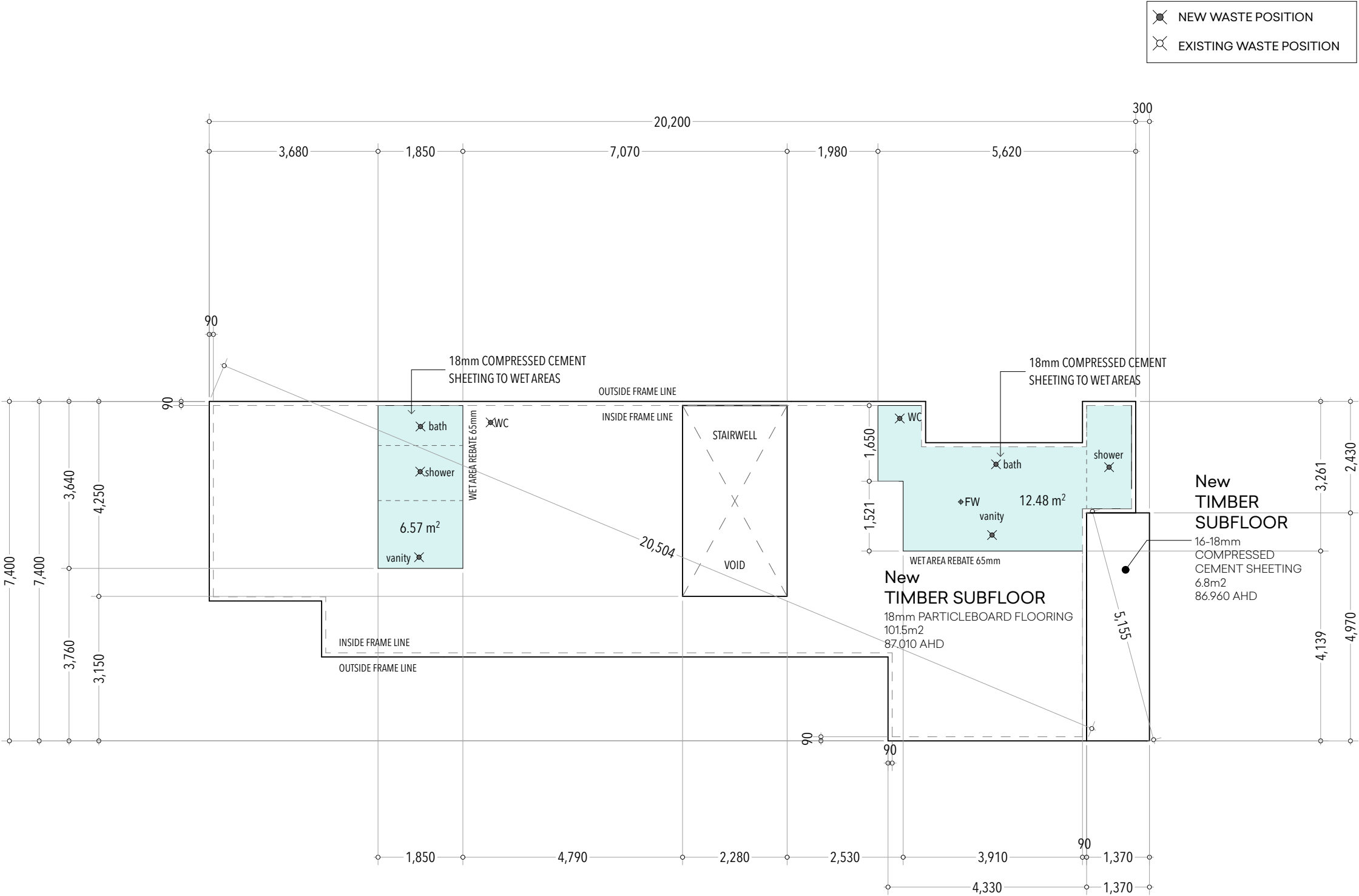
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UPPER FLOOR FRAMING PLAN

1:100



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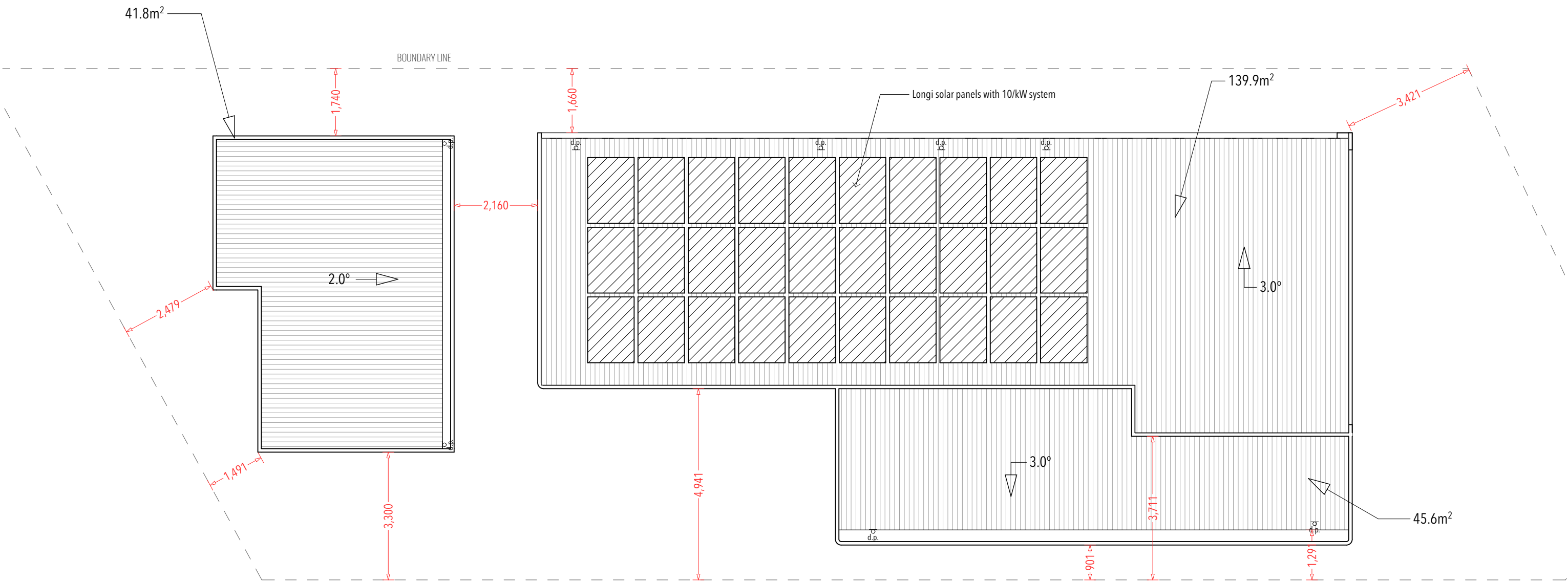
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PROPOSED NEW RESIDENCE
CLIENT: Sophia & Stuart Naylor
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DRAWING TITLE: UPPER FLOOR FRAMING PLAN
SCALE: 1:100 A3

SHEET NO.





ROOF PLAN

1:100



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PROPOSED NEW RESIDENCE  
CLIENT: Sophia & Stuart Naylor  
SITE ADDRESS: 2 Prince Edward Rd  
Seaforth NSW

DRAWING TITLE:  
ROOF PLAN  
SCALE:  
1:100 A3

SHEET NO.


























**NOTE**

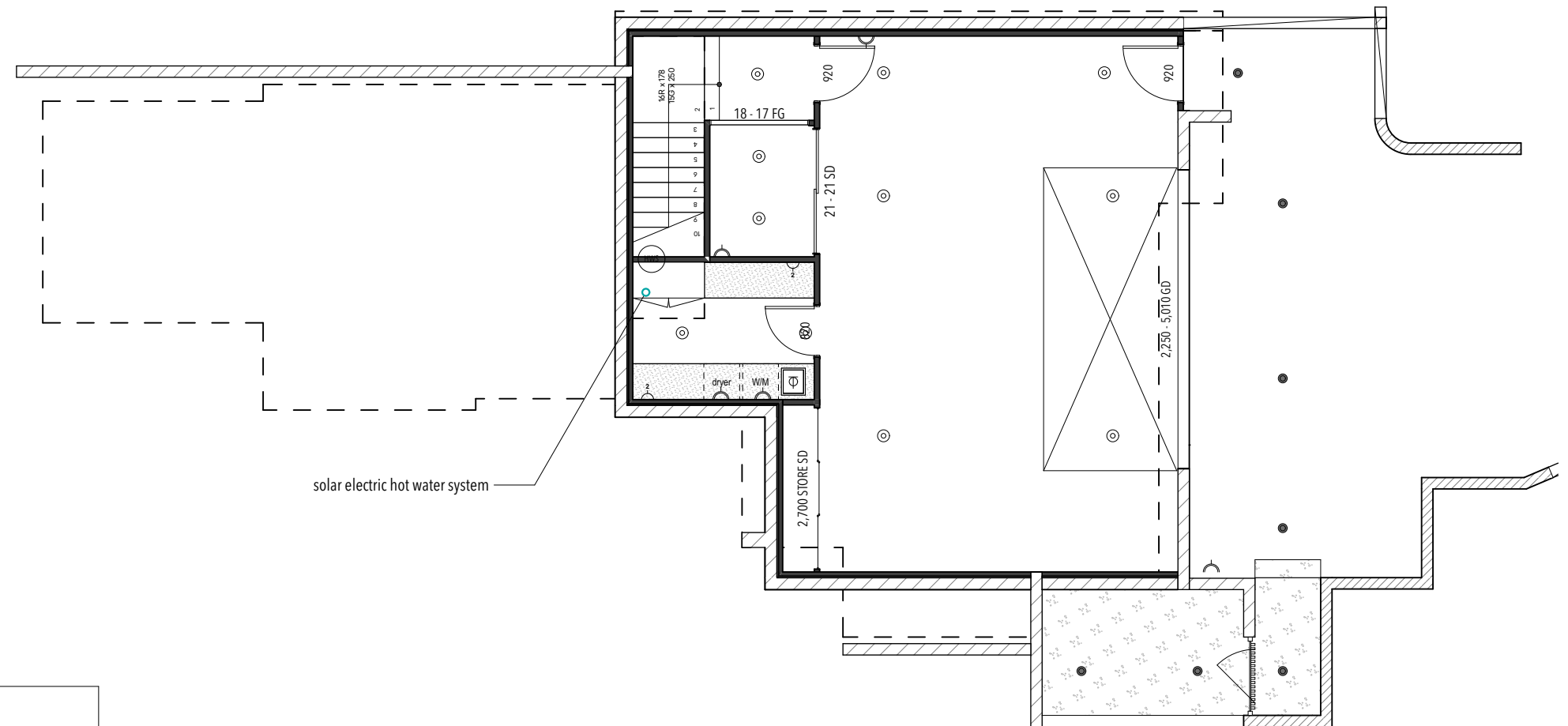
ALL ELECTRICAL EXCEPT SMOKE DETECTORS,  
IS INDICATIVE ONLY AND TO BE VERIFIED  
WITH OWNERS, AND BUILDER/ELECTRICIAN  
DURING QUOTING AND BUILDING STAGES

## ELECTRICAL PLAN NOTES

1. ALL HEIGHTS ARE TO BE MEASURED FROM THE MAIN FLOOR LEVEL UNLESS OTHERWISE NOTED
2. LIGHT SWITCHES @ 1300mm MAX ABOVE GROUND LEVEL
3. TOP OF METER BOX TO BE 1900 mm MAX ABOVE GROUND LEVEL
4. POWER OUTLETS ARE TO BE POSITIONED TO NEAREST STUD UNLESS OTHERWISE DIMENSIONED.
5. PROVIDE SMOKE ALARMS / AUTOMATIC FIRE DETECTION SYSTEM IN ACCORDANCE WITH **NCC 2022 VOL 2 H3D6 AND HOUSING PROVISIONS PART 9.5.1** AND AS3786 - 2004.
6. SMOKE DETECTORS 2 OR MORE SHALL BE INTERCONNECTED AS PER **NCC 2022 VOL 2 HOUSING PROVISIONS PART 9.5.1 (d)**
7. ADDITIONAL SMOKE DETECTORS TO BE PLACED IN ALL BEDROOMS, HALLWAYS BETWEEN BEDROOMS, AT LEAST 1 ON EACH STOREY, AND INTERCONNECTED AS PER NCC REQUIREMENTS.
8. L.E.D. LIGHTING IS RECOMMENDED TO ALL POSSIBLE APPLICATIONS.
9. ALL ELECTRICAL WORK TO COMPLY TO AS3000 - 2003

## ELECTRICAL LEGEND

	GPO SPECIAL PT. - REFER STD. DETAILS
	DOUBLE GPO 300mm
	SINGLE GPO 1050mm
	DOUBLE GPO 1050mm
	DOUBLE GPO & USB POINT 1050mm
	DOUBLE GPO & USB PT. TO SUIT BED SIDE TABLE POSITIONS
	SOLAR LED
	LIGHT ON WALL
	DOWNLIGHT MOUNTED
	DOWNLIGHT RECESSED
	PENDANT LIGHT ADJUSTABLE
	SELECT BATHROOM WALL LIGHT
	FLURO CEILING 1200mm
	LED BATTEN CEILING 1200mm
	FLOOD LIGHT
	MOTION DETECTING SENSOR LIGHT
	ANTENNA POINT
	DATA/PHONE POINT
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	HEAT LAMP/LIGHT/EXHAUST UNIT
	AIR CON DUCT OUTLET
	CEILING FAN 1200mm
	SMOKE DETECTOR PHOTO-ELECTRIC
	ELECTRICAL METERBOARD TBD



## ENERGY EFFICIENT LIGHTING

THIS MEASURE APPLIES TO NEW CLASS 1 BUILDINGS AND SOLE OCCUPANCY UNITS IN CLASS 2 BUILDINGS.  
ENERGY EFFICIENT LIGHTING INCLUDES FLUORESCENT AND COMPACT FLUORESCENT LIGHTS. IT DOES NOT INCLUDE INCANDESCENT OR HALOGEN LIGHTS.  
COMPLIANCE IS ACHIEVED WHEN ENERGY EFFICIENT LIGHTING IS USED FOR AT LEAST 40% OF THE TOTAL FLOOR AREA OF THE BUILDING OR SOLE OCCUPANCY UNIT.  
(REFER TO DEFINITION OF FLOOR AREA IN PART 29 OF THE QUEENSLAND DEVELOPMENT CODE). THIS AREA INCLUDES ASSOCIATED GARAGES.

WHERE A PART OF A HOUSE IS LIT BY MORE THAN ONE LIGHT SOURCE, AND ONE OR MORE OF THOSE SOURCES IS NOT DEEMED TO BE EFFICIENT LIGHTING, THEN THAT PART OF THE HOUSE IS NOT CONSIDERED TO HAVE EFFICIENT LIGHTING AND THEREFORE DOES NOT QUALIFY TOWARDS THE 40% EFFICIENT LIGHTING REQUIREMENT. FOR EXAMPLE, IF A KITCHEN HAS A FLUORESCENT LIGHT AS ITS CENTRAL LIGHT SOURCE AND HALOGEN LIGHTS PROVIDING TASK LIGHTING FOR A KITCHEN BENCH, THEN THE FLOOR AREA OF THE KITCHEN BENCH SHOULD BE SUBTRACTED FROM THE KITCHEN FLOOR AREA WHEN CALCULATING FLOOR AREA LIT BY EFFICIENT LIGHTING.

FINALASSESSMENTUPON COMPLETION OF THE BUILDING WILL REQUIRE CONFIRMATION THATTHE CORRECT LIGHTING HAS BEEN INSTALLED IN THE APPROPRIATE LIGHT FITTINGS. IT IS REASONABLE TO ACCEPT THIS CONFIRMATION FROM THE ELECTRICIAN WHO INSTALLED THE LIGHT FITTINGS.

## ELECTRICAL PLAN BASEMENT

00

NEW PARADIGM DESIGN PTY LTD®

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 hi@newparadigmdesign.com.au  
 1/2544 GOLD COAST HIGHWAY MERMAID BEACH 4218  
 QBCC LIC 1519 5787

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FORBIDDEN

GENERAL NOTES:
----------------

- REFRIGERATORS, DISHWASHERS, FREEZERS AND WASHING MACHINE SYMBOLS ARE FOR POSITIONING PURPOSES ONLY
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- DOORS AND CUPBOARDS DIMENSIONED AS WIDTH

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  2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE
  3. DO NOT SCALE FROM PLAN
- Y WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN  
STANDARDS AND ANY BYLAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY  
PROTECTION: TREATMENT AS PER AS 3660 - 2004 & AS3600.1/2009(A&B)  
S TO BE APPROVED BY A LICENCED CERTIFIER PRIOR TO CONSTRUCTION & ALL  
STRUCTURAL WORK SUBJECT TO ENGINEER DESIGN & SPECS.

REV. ID	ISSUE	DATE
K	PLANNING ISSUE - RFI	14/4/2021
L	PLANNING / FSR PLAN	14/4/2021
N	BASEMENT LIFT	8/5/2021
O	FSR CALCULATIONS	12/5/2021

PROPOSED NEW  
RESIDENCE

5	CLIENT:	Sophia & Stuart Naylor
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SITE ADDRESS:

2 Prince Edward Rd  
Seaforth NSW

DRAWING TITLE:
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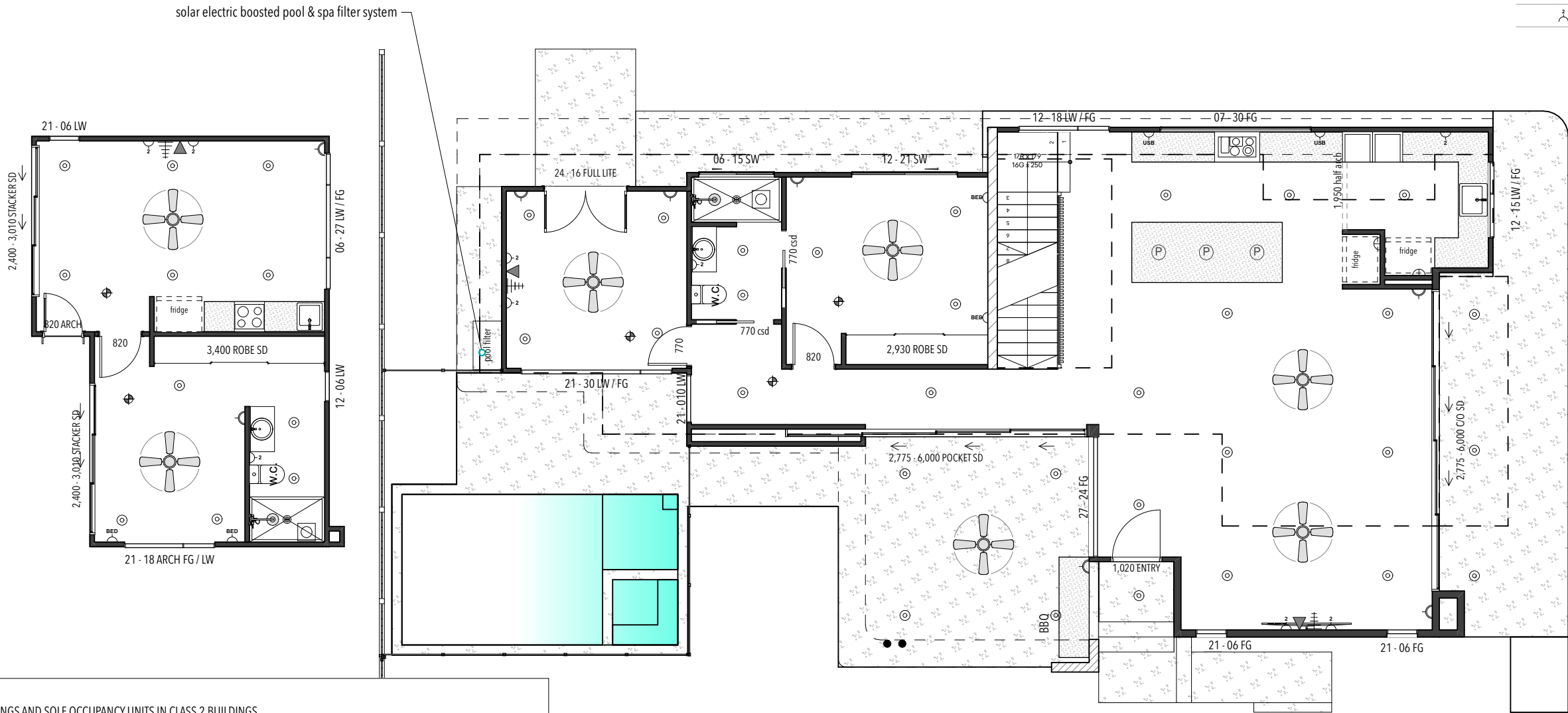
ELECTRICAL PLAN  
BASEMENT

d	SCALE:
N	1:100, 1:1.11 A3



**NOTE**  
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ELECTRICAL LEGEND		
	Cat 6 Data Pt.	3
	Ceiling Fan	7
	Downlight LED Recessed	41
	Exhaust Fan w/LED	2
	GPO Bedside Height	4
	GPO Double 300mm	8
	GPO Double 1050mm	3
	GPO Double 1050mm w/USB	2
	GPO refer standard heights	2
	Smoke Detector Photo-Electric	5
	Special Pendant	3
	TV Antenna Pt.	3
	TV height GPO Double	6

**ENERGY EFFICIENT LIGHTING**

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## ELECTRICAL PLAN GROUND

1:100



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REV. ID	ISSUE	DATE
K	PLANNING ISSUE - RFI	14/4/2025
L	PLANNING / FSR PLAN	14/4/2025
N	BASEMENT LIFT	8/5/2025
O	FSR CALCULATIONS	12/5/2025

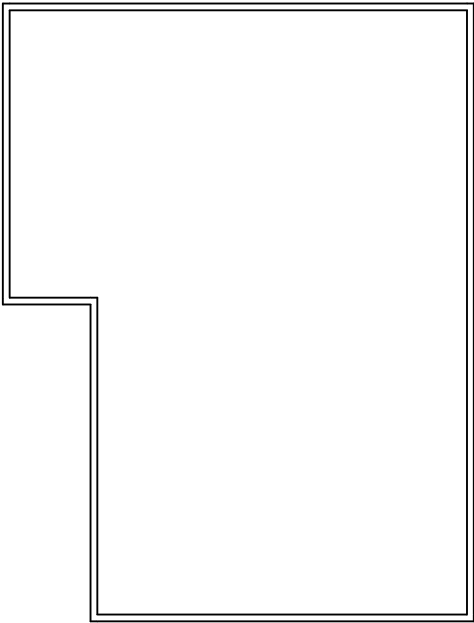
PROPOSED NEW RESIDENCE
CLIENT: Sophia & Stuart Naylor
SITE ADDRESS: 2 Prince Edward Rd Seaforth NSW

DRAWING TITLE: ELECTRICAL PLAN GROUND
SCALE: 1:111, 1:100 A3

SHEET NO.

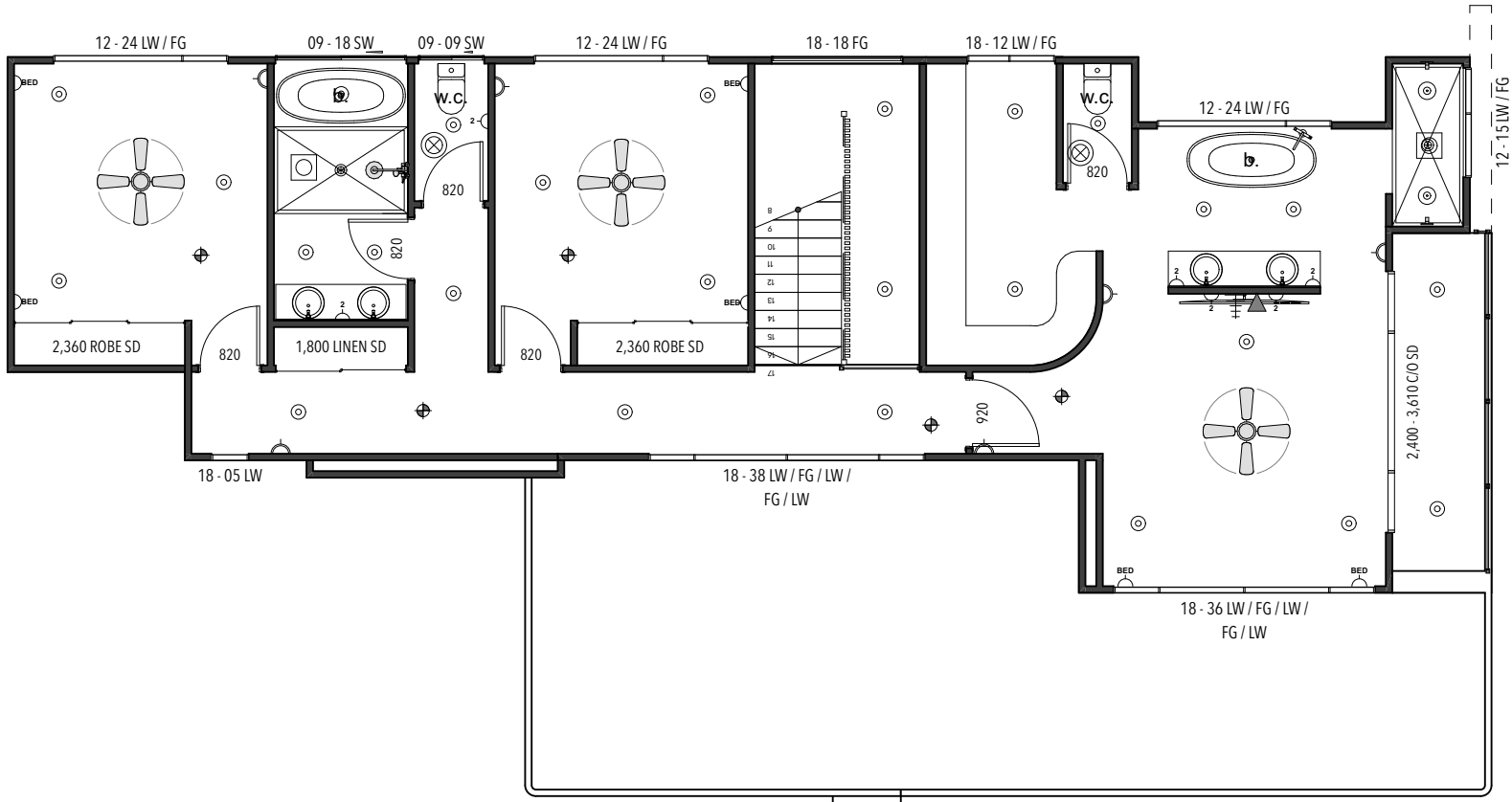
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DA PRELIMINARY WORKING DRAWINGS ONLY - NOT FOR CONSTRUCTION OR TENDER

ELECTRICAL LEGEND		
	Cat 6 Data Pt.	1
	Ceiling Fan	3
	Downlight LED Recessed	26
	Exhaust Fan Only	2
	Exhaust Fan w/LED	2
	GPO Bedside Height	6
	GPO Double 300mm	6
	GPO Double 1050mm	4
	Smoke Detector Photo-Electric	5
	TV Antenna Pt.	1
	TV height GPO Double	2



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## ELECTRICAL PLAN UPPER

1:100



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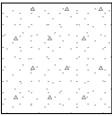
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L	PLANNING / FSR PLAN	14/4/2025
N	BASEMENT LIFT	8/5/2025
O	FSR CALCULATIONS	12/5/2025

PROPOSED NEW RESIDENCE	
CLIENT:	Sophia & Stuart Naylor
SITE ADDRESS:	2 Prince Edward Rd Seaforth NSW

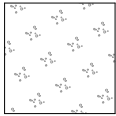
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SHEET NO.





SELECT POLISHED  
CONCRETE

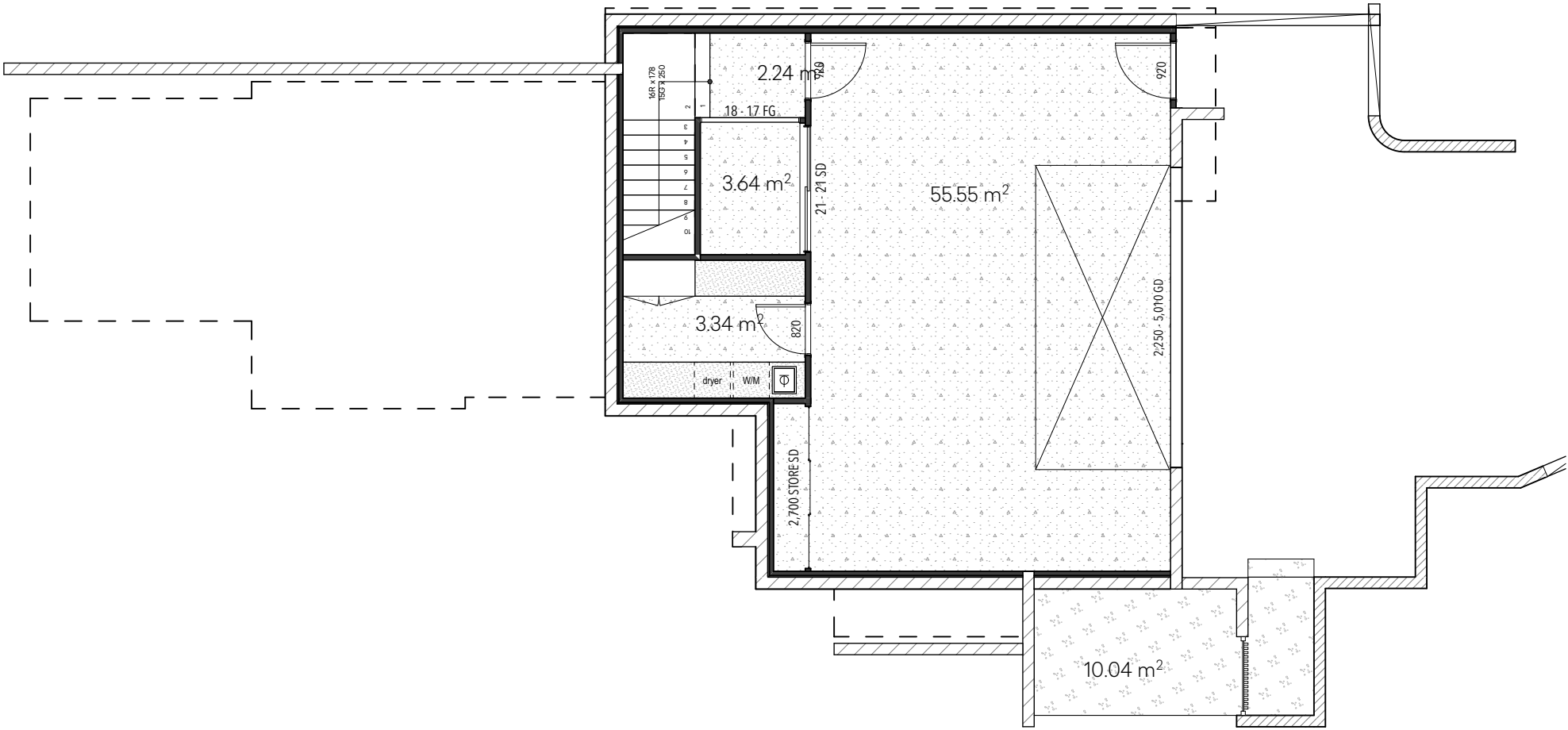


HONED CONCRETE  
EXTERIOR



FLOOR COVERING & TILING NOTES:

- 1. FLOOR TILE HATCHING SHOWN - INDICATES AREA TO BE TILED ONLY AND NOT THE FINISHED LAYOUT
- 2. THESE DIMENSIONS ARE A PRICING GUIDE ONLY AND ALL AREAS AND SIZES MUST BE CHECK MEASURED ON SITE PRIOR TO FABRICATION OR CUTTING
- 3. TRANSITIONS BETWEEN FLOOR COVERINGS TO BE CENTRALISED WITH DOOR THICKNESS
- 4. ALL FLOOR COVERING SELECTIONS ARE TO BE VERIFIED WITH PROPERTY OWNER/CLIENT AND BUILDING CONTRACTOR PRIOR TO ORDERING MATERIALS



FLOOR COVERINGS BASEMENT

1:100



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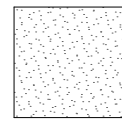
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L	PLANNING / FSR PLAN	14/4/2025
N	BASEMENT LIFT	8/5/2025
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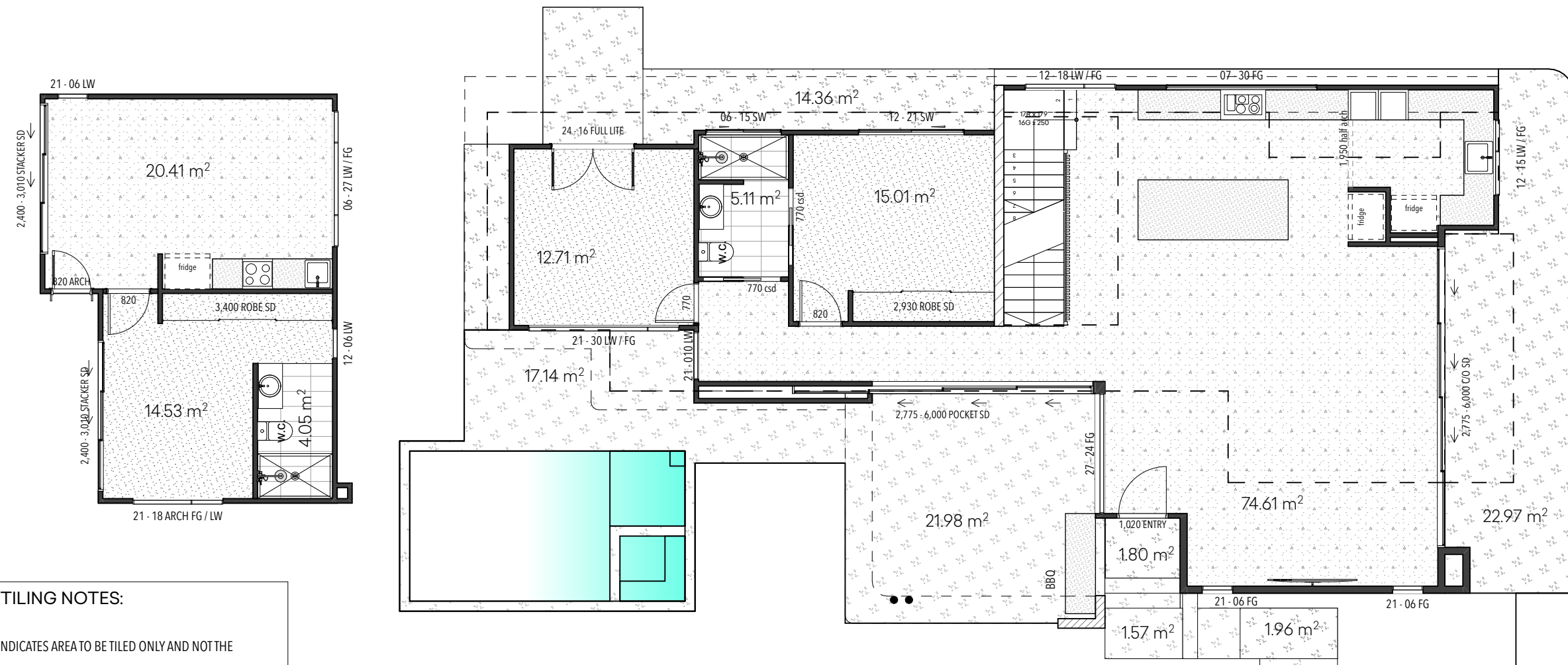
PROPOSED NEW RESIDENCE
CLIENT: Sophia & Stuart Naylor
SITE ADDRESS: 2 Prince Edward Rd Seaforth NSW

DRAWING TITLE:
FLOOR COVERINGS BASEMENT
SCALE: 1:100 A3

SHEET NO.



SELECT CARPET



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## FLOOR COVERINGS GROUND

100



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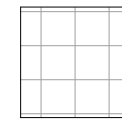
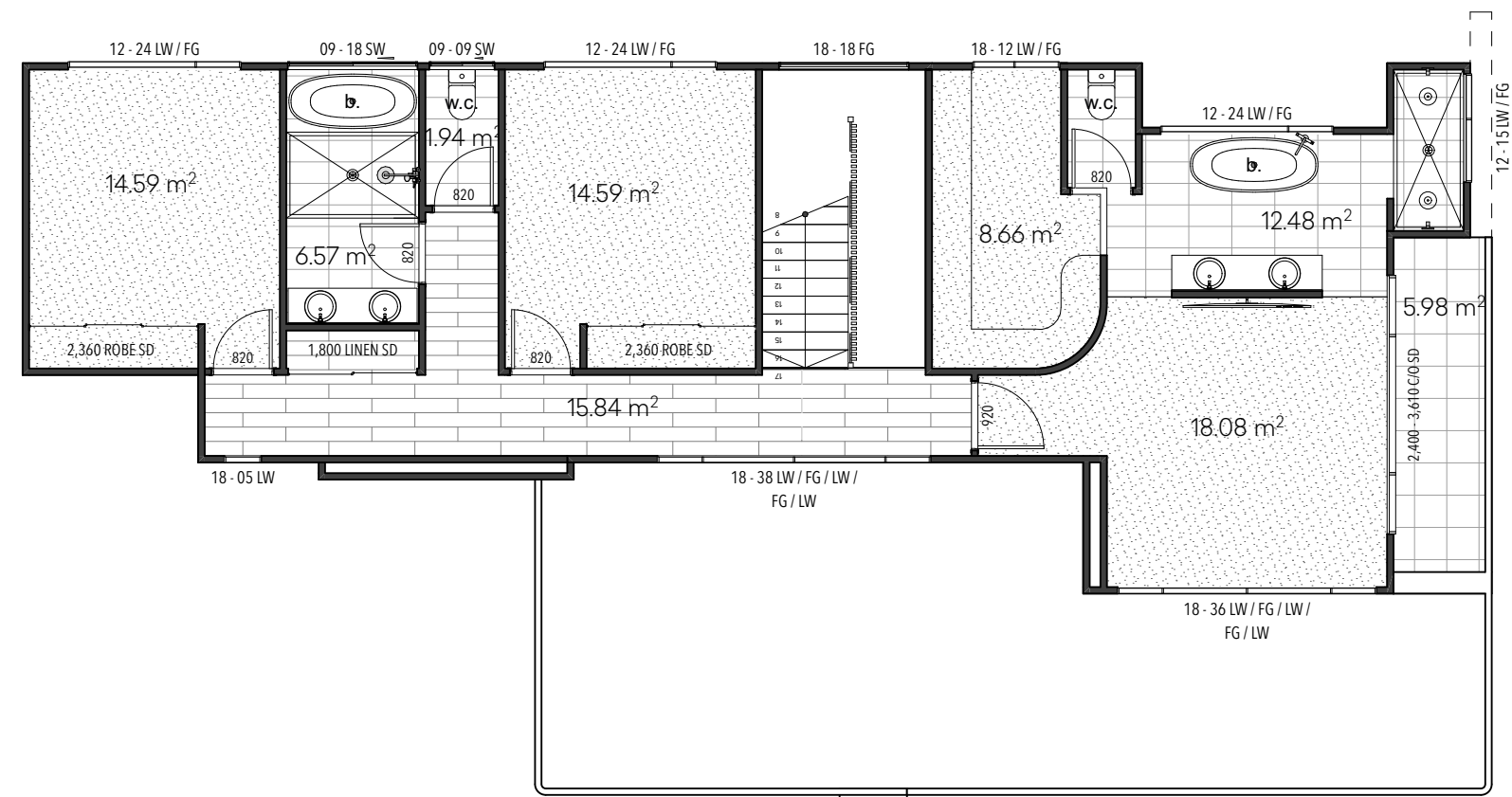
STRUCTURAL WORK SUBJECT TO ENGINEER DESIGN & SPECS

REV. ID	ISSUE	DATE
K	PLANNING ISSUE - RFI	14/4/202
L	PLANNING / FSR PLAN	14/4/202
N	BASEMENT LIFT	8/5/202
O	FSR CALCULATIONS	12/5/202

Seaforth NSW

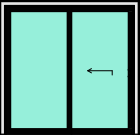




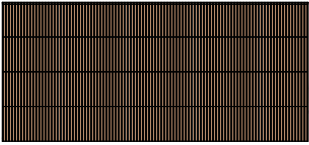

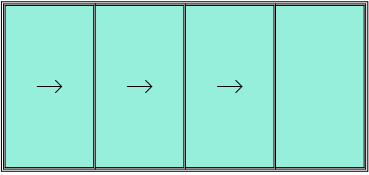

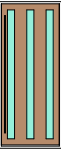
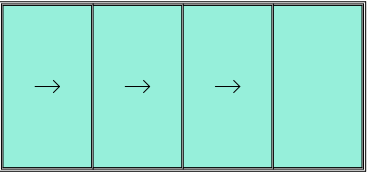
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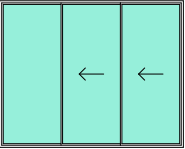
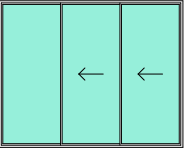



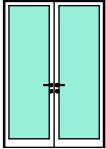


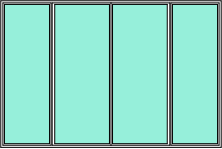


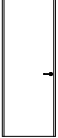




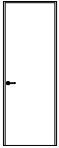


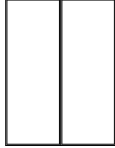
SELECT NON-SLIP  
OUTDOOR TILE

1. FLOOR TILE HATCHING SHOWN - INDICATES AREA TO BE TILED ONLY AND NOT THE FINISHED LAYOUT
2. THESE DIMENSIONS ARE A PRICING GUIDE ONLY AND ALL AREAS AND SIZES MUST BE CHECK MEASURED ON SITE PRIOR TO FABRICATION OR CUTTING
3. TRANSITIONS BETWEEN FLOOR COVERINGS TO BE CENTRALISED WITH DOOR THICKNESS
4. ALL FLOOR COVERING SELECTIONS ARE TO BE VERIFIED WITH PROPERTY OWNER/CLIENT AND BUILDING CONTRACTOR PRIOR TO ORDERING MATERIALS

## 100

DOOR SCHEDULE											
ID	D-01	D-02	D-03	D-04	D-05	D-06	D-08	D-09	D-10	D-11	D-12
											
Door Type	Sliding Door #1916	Door 27	Door 27	Door 27	Sliding Robe Doors	CI Tools Garage Door	Door 27	CI Tools Door Exterior	Door 27	CI Tools Door Exterior	CI Tools Door Exterior
Library Part Name	Sliding Door #1916	Door 27	Door 27	Door 27	Sliding Robe Doors	CI Tools Garage Door	Door 27	CI Tools Door Exterior	Door 27	CI Tools Door Exterior	CI Tools Door Exterior
Quantity	1	1	1	1	1	1	1	1	1	1	1
Height	2,100	2,100	2,100	2,340	2,100	2,250	2,340	2,775	2,340	2,400	2,775
Width	2,110	920	820	920	2,700	5,010	820	6,000	770	1,020	6,000
To Room Number	001	001	001	001	001	001	001	001	001	001	001
Comments					---	---		---			
Home Story Name	Basement Level	Basement Level	Basement Level	Basement Level	Basement Level	Basement Level	Ground Floor Level	Ground Floor Level	Ground Floor Level	Ground Floor Level	Ground Floor Level
Renovation Status	New	New	New	New	New	New	New	New	New	New	New
Specific Notes											

DOOR SCHEDULE													
ID	D-13	D-14	D-15	D-16	D-17	D-18	D-19	D-20	D-21	D-21	D-22	D-23	D-24
													
Door Type	CI Tools Door Exterior	CI Tools Door Exterior	Sliding Robe Doors	Sliding Robe Doors	Cavity Sliding Door	Double Door 27	Arch Door 27	Door 27	CI Tools Door Exterior	Cavity Sliding Door	Sliding Robe Doors	Door 27	Sliding Robe Doors
Library Part Name	CI Tools Door Exterior	CI Tools Door Exterior	Sliding Robe Doors	Sliding Robe Doors	Cavity Sliding Door	Double Door 27	Arch Door 27	Door 27	CI Tools Door Exterior	Cavity Sliding Door	Sliding Robe Doors	Door 27	Sliding Robe Doors
Quantity	1	1	1	1	1	1	1	1	1	1	1	1	1
Height	2,400	2,400	2,100	2,400	2,340	2,400	2,400	2,340	2,400	2,340	2,100	2,340	2,100
Width	3,010	3,010	2,930	3,400	770	1,640	820	820	3,610	770	2,360	820	2,360
To Room Number	001	001	001	001	001	001	001	001	002	001	002	002	002
Comments	---	---	---	---					---		---		---
Home Story Name	Ground Floor Level	Ground Floor Level	Ground Floor Level	Ground Floor Level	Ground Floor Level	Ground Floor Level	Ground Floor Level	Ground Floor Level	First Floor Level	Ground Floor Level	First Floor Level	First Floor Level	First Floor Level
Renovation Status	New	New	New	New	New	New	New	New	New	New	New	New	New
Specific Notes													

DOOR SCHEDULE					
ID	D-25	D-26	D-27	D-29	D-30
					
Door Type	Door 27	Door 27	Door 27	Door 27	Sliding Robe Doors
Library Part Name	Door 27	Door 27	Door 27	Door 27	Sliding Robe Doors
Quantity	1	1	1	1	1
Height	2,340	2,340	2,340	2,340	2,400
Width	820	820	820	920	1,800
To Room Number	002	002	002	002	002
Comments					---
Home Story Name	First Floor Level	First Floor Level	First Floor Level	First Floor Level	First Floor Level
Renovation Status	New	New	New	New	New
Specific Notes					

DOOR SCHEDULE



NEW PARADIGM DESIGN PTY LTD®

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GENERAL NOTES:

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- DOORS AND CUPBOARDS DIMENSIONED AS WIDTH

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2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE
3. DO NOT SCALE FROM PLAN
4. ALL WORK TO COMPLY WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY BYLAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY
5. TERMITE PROTECTION: TREATMENT AS PER AS 3660 - 2004 & AS3600.1/2009(A)&(B)
6. ALL PROPOSED WORKS TO BE APPROVED BY A LICENCED CERTIFIER PRIOR TO CONSTRUCTION & ALL STRUCTURAL WORK SUBJECT TO ENGINEER DESIGN & SPECS.

REV. ID	ISSUE	DATE	PROPOSED NEW RESIDENCE
K	PLANNING ISSUE - RFI	14/4/2025	CLIENT: Sophia & Stuart Naylor SITE ADDRESS: 2 Prince Edward Rd Seaforth NSW
L	PLANNING / FSR PLAN	14/4/2025	
N	BASEMENT LIFT	8/5/2025	
O	FSR CALCULATIONS	12/5/2025	

DRAWING TITLE:

DOOR SCHEDULE

SCALE:  
1:124 A3

SHEET NO.

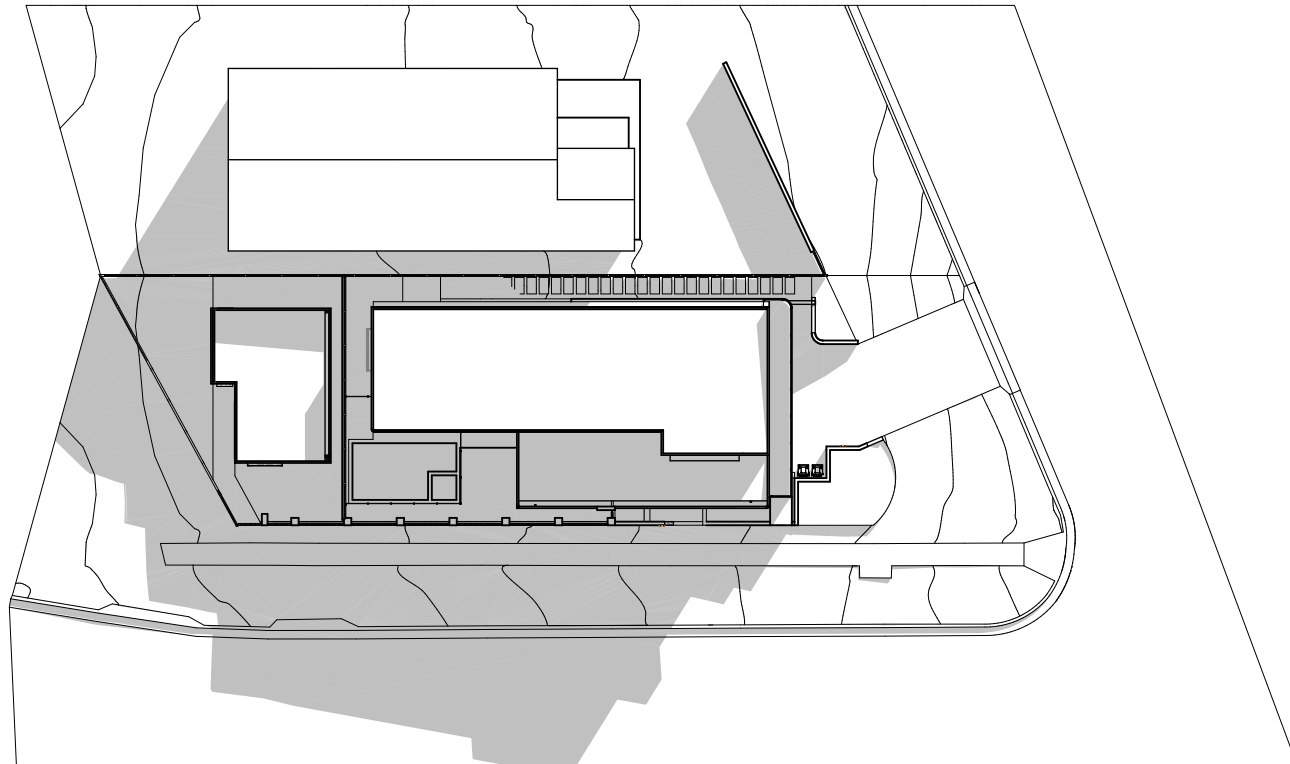


WINDOW SCHEDULE												
ID	W-02	W-03	W-04	W-05	W-06	W-07	W-08	W-09	W-10	W-11	W-12	W-13
Window Type												
Window Name	Cl Tools Window	Aluminium Sliding	Aluminium Fixed	Aluminium Sliding	Cl Tools Window	Cl Tools Window	Cl Tools Window	Cl Tools Window	Cl Tools Window	Cl Tools Window	Cl Tools Window	Cl Tools Window
Quantity	1	1	1	1	1	1	1	1	1	1	1	1
Height	1,800	1,200	700	600	1,200	2,100	2,740	2,100	1,200	600	2,100	2,100
Width	1,660	2,110	3,010	1,510	1,510	3,010	2,400	950	600	2,710	1,800	600
Window head height	2,100	2,400	1,650	2,400	2,400	2,400	2,740	2,400	2,400	2,400	2,400	2,400
Window sill height	300	1,200	950	1,800	1,200	300	0	300	1,200	1,800	300	300
Location	Basement Level	Ground Floor Level	Ground Floor Level	Ground Floor Level	Ground Floor Level	Ground Floor Level	Ground Floor Level	Ground Floor Level	Ground Floor Level	Ground Floor Level	Ground Floor Level	Ground Floor Level
Renovation Status	New	New	New	New	New	Existing	New	New	New	New	New	New
Specific Notes												
2D Symbol												
Elevation												

WINDOW SCHEDULE												
ID	W-14	W-15	W-16	W-17	W-18	W-19	W-20	W-21	W-22	W-23	W-24	W-25
Window Type												
Window Name	Cl Tools Window	Cl Tools Window	Cl Tools Window	Aluminium Sliding	Cl Tools Window	Cl Tools Window	Cl Tools Window	Cl Tools Window	Cl Tools Window	Cl Tools Window	Cl Tools Window	Cl Tools Window
Quantity	1	1	1	1	1	1	1	1	1	1	1	1
Height	2,100	2,100	1,200	900	1,200	1,800	1,200	1,200	1,200	1,800	1,800	1,800
Width	610	610	1,810	1,810	2,410	1,210	2,410	2,410	1,510	3,610	3,810	514
Window head height	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Window sill height	300	300	1,200	1,500	1,200	600	1,200	1,200	1,200	600	600	600
Location	Ground Floor Level	Ground Floor Level	Ground Floor Level	First Floor Level	First Floor Level	First Floor Level	First Floor Level	First Floor Level	First Floor Level	First Floor Level	First Floor Level	First Floor Level
Renovation Status	New	New	New	New	New	New	New	New	New	New	New	New
Specific Notes												
2D Symbol												
Elevation												

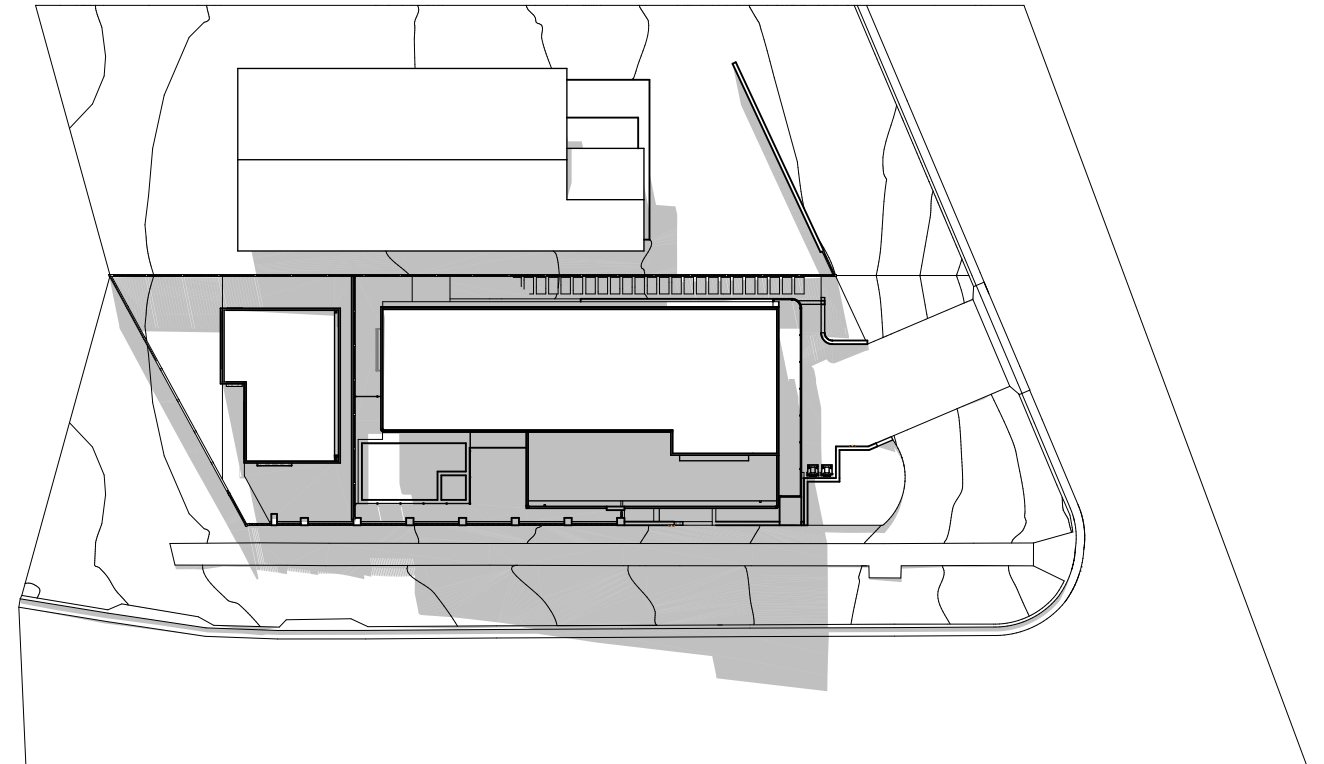
WINDOW SCHEDULE			
ID	W-26	W-28	
Window Type			
Window Name	Aluminium Fixed	Aluminium Sliding	
Quantity	1	1	26
Height	1,800	900	
Width	1,810	910	
Window head height	2,400	2,400	
Window sill height	600	1,500	
Location	First Floor Level	First Floor Level	
Renovation Status	New	New	
Specific Notes			
2D Symbol			
Elevation			

WINDOW SCHEDULE



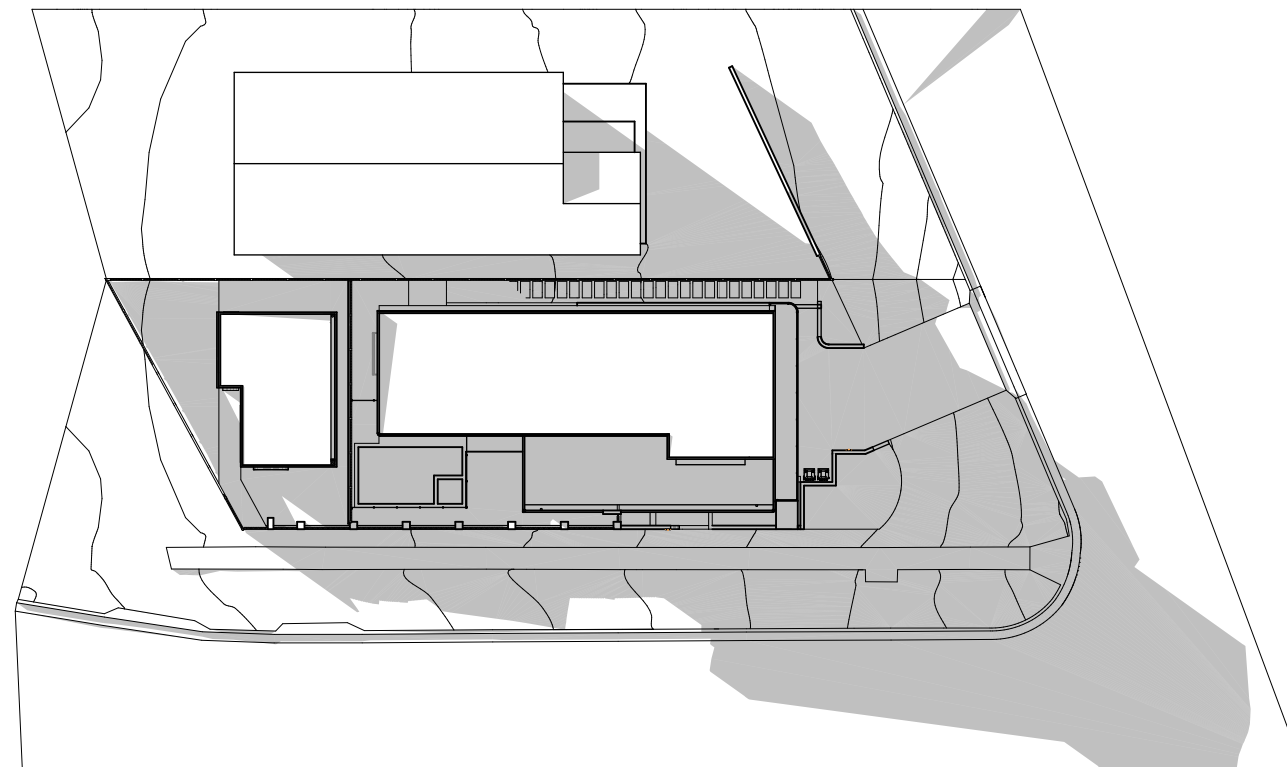
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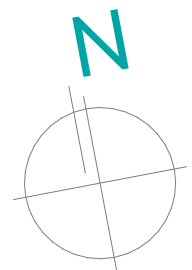
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21st JUNE - 3PM

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L	PLANNING / FSR PLAN	14/4/2025
N	BASEMENT LIFT	8/5/2025
O	FSR CALCULATIONS	12/5/2025

PROPOSED NEW  
RESIDENCE

CLIENT:  
Sophia & Stuart Naylor

SITE ADDRESS:  
2 Prince Edward Rd  
Seaforth NSW

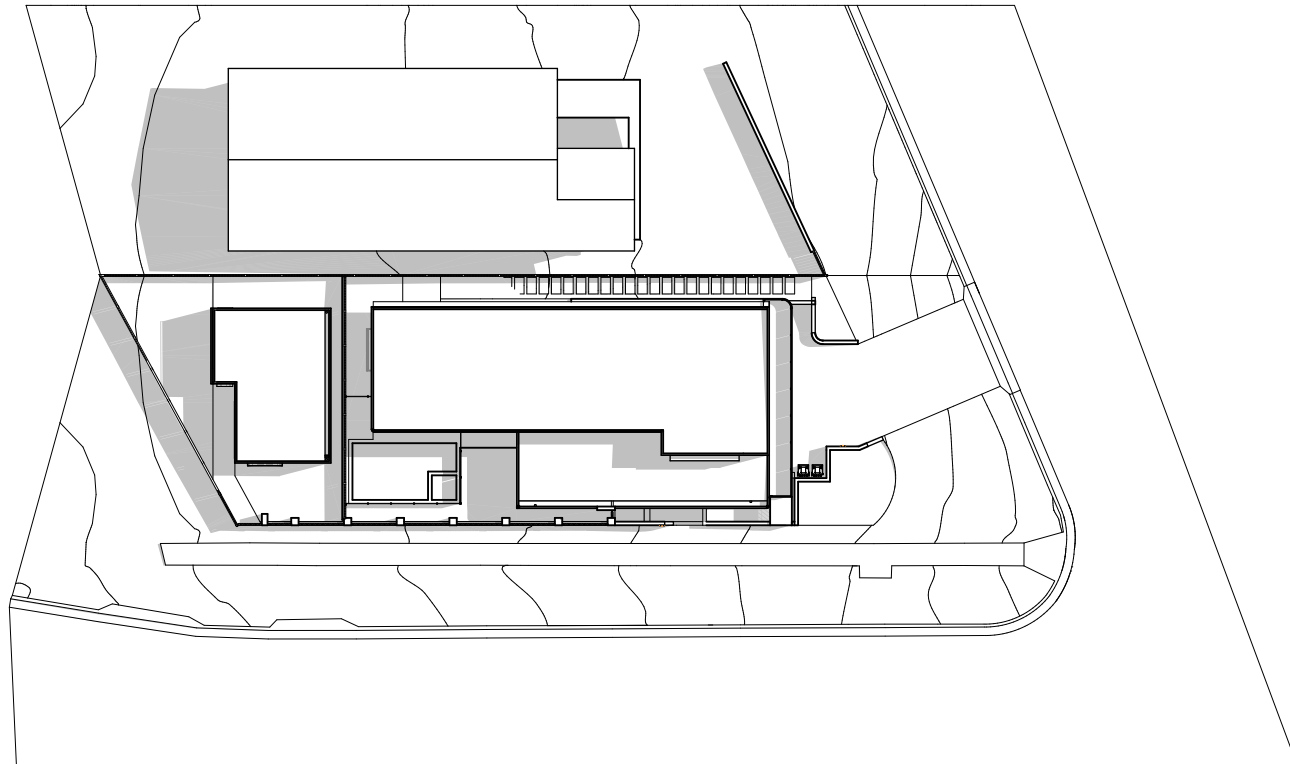
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SUN STUDY - JUNE

SCALE:  
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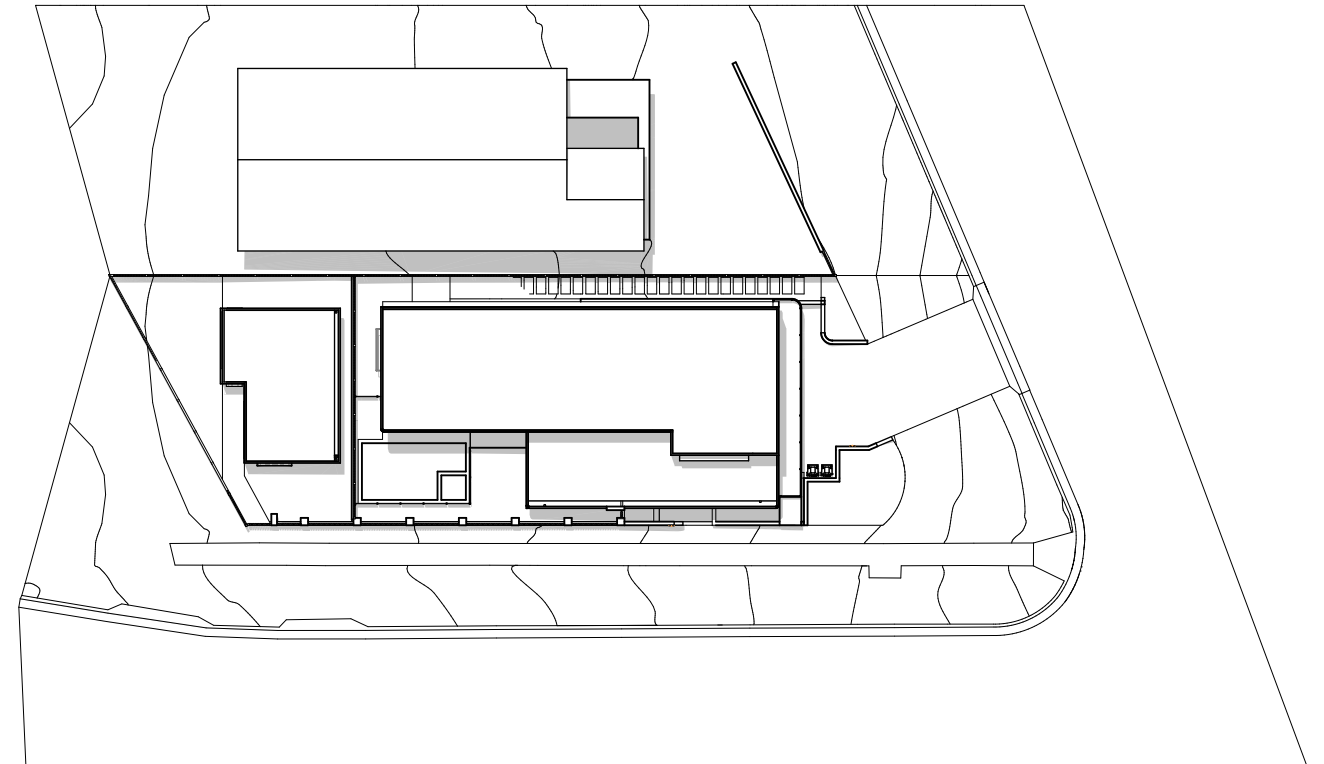
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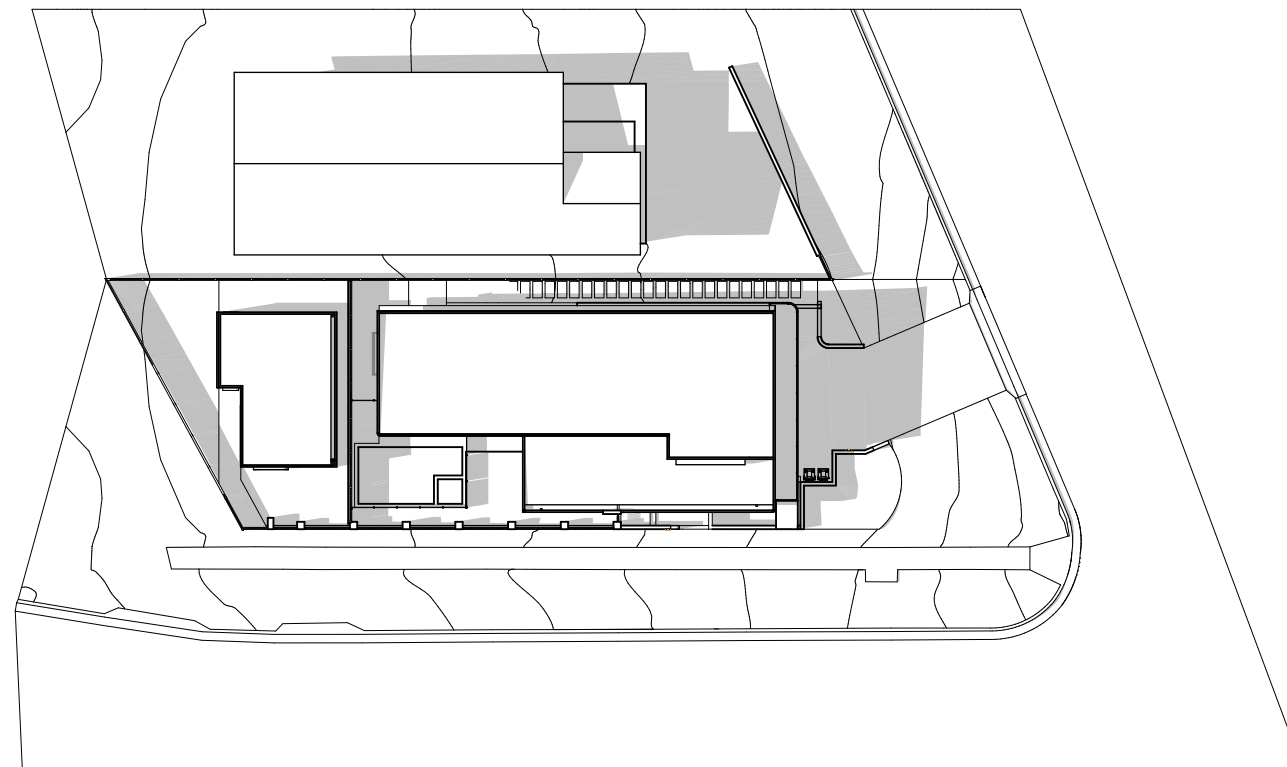
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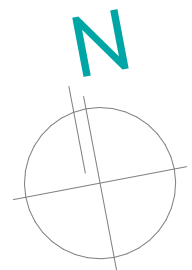
21st DECEMBER - 12PM

N/A



21st DECEMBER - 3PM

N/A



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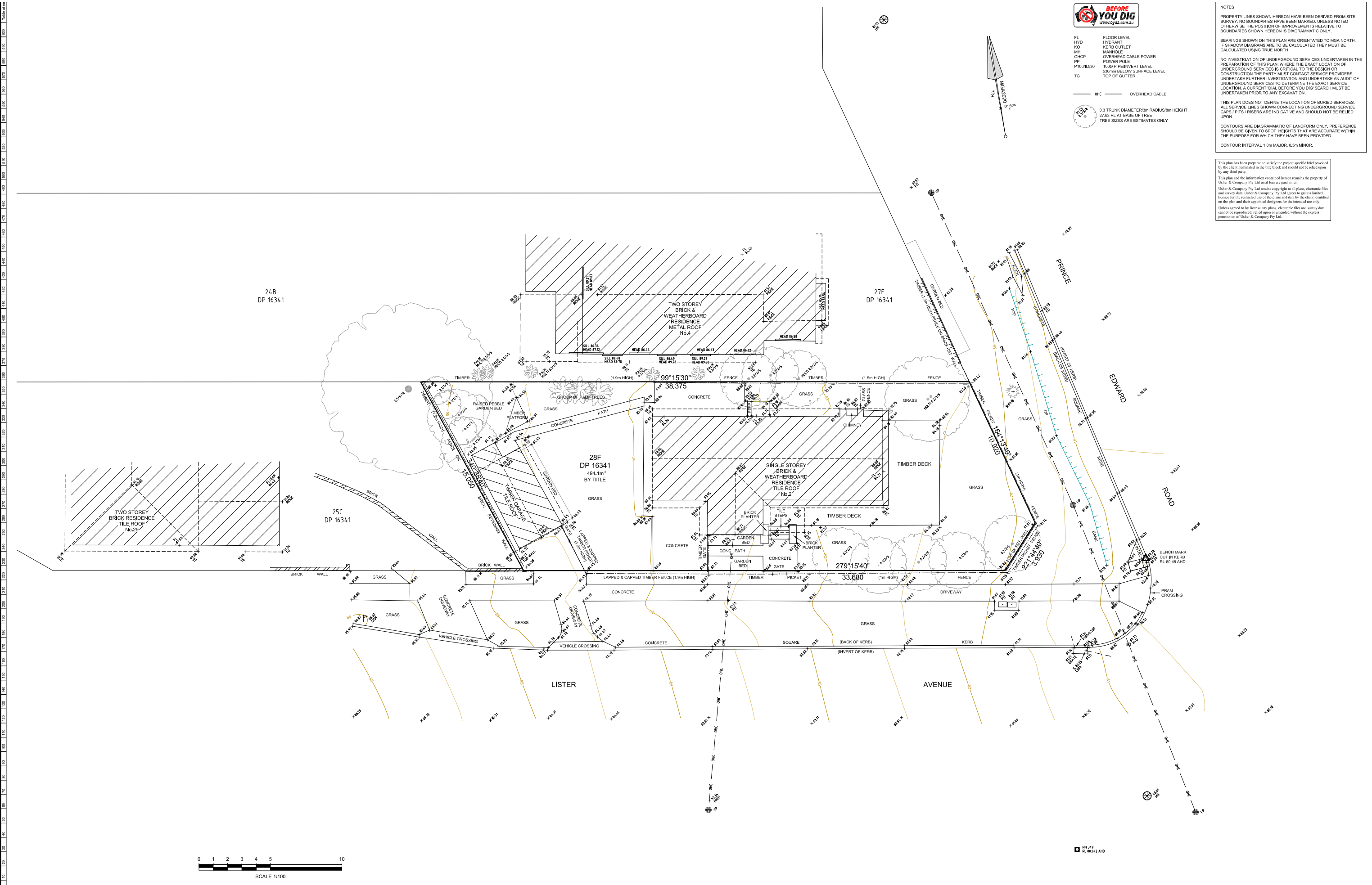
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SUN STUDY - DECEMBER

SCALE:  
1:400 A3

SHEET NO.

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Amendments		
ISSUE	DATE	DETAILS
INITIAL	19-12-2022	

PLAN:  
SHOWING DETAIL AND LEVELS  
AT No.2 PRINCE EDWARD ROAD, SEAFORTH  
BEING LOT 28F IN DP 16341

LGA: NORTHERN BEACHES  
SUBURB: SEAFORTH  
ORIGIN: PM 349  
RL 80.942 AHD  
CLASS LC  
SCMS 15/11/2022

REDUCTION RATIO: 1:100  
DATUM: AHD  
DATE OF SURVEY: 28-11-2022  
SURVEYED BY: PE  
DRAWN BY: . . .

CLIENT: NAYCON BUILDING SOLUTIONS  
PLAN REFERENCE: 6533-DET

**B1**  
ISSUE:  
INITIAL