	DRAWING LIST						
Dwg. No.	Sheet No.	Description	Issue	Size			
3264	1	Cover Sheet	2	A4			
3264	2	Site & Analysis Plan	2	А3			
3264	3	Floor Plan Level 1	2	А3			
3264	4	Floor Plan Level 2	2	А3			
3264	5	Floor Plan Level 3	2	А3			
3264	6	Elevations	2	А3			
3264	7	Elevations	2	А3			
3264	8	Sections	2	А3			
3264	9	Shadows	2	А3			
3264	10	Basix	2	А3			

AREA CALCULATIONS

	Area	
Site	595.5m2	
Proposed Residence	205m2	
Total Conc & Paved surface & pool	119.5m2	
Total Proposed Site Coverage	324.5m2	
Private Open Space (Min required 40m²)	40m2	
Landscaped Area (Min required 40%)	271m2	45%

\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	COVER SHEET DRAWING NUMBER 3264			
CADLAN	PAUL & CINDY REEDY		SHEET 1 of	10
DRAFTING PHONE 0439947003	43 WARRABA RD NARRABEEN	A4	DATE 28/08/21	ISSUE 2



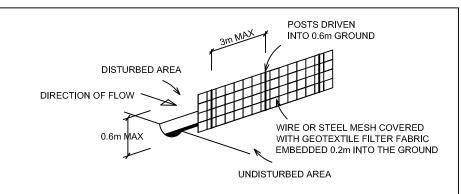
- 1. ALL CONSTRUCTION TO COMPLY WITH BUILDING CODE OF AUSTRALIA
- 2. ALL SITE WORKS TO COMPLY WITH LOCAL COUNCIL REQUIREMENTS
- 3. DO NOT SCALE OFF PLANS
- 4.. ALL MEASUREMENTS TO BE CHECKED ON SITE

CONSTRUCTION NOTES

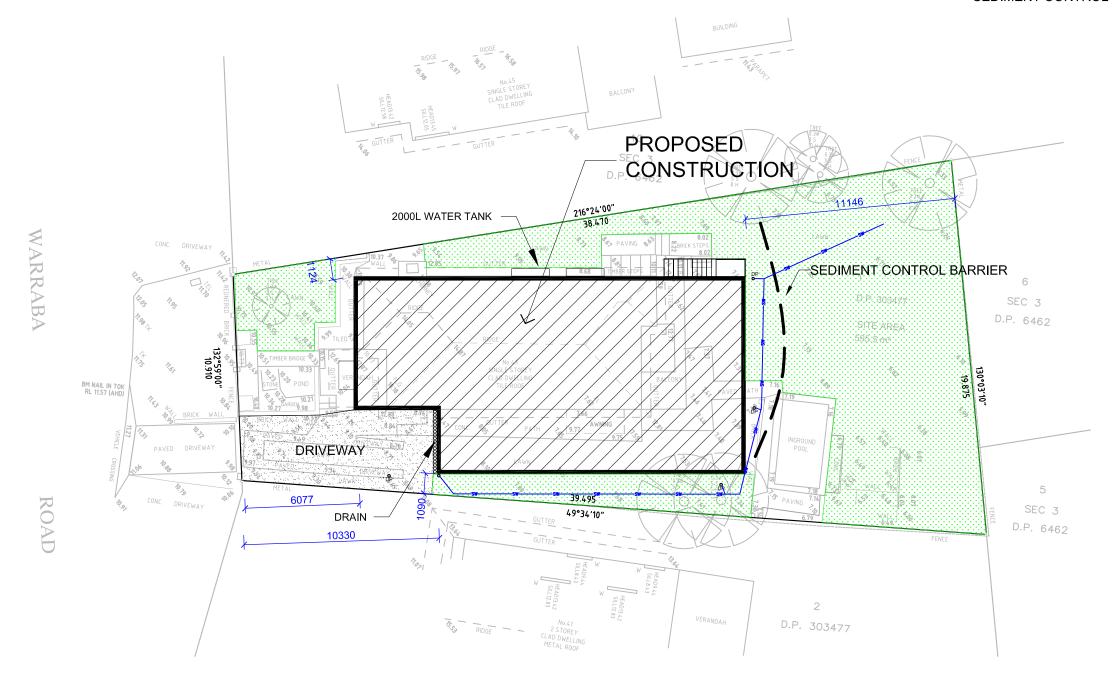
- 1. ALL STRUCTURAL BEAMS TO ENGINEERS SPECIFICATIONS
- 2. STORMWATER GRAVITY FEED TO EXISTING



LANDSCAPING



SEDIMENT CONTROL BARRIER



ISSUE	AMENDMENTS	DATE
2	CHANGE DESIGN	09/09/21

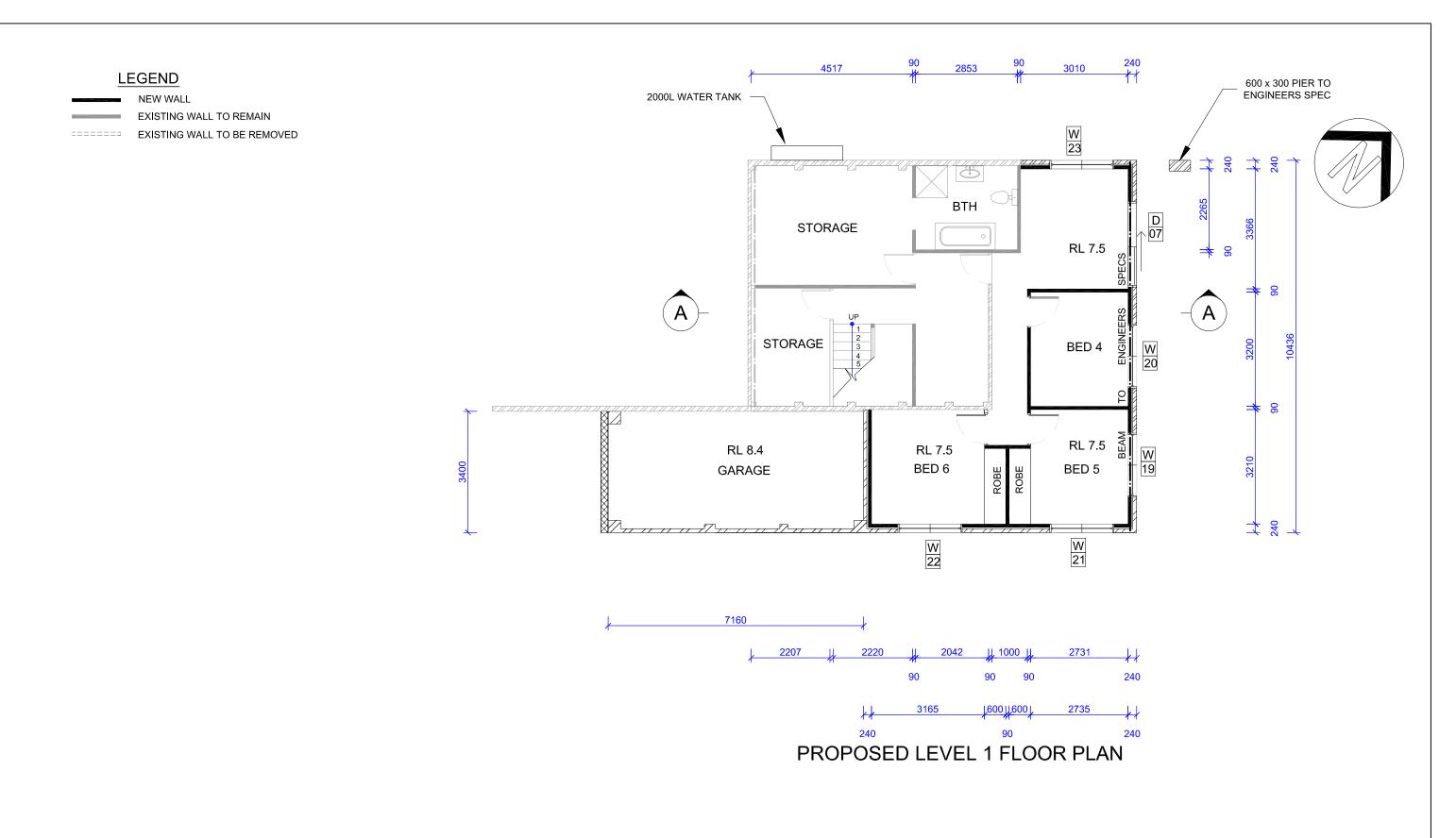
THIS DRAWING HAS BEEN CREATED WITH DUE CARE AND TO THE REQUIREMENTS SPECIFIED BY THE CLIENT. NO LIABILITY WILL BE ACCEPTED FOR ANY LOSS OR DAMAGE INCURRED THROUGH THE USE OF THIS DRAWING. CADLAN DRAFTING

PHONE 0439947003

SITE & ANALYSIS PLAN

FOR : PAUL & CINDY REEDY 43 WARRABA RD NARRABEEN

3264					
	SHEET 2	of 10			
A3	SCALE 1 : 200	DATE 28/08/21	ISSUE 2		



ISSUE 2	AMENDMENTS CHANGE DESIGN	DATE 09/09/21	THIS DRAWING HAS BEEN CREATED WITH	//\/\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	FLOOR PLAN	DRAWING	NUMBER	326	4
			DUE CARE AND TO THE REQUIREMENTS SPECIFIED BY THE CLIENT. NO LIABILITY WILL BE ACCEPTED FOR ANY LOSS OR DAMAGE INCURRED	CADLAN DRAFTING	FOR : PAUL & CINDY REEDY		SHEET 3	OF 10	
			THROUGH THE USE OF THIS DRAWING.	PHONE 0439947003	43 WARRABA RD NARRABEEN	A3	SCALE 1 : 100	DATE 28/08/21	ISSUE 2

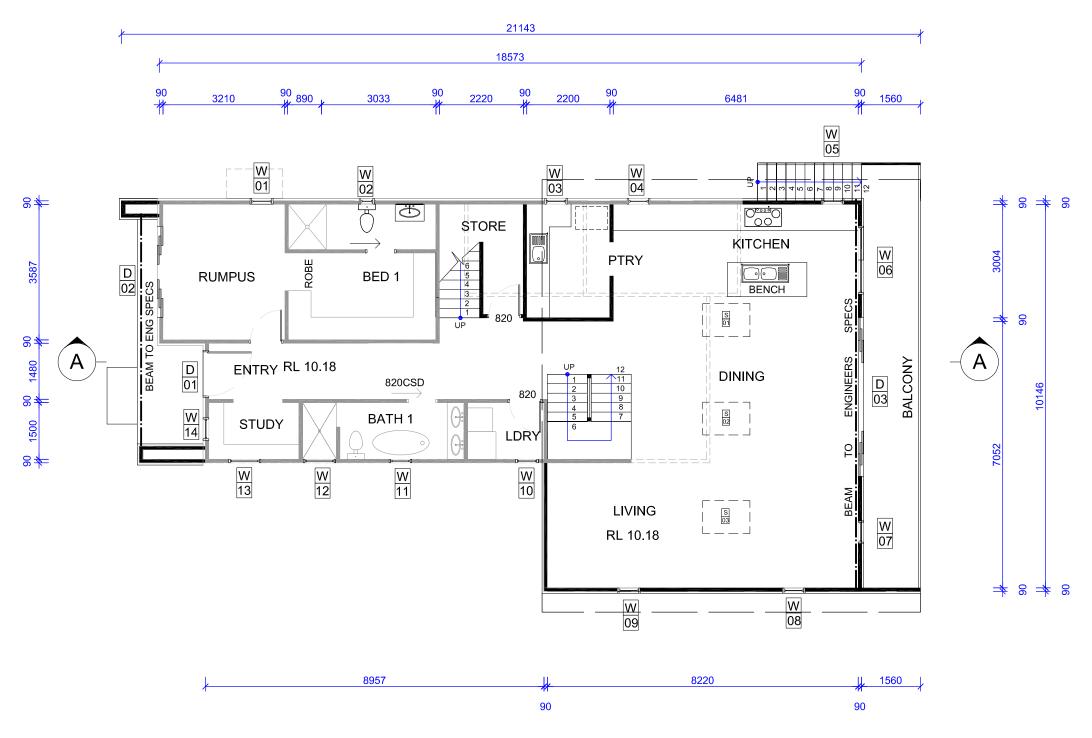
LEGEND

NEW WALL

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED





PROPOSED LEVEL 2 FLOOR PLAN

ISSUE 2	AMENDMENTS CHANGE DESIGN	DATE 09/09/21	THIS DRAWING HAS BEEN CREATED WITH	√	FLOOR PLAN	DRAWING	NUMBER	3264	4
			DUE CARE AND TO THE REQUIREMENTS SPECIFIED BY THE CLIENT. NO LIABILITY WILL BE ACCEPTED FOR ANY LOSS OR DAMAGE INCURRED	CADLAN DRAFTING	FOR : PAUL & CINDY REEDY		SHEET 4	OF 10	
			THROUGH THE USE OF THIS DRAWING.	PHONE 0439947003	43 WARRABA RD NARRABEEN	A3	SCALE 1:100	DATE 28/08/21	ISSUE 2

LEGEND

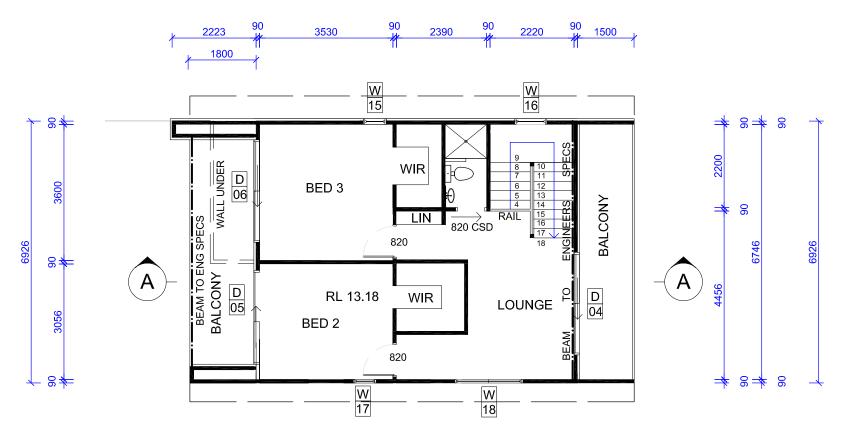
NEW WALL

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED



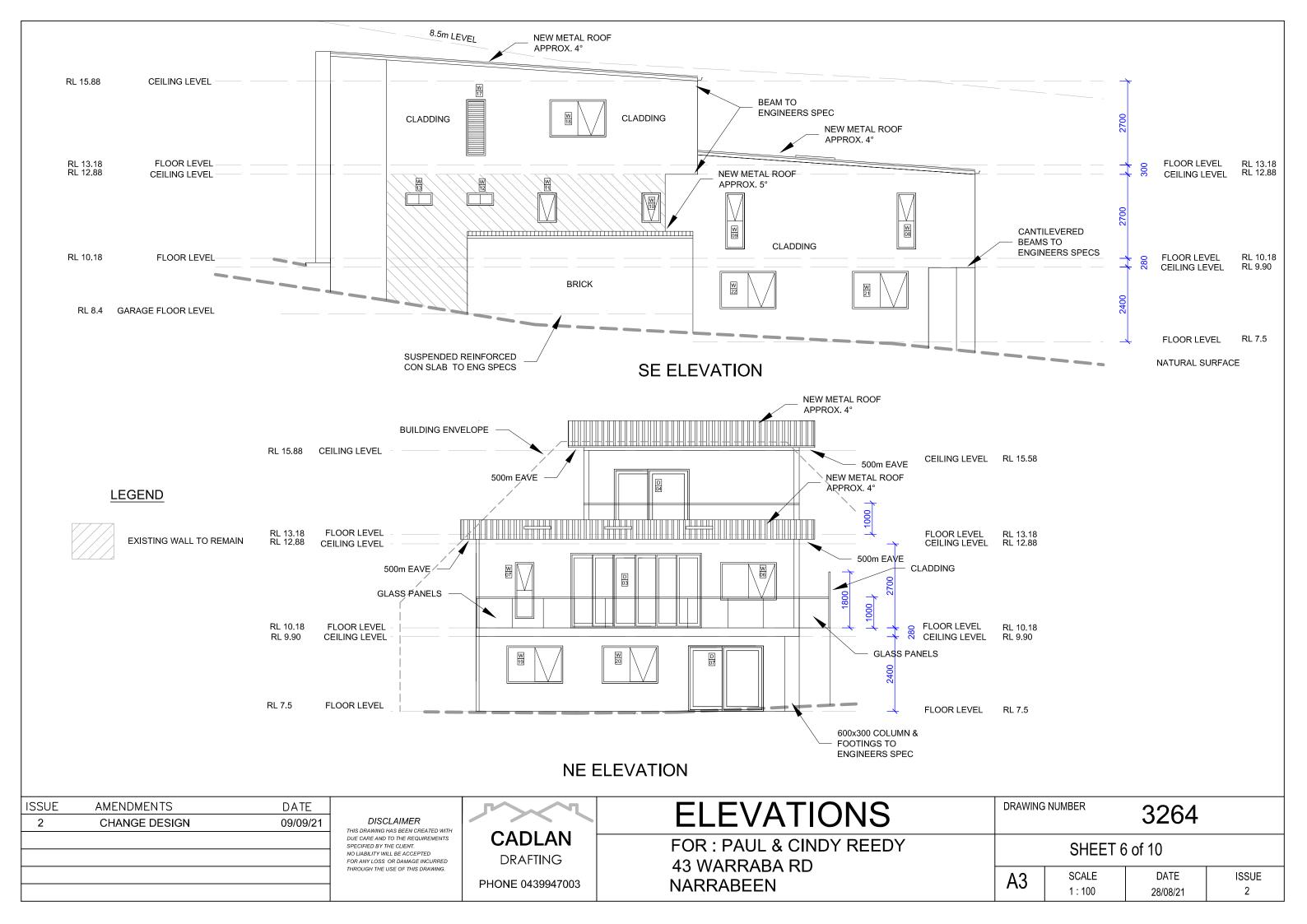
			WINDOW/DOOR	SCHEDULE	
			WINDO)W	
WINDOW	SIZE		TYPE	MATERIAL	MA KE/CODE NO.
No.	WIDTH	H⊟GHT			
W01	610	1800	FIXED	ALUMINIUM	
W02	400	850	SLIDING/TRA NS	ALUMINIUM	
W03	610	944	FIXED	ALUMINIUM	
W04	610	944	AWNING	ALUMINIUM	
W05	610	944	AWNING	ALUMINIUM	
W06	1800	1200	A WNING/FIXED	ALUMINIUM	
W07	610	1800	A WNING/FIXED	ALUMINIUM	
W08	610	944	A WNING/FIXED	ALUMINIUM	
W09	610	944	A WNING/FIXED	ALUMINIUM	
W10	610	944	AWNING	ALUMINIUM	
W11	850	1800	AWNING	ALUMINIUM	
W12	850	400	SLIDING	ALUMINIUM	
W13	850	400	SLIDING	ALUMINIUM	
W14	610	1800	LOUVRE	ALUMINIUM	
W15	610	1800	LOUVRE	ALUMINIUM	
W16	850	1540	FIXED/TRANS	ALUMINIUM	
W17	610	1800	LOUVRE	ALUMINIUM	
W18	1800	1200	AWNING/FIXED	ALUMINIUM	
W19	1800	1200	AWNING/FIXED	ALUMINIUM	
W20	1800	1200	AWNING/FIXED	ALUMINIUM	
W21	1800	1200	A WNING/FIXED	ALUMINIUM	
W22	1800	1200	AWNING/FIXED	ALUMINIUM	
W23	1800	1200	AWNING/FIXED	ALUMINIUM	
S1	870	1250	SKYLIGHT		VELUX FCM
S2	870	1250	SKYLIGHT		VELUX FCM
S3	870	1250	SKYLIGHT		V ELUX FCM
			DOOF	₹	
DOOR	SIZE		TYPE	MATERIAL	MAKE/CODE NO.
No.	WIDTH	H⊟GHT			
D01	1200	2100	SLIDING	ALUMINIUM	
D02	2700	2400	STA CKER	ALUMINIUM	
D03	4200	2400	STA CKER	ALUMINIUM	
D04	2700	2400	SLIDING	ALUMINIUM	
D05	2400	2400	SLIDING	ALUMINIUM	
D06	2400	2400	SLIDING	ALUMINIUM	
D07	2400	2400	SLIDING	ALUMINIUM	
D08	2700	2100	ROLLER DOOR	ALUMINIUM	

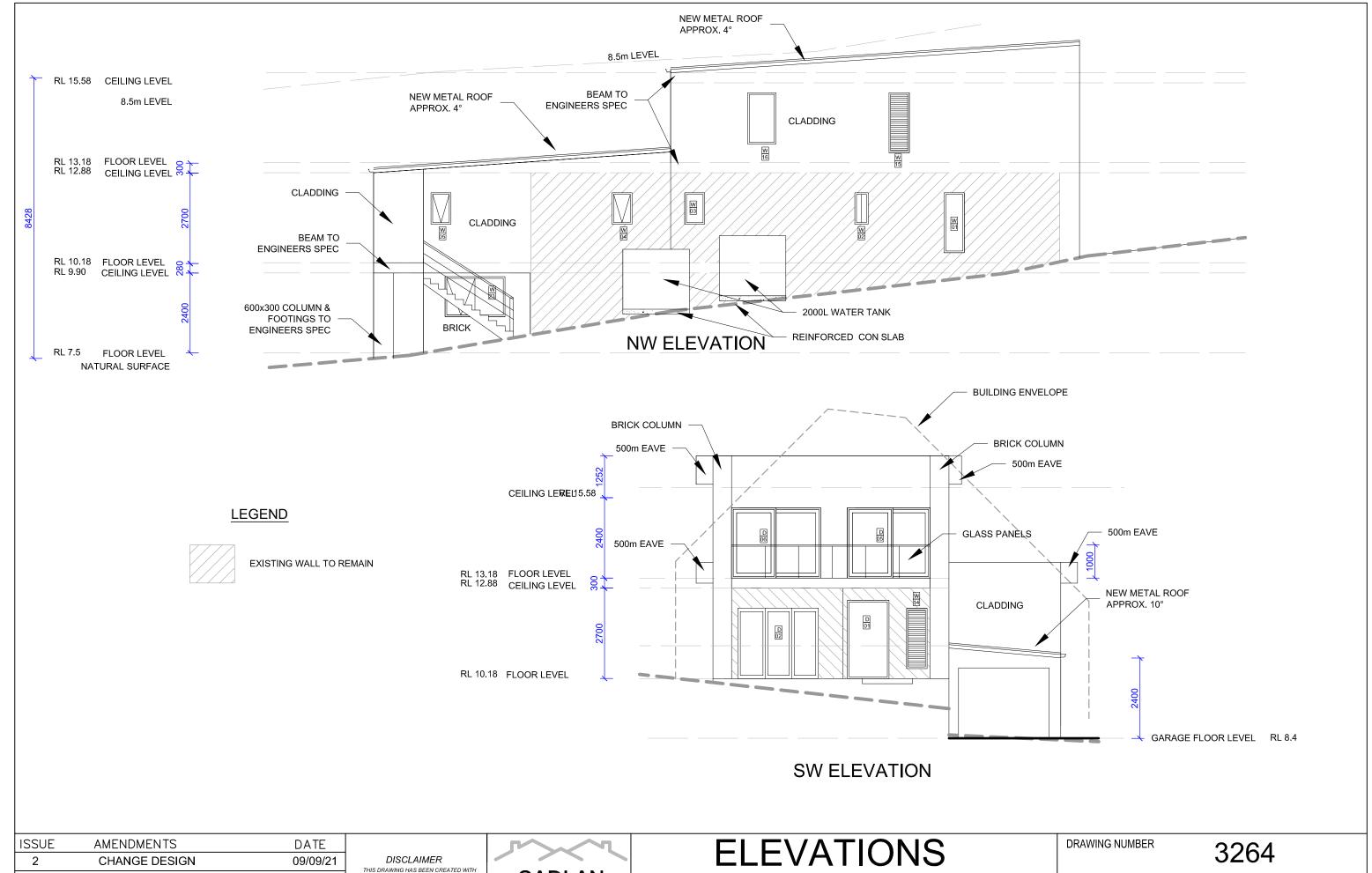




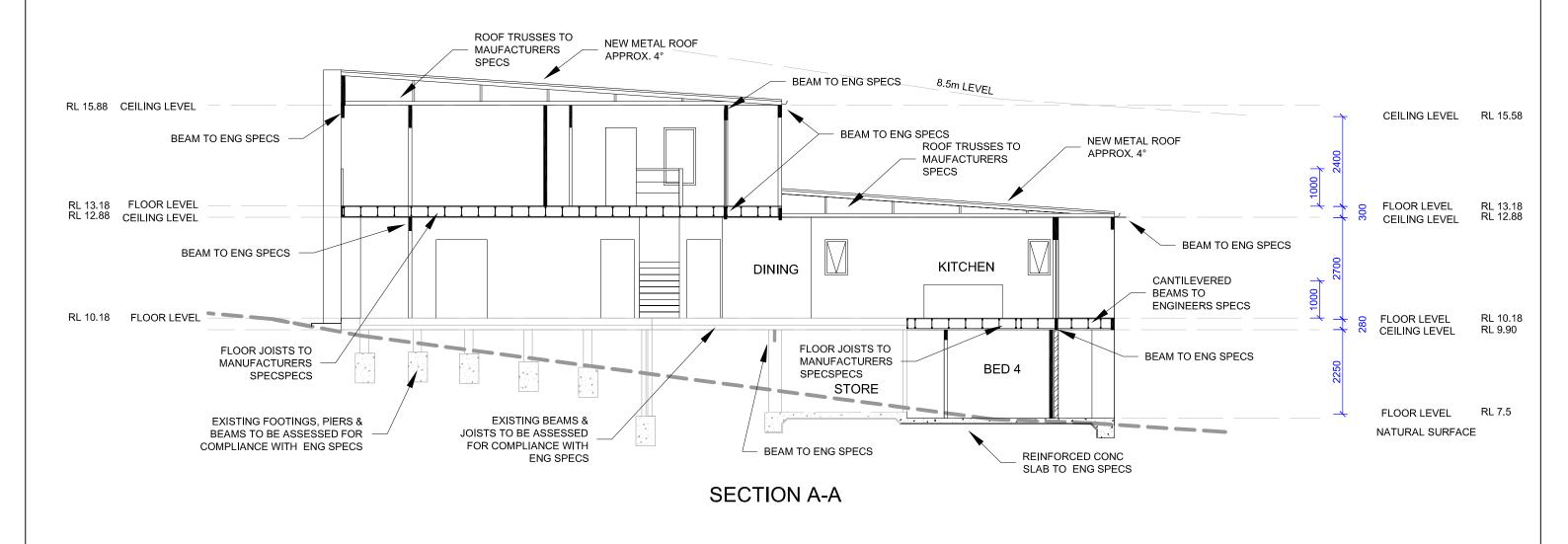
PROPOSED LEVEL 3 FLOOR PLAN

ISSUE	AMENDMENTS	DATE		P^7		DRAWING	NUMBER	226	
2	CHANGE DESIGN	09/09/21	THIS DRAWING HAS BEEN CREATED WITH		FLOOK FLAIN			326	4
			DUE CARE AND TO THE REQUIREMENTS SPECIFIED BY THE CLIENT. NO LIABILITY WILL BE ACCEPTED FOR ANY LOSS OR DAMAGE INCURRED	CADLAN DRAFTING	FOR: PAUL & CINDY REEDY		SHEET 5	of 10	
			THROUGH THE USE OF THIS DRAWING.	PHONE 0439947003	43 WARRABA RD NARRABEEN	A3	SCALE 1:100	DATE 28/08/21	ISSUE 2

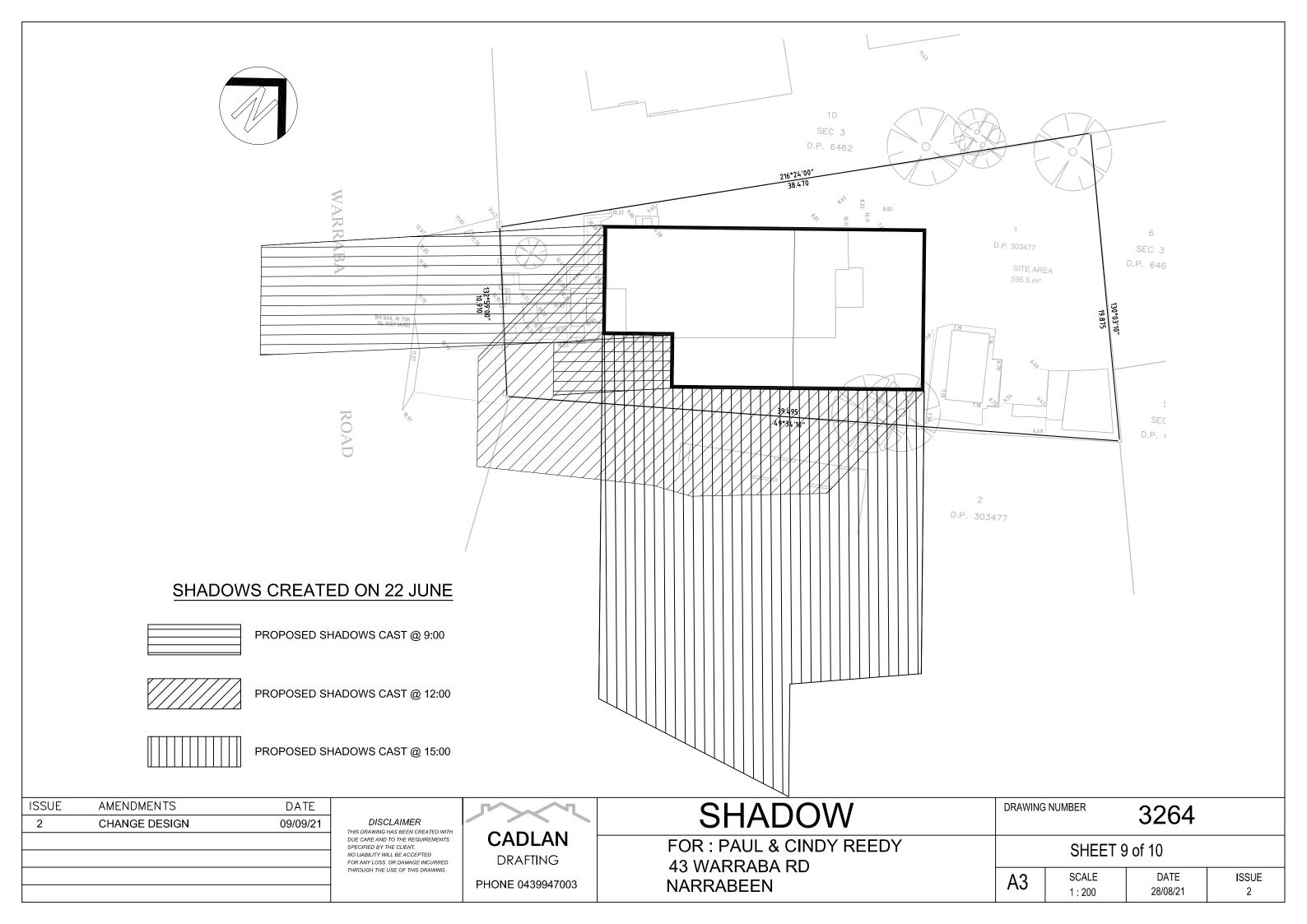




ISSUE 2	AMENDMENTS CHANGE DESIGN	DATE 09/09/21	DISCLAIMER THIS DRAWING HAS BEEN CREATED WITH	ELEVATIONS	DRAWING	DRAWING NUMBER 3264			
			DUE CARE AND TO THE REQUIREMENTS SPECIFIED BY THE CLIENT. NO LIABILITY WILL BE ACCEPTED FOR ANY LOSS OR DAMAGE INCURRED	CADLAN DRAFTING	FOR : PAUL & CINDY REEDY 43 WARRABA RD		SHEET	7 of 10	
			THROUGH THE USE OF THIS DRAWING.	PHONE 0439947003	NARRABEEN	A3	SCALE 1:100	DATE 28/08/21	ISSUE 2



ISSUE 2	AMENDMENTS CHANGE DESIGN	DATE 09/09/21	DISCLAIMER THIS DRAWING HAS BEEN CREATED WITH	プンペ へ	SECTIONS	DRAWING	G NUMBER	3264	
			DUE CARE AND TO THE REQUIREMENTS SPECIFIED BY THE CLIENT. NO LIABILITY WILL BE ACCEPTED FOR ANY LOSS OR DAMAGE INCURRED	CADLAN DRAFTING	FOR : PAUL & CINDY REEDY 43 WARRABA RD		SHEET 8	3 of 10	
			THROUGH THE USE OF THIS DRAWING.	PHONE 0439947003	NARRABEEN	A3	SCALE 1 : 100	DATE 28/08/21	ISSUE 2



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: concrete (R0.6).	R0.70 (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)

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.

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 / d	door Orientatio	on Area of	Oversha	adowing	Shading device	Frame and glass type
no.		glass inc. frame (m2)	Height (m)	Distance (m)		
W1	NW	1.09	7	4	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W2	NW	0.34	7	4	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	NW	0.57	6	6	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	NW	0.57	6	6	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	NW	0.57	6	6	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6	NE	2.16	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W7	NE	1.09	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value 6.44, SHGC: 0.75)
W8	SE	0.57	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W9	SE	0.57	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W10	SE	0.57	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W11	SE	1.53	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W12	SE	0.34	0	0	none	improved aluminium, single clear, (U-value 6.44, SHGC: 0.75)
W13	SE	0.34	0	0	none	improved aluminium, single clear, (U-value 6.44, SHGC: 0.75)
W14	SW	1.09	6	5	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W15	NW	1.09	6	5	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W16	NW	1.3	6	5	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W17	SE	1.09	6	5	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value 6.44, SHGC: 0.75)
W18	SE	2.16	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value 6.44, SHGC: 0.75)
W19	NE	2.16	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value 6.44, SHGC: 0.75)
W20	NE	2.16	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value 6.44, SHGC: 0.75)
W21	SE	2.16	7	4	none	improved aluminium, single clear, (U-value 6.44, SHGC: 0.75)
D1	SW	2.52	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value 6.44, SHGC: 0.75)
D2	sw	6.48	0	0	eave/verandah/pergola/balcony >=600 mm	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	SW	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	NE	5.76	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value 6.44, SHGC: 0.75)
W23	NW	2.16	7	4	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

ISSUE	AMENDMENTS	DATE
2	CHANGE DESIGN	09/09/21

DISCLAIMER

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BASIX - Cert No. A411264_03	DRAWING NUMBER 3264			
FOR : PAUL & CINDY REEDY 43 WARRABA RD	SHEET 10 of 10			
NARRABEEN	A3	SCALE 1 : 100	DATE 09/09/21	[;

ISSUE

2