

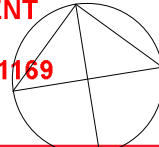
SITE PLAN
1 : 200




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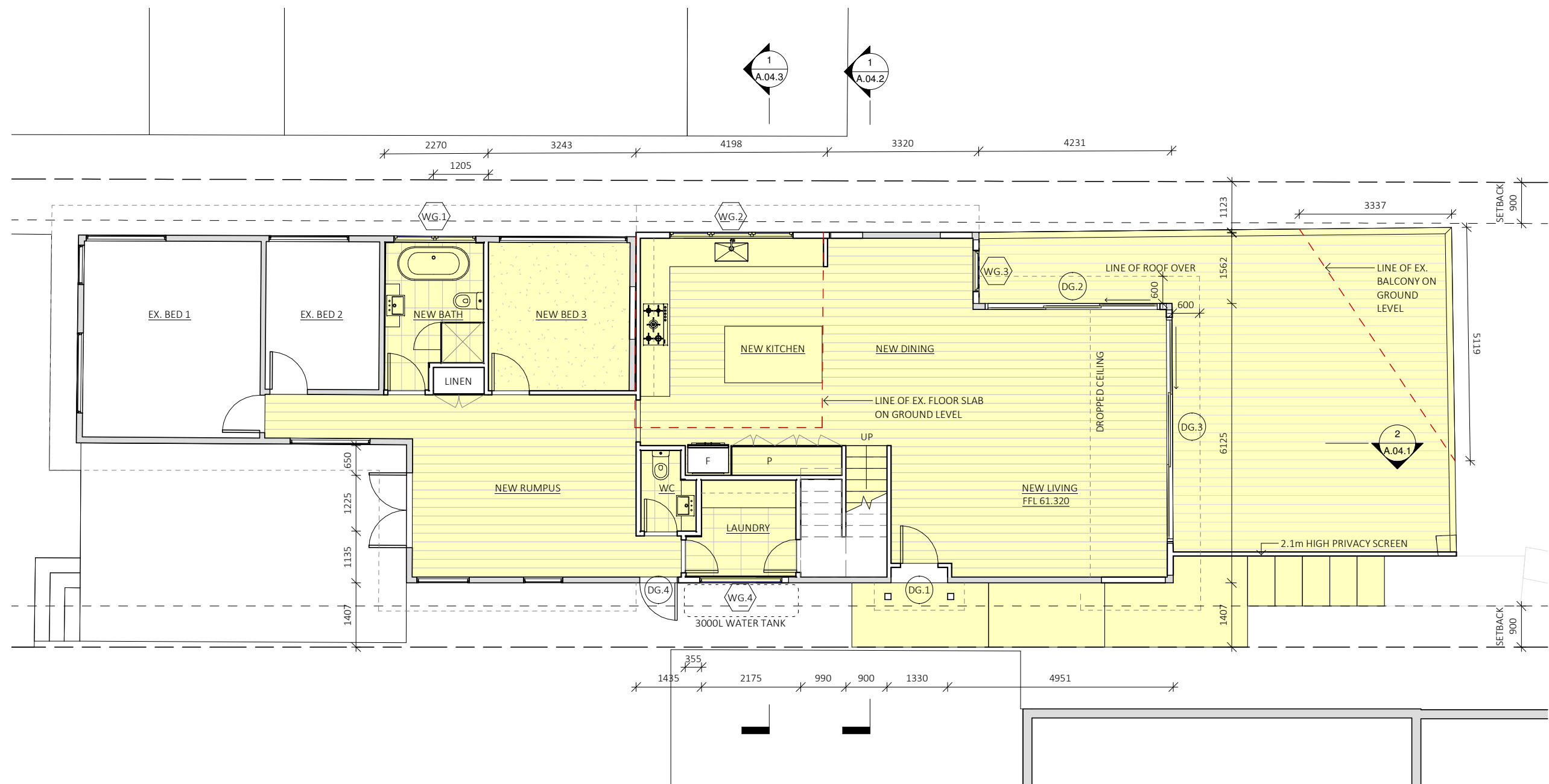
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NORTH

	www.mileham.com.au REGISTERED ARCHITECT 10030 CONTRACTOR LICENCE 272736C ABN 41 168 183 506		PROJECT ADDRESS 12 HORNING PARADE MANLY VALE NSW 2093	CLIENT JACKSON	DRAWING NAME SITE PLAN	DRAWING NUMBER A.01.1
				SCALE 1 : 200	DATE 11/06/2021	REVISION E



GROUND LEVEL
1 : 100



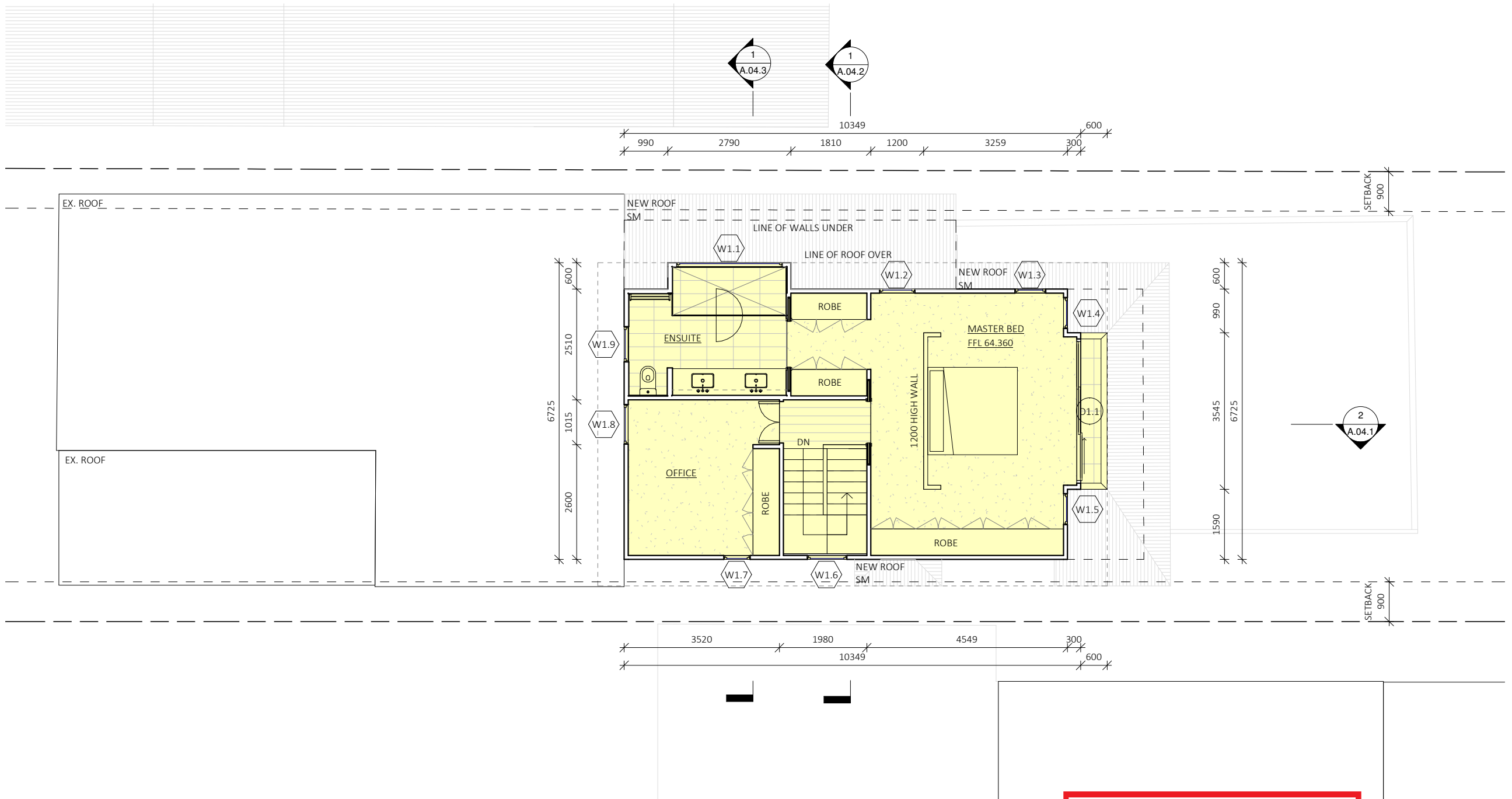
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				<div>SCALE</div> <div>1 : 100</div>	<div>DATE</div> <div>11/06/2021</div>	<div>REVISION</div> <div>E</div>




LEVEL 1
1 : 100

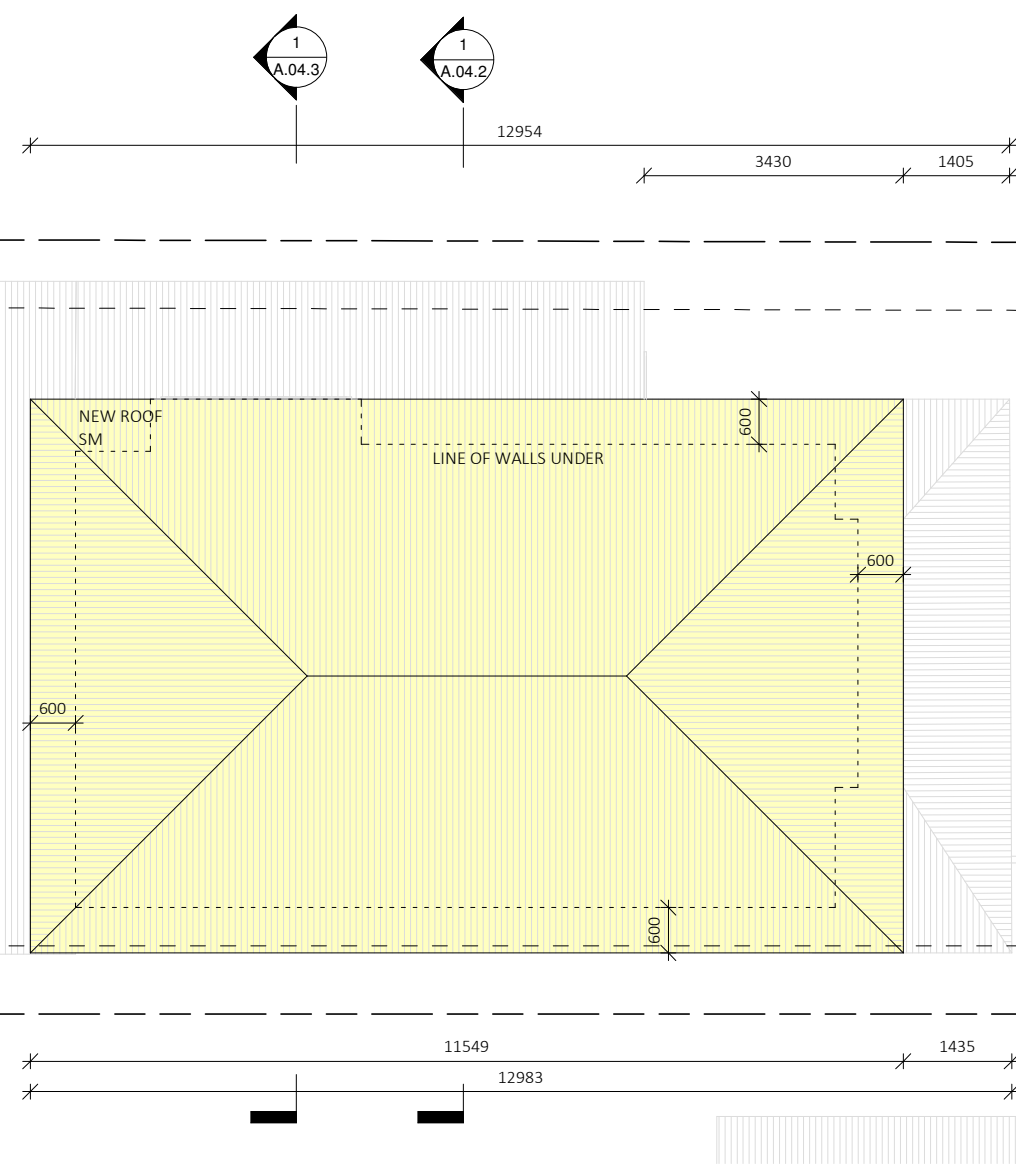
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	www.mileham.com.au REGISTERED ARCHITECT 10030 CONTRACTOR LICENCE 272736C ABN 41 168 183 506		PROJECT ADDRESS 12 HORNING PARADE MANLY VALE NSW 2093	CLIENT JACKSON	DRAWING NAME LEVEL 1	DRAWING NUMBER A.02.2
				SCALE 1 : 100	DATE 11/06/2021	REVISION E



ROOF
1 : 100

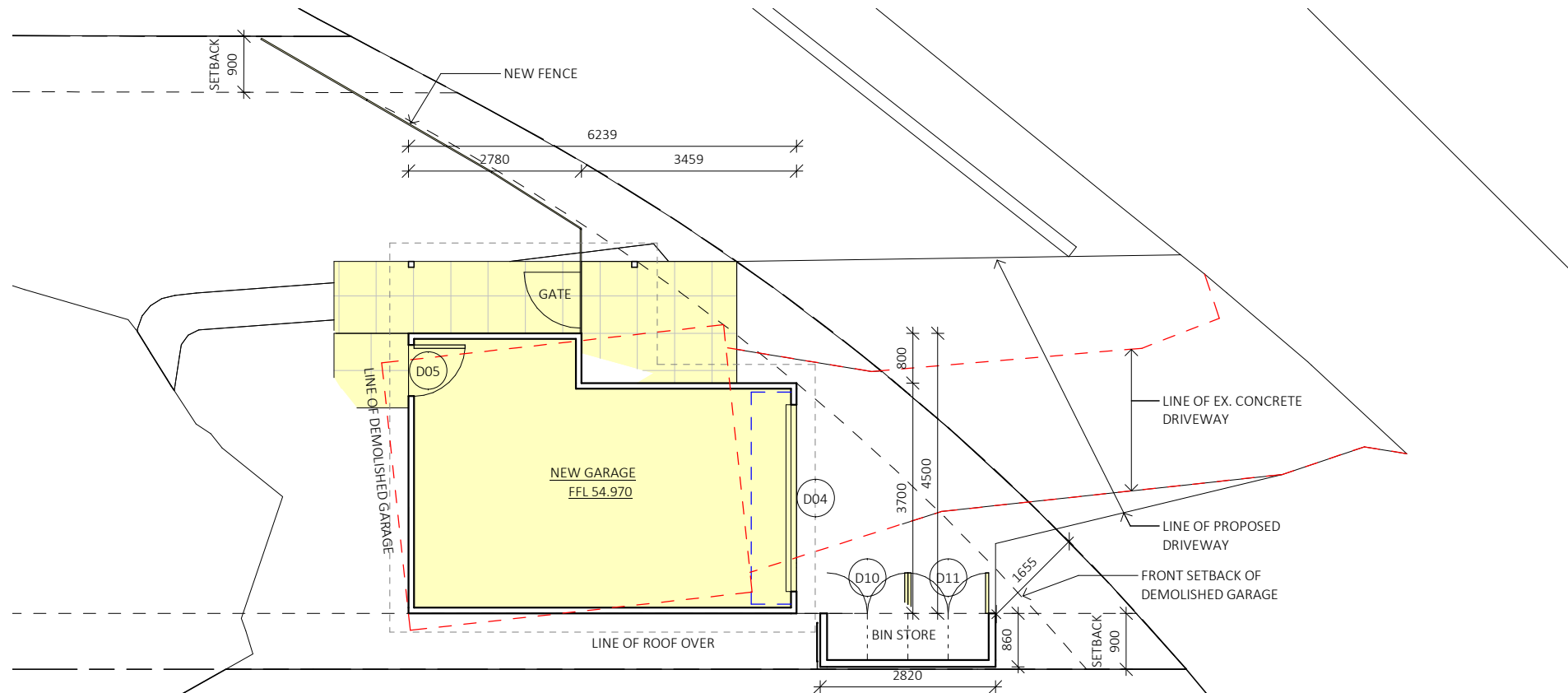
WB PAINTED WEATHERBOARD
SM SHEET METAL ROOFING

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council

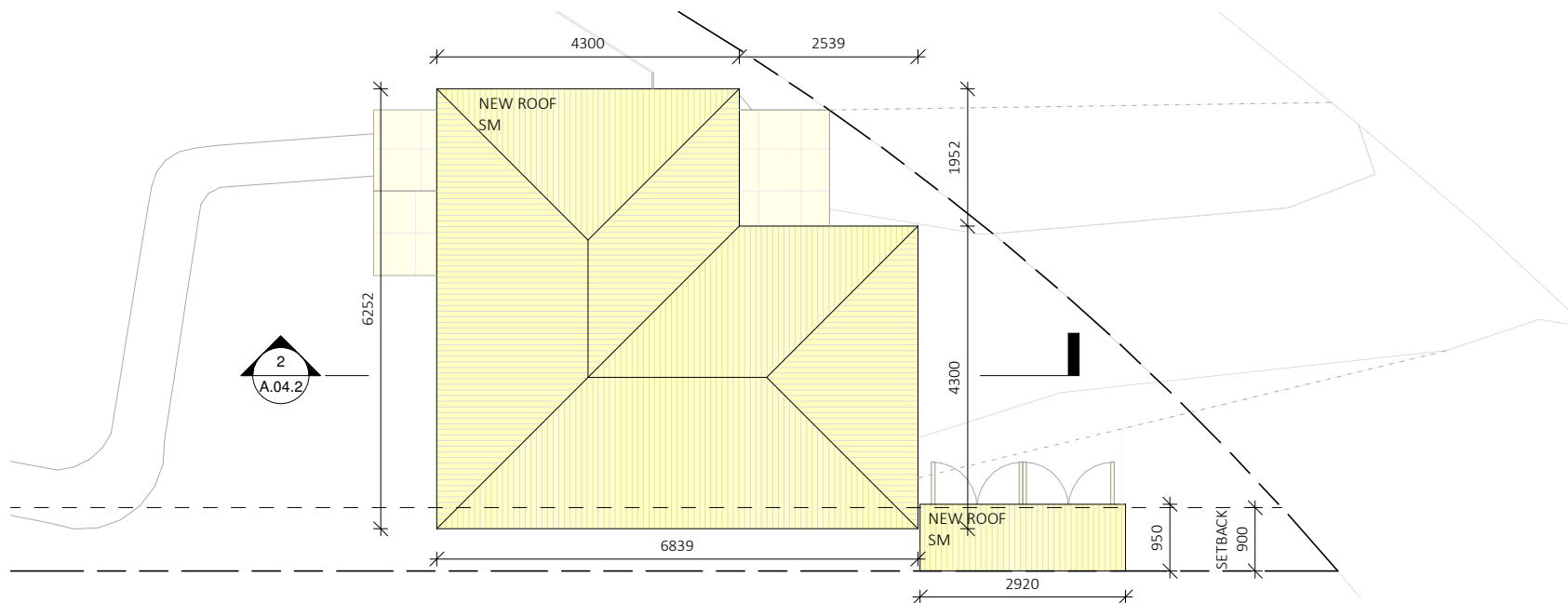
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				SCALE 1 : 100	DATE 11/06/2021	REVISION E



GARAGE - FLOOR PLAN
1 : 100



GARAGE - ROOF
1 : 100

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			SCALE	1 : 100	DATE	11/06/2021	REVISION	D



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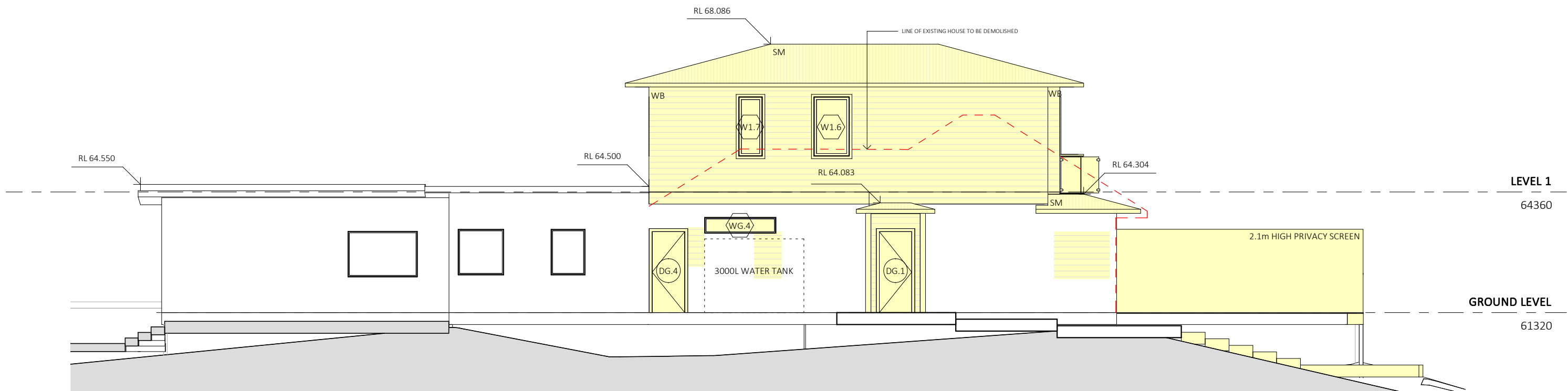
DA2021/1169



NORTH
1 : 100

WB PAINTED WEATHERBOARD
SM SHEET METAL ROOFING

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				SCALE 1 : 100	DATE 11/06/2021	REVISION D



SOUTH
1 : 100

WB PAINTED WEATHERBOARD
SM SHEET METAL ROOFING

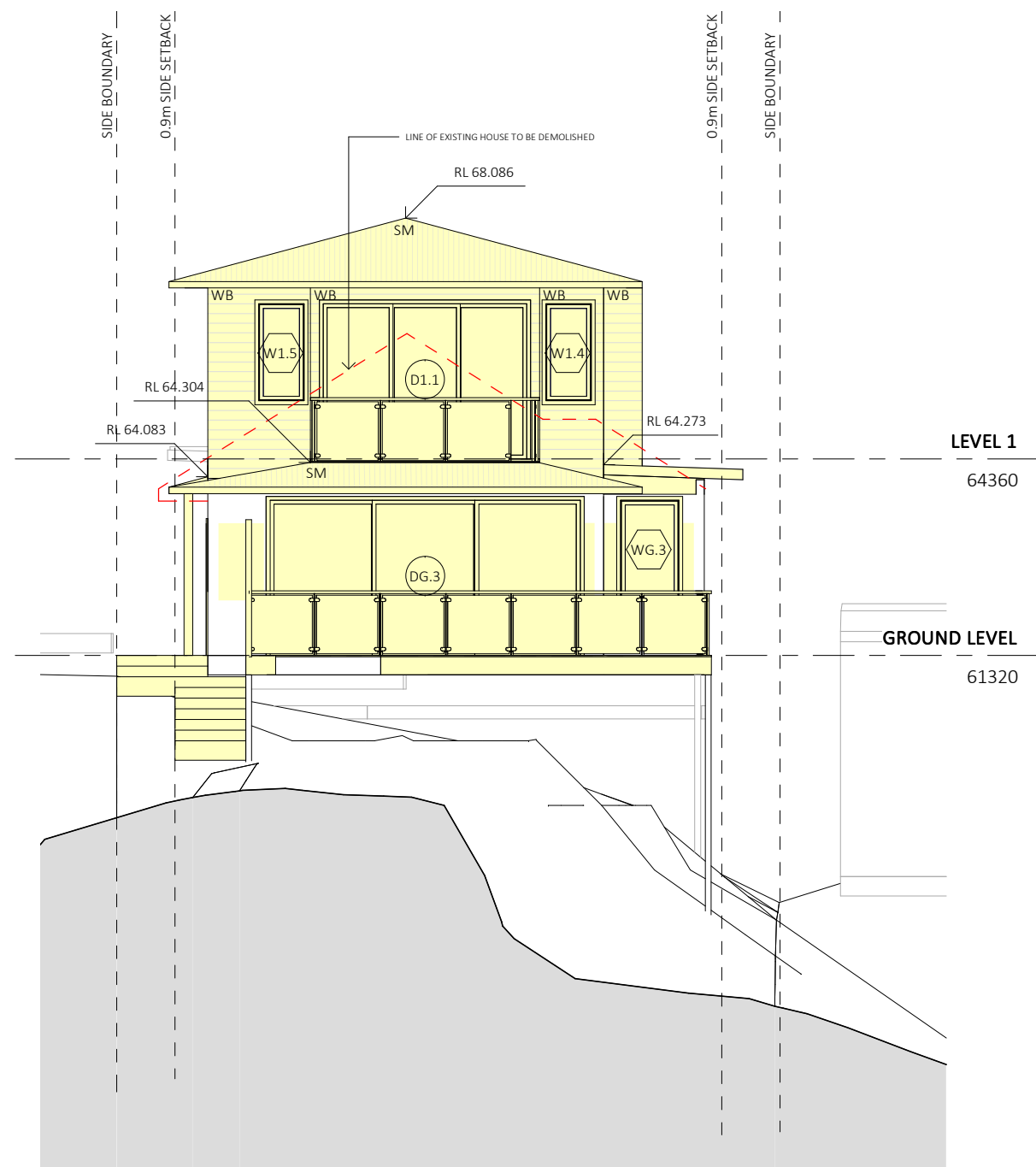


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beaches
council

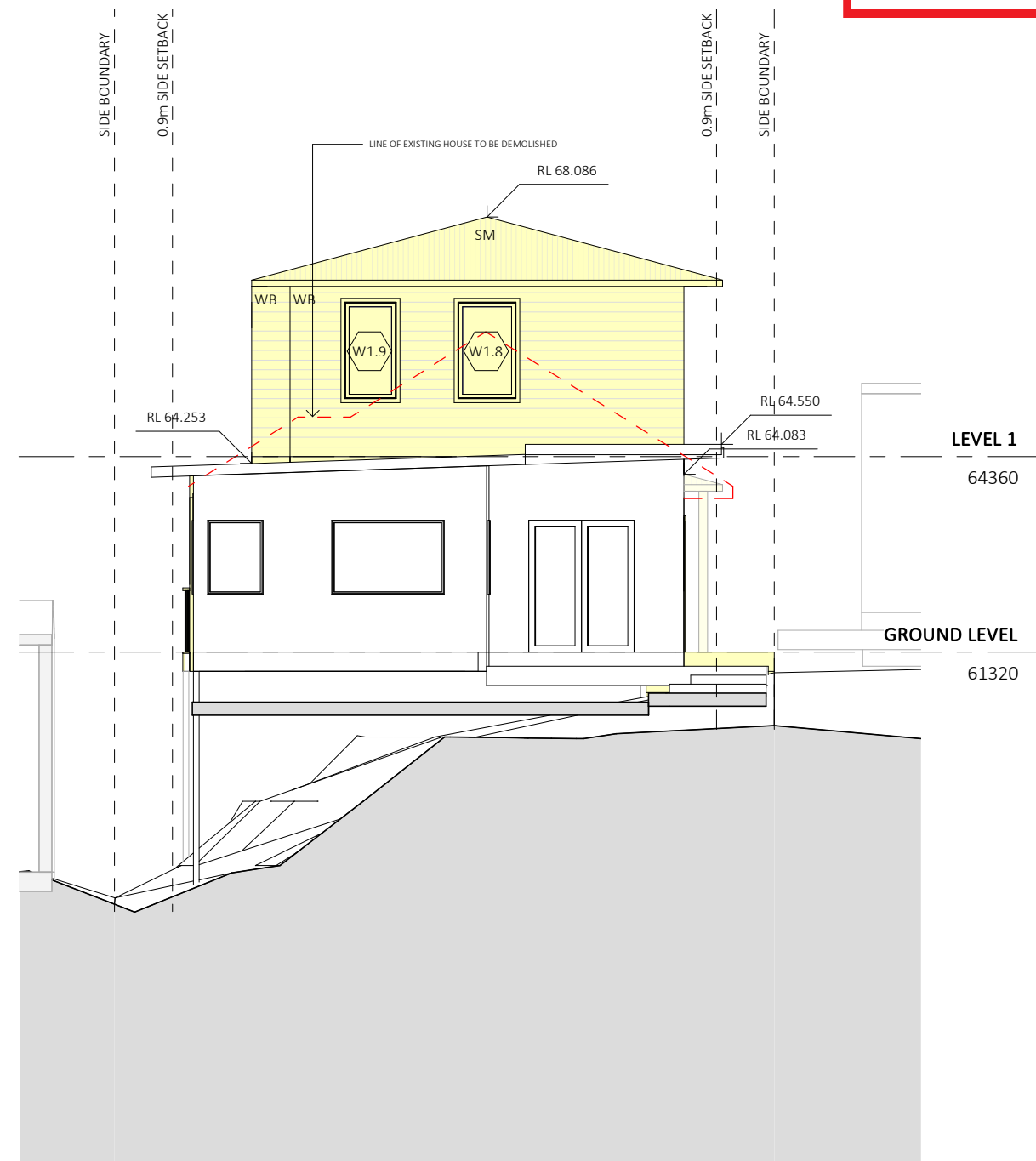
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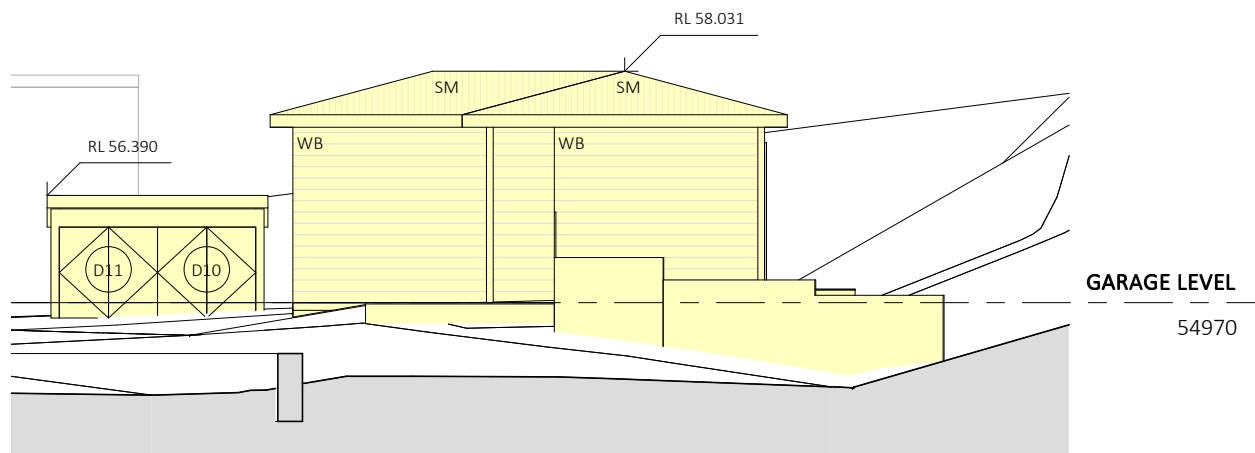
EAST
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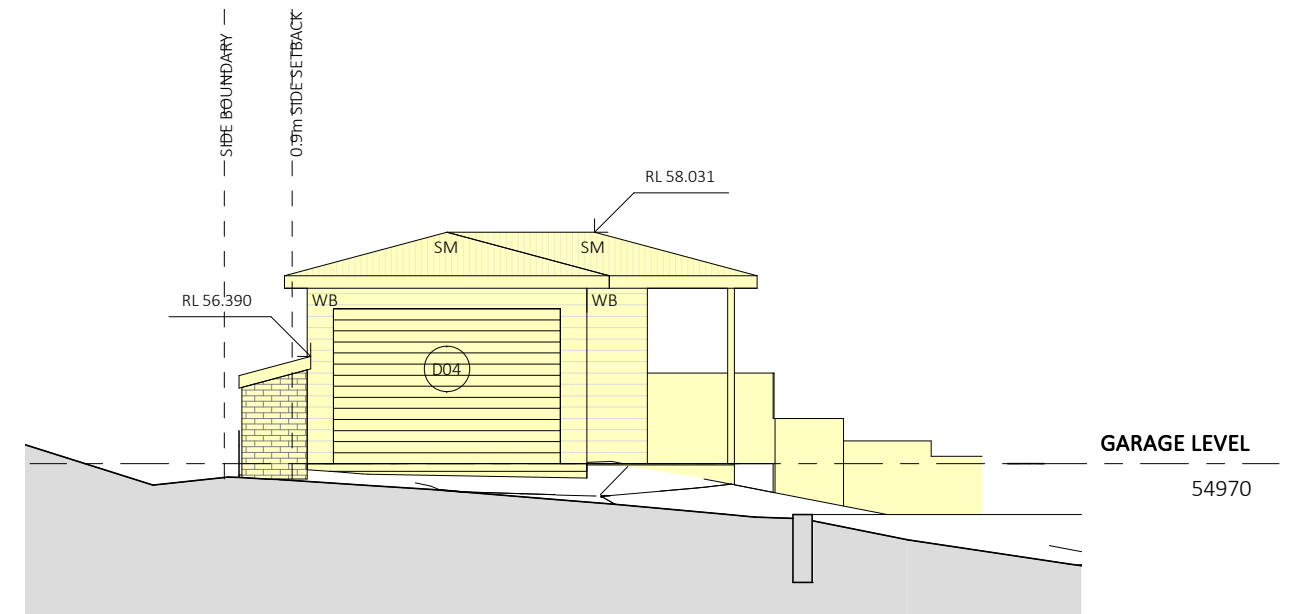
WEST
1 : 100

WB PAINTED WEATHERBOARD
SM SHEET METAL ROOFING

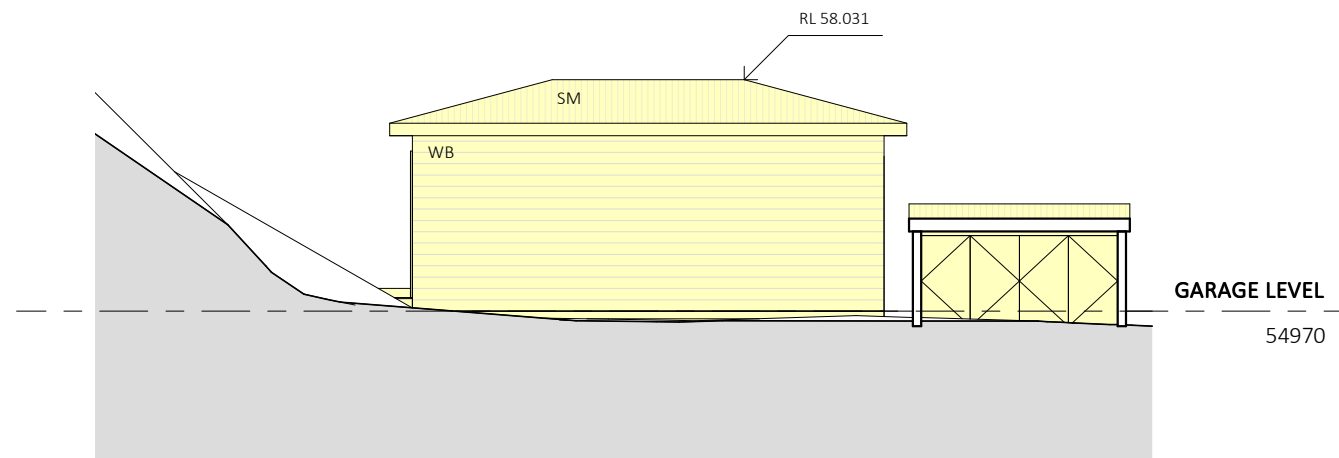
MD&B MILEHAM Design & Build	www.mileham.com.au REGISTERED ARCHITECT 10030 CONTRACTOR LICENCE 272736C ABN 41 168 183 506	PROJECT ADDRESS 12 HORNING PARADE MANLY VALE NSW 2093	CLIENT	JACKSON	DRAWING NAME	EAST & WEST ELEVATION	DRAWING NUMBER	A.03.3
			SCALE	1 : 100	DATE	11/06/2021	REVISION	D



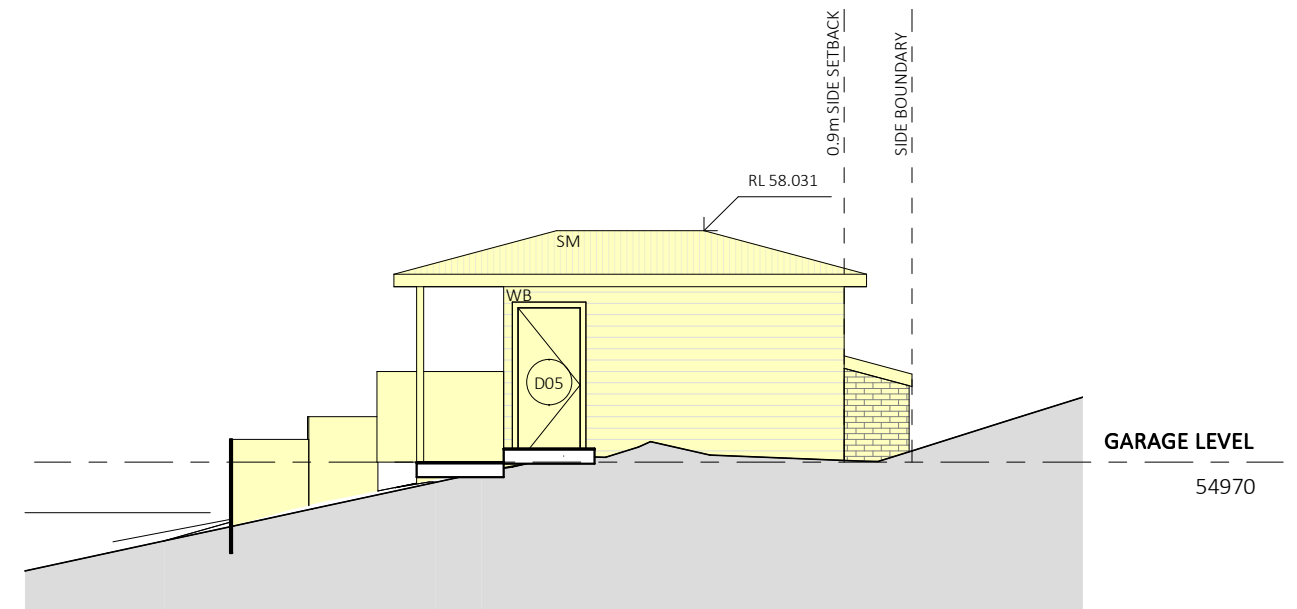
NORTH - GARAGE
1 : 100



EAST - GARAGE
1 : 100



SOUTH - GARAGE
1 : 100



WEST - GARAGE
1 : 100

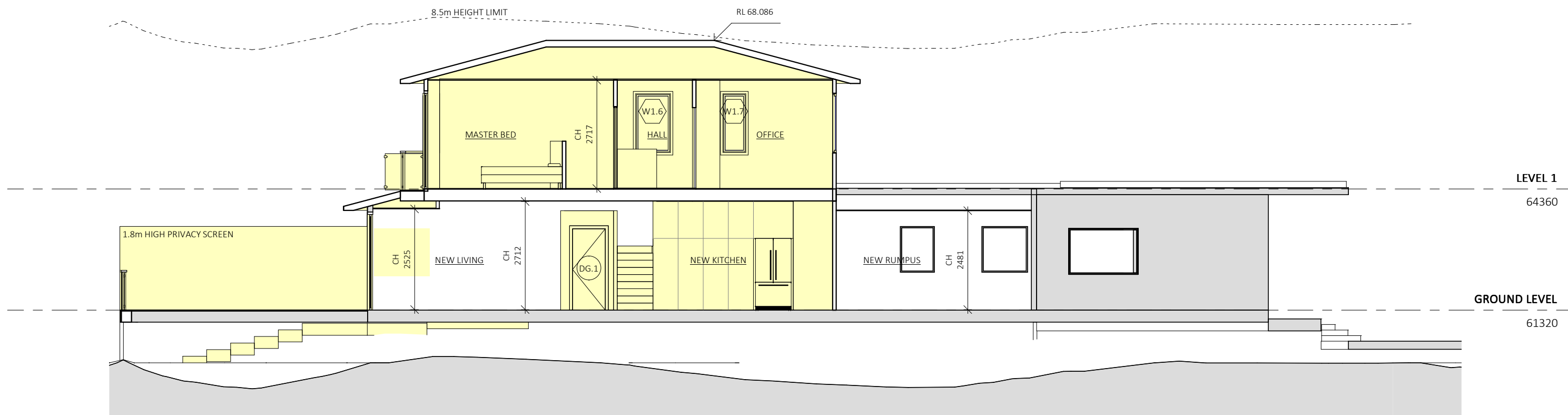
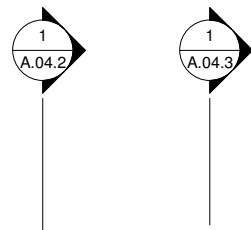
WB PAINTED WEATHERBOARD
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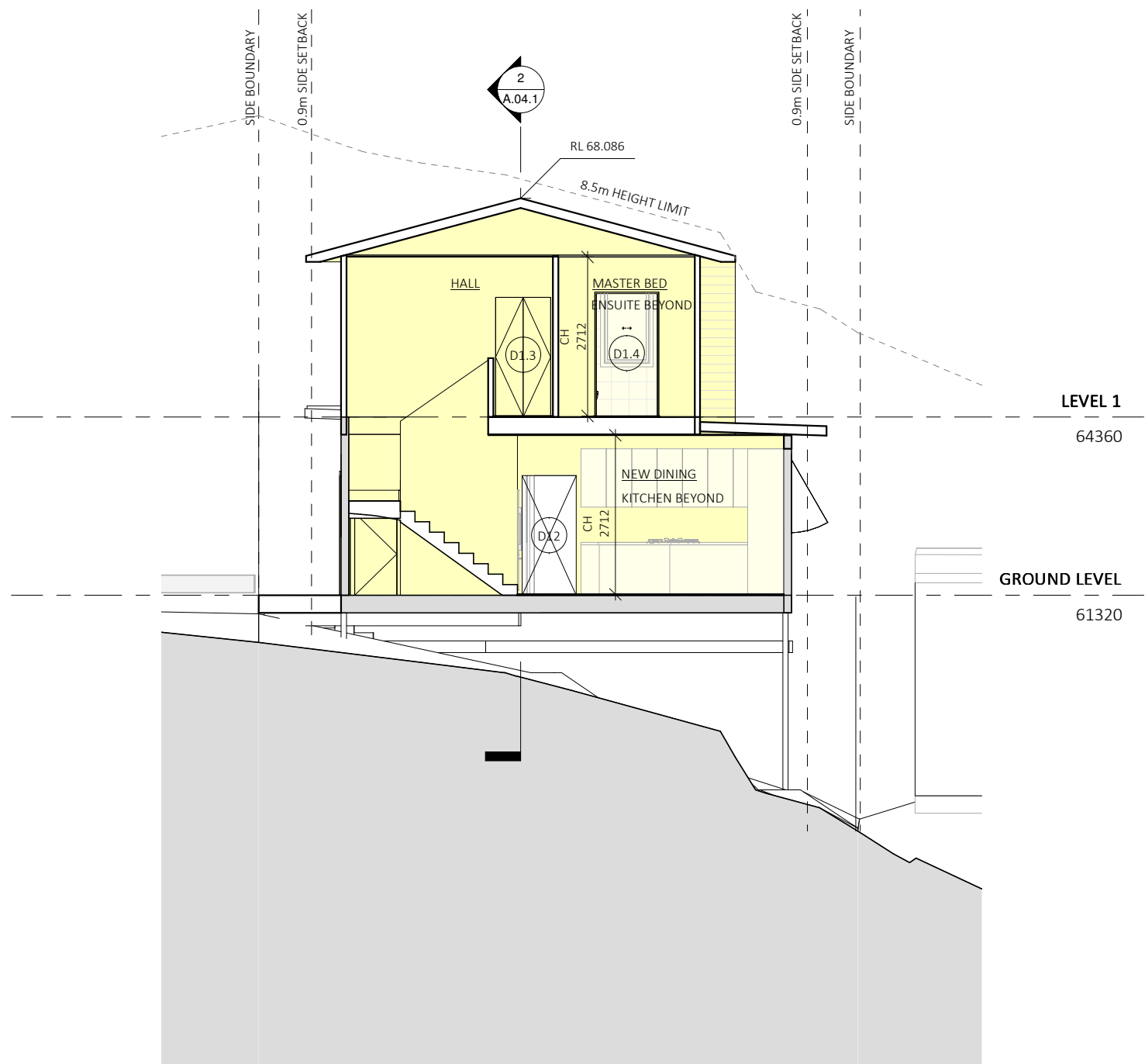
SECTION A
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				SCALE 1 : 100	DATE 11/06/2021	REVISION D

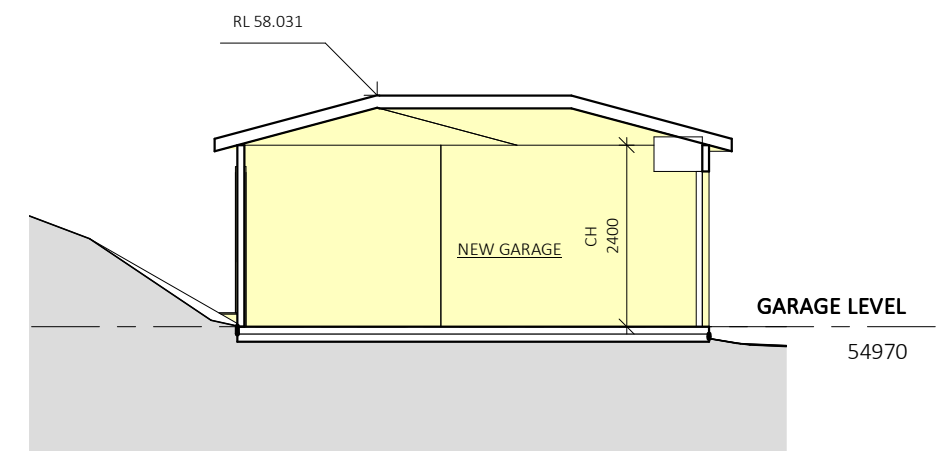


SECTION B
1 : 100

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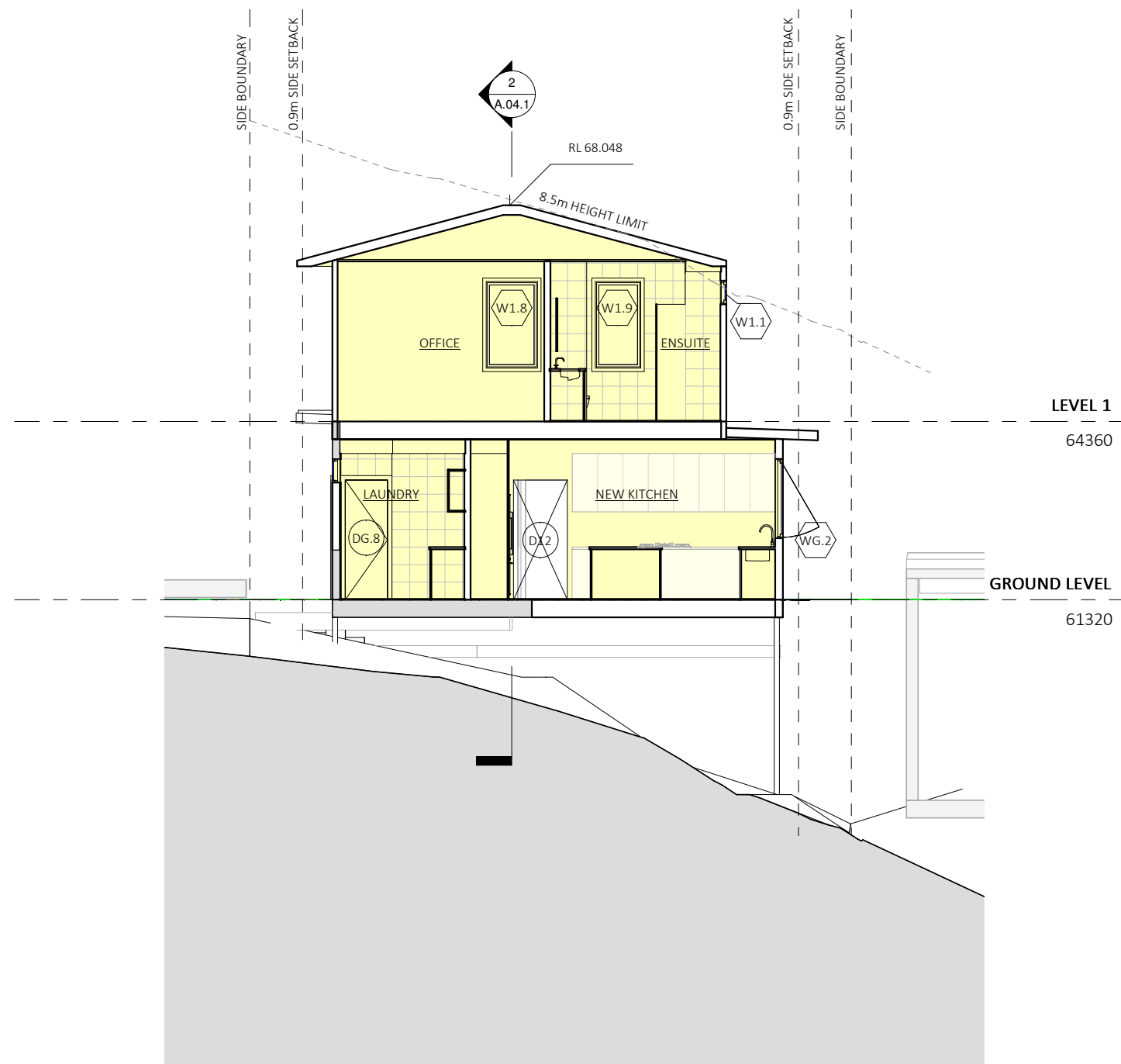
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SECTION C
1 : 100

MD&B MILEHAM Design & Build	www.mileham.com.au REGISTERED ARCHITECT 10030 CONTRACTOR LICENCE 272736C ABN 41 168 183 506		PROJECT ADDRESS 12 HORNING PARADE MANLY VALE NSW 2093	CLIENT	DRAWING NAME	DRAWING NUMBER
				JACKSON	SECTIONS	A.04.2
				SCALE	DATE	REVISION
				1 : 100	11/06/2021	D



SECTION C - MAX BUILDING HEIGHT
1 : 100



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				SCALE	1 : 100	DATE	11/06/2021	REVISION	A

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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	✓	✓	✓
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)				
floor above existing dwelling or building.	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			

Fixtures and systems			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water					
The applicant must install the following hot water system in the development: solar (gas-boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).			✓	✓	✓
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						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type		
					>=750 mm	U-value: 7.63, SHGC: 0.75)		
W1.2	N	1.2	0	0	eave/verandah/ pergola/ balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W1.3	N	1.1	0	0	eave/verandah/ pergola/ balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W1.4	E	1.1	0	0	eave/verandah/ pergola/ balcony >=750 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)		
W1.5	E	1.1	0	0	eave/verandah/ pergola/ balcony >=750 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)		
W1.6	S	1.4	0	0	eave/verandah/ pergola/ balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W1.7	S	0.9	0	0	eave/verandah/ pergola/ balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W1.8	W	1.4	0	0	eave/verandah/ pergola/ balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
DG.1	N	8.9	0	0	eave/verandah/ pergola/ balcony >=750 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)		
DG.2	E	11.5	0	0	eave/verandah/ pergola/ balcony >=750 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)		
D1.1	E	7.6	0	0	eave/verandah/ pergola/ balcony >=750 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)		
W1.9	W	1.2	0	0	eave/verandah/ pergola/ balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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 standard aluminium or timber frames and single clear or toned glass may either match the description, or, 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.								✓	✓
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									
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
WG.1	N	2.4	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WG.2	N	3.6	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WG.3	E	1.4	0	0	external louvre/blind (adjustable)	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)			
WG.4	S	0.72	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W1.1	N	1	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

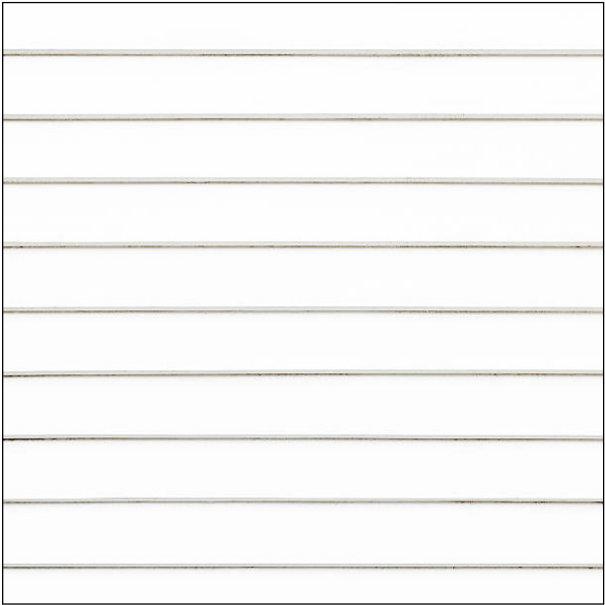


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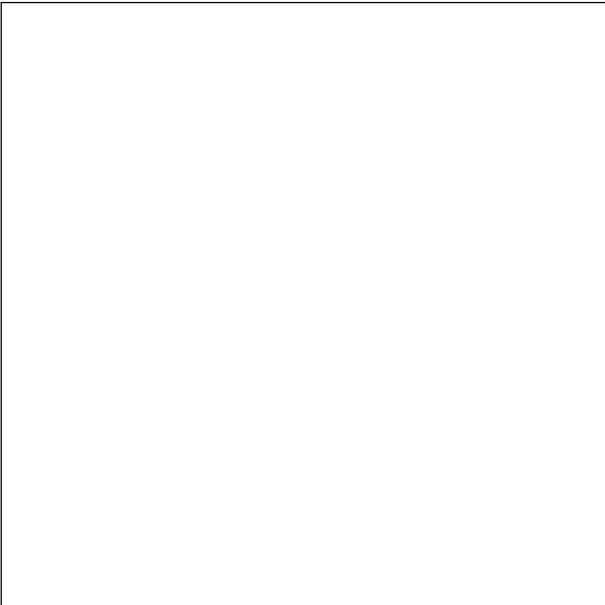
	www.mileham.com.au REGISTERED ARCHITECT 10030 CONTRACTOR LICENCE 272736C ABN 41 168 183 506	PROJECT ADDRESS 12 HORNING PARADE MANLY VALE NSW 2093	CLIENT JACKSON	DRAWING NAME BASIX	DRAWING NUMBER A.06.1
			SCALE	DATE 11/06/2021	REVISION A



EXTERNAL WALLS
WHITE WEATHERBOARD IN HORIZONTAL PROFILE



ROOFING
COLOURBOND SHEETING
COLOUR LIGHT-MID GREY OR SIMILAR




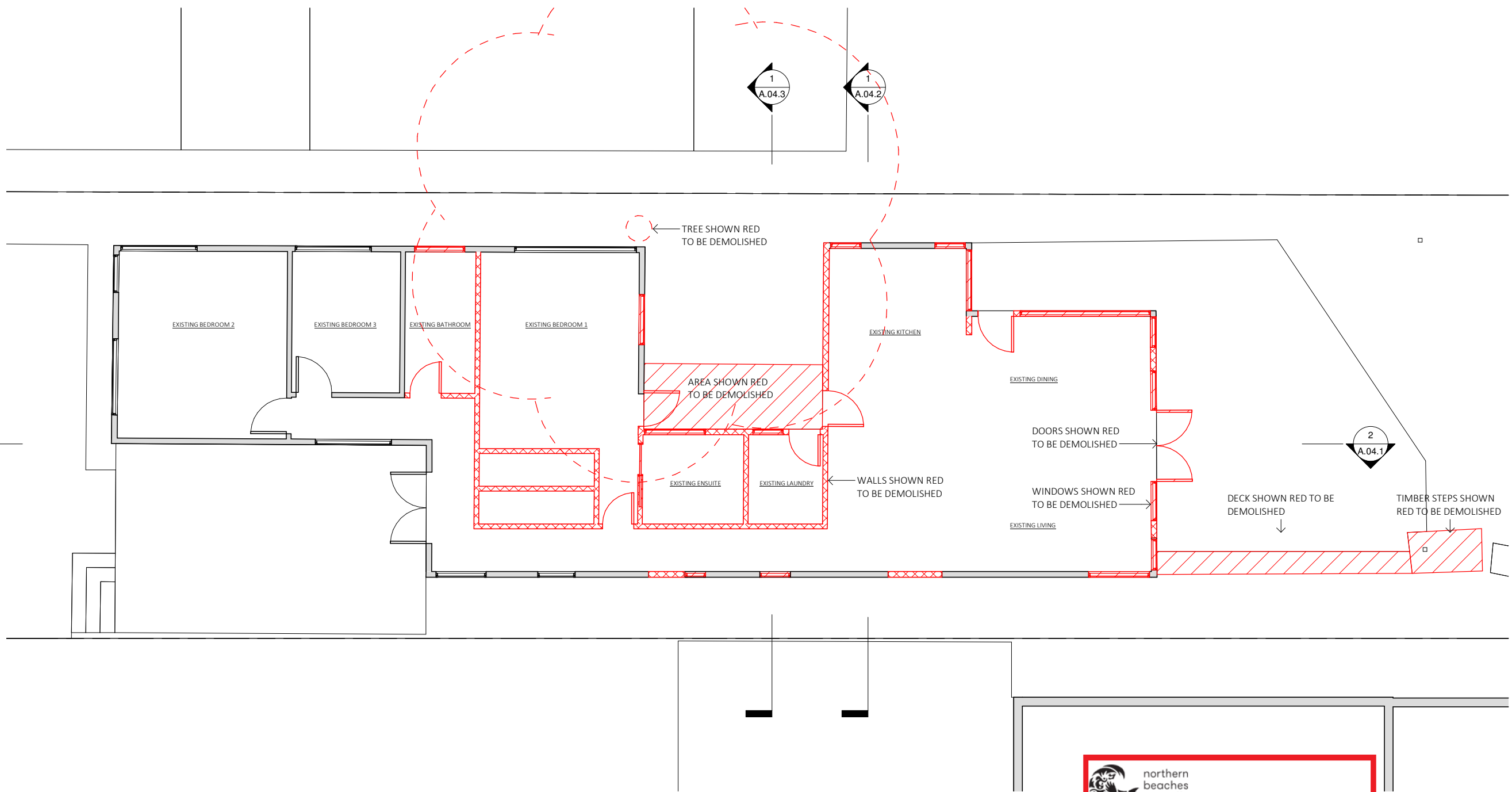
EXTERNAL WINDOWS AND DOOR FINISHES
ALUMINIUM FRAME
WHITE TRIM

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				JACKSON	EXTERNAL FINISHES	A.06.2
				SCALE	DATE	REVISION
					11/06/2021	A

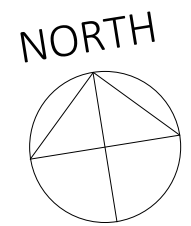



DEMOLITION GROUND LEVEL
1 : 100

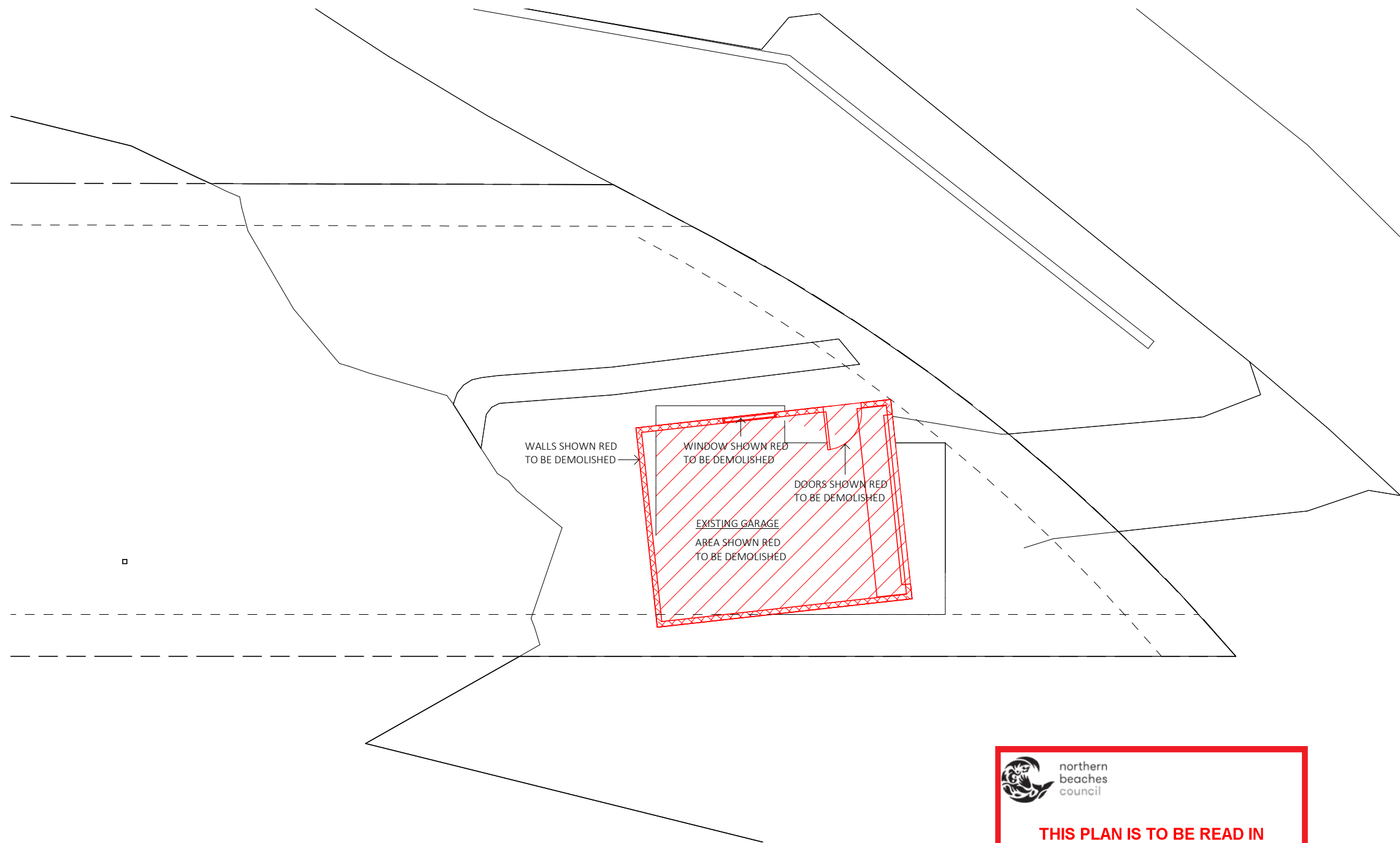
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				SCALE 1 : 100	DATE 11/06/2021	REVISION C



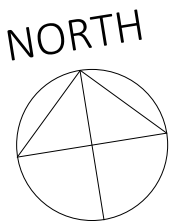
DEMOLITION GARAGE LEVEL
1 : 100




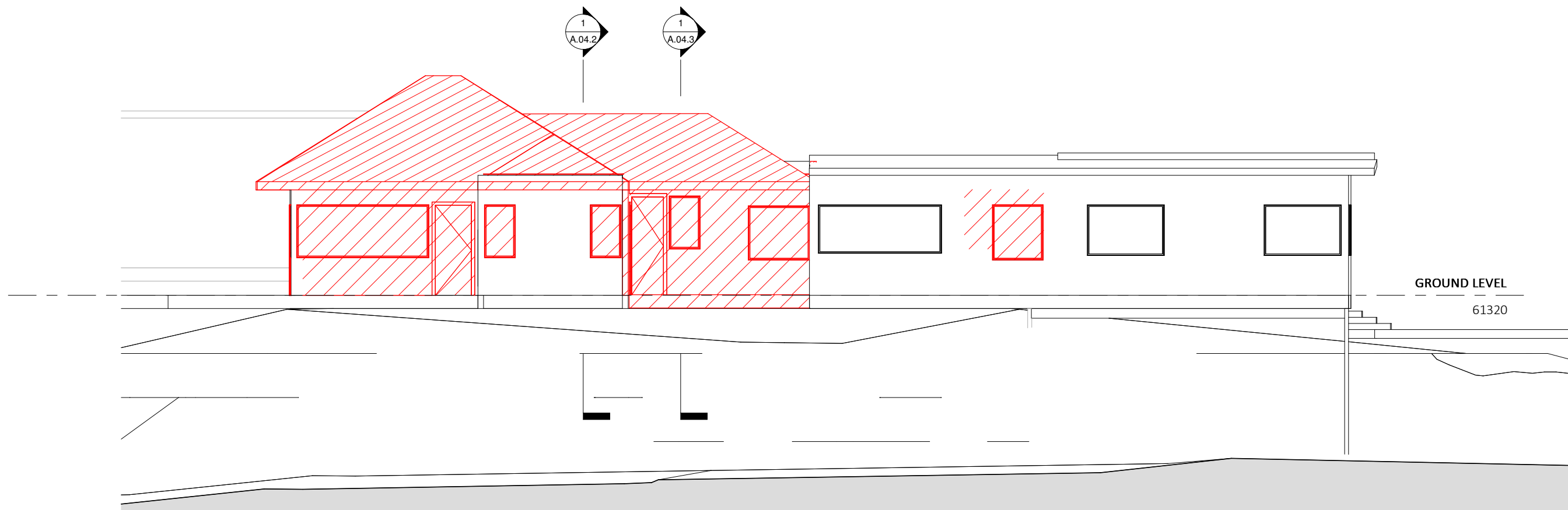
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	www.mileham.com.au REGISTERED ARCHITECT 10030 CONTRACTOR LICENCE 272736C ABN 41 168 183 506		PROJECT ADDRESS 12 HORNING PARADE MANLY VALE NSW 2093	CLIENT JACKSON	DRAWING NAME DEMO GARAGE LEVEL	DRAWING NUMBER D.02.4
				SCALE 1 : 100	DATE 11/06/2021	REVISION C



DEMOLITION ELEVATION NORTH
1 : 100

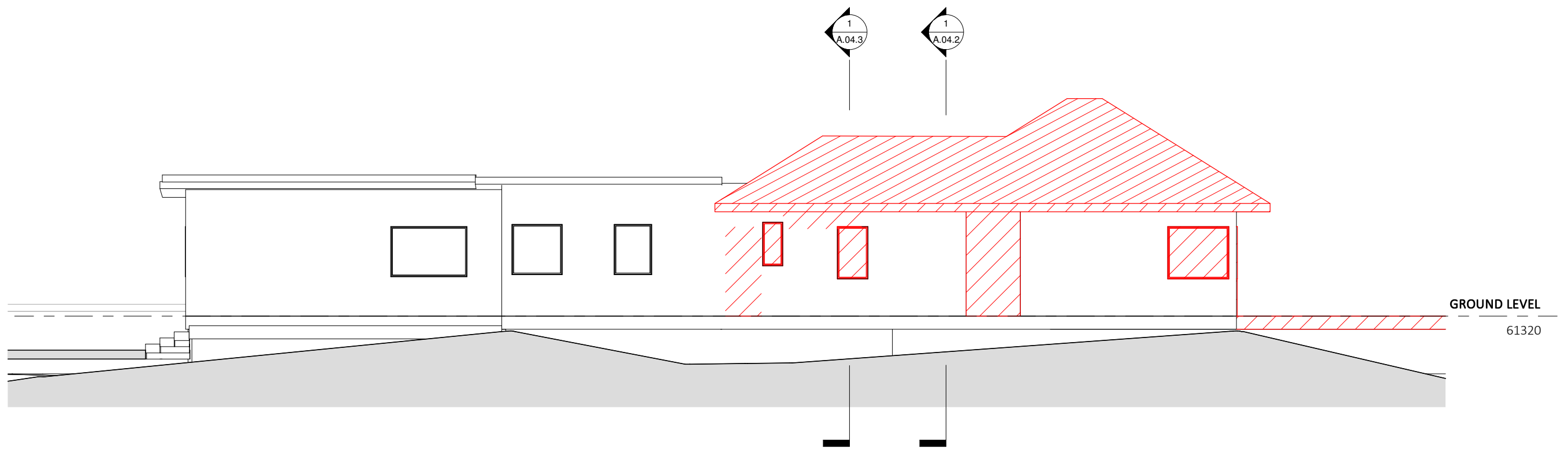


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				<div>SCALE</div> <div>1 : 100</div>	<div>DATE</div> <div>11/06/2021</div>	<div>REVISION</div> <div>A</div>



DEMOLITION ELEVATION SOUTH
1 : 100



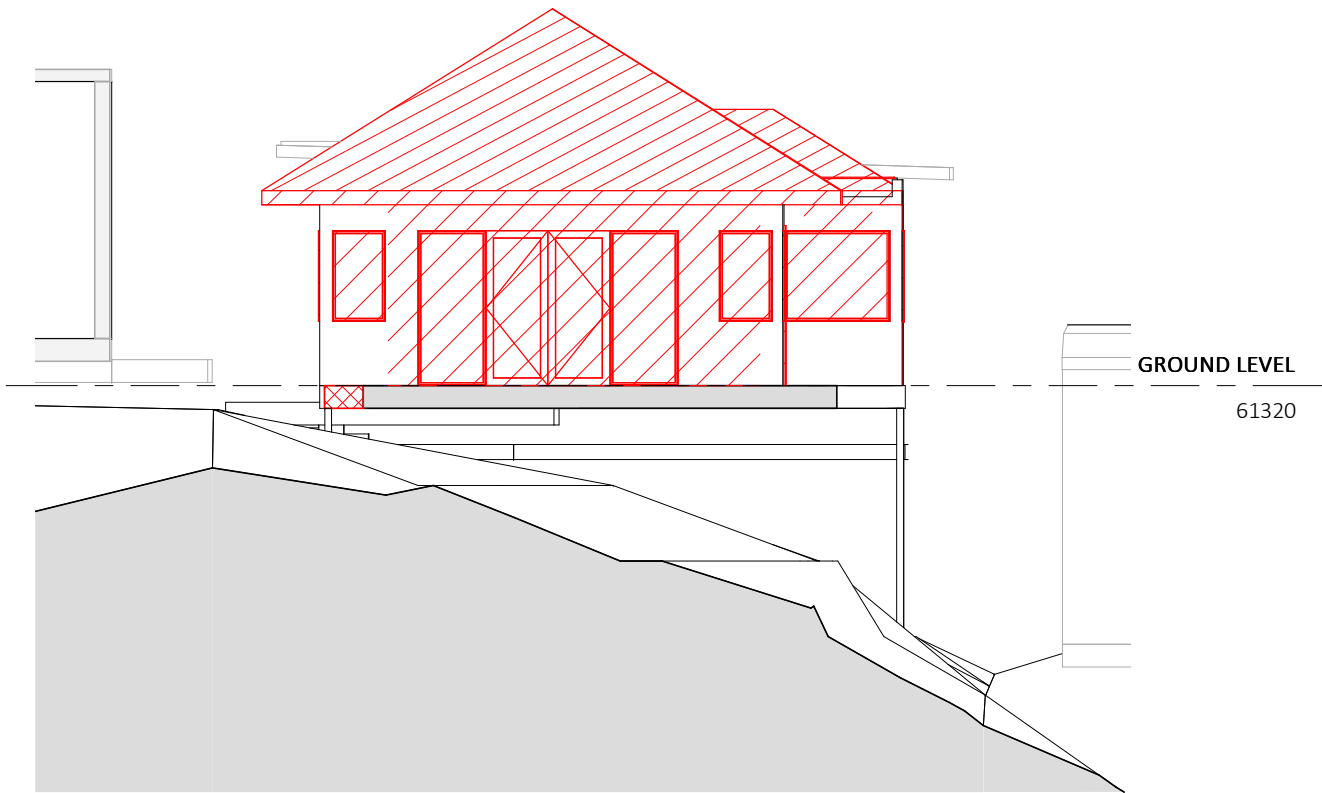
MD&B MILEHAM Design & Build	www.mileham.com.au REGISTERED ARCHITECT 10030 CONTRACTOR LICENCE 272736C ABN 41 168 183 506		PROJECT ADDRESS 12 HORNING PARADE MANLY VALE NSW 2093	CLIENT	JACKSON	DRAWING NAME	DEMOLITION ELEVATION SOUTH	DRAWING NUMBER	D.03.2
				SCALE	1 : 100	DATE	11/06/2021	REVISION	Approver



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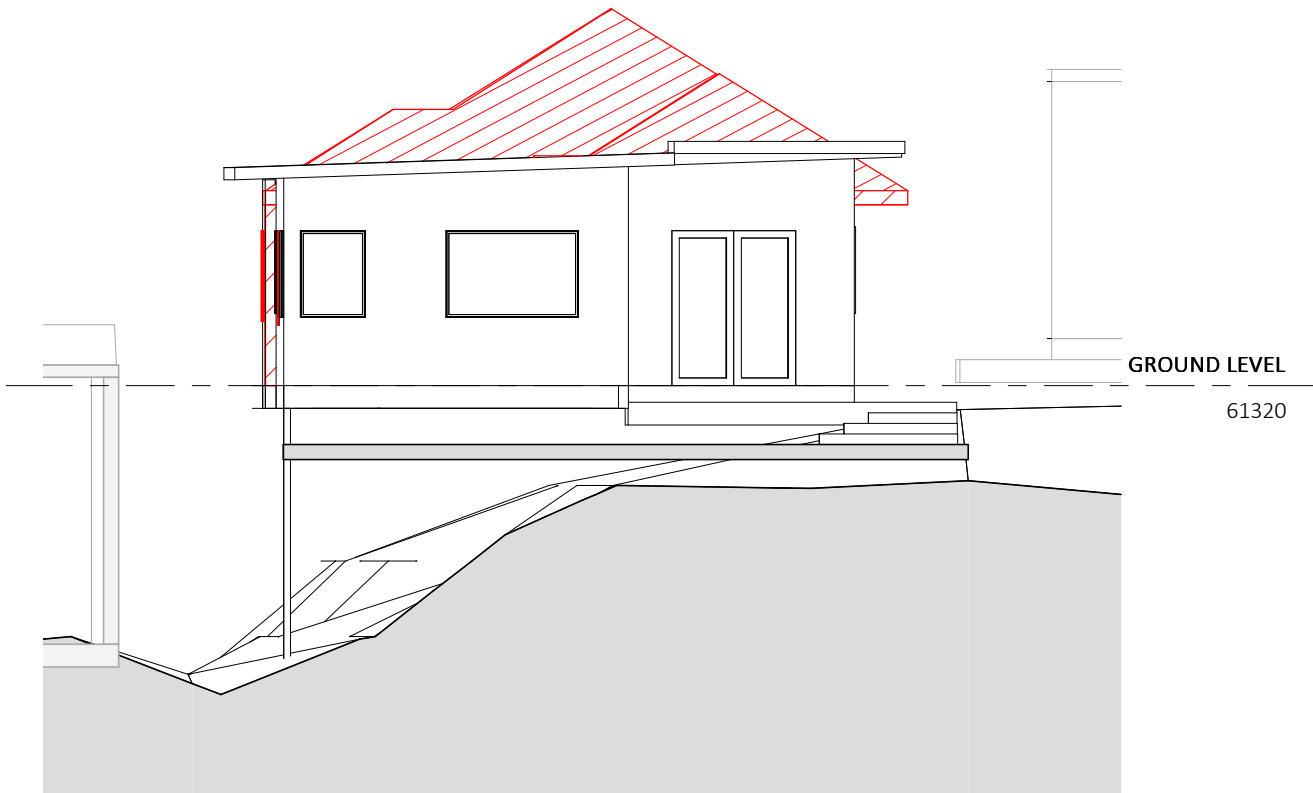
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DEMOLITION ELEVATION EAST

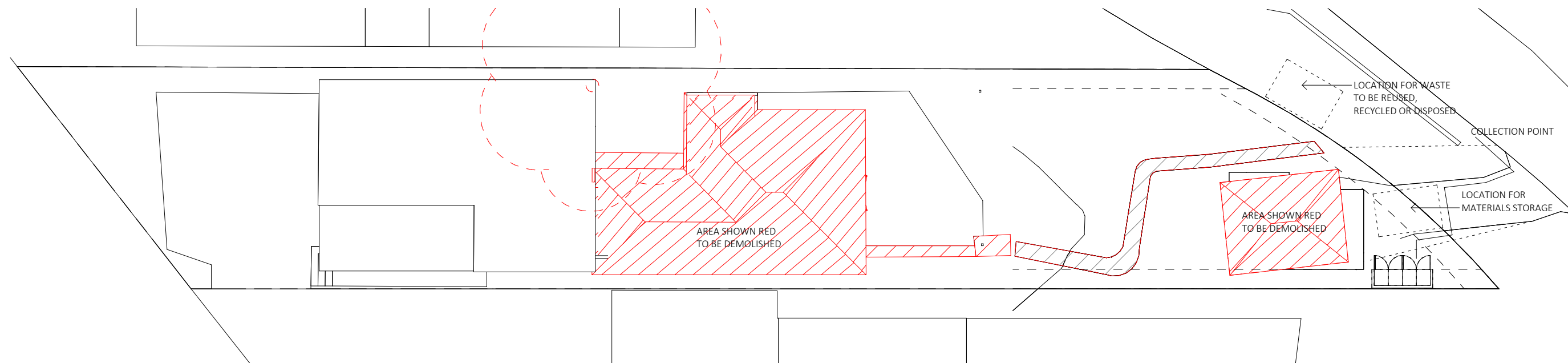
1 : 100



DEMOLITION ELEVATION WEST

1 : 100

<div><div>MD&B</div><div>MILEHAM Design & Build</div></div>	<div>www.mileham.com.au</div> <div>REGISTERED ARCHITECT 10030</div> <div>CONTRACTOR LICENCE 272736C</div> <div>ABN 41 168 183 506</div>		<div>PROJECT ADDRESS</div> <div>12 HORNING PARADE</div> <div>MANLY VALE NSW 2093</div>	<div>CLIENT</div> <div>JACKSON</div>	<div>DRAWING NAME</div> <div>DEMO ELEVATIONS E & W</div>	<div>DRAWING NUMBER</div> <div>D.03.3</div>
				<div>SCALE</div> <div>1 : 100</div>	<div>DATE</div> <div>11/06/2021</div>	<div>REVISION</div> <div>A</div>




WASTE MANAGEMENT SITE PLAN
1 : 200

 northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2021/1169

	www.mileham.com.au REGISTERED ARCHITECT 10030 CONTRACTOR LICENCE 272736C ABN 41 168 183 506		PROJECT ADDRESS 12 HORNING PARADE MANLY VALE NSW 2093	CLIENT JACKSON	DRAWING NAME WM SITE PLAN	DRAWING NUMBER W.01.1
				SCALE 1 : 200	DATE 11/06/2021	REVISION Approver