

SCHEDULE OF EXTERNAL FINISHES



TIMBER / FC CLADDING (TC/FC)



CORRUGATED COLOURBOND ROOF (SR)



TIMBER WINDOWS/DOORS & DETAILS

PAGE	DRAWING	DATE	REVISION
DA 1	1:200 SITE PLAN / SITE ANALYSIS	SEP 2025	REV A
DA 2	1:100 GROUND FLOOR PLAN	SEP 2025	REV A
DA 3	1:100 WEST AND SOUTH ELEVATIONS	JUNE 2025	DA ISSUE
DA 4	1:100 EAST AND NORTH ELEVATIONS	JUNE 2025	DA ISSUE
DA 5	1:100 STUDIO PLAN AND ELEVATIONS	JUNE 2025	DA ISSUE
DA 6	1:100 SECTION AA	JUNE 2025	DA ISSUE
DA 7	1:200 EROSION AND SEDIMENT CONTROL PLAN / WASTE MANAGEMENT PLAN	JUNE 2025	DA ISSUE
DA 8	1:200 LANDSCAPE & PRIVATE OPEN SPACE CALCULATIONS	JUNE 2025	DA ISSUE
DA9	SHADOW DIAGRAMS	JUNE 2025	DA ISSUE

BASIX (MINIMUM REQUIREMENTS)

FIXTURES & SYSTEMS :
- LED or Fluorescent lighting to min >40% new or altered light fixtures
- Showers : 3", Taps : 3", Toilets 3"

THERMAL PERFORMANCE SPECIFICATIONS

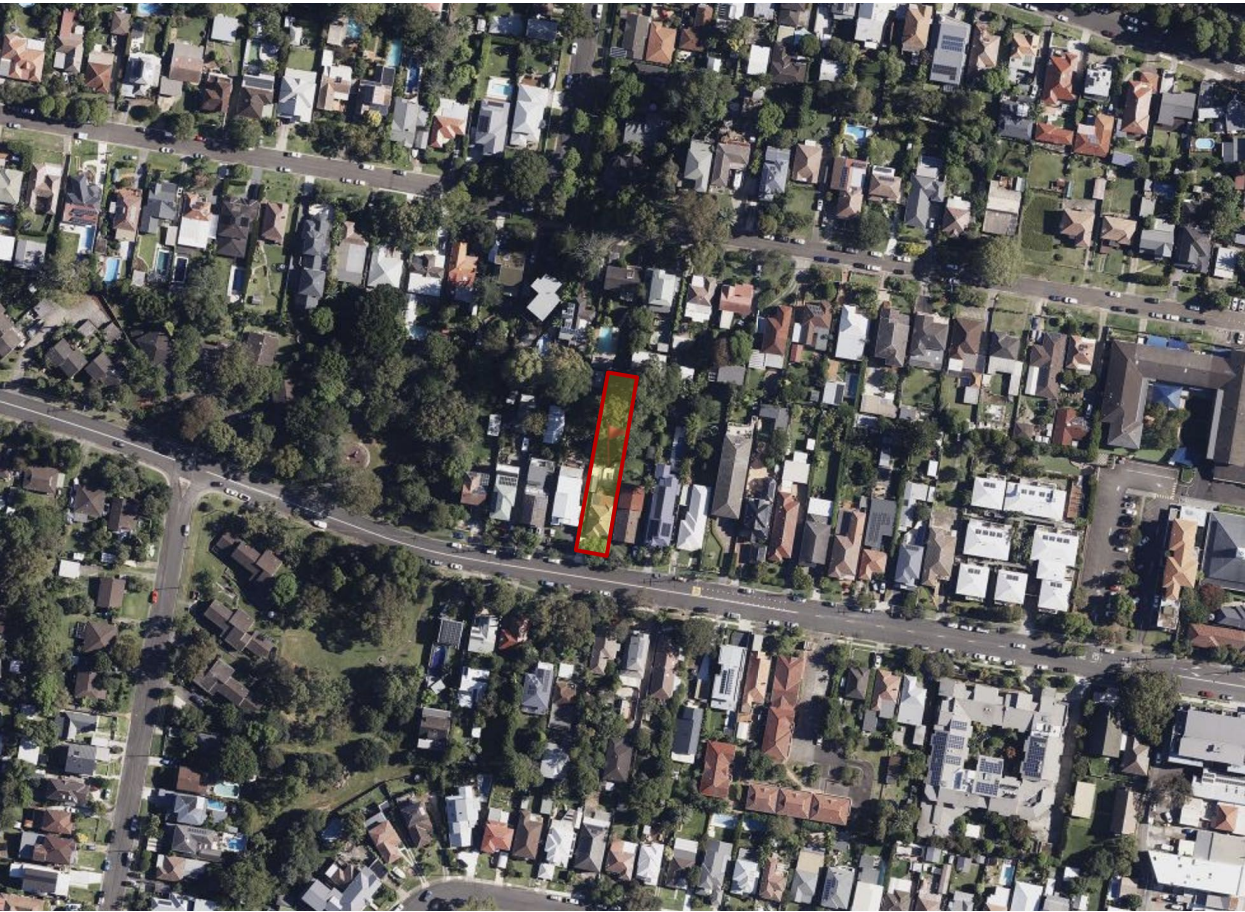
Glazing

Timber, single clear, (U-value: 5.71, SHGC: 0.66) for all windows/doors.

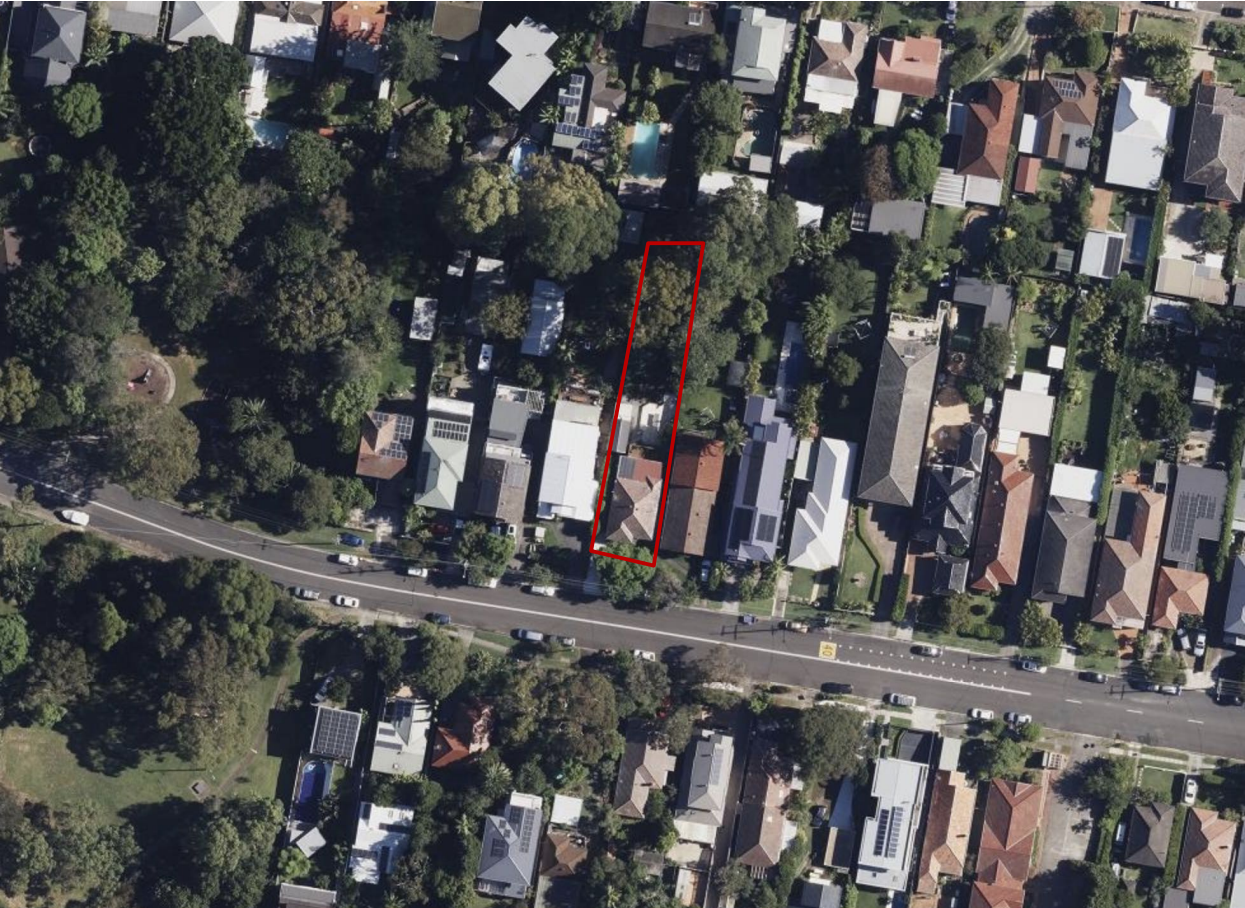
External Wall
Framed (weatherboard, fibro, metal clad), R1.30 (or R1.70 including construction).

Internal Floor
Suspended floor with enclosed subfloor: framed (R0.7), R0.60 (down) (or R1.30 including construction).
Concrete slab on ground floor with in-slab heating system, R1.00 (slab edge), in-slab heating system.

Flat ceiling Pitched Roof
Raked ceiling, pitched/skillion roof: framed, ceiling: R2.24 (up), roof: foil backed blanket (55 mm), medium (solar absorptance 0.475 - 0.70).



CONTEXT



SITE

NOTES

FINISHES LEGEND

SR STEEL ROOFING
TC TIMBER CLADDING
HW HARDWOOD
TD HARDWOOD DECKING
S PAINTED STEEL MEMBERS
B-X EXISTING BRICK
S-X EXISTING STONE

GENERAL :

- EXISTING STRUCTURES TO BE DEMOLISHED SHOWN DOTTED RED
- ALL LEVELS IN ACCORDANCE WITH AHD
- ALL BUILDING WORK IN ACCORDANCE WITH BCA, COUNCIL CODES AND ALL RELEVANT AUSTRALIAN STANDARDS, INCLUDING, BUT NOT LIMITED TO :
- AS 1684 - LIGHT TIMBER FRAMING CODE
- AS 2047 - 1999 - SELECTION AND INSTALLATION OF WINDOWS
- AS 2870 -1996 - RESIDENTIAL SLABS AND FOOTINGS
- AS/NZS 3000 - 2007 - WIRING RULES
- AS/NZS 3500.5:2000 - PLUMBING AND DRAINAGE
- AS 3660.1 - 2000 - TERMITE MANAGEMENT
- AS 3700-2001 - MASONRY STRUCTURES
- AS 3740 - WATERPROOFING OF WET AREAS
- AS 4014-1999 SOLID FUEL BURNING FIREPLACES
- AS 4100 - 1996 - STEEL STRUCTURES

SITE INFORMATION :
- LOT 25 in D.P. 7568
- SITE AREA : 858.5 m2
- NORTHERN BEACHES COUNCIL
- ZONING R2 - LOW DENSITY RESIDENTIAL

REVISION ISSUE A

		REVISION	DATE	DESCRIPTION	BY	INCIDENTAL ARCHITECTURE THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS. DO NOT SCALE OFF DRAWINGS. PRECEDENCE IS TO BE GIVEN TO WRITTEN DIMENSIONS, VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION REPORT ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY COPYRIGHT OF THIS DRAWING IS VESTED WITH THE ARCHITECT	Suite 1/6 Waratah St, Mona Vale NSW 2103 p : 8916 7357 e : info@incidentalarchitecture.com.au Nominated Architect: Matthew Elkan NSW Reg # 6821	project	MILLEN TARENTO HOUSE 38 KING STREET, MANLY VALE <i>On the land of the Gadigal people</i>	DATE	SEP 2025	DA C
								drawing	COVER SHEET & GENERAL NOTES	SCALE	NTS	

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Flat ceiling Pitched Roof

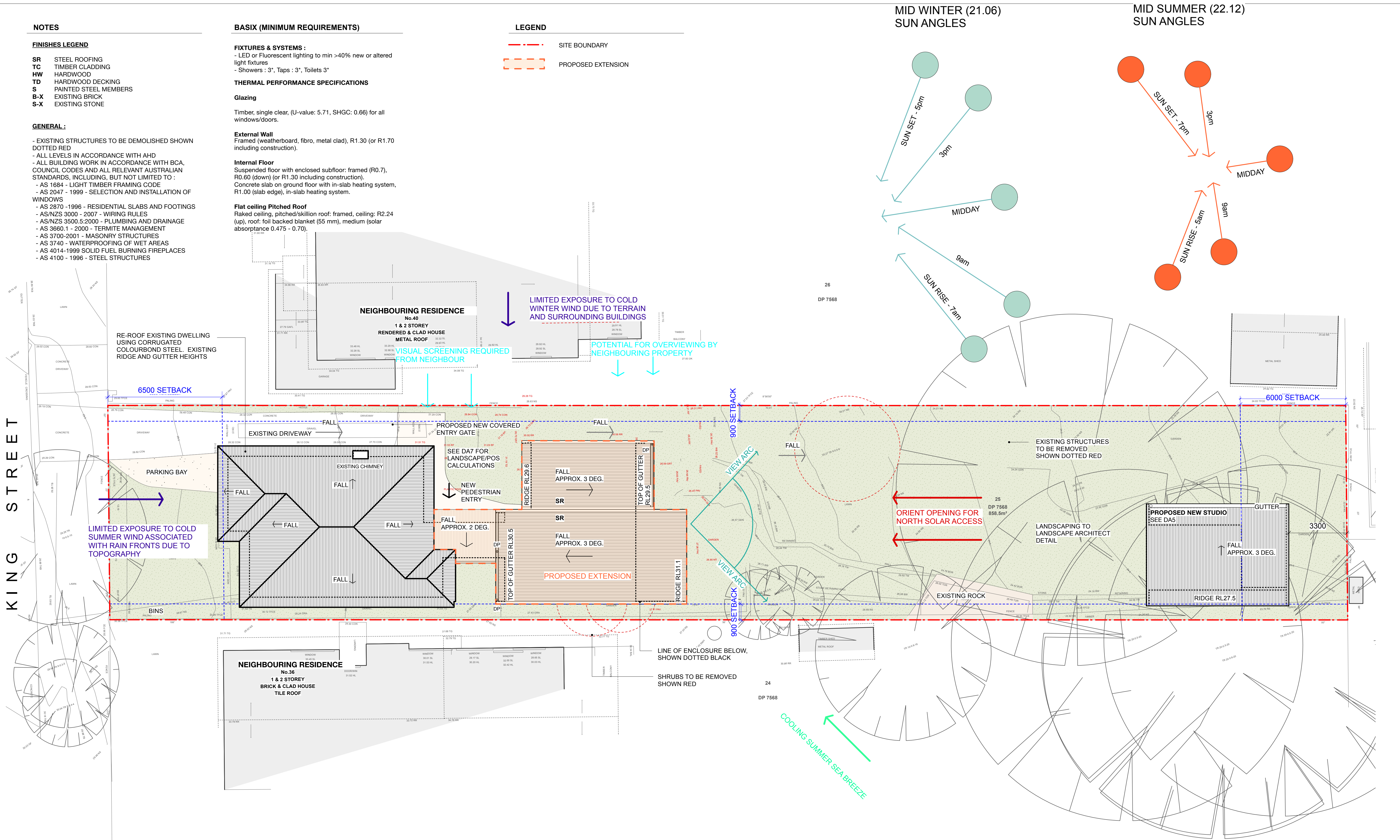
Raked ceiling, pitched/skillion roof: framed, ceiling: R2.24 (up), roof: foil backed blanket (55 mm), medium (solar absorptance 0.475 - 0.70).

LEGEND

- SITE BOUNDARY
- PROPOSED EXTENSION

MID WINTER (21.06)
SUN ANGLES

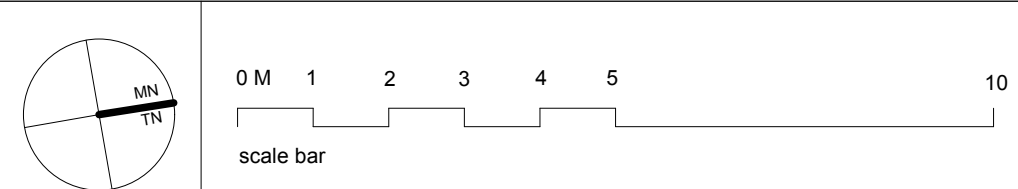
MID SUMMER (22.12)
SUN ANGLES



DA1 - 01 SITE PLAN / SITE ANALYSIS 1:200

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REVISION ISSUE A



REVISION	DATE	DESCRIPTION
A	01.09.2025	NEW GRAVEL/FLAGGING PARKING BAY: HIGHLIGHTED EXISTING RL'S TO DEMONSTRATE PARKING COMPLIANCE.

BY
HC

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ARCHITECTURE

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p : 8916 7357 e : info@incidentalarchitecture.com.au
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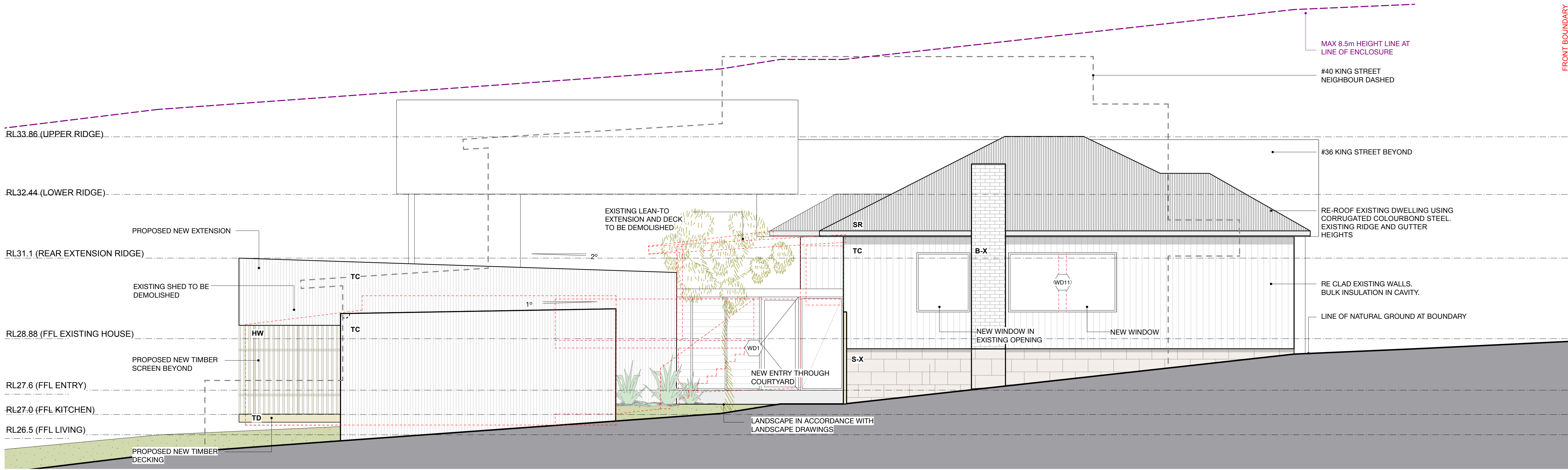
PROJECT: MILLEN TARENTO HOUSE
38 KING STREET, MANLY VALE
On the land of the Gadigal people

DRAWING: SITE PLAN / SITE ANALYSIS

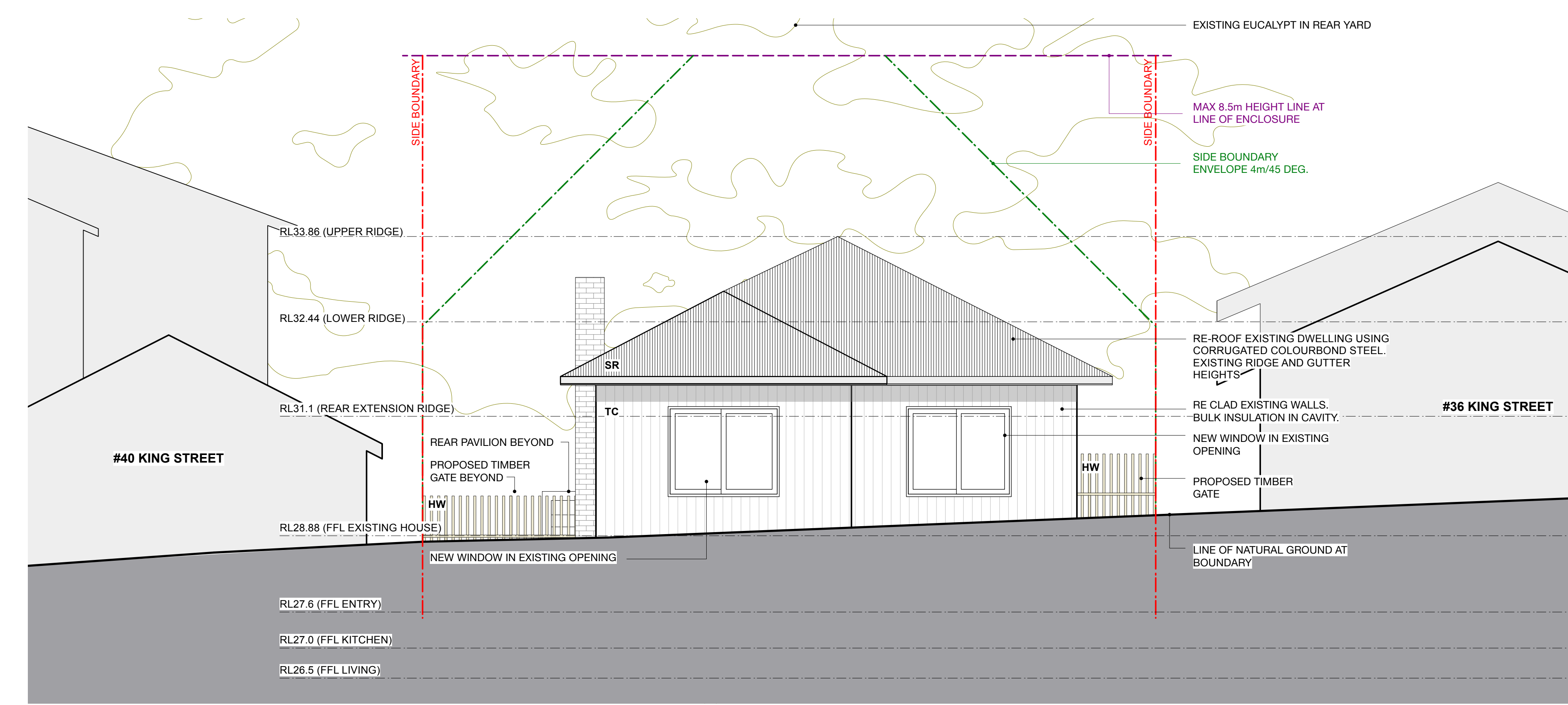
SEP 2025

SCALE: 1:200@A3

DA1



DA3 - 01 WEST ELEVATION 1:100



DA3 - 02 STREET ELEVATION (SOUTH) 1:100

- NOTES**

FINISHES LEGEND

SR STEEL ROOFING
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S PAINTED STEEL MEMBERS
B-X EXISTING BRICK
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Glazing

Timber, single clear, (U-value: 5.71, SHGC: 0.66) for all windows/doors.

External Wall

Framed (weatherboard, fibro, metal clad), R1.30 (or R1.70 including construction).

Internal Floor

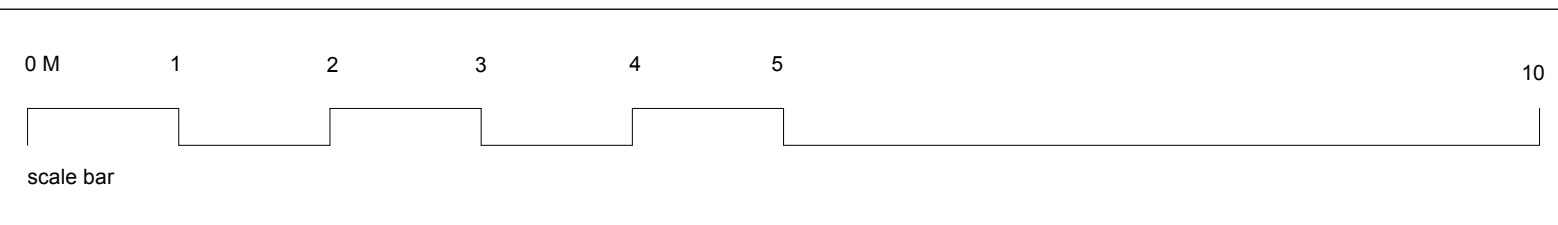
Suspended floor with enclosed subfloor: framed (R0.7), R0.60 (down) (or R1.30 including construction).
Concrete slab on ground floor with in-slab heating system, R1.00 (slab edge), in-slab heating system.

Flat ceiling Pitched Roof

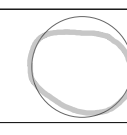
Raked ceiling, pitched/skillion roof: framed, ceiling: R2.24 (up), roof: foil backed blanket (55 mm), medium (solar absorptance 0.475 - 0.70).

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- ZONING R2 - LOW DENSITY RESIDENTIAL

DA ISSUE



REVISION	DATE	DESCRIPTION	BY

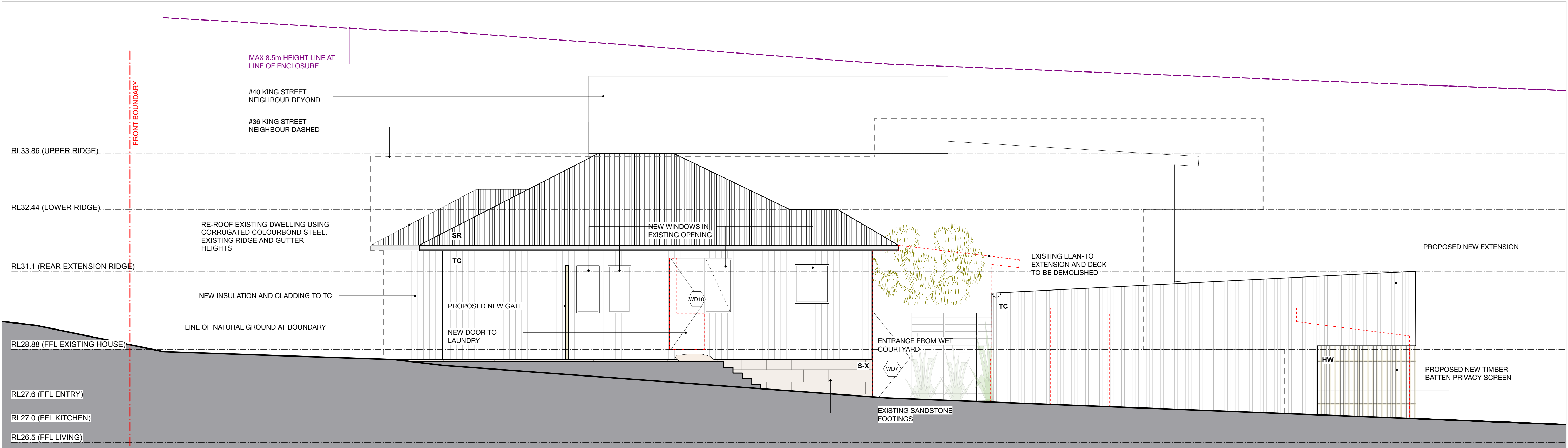


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p : 8916 7357 e : info@incidentalarchitecture.com.au
Nominated Architect: Matthew Elkan NSW Reg # 6821

PROJECT	MILLEN TARENTO HOUSE 38 KING STREET, MANLY VALE <i>On the land of the Gadigal people</i>	DATE	AUG 2025
DRAWING	SOUTH AND WEST ELEVATIONS	SCALE	1:100@A3
PAGE			DA3



DA4 - 01 EAST ELEVATION 1:100



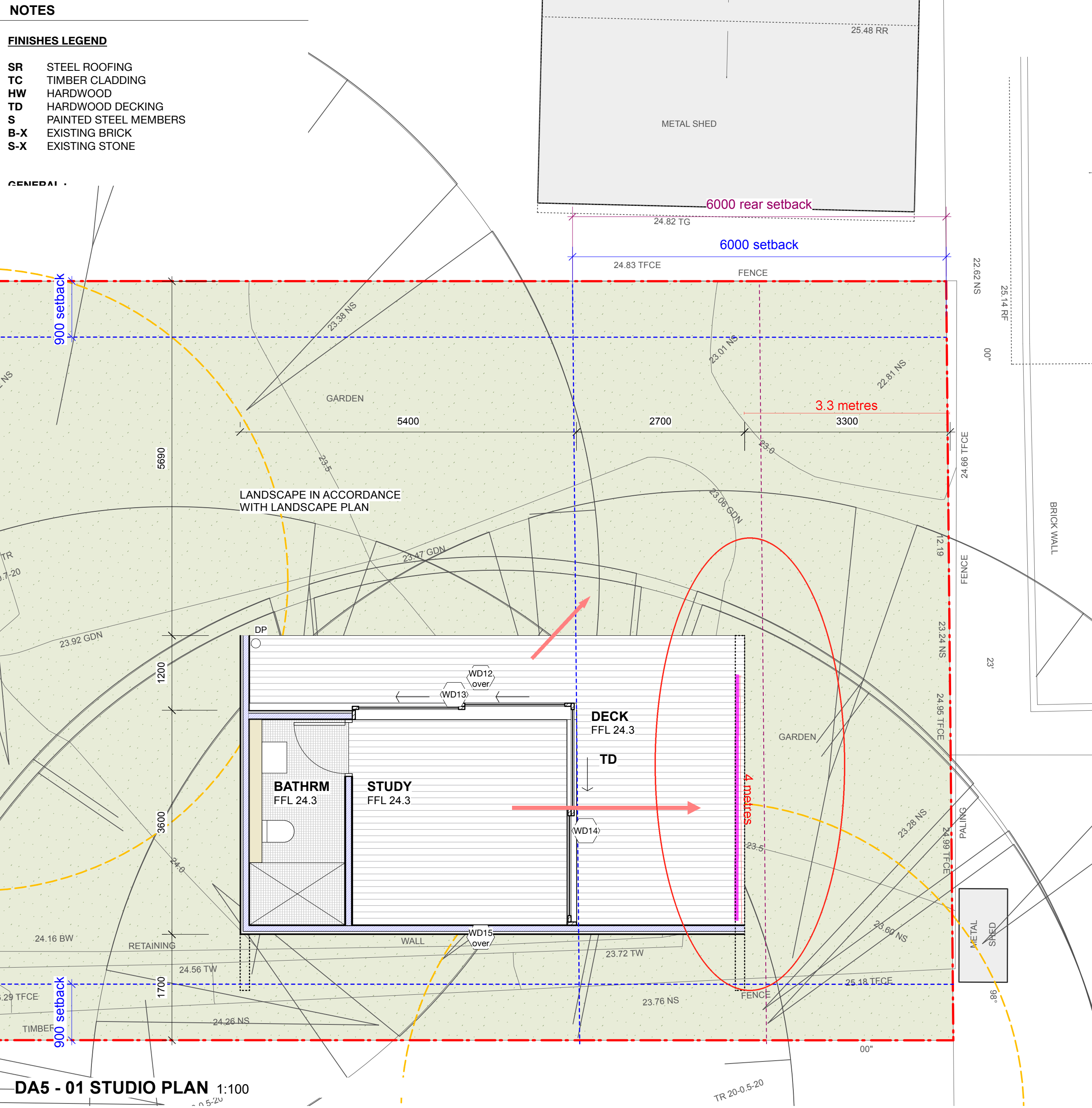
DA4 - 02 NORTH ELEVATION 1:100

- NOTES**
- FINISHES LEGEND**
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TC TIMBER CLADDING
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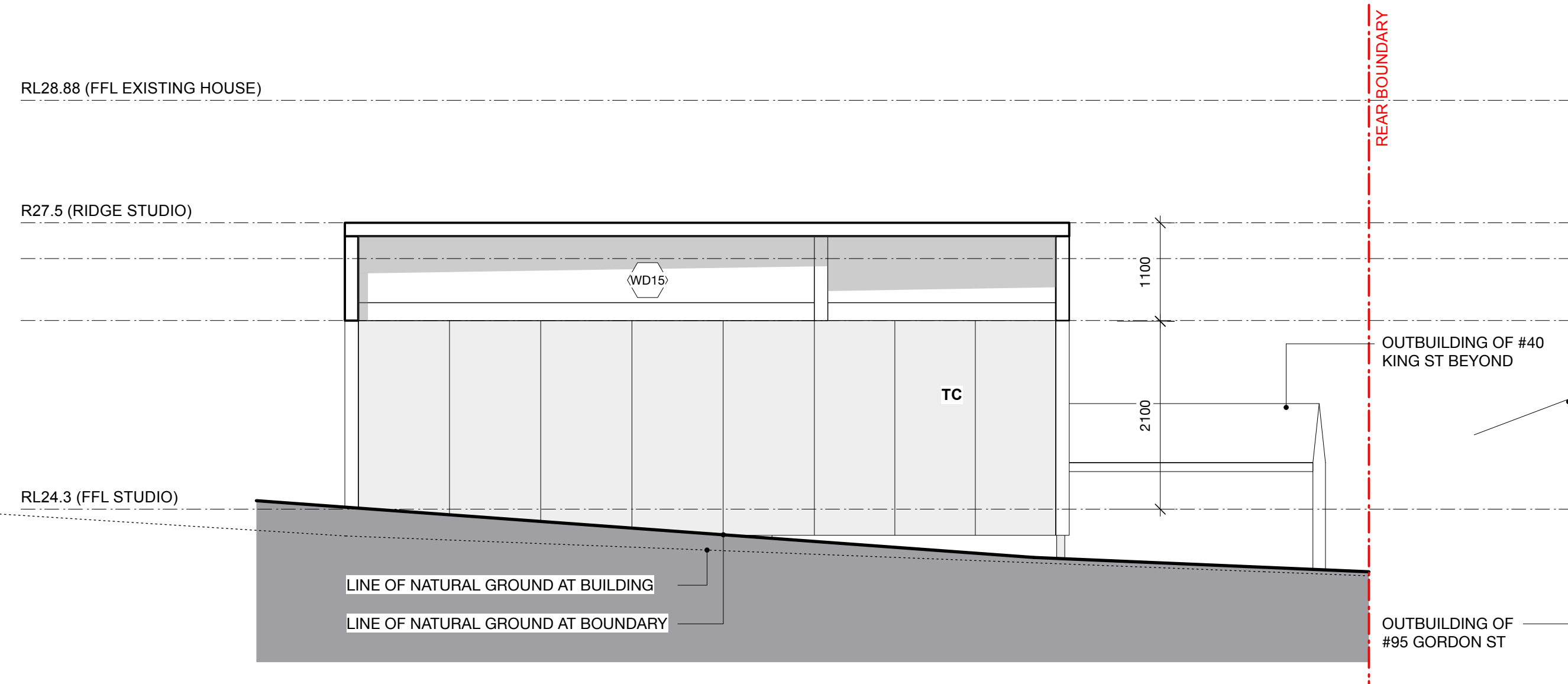
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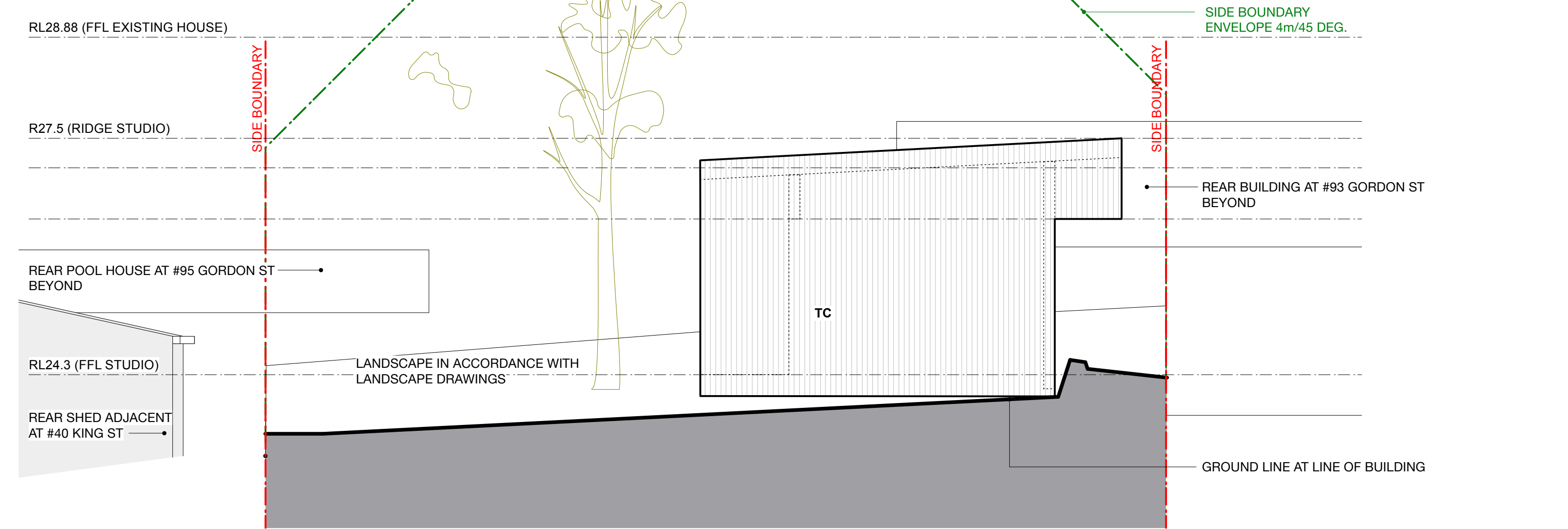
DA ISSUE



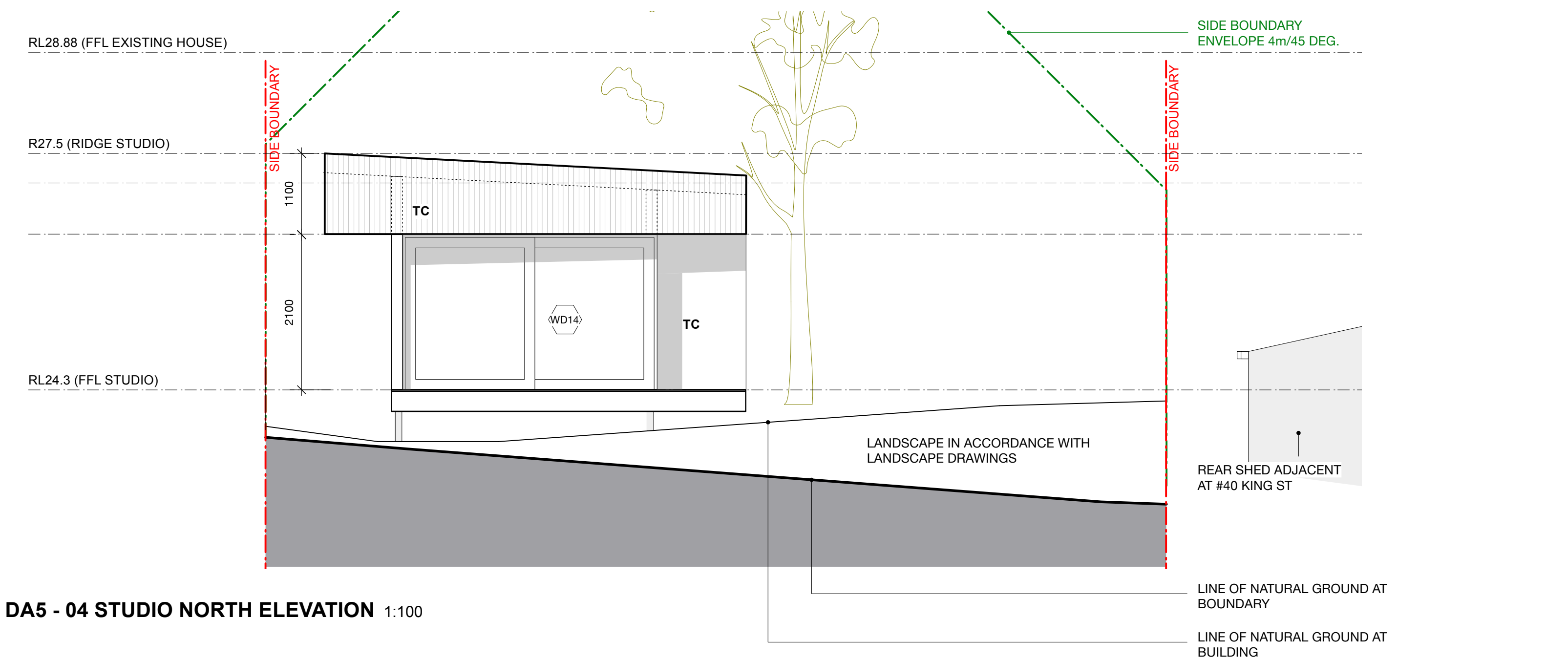
DA5 - 01 STUDIO PLAN 1:100



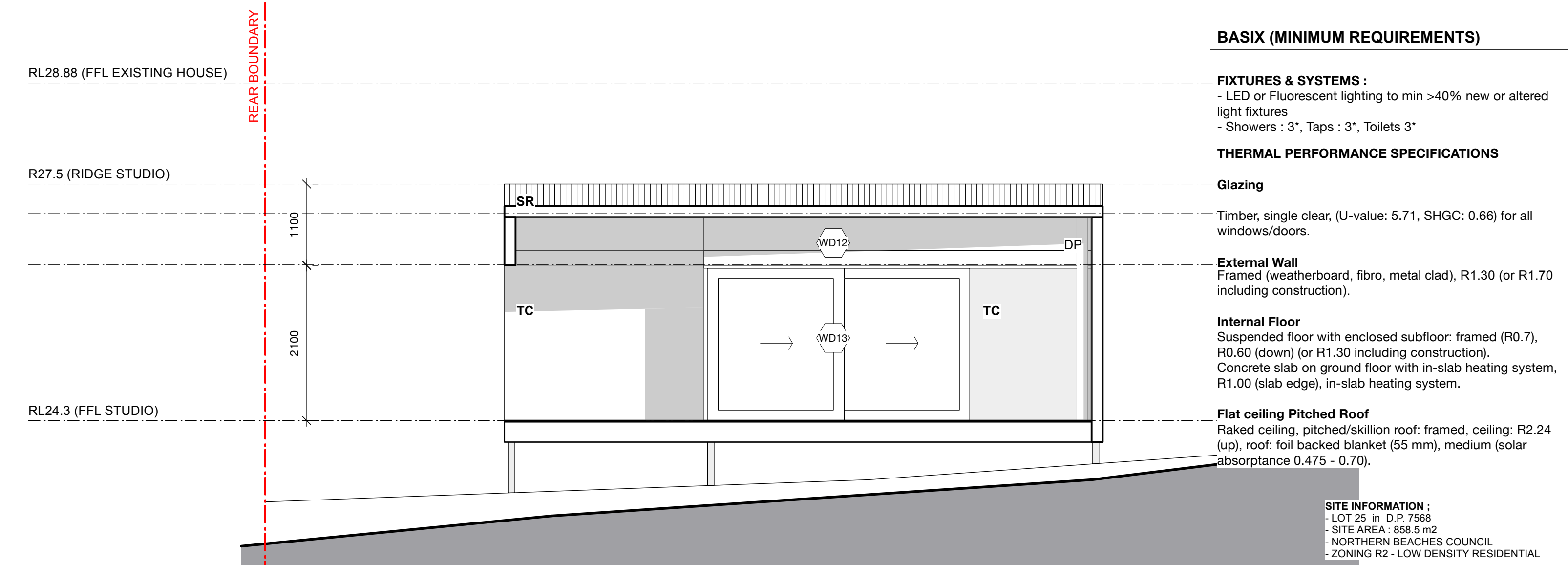
DA5 - 02 STUDIO EAST ELEVATION 1:100



DA5 - 03 STUDIO SOUTH ELEVATION 1:100



DA5 - 04 STUDIO NORTH ELEVATION 1:100



DA5 - 05 STUDIO WEST ELEVATION 1:100

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DA ISSUE

DA5

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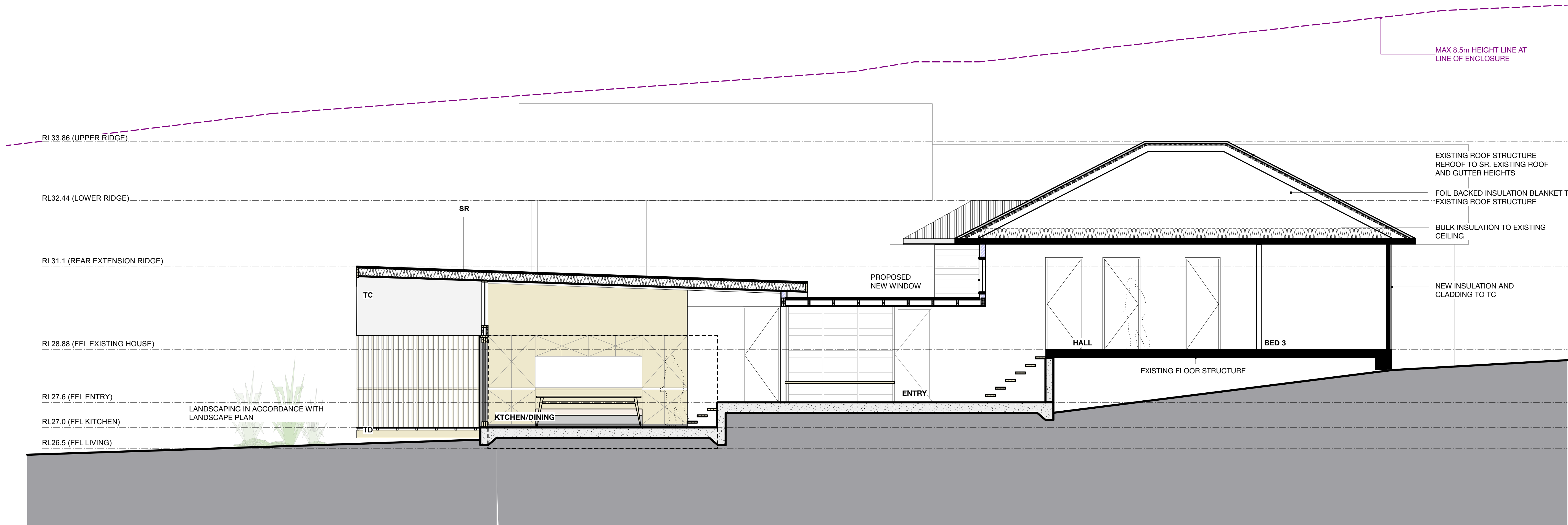
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MILLEN TARENTO HOUSE
38 KING STREET, MANLY VALE
On the land of the Gadigal people

STUDIO PLAN AND ELEVATIONS

AUG 2025

1:100@A3



DA6 - 01 SECTION AA 1:100

NOTES

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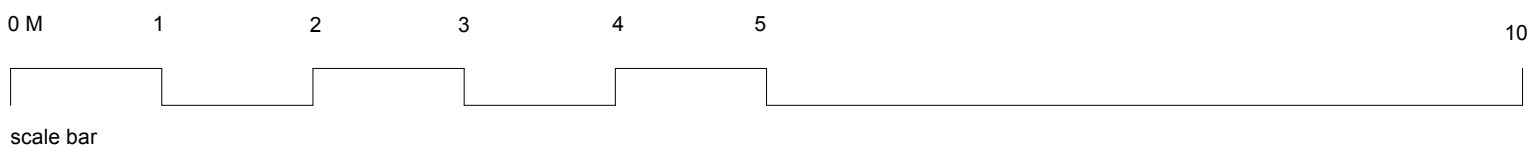
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MILLEN TARENTO HOUSE
38 KING STREET, MANLY VALE
On the land of the Gadigal people

SECTION AA

AUG 2025

1:100@A3

DA6

FINISHES LEGEND

SR	STEEL ROOFING
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 - AS 2876 1996 - RESIDENTIAL SLABS AND FOOTINGS
 - AS/NZS 3000 - 2001 - WIRING
 - AS/NZS 3500 5:2000 - PLUMBING AND DRAINAGE
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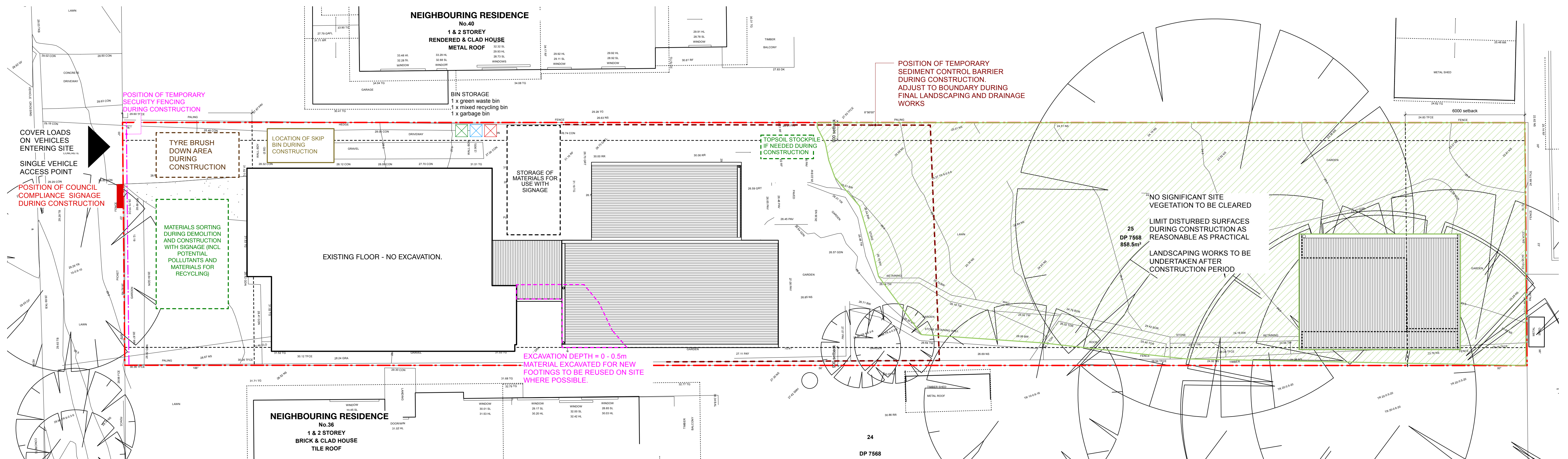
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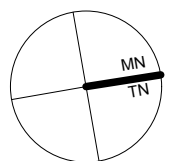
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DA ISSUE

DA7 - 01 EROSION AND SEDIMENT CONTROL PLAN / WASTE MANAGEMENT PLAN 1:200@A3



REVISION	DATE	DESCRIPTION



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project: **MILLEN TARENTO HOUSE**
38 KING STREET, MANLY VALE
On the land of the Gadigal people

**EROSION AND SEDIMENT CONTROL PLAN
WASTE MANAGEMENT PLAN**

AUG 2025

DA7

NOTES

FINISHES LEGEND

SR STEEL ROOFING
TC TIMBER CLADDING
HW HARDWOOD
TD HARDWOOD DECKING
S PAINTED STEEL MEMBERS
B-X EXISTING BRICK
S-X EXISTING STONE

GENERAL :

- EXISTING STRUCTURES TO BE DEMOLISHED SHOWN DOTTED RED
- ALL LEVELS IN ACCORDANCE WITH AHD
- ALL BUILDING WORK IN ACCORDANCE WITH BCA, COUNCIL CODES AND ALL RELEVANT AUSTRALIAN STANDARDS, INCLUDING, BUT NOT LIMITED TO :
 - AS 1684 - LIGHT TIMBER FRAMING CODE
 - AS 2047 - 1999 - SELECTION AND INSTALLATION OF WINDOWS
 - AS 2870 - 1996 - RESIDENTIAL SLABS AND FOOTINGS
 - AS/NZS 3000 - 2007 - WIRING RULES
 - AS/NZS 3500.5:2000 - PLUMBING AND DRAINAGE
 - AS 3660.1 - 2000 - TERMITE MANAGEMENT
 - AS 3700-2001 - MASONRY STRUCTURES
 - AS 3740 - WATERPROOFING OF WET AREAS
 - AS 4014-1999 SOLID FUEL BURNING FIREPLACES
 - AS 4100 - 1996 - STEEL STRUCTURES

BASIX (MINIMUM REQUIREMENTS)

FIXTURES & SYSTEMS :

- LED or Fluorescent lighting to min >40% new or altered light fixtures
- Showers : 3", Taps : 3", Toilets 3"

THERMAL PERFORMANCE SPECIFICATIONS

Glazing

Timber, single clear, (U-value: 5.71, SHGC: 0.66) for all windows/doors.

External Wall

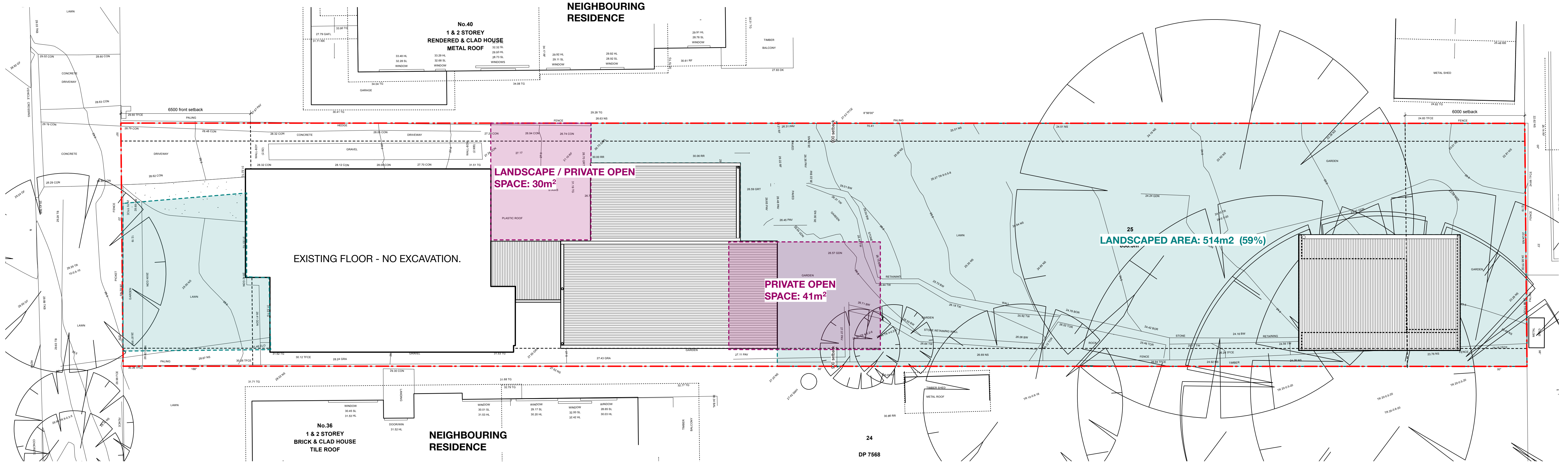
Framed (weatherboard, fibro, metal clad), R1.30 (or R1.70 including construction).

Internal Floor

Suspended floor with enclosed subfloor: framed (R0.7), R0.60 (down) (or R1.30 including construction).
Concrete slab on ground floor with in-slab heating system, R1.00 (slab edge), in-slab heating system.

Flat ceiling Pitched Roof

Raked ceiling, pitched/skillion roof: framed, ceiling: R2.24 (up), roof: foil backed blanket (55 mm), medium (solar absorptance 0.475 - 0.70).



LANDSCAPED OPEN SPACE CALCULATIONS

SITE AREA: 858.5m2
MINIMUM LANDSCAPED AREA: 343.4m2
(40% AS PER WARRINGAH DCP 2011)
PROPOSED LANDSCAPED AREA: **514 m2 + (59%)**
COMPLIANT: **YES**

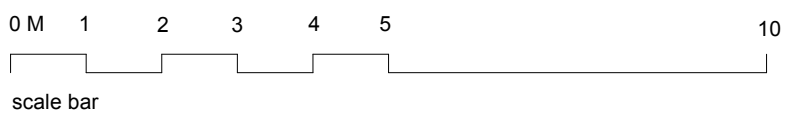
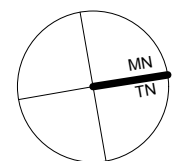
PRIVATE OPEN SPACE CALCULATIONS

SITE AREA: 858.5m2
MINIMUM PRIVATE OPEN SPACE: 60m2
(AS PER WARRINGAH DCP 2011)
PROPOSED PRIVATE OPEN SPACE: **71 m2**
COMPLIANT: **YES**

DA8 - 01 LANDSCAPED OPEN SPACE & PRIVATE OPEN SPACE PLAN 1:200@A3

SITE INFORMATION :
- LOT 25 in D.P. 7568
- SITE AREA : 858.5 m2
- NORTHERN BEACHES COUNCIL
- ZONING R2 - LOW DENSITY RESIDENTIAL

DA ISSUE



REVISION	DATE	DESCRIPTION	BY



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DO NOT SCALE OFF DRAWINGS. PRECEDENCE IS TO BE GIVEN TO WRITTEN DIMENSIONS, VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
REPORT ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY
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Suite 1/6 Waratah St, Mona Vale NSW 2103
p : 8916 7357 e : info@incidentalarchitecture.com.au
Nominated Architect: Matthew Elkan NSW Reg # 6821

PROJECT	MILLEN TARENTO HOUSE 38 KING STREET, MANLY VALE <i>On the land of the Gadigal people</i>	DATE	AUG 2025
DRAWING	LANDSCAPE / OPEN SPACE CALCULATIONS	SCALE	1:200@A3
DRAWN			

DA8

NOTES

FINISHES LEGEND

SR STEEL ROOFING
TC TIMBER CLADDING
HW HARDWOOD
TD HARDWOOD DECKING
S PAINTED STEEL MEMBERS
B-X EXISTING BRICK
S-X EXISTING STONE

GENERAL :

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Flat ceiling Pitched Roof

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LEGEND

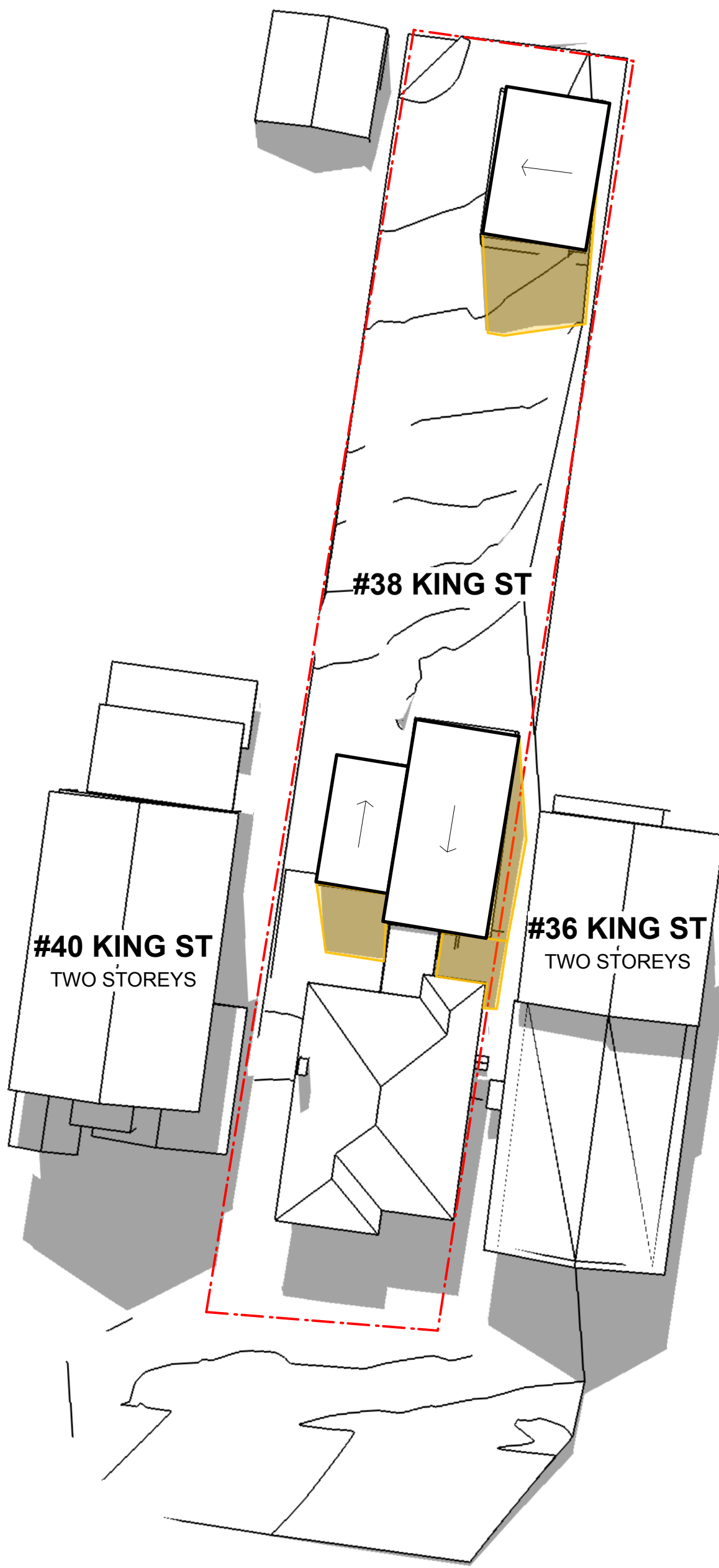
- - - - - SITE BOUNDARY
- NEW SHADOW GENERATED BY PROPOSED BUILDING

NOTES :

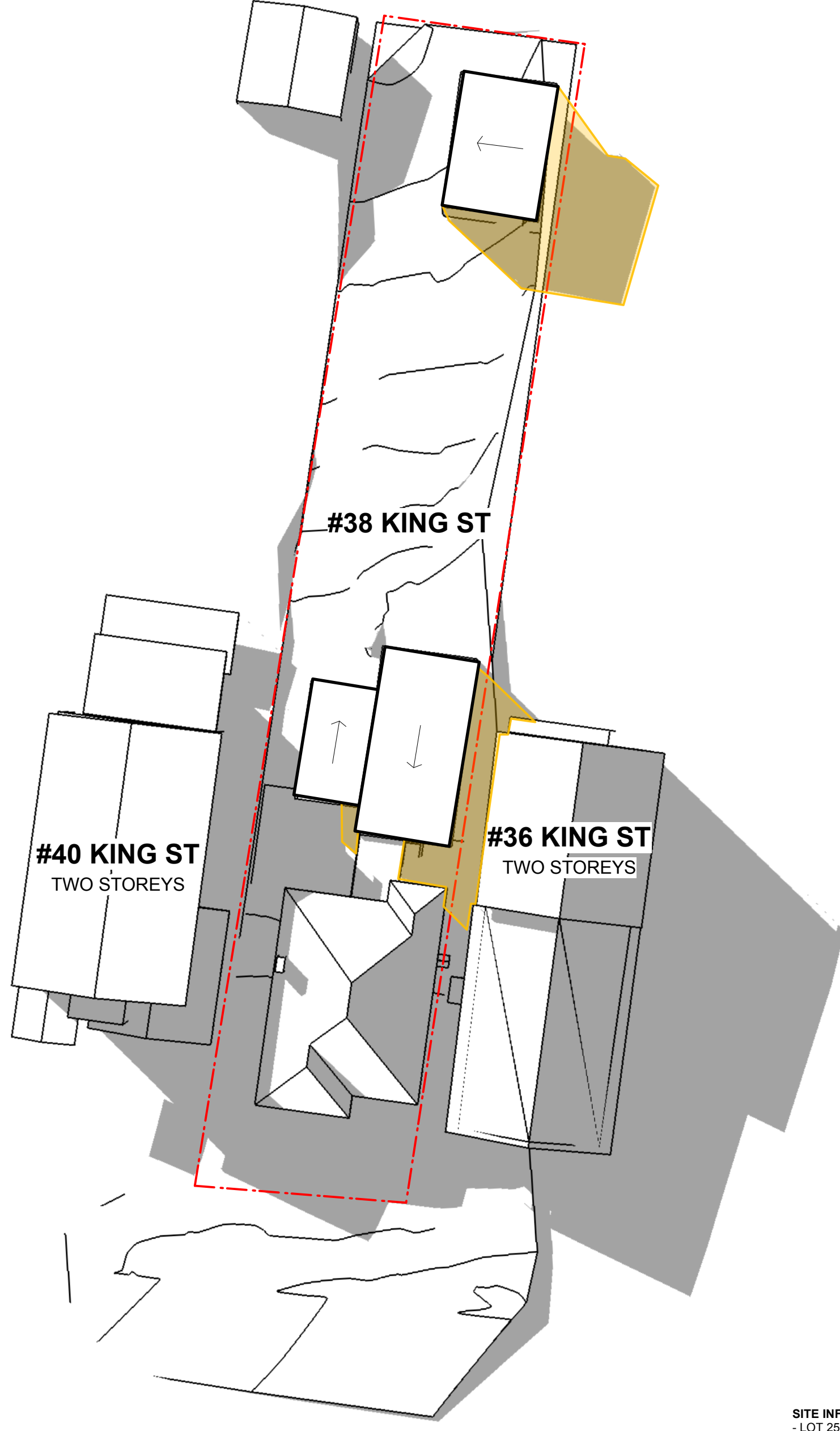
- THIS DRAWING IS SCHEMATIC ONLY.
- HEIGHT AND POSITION OF EXISTING STRUCTURES FROM SURVEY PLAN
- RIDGE HEIGHTS, GUTTER HEIGHTS AND SILL HEIGHTS AND NATURAL GROUND LEVELS FROM SURVEY PLAN



21ST JUNE 9AM



21ST JUNE 12PM

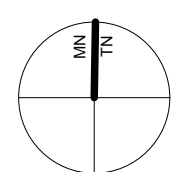


21ST JUNE 3PM

SITE INFORMATION :
- LOT 25 in D.P. 7568
- SITE AREA : 858.5 m2
- NORTHERN BEACHES COUNCIL
- ZONING R2 - LOW DENSITY RESIDENTIAL

DA9 - 01 SHADOW DIAGRAMS NTS

DA ISSUE



0 M 1 2 3 4 5 10
scale bar

REVISION	DATE	DESCRIPTION	BY

INCIDENTAL
ARCHITECTURE

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p : 8916 7357 e : info@incidentalarchitecture.com.au
Nominated Architect: Matthew Elkan NSW Reg # 6821

PROJECT: MILLEN TARENTO HOUSE
38 KING STREET, MANLY VALE
On the land of the Gadigal people

DRAWING: SHADOW DIAGRAMS

AUG 2025

NTS

DA9