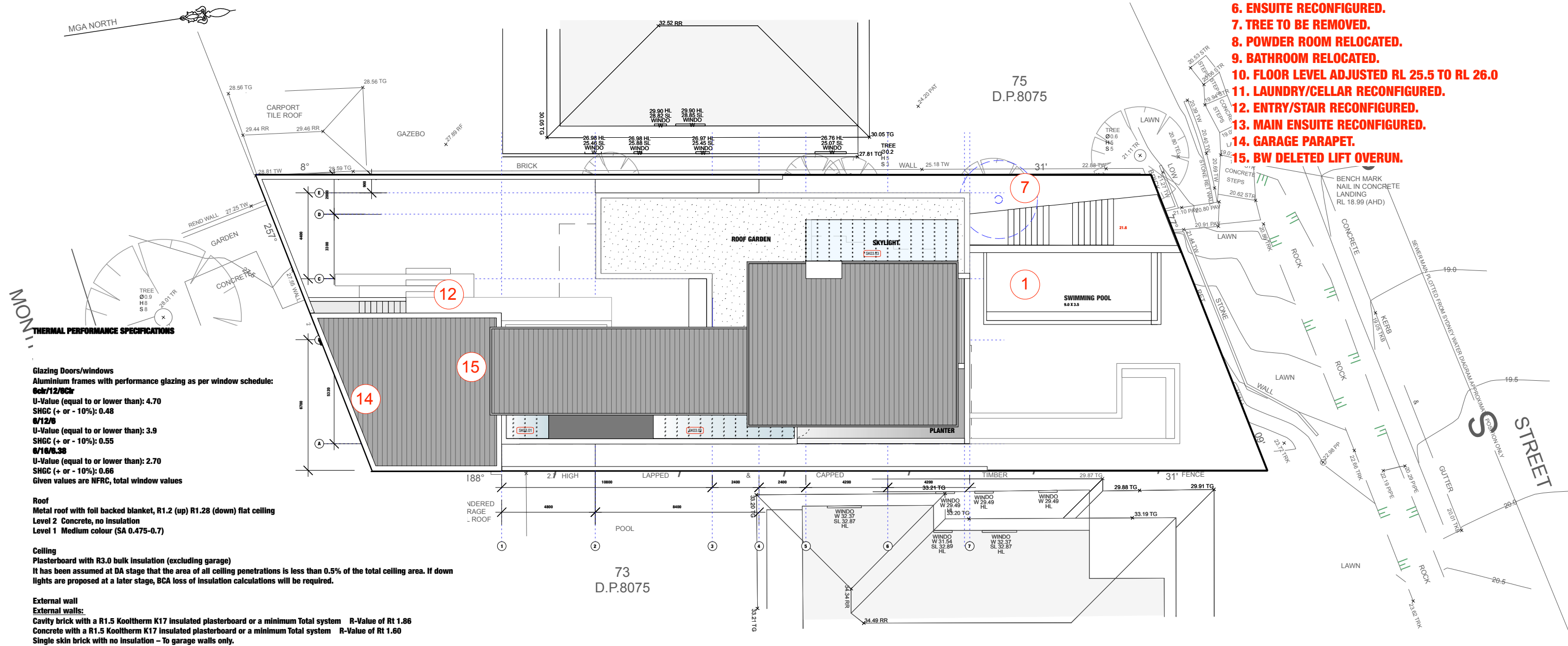


SECTION 96 MODIFICATION TO DA269/2015:

1. SWIMMING POOL ADJUSTED.
2. INTERNAL STAIR RECONFIGURED.
3. SERVICE AREA RECONFIGURED.
4. GYM RECONFIGURED.
5. LIGHTWELL/VOID.
6. ENSUITE RECONFIGURED.
7. TREE TO BE REMOVED.
8. POWDER ROOM RELOCATED.
9. BATHROOM RELOCATED.
10. FLOOR LEVEL ADJUSTED RL 25.5 TO RL 26.0
11. LAUNDRY/CELLAR RECONFIGURED.
12. ENTRY/STAIR RECONFIGURED.
13. MAIN ENSUITE RECONFIGURED.
14. GARAGE PARAPET.
15. BW DELETED LIFT OVERUN.



Glazing Doors/windows
 Aluminium frames with performance glazing as per window schedule:
6/12/06
 U-Value (equal to or lower than): 4.70
 SHGC (+ or - 10%): 0.48
0/12/6
 U-Value (equal to or lower than): 3.9
 SHGC (+ or - 10%): 0.55
0/10/0.38
 U-Value (equal to or lower than): 2.70
 SHGC (+ or - 10%): 0.66
 Given values are NFRC, total window values

Roof
 Metal roof with foil backed blanket, R1.2 (up) R1.28 (down) flat ceiling
 Level 2 Concrete, no insulation
 Level 1 Medium colour (SA 0.475-0.7)

Ceiling
 Plasterboard with R3.0 bulk insulation (excluding garage)
 It has been assumed at DA stage that the area of all ceiling penetrations is less than 0.5% of the total ceiling area. If down lights are proposed at a later stage, BCA loss of insulation calculations will be required.

External wall
External walls:
 Cavity brick with a R1.5 Kooltherm K17 insulated plasterboard or a minimum Total system R-Value of R1.86
 Concrete with a R1.5 Kooltherm K17 insulated plasterboard or a minimum Total system R-Value of R1.60
 Single skin brick with no insulation - To garage walls only.
 Medium colour (SA 0.475-0.7)
Internal walls:
 Concrete block, no insulation - To walls adjacent to lift.
 Plasterboard on studs, no insulation - To rest of home

Floors
 Concrete slab on ground with no insulation - Level 0.
 Elevated enclosed concrete slab with no insulation - Level 1.
 Concrete slab, hydronic heating to all floors other than bathrooms which will be electric. Refer to BASIX for insulation requirements.

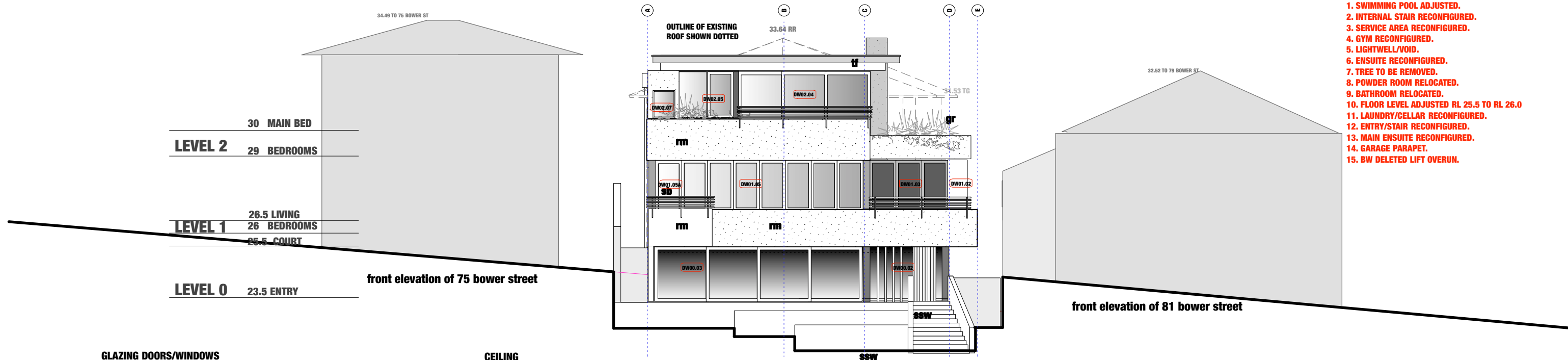
| | | |
|---|----------------------------|-------------------------------------|
| Roof: | Walls: External: | Floors: |
| mr select colourbond metal roof sheeting/cappings | sst sandstone walls | tfl timber floor on concrete |
| gr green roof - membrane planter | rm rendered masonry | pc Stone on concrete |
| g select colorbond gutters | fg fixed glass | Structure: |
| dp select colorbond downpipes | lb metal louvre blades | tb timber beams |
| tp timber pergola | ald aluminium glass door | sb steel beams |
| tf timber fascia | alw aluminium pivot window | Walls Internal: |
| sk skylight | sb steel balustrade | pb Plasterboard on timber framework |
| | agd aluminium garage door | |

Door + Window schedule:

| | | |
|----------------------|------|--|
| SK03.01 2200w x 1200 | Roof | Fixed clear glass skylight, adjustable aluminium louvres - double glazed |
| SK03.02 7250w x 1200 | Roof | Fixed clear glass skylight, adjustable aluminium louvres - double glazed |
| SK03.02 7800w x 2100 | Roof | Fixed clear glass skylight, adjustable aluminium louvres - double glazed |



1. SWIMMING POOL ADJUSTED.
2. INTERNAL STAIR RECONFIGURED.
3. SERVICE AREA RECONFIGURED.
4. GYM RECONFIGURED.
5. LIGHTWELL/VOID.
6. ENSUITE RECONFIGURED.
7. TREE TO BE REMOVED.
8. POWDER ROOM RELOCATED.
9. BATHROOM RELOCATED.
10. FLOOR LEVEL ADJUSTED RL 25.5 TO RL 26.0
11. LAUNDRY/CELLAR RECONFIGURED.
12. ENTRY/STAIR RECONFIGURED.
13. MAIN ENSUITE RECONFIGURED.
14. GARAGE PARAPET.
15. BW DELETED LIFT OVERUN.



| | |
|---------|-------------|
| LEVEL 2 | 30 MAIN BED |
| | 29 BEDROOMS |
| LEVEL 1 | 26.5 LIVING |
| | 26 BEDROOMS |
| | 25.5 COURT |
| LEVEL 0 | 23.5 ENTRY |

front elevation of 81 bower street

front elevation of 75 bower street

GLAZING DOORS/WINDOWS

Aluminium frames with performance glazing as per window schedule:

6clr/12/6Clr

U-Value (equal to or lower than): 4.70

SHGC (+ or - 10%): 0.48

6/12/6

U-Value (equal to or lower than): 3.9

SHGC (+ or - 10%): 0.55

6/16/6.38

U-Value (equal to or lower than): 2.70

SHGC (+ or - 10%): 0.66

Given values are NFRC, total window values

ROOF

Metal roof with foil backed blanket, R1.2 (up) R1.28 (down) flat ceiling

Level 2 Concrete, no insulation

Level 1 Medium colour (SA 0.475-0.7)

CEILING

Plasterboard with R3.0 bulk insulation (excluding garage)

It has been assumed at DA stage that the area of all ceiling penetrations is less than 0.5% of the total ceiling area. If down lights are

WALLS

External walls:

Cavity brick with a R1.5 Kooltherm K17 insulated plasterboard or a minimum Total system R-Value of Rt 1.86

Concrete with a R1.5 Kooltherm K17 insulated plasterboard or a minimum Total system R-Value of Rt 1.60

Single skin brick with no insulation - To garage walls only.

Medium colour (SA 0.475-0.7)

Internal walls:

Concrete block, no insulation - To walls adjacent to lift.

Plasterboard on studs, no insulation - To rest of home

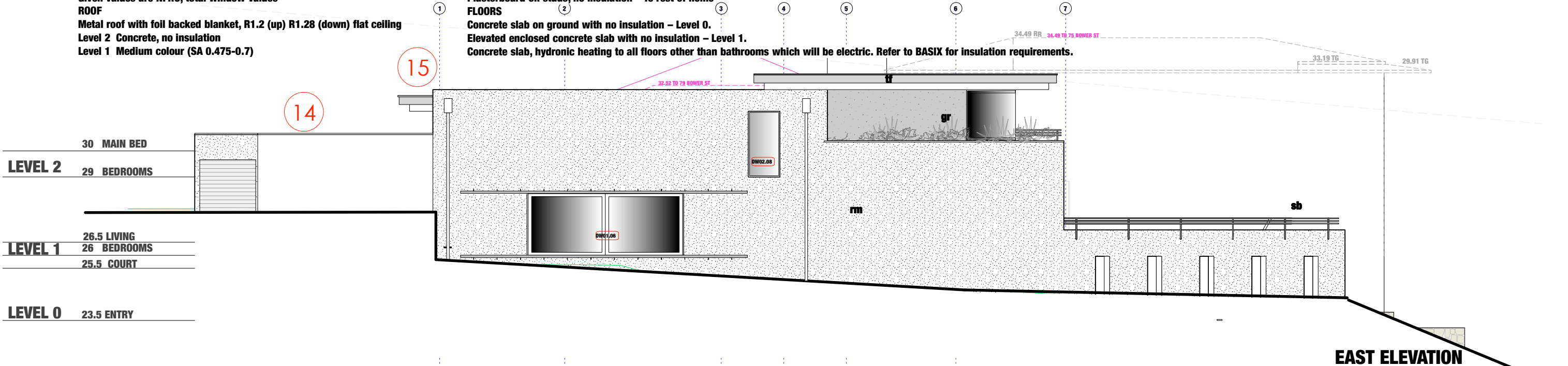
FLOORS

Concrete slab on ground with no insulation - Level 0.

Elevated enclosed concrete slab with no insulation - Level 1.

Concrete slab, hydronic heating to all floors other than bathrooms which will be electric. Refer to BASIX for insulation requirements.

NORTH ELEVATION



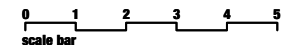
| | |
|---------|-------------|
| LEVEL 2 | 30 MAIN BED |
| | 29 BEDROOMS |
| LEVEL 1 | 26.5 LIVING |
| | 26 BEDROOMS |
| | 25.5 COURT |
| LEVEL 0 | 23.5 ENTRY |

EAST ELEVATION

- Roof:**
- mr select colourbond metal roof sheeting/cappings
 - gr green roof - membrane planter
 - g select colorbond gutters
 - dp select colorbond downpipes
 - tp timber pergola
 - tf timber fascia
 - sk skylight

- Walls: External:**
- sst sandstone walls
 - rm rendered masonry
 - fg fixed glass
 - lb metal louvre blades
 - ald aluminium glass door
 - alw aluminium pivot window
 - sb steel balustrade
 - agd aluminium garage door

- Floors:**
- tfl timber floor on concrete
 - pc concrete
- Structure:**
- tb timber beams
 - sb steel beams
- Walls Internal:**
- pb Plasterboard on timber framework



HOUSED

BY NANNA LESIUK
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project:
LOT 74 D.P.8075
77 BOWER STREET MANLY

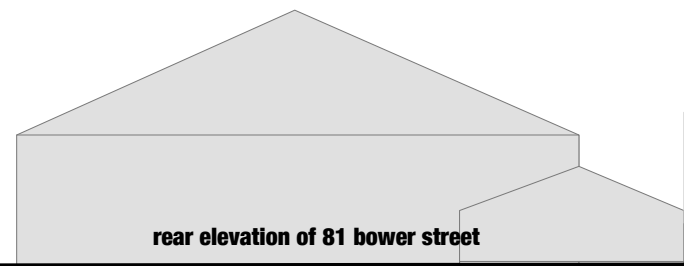
drawing:
ELEVATION NORTH & EAST
status :
SECTION 96 MODIFICATION TO DA269/2015

date :
30/01/2018
scale :
SCALE: 1:150



05

30 MAIN BED
LEVEL 2 29 BEDROOMS



rear elevation of 81 bower street

26.5 LIVING
LEVEL 1 26 BEDROOMS
 25.5 COURT

LEVEL 0 23.5 ENTRY

GLAZING DOORS/WINDOWS

Aluminium frames with performance glazing as per window schedule:
6clr/12/6Clr

U-Value (equal to or lower than): 4.70

SHGC (+ or - 10%): 0.48

6/12/6

U-Value (equal to or lower than): 3.9

SHGC (+ or - 10%): 0.55

6/16/6.38

U-Value (equal to or lower than): 2.70

SHGC (+ or - 10%): 0.66

Given values are NFRC, total window values

ROOF

Metal roof with foil backed blanket, R1.2 (up) R1.28 (down) flat ceiling – Level 2

Concrete, no insulation – Level 1

Medium colour (SA 0.475-0.7)

CEILING

Plasterboard with R3.0 bulk insulation (excluding garage)

It has been assumed at DA stage that the area of all ceiling penetrations is less than 0.5% of the total ceiling area. If down lights are

WALLS

External walls:

Cavity brick with a R1.5 Kooltherm K17 insulated plasterboard or a minimum Total system R-Value of Rt 1.86

Concrete with a R1.5 Kooltherm K17 insulated plasterboard or a minimum Total system R-Value of Rt 1.60

Single skin brick with no insulation – To garage walls only.

Medium colour (SA 0.475-0.7)

Internal walls:

Concrete block, no insulation – To walls adjacent to lift.

Plasterboard on studs, no insulation – To rest of home

FLOORS

Concrete slab on ground with no insulation – Level 0.

Elevated enclosed concrete slab with no insulation – Level 1.

Concrete slab, hydronic heating to all floors other than bathrooms which will be electric. Refer to BASIX for insulation requirements.

SECTION 96 MODIFICATION TO DA269/2015:

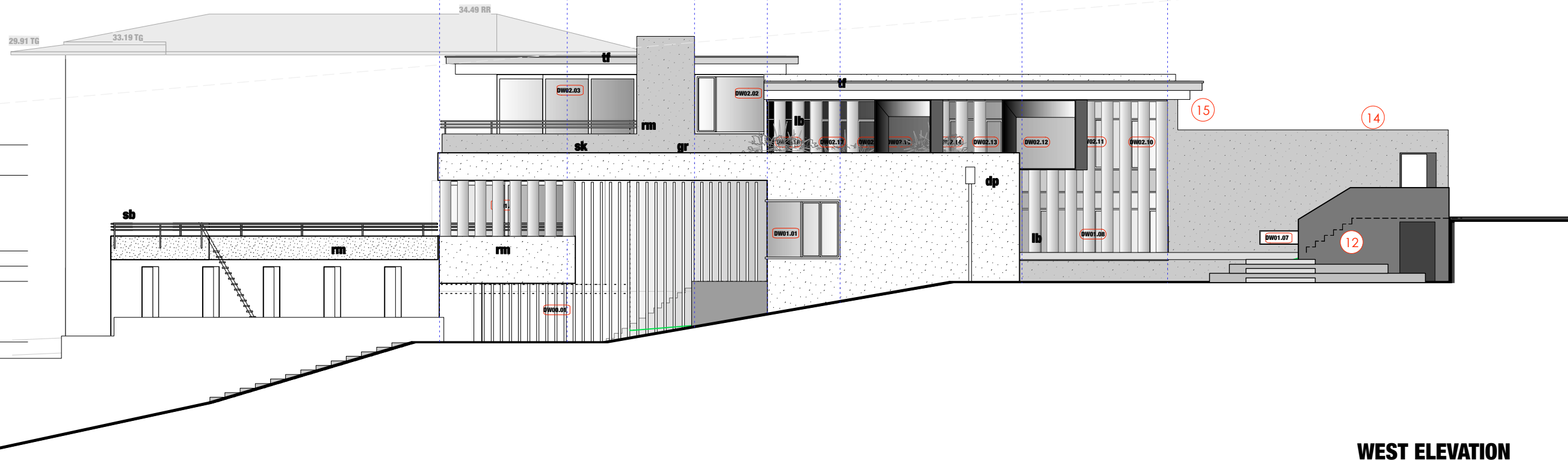
1. SWIMMING POOL ADJUSTED.
2. INTERNAL STAIR RECONFIGURED.
3. SERVICE AREA RECONFIGURED.
4. GYM RECONFIGURED.
5. LIGHTWELL/VOID.
6. ENSUITE RECONFIGURED.
7. TREE TO BE REMOVED.
8. POWDER ROOM RELOCATED.
9. BATHROOM RELOCATED.
10. FLOOR LEVEL ADJUSTED RL 25.5 TO RL 26.0
11. LAUNDRY/CELLAR RECONFIGURED.
12. ENTRY/STAIR RECONFIGURED.
13. MAIN ENSUITE RECONFIGURED.
14. GARAGE PARAPET.
15. BW DELETED LIFT OVERUN.

SOUTH ELEVATION

30 MAIN BED
LEVEL 2 29 BEDROOMS

26.5 LIVING
LEVEL 1 26 BEDROOMS
 25.5 COURT

LEVEL 0 23.5 ENTRY

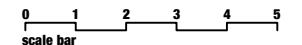


WEST ELEVATION
 REFER TO SECTION 01 FOR
 WINDOW NUMBERS

- Roof:**
- mr select colourbond metal roof sheeting/cappings
 - gr green roof - membrane planter
 - g select colorbond gutters
 - dp select colorbond downpipes
 - tp timber pergola
 - tf timber fascia
 - sk skylight

- Walls: External:**
- sst sandstone walls
 - rm rendered masonry
 - fg fixed glass
 - lb metal louvre blades
 - ald aluminium glass door
 - alw aluminium pivot window
 - sb steel balustrade
 - agd aluminium garage door

- Floors:**
- tfl timber floor on concrete
 - pc Stone on concrete
- Structure:**
- tb timber beams
 - sb steel beams
- Walls Internal:**
- pb Plasterboard on timber framework



| DOOR & WINDOW SCHEDULE S96 AMENDMENTS IN RED | | | | SCHEDULE OF BASIX COMMITMENTS | |
|---|--------------------|-------|--------------|---|--|
| LEVEL 0 | | | | | |
| DW00.01 | 6255w x 2100-5500H | West | Entry Lobby: | Fixed clear glass panels with timber screened panel in front ALS-018-19 | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW00.02 | 2055w x 2500H | North | Entry: | Entry door with clear glass sidelight glazing | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW00.03 | 8815w x 2500H | North | Pool Room: | Top Hung 4 off clear glass sliding doors ALS-010-01 | 6/12/6 UW3.9 SHGC0.55 Tvvw0.59 Air0.38 |
| DW00.04 | 3600w x 2350H | West | service: | 2off clear glass sliding doors | 6/12/6 UW3.9 SHGC0.55 Tvvw0.59 Air0.38 |
| DW00.05 | 3600w x 2350H | East | gym: | 2off clear glass sliding doors | 6/12/6 UW3.9 SHGC0.55 Tvvw0.59 Air0.38 |
| DW00.06 | 3100w x 2350H | South | Court: | Single door + fixed sidelight | 6/16/6.38 UW2.7 SHGC0.66 Air0.18 |
| LEVEL 1 | | | | | |
| DW01.01 | 2600w x 1950 | West | Den/Study | Fixed clear glass corner window - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW01.02 | 1035w x 1950 | North | Den/Study | Fixed corner window - clear glass- double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW01.03 | 2100w x 1950 | North | Stair Lobby | 3 off Pivot windows - clear glass- double glazed | 6/16/6.38 UW2.7 SHGC0.66 Air0.18 |
| DW01.04 | 3900w x 2400 | West | Living | 2 off Cavity sliding doors - clear glass- double glazed | 6/12/6 UW3.9 SHGC0.55 Tvvw0.59 Air0.38 |
| DW01.05 | 7500w x 1950 | North | Living | 8 off Casement windows - clear glass- double glazed | 6/16/6.38 UW2.7 SHGC0.66 Air0.18 |
| DW01.05A | 750 x 2400 | North | Living | 1 off clear glass | 6/16/6.38 UW2.7 SHGC0.66 Air0.18 |
| DW01.06 | 5720w x 2400 | East | Corridor | 2 off Sliding doors - clear glass- double glazed | 6/12/6 UW3.9 SHGC0.55 Tvvw0.59 Air0.38 |
| DW01.07 | 1500w x 400 | West | Laundry | Fixed clear window - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW01.08 | 4200w x 2250 | West | Bed 02 | Fixed clear panes + 3 off casement windows - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW01.09 | 2135w x 2250 | West | Bath | Fixed clear panes + 2 off casement windows - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW01.10 | 4200w x 2250 | West | Bed 01 | Fixed clear panes + 1 off casement window - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW01.11 | 3150w x 2100 | South | South Entry | Solid Entry door with fixed glazed sidelight - double glazed | 6/16/6.38 UW2.7 SHGC0.66 Air0.18 |
| DW01.12 | | East | Den/Study | deleted | |
| DW01.13 | 4800w x 3000 | East | Den/Study | Fixed clear panes - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW01.14 | 3800w x 3000 | South | Den/Study | Silding doors 2 off clear glass - double glazed | 6/12/6 UW3.9 SHGC0.55 Tvvw0.59 Air0.38 |
| LEVEL 2 | | | | | |
| DW02.01 | 1250w x 1950 | South | Robe | Fixed clear glass corner window - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW02.02 | 2560w x 1950 | West | Robe | Fixed clear glass corner window + 1 x off casement window - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW02.03 | 4680w x 2400 | West | Main Bed | 3 off Sliding doors - clear glass- double glazed | 6/12/6 UW3.9 SHGC0.55 Tvvw0.59 Air0.38 |
| DW02.04 | 4625w x 2400 | West | Main Bed | 3 off Sliding doors - clear glass- double glazed | 6/12/6 UW3.9 SHGC0.55 Tvvw0.59 Air0.38 |
| DW02.05 | 2270w x 2400 | North | Ensuite | Fixed clear glass corner window, 1 x off casement - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW02.06 | 1940w x 2400 | North | Ensuite | Fixed clear glass corner window - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW02.07 | 1200w x 1400 | North | Corridor | 1x off casement clear glass window - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW02.08 | 1200w x 2400 | East | Corridor | Fixed clear glass window - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW02.09 | 900w x 2400 | West | Garage | 1 off clear glass door - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW02.10 | 1860w x 2250 | West | Ensuite | Fixed clear panes + 1 x off casement window, highlight fixed glazing over - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW02.11 | 1240w x 2250 | West | Bed 03 | 2 x off casement windows, highlight fixed glazing over - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW02.12 | 2400w x 2250 | West | Bed 03 | 1 x fixed glass window box - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW02.13 | 1240w x 2250 | West | Bed 03 | Fixed clear pane + 1 x off casement window, highlight fixed glazing over - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW02.14 | 1240w x 2250 | West | Bed 04 | Fixed clear pane + 1 x off casement window, highlight fixed glazing over - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW02.15 | 1800w x 2250 | West | Bed 04 | 1 x fixed glass window box - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW02.16 | 640w x 2250 | West | Bed 04 | 1 x off casement windows, highlight fixed glazing over - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW02.17 | 1860w x 2250 | West | Bed 04 | Fixed clear pane + 2 x off casement windows, highlight fixed glazing over - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |
| DW02.18 | 1240w x 2250 | West | Stairs | Fixed clear panes, highlight fixed glazing over - double glazed | 6Clr/12/6Clr UW4.7 SHGC0.48 Tvvw0.47 Air0.08 |

THERMAL PERFORMANCE SPECIFICATIONS

Glazing Doors/windows

Aluminium frames with performance glazing as per window schedule:

6Clr/12/6Clr

U-Value (equal to or lower than): 4.70

SHGC (+ or - 10%): 0.48

6/12/6

U-Value (equal to or lower than): 3.9

SHGC (+ or - 10%): 0.55

6/16/6.38

U-Value (equal to or lower than): 2.70

SHGC (+ or - 10%): 0.66

Given values are NFRC, total window values

Roof

Metal roof with foil backed blanket, R1.2 (up) R1.28 (down) flat ceiling – Level 2

Concrete, no insulation – Level 1

Medium colour (SA 0.475-0.7)

Ceiling

Plasterboard with R3.0 bulk insulation (excluding garage)

It has been assumed at DA stage that the area of all ceiling penetrations is less than 0.5% of the total ceiling area. If down lights are proposed at a later stage, BCA loss of insulation calculations will be required.

External wall

External walls:

Cavity brick with a R1.5 Kooltherm K17 insulated plasterboard or a minimum Total system R-Value of Rt 1.86

Concrete with a R1.5 Kooltherm K17 insulated plasterboard or a minimum Total system R-Value of Rt 1.60

Single skin brick with no insulation – To garage walls only.

Medium colour (SA 0.475-0.7)

Internal walls:

Concrete block, no insulation – To walls adjacent to lift.

Plasterboard on studs, no insulation – To rest of home

Floors

Concrete slab on ground with no insulation – Level 0.

Elevated enclosed concrete slab with no insulation – Level 1.

Concrete slab, hydronic heating to all floors other than bathrooms which will be electric. Refer to BASIX for insulation requirements.

Roof:

mr select colourbond metal roof sheeting/cappings
gr green roof - membrane planter
g select colorbond gutters
dp select colorbond downpipes
tp timber pergola
tf timber fascia
sk skylight

Walls: External:

sst sandstone walls
rm rendered masonry
fg fixed glass
lb metal louvre blades
ald aluminium glass door
alw aluminium pivot window
sb steel balustrade
agd aluminium garage door

Floors:

tfl timber floor on concrete
pc Stone on concrete

Structure:

tb timber beams
sb steel beams

Walls Internal:

pb Plasterboard on timber framework

HOUSED

BY NANNA LESIUK
m:0405128186 e:nannalesiuk@yahoo.com.au

project:

**LOT 74 D.P.8075
77 BOWER STREET MANLY**

drawing:

status :

SECTION 96 MODIFICATION TO DA269/2015

date :

30/01/2018

scale :

