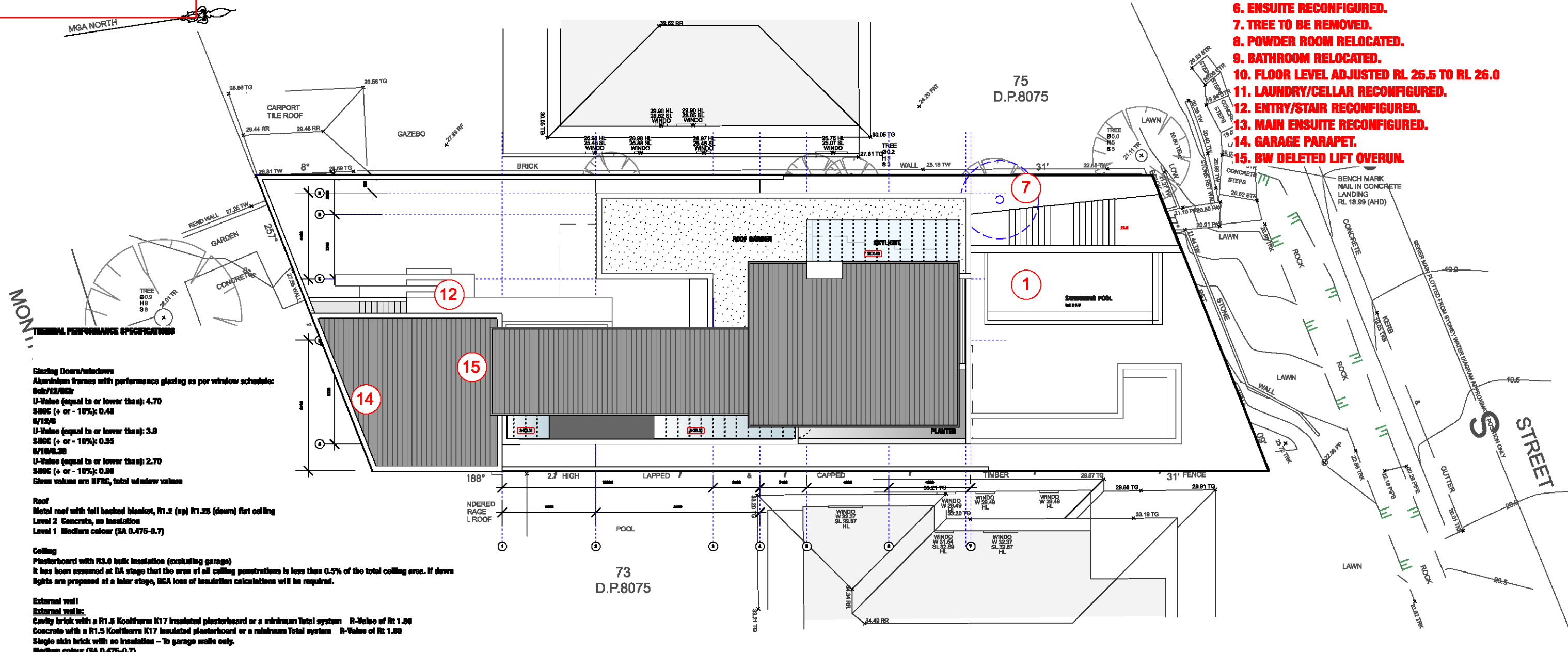


SECTION 96 MODIFICATION TO DA269/2015:

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:
 600/12/062
 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%): 0.35
 6/16/0.38
 U-Value (equal to or lower than): 2.70
 SHGC (+ or - 10%): 0.38
 Given values are NFRC, total window values

Roof
 Metal roof with full 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, DCA loss of insulation calculations will be required.

External wall
 Cavity brick with a R1.5 Kooltherm K17 insulated plasterboard or a minimum Total system R-Value of R1.88
 Concrete with a R1.5 Kooltherm K17 insulated plasterboard or a minimum Total system R-Value of R1.88
 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 IFL
 Plasterboard on studs, no insulation - To rest of home

Floors
 Concrete slab on ground with no insulation - Level 0.
 Elevated enclosed concrete slabs 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.

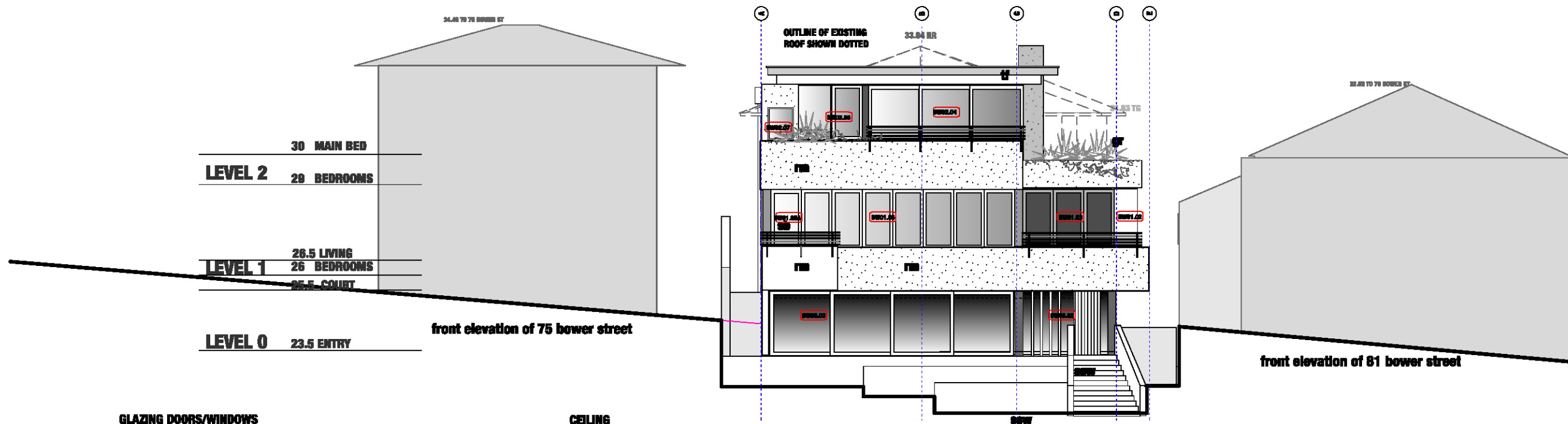
- | | | |
|---|----------------------------|-------------------------------------|
| Roof: | Walls: External: | Floors: |
| mr select colourbond metal roof sheeting/cappings | sst sandstone walls | tf1 timber floor on concrete |
| gr green roof - membrane planter | rm rendered masonry | pc Stone on concrete |
| 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 | ahw 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 25.3 TO RL 26.0
11. LAUNDRY/CELLAR RECONFIGURED.
12. ENTRY/STAIR RECONFIGURED.
13. MAIN ENSUITE RECONFIGURED.
14. GARAGE PARAPET.
15. BW DELETED LIFT OVERUN.



NORTHERN BEACHES COUNCIL

THIS PLAN IS TO BE READ IN CONJUNCTION WITH

Endorsement Date: 20/06/2018

Mod2018/0180

NORTH ELEVATION

GLAZING DOORS/WINDOWS

Aluminium frames with performance glazing as per window schedule:

6/12/6Cg

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 NFRG, 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.

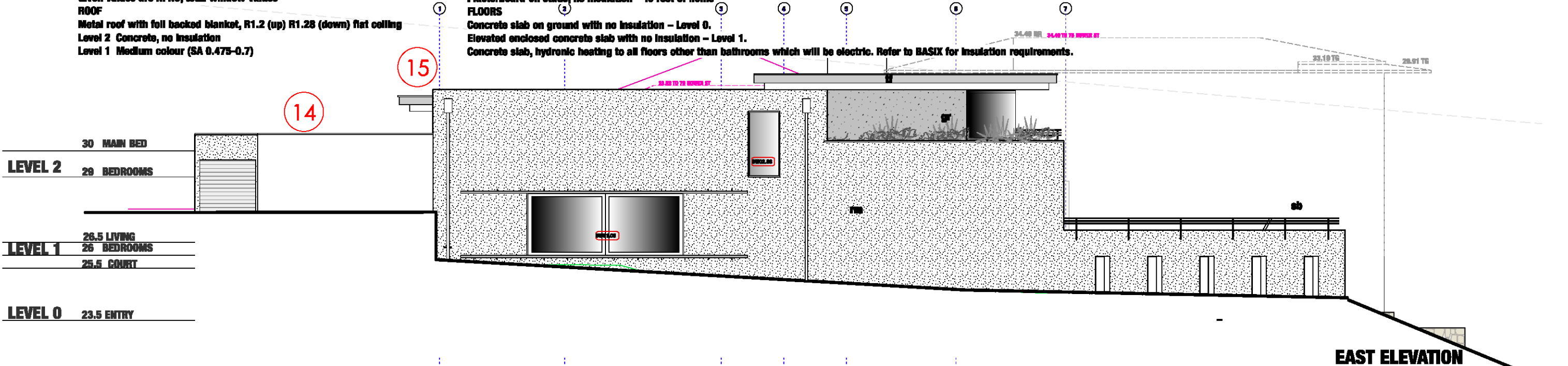
Plasterboard on studs, no insulation - To rest of home

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.

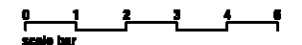


EAST ELEVATION

- 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
 - ahw aluminium pivot window
 - sb steel balustrade
 - agd aluminium garage door

- Floors:**
- tf1 timber floor on concrete
 - pc concrete
- Structural:**
- 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:
ELEVATION NORTH & EAST
status:
SECTION 96 MODIFICATION TO DA269/2015

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

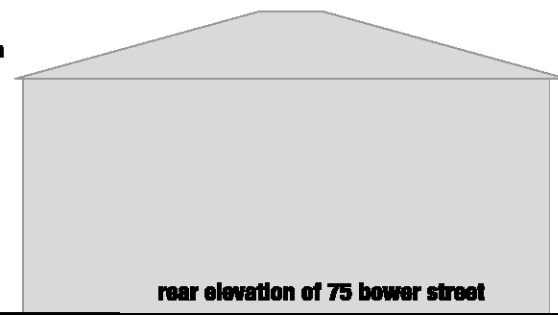
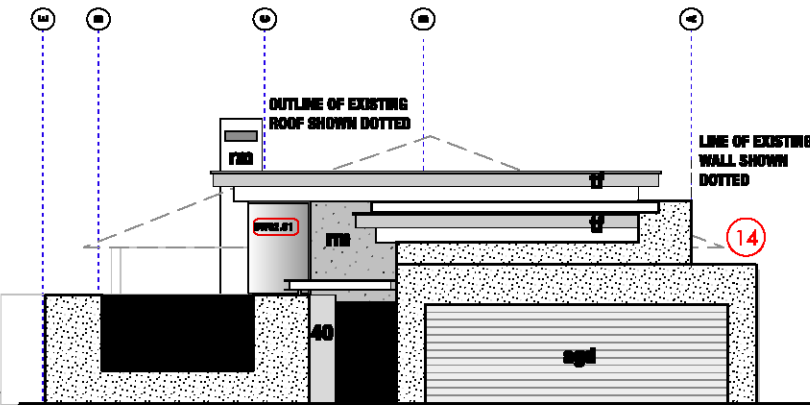
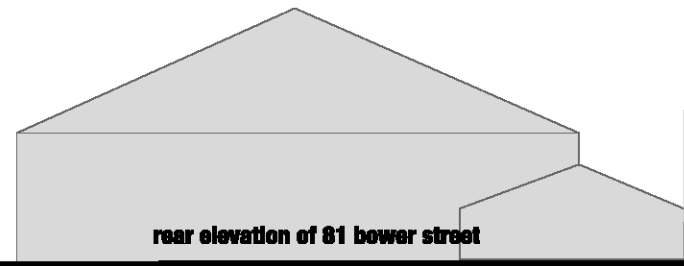


05

30 MAIN BED
LEVEL 2 20 BEDROOMS

28.5 LIVING
LEVEL 1 26 BEDROOMS
 25.5 COURT

LEVEL 0 23.5 ENTRY



- SECTION 96 MODIFICATION TO DA289/2015:**
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. RW DELETED LEFT OVERLAP.

GLAZING DOORS/WINDOWS
 Aluminum frames with performance glazing as per window schedule:
 6alr/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
 6/18/6.38
 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 1.80
 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.

SOUTH ELEVATION

NORTHERN BEACHES
 COUNCIL

 THIS PLAN IS TO BE READ IN
 CONJUNCTION WITH

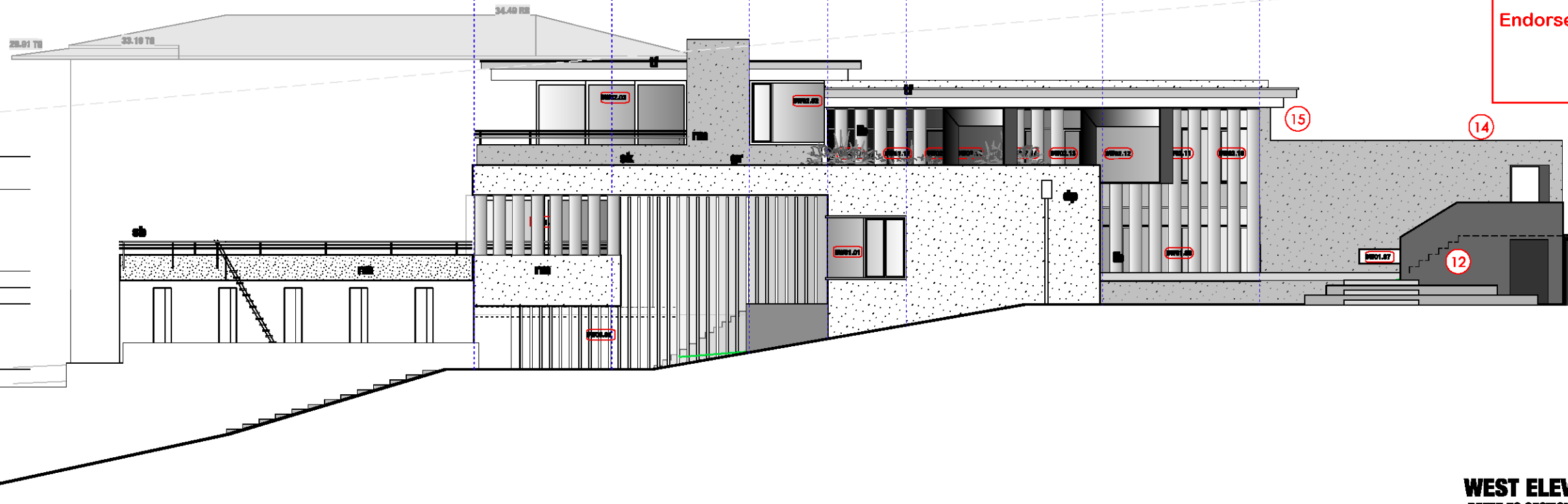
 Endorsement Date: 20/06/2018

 Mod2018/0180

30 MAIN BED
LEVEL 2 20 BEDROOMS

28.5 LIVING
LEVEL 1 26 BEDROOMS
 25.5 COURT

LEVEL 0 23.5 ENTRY

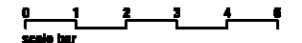


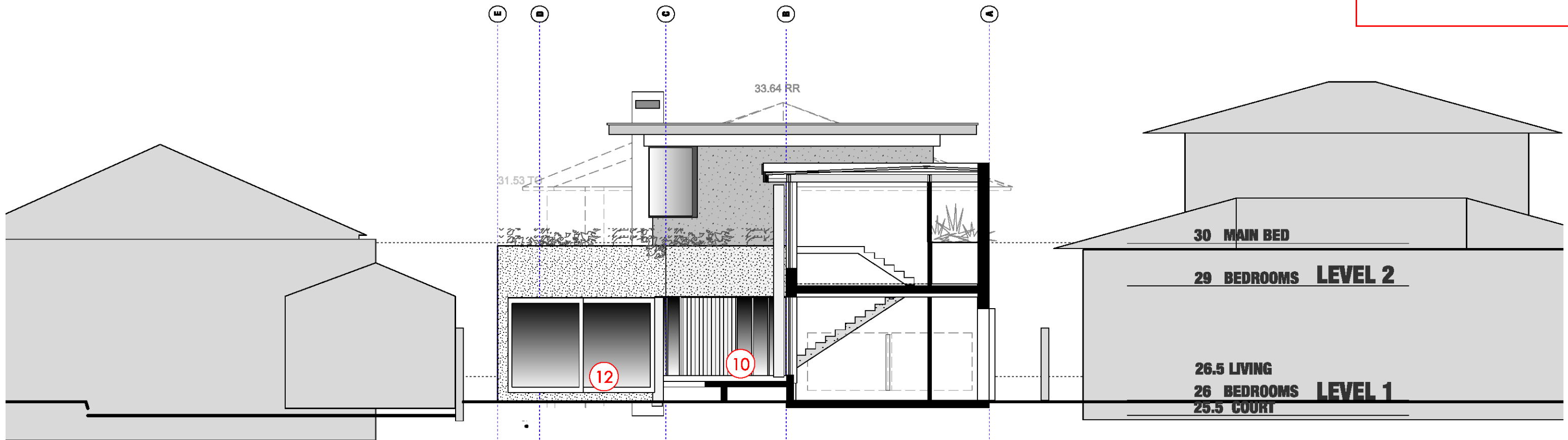
WEST ELEVATION
 REFER TO SECTION 01 FOR
 WINDOW NUMBERS

- 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
 - ahw aluminium pivot window
 - sb steel balustrade
 - agd aluminium garage door

- Floors:**
- tf1 timber floor on concrete
 - pc Stone on concrete
- Structure:**
- tb timber beams
 - sb steel beams
- Walls Internal:**
- pb Plasterboard on timber framework





GLAZING DOORS/WINDOWS

Aluminium frames with performance glazing as per window schedule:

60br/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.

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:

tf1 timber floor on concrete
pc Stone on concrete

Structure:

tb timber beams
sb steel beams

Walls Internal:

pb Plasterboard on timber framework

project:

drawing:

status:

date:

scale:



DOOR & WINDOW SCHEDULE S96 AMENDMENTS IN RED				SCHEDULE OF BASIX COMMITMENTS	
LEVEL 0				THERMAL PERFORMANCE SPECIFICATIONS	
DW00.01	6255w x 2100-3500H	West	Entry Lobby: Fixed clear glass panels with timber screened panel in front ALS-018-19	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW00.02	2055w x 2500H	North	Entry: Entry door with clear glass sidelight glazing	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW00.03	8815w x 2500H	North	Pool Room: Top Hung 4 off clear glass sliding doors ALS-010-01	9/12/6	UW3.9 SHGC0.55 Tvw0.59 Atr0.38
DW00.04	3600w x 2350H	West	service: 2off clear glass sliding doors	9/12/6	UW3.9 SHGC0.55 Tvw0.59 Atr0.38
DW00.05	3600w x 2350H	East	gym: 2off clear glass sliding doors	9/12/6	UW3.9 SHGC0.55 Tvw0.59 Atr0.38
DW00.06	3100w x 2350H	South	Court: Single door + fixed sidelight	9/18/6.38	UW2.7 SHGC0.66 Atr0.18
LEVEL 1				Glazing Doors/windows Aluminium frames with performance glazing as per window schedule: 6Cbr/12/6Cbr U-Value (equal to or lower than): 4.70 SHGC (+ or - 10%): 0.48 9/12/6 U-Value (equal to or lower than): 3.9 SHGC (+ or - 10%): 0.55 9/18/6.38 U-Value (equal to or lower than): 2.70 SHGC (+ or - 10%): 0.68 Given values are NFRC, total window values	
DW01.01	2600w x 1950	West	Den/Study Fixed clear glass corner window - double glazed	9Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW01.02	1035w x 1950	North	Den/Study Fixed corner window - clear glass- double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW01.03	2100w x 1950	North	Stair Lobby 3 off Pivot windows - clear glass- double glazed	9/18/6.38	UW2.7 SHGC0.66 Atr0.18
DW01.04	3900w x 2400	West	Living 2 off Cavity sliding doors - clear glass- double glazed	9/12/6	UW3.9 SHGC0.55 Tvw0.59 Atr0.38
DW01.05	7500w x 1950	North	Living 8 off Casement windows - clear glass- double glazed	9/18/6.38	UW2.7 SHGC0.66 Atr0.18
DW01.05A	750 x 2400	North	Living 1 off clear glass	9/18/6.38	UW2.7 SHGC0.66 Atr0.18
DW01.06	5720w x 2400	East	Corridor 2 off Sliding doors - clear glass- double glazed	9/12/6	UW3.9 SHGC0.55 Tvw0.59 Atr0.38
DW01.07	1500w x 400	West	Laundry Fixed clear window - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW01.08	4200w x 2250	West	Bed 02 Fixed clear panes + 3 off casement windows - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW01.09	2135w x 2250	West	Bath Fixed clear panes + 2 off casement windows - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW01.10	4200w x 2250	West	Bed 01 Fixed clear panes + 1 off casement window - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW01.11	3150w x 2100	South	South Entry Solid Entry door with fixed glazed sidelight - double glazed	9/18/6.38	UW2.7 SHGC0.66 Atr0.18
DW01.12		East	Den/Study deleted		
DW01.13	4800w x 3000	East	Den/Study Fixed clear panes - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW01.14	3800w x 3000	South	Den/Study Sliding doors 2 off clear glass - double glazed	9/12/6	UW3.9 SHGC0.55 Tvw0.59 Atr0.38
LEVEL 2				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)	
DW02.01	1250w x 1950	South	Robe Fixed clear glass corner window - double glazed	9Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW02.02	2580w x 1950	West	Robe Fixed clear glass corner window + 1 x off casement window - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW02.03	4680w x 2400	West	Main Bed 3 off Sliding doors - clear glass- double glazed	9/12/6	UW3.9 SHGC0.55 Tvw0.59 Atr0.38
DW02.04	4625w x 2400	West	Main Bed 3 off Sliding doors - clear glass- double glazed	9/12/6	UW3.9 SHGC0.55 Tvw0.59 Atr0.38
DW02.05	2270w x 2400	North	Ensuite Fixed clear glass corner window, 1 x off casement - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW02.06	1940w x 2400	North	Ensuite Fixed clear glass corner window - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW02.07	1200w x 1400	North	Corridor 1x off casement clear glass window - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW02.08	1200w x 2400	East	Corridor Fixed clear glass window - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW02.09	900w x 2400	West	Garage 1 off clear glass door - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW02.10	1860w x 2250	West	Ensuite Fixed clear panes + 1 x off casement window, highlight fixed glazing over - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW02.11	1240w x 2250	West	Bed 03 2 x off casement windows, highlight fixed glazing over - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW02.12	2400w x 2250	West	Bed 03 1 x fixed glass window box - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW02.13	1240w x 2250	West	Bed 03 Fixed clear pane + 1 x off casement window, highlight fixed glazing over - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW02.14	1240w x 2250	West	Bed 04 Fixed clear pane + 1 x off casement window, highlight fixed glazing over - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW02.15	1800w x 2250	West	Bed 04 1 x fixed glass window box - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW02.16	640w x 2250	West	Bed 04 1 x off casement windows, highlight fixed glazing over - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW02.17	1860w x 2250	West	Bed 04 Fixed clear pane + 2 x off casement windows, highlight fixed glazing over - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
DW02.18	1240w x 2250	West	Stairs Fixed clear panes, highlight fixed glazing over - double glazed	6Cbr/12/6Cbr	UW4.7 SHGC0.48 Tvw0.47 Atr0.08
LEVEL 3				External wall External walls: Cavity brick with a R1.5 Kooltherm K17 Insulated plasterboard or a minimum Total system R-Value of R1 1.86 Concrete with a R1.5 Kooltherm K17 Insulated plasterboard or a minimum Total system R-Value of R1 1.80 Single skin brick with no insulation – To garage walls only. Medium colour (SA 0.475-0.7)	
LEVEL 4				Internal walls: Concrete block, no insulation – To walls adjacent to lift. Plasterboard on studs, no insulation – To rest of home	
LEVEL 5				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:
 tf timber floor on concrete
 pc Stone on concrete
 Structure:
 tb timber beams
 sb steel beams
 Walls Internal:
 pb Plasterboard on timber framework

