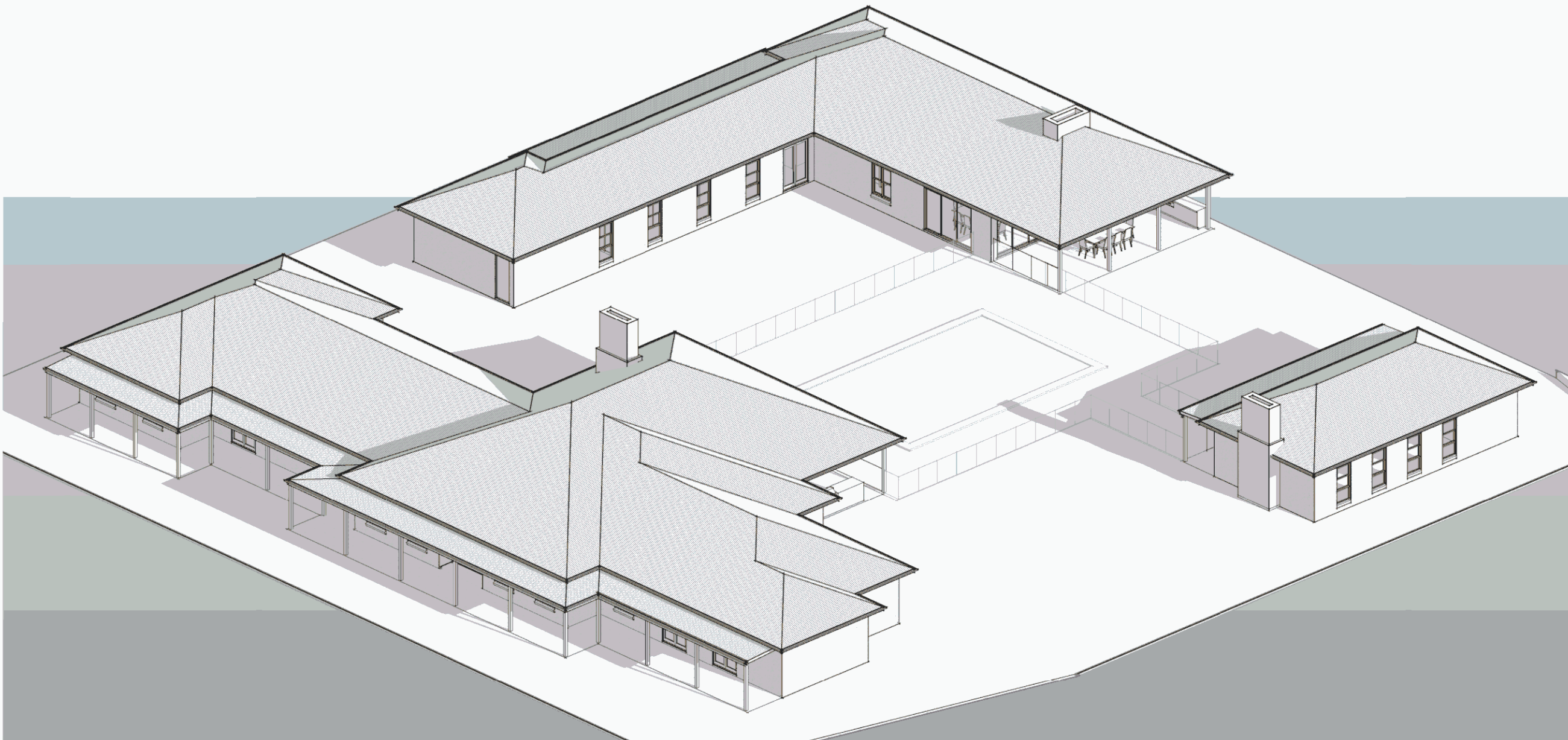


SAMANTHA SAYER



BASIX ITEM	PROJECT REQUIREMENTS
LANDSCAPING / SITE:	▪ EXEMPTION – SITE AREA EXCEEDS 1000M². FORMAL GARDEN LANDSCAPED AREAS MAY BE NOMINATED. ▪ INDIVIDUAL FORMAL GARDEN LANDSCAPING AREA FOR DWELLINGS AS FOLLOWS: - DWELLING 1 – 100M² - DWELLING 2 – 100M² ▪ NO COMMON AREA GARDENS OR LAWNS.
WATER COMMITMENTS	<u>EACH DWELLING IS TO BE PROVIDED WITH:</u> ▪ A MINIMUM 2,000L RAINWATER TANK, SUPPLIED BY 200M² OF ROOF AREA (TOTAL ROOF AREA OF DWELLING 1 = 387M² AND DWELLING 2 = 693M²). ▪ RAINWATER TANKS TO BE CONNECTED TO THE <u>TOILETS AND LAUNDRY</u> AND TO BE USED FOR GARDEN WATERING. ▪ 3 STAR RATED TOILETS, OR HIGHER. ▪ 3 STAR RATED KITCHEN AND BASIN/BATHROOM TAPS, OR HIGHER. ▪ 3 STAR RATED SHOWERHEADS (7.5-9.0L/MINUTE), OR HIGHER.
THERMAL COMFORT	<u>EACH DWELLING IS TO BE PROVIDED WITH:</u> ▪ FLOOR INSULATION – <u>NIL</u>. ▪ GARAGE EXTERNAL WALL – AAC CAVITY PANEL (HEBEL PANEL) ADDED INSULATION – <u>NIL</u>. ▪ ALL OTHER EXTERNAL WALLS – AAC CAVITY PANEL (HEBEL PANEL) ADDED INSULATION – <u>R2.0</u>, OR HIGHER. ▪ GARAGE SEPARATING WALL ADDED INSULATION – <u>R2.0</u>, OR HIGHER. ▪ CEILING ADDED INSULATION – <u>R3.5</u> (TO ROOF SPACE), OR HIGHER. ▪ COLORBOND ROOF (DARK COLOUR) ADDED INSULATION – <u>R1.3 FOIL</u>, OR HIGHER. ▪ GLAZING – ALUMINIUM FRAMED STANDARD GLASS TO ALL WINDOWS/GLAZED DOORS (GENERIC U-VALUES BETWEEN 6.0 AND 6.4 AND SHGC BETWEEN 0.60 AND 0.78). ▪ REFER TO THE ATTACHED GLAZING SCHEDULES AND NATHERS CERTIFICATES FOR FURTHER DETAILS ON THE INSULATION AND GLAZING REQUIREMENTS INCLUDING MINIMUM U-VALUES AND SHGC VALUES.
ENERGY COMMITMENTS	<u>EACH DWELLING IS TO BE PROVIDED WITH:</u> ▪ MINIMUM <u>5 STAR GAS INSTANTANEOUS</u> HOT WATER SYSTEM. ▪ KITCHEN AND BATHROOMS TO BE PROVIDED WITH DUCTED EXHAUST FANS (MANUAL SWITCH ON/OFF). LAUNDRY TO HAVE NATURAL VENTILATION ONLY. ▪ PRIMARY ACTIVE COOLING AND HEATING FOR ALL LIVING AND BEDROOMS TO BE PROVIDED BY SINGLE PHASE DUCTED AIR CONDITIONING (MINIMUM EER 2.5-3.0). ▪ NATURAL LIGHTING AVAILABILITY TO BATHROOMS AND KITCHENS AS SCHEDULED IN THE BASIX CERTIFICATE. ▪ GAS COOKTOP AND ELECTRIC OVEN. ▪ WELL VENTILATED REFRIGERATOR SPACE. ▪ INDOOR CLOTHES DRYING LINE. ▪ OUTDOOR CLOTHES DRYING LINE. ▪ ALL ROOMS SHALL BE DEDICATED TO FLUORESCENT / LED LIGHTING. ▪ <u>MINIMUM 0.5KW PHOTOVOLTAIC SYSTEM.</u>

Window type and performance value						
Window ID	Window type				U-value	SHGC
BRD-024-01 A	BRD-024-01 A ESS Double Hung Window (52mm) SG 3Clr				6.3	0.75
BRD-030-01 A	BRD-030-01 A ESS Hinged Door (100mm) SG 4Clr				6.1	0.62
BRD-063-01 A	BRD-063-01 A SIG Fixed Lite (67mm) SG 4Clr				6.0	0.78
BRD-043-01 A	BRD-043-01 A SIG Louvre Window (125mm) SG 6Clr				6.1	0.60
BRD-033-01 A	BRD-033-01 A ESS Sliding Door (80mm) SG 4Clr				6.2	0.74
BRD-001-01 A	BRD-001-01 A ESS Sliding Window (52mm) SG 3Clr				6.4	0.76
Window schedule						
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
BED 4	BRD-024-01 A	n/a	1800	850	NW	No Shading
BED 4	BRD-024-01 A	n/a	1800	850	NW	No Shading
WC	BRD-024-01 A	n/a	900	600	NW	No Shading
BED 3	BRD-030-01 A	n/a	2100	1515	SE	No Shading
BED 2	BRD-030-01 A	n/a	2100	1515	SE	No Shading
THEATRE ROOM	BRD-024-01 A	n/a	1500	1210	SE	No Shading
THEATRE ROOM	BRD-024-01 A	n/a	1500	1210	SE	No Shading
ENTRY	BRD-063-01 A	n/a	2100	610	SE	No Shading
ENTRY	BRD-063-01 A	n/a	2100	610	SE	No Shading
LIVING ROOM	BRD-024-01 A	n/a	1500	1210	SE	No Shading
LIVING ROOM	BRD-024-01 A	n/a	1500	1210	SE	No Shading
STUDY	BRD-024-01 A	n/a	1500	1210	SE	No Shading
MASTER SUITE	BRD-030-01 A	n/a	2100	1515	SE	No Shading
MASTER SUITE	BRD-030-01 A	n/a	2100	1515	SE	No Shading
ENSUITE	BRD-043-01 A	n/a	1800	450	NW	No Shading
ENSUITE	BRD-043-01 A	n/a	1800	450	NW	No Shading
ENSUITE	BRD-043-01 A	n/a	1800	450	NE	No Shading
FAMILY DINING	BRD-033-01 A	n/a	2400	4500	NW	No Shading
FAMILY DINING	BRD-043-01 A	n/a	1800	450	NW	No Shading
FAMILY DINING	BRD-001-01 A	n/a	1200	3000	NW	No Shading
GARAGE	BRD-024-01 A	n/a	1500	1210	SE	No Shading
GARAGE	BRD-024-01 A	n/a	1500	1210	SE	No Shading

Window type and performance value						
Window ID	Window type				U-value	SHGC
BRD-030-01 A	BRD-030-01 A ESS Hinged Door (100mm) SG 4Clr				6.1	0.62
BRD-043-01 A	BRD-043-01 A SIG Louvre Window (125mm) SG 6Clr				6.1	0.60
BRD-024-01 A	BRD-024-01 A ESS Double Hung Window (52mm) SG 3Clr				6.3	0.75
BRD-033-01 A	BRD-033-01 A ESS Sliding Door (80mm) SG 4Clr				6.2	0.74
Window schedule						
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
MASTER BED	BRD-030-01 A	n/a	2100	1515	SW	No Shading
MASTER BED	BRD-030-01 A	n/a	2100	1515	SW	No Shading
ENSUITE	BRD-043-01 A	n/a	1800	450	SW	No Shading
ENTRY HALL	BRD-030-01 A	n/a	2100	1515	NE	No Shading
ENTRY HALL	BRD-024-01 A	n/a	1800	850	NE	No Shading
ENTRY HALL	BRD-024-01 A	n/a	1800	850	NE	No Shading
ENTRY HALL	BRD-024-01 A	n/a	1800	850	NE	No Shading
BED 2	BRD-024-01 A	n/a	1500	1210	SW	No Shading
STUDY	BRD-024-01 A	n/a	1500	1210	SW	No Shading
KITCHEN LIVING	BRD-024-01 A	n/a	1800	850	NW	No Shading
KITCHEN LIVING	BRD-024-01 A	n/a	1800	850	NW	No Shading
KITCHEN LIVING	BRD-024-01 A	n/a	1800	850	NW	No Shading
KITCHEN LIVING	BRD-033-01 A	n/a	2100	3000	NE	No Shading
KITCHEN LIVING	BRD-033-01 A	n/a	2100	3000	SE	No Shading
KITCHEN LIVING	BRD-024-01 A	n/a	1800	1210	SE	No Shading

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EXCAVATION / EARTH
Comply with BCA part 3.1.1

If required, Materials, construction and detailing to AS3700 and BCA part 3.3

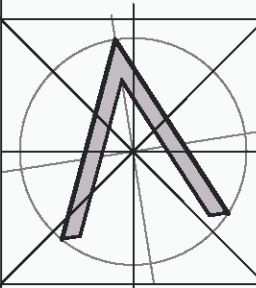
SMALL CLADDING:

The proposed plans to have as required hard wired smoke detectors @ each level

KLEYN CREATIONS
The Design & Documentation Specialists

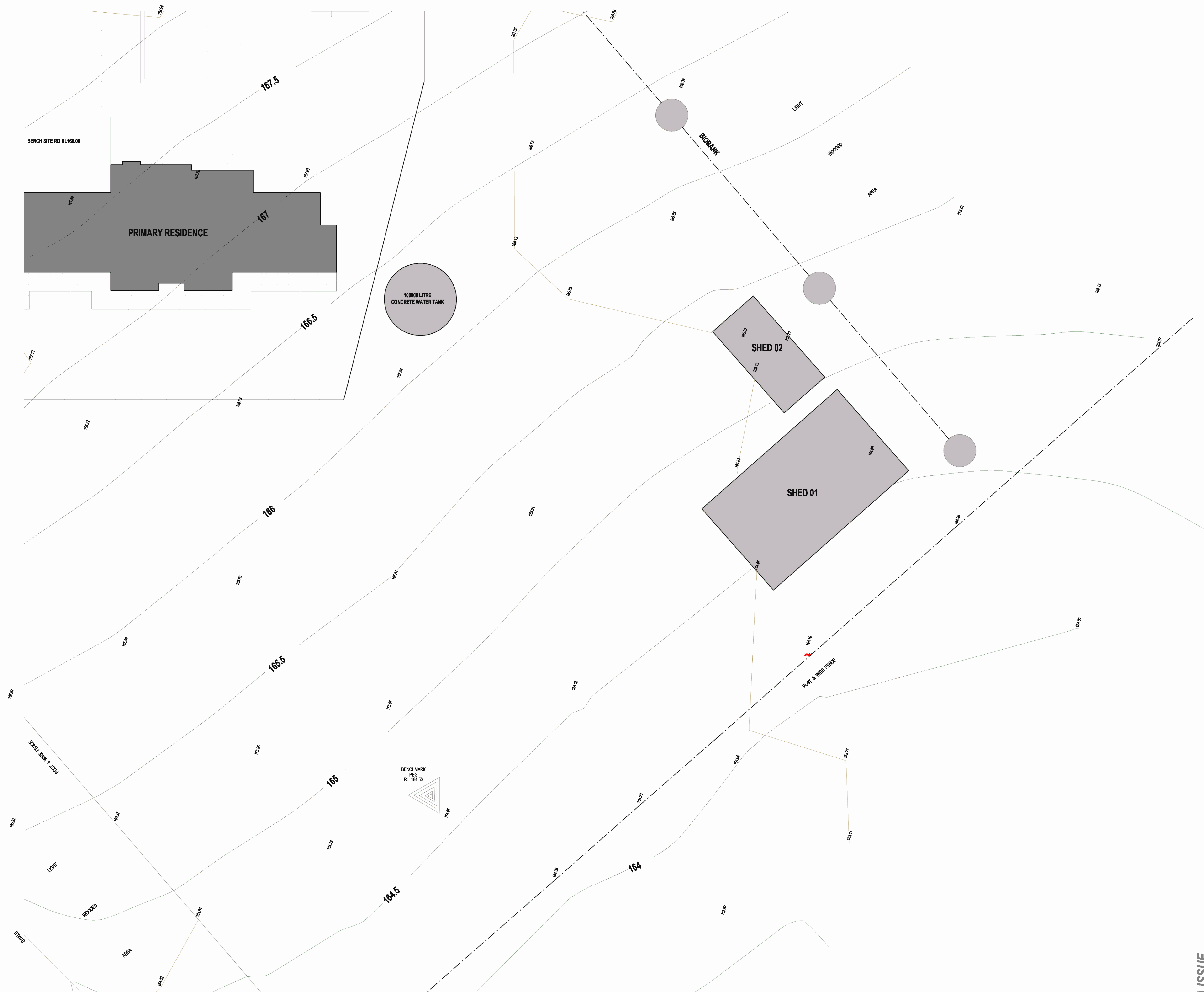
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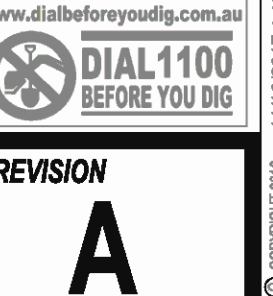
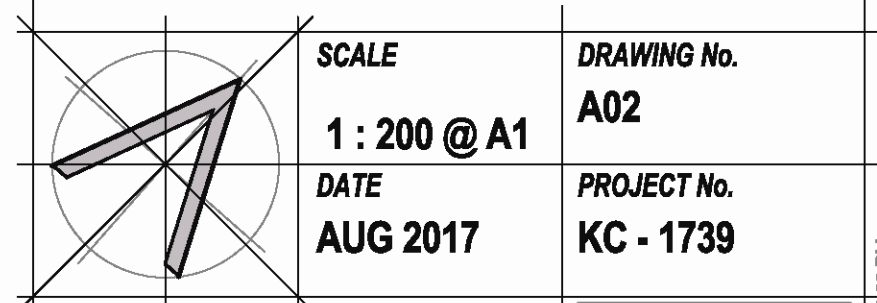
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PROJECT
PROPOSED DUAL OCCUPANCY

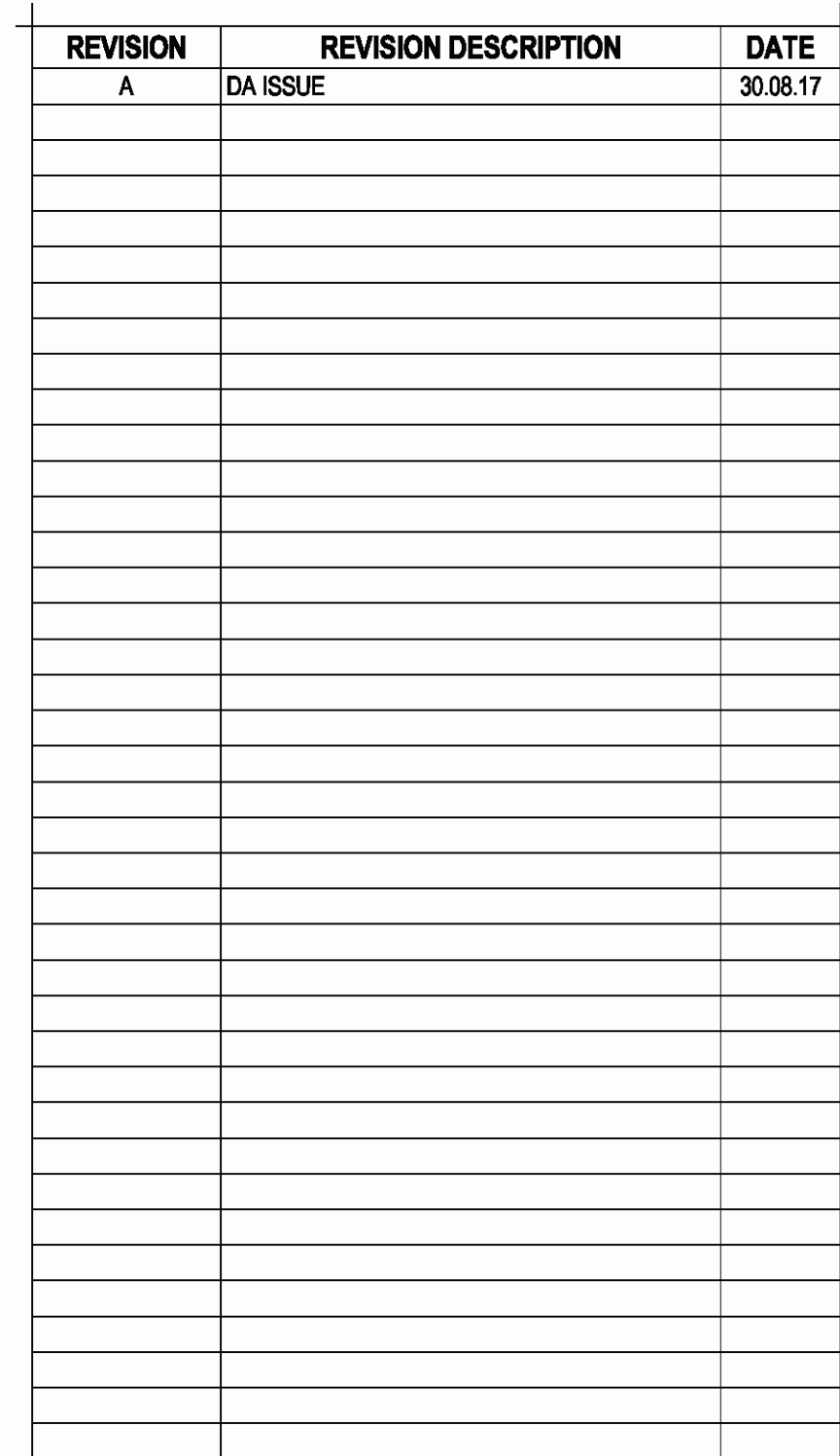
LOT 31 NEPEAN GORGE DR, MULGOA

DRAWING SHED SITE PLAN

CLIENT
SAMANTHA SAYER



DA ISSUE



KLEYN CREATIONS
The Design & Documentation Specialists
PH: 0424 233 331 ABN: 54 576 890 071

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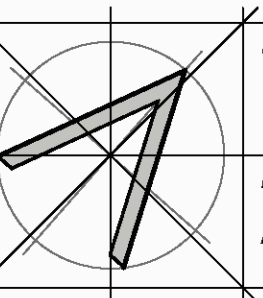
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PROPOSED DUAL OCCUPANCY

LOT 31 NEPEAN GORGE DR, MULGOA

DRAWING

ROOF PLAN

CLIENT
SAMANTHA SAYER



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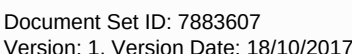


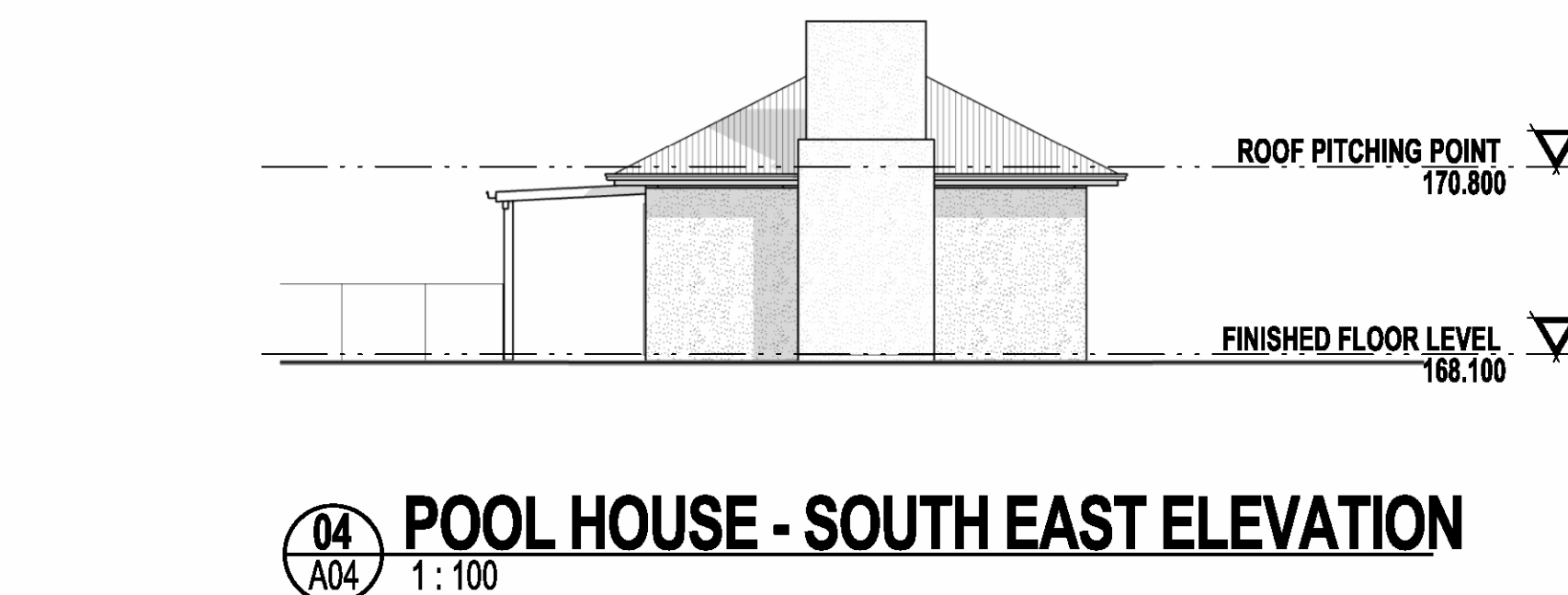
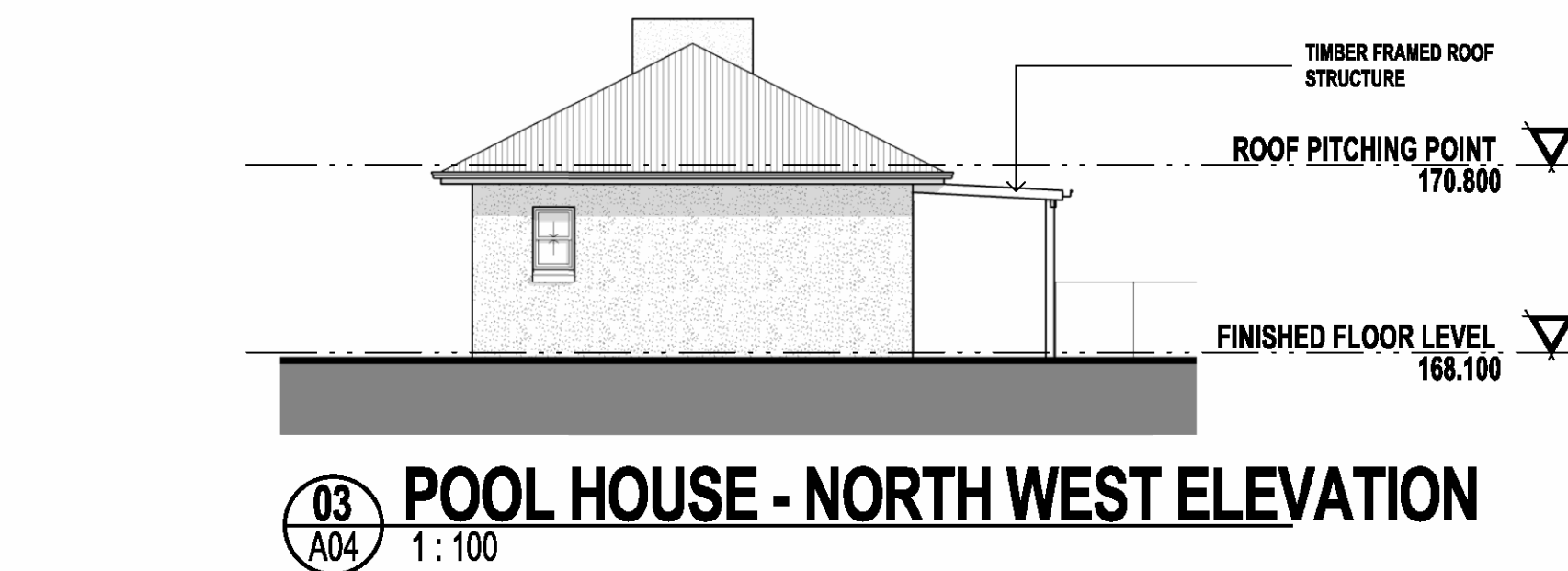
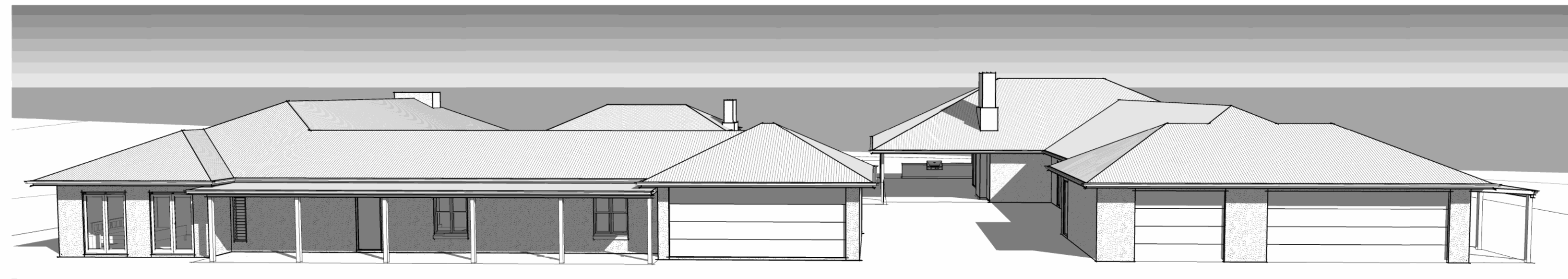
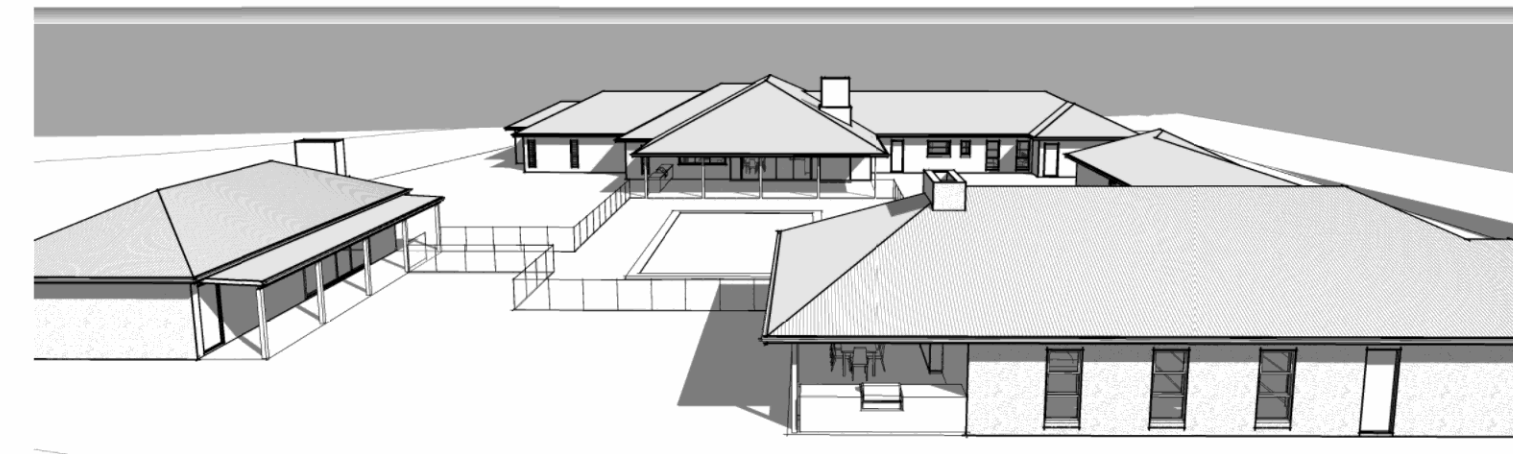
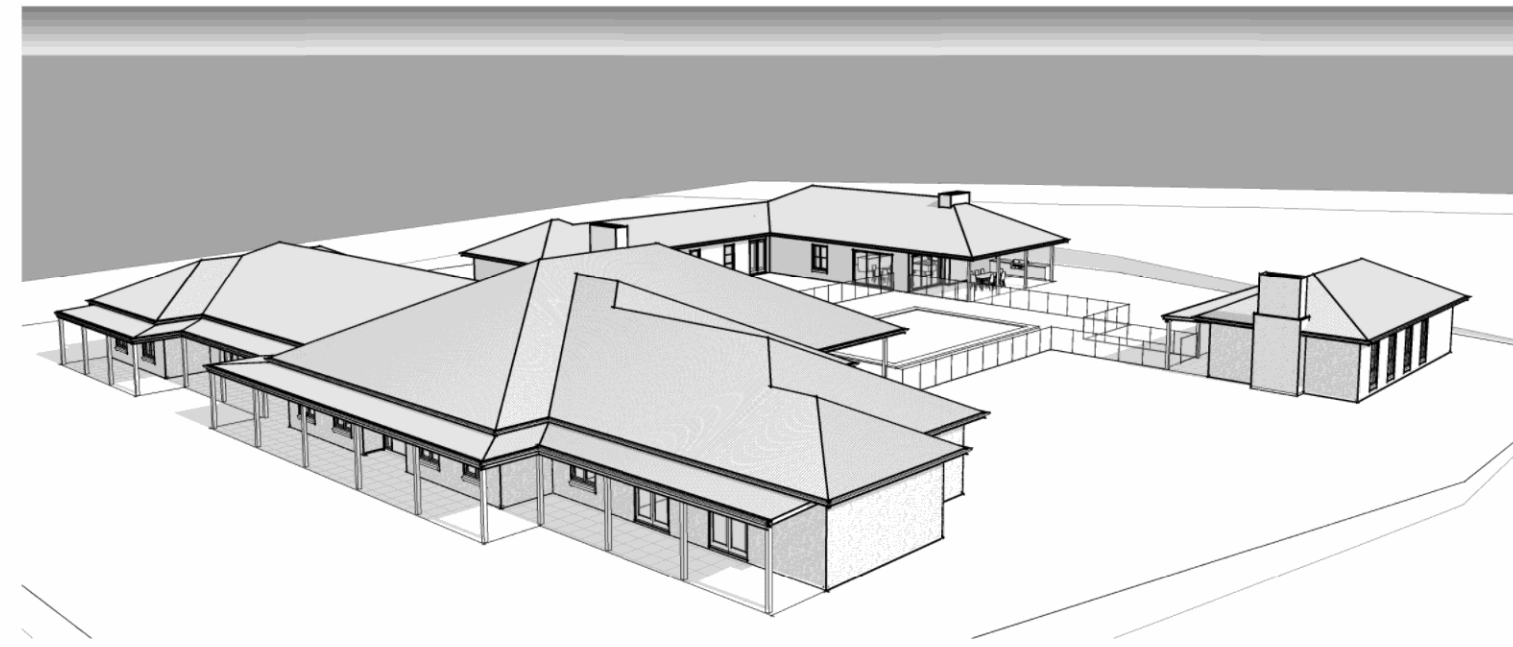
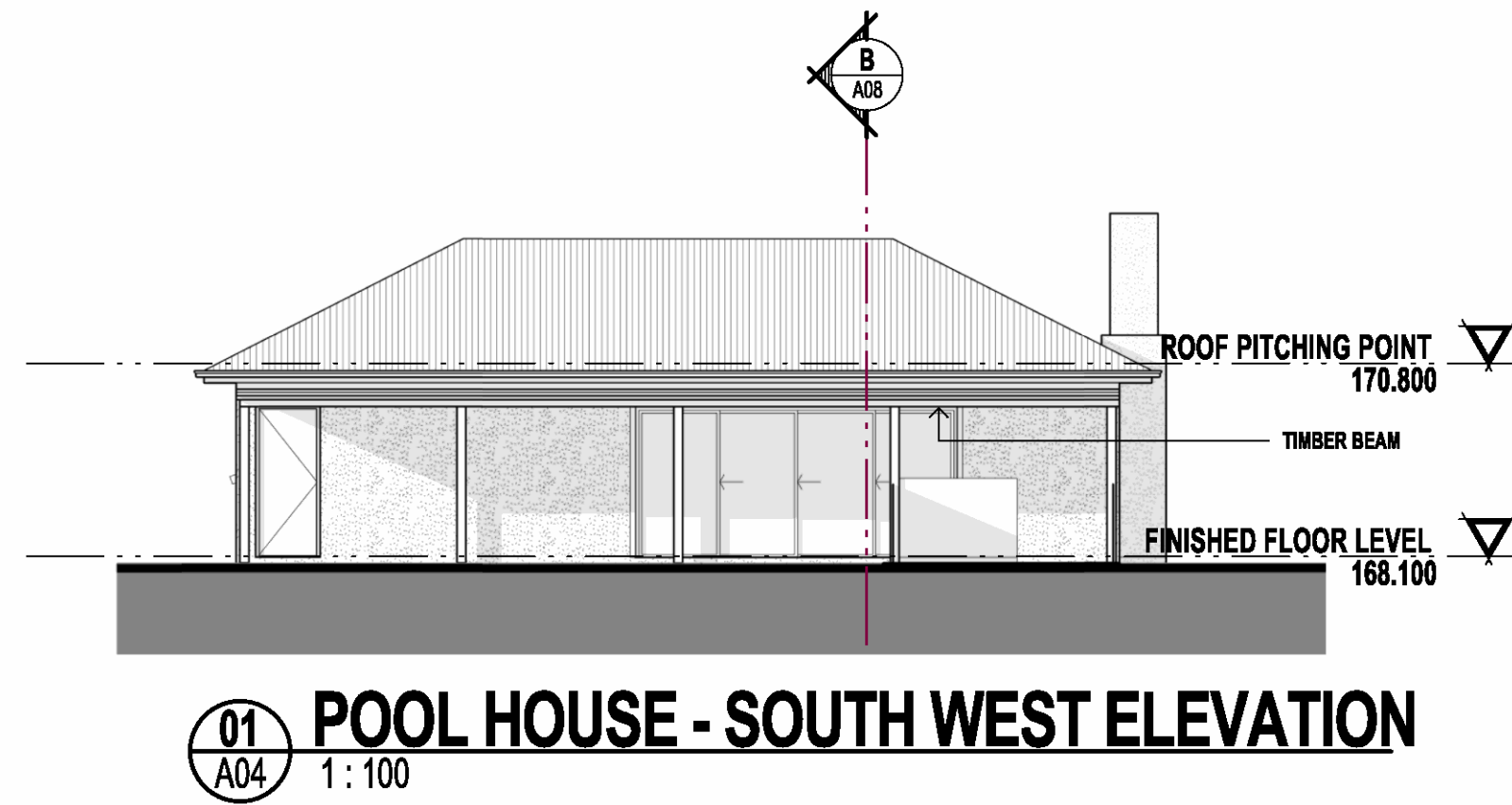
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LOT 31 NEPEAN GORGE DR, MULGOA

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SAMANTHA SAYER

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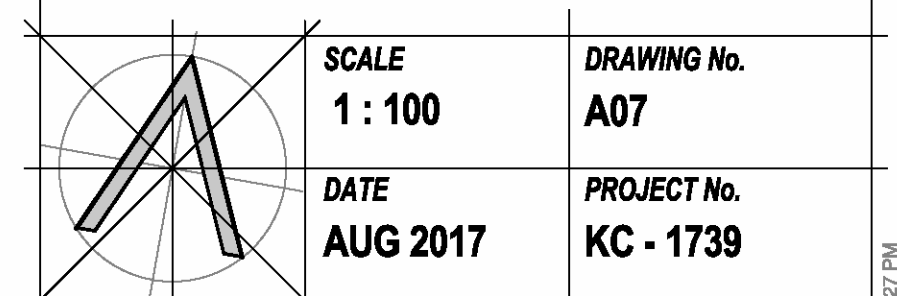
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PROJECT
PROPOSED DUAL OCCUPANCY

LOT 31 NEPEAN GORGE DR, MULGOA

DRAWING
POOL HOUSE
ELEVATIONS & 3D VIEWS
OF ALL BUILDINGS

CLIENT
SAMANTHA SAYER



VISION

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