

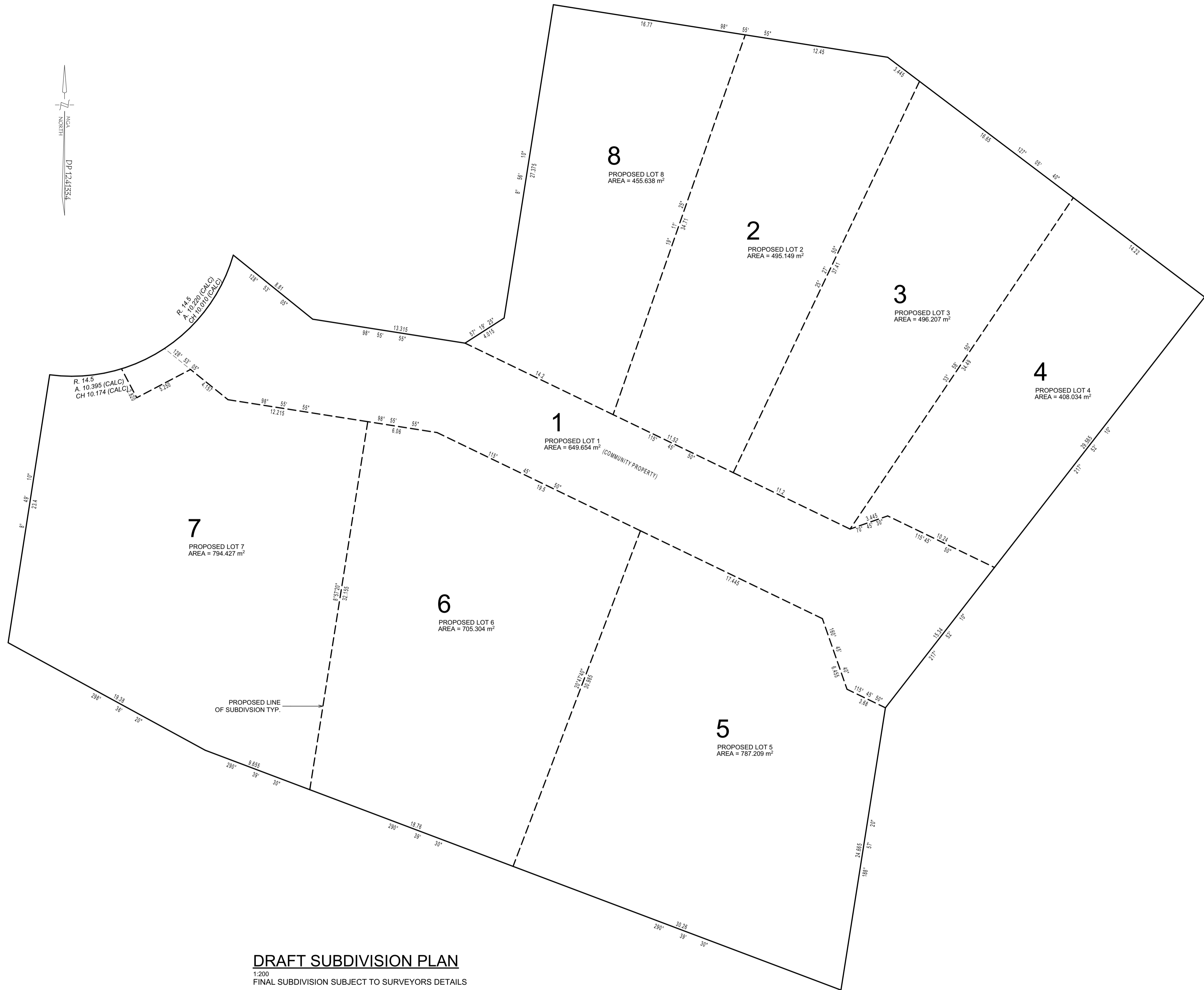
SITE ANALYSIS	
R1 GENERAL RESIDENTIAL ZONE	
SITE AREA	4791.6 m ²
PROPOSED LOT 8	
LEVEL 1	146.8 m ²
PROPOSED LOT 2	
LEVEL 1	146.8 m ²
PROPOSED LOT 3	
LEVEL 1	146.8 m ²
PROPOSED LOT 4	
LEVEL 1	146.8 m ²
PROPOSED LOT 5	
LEVEL 2	145.9 m ²
LEVEL 1	9.0 m ²
PROPOSED LOT 6	
LEVEL 2	145.9 m ²
LEVEL 1	9.0 m ²
PROPOSED LOT 7	
LEVEL 2	145.9 m ²
LEVEL 1	9.0 m ²
COMBINED GROSS FLOOR AREA (EXCLUDING STAIR VOIDS & GARAGE AREAS)	1051.87 m ²
FLOOR SPACE RATIO	0.22:1
BUILDING FOOTPRINTS	1610.5 m ²
ROADWAY & GUTTERS	392.3 m ²
CROSSOVERS	36.6 m ²
DRIVEWAYS	176.8 m ²
TOTAL	2218.2 m ²
SITE COVERAGE	46.3%

LOT 8 SITE ANALYSIS	LOT 2 SITE ANALYSIS
R1 GENERAL RESIDENTIAL ZONE	R1 GENERAL RESIDENTIAL ZONE
SITE AREA	455.64 m ²
FLOOR AREA (EXCLUDING GARAGE AREA)	146.80 m ²
FLOOR SPACE RATIO	0.32:1
BUILDING FOOTPRINT	224.96 m ²
DRIVEWAY	25.73 m ²
TOTAL	250.69 m ²
SITE COVERAGE	55.0%
PRIVATE OPEN SPACE	
YARD	204.95 m ²
PORCH & PATIO	26.07 m ²
CAR PARKS PROVIDED	

LOT 3 SITE ANALYSIS	LOT 4 SITE ANALYSIS
R1 GENERAL RESIDENTIAL ZONE	R1 GENERAL RESIDENTIAL ZONE
SITE AREA	496.21 m ²
FLOOR AREA (EXCLUDING GARAGE AREA)	146.80 m ²
FLOOR SPACE RATIO	0.30:1
BUILDING FOOTPRINT	224.96 m ²
DRIVEWAY	26.89 m ²
TOTAL	251.85 m ²
SITE COVERAGE	51.2%
PRIVATE OPEN SPACE	
YARD	242.36 m ²
PORCH & PATIO	26.07 m ²
CAR PARKS PROVIDED	

LOT 5 SITE ANALYSIS	LOT 6 SITE ANALYSIS
R1 GENERAL RESIDENTIAL ZONE	R1 GENERAL RESIDENTIAL ZONE
SITE AREA	787.21 m ²
LEVEL 2	145.90 m ²
LEVEL 1	66.56 m ²
TOTAL (EXCLUDING VOIDS & GARAGE AREAS)	212.46 m ²
FLOOR SPACE RATIO	0.27:1
BUILDING FOOTPRINT	236.88 m ²
DRIVEWAY	25.57 m ²
TOTAL	262.45 m ²
SITE COVERAGE	33.3%
PRIVATE OPEN SPACE	
YARD	524.76 m ²
PORCH & PATIO	33.88 m ²
CAR PARKS PROVIDED	

LOT 7 SITE ANALYSIS	
R1 GENERAL RESIDENTIAL ZONE	
SITE AREA	794.43 m ²
LEVEL 2	145.90 m ²
LEVEL 1	9.00 m ²
TOTAL (EXCLUDING VOIDS & GARAGE AREAS)	154.90 m ²
FLOOR SPACE RATIO	0.27:1
BUILDING FOOTPRINT	236.88 m ²
DRIVEWAY	25.80 m ²
TOTAL	262.68 m ²
SITE COVERAGE	33.0%
PRIVATE OPEN SPACE	
YARD	531.95 m ²
PORCH & PATIO	33.88 m ²
CAR PARKS PROVIDED	

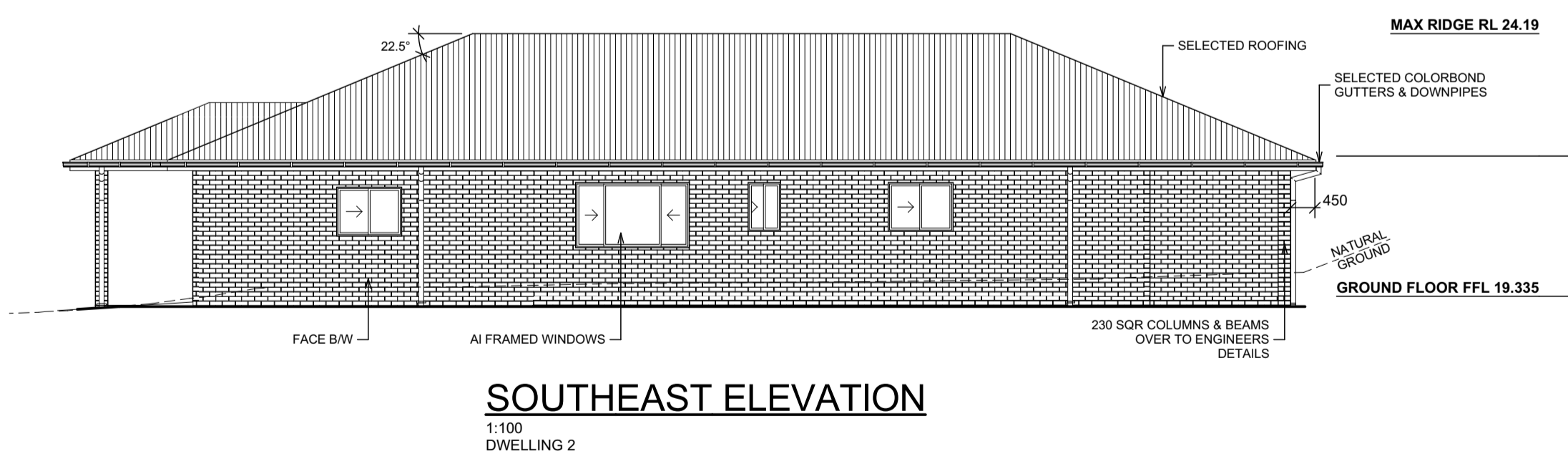
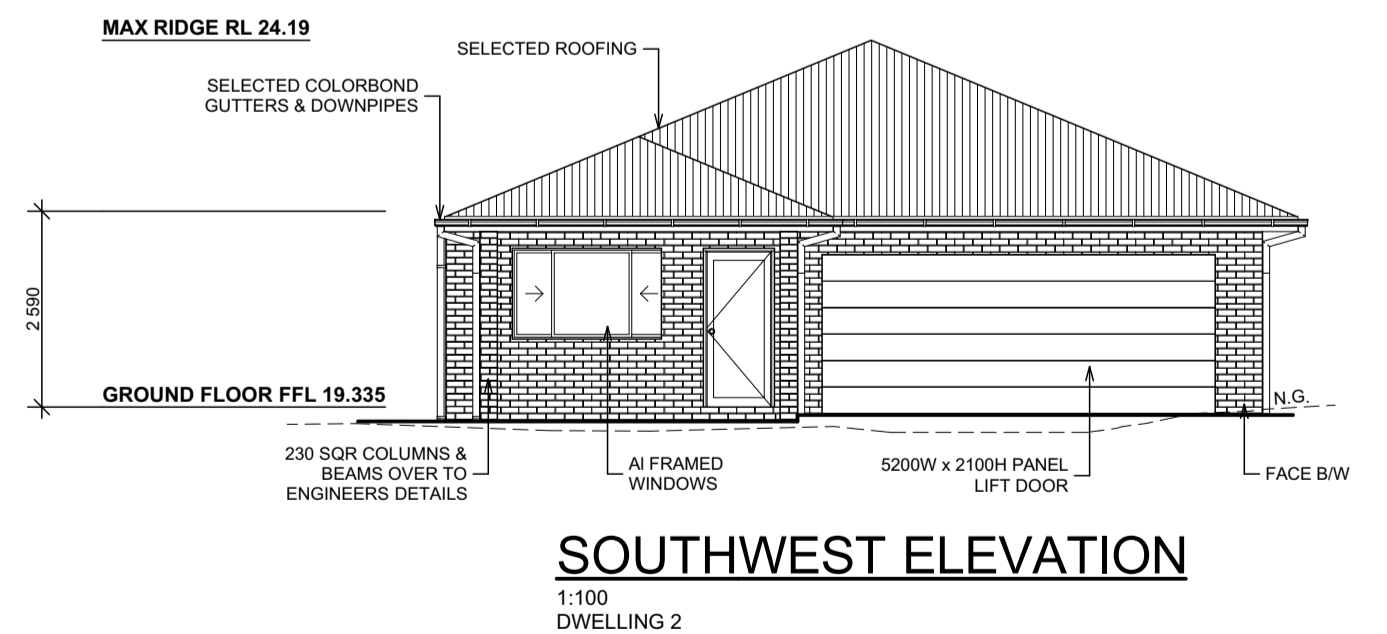
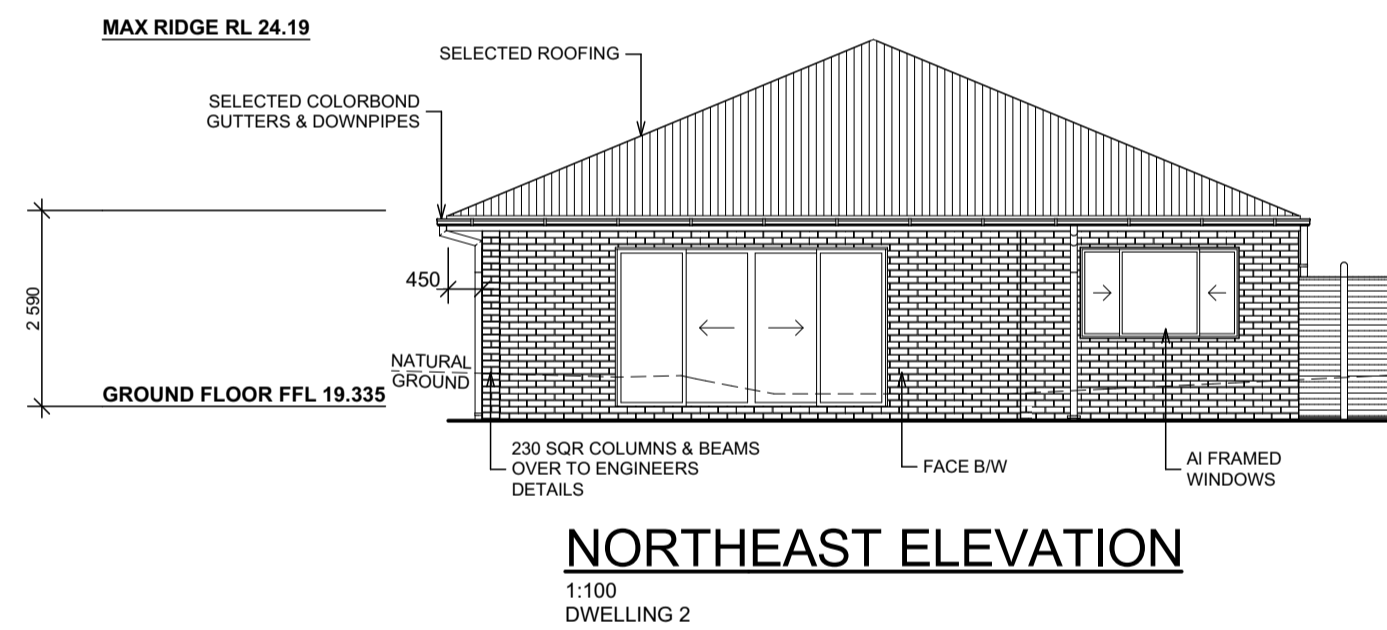
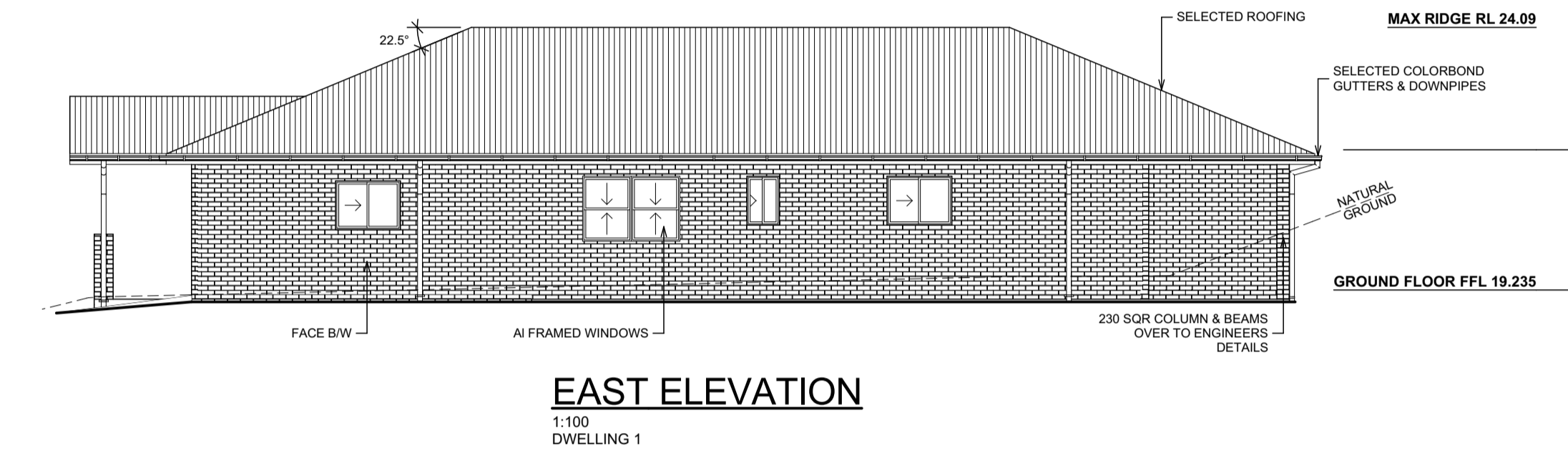
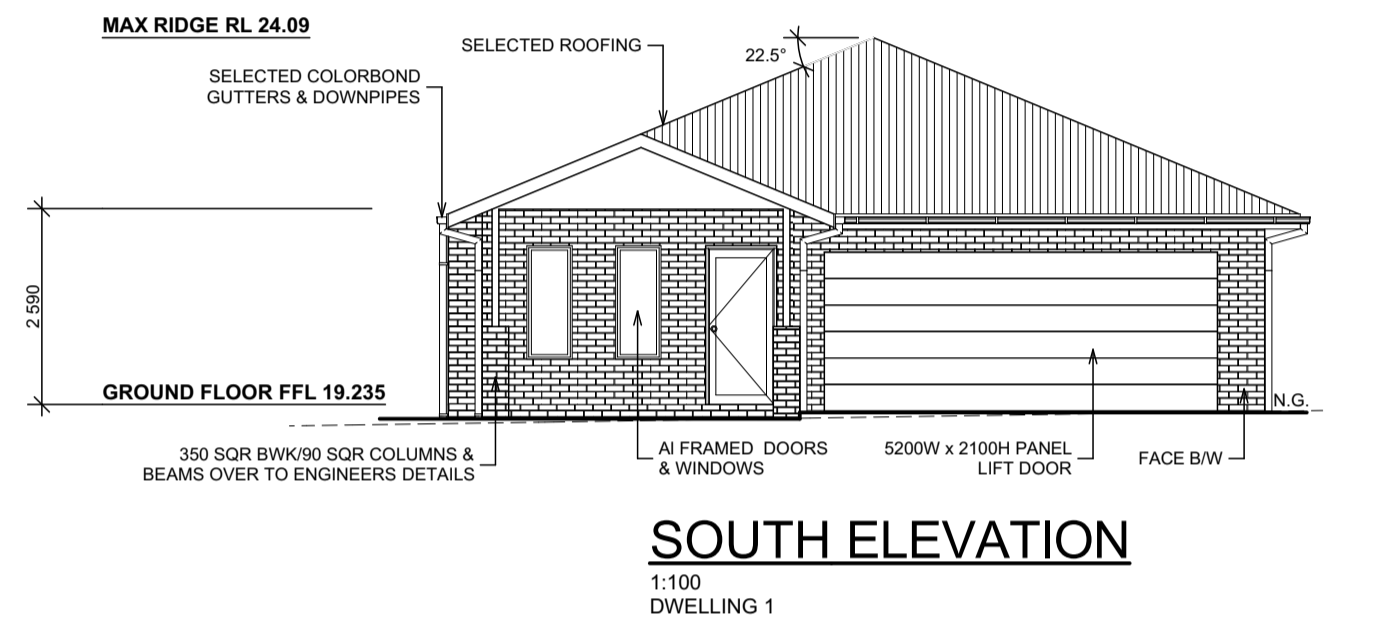
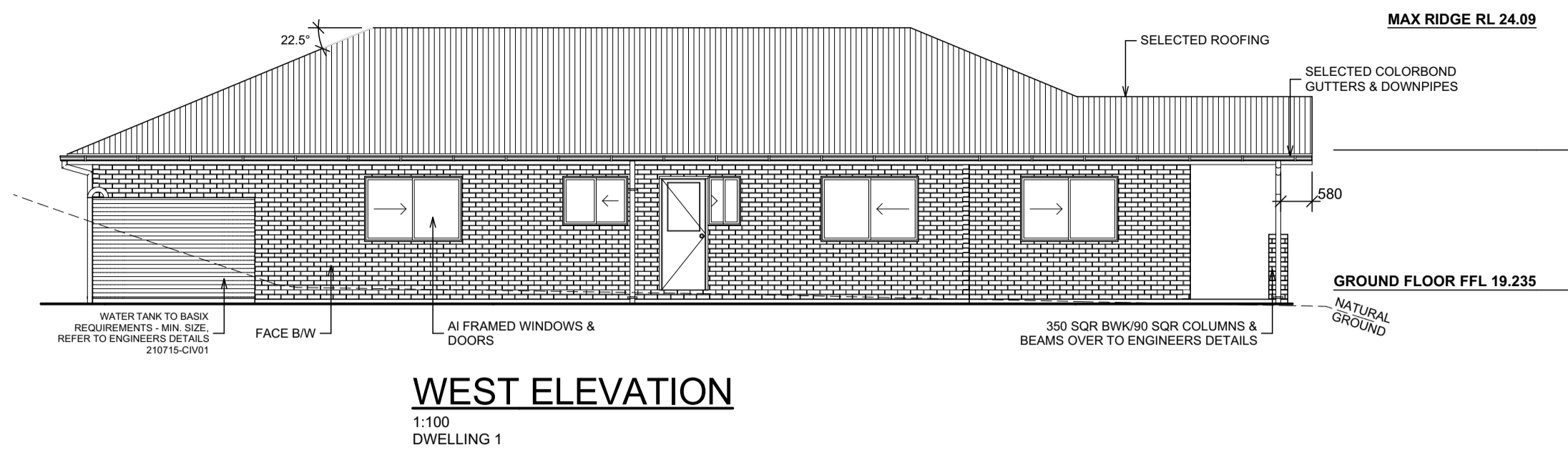
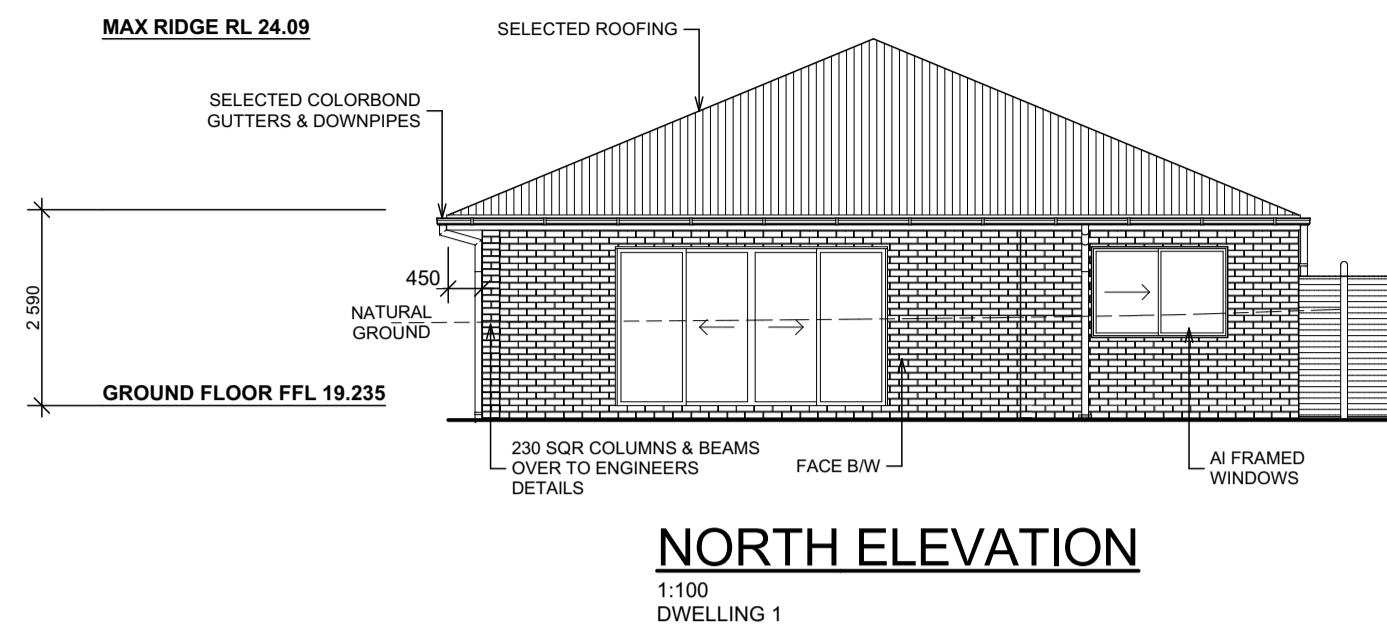


ISSUE	DETAILS
E	9/12/21- AMENDED TO LGA REQUIREMENTS
D	3/11/21- AMENDED TO LGA REQUIREMENTS
C	25/8/21- AMENDED TO LGA REQUIREMENTS
B	16/8/21- AMENDED TO LGA REQUIREMENTS
A	18/6/21 - INITIAL ISSUE



S PORT STEPHENS OFFICE Ph: (02) 4984 9955 Suite 4/ 10 Yacaaba Street Nelson Bay NSW 2315	NEWCASTLE OFFICE Ph: (02) 4961 5544 SINGLETON OFFICE Ph: (02) 4961 5544	CONTACT DETAILS General Enquiries: reception@sorensendesign.com.au www.sorensendesign.com.au
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PROJECT: PROPOSED MULTI DWELLINGS DEVELOPMENT AT LOTS 304 & 306, DP1241334, 5 & 7 OAKLAND CLOSE BOLWARRA
CLIENT: UNICOMB
TITLE: DRAFT BOUNDARY REALIGNMENT & SUBDIVISION PLAN
FILE: 2103113E DATE: 9/12/2021 SHEET: 4 OF 18
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FINAL PLANS

E	9/12/21- AMENDED TO LGA REQUIREMENTS
D	3/11/21- AMENDED TO LGA REQUIREMENTS
C	25/8/21- AMENDED TO LGA REQUIREMENTS
B	18/8/21- AMENDED TO LGA REQUIREMENTS
A	18/6/21- INITIAL ISSUE
ISSUE	DETAILS

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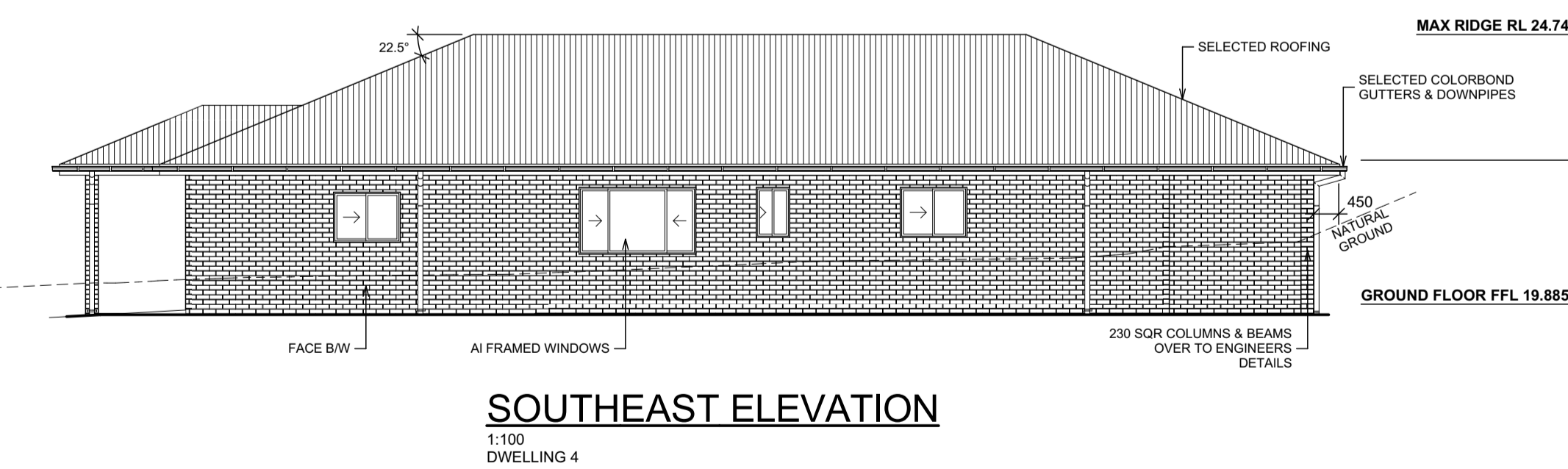
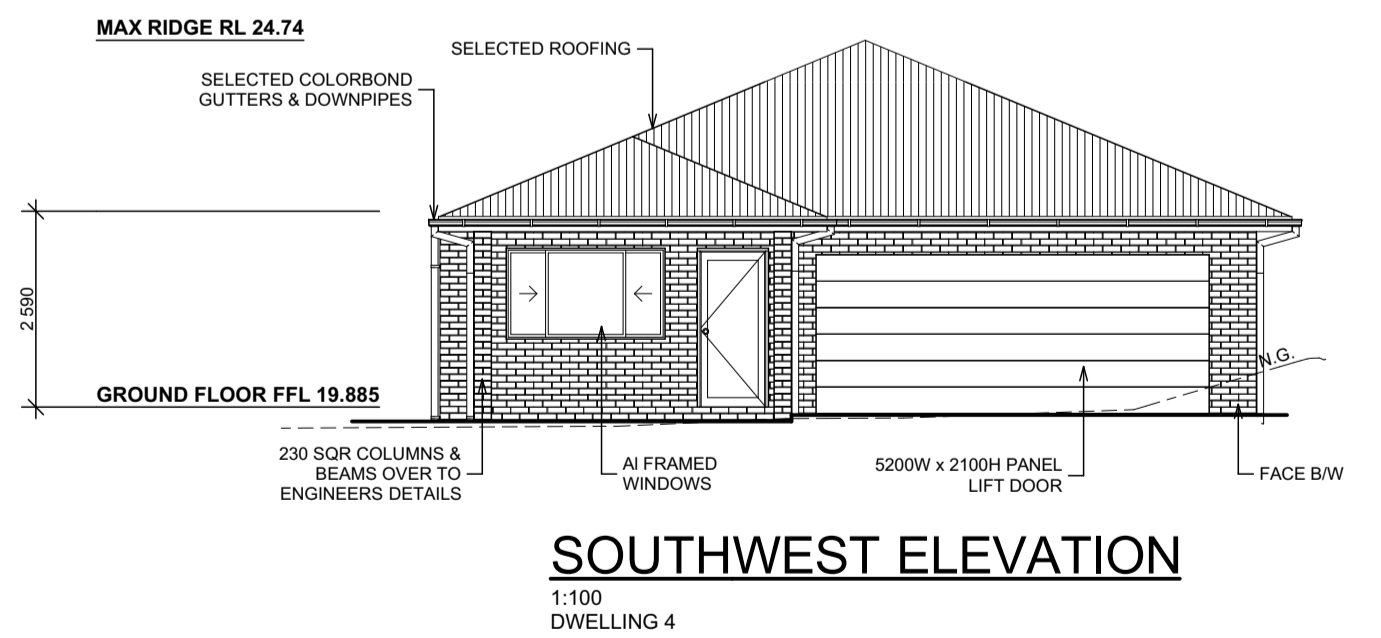
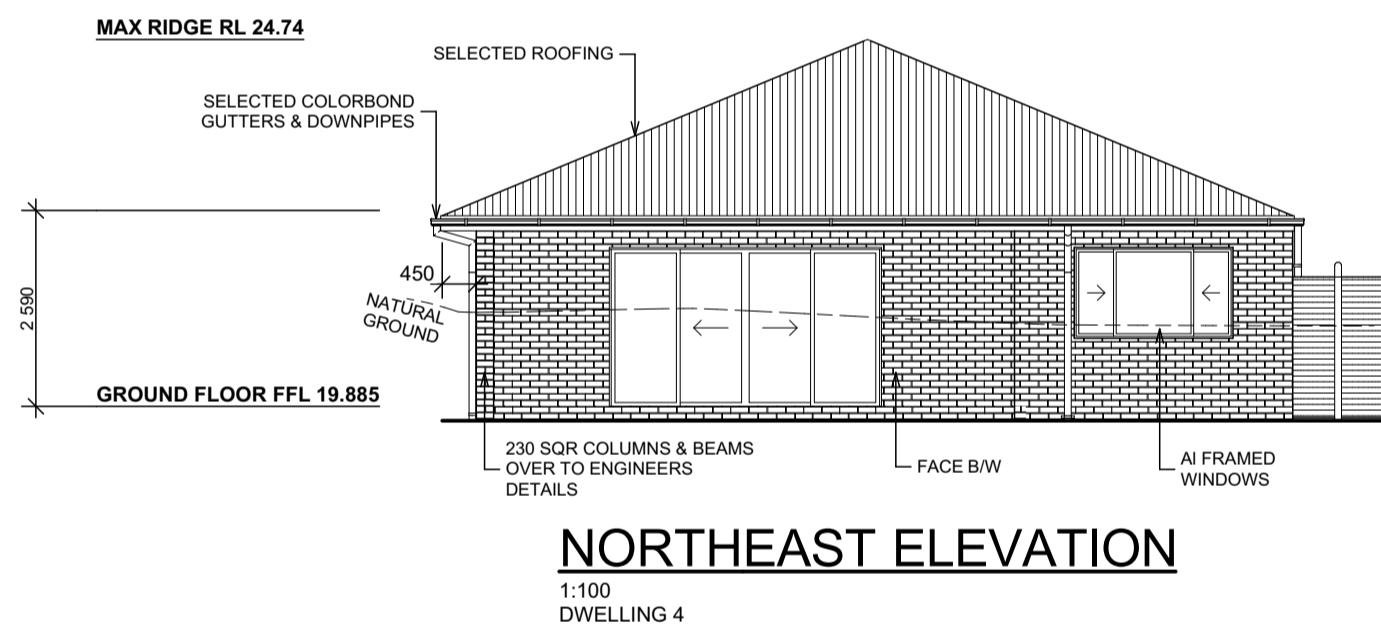
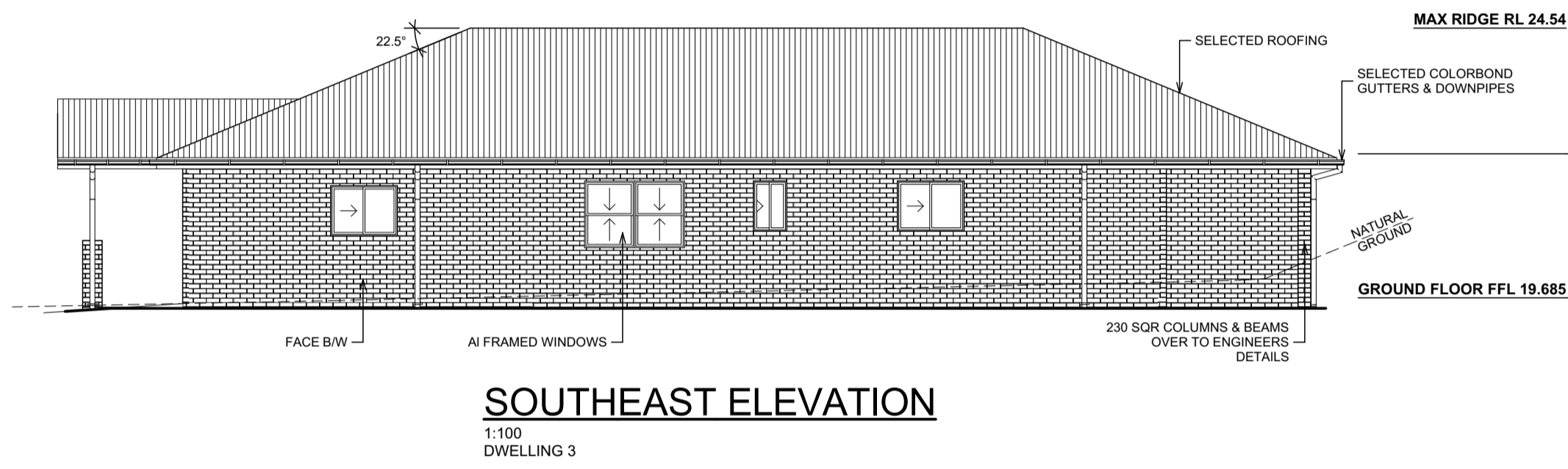
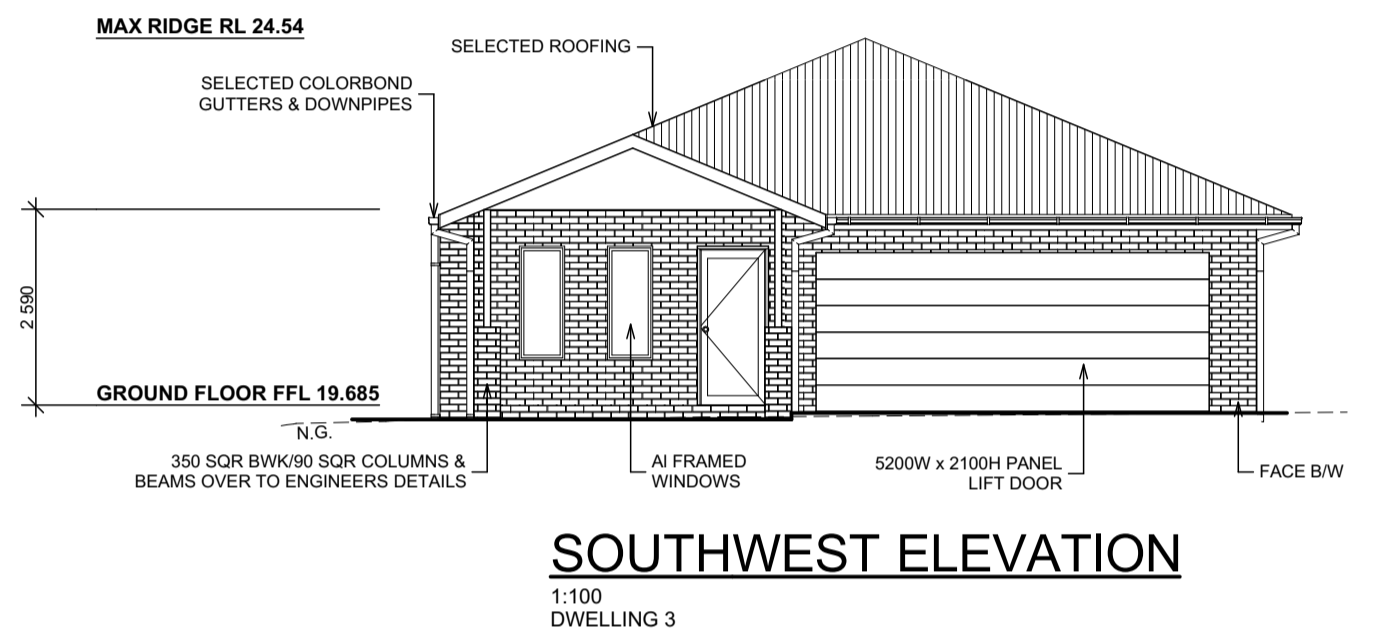
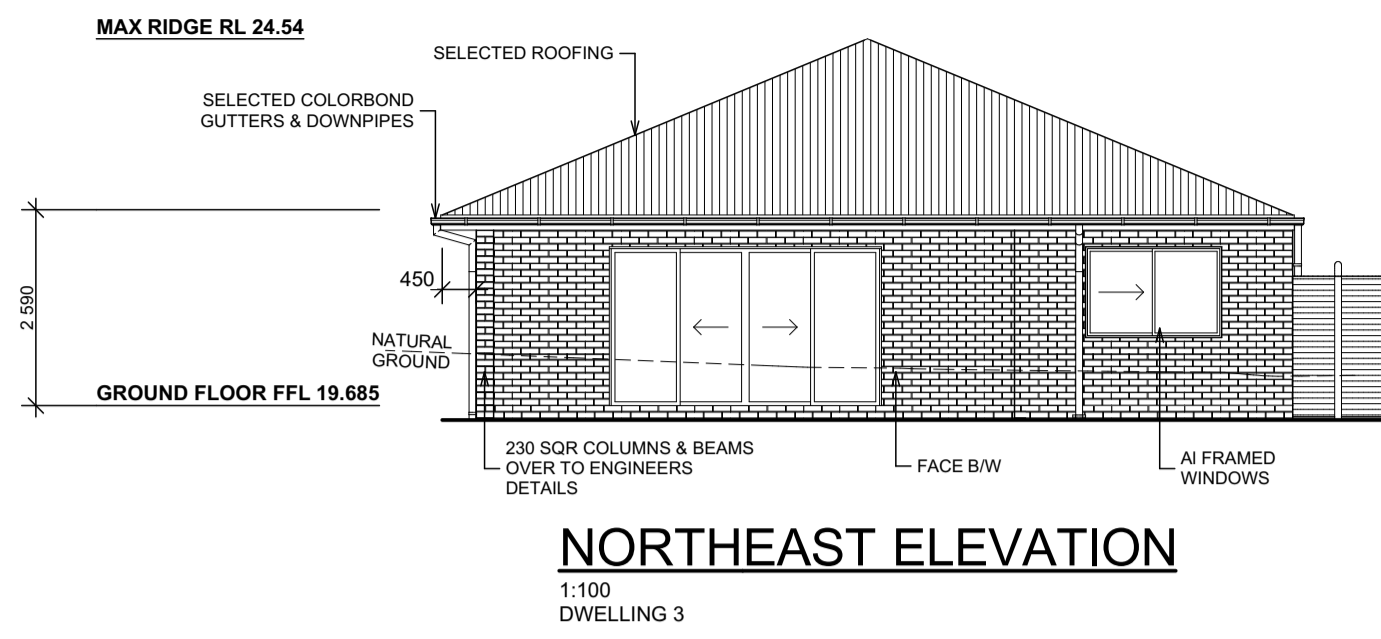
PROJECT: PROPOSED MULTI DWELLINGS DEVELOPMENT AT LOTS 304 & 306, DP1241334, 5 & 7 OAKLAND CLOSE BOLWARRA

CLIENT: UNICOMB

TITLE: DWELLINGS 1 & 2 FLOOR PLANS & ELEVATIONS

FILE: 2103113E DATE: 9/12/2021 SHEET: 5 OF 18

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FINAL PLANS

E	9/12/21- AMENDED TO LGA REQUIREMENTS
D	3/11/21- AMENDED TO LGA REQUIREMENTS
C	25/8/21- AMENDED TO LGA REQUIREMENTS
B	18/8/21- AMENDED TO LGA REQUIREMENTS
A	18/6/21 - INITIAL ISSUE
ISSUE	DETAILS

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PROJECT: PROPOSED MULTI DWELLINGS DEVELOPMENT AT LOTS 304 & 306, DP1241334, 5 & 7 OAKLAND CLOSE BOLWARRA

CLIENT: UNICOMB

TITLE: DWELLINGS 3 & 4 FLOOR PLANS & ELEVATIONS

FILE: 2103113E DATE: 9/12/2021 SHEET: 6 OF 18

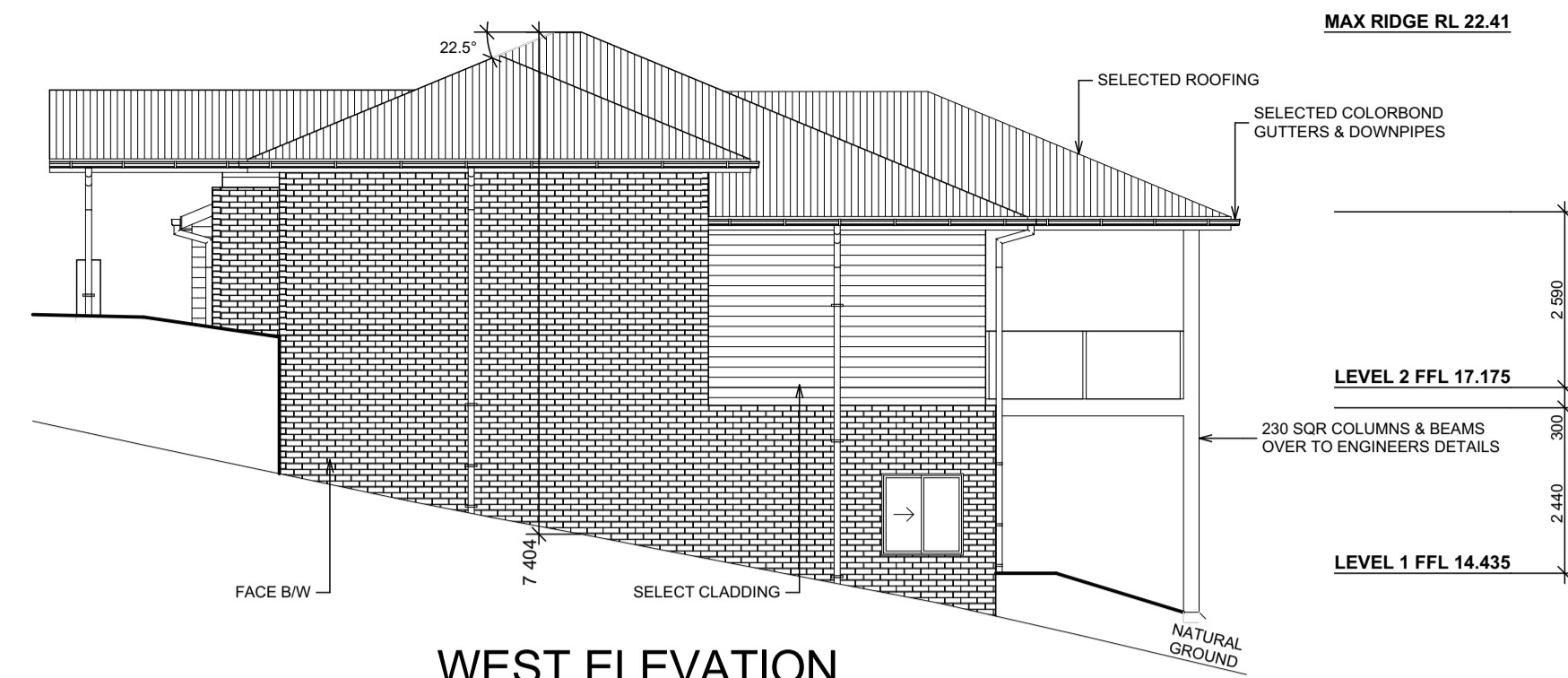
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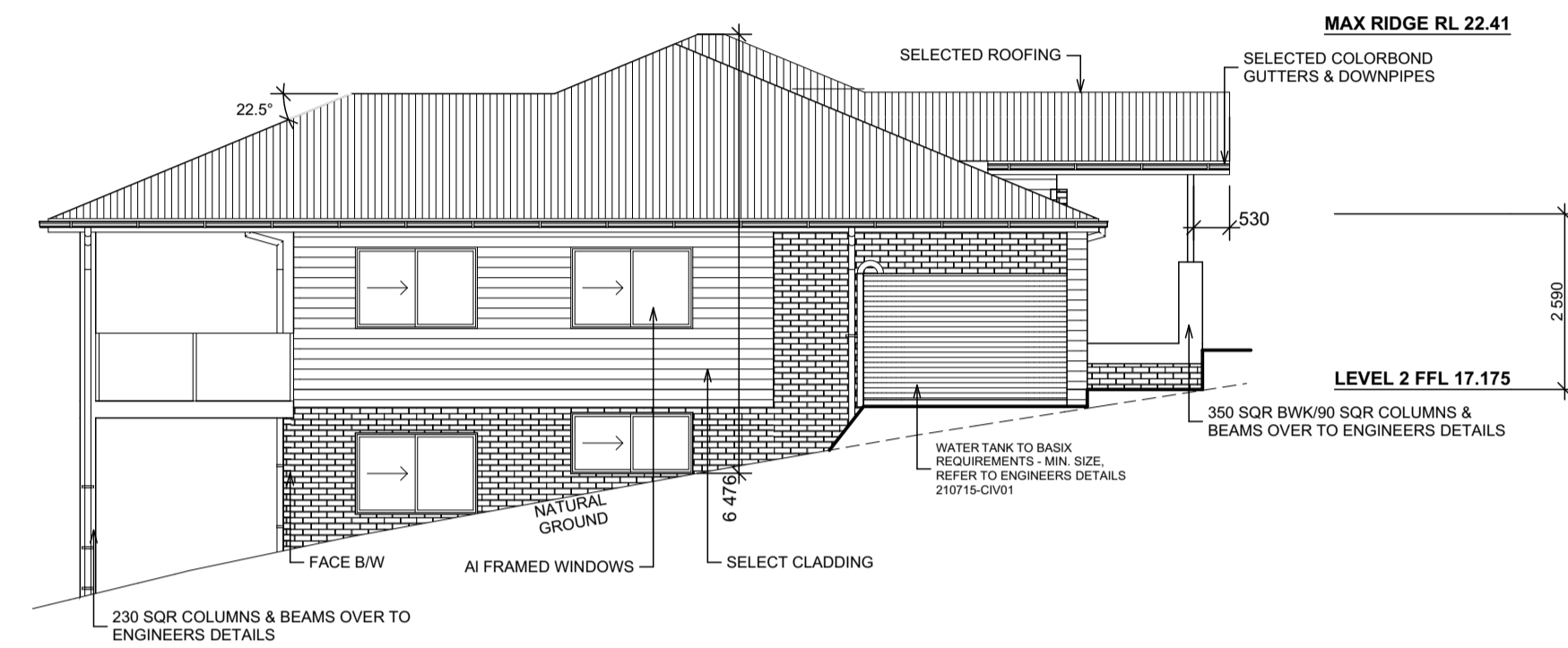
NORTH ELEVATION
1:100
DWELLING 5



SOUTH ELEVATION
1:100
DWELLING 5



WEST ELEVATION
1:100
DWELLING 5



EAST ELEVATION
1:100
DWELLING 5

UNICOMB LOT 5	
BASIX Certificate No. 12066565	
Site Area (m ²)	787 m ²
Roof Area (m ²)	267 m ²
Total Area of Garden & Lawns (m ²)	450 m ²
Area of Indigenous or low water use plants (m ²)	10 m ²
SUMMARY OF BASIX COMMITMENTS	
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Builders and Owners must refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to www.basix.nsw.gov.au	
WATER COMMITMENTS	
Features:	
Shower Heads	4" (6+7.5 Lit) Toilet
Kitchen Taps	4" Basin Taps
Clothes Washers	- Dishwashers
Hot Water Recirculation	-
Pool/Spa	-
Alternative Water:	
Rainwater Tank Size (L)	5000 L
Collected from Roof Area (m ²)	265 m ²
Tank Connected To:	
All Toilets	YES Laundry W/M Cold Tap
One Outdoor Tap	YES All Hot Water Systems
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans	
ENERGY COMMITMENTS	
Hot Water	4" INSTANTANEOUS GAS
Cooling System	Living 1-PHASE A/C DIN ZONED 3" (AVG. ZONE)
Bedrooms	1-PHASE A/C DIN ZONED 3" (AVG. ZONE)
Heating System	Living 1-PHASE A/C DIN ZONED 3" (AVG. ZONE)
Bedrooms	1-PHASE A/C DIN ZONED 3" (AVG. ZONE)
Bathroom	NATURAL
Kitchen	INDUCTED FAN
Laundry	DUCTED FAN
Natural Lighting	Window/Skylight in Kitchen
Window/Skylight in Bathrooms/Toilets	YES
ALL Bedrooms lit by fluorescent lamps	DEDICATED/YES
ALL Living/Dining lit by fluorescent lamps	DEDICATED/YES
Artificial Lighting	Kitchen lit by fluorescent lamps
Bathrooms/Toilets lit by fluorescent lamps	YES
Laundry lit by fluorescent lamps	YES
Hallways lit by fluorescent lamps	YES
OTHER COMMITMENTS	
Clothes line	YES Ventilated refrigerator space
Stove/Oven	ELECTRIC OVEN & GAS RANGE
Other	-

Important Note for Development Applicants:
The following specification details the requirements necessary to achieve the thermal performance values as indicated on the BASIX Certificate. Once the development is approved by Council, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, or need further information, please contact Sorensen Design.

Thermal Performance Specifications - BASIX No. 12066565
These are the Specifications upon which the assessment is based. If they vary from drawings or other written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and/or clearly indicated on referenced documentation.

External Wall Construction	Insulation	Colour (Solar Absorptance)	Detail
Brick Veneer	R2.86 (or R3.4 Inc. Const)	Any	DTY1
Internal Wall Construction	Insulation	Detail	
Plasterboard on studs	none		
Ceiling Construction	Insulation	Detail	
Plasterboard	R3.45(Up) To Ceilings adjacent to roof space		
Roof Construction	Insulation	Colour (Solar Absorptance)	Detail
Framed Metal roof	Foil 175mm Sloped	Medium 0.475-0.70	
Floor Construction	Insulation	Covering	Detail
Concrete	none	As drawn (if not noted default values used)	
Suspended frame, above hab. room	none	As drawn (if not noted default values used)	
Suspended frame, enclosed subfloor	R1.10 (or 1.8 Inc. Const)	(down)	
Windows	Glass and frame type	U SHGC	Area sq m
Standard Single clear Aluminium	6.7	0.7	41.37 m ²
Standard Single clear Aluminium	6.7	0.57	1.97 m ²
Skylights	Glass and frame type	U SHGC	Area sq m
None			
U and SHGC values are according to ANZS 2005. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.			
External Window Cover	Detail		
Fixed shading - Eaves	Width includes guttering, offset is distance above windows		
Width	>450	Offset	220
Fixed shading - Other	Verandahs, Pergolas (type and description)		
Shaded porch and patio areas	as drawn		
Ventilation and Infiltration to Habitable Rooms			
Open fire no damper	No	Exhaust fans no dampers	No
Door and window seals	Yes	Vented skylights	No
Vented downlights	No	Fixed wall or ceiling vents	No
"No" means that the item was not included in the assessment and shall not be installed.			
Yes to door & window seals means that seals are to be fitted to all external doors and windows			



SORENSEN DESIGN & PLANNING

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SINGLETON OFFICE Ph: (02) 4961 5544

CONTACT DETAILS
General Enquiries: reception@sorensendesign.com.au
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PROJECT: PROPOSED MULTI DWELLINGS DEVELOPMENT AT LOTS 304 & 306, DP1241334, 5 & 7 OAKLAND CLOSE BOLWARRA

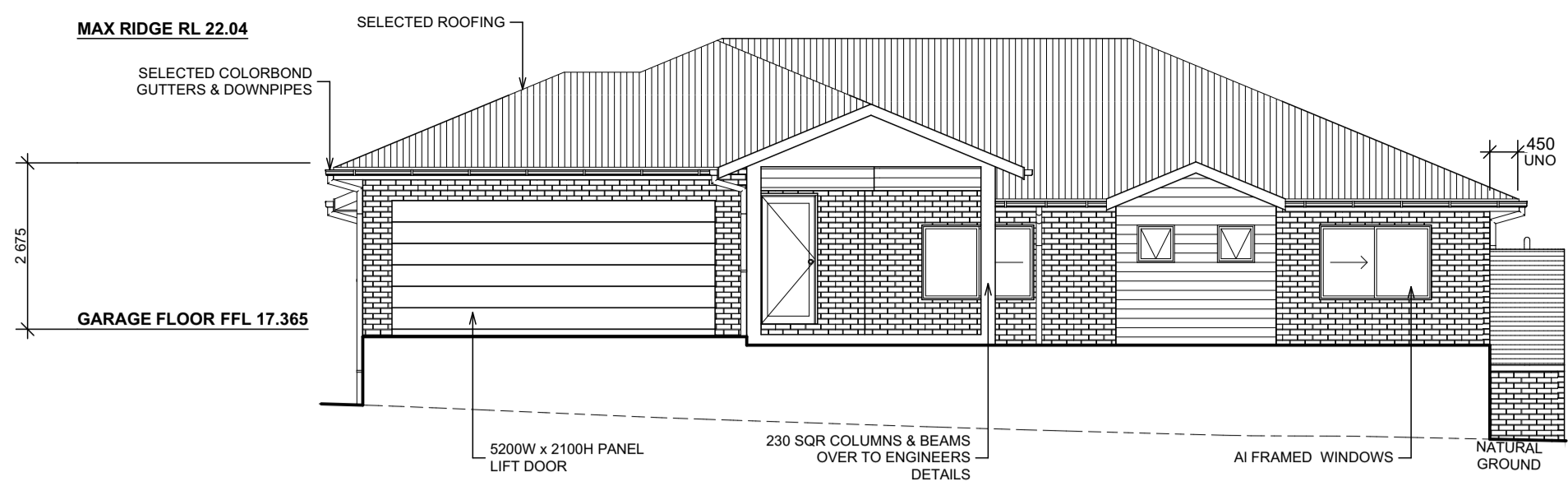
CLIENT: UNICOMB

TITLE: DWELLING 5 FLOOR PLANS, ELEVATIONS, BASIX SUMMARY & THERMAL PERFORMANCE ASSESSMENT

FILE: 2103113E DATE: 9/12/2021 SHEET: 7 OF 18

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ISSUE	DETAILS
E	9/12/21- AMENDED TO LGA REQUIREMENTS
D	3/11/21- AMENDED TO LGA REQUIREMENTS
C	25/8/21- AMENDED TO LGA REQUIREMENTS
B	18/8/21- AMENDED TO LGA REQUIREMENTS
A	18/6/21 - INITIAL ISSUE



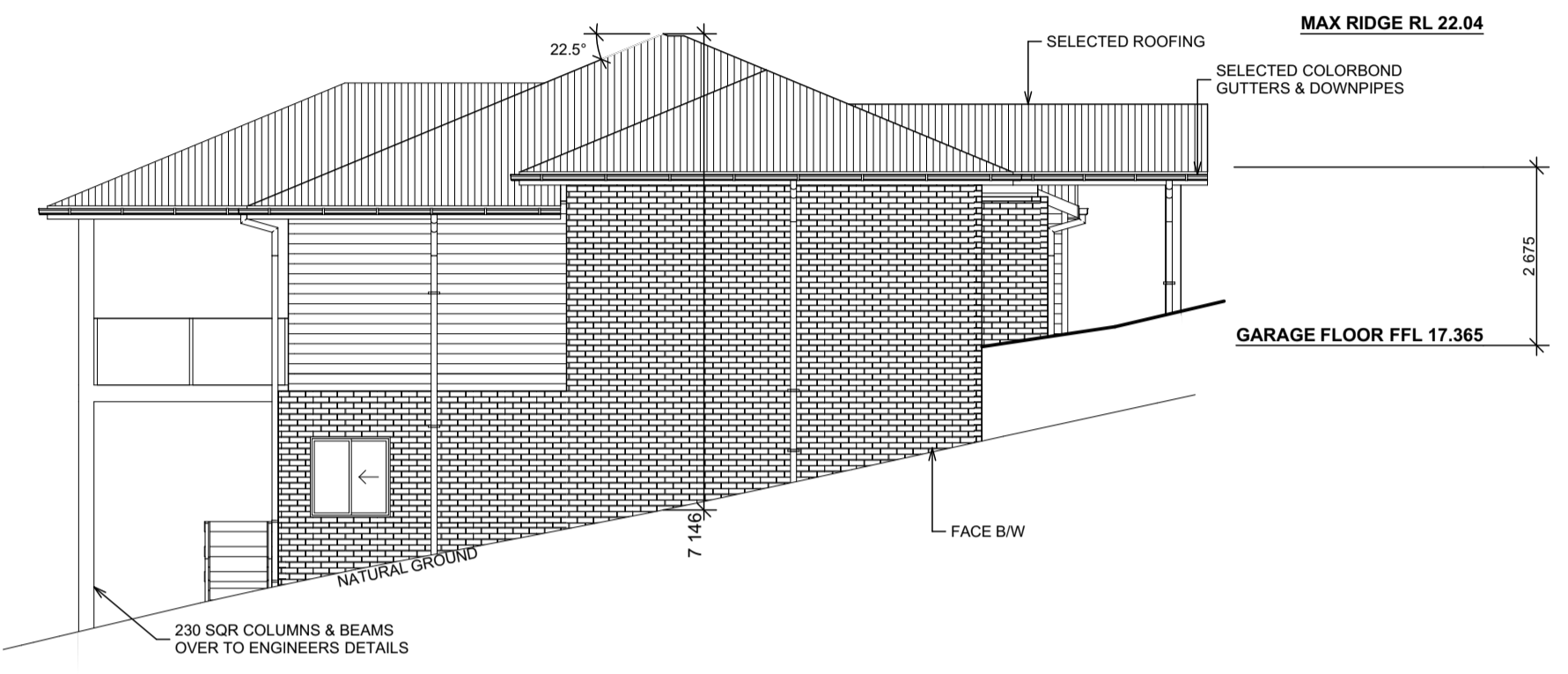
NORTH ELEVATION
1:100
DWELLING 6



WEST ELEVATION
1:100
DWELLING 6



SOUTH ELEVATION



EAST ELEVATION

UNICOMB LOT 6 7C OAKLAND CLOSE			
BASIX Certificate No. 12067185			
Site Area (m ²)	795 m ²	Roof Area (m ²)	267 m ²
Total Area of Garden & Lawn (m ²)	442 m ²		
Area of indigenous or low water use plants (m ²)	10 m ²		
SUMMARY OF BASIX COMMITMENTS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Builders and Owners must refer to the CURRENT BASIX Certificate for Complete details. For additional refer to www.basix.com.au.			
WATER COMMITMENTS			
Features:			
Shower Heads	4' 6" x 7.5 Lit	Toilet	4'
Kitchen Taps	4'	Basin Taps	4'
Clothes Washers	-	Dishwashers	-
Hot Water Recirculation	-		
Footspa			
Alternative Water:			
Water Tank Size (L)	3000 L		
Collected from Roof Area (m ²)	265 m ²		
Task Connected To:			
All Toilets	YES	Laundry WIM Cold Tap	YES
One Outdoor Tap	YES	All Hot Water Systems	YES
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water 4' INTANTANEOUS GAS			
Cooling System	Living 1-PHASE A/C DIN ZONED	3' (AVG. ZONE)	
	Bedrooms 1-PHASE A/C DIN ZONED	3' (AVG. ZONE)	
Heating System	Living 1-PHASE A/C DIN ZONED	3' (AVG. ZONE)	
	Bedrooms 1-PHASE A/C DIN ZONED	3' (AVG. ZONE)	
Ventilation	Bathroom NATURAL	-	
	Kitchen UNDUCTED FAN	MANUAL	
	Laundry DUCTED FAN	TIMER OFF	
Natural Lighting	Window/Skylight in Kitchen	YES	QTY1
	Window/Skylight in Bathrooms/Toilets	YES	QTY1
	ALL Bedrooms lit by fluorescent lamps	DEDICATED	YES
	ALL Living/Dining lit by fluorescent lamps	DEDICATED	YES
Artificial Lighting	Kitchen lit by fluorescent lamps	YES	DEDICATED
	Bathrooms/Toilets lit by fluoro lamps	YES	DEDICATED
	Laundry lit by fluorescent lamps	YES	DEDICATED
	Hallways lit by fluorescent lamps	YES	DEDICATED
OTHER COMMITMENTS			
Clothes line	YES	Ventilated refrigerator space	YES
SlowDown	ELECTRIC OVEN & GAS RANGE		
Other			

Important Note for Development Applicants:
The following specification details the requirements necessary to achieve the thermal performance values as indicated on the BASIX Certificate. Once the development is approved by Council, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, or need further information, please contact Sorensen Design.

Thermal Performance Specifications - BASIX No. 12067185
These are the Specifications upon which the assessment is based. If they vary from drawings or other written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on relevant documentation.

External Wall Construction	Insulation	Colour (Solar Absorbance)	Detail
Brick Veneer	R2.86 (or R3.4 Inc. Const.)	Any	
Internal Wall Construction	Insulation	Detail	
Plasterboard on studs	none		
Ceiling Construction	Insulation	Detail	
Plasterboard	R3.45 (up) To Ceilings adjacent to roof space		
Roof Construction	Insulation	Colour (Solar Absorbance)	Detail
Framed, Metal roof	Foil + 75mm blanket	Medium 0.475-0.70	
Floor Construction	Insulation	Covering	Detail
Concrete	none	As drawn (if not noted default values used)	
Suspended frame, above hab. room	none	As drawn (if not noted default values used)	
Suspended frame, enclosed subfloor	R1.10 (or 1.8 Inc. Const.)	(down)	

Windows	Glass and frame type	U	SHGC	Area sq m	Detail
Standard	Single clear	Al	6.7 0.7	13.68 m ²	
Standard	Single clear	Al	6.7 0.57	1.97 m ²	
Standard	Single Hi-Tsol Low-Al	Al	5.4 0.522-0.638	5.85 m ²	
Improved	DG (air) Hi-Tsol Low-e/clear	Al	4.3 0.477-0.583	7.56 m ²	
Thermally broken	Al				
DG (air), Hi-Tsol Low-e/clear	3.1	0.441-0.539	15.12 m ²		

Skylights	Glass and frame type	U	SHGC	Area sq m	Detail
None					

U and SHGC values are according to ANZS 2005. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.

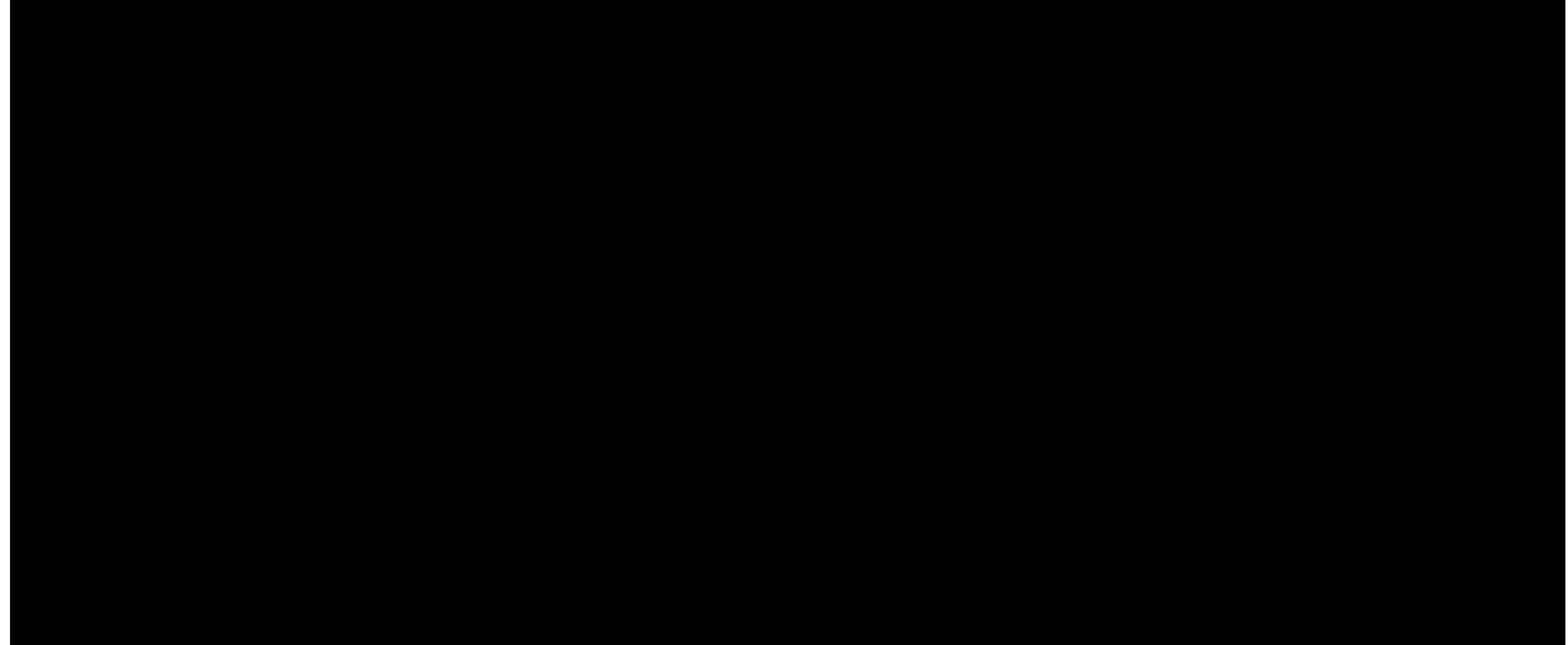
External Window Cover
Detail

Fixed shading - Eaves	Width	Includes guttering	Offset is distance above windows
Width: >450	Offset: 220	Nominal only, refer to plan for detail	

Fixed shading - Other
Verandahs, Pergolas (type and description)
Shaded porch and patio areas as drawn

Ventilation and Infiltration to Habitable Rooms			
Open fire no damper	No	Exhaust fans no dampers	No
Door and window seals	Yes	Vented skylights	No
Vented downlights	No	Fixed wall or ceiling vents	No

"No" means that the item was not included in the assessment and shall not be installed.
Yes to door & window seals means that seals are to be fitted to all external doors and windows



FINAL PLANS
PART FOUR (COMPLETION)

HIA
Housing Industry Association

ACCREDITED
BUILDING DESIGNER

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

NATIONAL
DESIGN
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2019
WINNER

Design
Matters
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ISSUE	DETAILS
E	9/12/21- AMENDED TO LGA REQUIREMENTS
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A	18/6/21 - INITIAL ISSUE

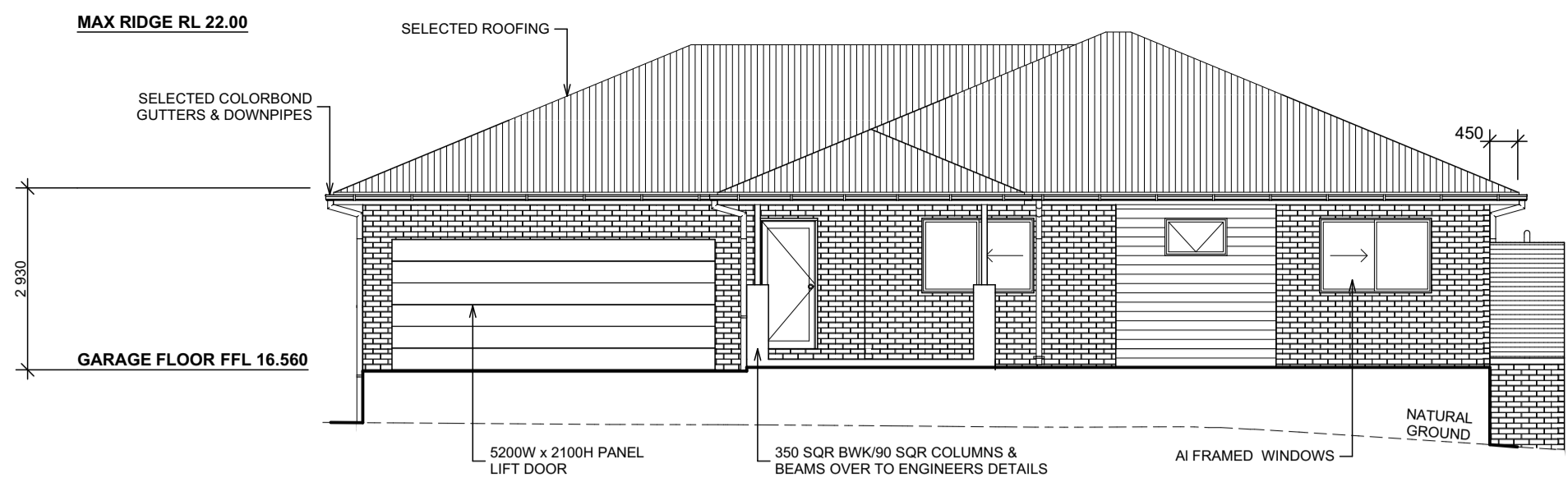
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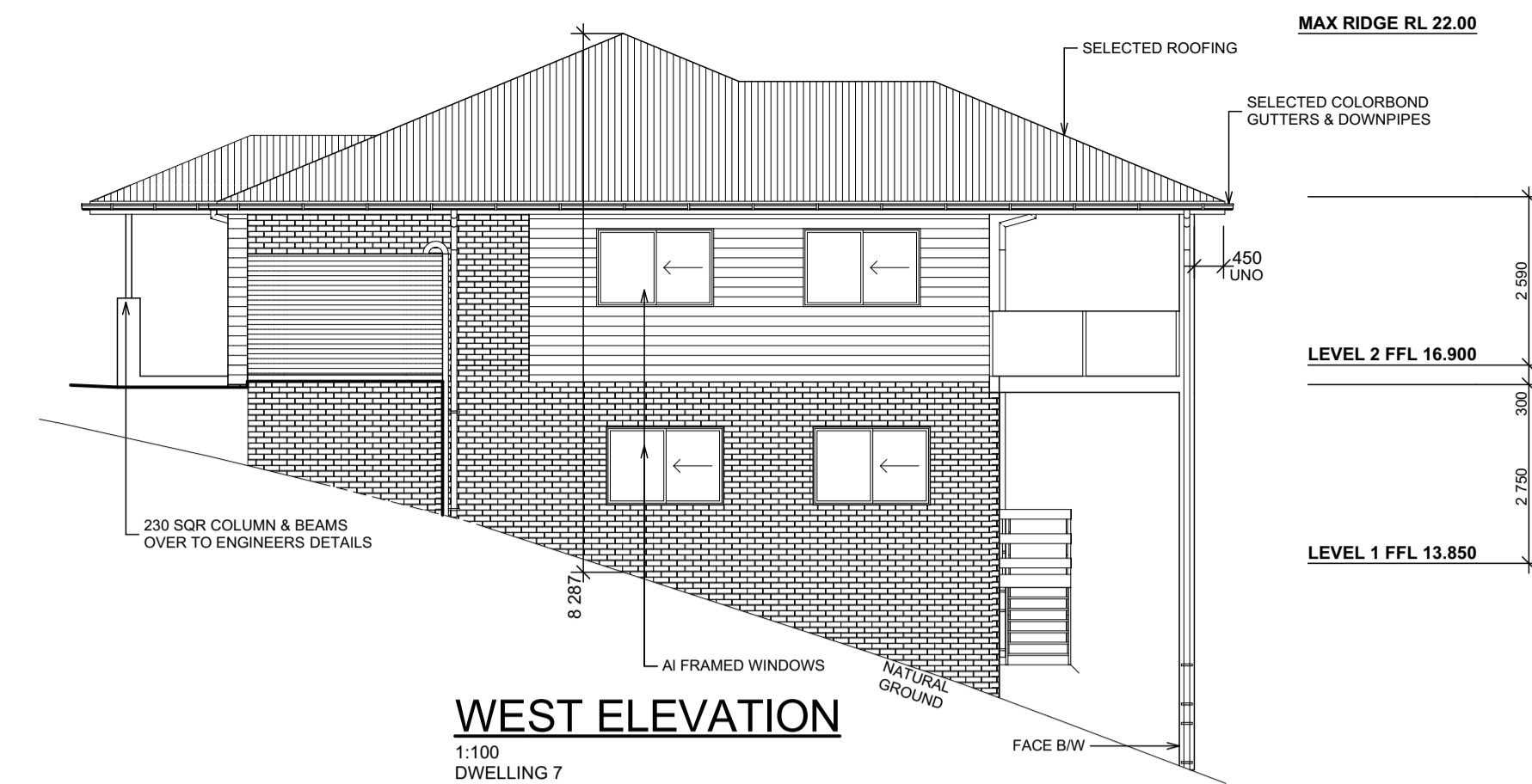
PROJECT: PROPOSED MULTI DWELLINGS DEVELOPMENT AT LOTS 304 & 306, DP1241334, 5 & 7 OAKLAND CLOSE BOLWARRA			
CLIENT: UNICOMB			
TITLE: DWELLING 6 FLOOR PLANS, ELEVATIONS, BASIX SUMMARY & THERMAL PERFORMANCE ASSESSMENT			
FILE: 2103113E	DATE: 9/12/2021	SHEET: 8 OF 18	
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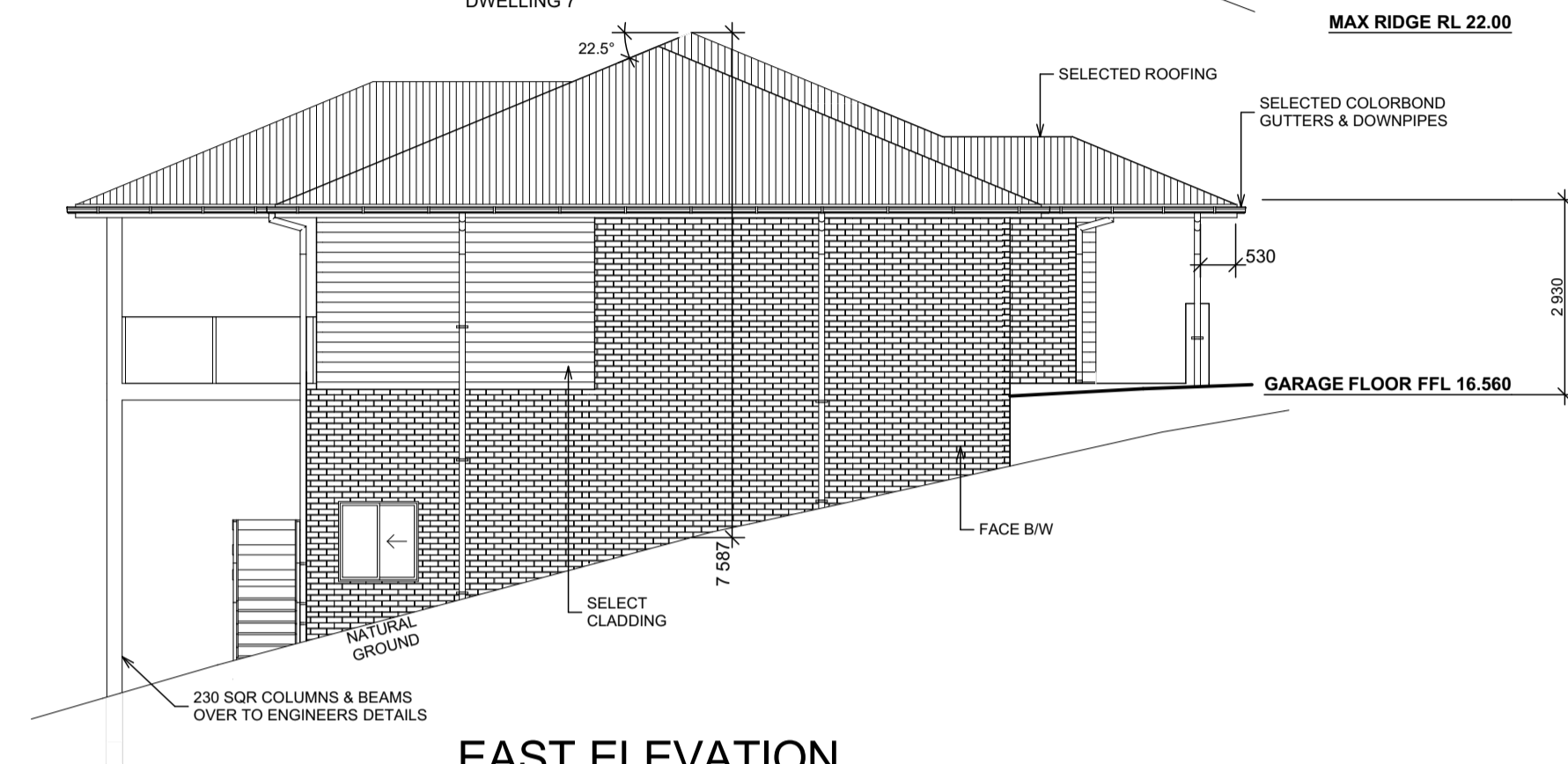
NORTH ELEVATION
1:100 DWELLING 7



SOUTH ELEVATION
1:100 DWELLING 7



WEST ELEVATION
1:100 DWELLING 7



EAST ELEVATION
1:100 DWELLING 7

UNICOMB LOT 7 7D OAKLAND CLOSE			
BASIX Certificate No. 12067528			
Site Area (m ²)	887 m ²	Roof Area (m ²)	267 m ²
Total Area of Garden & Lawn (m ²)	450 m ²	Area of Impervious or low water use plants (m ²)	10 m ²
SUMMARY OF BASIX COMMITMENTS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Builders and Owners must refer to the CURRENT BASIX Certificate for Complete details. For additional refer to www.basix.nsw.gov.au.			
WATER COMMITMENTS			
Features:			
Shower Heads	4' 6"x7.5 Lit	Toilet	4'
Kitchen Taps	4'	Basin Taps	4'
Clothes Washers	-	Dishwashers	-
Hot Water Recirculation	-		
Footspa			
Alternative Water:			
Rainwater Tank Size (L)	3000L		
Collected from Roof Area (m ²)	265 m ²		
Task Connected To:			
All Toilets	YES	Laundry W/M Cold Tap	YES
One Outdoor Tap	YES	All Hot Water Systems	YES
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water			
4' INTANTANEOUS GAS			
Cooling System	Living	1-PHASE A/C DIN ZONED	3' (AVG. ZONE)
	Bedrooms	1-PHASE A/C DIN ZONED	3' (AVG. ZONE)
Heating System	Living	1-PHASE A/C DIN ZONED	3' (AVG. ZONE)
	Bedrooms	1-PHASE A/C DIN ZONED	3' (AVG. ZONE)
Ventilation			
Bathroom	NATURAL		
Kitchen	UNDUCTED FAN	MANUAL	TIMER OFF
Laundry	DUCTED FAN		
Natural Lighting	Window/Skylight in Bathrooms/Toilets	YES	QTY1
Artificial Lighting	ALL Bedrooms lit by fluorescent lamps	DEDICATED/YES	
	ALL Living/Dining lit by fluorescent lamps	DEDICATED/YES	
	Kitchen lit by fluorescent lamps	YES	DEDICATED/YES
	Bathrooms/Toilets lit by fluoro lamps	YES	DEDICATED/YES
	Laundry lit by fluorescent lamps	YES	DEDICATED/YES
	Hallways lit by fluorescent lamps	YES	DEDICATED/YES
OTHER COMMITMENTS			
Clothes line	YES	Ventilated refrigerator space	YES
SlowDown	ELECTRIC OVEN & GAS RANGE		
Other			

Important Note for Development Applicants:
The following specification details the requirements necessary to achieve the thermal performance values as indicated on the BASIX Certificate. Once the development is approved by Council, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, or need further information, please contact Sorensen Design.

Thermal Performance Specifications - BASIX No. 12067528

These are the Specifications upon which the assessment is based. If they vary from drawings or other written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation.

External Wall Construction	Insulation	Colour (Solar Absorptance)	Detail
Brick Veneer	R2.86 (or R3.4 Inc. Const)	Any	
Internal Wall Construction	Insulation	Detail	
Plasterboard on studs	none		
Ceiling Construction	Insulation	Detail	
Plasterboard	R3.45(Up) To Ceilings adjacent to roof space		
Roof Construction	Insulation	Colour (Solar Absorptance)	Detail
Framed, Metal roof	Foil +75mm blanket	Medium 0.475-0.70	
Floor Construction	Insulation	Covering	Detail
Concrete	none	As drawn (if not noted default values used)	
Suspended frame, above hab. room	none	As drawn (if not noted default values used)	
Suspended frame, enclosed subfloor	R1.10 (or 1.8 Inc. Const)	(down)	

Windows	Glass and frame type	U	SHGC	Area sq m	Detail
Standard	Single clear	Al	6.7	0.7	13.58 m ²
Standard	Single clear	Al	6.7	0.57	1.97 m ²
Standard	Single Hi-Tsol Low-e Al.	5.4	0.522-0.638	5.13 m ²	
Thermally broken	Al				
	DG (air), Hi-Tsol Low-e clear 3.1	0.441-0.539	22.68 m ²		

Skylights	Glass and frame type	U	SHGC	Area sq m	Detail
None					

U and SHGC values are according to ANZS 2005. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.

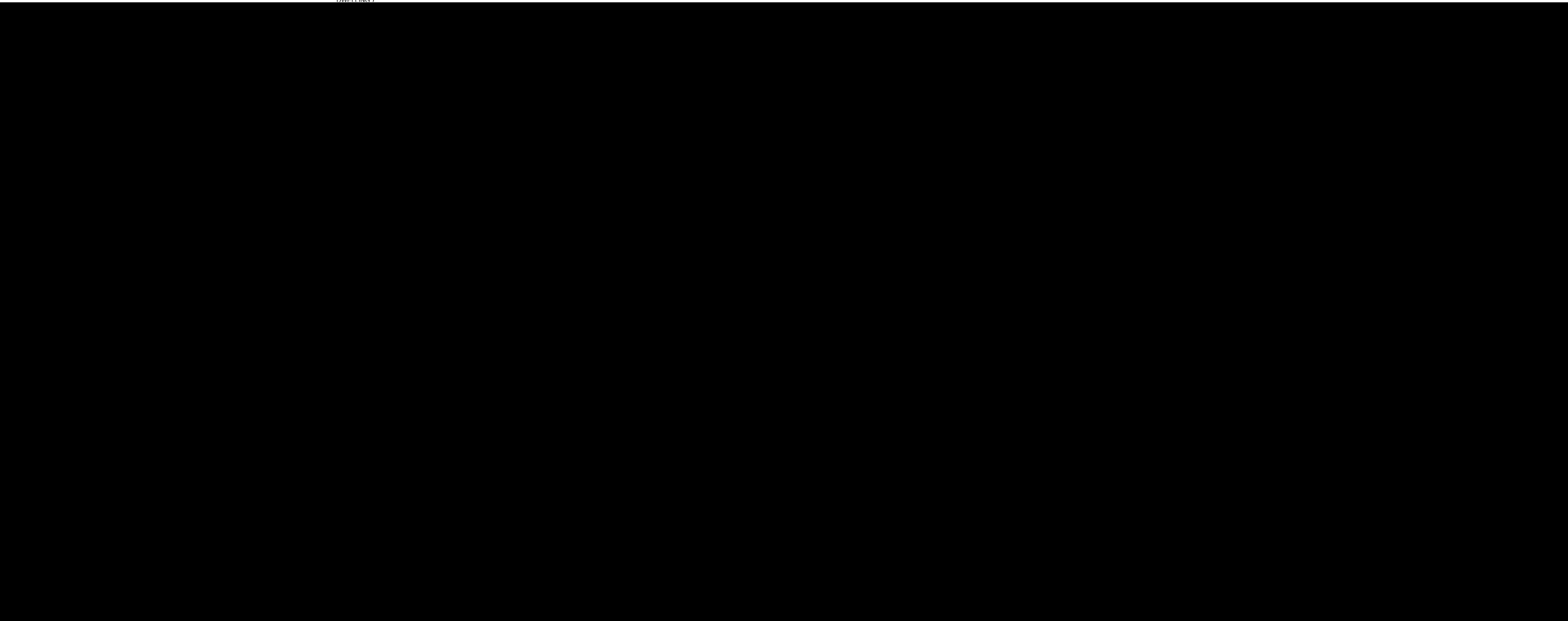
External Window Cover
Detail

Fixed shading - Eaves
Width includes guttering, offset is distance above window
Width: >450 Offset: 220 Nominal only, refer to plan for detail

Fixed shading - Other
Verandahs, Pergolas (type and description)
Shaded porch and patio areas as drawn

Ventilation and Infiltration to Habitable Rooms			
Open fire no damper	No	Exhaust fans no dampers	No
Door and window seals	Yes	Vented skylights	No
Vented downlights	No	Fixed wall or ceiling vents	No

"No" means that the item was not included in the assessment and shall not be installed.
Yes to door & window seals means that seals are to be fitted to all external doors and windows.



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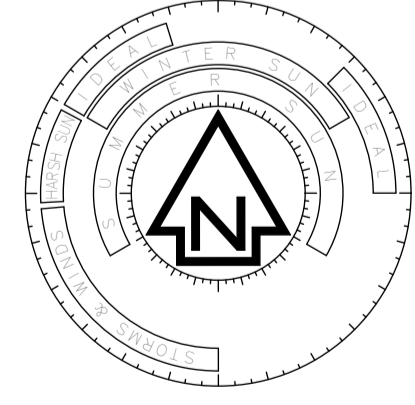
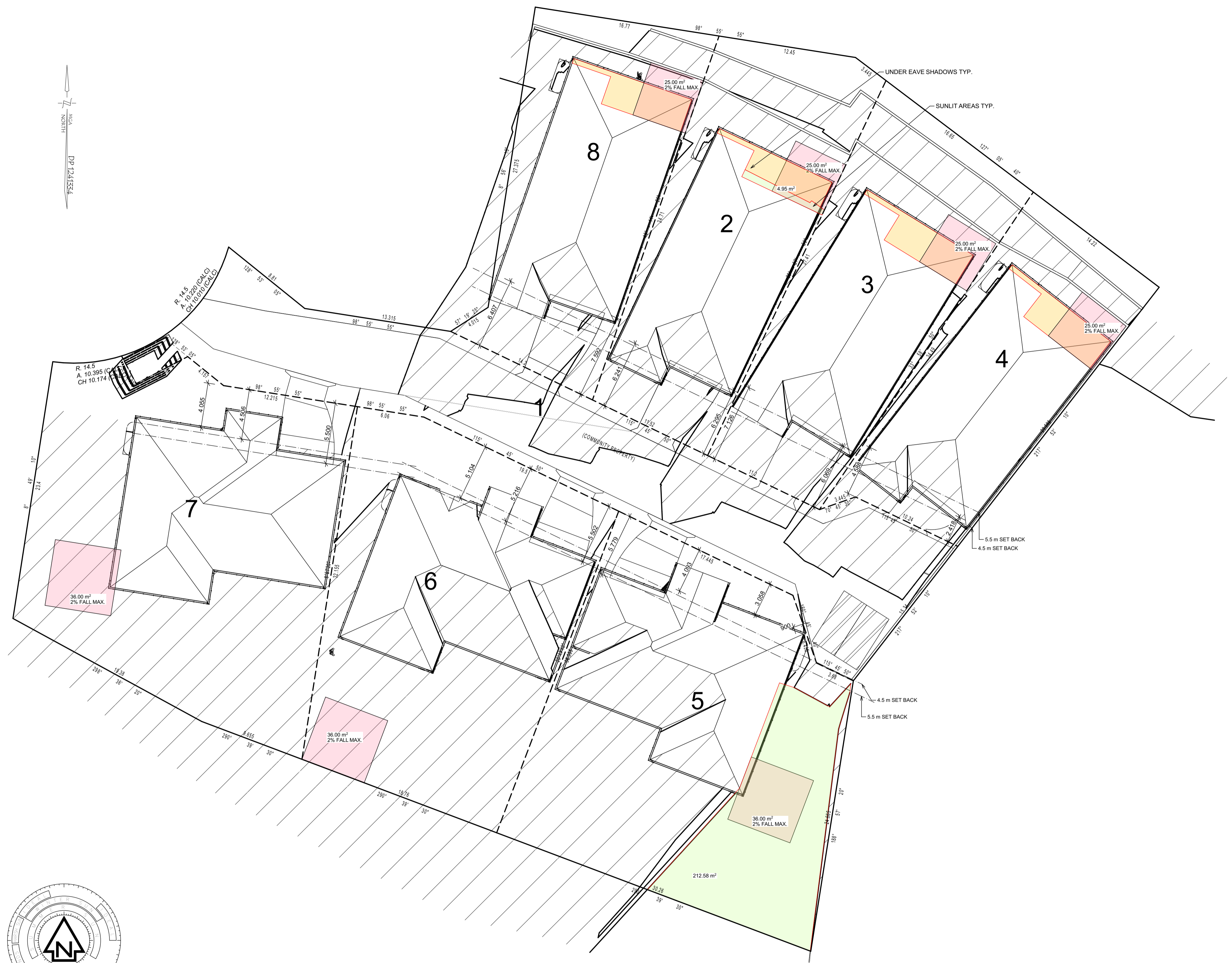
PROJECT: PROPOSED MULTI DWELLINGS DEVELOPMENT AT LOTS 304 & 306, DP1241334, 5 & 7 OAKLAND CLOSE BOLWARRA

CLIENT: UNICOMB

TITLE: DWELLING 7 FLOOR PLANS, ELEVATIONS, BASIX SUMMARY & THERMAL PERFORMANCE ASSESSMENT

FILE: 2103113E DATE: 9/12/2021 SHEET: 9 OF 18

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SHADOW DIAGRAM JUNE 21 - 9AM
 1:200 @ A1
 1:400 @ A3



FINAL PLANS

E	9/12/21- AMENDED TO LGA REQUIREMENTS
D	3/11/21- AMENDED TO LGA REQUIREMENTS
C	25/8/21- AMENDED TO LGA REQUIREMENTS
B	18/8/21- AMENDED TO LGA REQUIREMENTS
A	18/6/21 - INITIAL ISSUE
ISSUE	DETAILS



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CLIENT: UNICOMB

TITLE: 9 AM SHADOW DIAGRAM

FILE: 2103113E DATE: 9/12/2021 SHEET: 12 OF 18

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