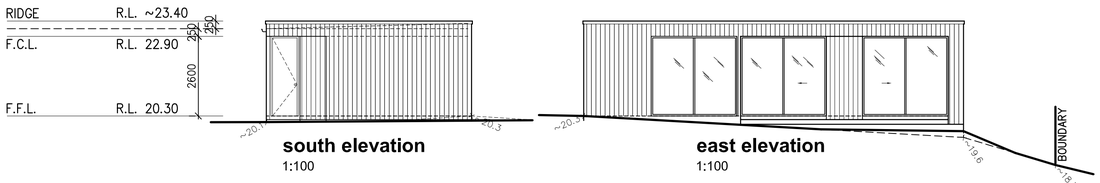
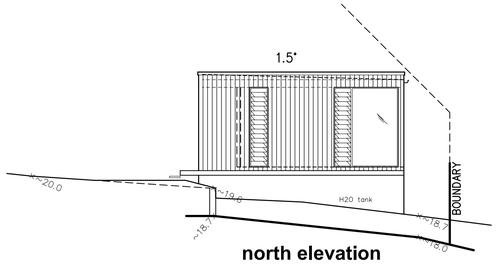
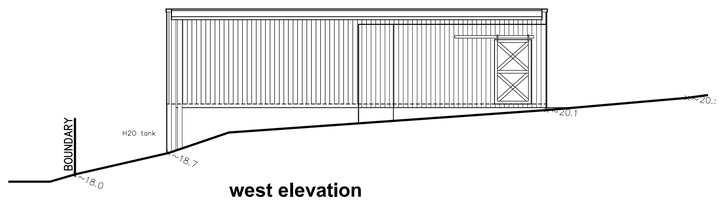


south elevation
1:100

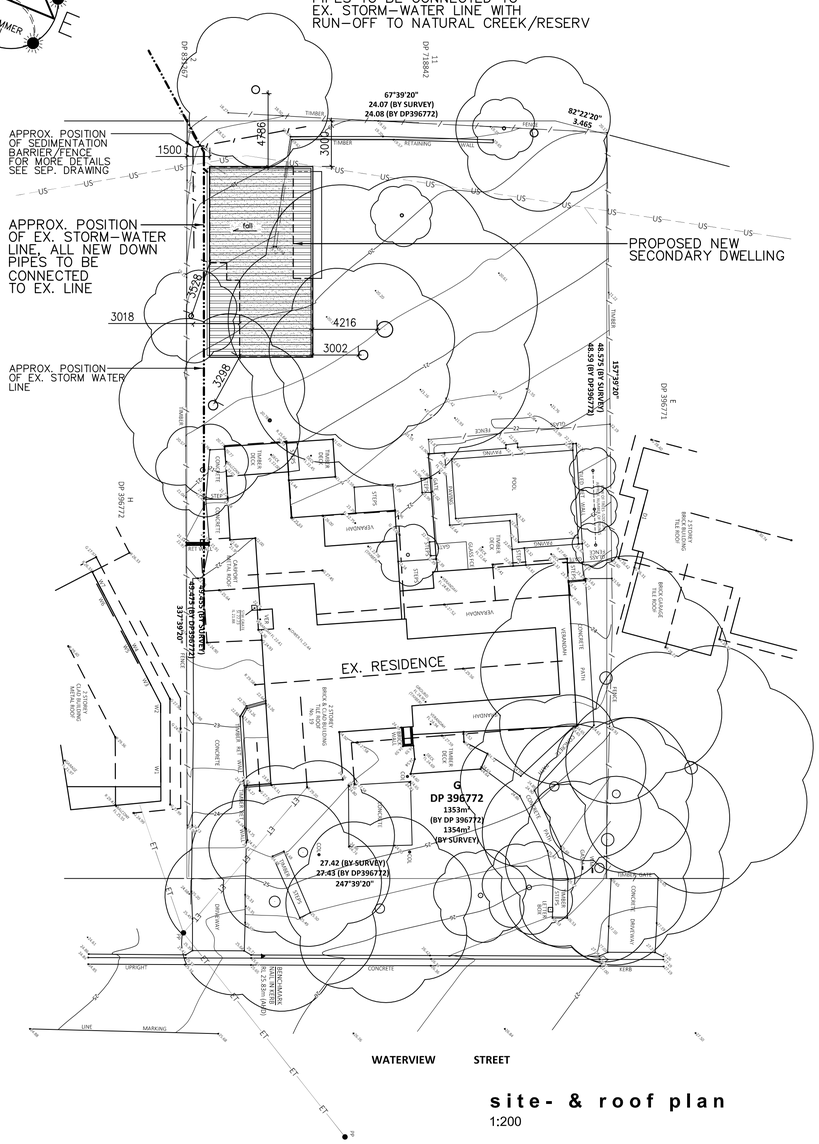
east elevation
1:100



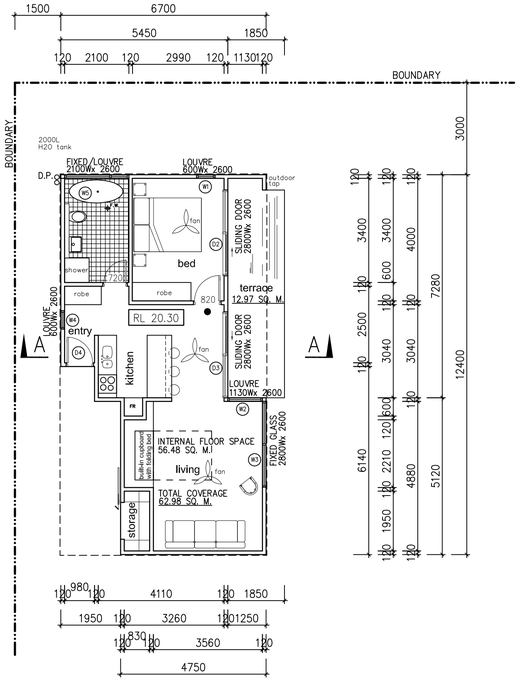
north elevation
1:100



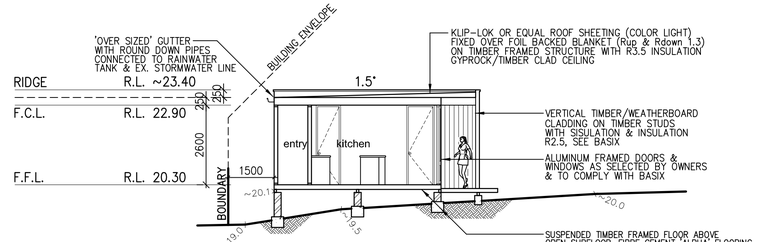
west elevation
1:100



site- & roof plan
1:200



floor plan
1:100



section A-A
1:100

Basix Requirements Summary

New Secondary Dwelling
19 Waterview Street
MONA VALE NSW 2103

Prepared by Chapman Environmental Services
www.cesenergy.com.au
1300 004 914

Water Target	40	Water Score	42	Conditioned Area	50.5
Energy Target	68	Energy Score	70	Unconditioned Area	7.5
Max H & C Loads are (MJ/m²)	30	Actual H & C Loads are (MJ/m²)	29.8	Star Rating	7

Basix Commitments

Landscaping	Total area of garden & lawn (m²) 50			Area of indigenous/low water use plants (m²)		
Fixtures	Shower heads	4 star (> 6 but <= 7.5 l/min)		Toilets 4 star		All taps 4 star
Alternative Water	Minimum Rainwater tank size (L) 2000			Collect run off from roof area of at least (m²) 80		
	Toilet connection Yes	Laundry connection No	Landscape connection Yes	Pool top up n/a	Spa top up n/a	
Pool and Spa	Max pool volume (kL) n/a					
Energy	Hot water system	Gas instantaneous		Rating 5 star		
	Bathroom ventilation	Individual fan, ducted to facade or roof		with Manual switch on/off		
	Kitchen ventilation	Individual fan, ducted to facade or roof		with Manual switch on/off		
	Laundry ventilation	Natural ventilation only, or no laundry				
	Cooling - living areas	Ceiling fans + 1-phase airconditioning		Rating 3 star		not ducted
	Cooling - bedrooms	Ceiling fans + 1-phase airconditioning		Rating 3 star		
	Heating - living areas	1-phase airconditioning		Rating 3 star		
	Heating - bedrooms	1-phase airconditioning		Rating 3 star		
	Alternate Energy	Photovoltaic system able to generate at least		n/a	peak kilowatts of electricity	
	Gas cooktop & electric oven	Outdoor clothesline required			No indoor clothesline required	

Thermal Performance Assessment Based on the Following Requirements

Floor Types	Suspended timber	with No insulation required			
Floor Coverings	Tiles Living / Wet areas		Timber n/a		
	Carpet Bedrooms		Concrete n/a		
External Walls	Timber framed Timber clad	with Sarking and R2.5 bulk insulation		Colour Light	
Internal Walls	Plasterboard	with R2.5 bulk insulation to bath internal walls only			
Ceilings (roof over)	Timber above plasterboard.	with R3.5 bulk insulation			
Roof	Metal	with R1.3 roof blanket		Colour Light	
Windows and Doors	AF single glazed LowE to all Louvre windows and glazed doors unless noted otherwise	Louvres VAN-004-08	U-Value 4.50 or less	SHGC 0.54 +/- 5%	
	AF double glazed clear to all windows and glazed doors unless noted otherwise	Fixed W AWS-071-017	U-Value 2.70 or less	SHGC 0.50 +/- 5%	
		Sliding D AWS-013-013	U-Value 3.00 or less	SHGC 0.49 +/- 5%	
	AF = Aluminium Framed TB = Thermally Broken Aluminium Framed TF = Timber Framed				
	If the Universal Certificate indicates downlights, then these are to be non-ventilated LED / fluorescent *Any exhaust fans noted are to be fitted with self-closing dampers or be otherwise sealed* *All insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA* *If there is a discrepancy between this document and the Nathers Certificate, then the Nathers Certificate shall take precedence*				
Notes	*** - 1x ceiling fan to bedroom & 2x ceiling fans to kitchen living				

BASIX:
THE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE CORRECT BASIX CERTIFICATE (A COPY IS ATTACHED). ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE REPORT.

*SMOKE ALARM TO BE FITTED IN ACCORDANCE TO BCA AS 3786-2014.●

SITE CALCULATIONS
SITE AREA 1353 SQ. M

EX. SITE COVERAGE:
EX. HOUSE 193.08 SQ. M
EX. DECKS, PATHS & DRIVEWAY (incl. POOL) 323.39 SQ. M*
TOTAL EX. SITE COVERAGE 516.47 SQ. M. 38.17%

PROPOSED NEW SITE COVERAGE:
SECONDARY DWELLING 62.98 SQ. M
DECK AREAS 12.97 SQ. M*
TOTAL NEW SITE COVERAGE: 592.42 SQ. M. 43.79% <40%+6%
LANDSCAPING AREA 760.58 SQ. M. 56.2%>40%
CARPARKING 3+ CARS
*CAN BE INCLUDED IN LANDSCAPING

NOTES
1. ALL DIMENSIONS ARE IN MILLIMETRES U.N.O. AND SHOULD BE VERIFIED ON SITE BY THE BUILDER WHO WILL BE RESPONSIBLE FOR THE ACCURATE SETTING OUT OF THE JOB. ANY DISCREPANCIES MUST BE RESOLVED PRIOR TO COMMENCEMENT OF WORK.
2. ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA) AND TO THE LOCAL COUNCIL REQUIREMENTS AND OTHER AUTHORITIES CONCERNED.
3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY.
4. IT IS THE OWNERS RESPONSIBILITY TO DETERMINE THE LOCATION OF ANY SEWER MAINS OR EASEMENTS OR ANY OTHER CONDITIONS WHICH WILL AFFECT THE BUILDING DESIGN
5. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED READINGS.
6. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 'NATIONAL TIMBER FRAMING CODE A.S.1684.
7. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED BY LOCAL INSPECTORS.
8. FINAL POSITION OF ALL DOWNPIPES TO BE DECIDED BY ROOF PLUMBER.
9. ANY STRUCTURAL DETAILS OR DESIGN IS TO BE SUPPLIED BY A STRUCTURAL ENGINEER.
10. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.
11. ALL ELECTRICAL, POWER & LIGHT OUTLETS AS DETERMINED BY OWNER.
12. MAKE GOOD & REPAIR ALL EXISTING FINISHES AFFECTED BY NEW WORK. RE-USE EXISTING MATERIALS WHERE POSSIBLE.
13. ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED ON THIS DRAWING SHALL BE RESOLVED BETWEEN THE OWNER & THE BUILDER.

mark	date	ammendments.
-	18/2/2025	issue to client for council approval

project.
Proposed new secondary dwelling
for
Mr. & Mrs. Rehde
19 Waterview Street
Mona Vale NSW 2103

drawing title.
WORKING DRAWINGS-
site- & roof plan w. storm water, floor plan, elevations & section

scale. 1:100 / 1:200
date. FEB. 2025

Draftperson.
ANNA HENRY
AH DESIGN
13 CAPRI CLOSE, AVALON BEACH NSW 2107
T. 0415 559 737
E. ahdesign@email.com

© COPYRIGHT:
Information contained on this drawing is the copyright of AH DESIGN. Copying of this drawing or part without written permission infringes copyright.

project no. **A-167**
sheet no. **1** of **1**
ammendments. -

MILLIMETRES
2000 1000 0 2000 4000 6000 8000
1500 500
SCALE 1:100

Certificate No. 0011690070-01
Scan QR code or follow website link for rating details.
Assessor name Terry Chapman
Accreditation No. 20920
Property Address Unit Gflat, 19 Waterview Street,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=BH6kJDCH