




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	71	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	Electric heat pump - air sourced		Rating	15 to 20 STCs
	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
	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
Induction 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	
<i>If the Universal Certificate indicates downlights, then these are to be non-ventilated LED / fluorescent</i> <i>Any exhaust fans noted are to be fitted with self-closing dampers or be otherwise sealed</i> <i>All insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA</i> <i>If there is a discrepancy between this document and the Natthers Certificate, then the Natthers Certificate shall take precedence</i>					
Notes	*** - 1x ceiling fan to bedroom & 2x ceiling fans to kitchen living				