

Multi Dwelling House 25-27 Boyd Street TWEED HEADS		NSW	2485	Basix Requirements Summary Prepared by Chapman Environmental Services www.cesenergy.com.au 1300 004 914					
Water Target	40	Water Score	46						
Energy Target	58	Energy Score	58						
Thermal Comfort Target	PASS	Therma Comfort Score	PASS						
Basix Commitments									
Landscaping	Total area of garden & lawn (m²)		656.35	Area of indigenous/low water use plants (m²)		0			
Fixtures	Shower heads		4 star (> 4.5 but <= 6 L/min)		Toilets	4 star		All taps 4 star	
Alternative Water	Minimum Rainwater tank size (L)		5000		Collect run off from roof area of at least (m²)				150
	Toilet connection No		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 - Centralised			Rating	36 to 40 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		Individual fan, ducted to facade or roof			with	Manual switch on/off		
	Cooling - living areas		Ceiling fans + 1-phase airconditioning			Rating	3 star		
	Cooling - bedrooms		Ceiling fans						
	Heating - living areas		1-phase airconditioning			Rating	3 star		
	Heating - bedrooms		No active heating system						
	Alternate Energy		Photovoltaic system able to generate at least			min 35	peak kilowatts of electricity		
	Electric cooktop & electric oven		Outdoor clothesline required				No indoor clothesline required		
Thermal Performance Assessment Based on the Following Requirements									
Floor Types	Suspended concrete slab		with		R0.8 underslab insulation - GF01, GF02 & GF03 only				
Floor Coverings	Tiles Living / Wet areas		Timber		n/a				
	Carpet Bedrooms		Concrete		Garage				
External Walls	Steel framed Fibro clad (with structural Columns)		with		Sarking and R2.5 bulk insulation		Colour Medium		
Internal Walls	Steel framed Plasterboard		with		No insulation required				
	Steel framed Plasterboard party wall system		with		R2.0 insulation and shaft liner				
Ceiling (Unit above)	Concrete above plasterboard		with		No insulation required				
Ceilings (roof over)	Concrete above plasterboard		with		R2.5 underslab insulation				
Roof	Concrete		with		Waterproof membrane only				
Windows and Doors	AF single glazed LowE to all windows and glazed doors unless noted otherwise		Group A		ALM-001-03	U-Value 5.40 or less	SHGC 0.49 +/- 5%		
			Group B		ALM-002-03	U-Value 5.40 or less	SHGC 0.58 +/- 5%		
	AF double glazed LowE Unit GF01 - W06-A.2 only Unit L106, L206, L306 - W02-A.3 & D01-A.3 only		Group A		ALM-003-03	U-Value 4.30 or less	SHGC 0.47 +/- 5%		
			Group B		ALM-004-03	U-Value 4.30 or less	SHGC 0.53 +/- 5%		
	Group A windows are Awning, Bifold, Casement or Tilt'n'turn			Group A doors are Bifold, Entry, French or Hinged					
	Group B windows are Double hung, Fixed, Louvre or Sliding			Group B doors are Sliding or Stacker					
	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	Ceiling Fan (1200mm) required in Living Area & Bedrooms of GF01 & GF02 Ceiling Fan (1200mm) required in Living Area & Bedrooms of All Units Level 1 to 5 Ceiling Fan (1200mm) required in Living Area & Bedrooms of L603, L703, L803, L903, L1003, L1103, L1203, L604, L704, L804, L904, L1004, L1104, L1204 Ceiling Fan (1400mm) required in Living Area & Bedrooms of L106, L206 & L306								