

Project home builders meet the environmental challenge

Eden Brae's 'Memphis' home, Stockland's Bridgewater Display Village

Leading the way in showcasing energy and water efficient house design is the new range of 11 BASIX-compliant homes at Stockland's Bridgewater Display Village in South Camden, NSW.

The "Memphis 31"* home is an excellent example of home design that meets the NSW Government's energy and water saving targets now required by the Building Sustainability Index, or BASIX.

Created by builder Eden Brae Homes, the Memphis is modern and cheaper to run than the average new home. It also has a significantly lower environmental impact than existing project home designs.



Eden Brae's Memphis design exceeds BASIX water and energy saving targets.

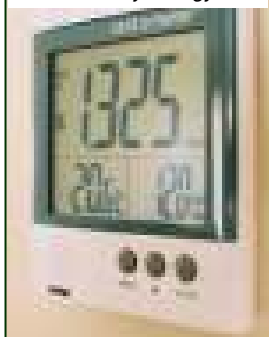
Better than BASIX

Like all of the 11 display homes at Bridgewater, the Memphis house actually surpasses BASIX requirements by reducing water use by 45% and energy by 50%*, compared with the average home. It does so through a range of sustainable features including:

- North-facing living areas to catch winter sun and reduce heating needs;
- Rooftop solar panels to generate electricity;
- A 3000-litre rain water tank connected to toilets, washing machine cold tap and garden irrigation system; and
- A 5-Star gas hot water system and water and energy efficient fittings.

Dominic Vitalone, Sales and Marketing Manager for Eden Brae Homes said the transition to making home designs BASIX compliant was fairly easy and that the BASIX tool is "very simple to use". Many of the energy and water saving features included in the Memphis have been included in all of the company's designs.

The Cent-a-meter monitors daily energy use



"We had to rethink our basic design and it made us stop and give serious consideration to the passive solar positioning of the home, because if it is well positioned initially you get a good BASIX score," Vitalone said.

"We are at the forefront of the residential building industry so we need to be fully up to date and lead the market in issues such as sustainable home design." Vitalone said.

The Memphis includes energy saving features such as wall and ceiling insulation and window shading and placement that allows for cross ventilation. Ceramic floor tiles in the entry and living areas trap heat when in contact with sunlight, reducing heating needs. The home has energy efficient fittings, compact fluorescent down-lights and a "Cent-a-meter" attached to the electricity meter to allow home owners to monitor daily energy use.



The water saving features in the Memphis include 3A-rated tap and shower fittings, dual flush toilets and a water efficient dishwasher. The garden has been designed for low water consumption.

Eden Brae estimates that complying with BASIX adds between \$7000 and \$9000 to the cost of its new homes, excluding the Memphis' solar electricity system.

In general, estimates for BASIX compliance range from \$3000 to \$9000 depending on size, location and available options but homeowners can expect energy and water savings of between \$300 and \$600 a year.

Bridgewater is Stockland's new 79-hectare housing estate in Sydney's south west. Six building companies including Cosmopolitan, Champion and Masterton are displaying 11 model homes for sale on site.

All of the Bridgewater display homes exceed BASIX energy and water saving requirements demonstrating that new home designs can successfully meet BASIX standards while providing a comfortable modern living environment.

*All homes will have slightly different BASIX ratings from site to site depending on a range of factors.

For more information:

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Sustainable Features:

- Rooftop solar panels to generate electricity
- Passive solar design
- A 3000-litre water tank connected to toilets, washing machine cold tap and garden irrigation system
- High standard wall and ceiling insulation
- Window placement for cross ventilation
- Energy efficient fittings and 5-Star gas hot water system
- A "Cent-a-meter" to monitor daily electricity use
- Shading and window treatment on north-facing window areas
- Ceramic floor tiles positioned to trap the sun's heat
- Compact fluorescent lights
- 3A-rated tap and shower fittings, dual flush toilets and a water efficient dishwasher
- Low water consumption garden
- External clothes line to reduce use of electric clothes dryer.

About BASIX

The first of its kind worldwide, BASIX is a web-based planning tool that requires new residential developments to reduce water consumption by up to 40% and energy by 25%, (increasing to 40% in 2006) compared with the average home.

The BASIX tool requires new home builders to enter information such as site location, dwelling size, floor area and landscaped area and rates the home design against the required water and energy saving targets.

From July 2005, all development applications for new residential dwellings in NSW must be submitted with a BASIX Certificate. BASIX will also apply to new residential multi-unit developments from October 2005 and to alterations and additions from July 2006.

