

SERVICE LEGEND

- Site Boundary
- Setback
- Existing Power Line
- Existing Water Line
- Existing Sewer Line

TREE LEGEND

- Arborist Report Tree Number
- Tree Protection Zone (TPZ)
- Structural Root Zone (SRZ)
- Existing Tree To Be Retained

LEVELS LEGEND

- E / 10.00 Existing Ground Level
- P / 10.00 Proposed Ground Level
- TOW / 10.00 Top Of Wall Level
- FFL / 10.000 Finished Floor Level

ABBREVIATION LEGEND

- B Broom Cupboard
- L Linen
- F Fridge
- P Pantry
- DP Downpipe
- HWS Hot Water System
- POS Private Open Space
- AWM Authority Water Meter
- WM Water Meter Cupboard
- ELE Electrical Cupboard
- COM Communications Cupboard
- PP Power Pole
- SP Sign Post
- SIP Sewer Inspection Pit
- MH Manhole
- TEL Telstra Pit
- WM Water Meter
- HYD Water Hydrant
- INV Inverter for solar panel

UNIT LEGEND

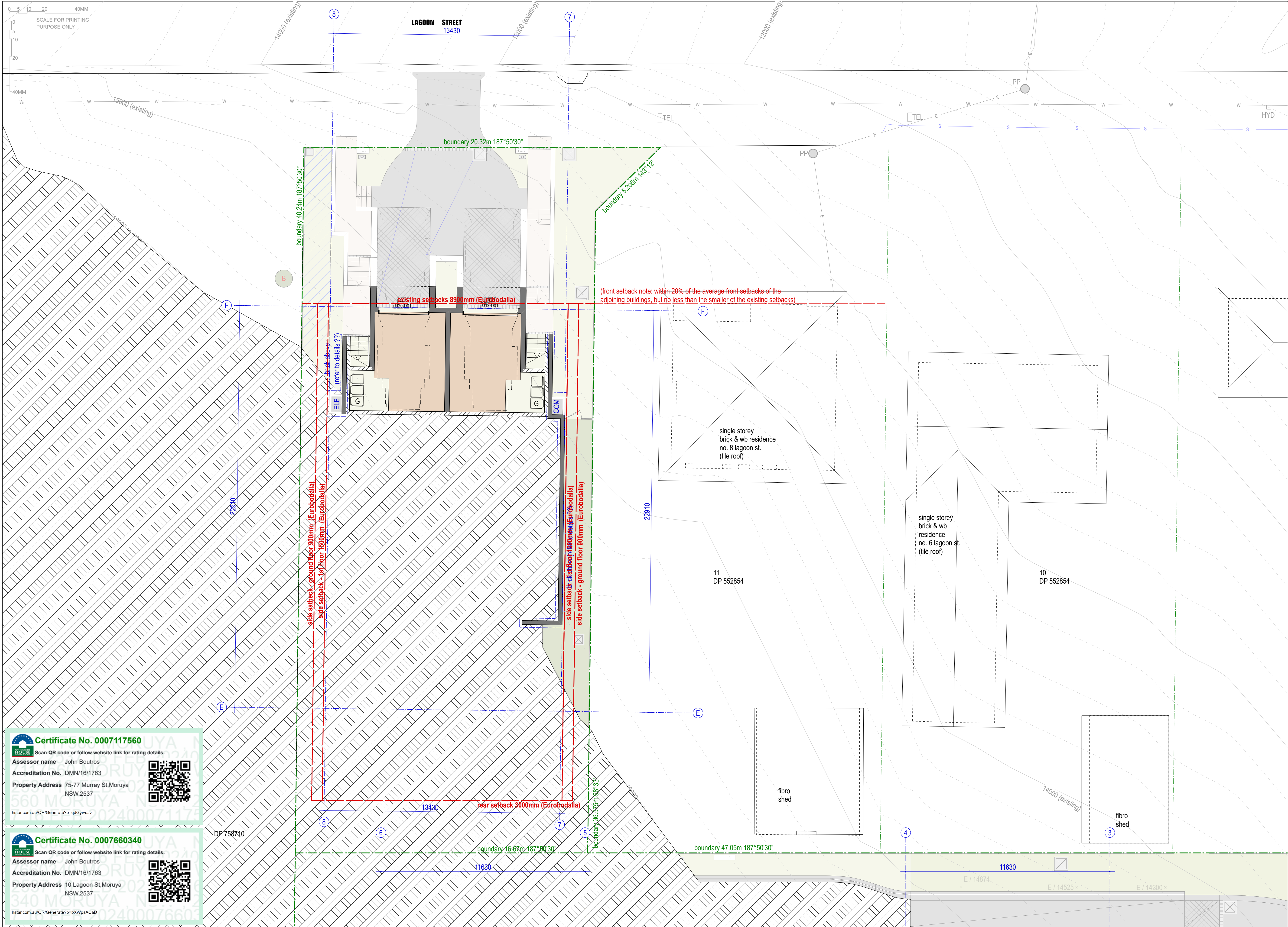
- 1 Bed Unit
- 2 Bed Unit
- 3 Bed Unit
- Paved Outdoor Area
- Deck Outdoor Area

LANDSCAPE LEGEND

- Common Landscape Area
- Private Landscape Area
- Driveway / Parking
- Walkway
- Sponge Finish Concrete

SITEWORKS LEGENDS

- Boundary Fence (1.2m in front of building line, 1.8m behind building line)
- Front Fence (1.2m)
- Screen Fence (1.5m)
- Balustrade (1.1m)
- Rail Barrier (1.3m)
- Stormwater Pit



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- Linen
- Fridge
- Pantry
- Downpipe
- Hot Water System
- Private Open Space
- Authority Water Meter
- Water Meter Cupboard
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Certificate No. 0007117560

Scan QR code or follow website link for rating details.

Assessor name John Boutros

Accreditation No. DMN/16/1763

Property Address 75-77 Murray St, Moruya NSW, 2537

hstar.com.au/QR/Generate?pn=qdGyivulv

Certificate No. 0007660340

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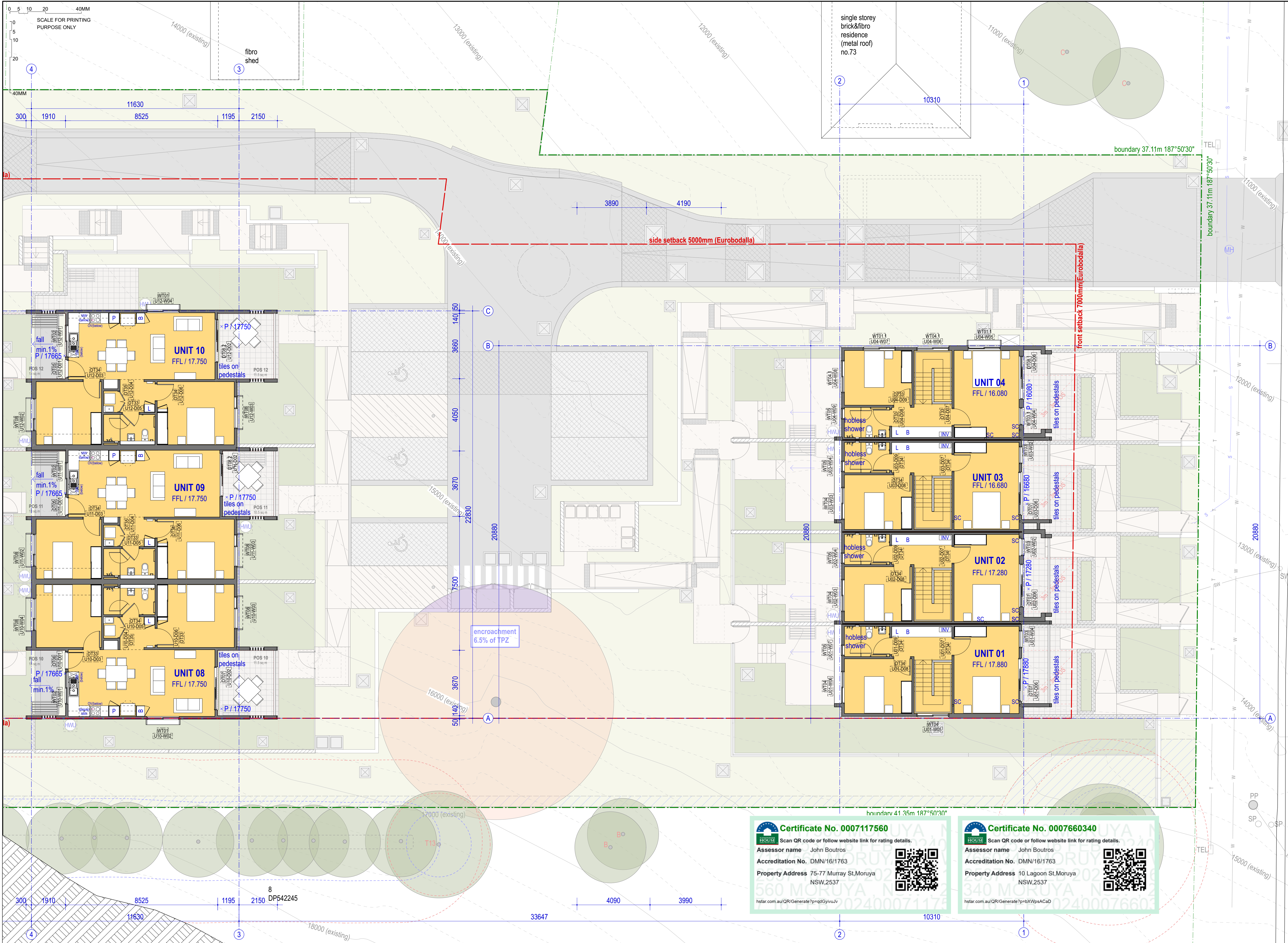
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Property Address 10 Lagoon St, Moruya NSW, 2537

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 <div>Planning, Industry & Environment</div>	LOCKED BAG 5112 PARRAMATTA NSW 2124 PHONE No (02) 8753 8000 FAX No (02) 8753 8888 www.facs.nsw.gov.au	NOMINATED ARCHITECT: ANTHONY NOLAN - 6773		PROJECT ARCHITECT KENNEDY ASSOCIATES ARCHITECTS PH (02) 9557 6466 FAX (02) 9557 6477		STRUCTURAL / CIVIL CONSULTANT HATCH PH (02) 8202 8000		HYDRAULIC CONSULTANT ERBAS PH (02) 9437 1022		PROJECT: MULTI-DWELLING HOUSING at 10 Lagoon Street & 75-77 Murray Street, MORUYA Total Site Area: 4582.6m ² (by title.) Lot 12 in DP 552854, Lot1 & Lot2 in DP501837		TITLE: FLOOR PLAN - LEVEL 00-PART 2		STATUS: DA									
		B REV		12/2/24 DATE		Amended Part 5 Submission NOTATION/AMENDMENT		PROJECT MANAGER LAND & HOUSING CORPORATION PH (02) 8753 8100 FAX (02) 8753 8011				LANDSCAPE CONSULTANT Concept Landscape Architects PH (02) 9922 5312		ELECTRICAL CONSULTANT ERBAS PH (02) 9437 1022		SCALE: 1:100@A1		PROJECT No: 2053					
		DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.														STAGE: DA		DRAWN: PL		CHECKED: AN		APPROVED: AN	
																TYPE: AR		SHEET: DA202		REV: B			
																FILE: 2053 - 01 DA PLANS MASTER.vwx							



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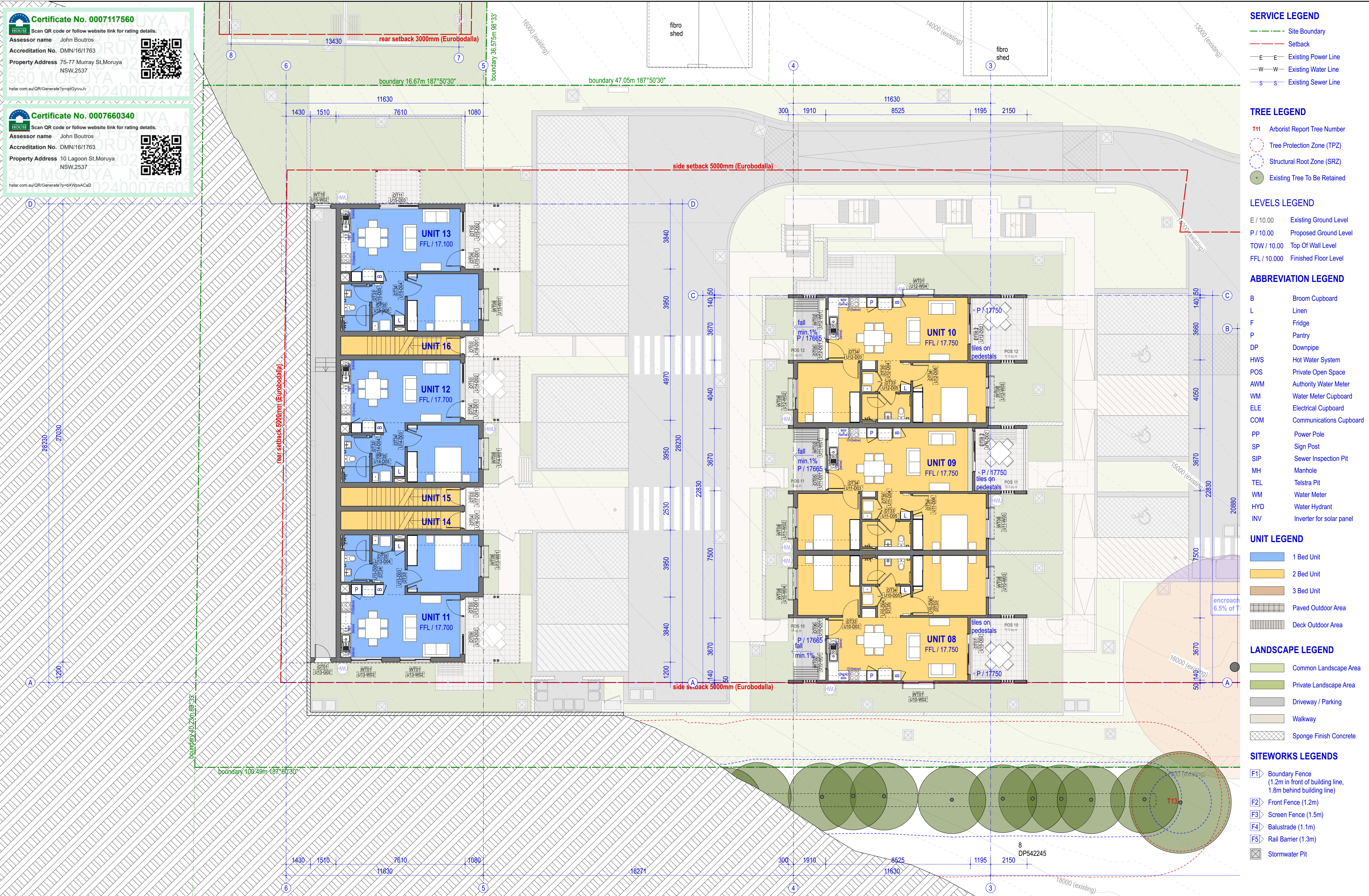
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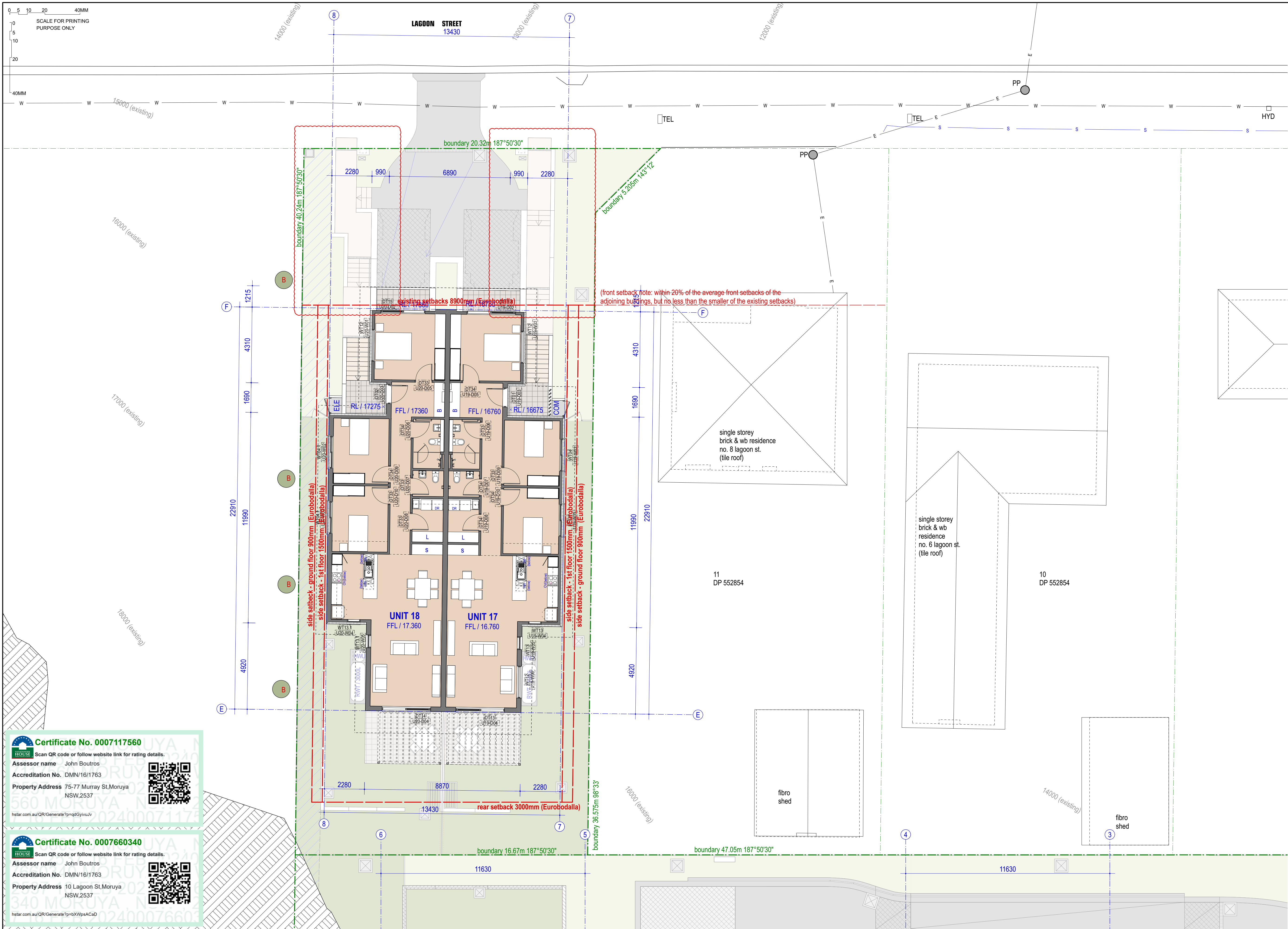
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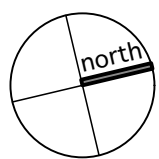
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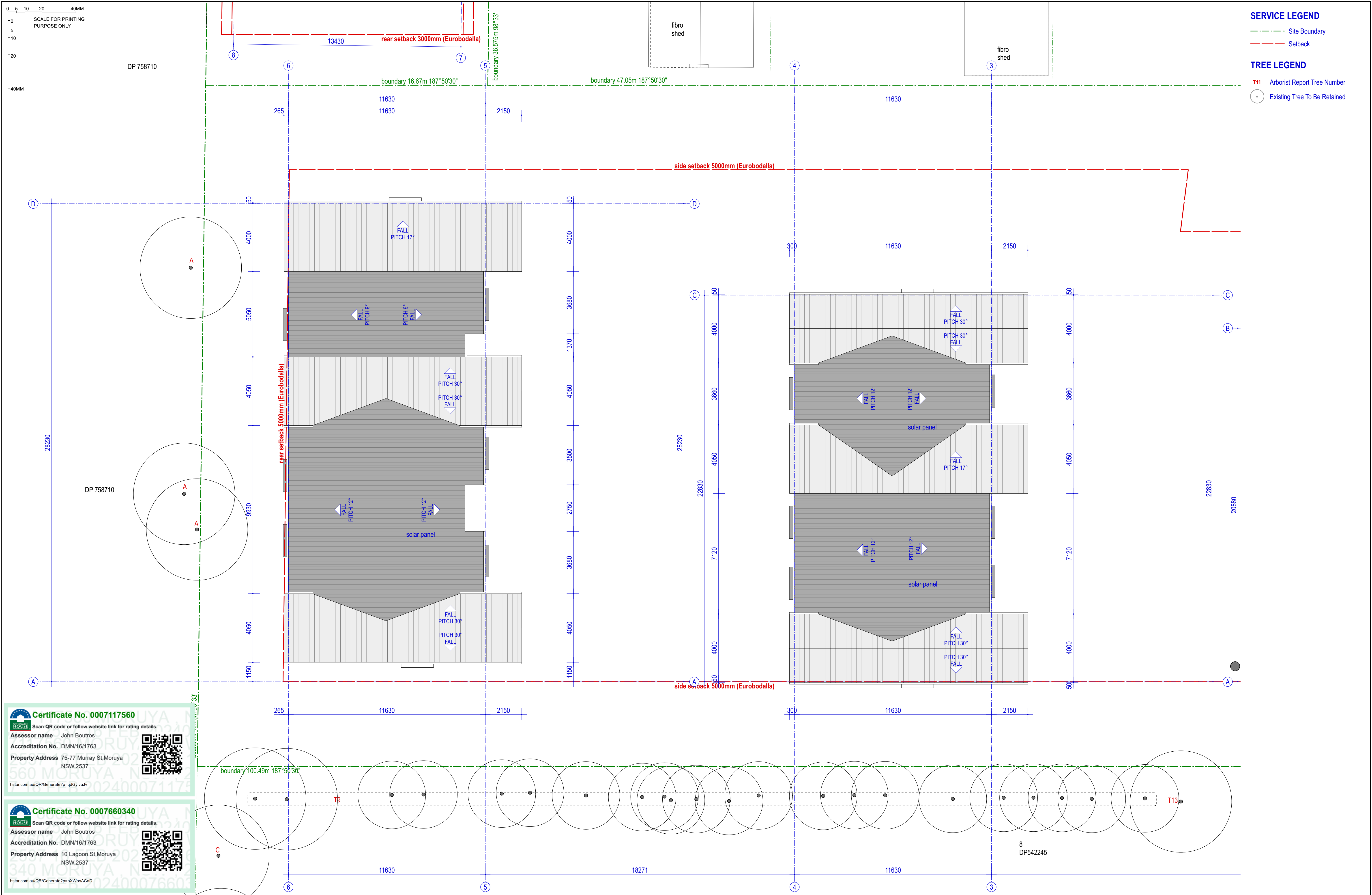
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Assessor name John Boutros
Accreditation No. DMN/16/1763
Property Address 75-77 Murray St, Moruya NSW, 2537
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Certificate No. 0007660340
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Assessor name John Boutros
Accreditation No. DMN/16/1763
Property Address 10 Lagoon St, Moruya NSW, 2537
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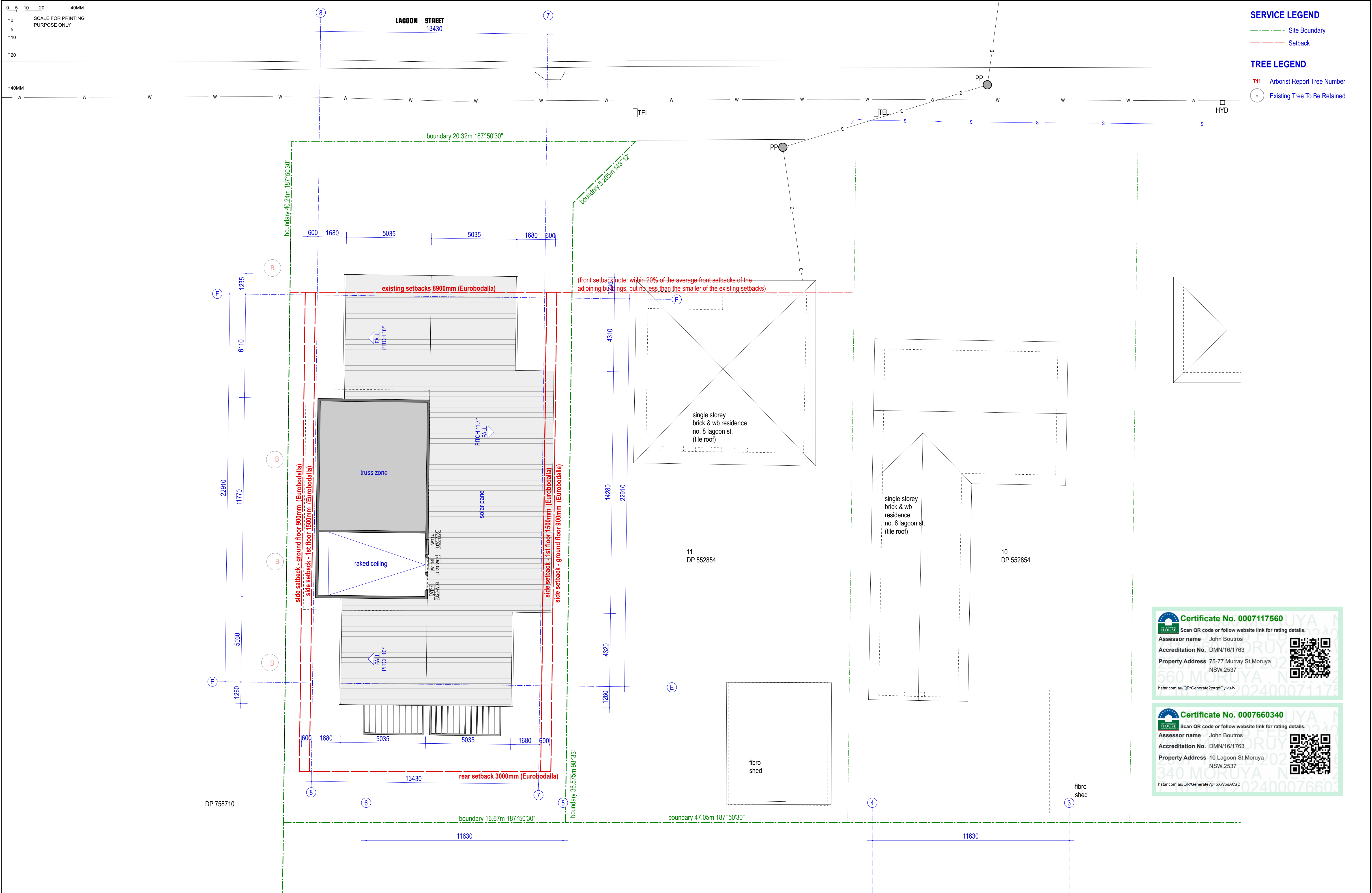
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 <div>Planning, Industry & Environment</div>	<div>LOCKED BAG 5112 PARRAMATTA NSW 2124 PHONE No (02) 8753 8000 FAX No (02) 8753 8888 www.facs.nsw.gov.au</div>	NOMINATED ARCHITECT:						PROJECT ARCHITECT	STRUCTURAL / CIVIL CONSULTANT	HYDRAULIC CONSULTANT	<div>PROJECT: MULTI-DWELLING HOUSING at 10 Lagoon Street & 75-77 Murray Street, MORUYA Total Site Area: 4582.6m² (by title.) Lot 12 in DP 552854, Lot 1 & Lot 2 in DP501837</div>		TITLE:		STATUS:				
		ANTHONY NOLAN - 6773						KENNEDY ASSOCIATES ARCHITECTS	HATCH	ERBAS			ROOF PLAN- PART 2		DA				
								PH (02) 9557 6466 FAX (02) 9557 6477	PH (02) 8202 8000	PH (02) 9437 1022			L&HC REF: BGXDL		SCALE: 1:100@A1	PROJ: 2053			
														STAGE:		DRAWN: PL		CHECKED: AN	APPROVED: AN
															FILE:		2053 - 01 DA PLANS MASTER.vwx		
		REV		12/2/24	Amended Part 5 Submission			PROJECT MANAGER	LANDSCAPE CONSULTANT	ELECTRICAL CONSULTANT			TYPE:		SHEET:				
				DATE	NOTATION/AMENDMENT			LAND & HOUSING CORPORATION	Concept Landscape Architects	ERBAS			AR		DA208				
				DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.				PH (02) 8733 8100 FAX (02) 8733 8011	PH (02) 9502 5312	PH (02) 9437 1022			REV:		B				





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Property Address 75-77 Murray St, Moruya NSW, 2537

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Certificate No. 0007660340

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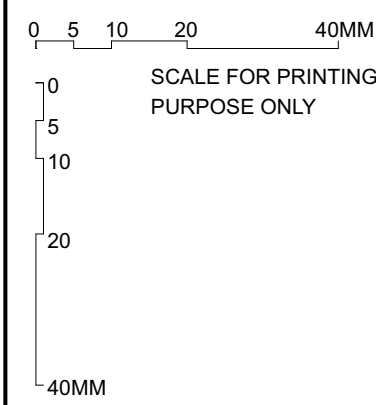
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Accreditation No. DMN/16/1763

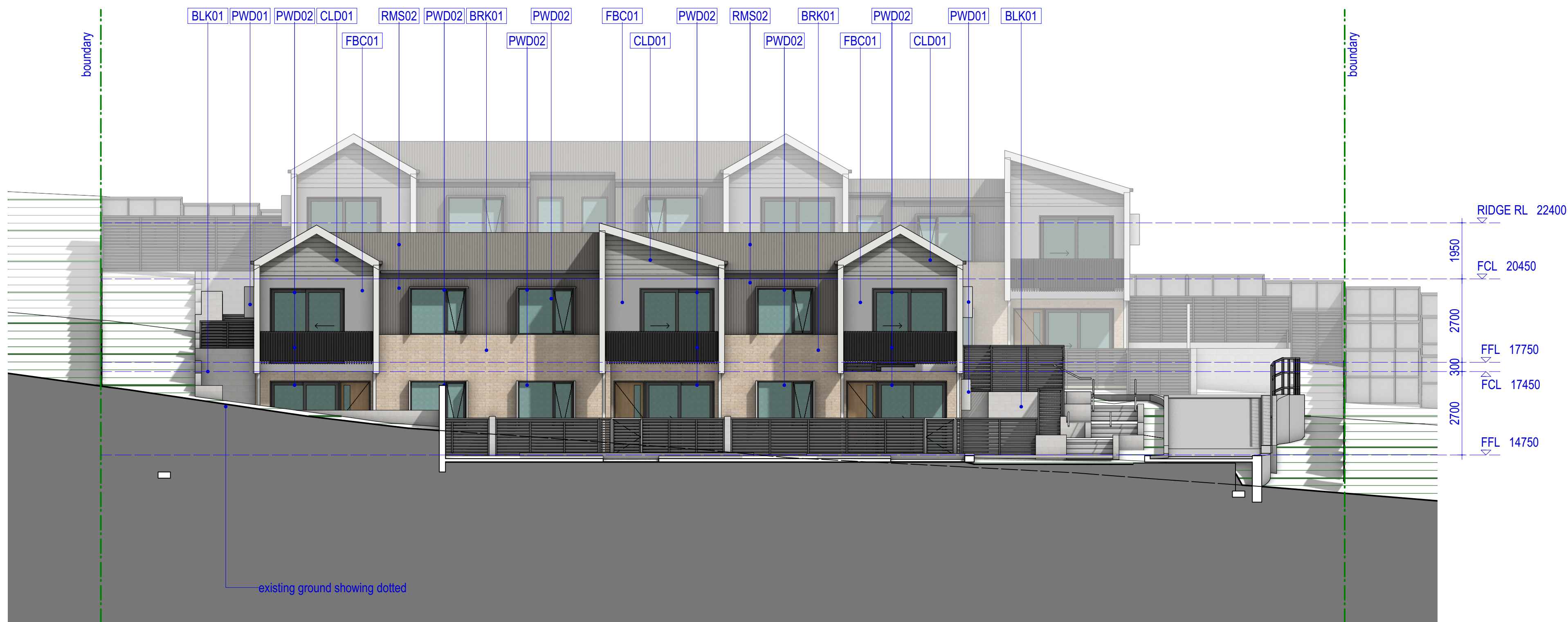
Property Address 10 Lagoon St, Moruya NSW, 2537

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 <div>Planning, Industry & Environment</div>	LOCKED BAG 5112 PARRAMATTA NSW 2124 PHONE No (02) 8753 8000 FAX No (02) 8753 8888 www.facs.nsw.gov.au	NOMINATED ARCHITECT:					PROJECT ARCHITECT	STRUCTURAL / CIVIL CONSULTANT	HYDRAULIC CONSULTANT	PROJECT: MULTI-DWELLING HOUSING at 10 Lagoon Street & 75-77 Murray Street, MORUYA Total Site Area: 4582.6m ² (by title.) Lot 12 in DP 552854, Lot1 & Lot2 in DP501837		TITLE: CLERESTORY PLAN - U18		STATUS: DA	
		ANTHONY NOLAN - 6773					PH (02) 9557 6466 FAX (02) 9557 6477	HATCH	ERBAS			LABC REF: BGXDL	SCALE: 1:100@A1	PROJ: 2053	PROJECT No: 2053
		B	12/2/24	Amended Part 5 Submission	PROJECT MANAGER	LANDSCAPE CONSULTANT	ELECTRICAL CONSULTANT	STAGE: DA	DRAWN: PL			CHECKED: AN	APPROVED: AN		
		REV	DATE	NOTATION/AMENDMENT	LAND & HOUSING CORPORATION	Concept Landscape Architects	ERBAS	SHEET: DA210	SHEET: DA210			REV: B			
			DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.			PH (02) 8753 8100 FAX (02) 8753 8011	PH (02) 9922 5312	PH (02) 9437 1022	FILE: 2053 - 01 DA PLANS MASTER.vwx						



STREET ELEVATION (NORTH FACADE)



UNIT 5-10 ELEVATION (NORTH FACADE)

Certificate No. 0007117560

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Accreditation No. DMN/16/1763

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Property Address 10 Lagoon St, Moruya NSW, 2537

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FINISH LEGEND:

RMS01

Roof Metal Sheet:
Lysaght Longline
Surfmist
(or similar)

RMS02

Roof Metal Sheet:
Custom Orb
- Wallaby
(or similar)

BRK01

FACE BRICK 01:
PGH - Silica
(or similar)

8

Retaining Wall / Fence: Block work
- ADBRI Versiwall
- Charcoal
(or similar)

FBC01

Fibre Cement:
Scyon Matrix Sheet
Vivid White
(or similar)

REN01

Render Finish:
Dulux - Basalt
(or similar)

CLD01

Weatherboard:
Scyon LINEA
- Shale Grey
(or similar)

PWD01

Powdercoat:
Dulux
- Vivid White
(or similar)

PWD02

Powdercoat:
Dulux
- Basalt
(or similar)

PWD03

Powdercoat:
Dulux
- Shale Grey
(or similar)

F1

Boundary Fence
(similar product)

F2

Front Fence
(similar product)

F3

Screen Fence
(similar product)

F4

Balustrade
(similar product)

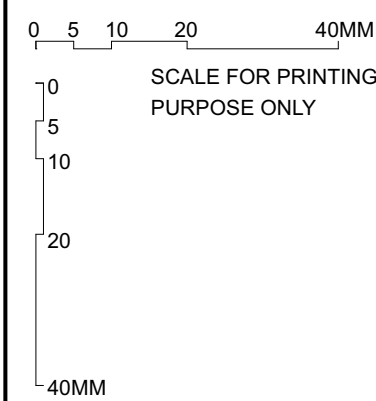
NATHERS Specs Summary:

- Floor slabs:
 - Concrete slab on ground.
 - Concrete suspended floors to units 8-10, 14-16.
 - Timber first floors.
 - Exterior walls:
 - Modelled with cavity brick, brick veneer, and/or light weight cladding as per stamped plans.
 - Units 5-7 and 11-13: Cavity brick (wall system reaching a total R-value R0.52).
 - Remaining units: Brick/lightweight veneer: foil + R2.5 batts in cavity to plasterboard lining.
 - Modelled as per stamped plans, and with default medium colour finishes.
 - Glazing:
 - Thermally broken Al. double glazed – High solar gain Low-E glass:**
 - To unit 18.
 - Type A (U-Value: 3.1, SHGC: 0.39).
 - Type B (U-Value: 3.1, SHGC: 0.49).
 - Al. Double glazed - High solar gain Low-E:**
 - To unit 4.
 - Type A (U-Value: 4.3, SHGC: 0.47).
 - Type B (U-Value: 4.3, SHGC: 0.53).
 - Al. Double glazed – Low solar gain Low-E glass:**
 - To units 1, 8, 10.
 - Type A (U-Value: 4.90, SHGC: 0.33).
 - Type B (U-Value: 4.90, SHGC: 0.33).
 - High solar gain Low-E glass, with aluminium framing:**
 - To Units 9, 14, 16, 17.
 - Type A (U-Value: 5.4, SHGC: 0.49).
 - Type B (U-Value: 5.4, SHGC: 0.58).
 - Single clear glass, with aluminium framing:**
 - Modelled to remainder.
 - Type A (U-Value: 6.7, SHGC: 0.57).
 - Type B (U-Value: 6.7, SHGC: 0.70).
 - U-Value & SHGC are combined glass and frame figures.**
 - * Frame and glass types are a guide only.
 - * U-Values specified are a minimum (lower is better).
 - * SHGC to be within +/- 5%.
 - Ceiling:
 - R7.0 ceiling insulation to all ceilings to metal roofs.
 - Modelled with sealed: LED downlights & wet area exhaust fans.
 - Units 17, 18: 1 x 1400mm ceiling fan to be installed in kitchen/dining area.
 - Roofs:
 - Metal roof with "Anticon 80" glasswool/foil under (or similar R1.6 rated product), modelled with default medium colour finishes, and as unventilated.
- Please refer to NATHERS individual certificate for further details.

NOTE:

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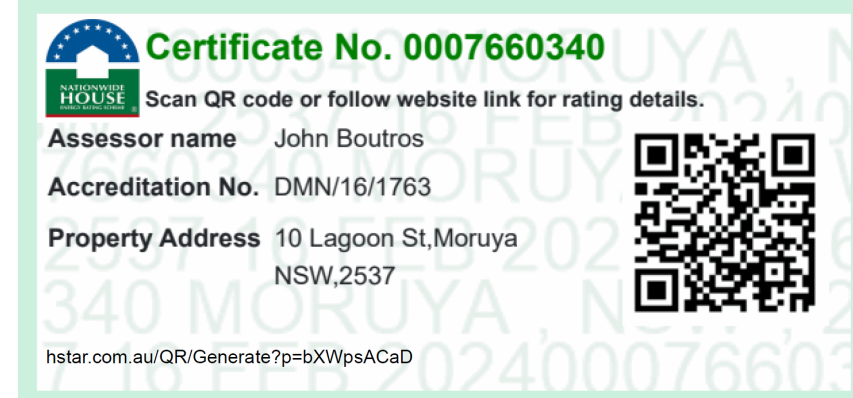
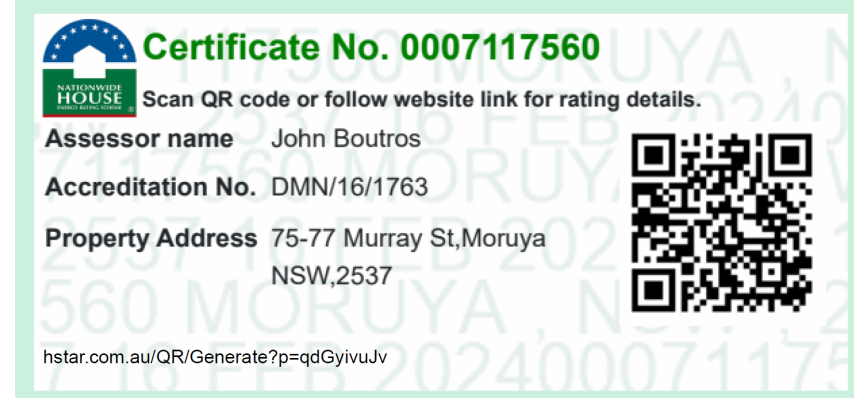
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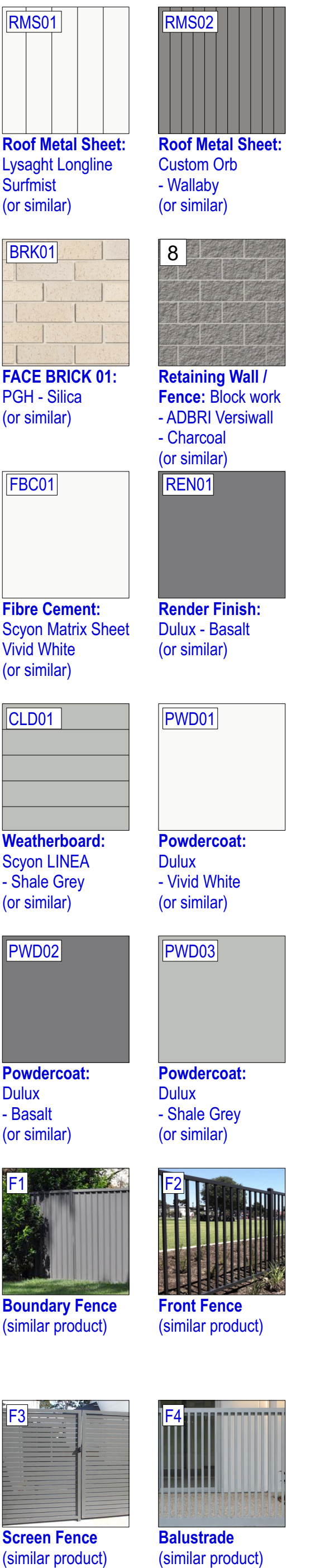
UNIT 11-16 ELEVATION (NORTH FACADE)



UNIT 1-4 ELEVATION (SOUTH FACADE)



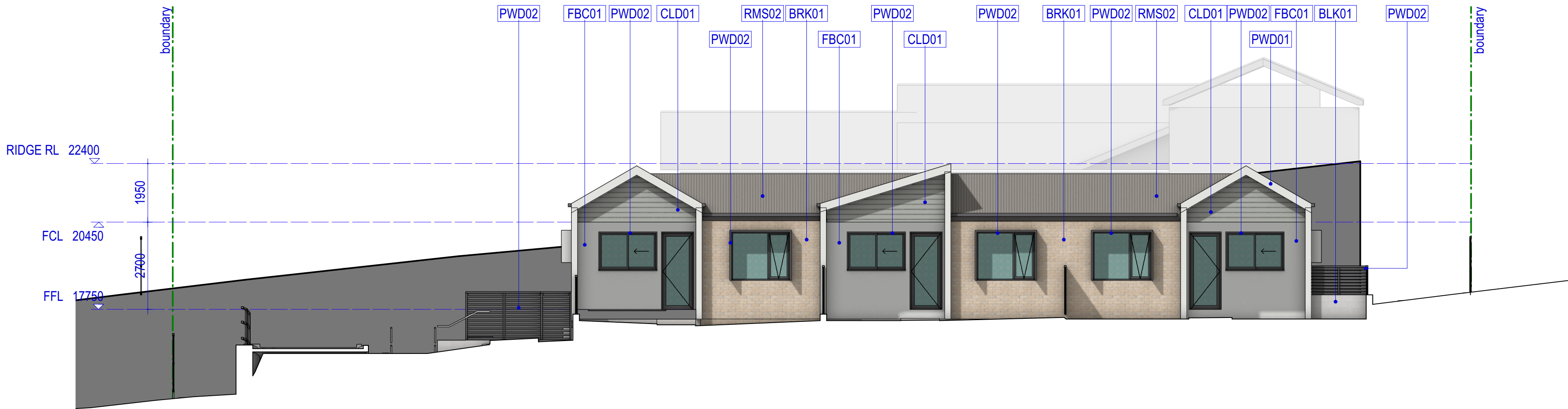
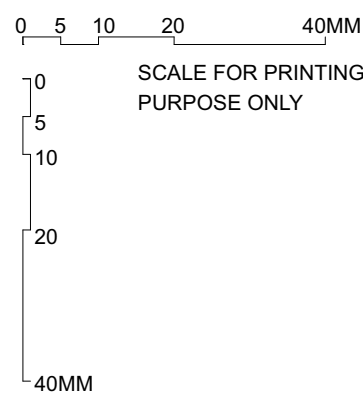
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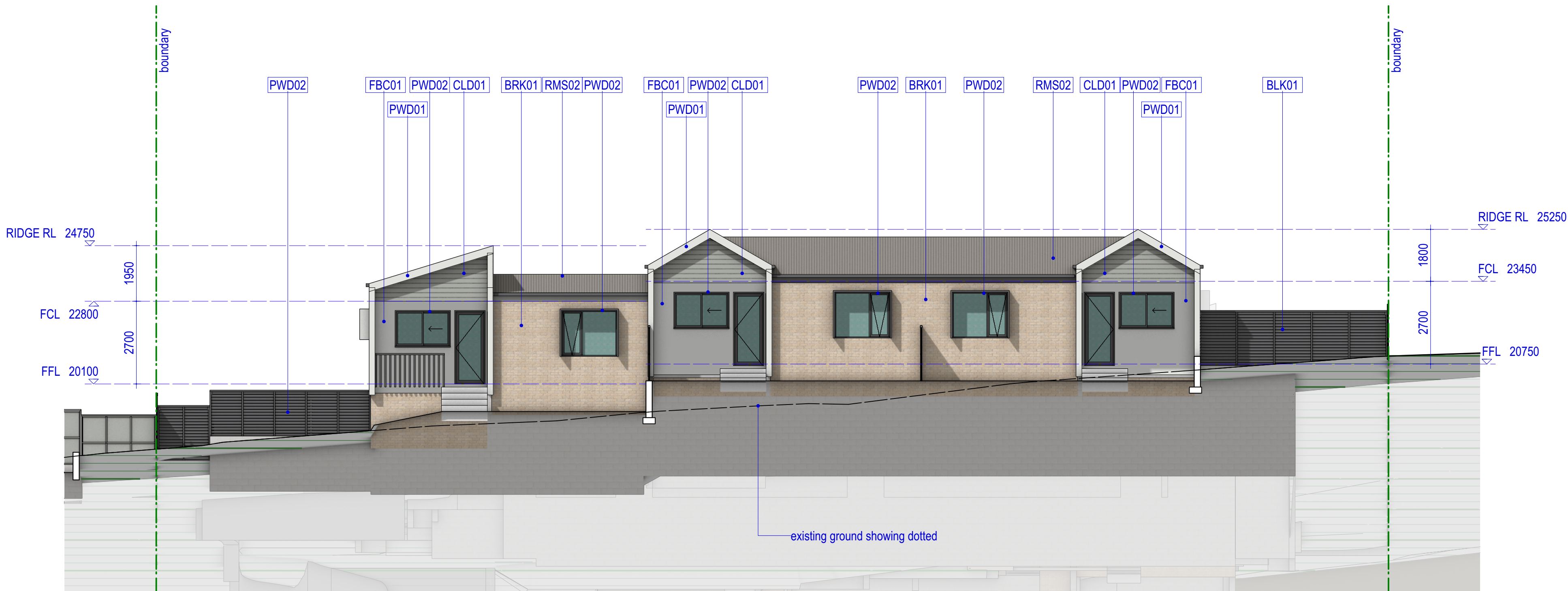
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UNIT 5-10 ELEVATION (SOUTH FACADE)



UNIT 11-16 ELEVATION (SOUTH FACADE)

**Certificate No. 0007117560**

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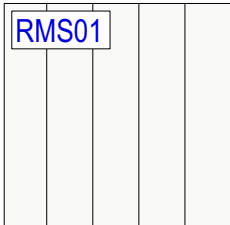
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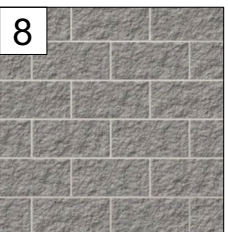
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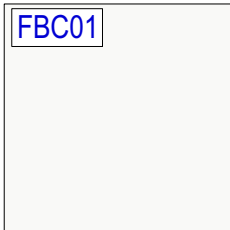
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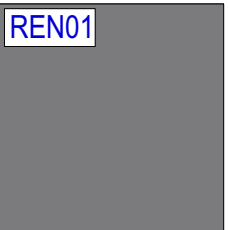
FACE BRICK 01:
PGH - Silica
(or similar)



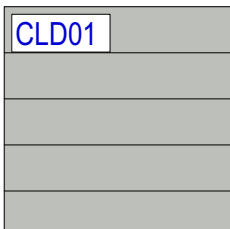
Retaining Wall / Fence: Block work
- ADBRI Versiwall
- Charcoal
(or similar)



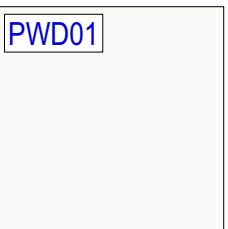
Fibre Cement:
Scyon Matrix Sheet
Vivid White
(or similar)



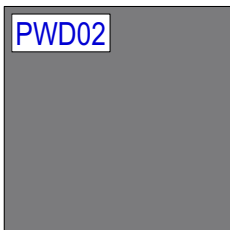
Render Finish:
Dulux - Basalt
(or similar)



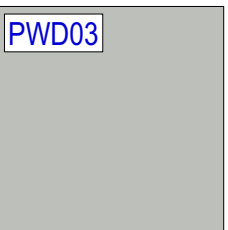
Weatherboard:
Scyon LINEA
- Shale Grey
(or similar)



Powdercoat:
Dulux
- Vivid White
(or similar)



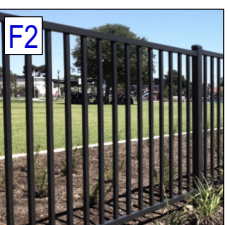
Powdercoat:
Dulux
- Basalt
(or similar)



Powdercoat:
Dulux
- Shale Grey
(or similar)



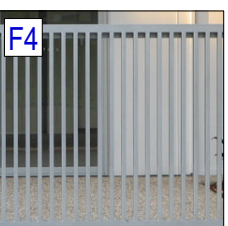
Boundary Fence
(similar product)



Front Fence
(similar product)



Screen Fence
(similar product)

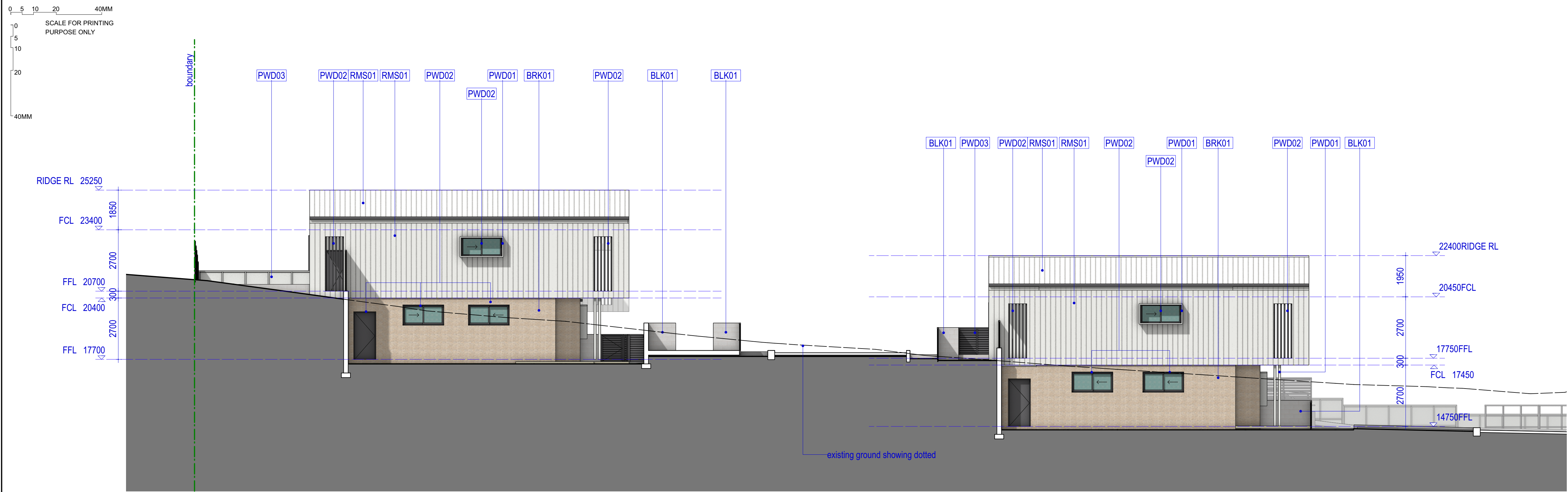


Balustrade
(similar product)

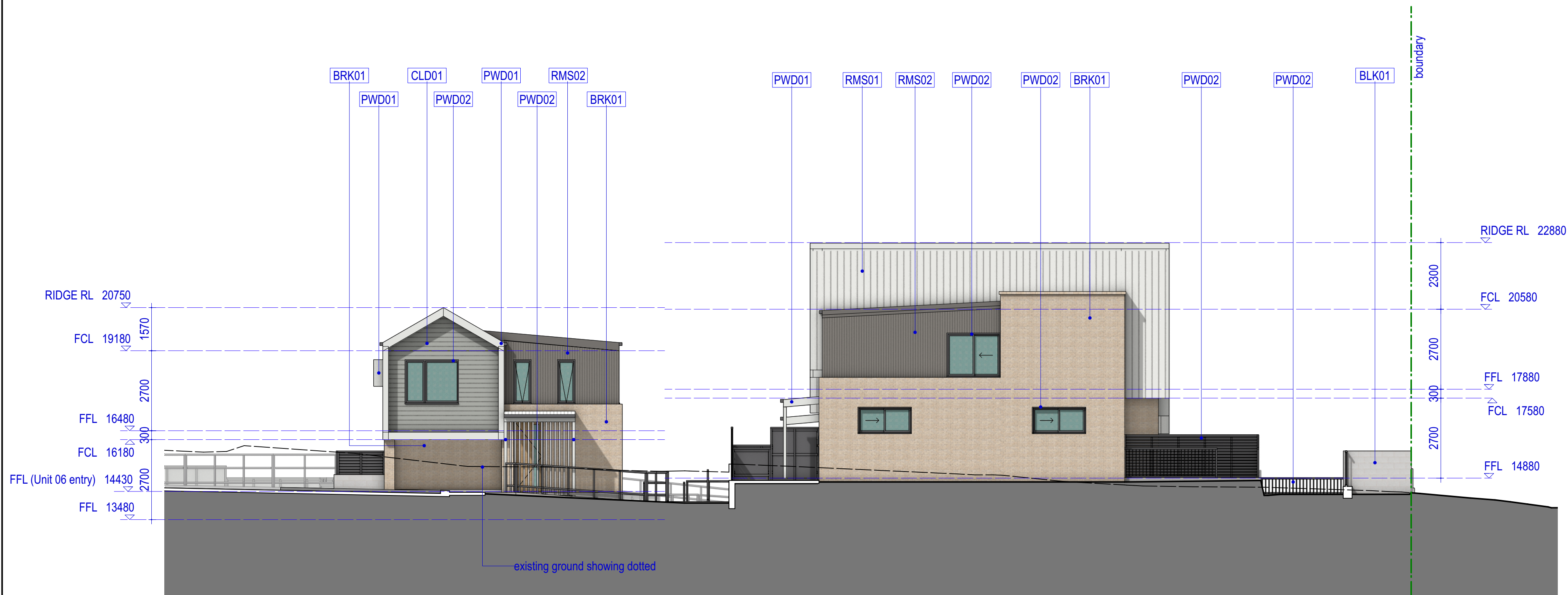
NOTE:

DO NOT SCALE OFF DRAWINGS.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, SCHEDULES AND OTHER CONSULTANTS' DOCUMENTATION.

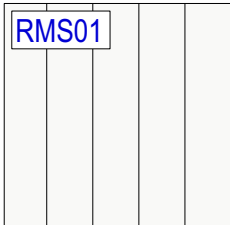


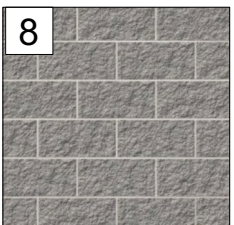
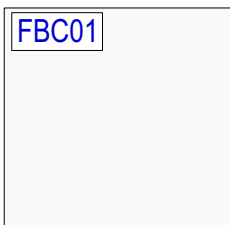
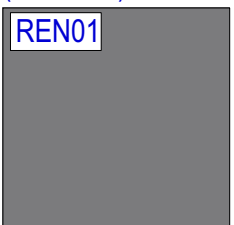
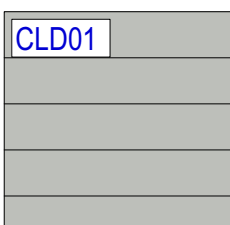
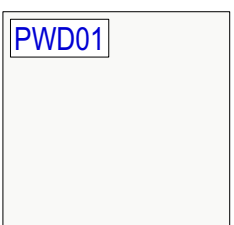
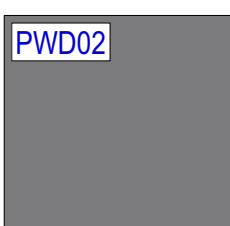
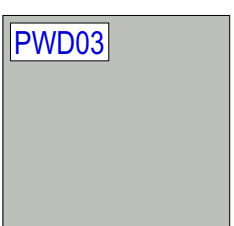

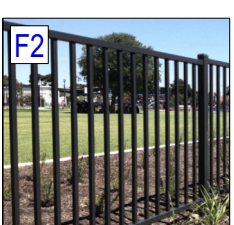

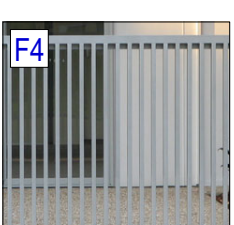


EAST ELEVATION (PART 1)



EAST ELEVATION (PART 2)

FINISH LEGEND:

 Roof Metal Sheet: Lysaght Longline Surfmist (or similar)	 Roof Metal Sheet: Custom Orb - Wallaby (or similar)
 FACE BRICK 01: PGH - Silica (or similar)	 Retaining Wall / Fence: Block work - ADBRI Versiwall - Charcoal (or similar)
 Fibre Cement: Scyon Matrix Sheet Vivid White (or similar)	 Render Finish: Dulux - Basalt (or similar)
 Weatherboard: Scyon LINEA - Shale Grey (or similar)	 Powdercoat: Dulux - Vivid White (or similar)
 Powdercoat: Dulux - Basalt (or similar)	 Powdercoat: Dulux - Shale Grey (or similar)
 Boundary Fence (similar product)	 Front Fence (similar product)
 Screen Fence (similar product)	 Balustrade (similar product)

NOTE:

DO NOT SCALE OFF DRAWINGS.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, SCHEDULES AND OTHER CONSULTANTS' DOCUMENTATION.

**Certificate No. 0007117560**

Scan QR code or follow website link for rating details.

Assessor name John Boutros

Accreditation No. DMN/16/1763

Property Address 75-77 Murray St, Moruya NSW, 2537



hstar.com.au/QR/Generate?p=qdGyivUv

**Certificate No. 0007660340**

Scan QR code or follow website link for rating details.


Assessor name John Boutros

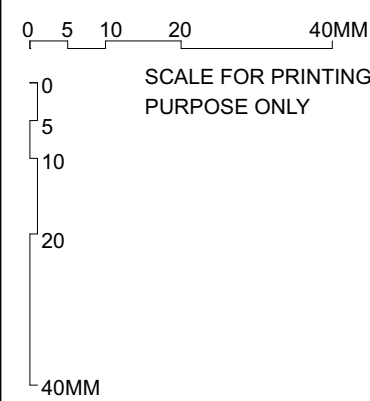
Accreditation No. DMN/16/1763

Property Address 10 Lagoon St, Moruya NSW, 2537

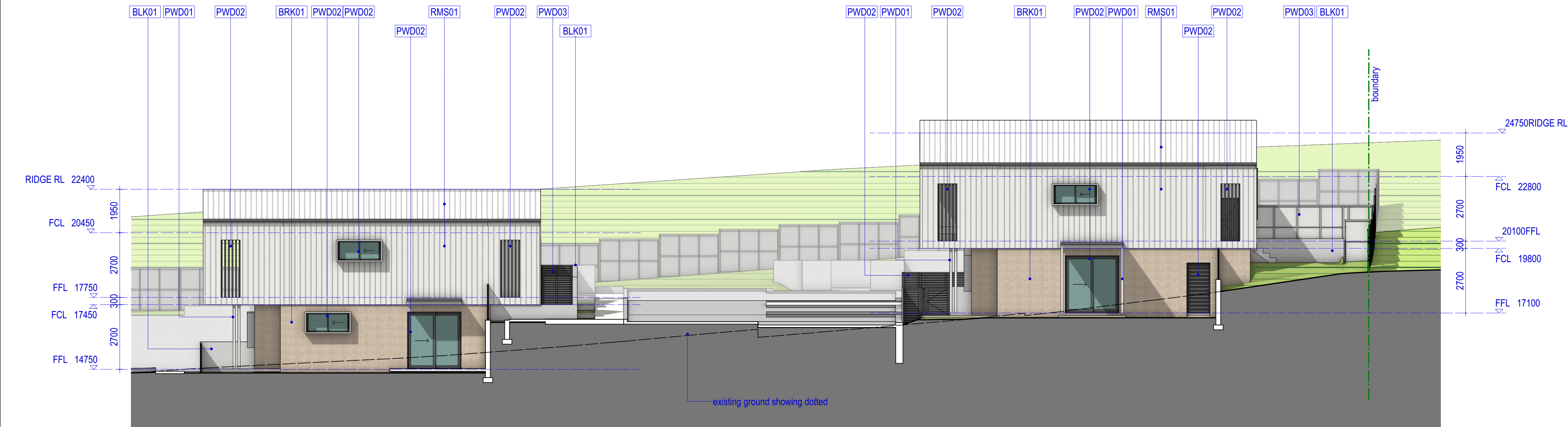


hstar.com.au/QR/Generate?p=bXWpSAcAd

 Planning, Industry & Environment	LOCKED BAG 5112 PARRAMATTA NSW 2124 PHONE No (02) 8753 8000 FAX No (02) 8753 8888 www.facs.nsw.gov.au	NOMINATED ARCHITECT: ANTHONY NOLAN - 6773	PROJECT ARCHITECT KENNEDY ASSOCIATES ARCHITECTS PH (02) 9557 6466 FAX (02) 9557 6477	STRUCTURAL / CIVIL CONSULTANT HATCH PH (02) 8202 8000	HYDRAULIC CONSULTANT ERBAS PH (02) 9437 1022	PROJECT: MULTI-DWELLING HOUSING at 10 Lagoon Street & 75-77 Murray Street, MORUYA <small>Total Site Area: 4582.6m² (by title.)</small> Lot 12 in DP 552854, Lot 1 & Lot 2 in DP501837	TITLE: ELEVATION 05 FILE: 2053 - 02 DA ELEVATION MASTER.vwx	STATUS: DA L&HC REF: BGXDL SCALE: 1:100@A1 PROJ: 2053 PROJECT No: 2053			
								STAGE: DA DRAWN: PL CHECKED: AN APPROVED: AN	TYPE: AR SHEET: DA404	REVISION: B	
								DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.			
								PROJECT MANAGER LAND & HOUSING CORPORATION PH (02) 8753 8100 FAX (02) 8753 8011			

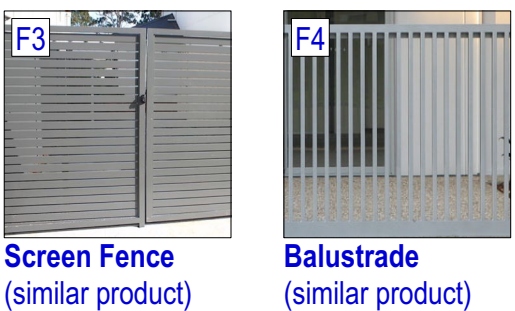
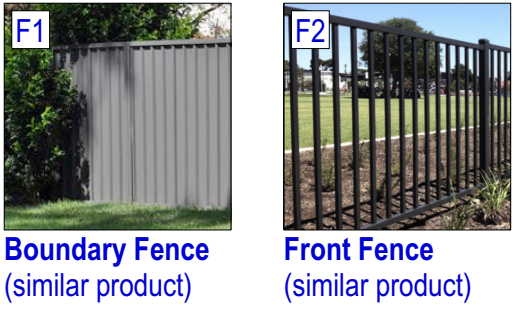
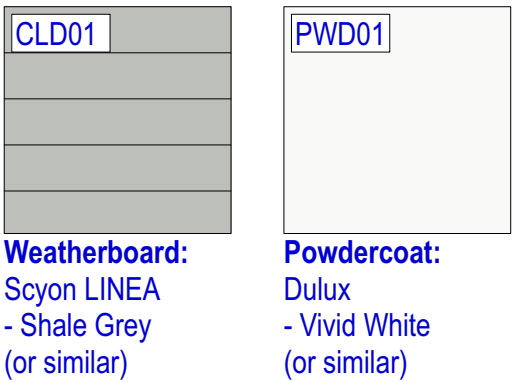
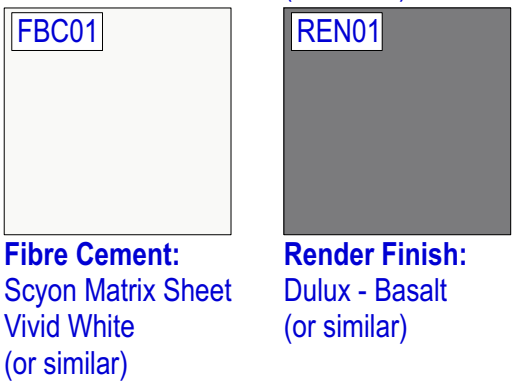
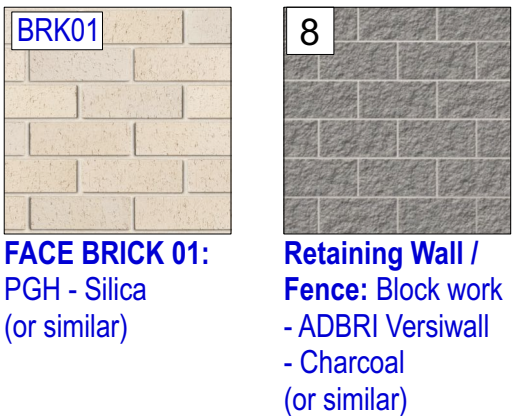
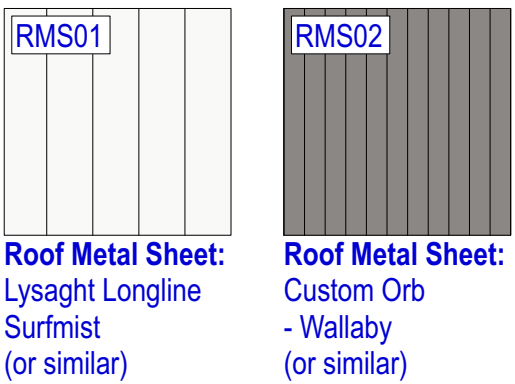


WEST ELEVATION (PART 1)



WEST ELEVATION (PART 2)

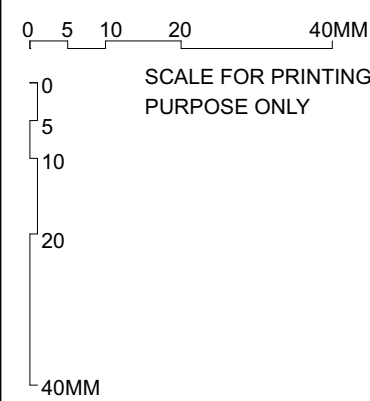
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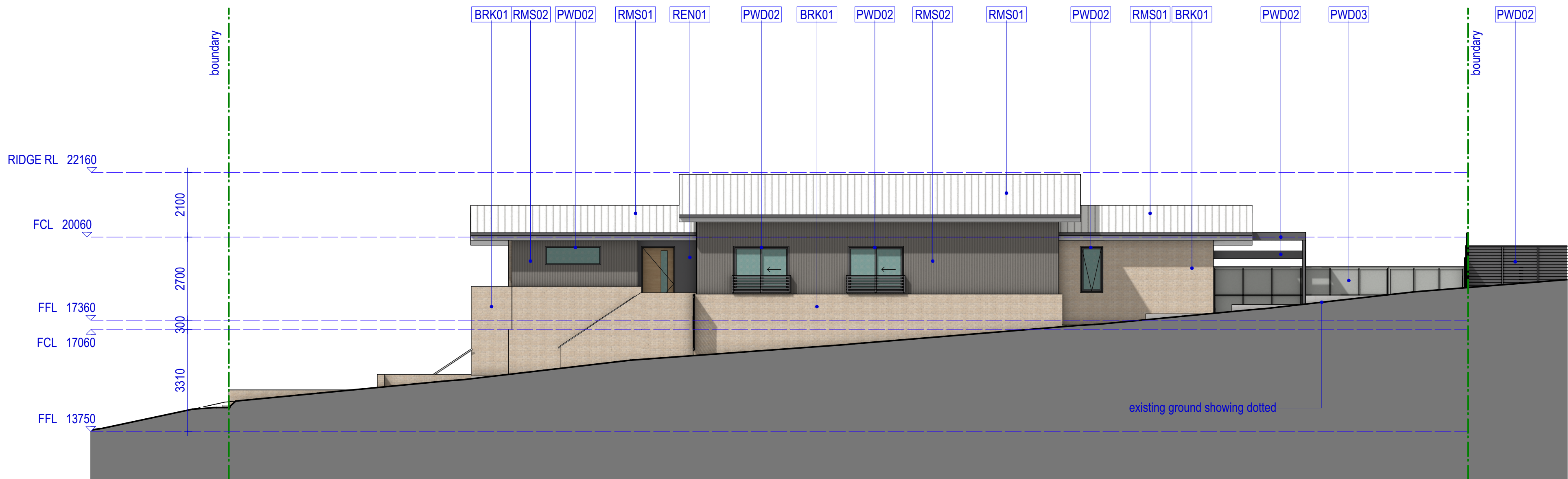
NOTE:

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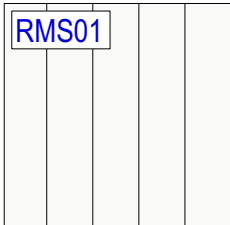


UNIT 17-18 ELEVATION (WEST FACADE)



UNIT 18 ELEVATION (SOUTH FACADE)

FINISH LEGEND:



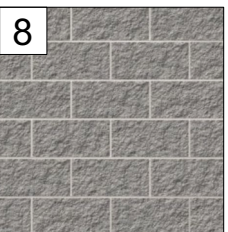
Roof Metal Sheet:
Lysaght Longline
Surfmist
(or similar)



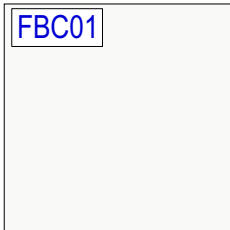
Roof Metal Sheet:
Custom Orb
- Wallaby
(or similar)



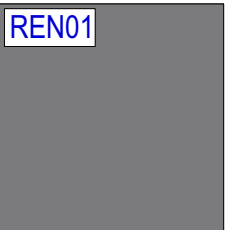
FACE BRICK 01:
PGH - Silica
(or similar)



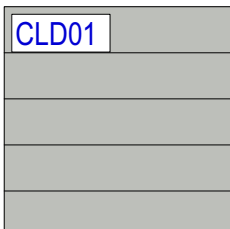
Retaining Wall / Fence: Block work
- ADBRI Versiwall
- Charcoal
(or similar)



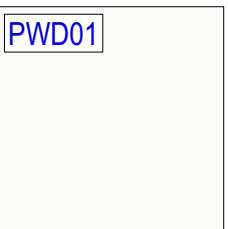
Fibre Cement:
Scyon Matrix Sheet
Vivid White
(or similar)



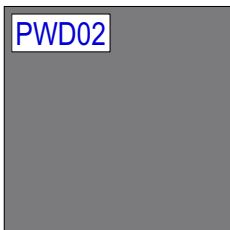
Render Finish:
Dulux - Basalt
(or similar)



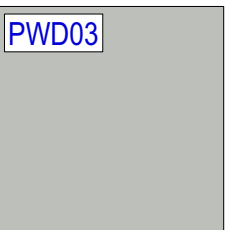
Weatherboard:
Scyon LINEA
- Shale Grey
(or similar)



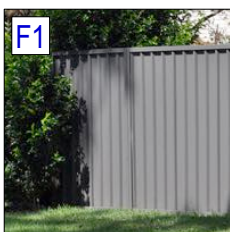
Powdercoat:
Dulux - Vivid White
(or similar)



Powdercoat:
Dulux - Basalt
(or similar)



Powdercoat:
Dulux - Shale Grey
(or similar)



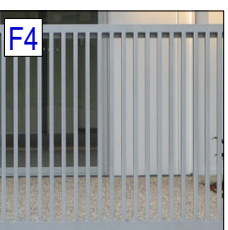
Boundary Fence
(similar product)



Front Fence
(similar product)



Screen Fence
(similar product)



Balustrade
(similar product)

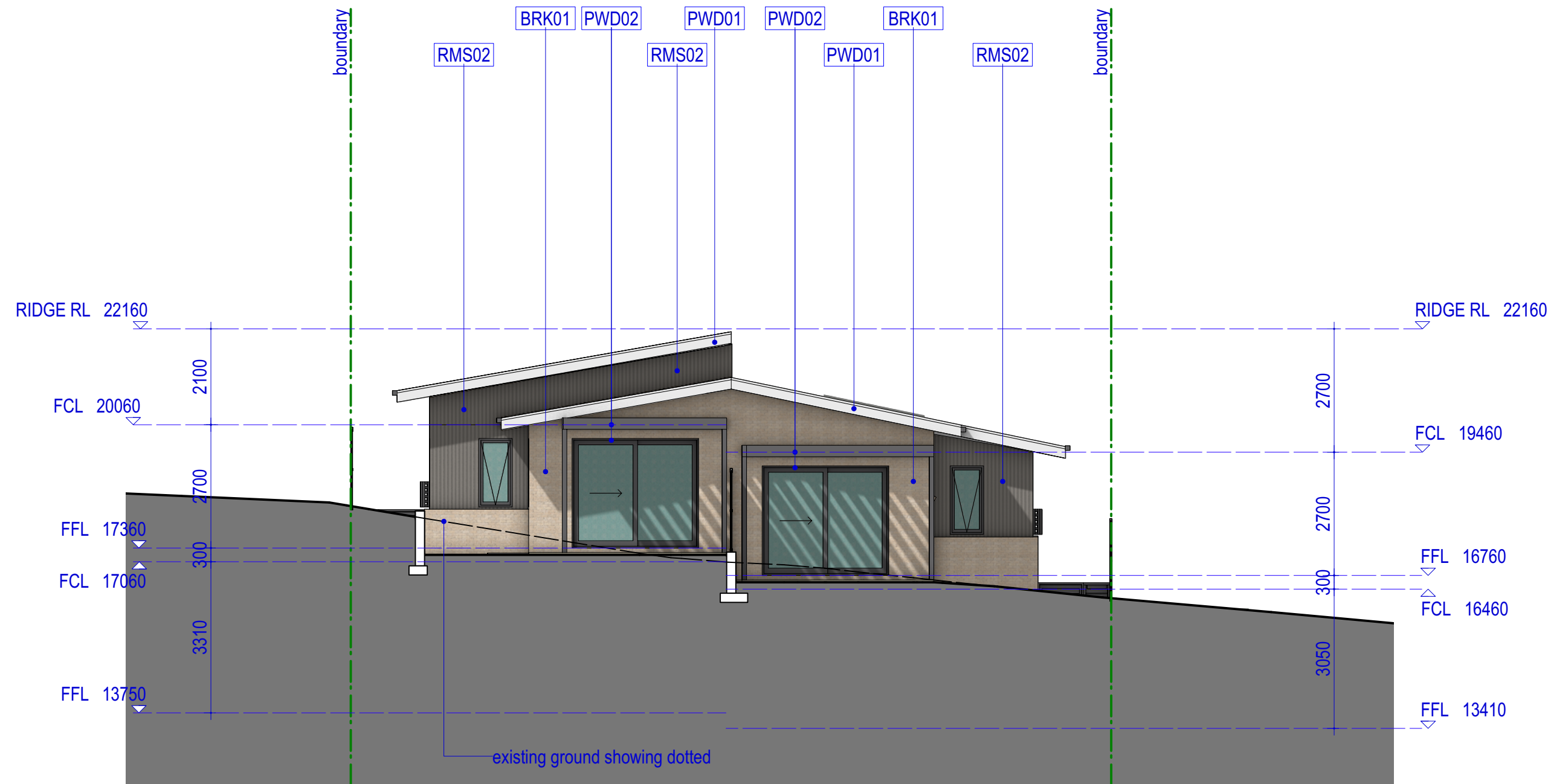
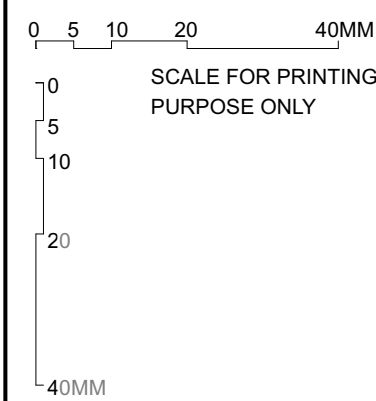
Certificate No. 0007117560
Scan QR code or follow website link for rating details.
Assessor name John Boutros
Accreditation No. DMN/16/1763
Property Address 75-77 Murray St, Moruya NSW, 2537
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Certificate No. 0007660340
Scan QR code or follow website link for rating details.
Assessor name John Boutros
Accreditation No. DMN/16/1763
Property Address 10 Lagoon St, Moruya NSW, 2537
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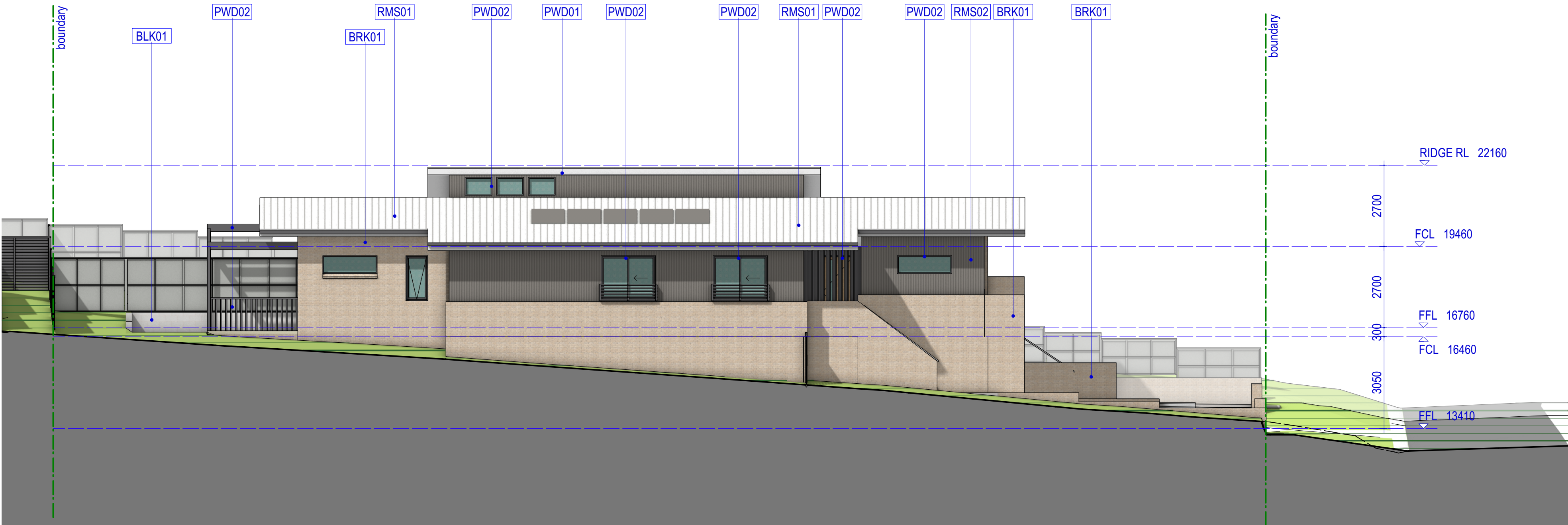
NOTE:

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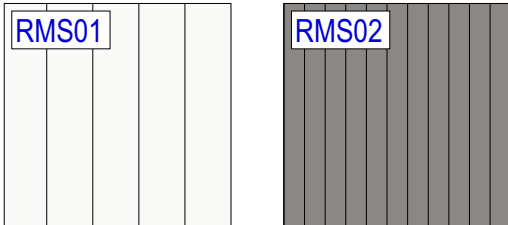


UNIT 18-17 ELEVATION (EAST FACADE)



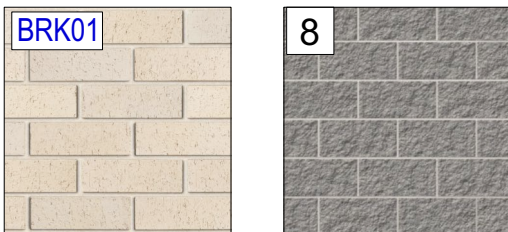
UNIT 17 ELEVATION (NORTH FACADE)

FINISH LEGEND:



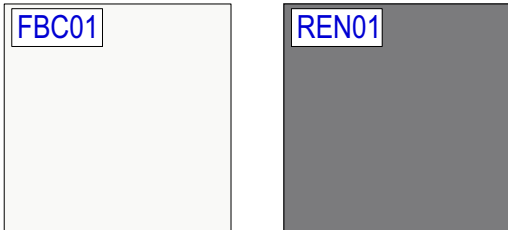
Roof Metal Sheet:
Lysaght Longline
Surfmist
(or similar)

Roof Metal Sheet:
Custom Orb
- Wallaby
(or similar)



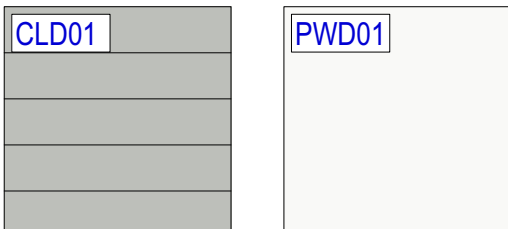
FACE BRICK 01:
PGH - Silica
(or similar)

Retaining Wall / Fence: Block work
- ADBRI Versiwall
- Charcoal
(or similar)



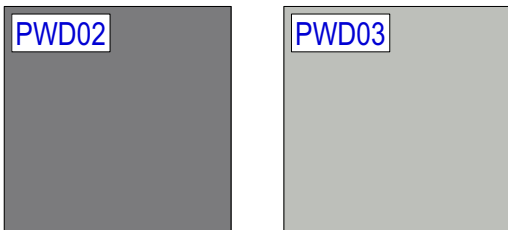
Fibre Cement:
Scyon Matrix Sheet
Vivid White
(or similar)

Render Finish:
Dulux - Basalt
(or similar)



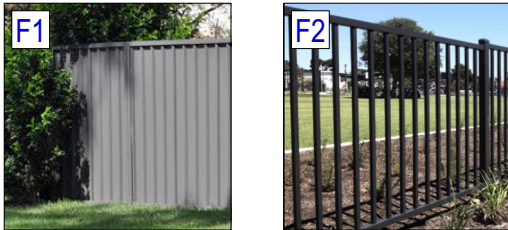
Weatherboard:
Scyon LINEA
- Shale Grey
(or similar)

Powdercoat:
Dulux
- Vivid White
(or similar)



Powdercoat:
Dulux
- Basalt
(or similar)

Powdercoat:
Dulux
- Shale Grey
(or similar)



Boundary Fence
(similar product)

Front Fence
(similar product)



Screen Fence
(similar product)

Balustrade
(similar product)

**Certificate No. 0007117560**


Scan QR code or follow website link for rating details.

Assessor name John Boutros

Accreditation No. DMN/16/1763

Property Address 75-77 Murray St,Moruya NSW,2537

hstar.com.au/QR/Generate?p=rdGyvuLv



**Certificate No. 0007660340**

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Assessor name John Boutros

Accreditation No. DMN/16/1763

Property Address 10 Lagoon St,Moruya NSW,2537


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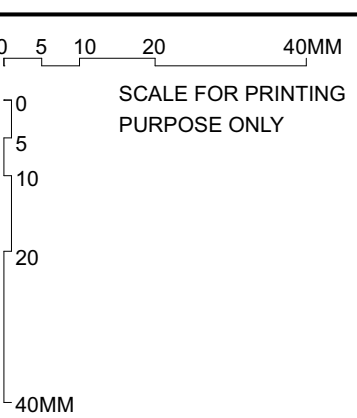


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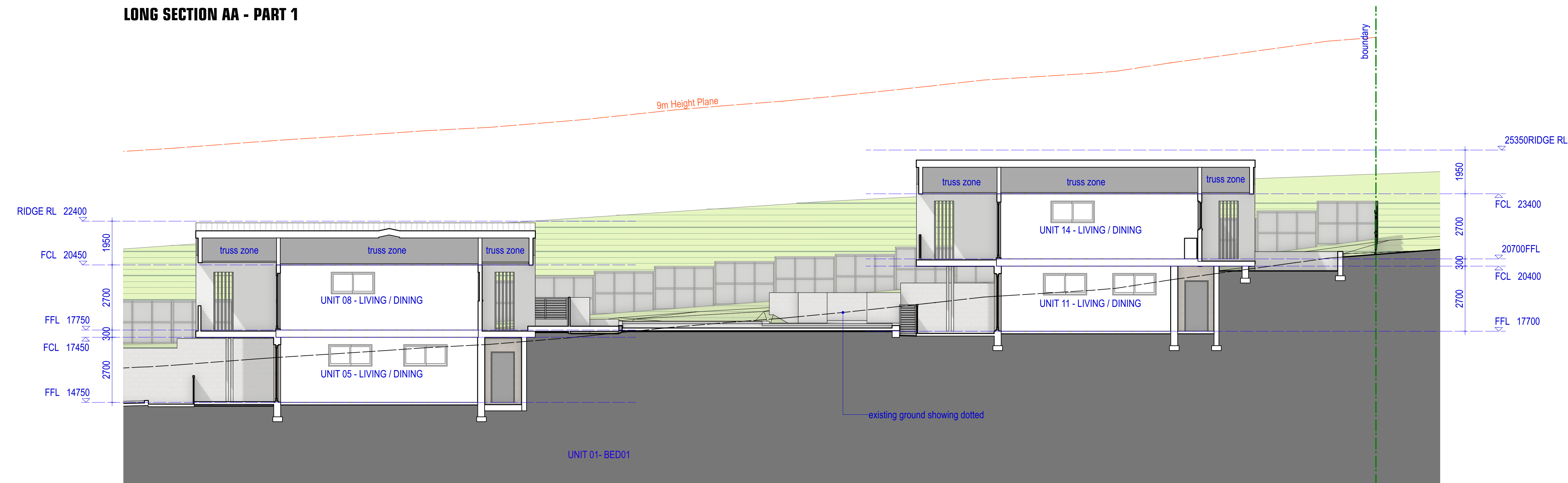
DO NOT SCALE OFF DRAWINGS.

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 Planning, Industry & Environment	LOCKED BAG 5112 PARRAMATTA NSW 2124 PHONE No (02) 8753 8000 FAX No (02) 8753 8888 www.facs.nsw.gov.au	NOMINATED ARCHITECT: ANTHONY NOLAN - 6773	PROJECT ARCHITECT KENNEDY ASSOCIATES ARCHITECTS PH (02) 9557 6466 FAX (02) 9557 6477	STRUCTURAL / CIVIL CONSULTANT HATCH PH (02) 8202 8000	HYDRAULIC CONSULTANT ERBAS PH (02) 9437 1022	PROJECT: MULTI-DWELLING HOUSING at 10 Lagoon Street & 75-77 Murray Street, MORUYA <small>Total Site Area: 4582.6m² (by title.)</small> Lot 12 in DP 552854, Lot 1 & Lot 2 in DP501837	TITLE: ELEVATION 08 FILE: 2053 - 02 DA ELEVATION MASTER.vwx	STATUS: DA			
								LAHC REF: BGXDL	SCALE: 1:100@A1	PROJ: 2053	PROJECT No: 2053
								STAGE: DA	DRAWN: PL	CHECKED: AN	APPROVED: AN
								TYPE: AR	SHEET: DA407	REV: B	



LONG SECTION AA - PART 1



LONG SECTION AA - PART 2

NatHERS Specs Summary:

- Floor slabs:
 - Concrete slab on ground.
 - Concrete suspended floors to units 8-10, 14-16.
 - Timber first floors.
- Exterior walls:
 - Modelled with cavity brick, brick veneer, and/or light weight cladding as per stamped plans.
 - Units 5-7 and 11-13: Cavity brick; (wall system reaching a total R-value R0.52).
 - Remaining units: Brick/lightweight veneer: foil + R2.5 batts in cavity to plasterboard lining.
 - Modelled as per stamped plans, and with default medium colour finishes.
- Glazing:
 - Thermally broken Al. double glazed – High solar gain Low-E glass:**
 - To unit **18**.
 - Type A (U-Value: 3.1, SHGC: 0.39).
 - Type B (U-Value: 3.1, SHGC: 0.49).

Al. Double glazed - High solar gain Low-E:

- To unit 4.
 - Type A (U-Value: 4.3, SHGC: 0.47).
 - Type B (U-Value: 4.3, SHGC: 0.53).

Al. Double glazed – Low solar gain Low-E glass:

- To units **1, 8, 10**.
 - Type A (U-Value: 4.90, SHGC: 0.33).
 - Type B (U-Value: 4.90, SHGC: 0.33).

High solar gain Low-E glass, with aluminium framing:

- To Units **9, 14, 16, 17**.
 - Type A (U-Value: 5.4, SHGC: 0.49).
 - Type B (U-Value: 5.4, SHGC: 0.58).

Single clear glass, with aluminium framing:

- Modelled to remainder.
 - Type A (U-Value: 6.7, SHGC: 0.57).
 - Type B (U-Value: 6.7, SHGC: 0.70).

U-Value & SHGC are combined glass and frame figures.

- * Frame and glass types are a guide only.
* U-Values specified are a minimum (lower is better).
* SHGC to be within +/- 5%.

- Ceiling:
 - R7.0 ceiling insulation to all ceilings to metal roofs.
 - Modelled with sealed: LED downlights & wet area exhaust fans.
 - Units **17, 18:** 1 x 1400mm ceiling fan to be installed in kitchen/dining area.
- Roofs:
 - Metal roof with "Anticon 80" glasswool/foil under (or similar R1.6 rated product), modelled with default medium colour finishes, and as unventilated.

Please refer to NatHERS individual certificate for further details.



NOTE:

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CONJUNCTION WITH SPECIFICATIONS,
SCHEDULES AND OTHER
CONSULTANTS' DOCUMENTATION.

LOCKED BAG 5112
PARRAMATTA NSW 2124
PHONE No (02) 8753 8000
FAX No (02) 8753 8888
www.facs.nsw.gov.au

NOMINATED ARCHITECT:	
----------------------	--

ANTHONY NOLAN - 6773

B	12/2/24	Amended Part 5 Submission
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE		

PROJECT ARCHITECT
KENNEDY ASSOCIATES ARCHITECTS

PH (02) 9557 6466 FAX (02) 9557 6477

PROJECT MANAGER	
-----------------	--

STRUCTURAL / CIVIL CONSULTANT
HATCH

PH (02) 8202 8000

LANDSCAPE CONSULTANT

HYDRAULIC CONSULTANT
ERBAS

PH (02) 9437 1022

ELECTRICAL CONSULTANT

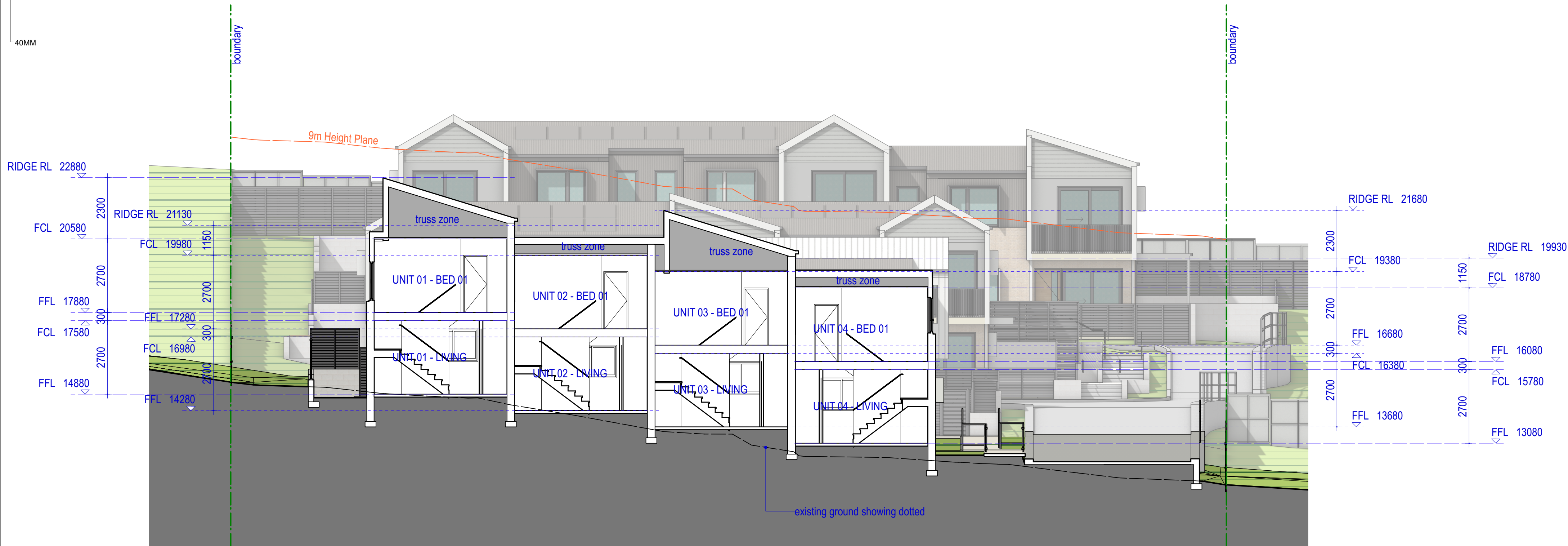
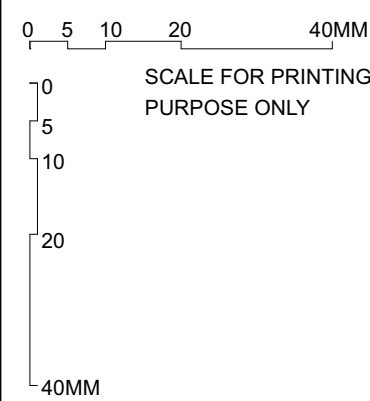
PROJECT:
MULTI-DWELLING HOUSING
at
**10 Lagoon Street & 75-77 Murray Street,
MORUYA**
Total Site Area: 4582.6m² (by title.)

Lot 12 in DP 552854, Lot 1 & Lot 2 in DP501837

TITLE:
SECTION 01

FILE:
2053 - 02 DA ELEVATION MASTER.vwx

STATUS: DA			
LAMC REF: BGDXL	SCALE: 1:100@A1	PROJ:	PROJECT No. 2053
STAGE: DA	DRAWN: PL	CHECKED: AN	APPROVED: AN
TYPE: AR	SHEET: DA501		REV: B



UNIT 1-4 - CROSS SECTION BB

Certificate No. 0007117560
Scan QR code or follow website link for rating details.
Assessor name John Boutros
Accreditation No. DMN/16/1763
Property Address 75-77 Murray St, Moruya NSW, 2537
hsjar.com.au/QR/Generate?pp=gdGyivvJv

Certificate No. 0007660340
Scan QR code or follow website link for rating details.
Assessor name John Boutros
Accreditation No. DMN/16/1763
Property Address 10 Lagoon St, Moruya NSW, 2537
hsjar.com.au/QR/Generate?pp=bXVpsACaD


NOTE:

DO NOT SCALE OFF DRAWINGS.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, SCHEDULES AND OTHER CONSULTANTS' DOCUMENTATION.




Architectural section drawing of a three-unit residential building. The drawing shows a cross-section of the building with three units labeled: UNIT 14 (Living/Dining), UNIT 15 (Living/Dining), and UNIT 16 (Living/Dining). Each unit has a bathroom (BATH) and a laundry room (LDY). The building features a truss roof structure. The ground level is indicated by a dashed line labeled "existing ground showing dotted". The drawing includes vertical dimensions on the right side: 1950, 2700, 300, 2700, and 17100. The drawing is bounded by a "boundary" line on the left and right. A "9m Height Plane" is indicated by a dashed line at the top left.



Certificate No. 0007117560


Scan QR code or follow website link for rating details.



Assessor name John Boutros

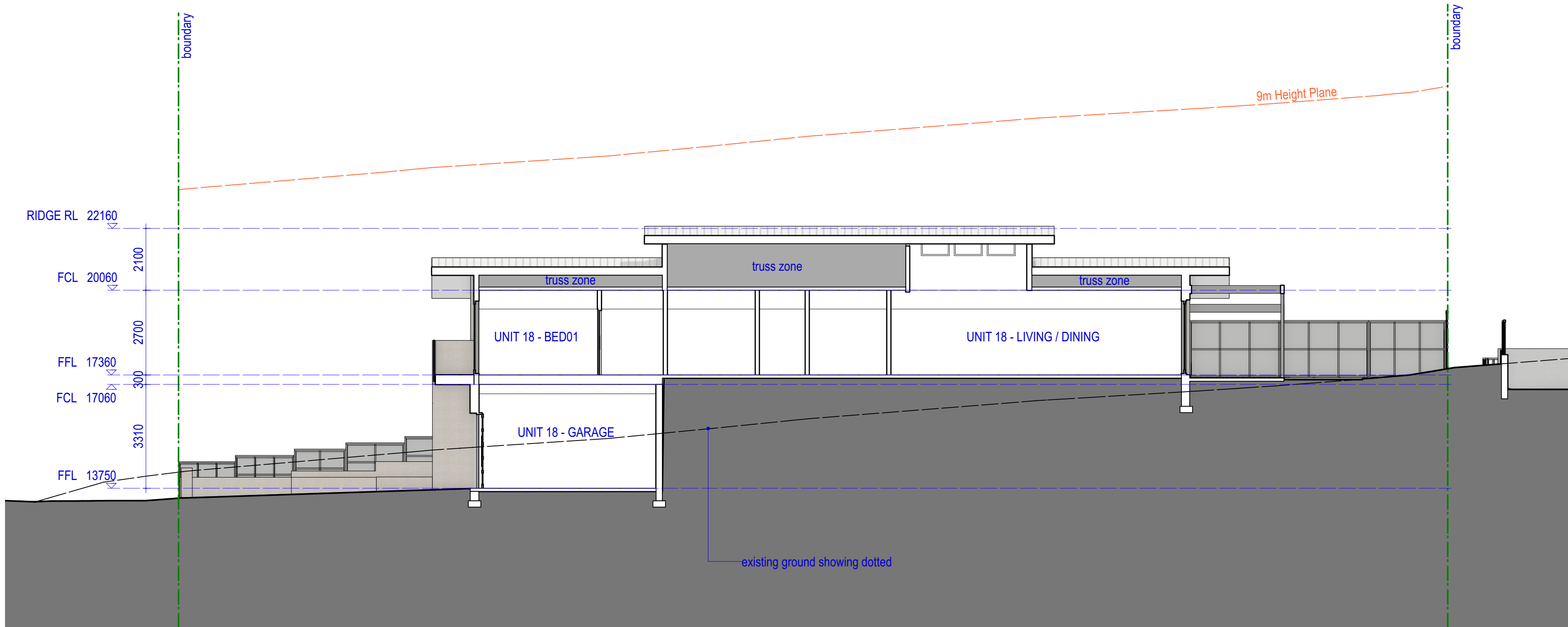
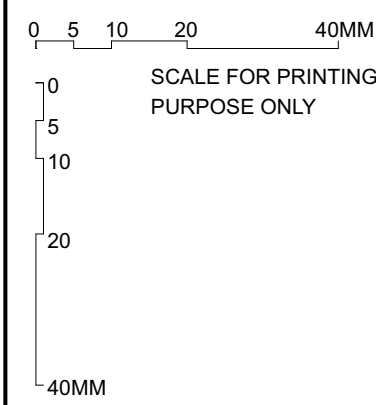
Accreditation No. DMN/16/1763

Property Address 75-77 Murray St, Moruya
NSW, 2537

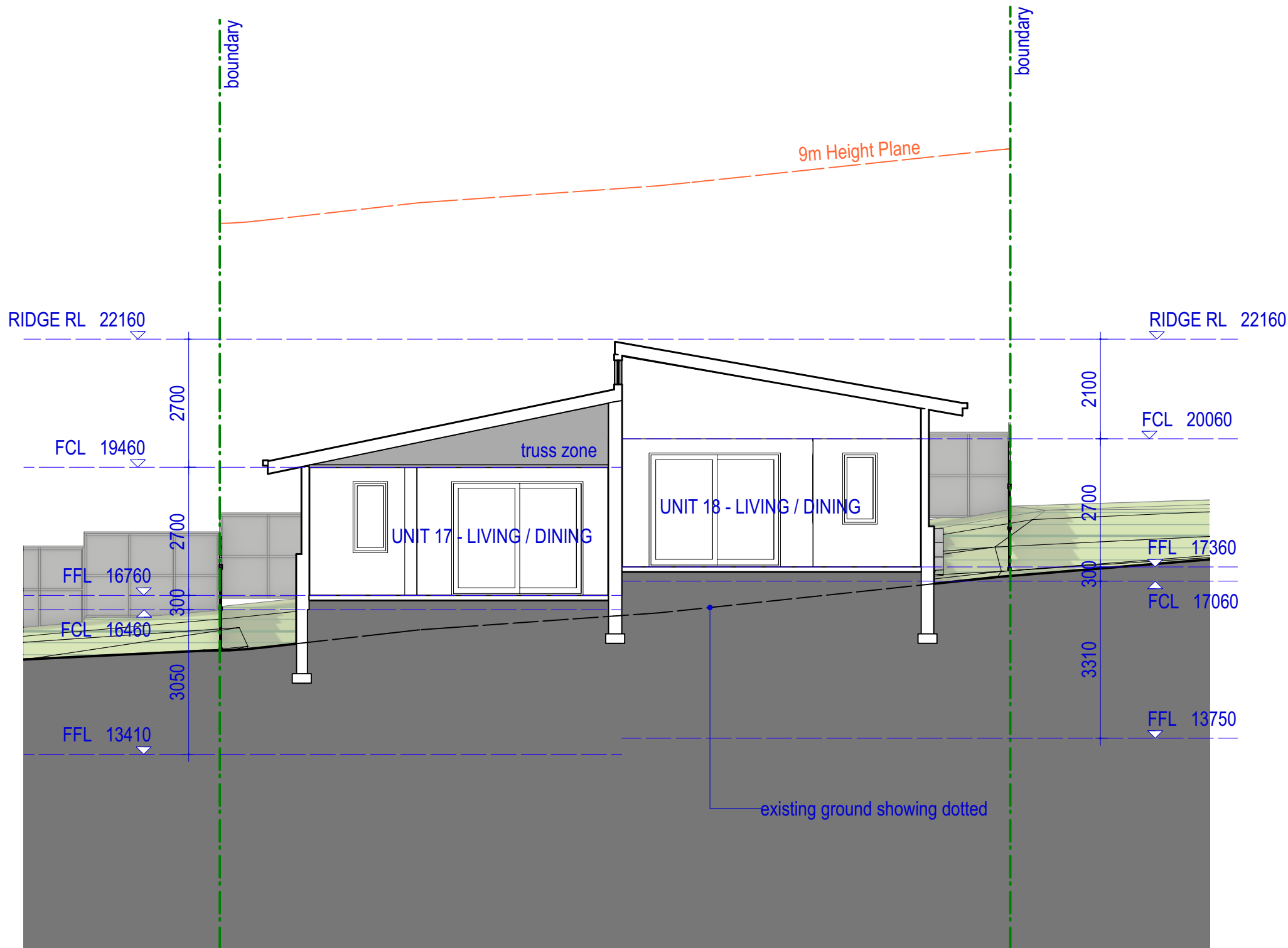


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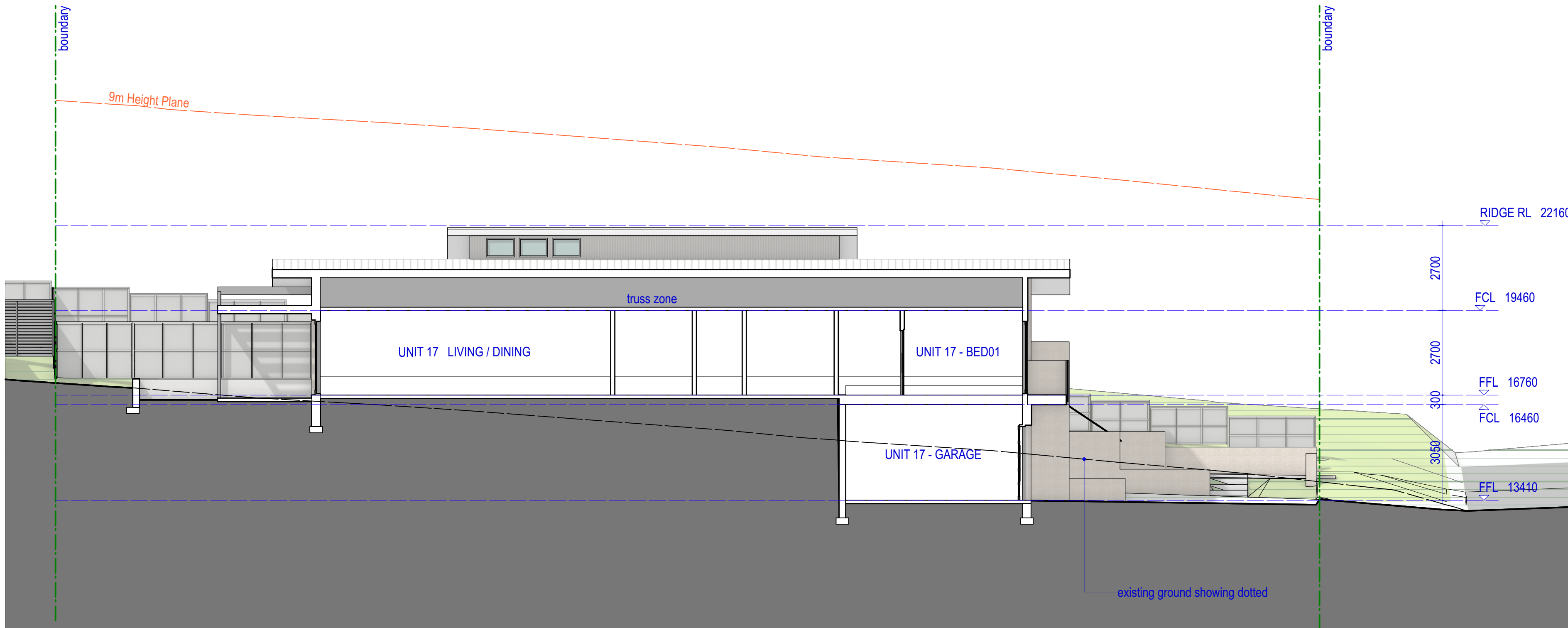
THESE DRAWINGS ARE TO BE READ IN
CONJUNCTION WITH SPECIFICATIONS,
SCHEDULES AND OTHER
CONSULTANTS' DOCUMENTATION.



UNIT 18 - CROSS SECTION EE



UNIT 17-18 - CROSS SECTION GG



UNIT 17 - CROSS SECTION FF

Certificate No. 0007117560

Scan QR code or follow website link for rating details.

Assessor name John Boutros

Accreditation No. DMN/16/1763

Property Address 75-77 Murray St, Moruya NSW, 2537

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Certificate No. 0007660340

Scan QR code or follow website link for rating details.

Assessor name John Boutros

Accreditation No. DMN/16/1763

Property Address 10 Lagoon St, Moruya NSW, 2537

hstar.com.au/QR/Generate?prnbXWpsACaD

NOTE:

DO NOT SCALE OFF DRAWINGS.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, SCHEDULES AND OTHER CONSULTANTS' DOCUMENTATION.

Planning, Industry & Environment	LOCKED BAG 5112 PARRAMATTA NSW 2124 PHONE No (02) 8753 8000 FAX No (02) 8753 8888 www.facs.nsw.gov.au	NOMINATED ARCHITECT: ANTHONY NOLAN - 6773	PROJECT ARCHITECT KENNEDY ASSOCIATES ARCHITECTS PH (02) 9557 6466 FAX (02) 9557 6477	STRUCTURAL / CIVIL CONSULTANT HATCH PH (02) 8202 8000	HYDRAULIC CONSULTANT ERBAS PH (02) 9437 1022	PROJECT: MULTI-DWELLING HOUSING at 10 Lagoon Street & 75-77 Murray Street, MORUYA Total Site Area: 4582.6m ² (by title.) Lot 12 in DP 552854, Lot 1 & Lot 2 in DP501837	TITLE: SECTION 04 FILE: 2053 - 02 DA ELEVATION MASTER.vwx	STATUS: DA			
								LAHC REF: BGXDL	SCALE: 1:100@A1	PROJ: 2053	PROJECT No: 2053
								STAGE: DA	DRAWN: PL	CHECKED: AN	APPROVED: AN
								TYPE: AR	SHEET: DA504	REV: B	

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1299043M_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Friday, 16 February 2024

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary

Project name	10 Lagoon St, Moruya_02
Street address	10 LAGOON STREET MORUYA 2537
Local Government Area	EUROBODALLA
Plan type and plan number	Deposited Plan 552854
Lot no.	12
Section no.	-
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	2

Project score

Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 69	Target 69
Materials	✓ -35	Target n/a

Certificate Prepared by

Name / Company Name: Greenworld Architectural Drafting

ABN (if applicable): 70203970543

Description of project

Project address	
Project name	10 Lagoon St, Moruya_02
Street address	10 LAGOON STREET MORUYA 2537
Local Government Area	EUROBODALLA
Plan type and plan number	Deposited Plan 552854
Lot no.	12
Section no.	-
Project type	
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	2
Site details	
Site area (m²)	677.1
Roof area (m²)	318
Non-residential floor area (m²)	0.00
Residential car spaces	2
Non-residential car spaces	0

Common area landscape		
Common area lawn (m²)	0.00	
Common area garden (m²)	0.00	
Area of indigenous or low water use species (m²)	0.00	
Assessor details and thermal loads		
Assessor number	DMN/16/1763	
Certificate number	0007660340	
Climate zone	18	
Project score		
Water	<div><div></div></div> 40	Target 40
Thermal Performance	<div><div></div></div> Pass	Target Pass
Energy	<div><div></div></div> 69	Target 69
Materials	<div><div></div></div> -35	Target n/a

Description of project

The tables below describe the dwellings and common areas within the project

Single dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
17	3	114.20	0.00	139.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
18	3	114.20	0.00	129.00	0.00

No common areas specified.

Schedule of BASIX commitments

1. Commitments for single dwelling houses

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Performance

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for single dwelling houses

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <div style="margin-left: 20px;">(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and</div> <div style="margin-left: 20px;">(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.</div>		✓ ✓	✓ ✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	-	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	Individual water tank (No. 1)	Tank size (min) 2800.00 liters	To collect run-off from at least: 60.00 square metres of roof area; 0.00 square metres of impervious area; 0.00 square metres of garden and lawn area; and 0.00 square metres of planter box area.	yes	yes	no	no	no
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	heat pump - 26 to 30 STCs	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	-	-	-	-	0	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	-	-	no	yes

	Alternative energy		
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
All dwellings	-	-	-

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
17	41.8	14	55.800
All other dwellings	51.9	7	58.900

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground (m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
All dwellings	105.00	-	-	22	no

	Floor types									
	Concrete slab on ground				Suspended floor above enclosed subfloor			Suspended floor above open subfloor		
Dwelling no.	Area (m²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
All dwellings	105.00	-	-	conventional slab	-	-	-	-	-	-

	Floor types										
	First floor above habitable rooms or mezzanine			Suspended floor above garage			Garage floor				
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Low emissions option	Dematerialisation
All dwellings	-	-	-	concrete - suspended	22	-	concrete slab on ground	25	-	none	conventional slab

	External walls								
	External wall type 1					External wall type 2			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option		Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	brick veneer, frame : timber - H2 treated softwood	32	fibreglass batts or roll	none		framed (fibre cement sheet or boards), frame : timber - H2 treated softwood	41	fibreglass batts or roll	none

	External walls							
	External wall type 3				External wall type 4			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	-	-	-	-	-	-	-	-

	Internal walls								
	Internal walls shared with garage			Internal wall type 1			Internal wall type 2		
Dwelling no.	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation
All dwellings	-	-	-	plasterboard, frame: timber - untreated softwood	77	-	-	-	-

	Ceiling and roof								
	Flat ceiling / pitched roof			Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof		
Dwelling no.	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation
All dwellings	framed - metal roof, frame: timber - H2 treated softwood	159	-	-	-	-	-	-	-

	Glazing type			Frame types				
Dwelling no.	Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)
17	21	-	-	21	-	-	-	-
All other dwellings	-	21	-	21	-	-	-	-

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Central energy systems	Type	Specification
Other	-	-

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1299028M_05

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Friday, 16 February 2024

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary

Project name	75-77 Murray St, Moruya_05
Street address	75-77 MURRAY STREET MORUYA 2537
Local Government Area	EUROBODALLA
Plan type and plan number	Deposited Plan 501837
Lot no.	1-2
Section no.	-
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	16
No. of single dwelling houses	0

Project score

Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 70	Target 69
Materials	✓ -100	Target n/a

Certificate Prepared by

Name / Company Name: Greenworld Architectural Drafting

ABN (if applicable): 70203970543

Description of project

Project address	
Project name	75-77 Murray St, Moruya_05
Street address	75-77 MURRAY STREET MORUYA 2537
Local Government Area	EUROBODALLA
Plan type and plan number	Deposited Plan 501837
Lot no.	1-2
Section no.	-
Project type	
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	16
No. of single dwelling houses	0
Site details	
Site area (m²)	3903.6
Roof area (m²)	1304
Non-residential floor area (m²)	0.00
Residential car spaces	18
Non-residential car spaces	0

Common area landscape		
Common area lawn (m²)	0.00	
Common area garden (m²)	1329.00	
Area of indigenous or low water use species (m²)	0.00	
Assessor details and thermal loads		
Assessor number	DMN/16/1763	
Certificate number	0007117560	
Climate zone	18	
Project score		
Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 70	Target 69
Materials	✓ -100	Target n/a

Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1	2	84.90	4.60	0.00	0.00
13	1	54.50	0.00	0.00	0.00
2	2	84.90	4.60	0.00	0.00
6	1	62.80	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
10	2	71.00	0.00	0.00	0.00
14	2	83.90	0.00	0.00	0.00
3	2	84.90	4.60	0.00	0.00
7	1	62.80	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
11	1	54.50	0.00	0.00	0.00
15	2	83.90	0.00	0.00	0.00
4	2	84.90	4.60	0.00	0.00
8	2	71.00	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12	1	54.50	0.00	0.00	0.00
16	2	83.90	0.00	0.00	0.00
5	1	62.80	0.00	0.00	0.00
9	2	71.00	0.00	0.00	0.00

No common areas specified.

Schedule of BASIX commitments

1. Commitments for multi-dwelling housing

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Performance

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(a) Buildings 'Other'

- (i) Materials

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for multi-dwelling housing

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <div style="margin-left: 20px;">(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and</div> <div style="margin-left: 20px;">(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.</div>		✓ ✓	✓ ✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	3 star	3 star	-	-	-	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	heat pump - 31 to 35 STCs	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
12, 6	-	-	-	-	0	no
1, 2, 3, 4	-	-	-	-	1	yes
11, 13, 5, 7	-	-	-	-	0	yes

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All other dwellings	-	-	-	-	0	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	-	-	no	yes

	Alternative energy		
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
All dwellings	-	-	-

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1	38.2	17.6	55.800
10	41.6	19.2	60.800
11	41	13.1	54.100
12	6.2	5.30	11.500
13	47.6	10.8	58.400
14	41.7	14	55.700
15	40.5	11.3	51.800
16	38.4	15.40	53.800
2	27.6	9.6	37.200
3	25.1	9.9	35.000
4	35.4	20.8	56.200
5	39.5	9.60	49.100
6	8.3	3.60	11.900
7	33.4	19.1	52.500
8	39	17.1	56.100

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
All other dwellings	37.8	14.3	52.100

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground (m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with enclosed subfloor (m ²)	Suspended floor above garage (m ²)	Primarily rammed earth or mudbrick walls
10, 8, 9	7.00	-	64.00	-	no
11, 12, 13	55.00	-	-	-	no
14, 15, 16	12.00	-	72.00	-	no
5, 6, 7	63.00	-	-	-	no
All other dwellings	48.00	-	-	-	no

	Floor types									
	Concrete slab on ground				Suspended floor above enclosed subfloor			Suspended floor above open subfloor		
Dwelling no.	Area (m ²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation
1, 4	48.00	-	-	conventional slab	-	-	-	-	-	-
2, 3	48.00	-	-	conventional slab	-	-	-	-	-	-
10, 8, 9	7.00	-	-	conventional slab	-	64.00	-	-	-	-
11, 12, 13	55.00	-	-	conventional slab	-	-	-	-	-	-
14, 15, 16	12.00	-	-	conventional slab	-	72.00	-	-	-	-
All other dwellings	63.00	-	-	conventional slab	-	-	-	-	-	-

	Floor types										
	First floor above habitable rooms or mezzanine			Suspended floor above garage			Garage floor				
Dwelling no.	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation	Low emissions option	Dematerialisation
10, 8, 9	concrete - suspended	72	-	-	-	-	-	0	-	none	conventional slab
5, 6, 7	-	-	-	-	-	-	-	0	-	none	conventional slab
1, 2, 3, 4	particle board, frame: timber - H2 treated softwood	42	-	-	-	-	-	0	-	none	conventional slab
All other dwellings	concrete - suspended	79	-	-	-	-	-	0	-	none	conventional slab

	External walls							
	External wall type 1				External wall type 2			
Dwelling no.	Wall type	Area (m ²)	Insulation	Low emissions option	Wall type	Area (m ²)	Insulation	Low emissions option
5	cavity brick	12	-	-	-	-	-	-
9	brick veneer, frame : timber - H2 treated softwood	7	fibreglass batts or roll	none	framed (fibre cement sheet or boards), frame : timber - H2 treated softwood	25	fibreglass batts or roll	none
1, 4	brick veneer, frame : timber - H2 treated softwood	47	fibreglass batts or roll	none	framed (fibre cement sheet or boards), frame : timber - H2 treated softwood	29	fibreglass batts or roll	none
10, 8	brick veneer, frame : timber - H2 treated softwood	46	fibreglass batts or roll	none	framed (fibre cement sheet or boards), frame : timber - H2 treated softwood	7	fibreglass batts or roll	none
2, 3	brick veneer, frame : timber	14	fibreglass batts or roll	none	framed (fibre cement sheet or	16	fibreglass batts or roll	none

External walls								
External wall type 1					External wall type 2			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
	- H2 treated softwood				boards), frame : timber - H2 treated softwood			
14, 15, 16	brick veneer, frame : timber - H2 treated softwood	9	fibreglass batts or roll	none	framed (fibre cement sheet or boards), frame : timber - H2 treated softwood	53	fibreglass batts or roll	none
All other dwellings	cavity brick	30	-	-	-	-	-	-

External walls								
External wall type 3					External wall type 4			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	-	-	-	-	-	-	-	-

Internal walls									
Internal walls shared with garage				Internal wall type 1			Internal wall type 2		
Dwelling no.	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation
10, 8, 9	-	-	-	plasterboard, frame: timber - untreated softwood	37.00	-	-	-	-
11, 12, 13	-	-	-	single skin masonry	27	-	-	-	-
14, 15, 16	-	-	-	plasterboard, frame: timber - untreated softwood	57	-	-	-	-
5, 6, 7	-	-	-	single skin masonry	30	-	-	-	-

	Internal walls								
	Internal walls shared with garage			Internal wall type 1			Internal wall type 2		
Dwelling no.	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation
All other dwellings	-	-	-	plasterboard, frame: timber - untreated softwood	42	-	-	-	-

	Ceiling and roof								
	Flat ceiling / pitched roof			Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof		
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
All dwellings	framed - metal roof, frame: timber - H2 treated softwood	81.5	-	-	-	-	-	-	-

	Glazing type			Frame types				
Dwelling no.	Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
1	-	30	-	30	-	-	-	-
12	11	-	-	11	-	-	-	-
15	17	-	-	17	-	-	-	-
4	0	30	-	30	-	-	-	-
10, 8	-	17	-	-	17	-	-	-
11, 13	14	-	-	14	-	-	-	-
14, 16	19	-	-	19	-	-	-	-
All other dwellings	16	-	-	16	-	-	-	-

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(a) Buildings 'Other'

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✓
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✓	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✓	✓	✓
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✓

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
-	-	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
-	-	-	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
-	-	-	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
-	-	-

Ceiling and roof types

Ceiling and roof type	Area (m ²)	Roof Insulation	Ceiling Insulation
-	-	-	

Glazing types**Frame types**

Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)
-	-	-	-	-	-	-	-

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	12000.00	To collect run-off from at least: - 300.00 square metres of roof area of buildings in the development - 0.00 square metres of impervious area in the development - 0.00 square metres of garden/lawn area in the development - 0.00 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 600.00 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Central energy systems	Type	Specification
Other	-	-

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).