

# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Multi Dwelling

Certificate number: 948485M

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 06/10/2017 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary

Date of issue: Friday, 03 August 2018

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



Project summary		
Project name	33 Collins St, Kiama	
Street address	33 Collins Street Kiama 2533	
Local Government Area	Kiama Municipal Council	
Plan type and plan number	deposited 1054190	
Lot no.	202	
Section no.	-	
No. of residential flat buildings	1	
No. of units in residential flat buildings	58	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 30	Target 30




### Certificate Prepared by

Name / Company Name: Greenworld Architectural Drafting

ABN (if applicable): 70203970543

# Description of project

Project address	
Project name	33 Collins St, Kiama
Street address	33 Collins Street Kiama 2533
Local Government Area	Kiama Municipal Council
Plan type and plan number	deposited 1054190
Lot no.	202
Section no.	-
Project type	
No. of residential flat buildings	1
No. of units in residential flat buildings	58
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m <sup>2</sup> )	5590
Roof area (m <sup>2</sup> )	2104.7
Non-residential floor area (m <sup>2</sup> )	164.3
Residential car spaces	73
Non-residential car spaces	5

Common area landscape		
Common area lawn (m <sup>2</sup> )	0.0	
Common area garden (m <sup>2</sup> )	3165.0	
Area of indigenous or low water use species (m <sup>2</sup> )	0.0	
Assessor details		
Assessor number	BDAV/16/1763	
Certificate number	0003034370	
Climate zone	18	
Project score		
Water	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 30	Target 30

## Description of project

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

### Residential flat buildings - Building1, 58 dwellings, 4 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
1	2	80.0	0.0	0.0	0.0
5	2	82.0	0.0	0.0	0.0
9	2	91.0	0.0	0.0	0.0
13	2	89.0	0.0	0.0	0.0
17	2	90.0	0.0	0.0	0.0
21	2	80.0	0.0	0.0	0.0
25	2	82.0	0.0	0.0	0.0
29	2	85.0	0.0	0.0	0.0
33	2	79.0	0.0	0.0	0.0
37	2	80.0	0.0	0.0	0.0
41	2	90.0	0.0	0.0	0.0
45	3	113.0	0.0	0.0	0.0
49	2	79.0	0.0	0.0	0.0
53	3	113.0	0.0	0.0	0.0
C2	2	105.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
2	2	76.0	0.0	0.0	0.0
6	2	87.0	0.0	0.0	0.0
10	1	64.0	0.0	0.0	0.0
14	2	82.0	0.0	0.0	0.0
18	2	85.0	0.0	0.0	0.0
22	2	76.0	0.0	0.0	0.0
26	2	81.0	0.0	0.0	0.0
30	3	114.0	0.0	0.0	0.0
34	2	79.0	0.0	0.0	0.0
38	2	76.0	0.0	0.0	0.0
42	2	101.7	0.0	0.0	0.0
46	2	79.0	0.0	0.0	0.0
50	3	105.0	0.0	0.0	0.0
54	2	71.0	7.0	0.0	0.0
Manag	3	243.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
3	3	116.0	0.0	0.0	0.0
7	2	93.0	0.0	0.0	0.0
11	1	63.0	0.0	0.0	0.0
15	2	81.0	0.0	0.0	0.0
19	2	98.0	0.0	0.0	0.0
23	3	116.0	0.0	0.0	0.0
27	2	88.0	0.0	0.0	0.0
31	3	127.0	0.0	0.0	0.0
35	3	121.0	0.0	0.0	0.0
39	2	81.0	0.0	0.0	0.0
43	1	60.0	0.0	0.0	0.0
47	2	78.0	0.0	0.0	0.0
51	1	60.0	0.0	0.0	0.0
55	2	75.0	7.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
4	2	89.0	0.0	0.0	0.0
8	1	69.0	0.0	0.0	0.0
12	3	117.0	0.0	0.0	0.0
16	2	81.0	0.0	0.0	0.0
20	2	86.0	5.0	0.0	0.0
24	2	89.0	0.0	0.0	0.0
28	2	90.0	0.0	0.0	0.0
32	2	79.0	0.0	0.0	0.0
36	2	86.0	5.0	0.0	0.0
40	2	88.0	0.0	0.0	0.0
44	1	60.0	0.0	0.0	0.0
48	2	78.0	0.0	0.0	0.0
52	1	60.0	0.0	0.0	0.0
C1	2	100.0	0.0	0.0	0.0

## Description of project

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

### Common areas of unit building - Building1

Common area	Floor area (m <sup>2</sup> )
Gym	225.5
Lift car (No.2)	-
Lift car (No.5)	-
Garbage room (Comm)	10.8
Switch room	14.4
Workshop	44.6
Plant room	30.6
Hallway/lobby type	720.0

Common area	Floor area (m <sup>2</sup> )
Car park area	3680.0
Lift car (No.3)	-
Lift car (No.6)	-
Bulky Goods	34.5
Store Room	46.8
Service room	17.8
Service/Store room	10.2

Common area	Floor area (m <sup>2</sup> )
Lift car (No.1)	-
Lift car (No.4)	-
Garbage room (Res)	40.4
Community/Lounge/Office	374.1
Substation	21.7
Gardners room	15.8
Ground floor lobby	64.0

# Schedule of BASIX commitments

## 1. Commitments for Residential flat buildings - Building1

### (a) Dwellings

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

### (b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

## 2. Commitments for multi-dwelling houses

## 3. Commitments for single dwelling houses

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

- (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 Residential flat buildings - Building1

#### (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: <ul style="list-style-type: none"> <li>(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</li> <li>(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.</li> </ul>		✓ ✓	✓ ✓
(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.	✓	✓	✓

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	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	no	-	3.5 star	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(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.		✓	✓

<b>(ii) Energy</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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".		✔	

	<b>Hot water</b>	<b>Bathroom ventilation system</b>		<b>Kitchen ventilation system</b>		<b>Laundry ventilation system</b>	
<b>Dwelling no.</b>	<b>Hot water system</b>	<b>Each bathroom</b>	<b>Operation control</b>	<b>Each kitchen</b>	<b>Operation control</b>	<b>Each laundry</b>	<b>Operation control</b>
All dwellings	gas instantaneous 5.5 star	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

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning 3.5 Star (zoned)	1-phase airconditioning 3.5 Star (zoned)	1-phase airconditioning 3.5 Star (zoned)	1-phase airconditioning 3.5 Star (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	4 star	4 star	2 star	yes	no

(iii) Thermal Comfort	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.		✔	

<b>(iii) Thermal Comfort</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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.	✔	✔	✔

<b>Thermal loads</b>		
<b>Dwelling no.</b>	<b>Area adjusted heating load (in mJ/m<sup>2</sup>/yr)</b>	<b>Area adjusted cooling load (in mJ/m<sup>2</sup>/yr)</b>
1	78.0	26.3
2	82.7	28.5
3	66.4	33.8
4	60.2	20.5
5	82.3	9.3
6	80.9	10.8
7	73.6	8.8
8	19.0	22.2
9	58.6	35.9
10	53.2	19.8
11	63.5	25.6
12	65.2	34.0
13	46.0	22.1
14	57.1	11.5
15	64.4	17.4

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in mJ/m <sup>2</sup> /yr)
16	47.1	28.8
17	64.1	22.9
18	70.0	24.6
19	20.6	26.8
20	54.4	31.2
21	69.1	31.0
22	77.7	29.7
23	71.1	36.2
24	61.9	26.1
25	74.5	14.4
26	67.8	16.8
27	49.5	27.5
28	68.2	21.3
29	68.0	30.4
30	60.8	23.8
31	38.8	27.4
32	15.0	13.7
33	17.6	15.1
34	43.9	13.8
35	41.2	35.5
36	68.7	35.5
37	82.1	33.3
38	76.6	33.1
39	76.2	23.5
40	63.6	30.6
41	80.4	24.9
42	53.5	25.0

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in mJ/m <sup>2</sup> /yr)
43	40.8	18.7
44	45.1	19.8
45	40.0	18.8
46	51.9	24.9
47	17.0	13.3
48	19.7	14.0
49	60.5	16.0
50	74.4	31.9
51	59.1	25.1
52	58.6	24.9
53	58.3	30.5
54	36.6	18.8
55	50.6	25.1
C1	58.0	35.1
C2	46.7	24.5
All other dwellings	80.5	23.6

**(b) Common areas and central systems/facilities**

<b>(i) Water</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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.		✓	✓

<b>Common area</b>	<b>Showerheads rating</b>	<b>Toilets rating</b>	<b>Taps rating</b>	<b>Clothes washers rating</b>
All common areas	4 star (> 4.5 but ≤ 6 L/min)	4 star	3 star	no common laundry facility

<b>(ii) Energy</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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.	✓	✓	✓

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Gym	air conditioning system	time clock or BMS controlled	fluorescent	zoned switching	No
Car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	zoned switching with motion sensor	No
Lift car (No.1)	-	-	fluorescent	connected to lift call button	No
Lift car (No.2)	-	-	fluorescent	connected to lift call button	No
Lift car (No.3)	-	-	fluorescent	connected to lift call button	No
Lift car (No.4)	-	-	fluorescent	connected to lift call button	No
Lift car (No.5)	-	-	fluorescent	connected to lift call button	No
Lift car (No.6)	-	-	fluorescent	connected to lift call button	No
Garbage room (Res)	ventilation exhaust only	-	fluorescent	motion sensors	No
Garbage room (Comm)	ventilation exhaust only	-	fluorescent	motion sensors	No
Bulky Goods	ventilation exhaust only	-	fluorescent	motion sensors	No
Community/Lounge/Office	air conditioning system	time clock or BMS controlled	fluorescent	zoned switching with motion sensor	No
Switch room	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Store Room	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Substation	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Workshop	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Service room	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Gardners room	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Plant room	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Service/Store room	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Ground floor lobby	no mechanical ventilation	-	fluorescent	zoned switching with motion sensor	No
Hallway/lobby type	no mechanical ventilation	-	fluorescent	zoned switching with motion sensor	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 3
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 6
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 6
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 7
Lift (No. 5)	gearless traction with V V V F motor	Number of levels (including basement): 6
Lift (No. 6)	gearless traction with V V V F motor	Number of levels (including basement): 6

#### 4. 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	4 star (> 4.5 but ≤ 6 L/min)	4 star	3 star	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
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 36.0 peak kW

## 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).

# Nationwide House Energy Rating Scheme\* — Class 2 summary

Certificate number: **0003034370**

Certificate Date: **03 Aug 2018**

★ Average Star rating: **6.1**



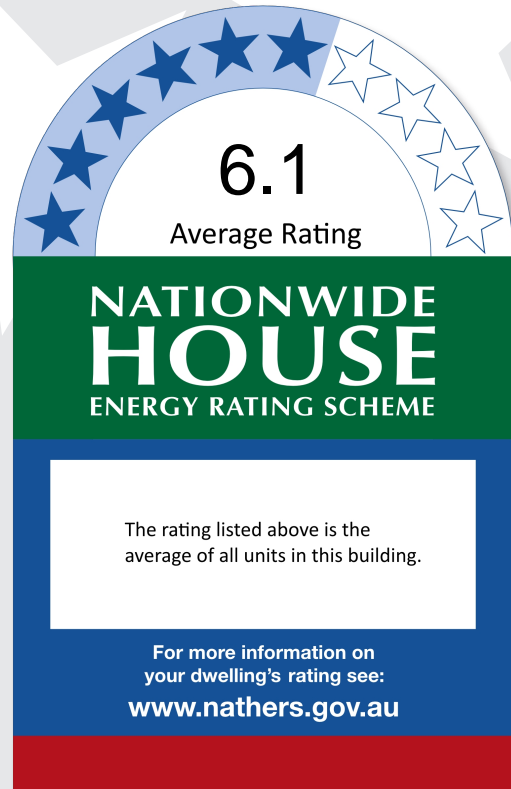
## Assessor details

Accreditation number: **VIC/BDAV/16/1763**  
Name: **John Boutros**  
Organisation: **Greenworld Architectural Drafting**  
Email: **greenworldarchi@outlook.com**  
Phone: **02 9652 0045**  
Declaration of interest: **None**  
Software: **BERS Pro v4.3.0.2c (3.13)**  
  
AAO: **BDAV**

## Dwelling details

Street: **33 Collins St**  
Suburb: **Kiama**  
State: **NSW**  
Postcode: **2533**

Scan to access this certificate online and confirm this is valid.



## Summary of all dwellings

### Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0003034303	Managers	80.5	23.6	104.1	5.1
0003033800	1	78.0	26.3	104.3	5.1
0003034253	C1	58.0	35.1	93.2	5.4
0003033826	2	82.7	28.5	111.2	4.9
0003034287	C2	46.7	24.5	71.3	6.4
0003033867	3	66.4	33.8	100.2	5.2
0003033883	4	60.2	20.5	80.7	6
0003033909	5	82.3	9.3	91.6	5.5
0003033933	6	80.9	10.8	91.7	5.5
0003033974	7	73.6	8.8	82.4	5.9
0003034006	8	19.0	22.2	41.2	7.9
0003034030	9	58.6	35.9	94.5	5.4
0003034063	10	53.2	19.8	73.0	6.4
0003034097	11	63.5	25.6	89.1	5.7
0003034121	12	65.2	34.0	99.3	5.3

## Nationwide House Energy Rating Scheme\* - Class 2 summary

Certificate number: **0003034370**

Certificate Date:

**03 Aug 2018**

★ Average Star rating: **6.1**



### Summary of all dwellings continued

#### Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0003034147	13	46.0	22.1	68.1	6.6
0003034170	14	57.1	11.5	68.6	6.6
0003034204	15	64.4	17.4	81.9	5.9
0003034238	16	47.1	28.8	75.8	6.3
0003034261	17	64.1	22.9	87.0	5.8
0003034295	18	70.0	24.6	94.6	5.4
0003034329	19	20.6	26.8	47.5	7.7
0003034345	20	54.4	31.2	85.6	5.8
0003033784	21	69.1	31.0	100.1	5.2
0003033834	22	77.7	29.7	107.4	4.9
0003033859	23	71.1	36.2	107.3	4.9
0003033891	24	61.9	26.1	88.0	5.7
0003033917	25	74.5	14.4	88.8	5.7
0003033941	26	67.8	16.8	84.6	5.9
0003033982	27	49.5	27.5	77.0	6.2
0003033990	28	68.2	21.3	89.5	5.7
0003034022	29	68.0	30.4	98.5	5.3
0003034055	30	60.8	23.8	84.5	5.9
0003034089	31	38.8	27.4	66.2	6.7
0003034113	32	15.0	13.7	28.7	8.6
0003034154	33	17.6	15.1	32.7	8.4
0003034188	34	43.9	13.8	57.7	7.2
0003034212	35	41.2	35.5	76.7	6.2
0003034246	36	68.7	35.5	104.1	5.1
0003034279	37	82.1	33.3	115.4	4.7
0003034311	38	76.6	33.1	109.7	4.9
0003034337	39	76.2	23.5	99.7	5.3
0003034352	40	63.6	30.6	94.1	5.4
0003033792	41	80.4	24.9	105.3	4.9
0003033818	42	53.5	25.0	78.5	6.2
0003033842	43	40.8	18.7	59.5	7.1
0003033875	44	45.1	19.8	65.0	6.8
0003033925	45	40.0	18.8	58.8	7.1
0003033958	46	51.9	24.9	76.8	6.2
0003033966	47	17.0	13.3	30.2	8.4
0003034014	48	19.7	14.0	33.7	8.4
0003034048	49	60.5	16.0	76.6	6.3
0003034071	50	74.4	31.9	106.3	4.9
0003034105	51	59.1	25.1	84.2	5.9
0003034139	52	58.6	24.9	83.6	5.9
0003034162	53	58.3	30.5	88.8	5.7
0003034196	54	36.6	18.8	55.4	7.3
0003034220	55	50.6	25.1	75.7	6.3



proposed level 00  
proposed development

6.1  
Average star rating  
NATIONWIDE HOUSE ENERGY RATING SCHEME  
www.nathers.gov.au

Certificate no.: 0003034370  
Assessor Name: John Boutsos  
Accreditation no.: VIC/BDVA/16/1763  
Certificate date: 03 August 2018

Dwelling Address:  
33 Collins St  
Kiama, NSW  
2533

12.5m  
1:250 @ A2  
1821 - working MASTER.vwxp

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1821 - DA 16 C

C 18/07/18 for S34 meeting



proposed level 01  
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

Certificate no.: 0003034370  
 Assessor Name: John Boutros  
 Accreditation no.: VIC/BD/AV/16/1783  
 Certificate date: 03 August 2018  
 Dwelling Address:  
 33 Collins St  
 Kiama, NSW  
 2533  
[www.nathers.gov.au](http://www.nathers.gov.au)

1:250 @ A2  
1821 - working MASTER.vwxp

KENNEDY ARCHITECTS in collaboration with



1821 - DA 17 C  
C 18/07/18 for S34 meeting



proposed level 02  
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

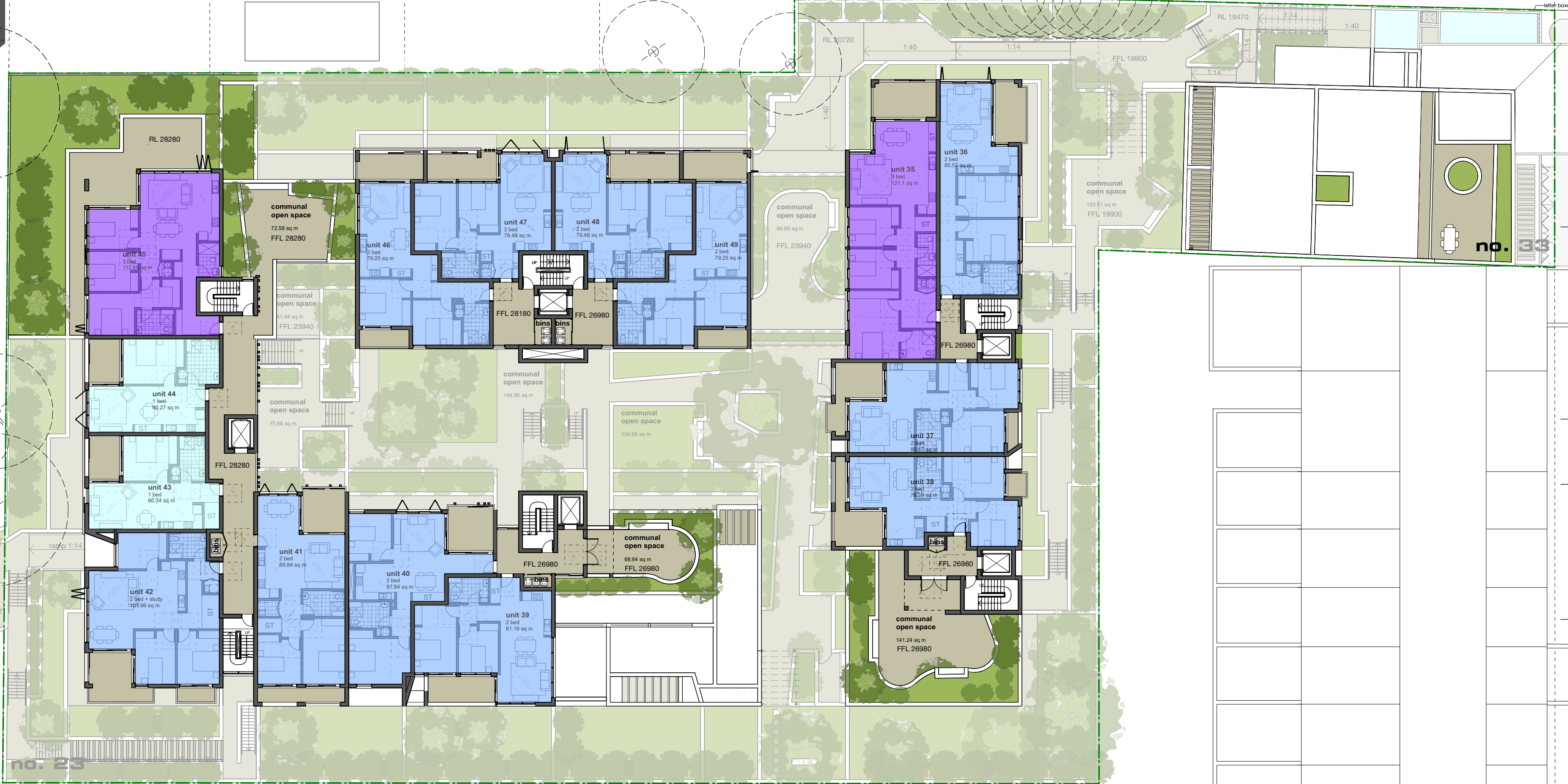

 Certificate no.: 0003034370  
 Assessor Name: John Boutros  
 Accreditation no.: VIC/DAV/16/1763  
 Certificate date: 03 August 2016  
 Dwelling Address: 33 Collins St  
 Kiama, NSW  
 2533  
[www.nathers.gov.au](http://www.nathers.gov.au)

no. 35-41

0 2 6 12.5m  
1:250 @ A2  
1821 - working MASTER.vwxp



1821 - DA 18 C  
C 18/07/18 for S34 meeting



proposed level 03  
proposed development


 Certificate no.: 0003034370  
 Assessor Name: John Boutros  
 Accreditation no.: VIC/BDAY/18/1763  
 Certificate date: 03 August 2018  
 Dwelling Address:  
 33 Collins St  
 Kiama, NSW  
 2533  
[www.nathers.gov.au](http://www.nathers.gov.au)


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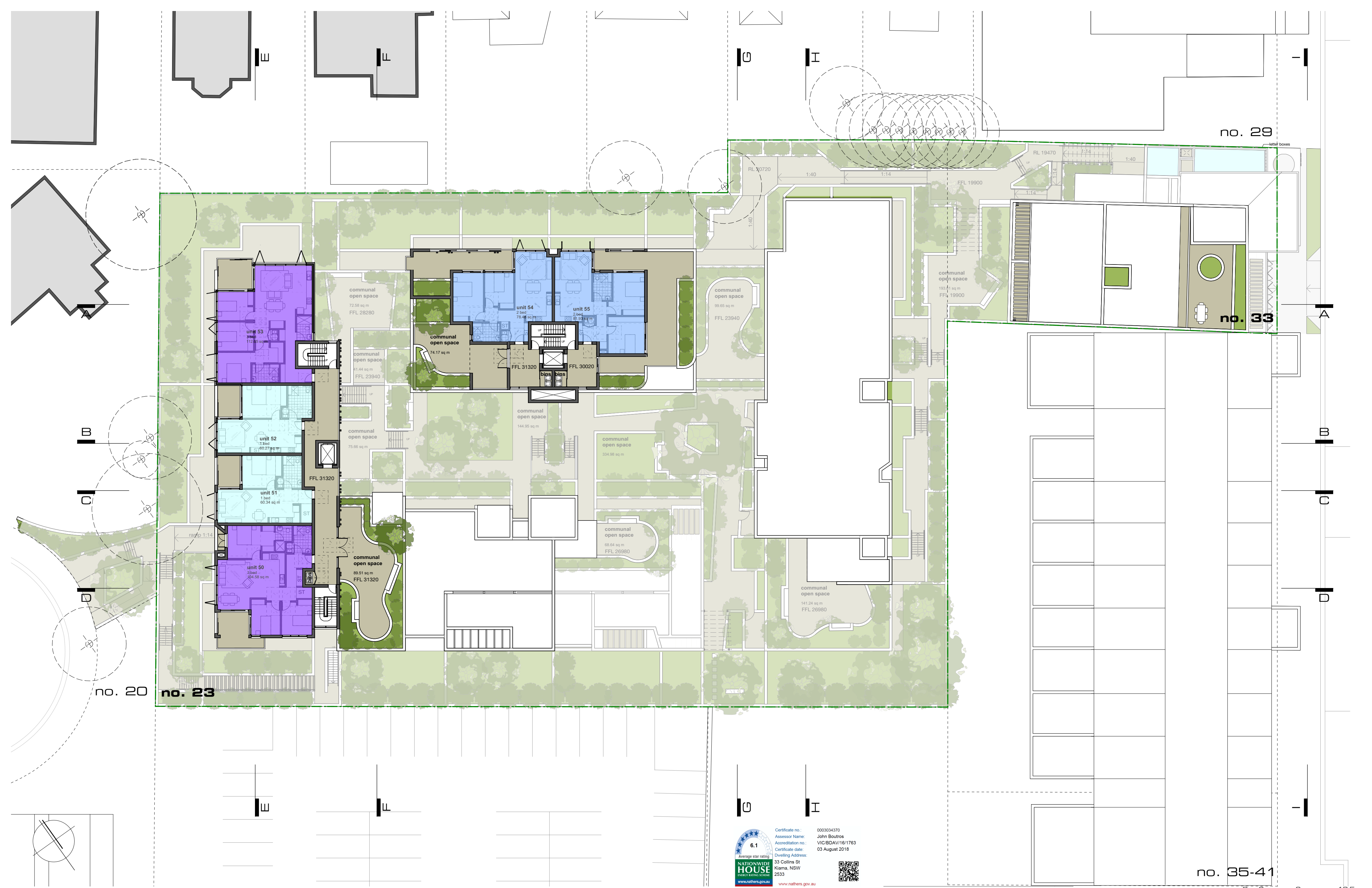
23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1821 - DA 19 C

C 18/07/18 for S34 meeting



proposed level 04  
proposed development

Certificate no.: 0003034370  
 Assessor Name: John Boutros  
 Accreditation no.: VIC/BDV/16/1763  
 Certificate date: 03 August 2018  
 Dwelling Address:  
 33 Collins St  
 Kiama, NSW  
 2533  
[www.nathers.gov.au](http://www.nathers.gov.au)

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

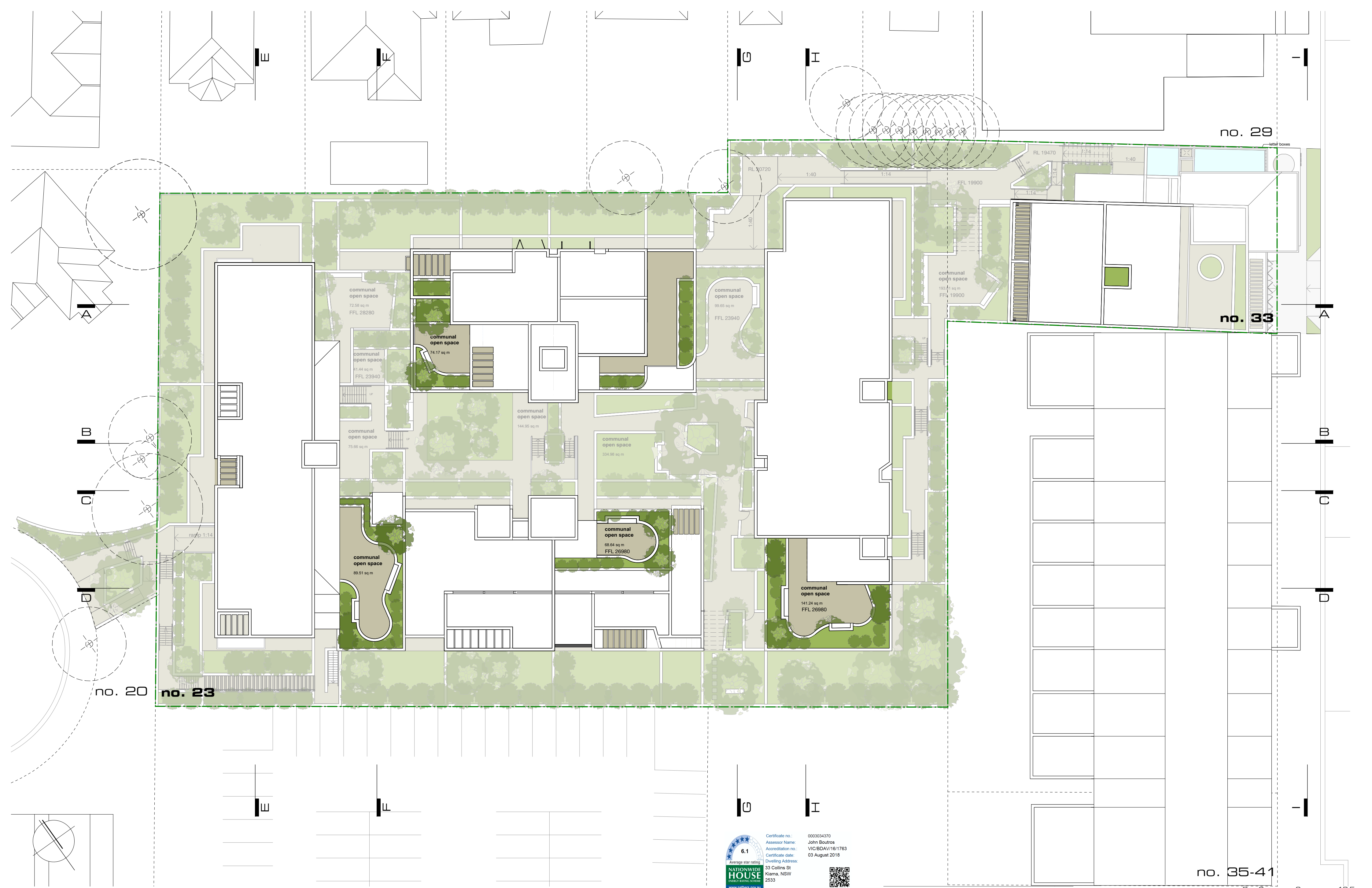
KENNEDY ARCHITECTS in collaboration with



1821 - DA 20 C

C 18/07/18 for S34 meeting





proposed roof  
proposed development


 Certificate no.: 0003034370  
 Assessor Name: John Boutros  
 Accreditation no.: VIC/BDV/16/1783  
 Certificate date: 03 August 2018  
 Dwelling Address:  
 33 Collins St  
 Kiama, NSW  
 2533  
[www.nathurs.gov.au](http://www.nathurs.gov.au)



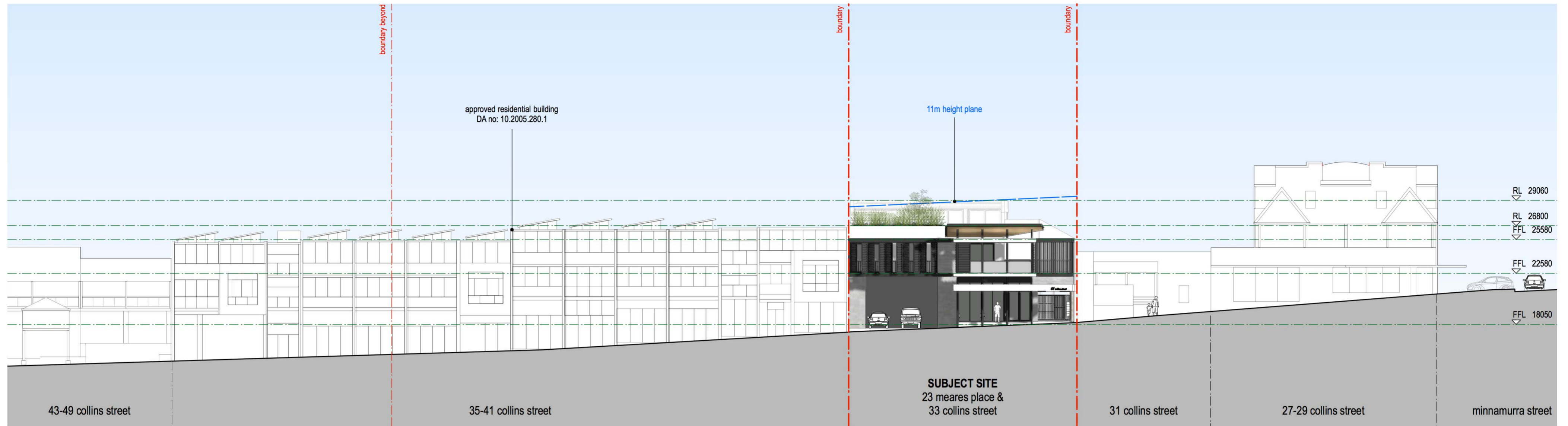
23 Meares Place & 33 Collins Street, KIAMA

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1821 - DA 21 C

C 18/07/18 for S34 meeting



south east elevation (collins street)

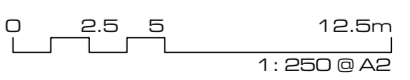


south west elevation

6.1  
Average star rating

**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME  
www.nathers.gov.au

Certificate no.: 0003034370  
Assessor Name: John Boutros  
Accreditation no.: VIC/BDV/16/1783  
Certificate date: 03 August 2018  
Dwelling Address:  
33 Collins St  
Kiama, NSW  
2533  
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1821 - working ELEVATIONS.vwx

elevations 01  
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1821 - DA 22 C

C 18/07/18 for S34 meeting



north west elevation (mearse place)



north east elevation

6.1  
Average star rating

**NATIONWIDE HOUSE**  
33 Collins St  
Kiama, NSW  
2633  
www.nathurs.gov.au

Certificate no.: 0003034370  
Assessor Name: John Boutros  
Accreditation no.: VIC/BDAV/16/1763  
Certificate date: 03 August 2018

Dwelling Address:  
33 Collins St  
Kiama, NSW  
2633

www.nathurs.gov.au



elevations 02  
proposed development

23 Meares Place & 33 Collins Street, KIAMA

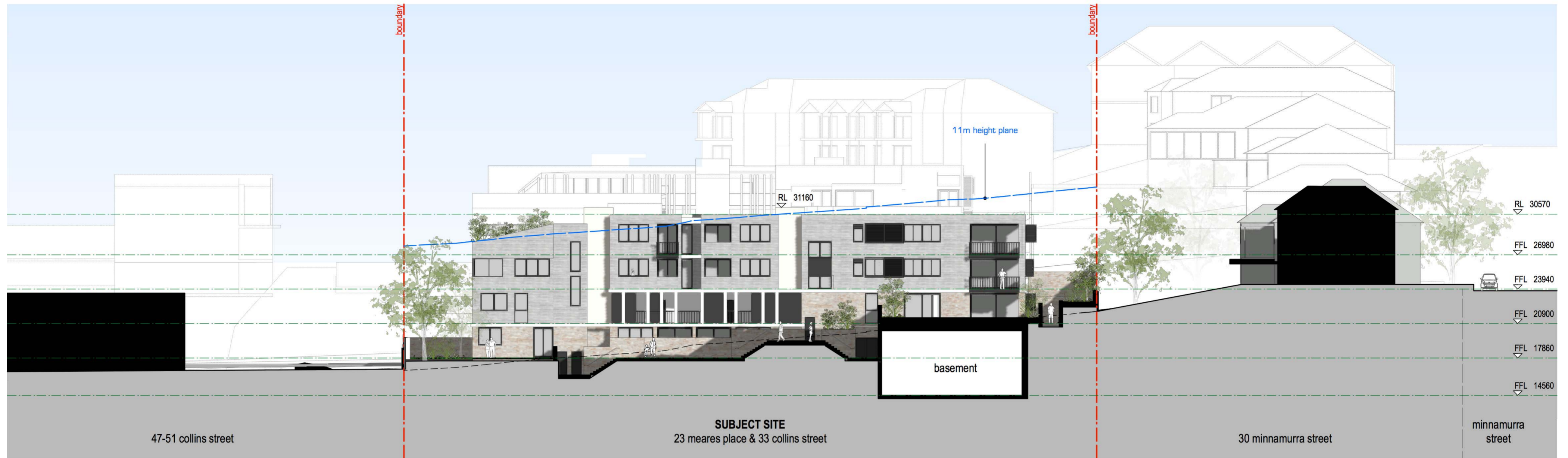
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

**KENNEDY ASSOCIATES ARCHITECTS** in collaboration with



1821 - DA 23 C

C 18/07/18 for S34 meeting



south east elevation (partial)

**NatHERS Specs:**

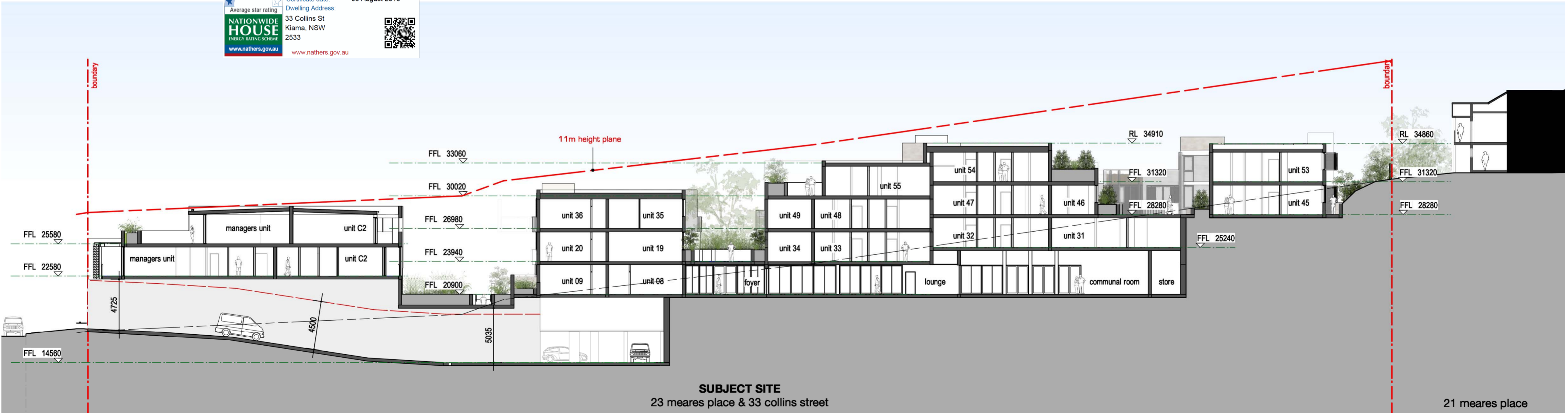
- Floor slabs:
    - Concrete.
    - R1.0 floor insulation to units 1-7, C1 & C2.
    - R2.0 floor insulation to Manager's unit.
  - Exterior walls:
    - Brick veneer wall with aircell (bubble) foil + R1.2 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R2.68).
    - External walls modelled with medium colour finishes, and as per stamped plans.
    - "Exterior walls" = All unit walls that are not party walls to other units.
  - Glazing:
    - Double glazed:**
      - To units 38, 39 & Manager's.
      - To living/dining/kitchen areas in units 3 & 23.
        - Type A (U-Value: 4.8, SHGC: 0.51).
        - Type B (U-Value: 4.8, SHGC: 0.59).
    - Low solar gain Low-E glass:**
      - To units 23 (beds).
        - Type A (U-Value: 5.6, SHGC: 0.41).
        - Type B (U-Value: 5.6, SHGC: 0.36).
    - High solar gain Low-E glass:**
      - To units 1, 2, 21, 22 & 37.
        - Type A (U-Value: 5.4, SHGC: 0.49).
        - Type B (U-Value: 5.4, SHGC: 0.58).
    - Single clear glass:**
      - To remaining units.
        - 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.**
- Ceiling insulation:
    - R2.5 ceiling insulation to all ceilings to roof.
    - Rated with sealed wet area ceiling exhaust fans.
  - Concrete roof modelled as unventilated with medium colour finishes.





section B

Certificate no.: 0003034370  
 Assessor Name: John Boutros  
 Accreditation no.: VIC/BDAV/16/1763  
 Certificate date: 03 August 2018  
 Dwelling Address: 33 Collins St, Kiama, NSW 2533  
[www.nathers.gov.au](http://www.nathers.gov.au)



section A

sections 1  
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

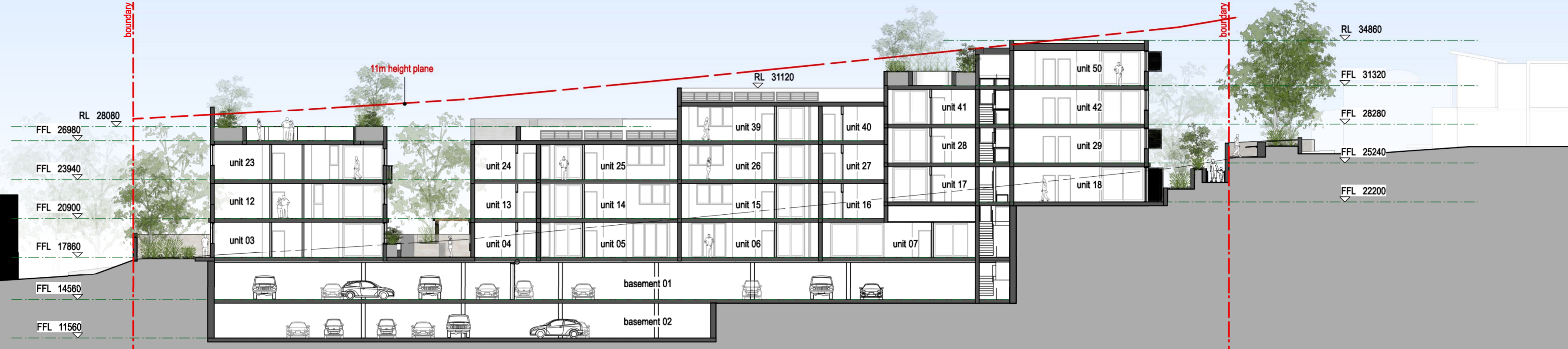


1821 - DA 25 C

C 18/07/18 for S34 meeting

1821 - working SECTIONS.vwx

approved residential building  
DA no: 10.2005.280.1



35-41 collins street

**SUBJECT SITE**  
23 meares place & 33 collins street

meares place

section D

6.1  
Average star rating

**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.: 0003034370  
Assessor Name: John Boutros  
Accreditation no.: VIC/BDV/16/1763  
Certificate date: 03 August 2018

Dwelling Address:  
33 Collins St  
Kiama, NSW  
2533

www.nathers.gov.au

approved residential building  
DA no: 10.2005.280.1



35-41 collins street

**SUBJECT SITE**  
23 meares place & 33 collins street

meares place

section C

sections 2  
proposed development

23 Meares Place & 33 Collins Street, KIAMA

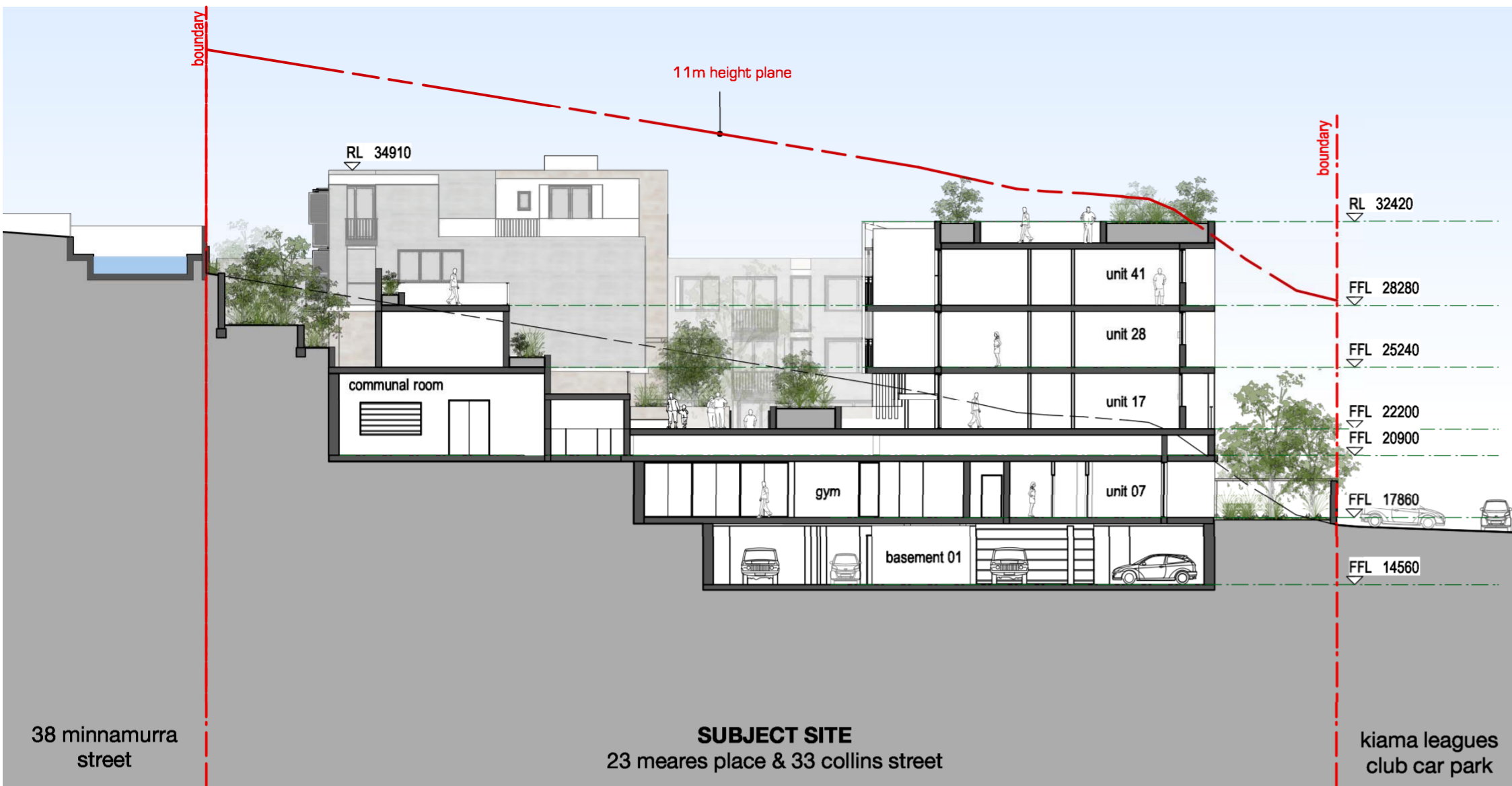
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



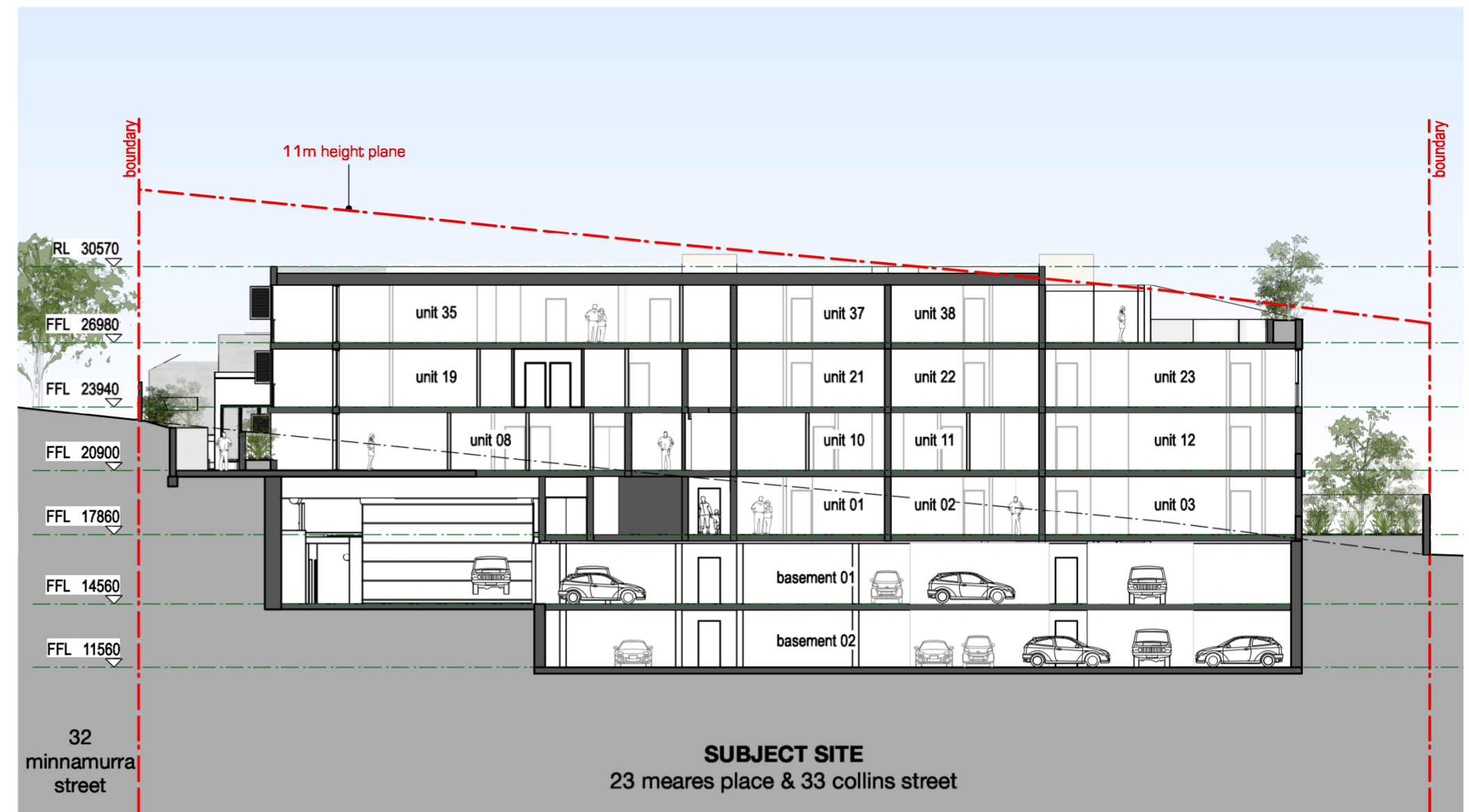
1821 - DA 26 C

C 18/07/18 for S34 meeting

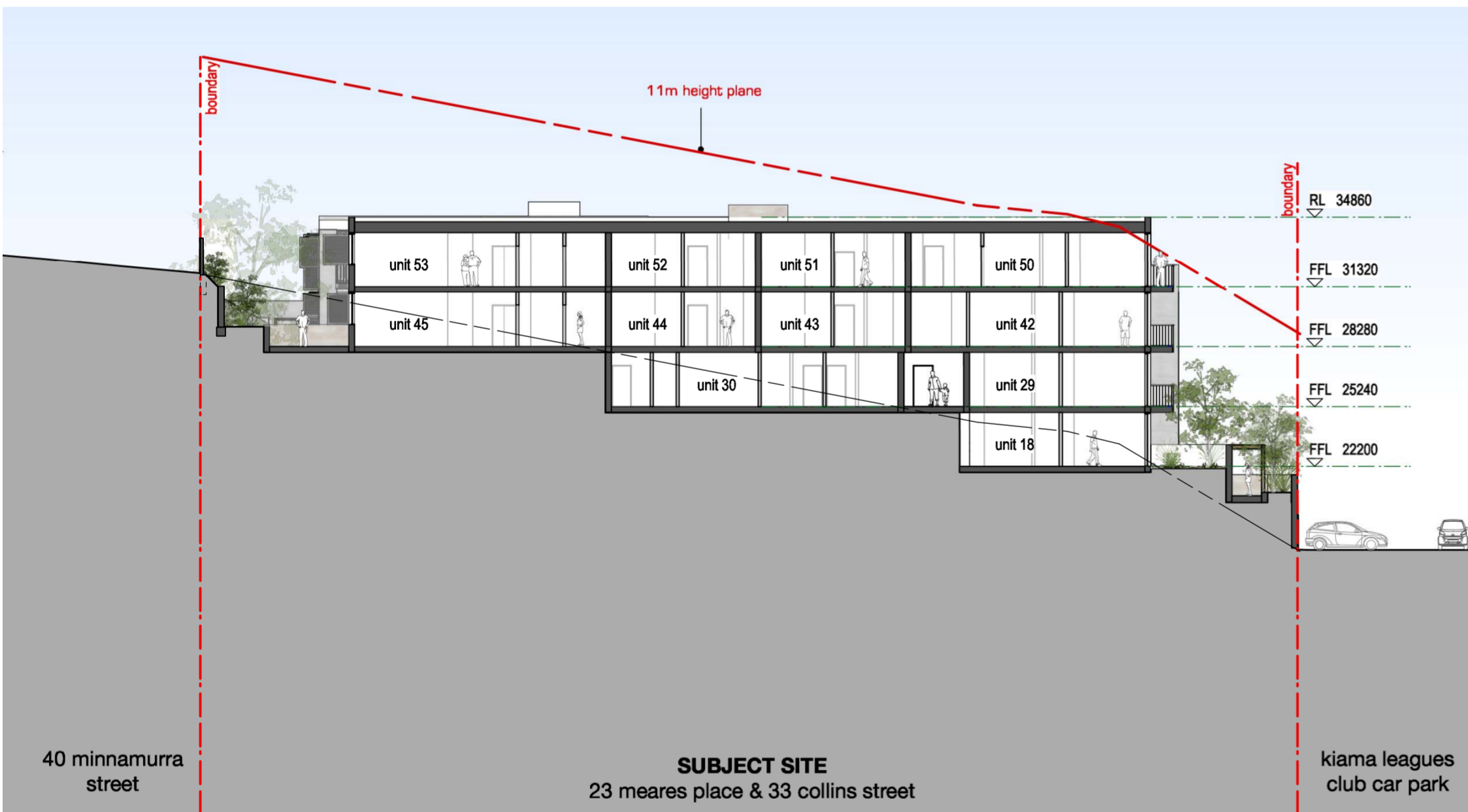
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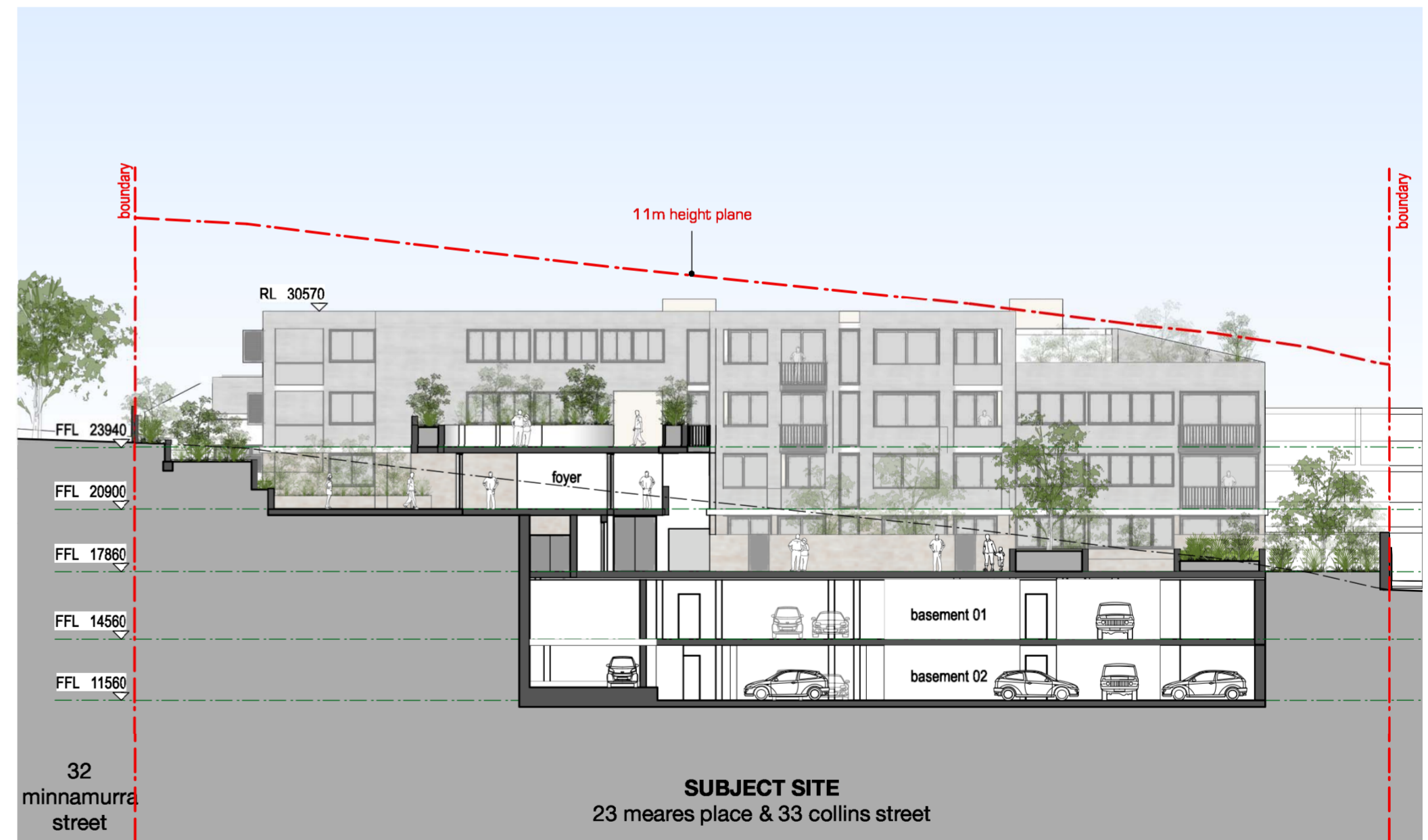
section F



section H



section E



section G

sections 3  
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



Certificate no.: 0003034370  
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 33 Collins St  
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in collaboration with



1821 - DA 27 C

C 18/07/18 for S34 meeting