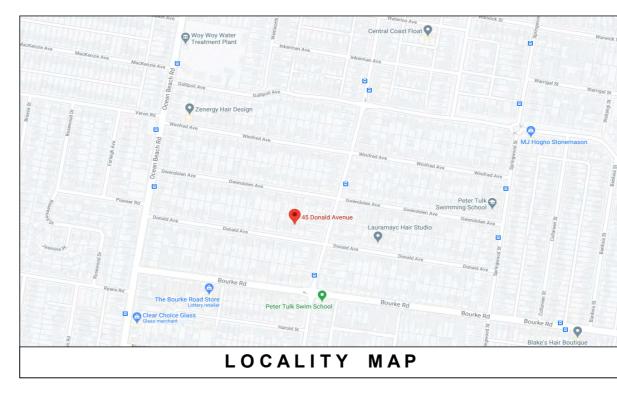
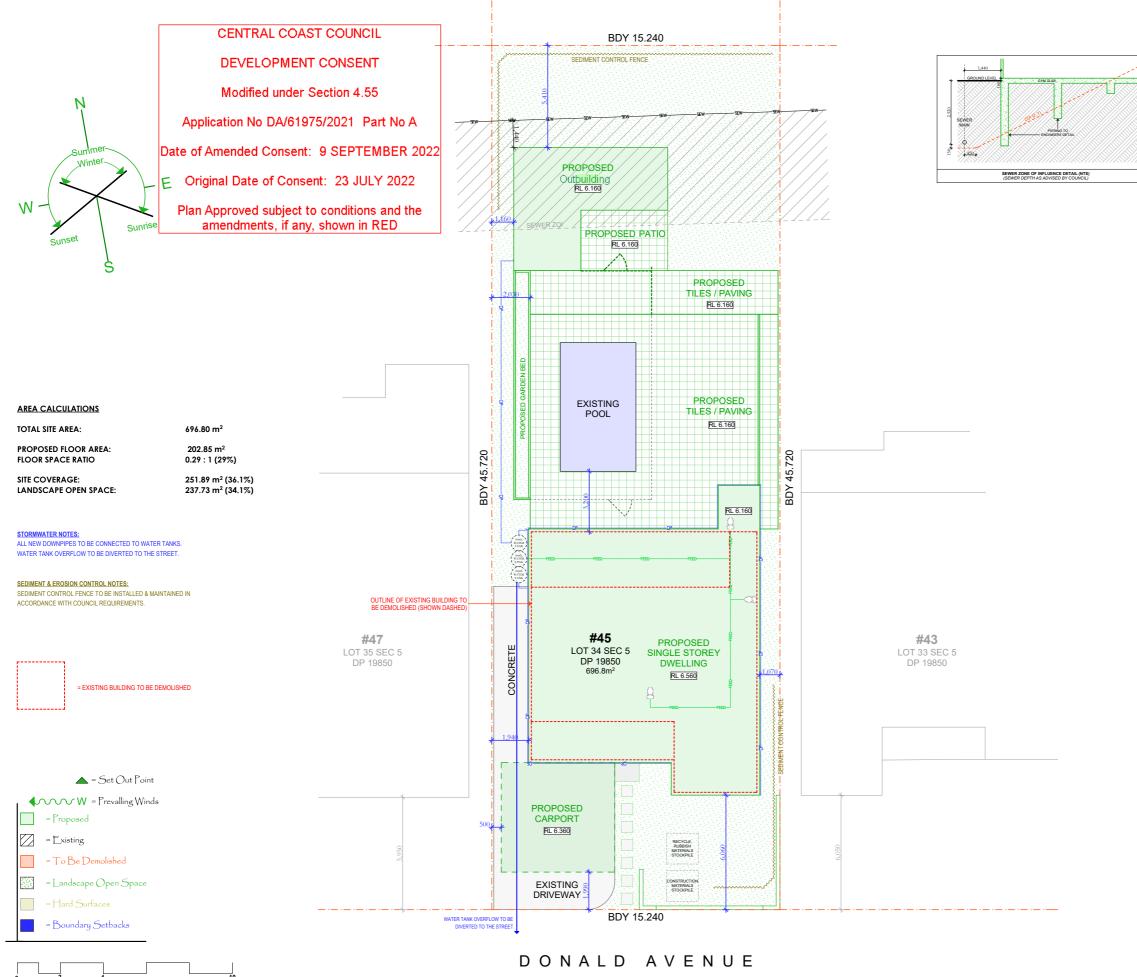


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1	COVER PAGE	E		
2	SITE PLAN	E		
3	GROUND FLOOR PLAN	E		
4	GYM FLOOR PLAN	E		
5	ROOF PLAN	E		
6	ELEVATIONS	E		
7	ELEVATIONS	E		
8	GYM ELEVATIONS	E		
9	SECTIONS	E		
10	BASIX CERTIFICATE	E		
11	PERSPECTIVES	E		
12	PERSPECTIVES 2	E		
13	PERSPECTIVES 3	E		
14	PERSPECTIVES 4	E		
15	WINDOW SCHEDULE	E		

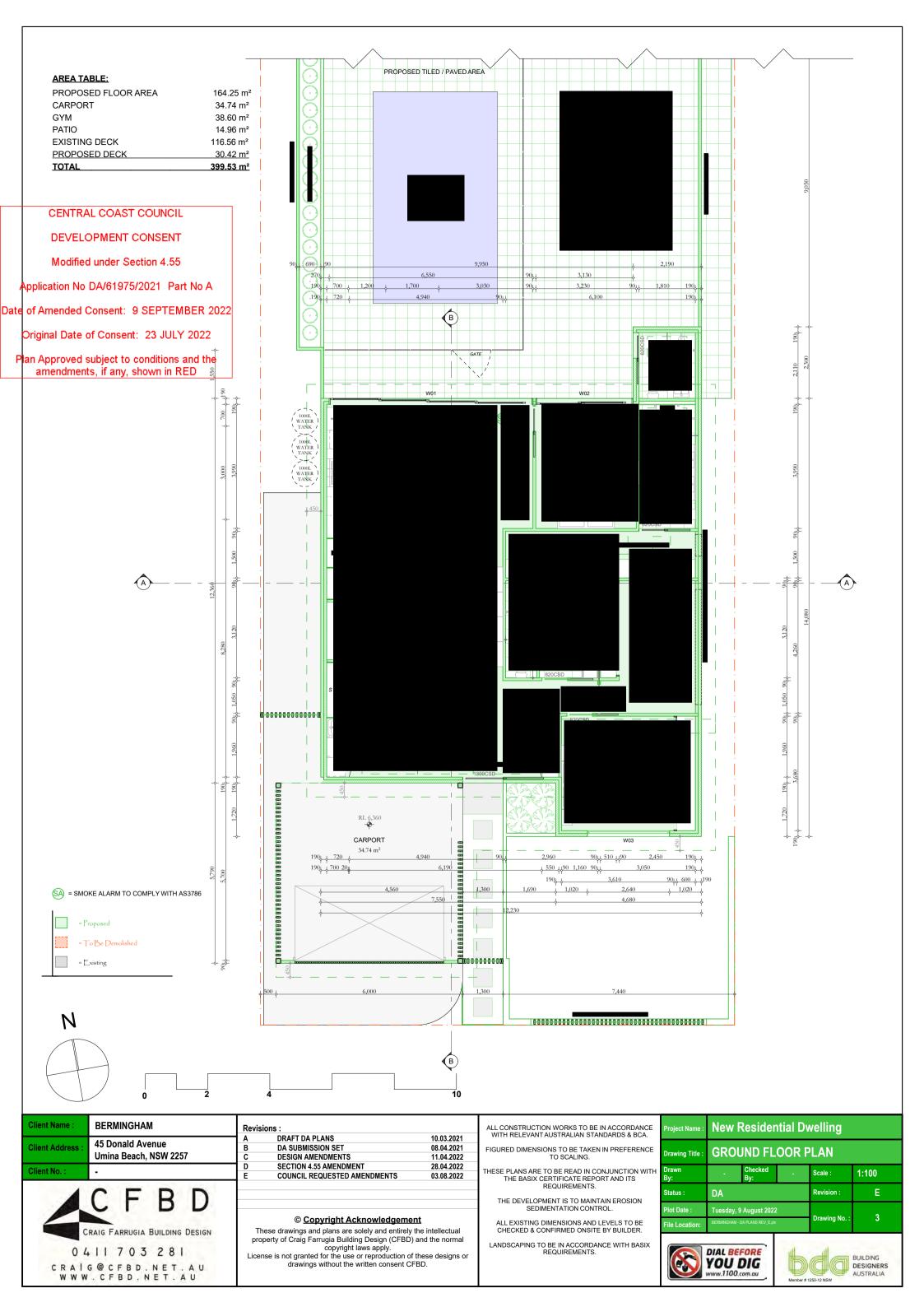


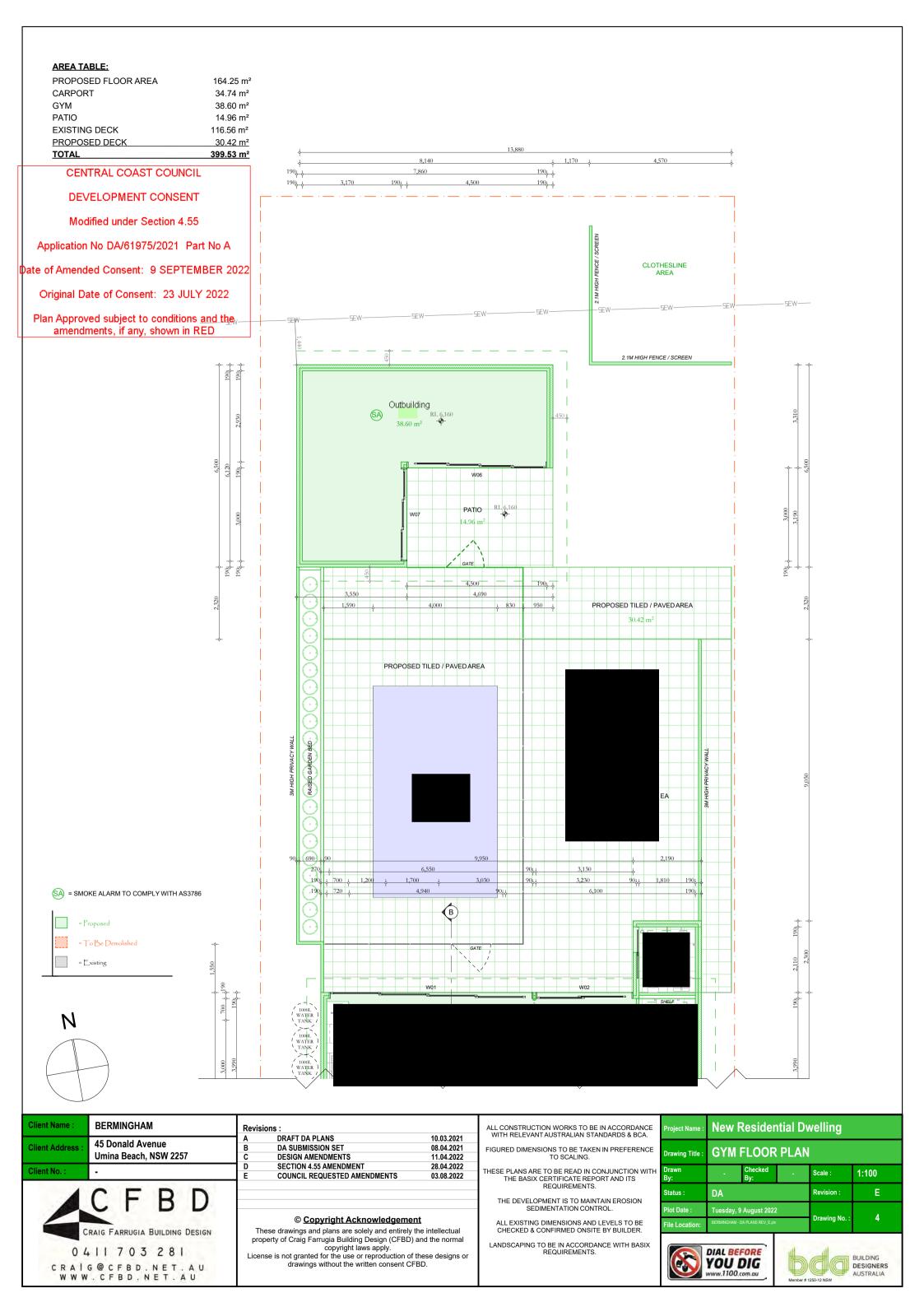
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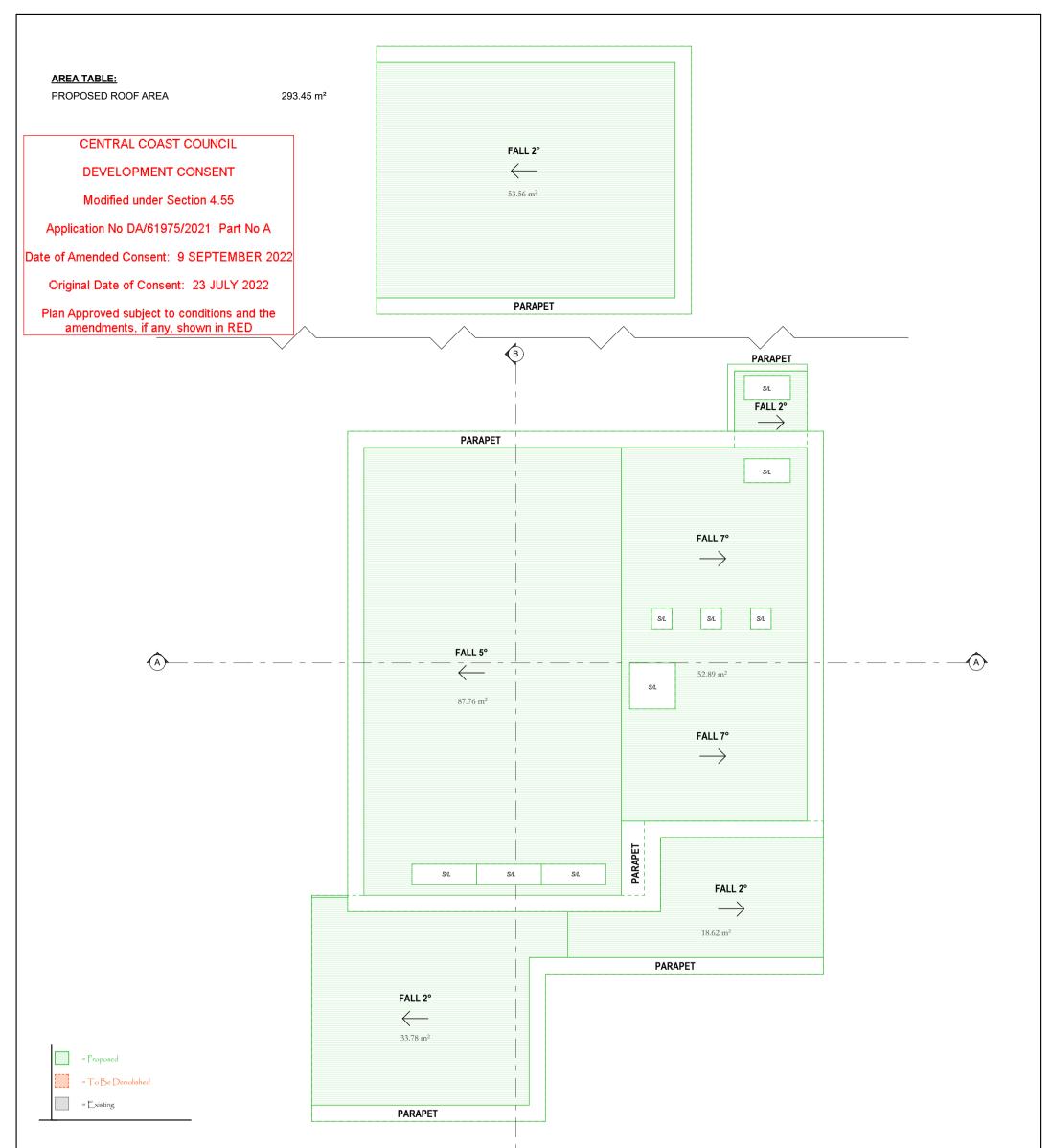
Drain all roof water by a piped drainage line to an infiltration trench.

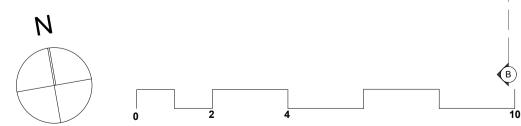


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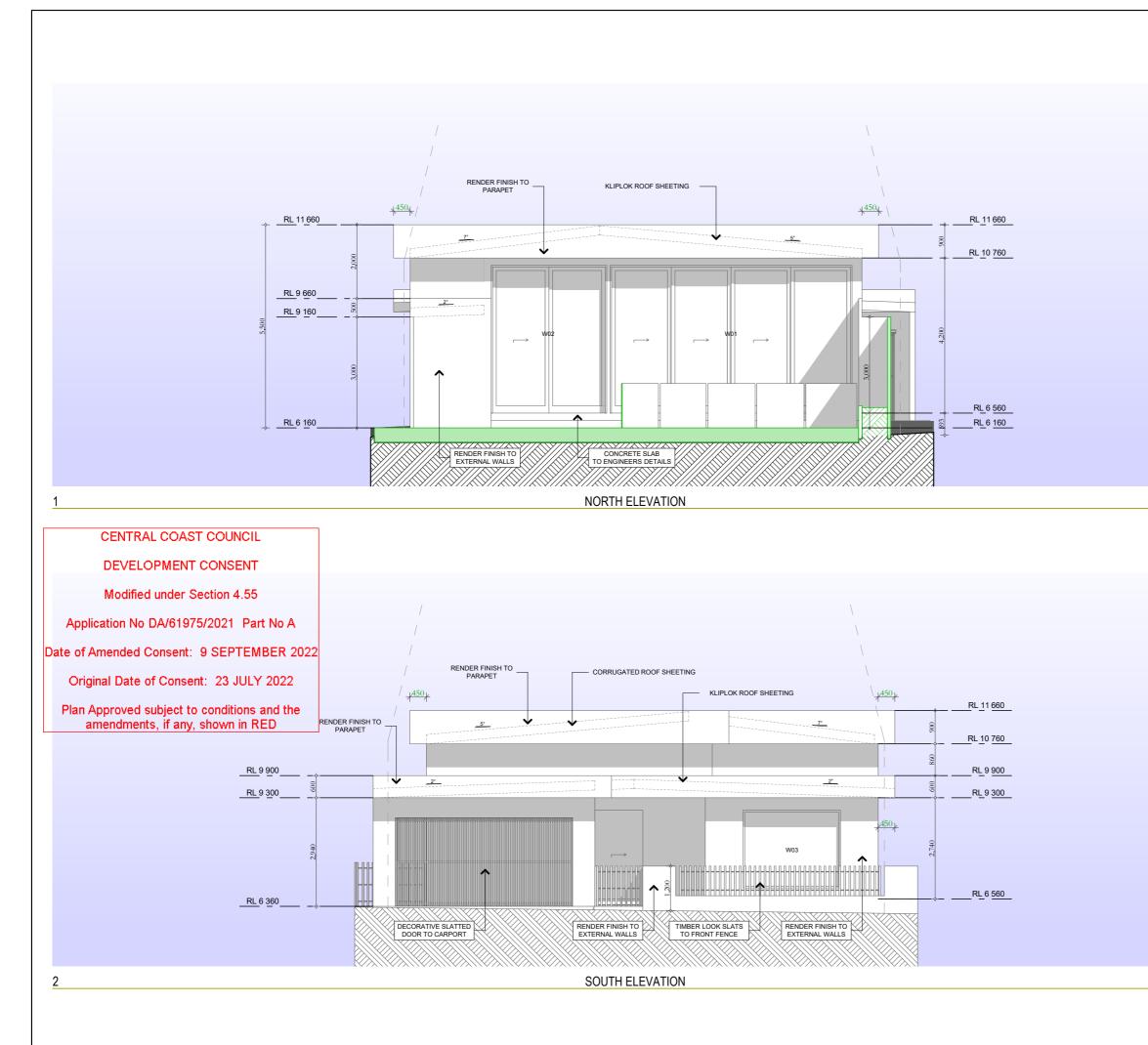








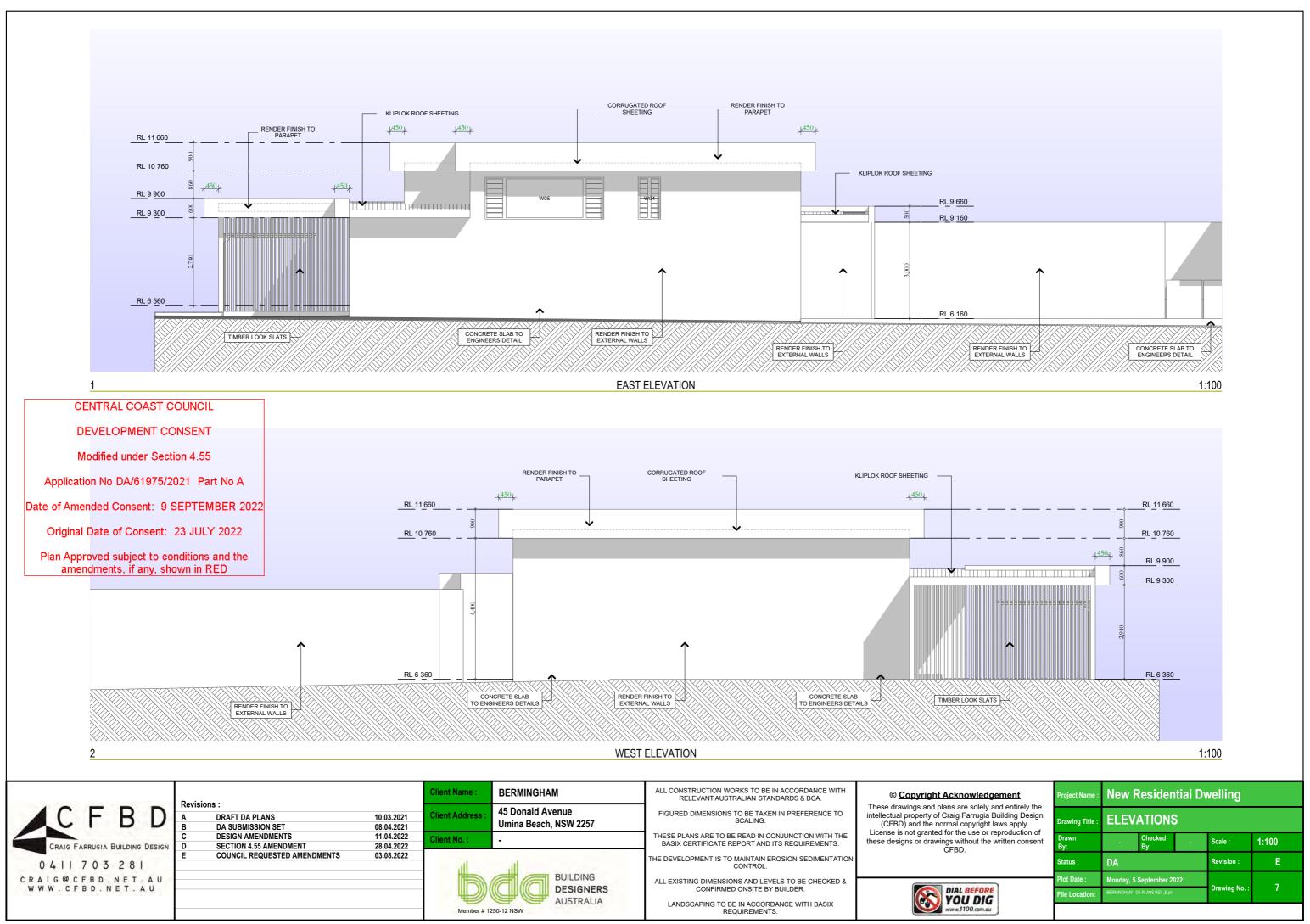
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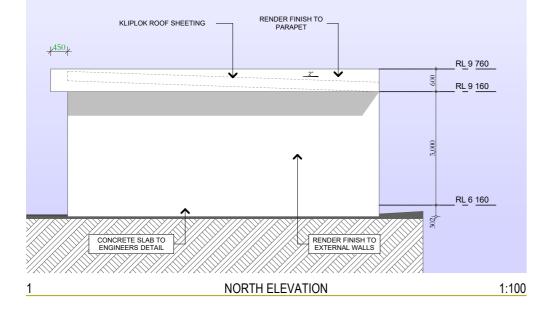
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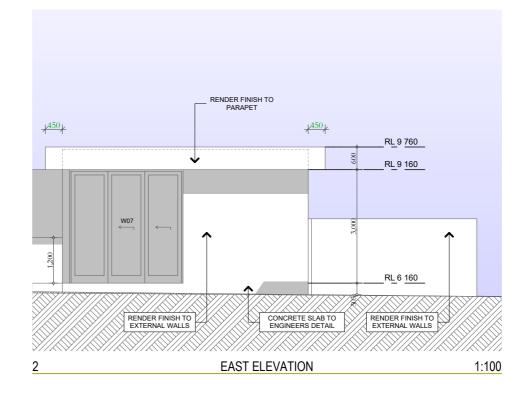
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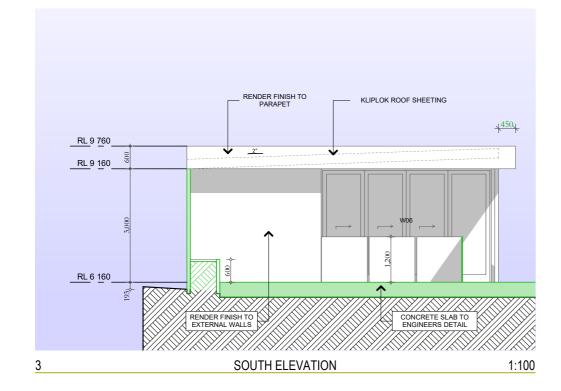


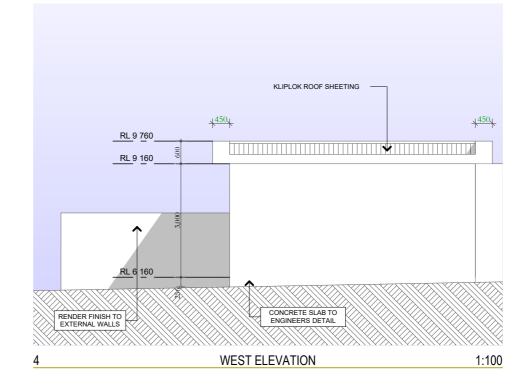
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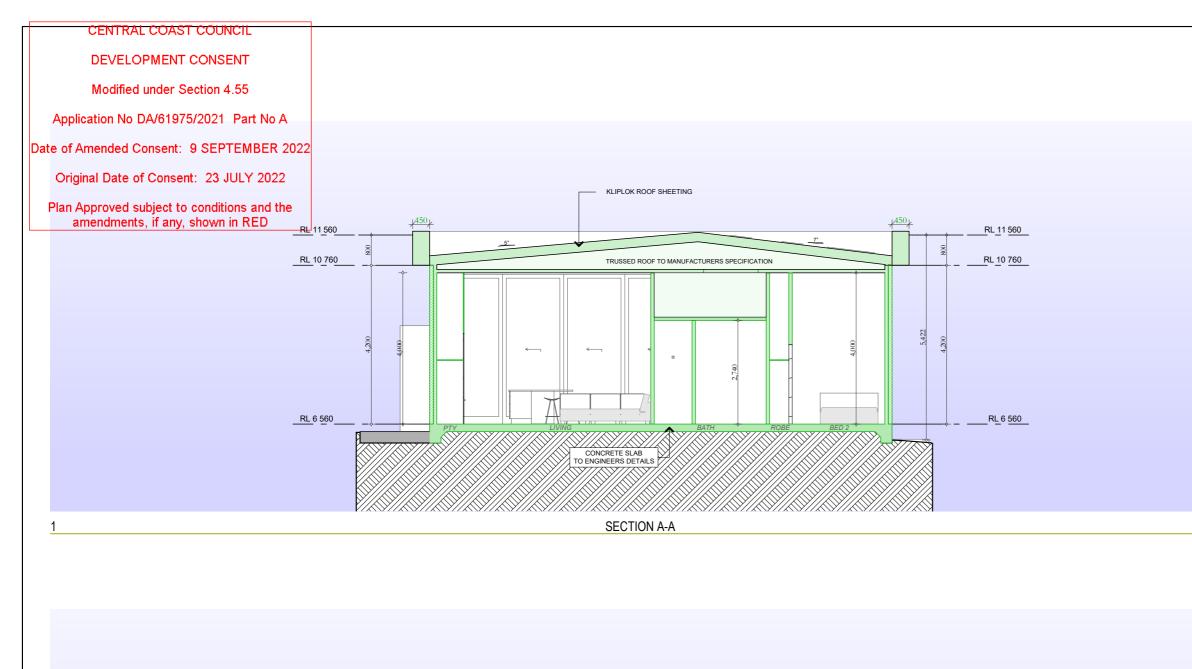


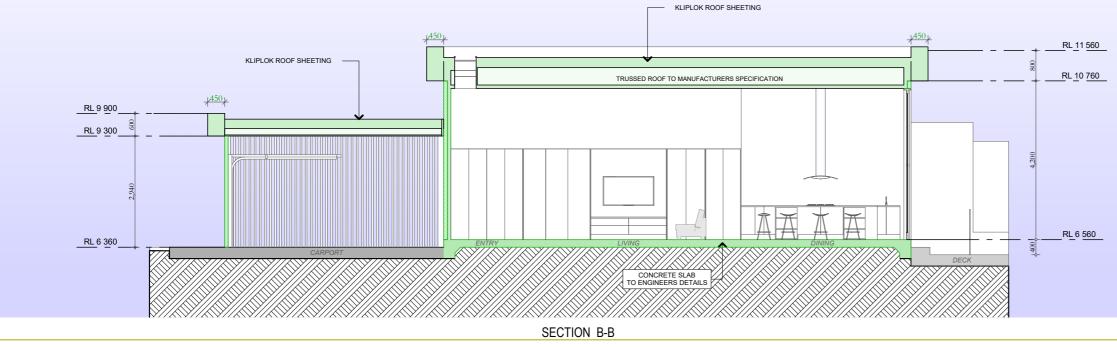






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BASIX Certificate Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1326260S

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: Tuesday, 09 August 2022 To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address		Assessor details and thermal I	oads	
Project name	Bermingham	Assessor number	n/a	
Street address	45 Donald Avenue Umina Beach 2257	Certificate number	n/a	
Local Government Area	Central Coast Council	Climate zone	n/a	
Plan type and plan number	Deposited Plan 19850	Area adjusted cooling load (MJ/m ² .year)	n/a	
Lot no.	34	Area adjusted heating load (MJ/m².year)	n/a	
Section no.	5	Ceiling fan in at least one bedroom	n/a	
Project type		Ceiling fan in at least one living room or other conditioned area	n/a	
Project type	separate dwelling house	Project score		
No. of bedrooms	3			
Site details		Water	50	Target 40
Site area (m ²)	697	Thermal Comfort	V Pass	Target Pas
Roof area (m ²)	293	1	• • • • • •	
Conditioned floor area (m2)	202.85	Energy	72	Target 50
Unconditioned floor area (m2)	0.0		1	
Total area of garden and lawn (m2)	120			

Project summary Project name

Street address

Lot no.

Section no.

Project type

No. of bedrooms

Project score Water

Thermal Comfort

Certificate Prepared by Name / Company Name: CFBD ABN (if applicable): 42589171836

Energy

Local Government Area

Plan type and plan number

Bermingham

Central Coast Council

separate dwelling house

deposited 19850

34

5

3

V 50

V Pass

72 🗸

45 Donald Avenue Umina Beach 2257

Target 40

Target Pass

Target 50

W05

W07

W03

South facing

3700

3000

2640

1300

3000

2100

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.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		~	~
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		~	~
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		~	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		~	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.			
	-	~	ž
accordance with, the requirements of all applicable regulatory authorities. The applicant must configure the rainwater tank to collect rain runoff from at least 293.45 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		~	~
accordance with, the requirements of all applicable regulatory authorities. The applicant must configure the rainwater tank to collect rain runoff from at least 293.45 square metres of the roof area of the		~	~
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Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	~	~	~
The conditioned floor area of the dwelling must not exceed 300 square metres.	~	~	~
The dwelling must not contain open mezzanine area exceeding 25 square metres.	~	~	~
The dwelling must not contain third level habitable attic room.	~	~	~
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	~	~	~

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - external insulated façade system (EIFS) (façade panel:75 mm)	nil	
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 3.5 (up), roof: foil backed blanket (55 mm)	framed; light (solar absorptance < 0.475)

 Note
 • Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

 Note
 • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Con	nmitments		Show on DA plans	Show on CC/CDC plans & specs	Certifie check				
Windows, glazed doo	ors and skylight	ts							
				es described in the table below, in must be satisfied for each window		e	~	 	~
The dwelling may have 1 sk	vlight (<0.7 square	metres) which i	is not liste	ed in the table.			~	~	~
The following requirements	must also be satisfi	ed in relation to	each wir	ndow and glazed door:					
For the following glass and frame types, the certifier check can be performed by visual inspection.								· ·	1
- Aluminium single cle	ar								· ·
- Aluminium double (a	ir) clear								
- Timber/uPVC/fibregla	ass single clear								
- Timber/uPVC/fibregla	ass double (air) clea	ar							
than that listed and a S	Solar Heat Gain Coe dance with National	efficient (SHGC)) within th	be accompanied with certification sl e range of those listed. Total system incil (NFRC) conditions. Frame and	m U values and SH	IGC must			~
	ed 3 square metres	(the 3 square n	metre limit	accordance with the specifications I t does not include the optional addi			~	~	~
Skylight no.	Maximum area metres)	ı (square	Туре			Shading	levice		
S01	0.76		timber, I	ow-E/double/argon fill		no shadin	9		
S02	2.21		timber, I	ow-E/double/argon fill		no shadin	9		
Window/glazed door no.	Maximum height (mm)	Maximum w (mm)	vidth T	уре	Shading Devic 10%)	e (Dimensi	on within	Overshadowing	
North facing									
W01	4000	6550		U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e) of window or glazed door			ove head	not overshadowed	
W02	4000	3130		l-value: 5.4, SHGC: 0.522 - 0.638 aluminium, single, Hi-Tsol Low-e)	eave 450 mm, 2 of window or gl		ove head	not overshadowed	
East facing									
W04	1300	700	a	luminium, single, clear	eave 450 mm, 2 of window or gl		ove head	not overshadowed	
	1	1			1				

aluminium, single, clear

U-value: 5.4, SHGC: 0.522 - 0.638 eave 450 mm, 200 mm above head of window or glazed door not overshadowed

U-value: 5.4, SHGC: 0.522 - 0.638 eave 450 mm, 340 mm above head of window or glazed door not overshadowed

eave 5040 mm, 0 mm above head of window or glazed door not overshadowed

W06	3000	4500	aluminium, single, clear	eave 3540 mm, 0 mm at window or glazed door	oove head of	of not overshadowed		
Energy Commitments	5				Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
Hot water								
The applicant must install th instantaneous with a perform		er system in the dev	elopment, or a system with a high	er energy rating: gas	~	~	~	
Cooling system								
The applicant must install th airconditioning; Energy ratin		system, or a system	with a higher energy rating, in at	least 1 living area: 1-phase		 	~	
The applicant must install th 1-phase airconditioning; Energy		~	~					
Heating system								
The applicant must install th airconditioning; Energy ratin	e following heating g: EER 3.5 - 4.0	system, or a system	n with a higher energy rating, in at	least 1 living area: 1-phase		~	~	
The applicant must install th airconditioning; Energy ratin	e following heating g: EER 3.5 - 4.0	system, or a system	n with a higher energy rating, in at	least 1 bedroom: 1-phase		~	~	
Ventilation								
The applicant must install th	e following exhaust	systems in the dev	elopment:					
At least 1 Bathroom: indivi	dual fan, ducted to	façade or roof; Oper	ration control: manual switch on/o	f		 Image: A second s	 	
Kitchen: individual fan, duo	cted to façade or roo	of; Operation contro	I: manual switch on/off			v	_	
Laundry: natural ventilation	n only, or no laundry	; Operation control:	n/a			~		
Natural lighting								
The applicant must install a	~	~	~					
The applicant must install a	window and/or skyl	ight in 3 bathroom(s)/toilet(s) in the development for n	atural lighting.	~	~	~	
Alternative energy								
The applicant must install a development. The applicant	~	 	~					
Other								
The applicant must install a	gas cooktop & elec	tric oven in the kitch	en of the dwelling.			~		
The applicant must install a	fixed outdoor clothe	es drying line as par	t of the development.			~		

Legend	
In these commitments, "applicant" means the person carrying out the development.	
Commitments identified with a 🥑 in the "Show on DA plans" column must be shown on the plans accompa	anying the development application for the proposed development (if a
development application is to be lodged for the proposed development).	
Commitments identified with a 🧹 in the "Show on CC/CDC plans and specs" column must be shown in the	e plans and specifications and an and an and an
certificate / complying development certificate for the proposed development.	
Commitments identified with a v in the "Certifier check" column must be certified by a certifying authority	
final) for the development may be issued.	DEVELOPMENT CONSENT

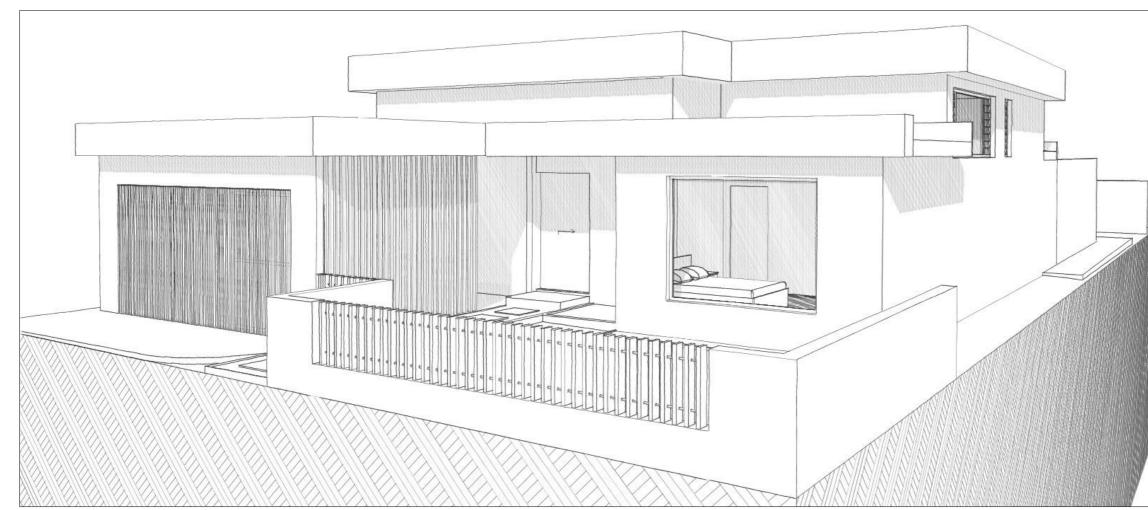
Modified under Section 4.55

Application No DA/61975/2021 Part No A

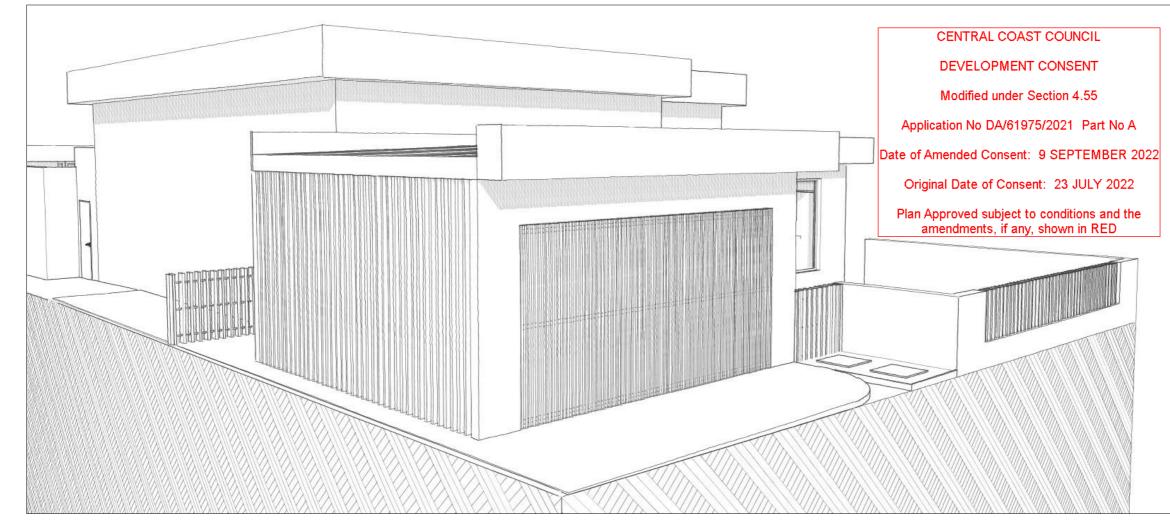
Date of Amended Consent: 9 SEPTEMBER 2022

Original Date of Consent: 23 JULY 2022

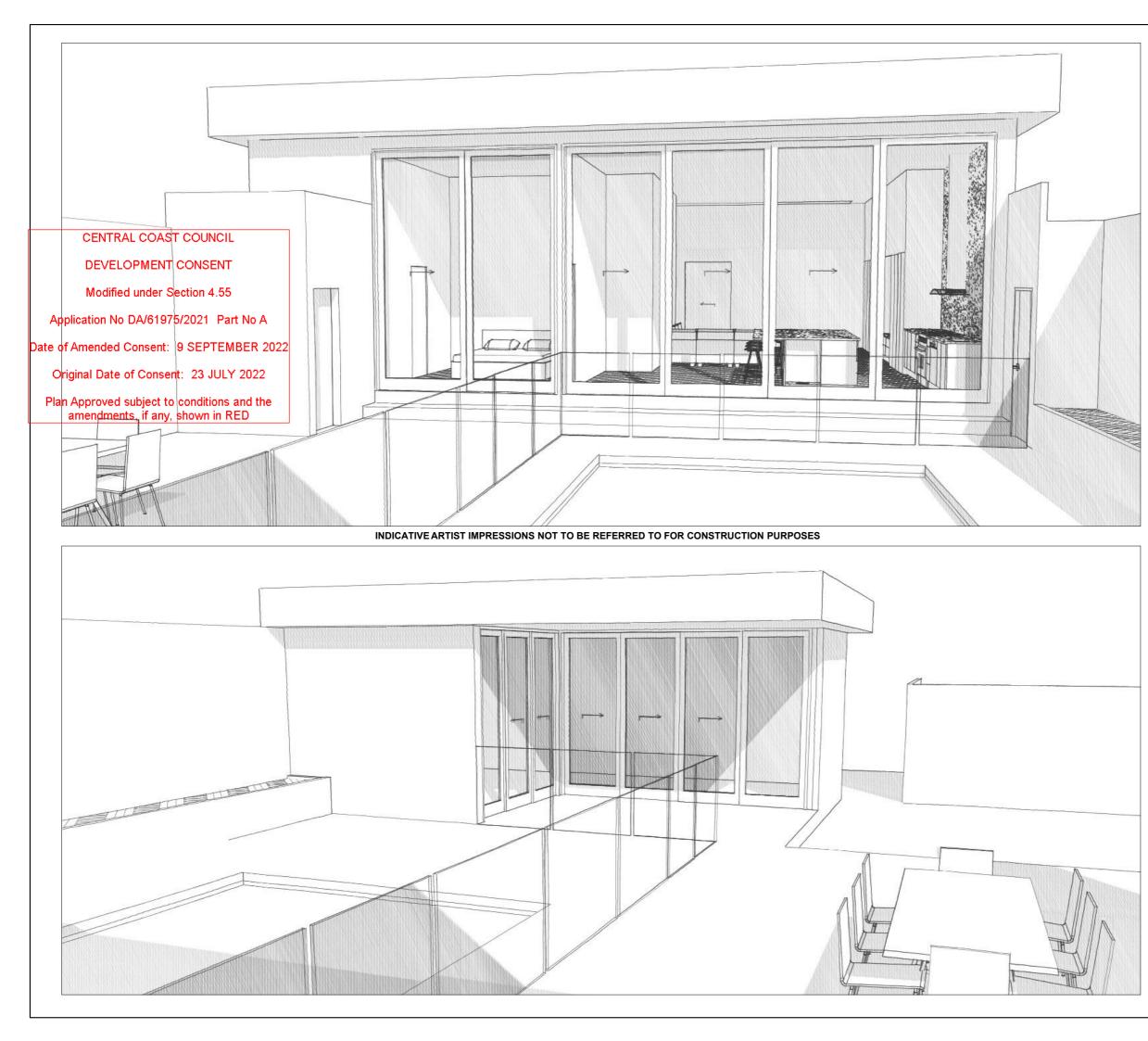
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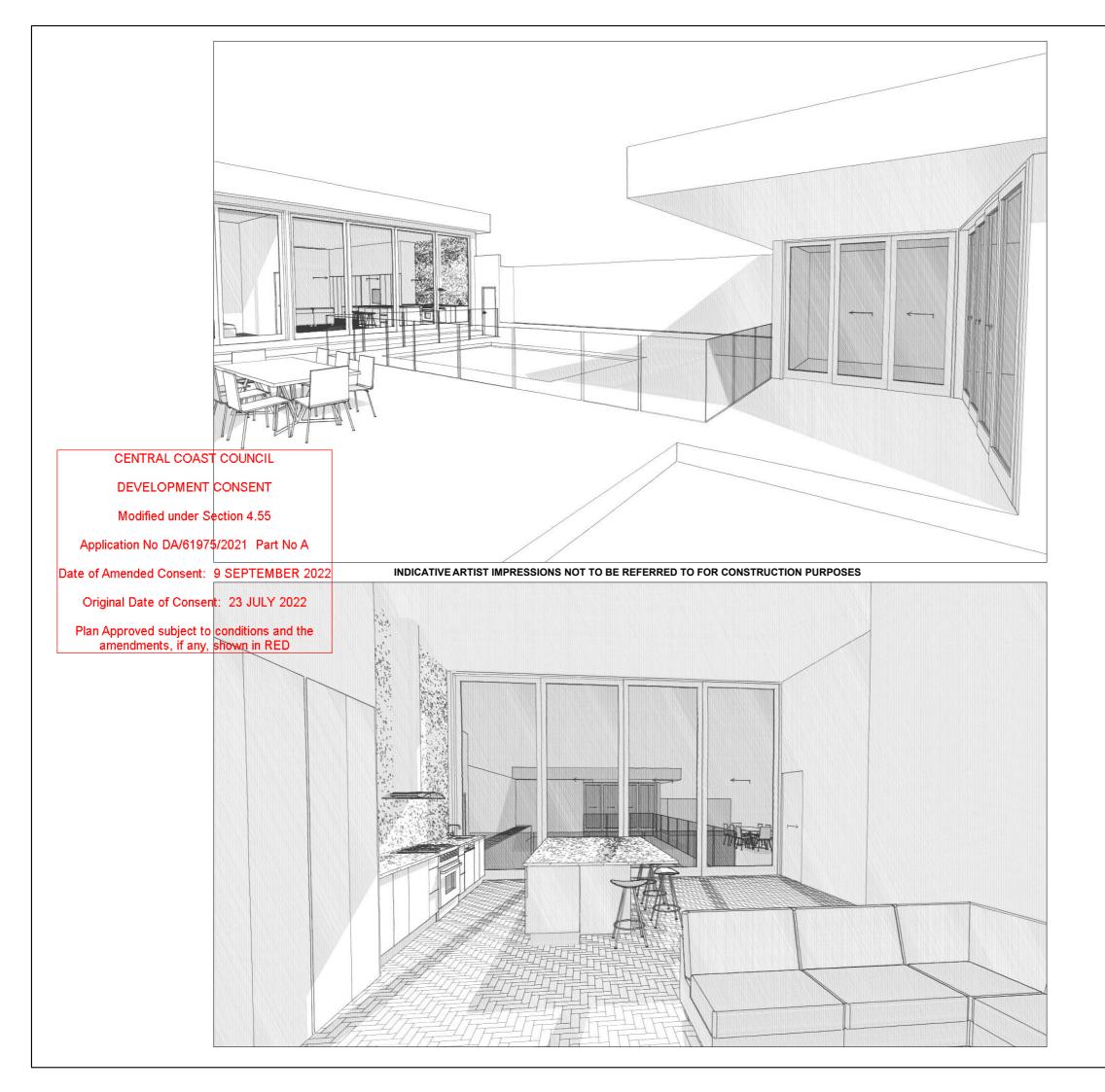
INDICATIVE ARTIST IMPRESSIONS NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES



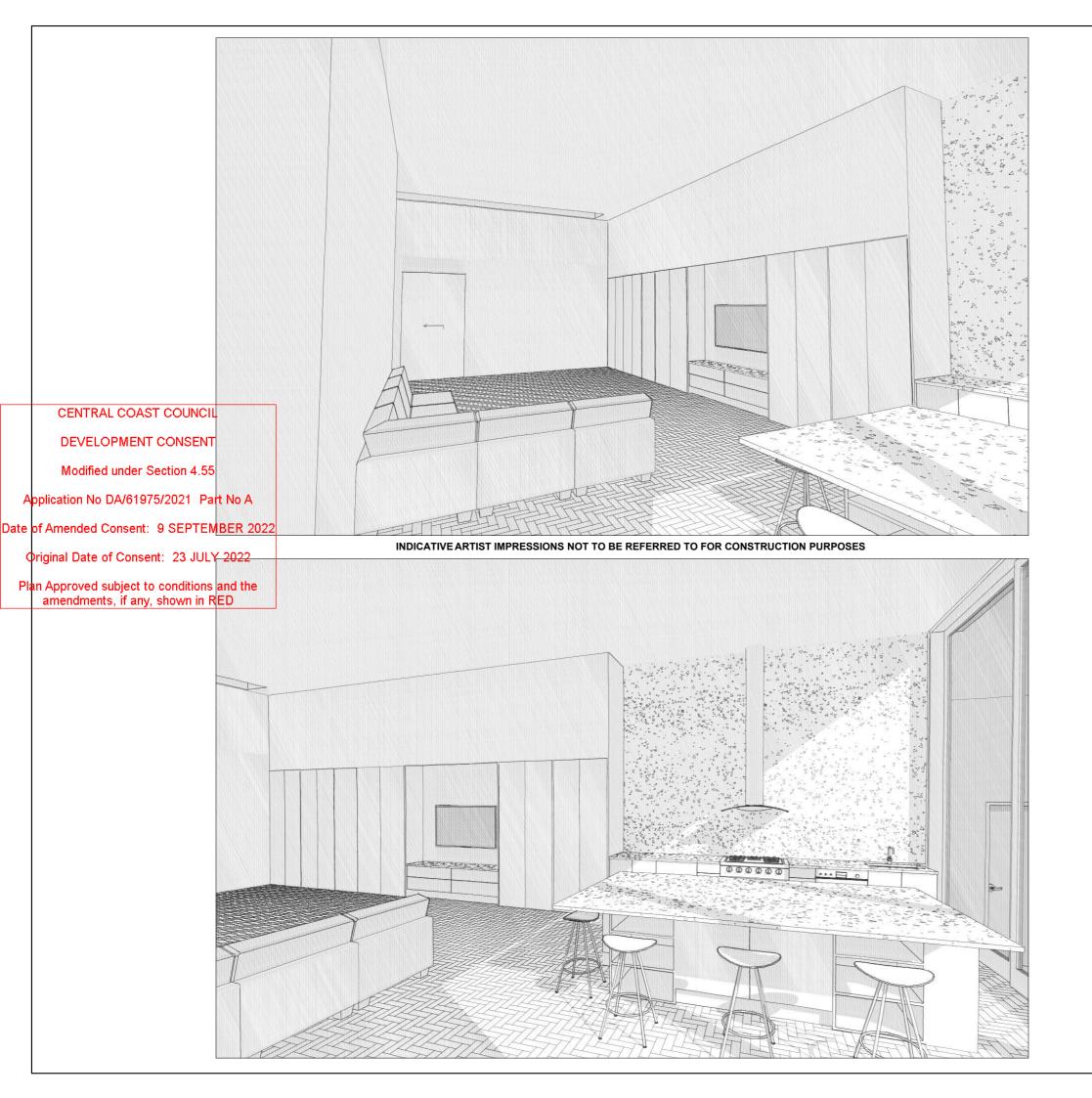
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Window Number	QTY	Style	Height	Width	Sill	3D Front	View		Locati	on	Gla	ss Type	Locks	SA	Orient
W01	1	ALUMINIUM SLIDING DOOR	4,000	6,550	0				KITCH	EN	CLEAF	R (LOW - E)	Y	26.20	N
W02	1	ALUMINIUM SLIDING DOOR	4,000	3,130	0	-			BED	1	CLEAF	R (LOW - E)	Y	12.52	N
W03	1	ALUMINIUM FIXED WINDOW	2,100	2,640	300				BED	3	CLEAF	R (LOW - E)	N/A	5.54	S
W04	1	ALUMINIUM LOUVRE WINDOW	1,300	700	2,700				W.I.F	र	С	LEAR	Y	0.91	E
W05	1	ALUMINIUM LOUVRE WINDOW	1,300	3,700	2,700				BED	2	С	LEAR	Y	4.81	E
W06	1	ALUMINIUM SLIDING DOOR	3,000	4,500	0				GYM	1	С	LEAR	Y	13.50	S
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CENTRAL COAST COUNCIL

DEVELOPMENT CONSENT

Modified under Section 4.55

Application No DA/61975/2021 Part No A

Date of Amended Consent: 9 SEPTEMBER 2022

Original Date of Consent: 23 JULY 2022

Plan Approved subject to conditions and the amendments, if any, shown in RED