

BASIX™ Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1822566M_03

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.planningportal.nsw.gov.au/definitions

Secretary

Date of issue: Tuesday, 26 May 2026

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-LVC514-01.

Project summary

Project name	Coffs Harbour Uniting Church_03
Street address	19A-21 GORDON STREET COFFS HARBOUR 2450
Local Government Area	COFFS HARBOUR
Plan type and plan number	Deposited Plan 880214
Lot No.	21
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	152
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 41	Target 40
Thermal Performance (Simulation method)	✓ Pass	Target Pass
Energy	✓ 68	Target 61
Materials	✓ -55	Target n/a

Certificate Prepared by

Name / Company Name: ERBAS & ASSOCIATES PTY. LTD.

ABN (if applicable): 57077132266

Description of project

Project address	
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Section no.	-
Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	152
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m ²)	2019
Roof area (m ²)	1166
Non-residential floor area (m ²)	3625
Residential car spaces	119
Non-residential car spaces	57

Common area landscape		
Common area lawn (m²)	0	
Common area garden (m²)	260	
Area of indigenous or low water use species (m²)	260	
Assessor details and thermal loads		
Assessor number	101535	
Certificate number	HR-LVC514-01	
Climate zone	11	
Project score		
Water	✔ 41	Target 40
Thermal Performance (Simulation method)	✔ Pass	Target Pass
Energy	✔ 68	Target 61
Materials	✔ -55	Target n/a

Description of project

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

Residential flat buildings - Building1, 152 dwellings, 26 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1001	1	76	0	0	0
1005	2	71.2	0	0	0
1009	1	52.4	0	0	0
1103	2	83.8	0	0	0
1107	2	82.3	0	0	0
1203	2	83.8	0	0	0
1207	2	82.3	0	0	0
1303	2	83.8	0	0	0
1307	2	82.3	0	0	0
1403	2	83.8	0	0	0
1407	2	82.3	0	0	0
1503	2	83.8	0	0	0
1507	2	82.3	0	0	0
1603	2	83.8	0	0	0
1607	2	82.3	0	0	0
1703	2	83.8	0	0	0
1707	2	82.3	0	0	0
1803	2	83.8	0	0	0
1807	2	82.3	0	0	0
1903	2	83.8	0	0	0
1907	2	82.3	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1002	1	56	0	0	0
1006	2	76.7	0	0	0
1010	1	54.4	0	0	0
1104	2	75.2	0	0	0
1108	1	54.8	0	0	0
1204	2	75.2	0	0	0
1208	1	54.8	0	0	0
1304	2	75.2	0	0	0
1308	1	54.8	0	0	0
1404	2	75.2	0	0	0
1408	1	54.8	0	0	0
1504	2	75.2	0	0	0
1508	1	54.8	0	0	0
1604	2	75.2	0	0	0
1608	1	54.8	0	0	0
1704	2	75.2	0	0	0
1708	1	54.8	0	0	0
1804	2	75.2	0	0	0
1808	1	54.8	0	0	0
1904	2	75.2	0	0	0
1908	1	54.8	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1003	2	76.1	0	0	0
1007	1	57	0	0	0
1101	1	77.3	0	0	0
1105	2	77.7	0	0	0
1201	1	77.3	0	0	0
1205	2	77.7	0	0	0
1301	1	77.3	0	0	0
1305	2	77.7	0	0	0
1401	1	77.3	0	0	0
1405	2	77.7	0	0	0
1501	1	77.3	0	0	0
1505	2	77.7	0	0	0
1601	1	77.3	0	0	0
1605	2	77.7	0	0	0
1701	1	77.3	0	0	0
1705	2	77.7	0	0	0
1801	1	77.3	0	0	0
1805	2	77.7	0	0	0
1901	1	77.3	0	0	0
1905	2	77.7	0	0	0
2001	1	77.3	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1004	2	86.7	0	0	0
1008	1	53.1	0	0	0
1102	3	136.7	0	0	0
1106	2	83.5	0	0	0
1202	3	136.7	0	0	0
1206	2	83.5	0	0	0
1302	3	136.7	0	0	0
1306	2	83.5	0	0	0
1402	3	136.7	0	0	0
1406	2	83.5	0	0	0
1502	3	136.7	0	0	0
1506	2	83.5	0	0	0
1602	3	136.7	0	0	0
1606	2	83.5	0	0	0
1702	3	136.7	0	0	0
1706	2	83.5	0	0	0
1802	3	136.7	0	0	0
1806	2	83.5	0	0	0
1902	3	136.7	0	0	0
1906	2	83.5	0	0	0
2002	3	136.7	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2003	2	83.8	0	0	0
2007	2	82.3	0	0	0
2103	2	83.8	0	0	0
2107	2	82.3	0	0	0
2203	2	83.8	0	0	0
2207	2	82.3	0	0	0
2303	2	83.8	0	0	0
2307	2	82.3	0	0	0
2403	2	83.8	0	0	0
2407	2	82.3	0	0	0
703	2	76.1	0	0	0
707	1	57	0	0	0
801	1	75.7	0	0	0
805	2	71.2	0	0	0
809	1	52.4	0	0	0
903	2	76.1	0	0	0
905	2	71.2	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2004	2	75.2	0	0	0
2008	1	54.8	0	0	0
2104	2	75.2	0	0	0
2108	1	54.8	0	0	0
2204	2	75.2	0	0	0
2208	1	54.8	0	0	0
2304	2	75.2	0	0	0
2308	1	54.8	0	0	0
2404	2	75.2	0	0	0
2408	1	54.8	0	0	0
704	2	86.9	0	0	0
708	1	53.1	0	0	0
802	1	56	0	0	0
806	2	76.7	0	0	0
810	1	54.1	0	0	0
903	2	76.1	0	0	0
905	2	71.2	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2005	2	77.7	0	0	0
2101	1	77.3	0	0	0
2105	2	77.7	0	0	0
2201	1	77.3	0	0	0
2205	2	77.7	0	0	0
2301	1	77.3	0	0	0
2305	2	77.7	0	0	0
2401	1	77.3	0	0	0
2405	2	77.7	0	0	0
701	1	75.7	0	0	0
705	2	71.2	0	0	0
709	1	52.4	0	0	0
803	2	76.1	0	0	0
807	1	57	0	0	0
901	1	75.9	0	0	0
904	2	86.7	0	0	0
906	2	76.7	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2006	2	83.5	0	0	0
2102	3	136.7	0	0	0
2106	2	83.5	0	0	0
2202	3	136.7	0	0	0
2206	2	83.5	0	0	0
2302	3	136.7	0	0	0
2306	2	83.5	0	0	0
2402	3	136.7	0	0	0
2406	2	83.5	0	0	0
702	1	56	0	0	0
706	2	76.7	0	0	0
710	1	54.1	0	0	0
804	2	86.9	0	0	0
808	1	53.1	0	0	0
902	1	56	0	0	0
904	2	86.7	0	0	0
906	2	76.7	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 (m²)
Undercover car park area (No. 1)	7336
Rooftop Terrace	401
Lift bank (No. 1)	-

Common area	Floor area (m²)
Switch room (No. 1)	34
Plant or service room (No. 1)	337

Common area	Floor area (m²)
Garbage room (No. 1)	51
Hallway/lobby type (No. 1)	1168

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

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 Residential flat buildings - Building1

(a) Buildings

(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
suspended floor above open subfloor, frame: suspended concrete slab	71.6	fibreglass batts or roll	-
suspended floor above enclosed subfloor, frame: suspended concrete slab	16252.9	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete panel/ plasterboard, frame: light steel frame	6599.7	-	fibreglass batts or roll
External wall type 2	concrete panel/ plasterboard, frame: light steel frame	761.3	-	-

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	75 mm AAC panel, frame:light steel frame	5582.1	fibreglass batts or roll
Internal wall type 2	plasterboard, frame:light steel frame	7760.8	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
yes	950	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	1212.8	-	foil-foam composite board

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	5001.9	-	5001.9	-	-	-	-

(b) 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: (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 (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.		✓ ✓	✓ ✓
(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 (> 6 but ≤ 7.5 L/min)	4 star	5 star	5 star	-	not specified	5 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	-	-	-	-	-	-	-

(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.		✓	✓
(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;		✓	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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".		✓	

	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	Central hot water system (No. 1)	individual fan, open to façade	interlocked to light with timer off	individual fan, ducted to façade	interlocked to light	individual fan, ducted to façade	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	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	1	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	-	-	-	-	-	gas cooktop & electric oven	3 star	2 star	no	no

(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.		✓	
(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/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
All dwellings	6.4	11.5	17.900

(c) 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	5 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(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.	✓	✓	✓

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Undercover car park area (No. 1)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Switch room (No. 1)	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	motion sensors	no
Garbage room (No. 1)	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Rooftop Terrace	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Plant or service room (No. 1)	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Hallway/lobby type (No. 1)	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 18 number of levels from the bottom of the lift shaft to the top of the lift shaft: 26 number of lifts: 4 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm) (c) Unit Efficiency: $3.5 < COP \leq 4.0$

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	5 star	5 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): 0 peak kW
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).

Nationwide House Energy Rating Scheme® Class 2 Summary

NatHERS® Certificate No. #HR-LVC5I4-01

Generated on 30 Jan 2026 using Hero 4.1

Property

Address 19A-21 Gordon St, Coffs Harbour, NSW, 2450

Lot/DP

NatHERS climate zone 11 - Coffs Harbour MO



Accredited assessor

Name Robert Romanous
Business name CE Sustainable Design
Email robert@cesd.au
Phone +61 436359396
Accreditation No. 101535
Assessor Accrediting Organisation ABSA

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-LVC5I4-01>.

When using either link, ensure you are visiting <http://www.hero-software.com.au>



National Construction Code (NCC) requirements

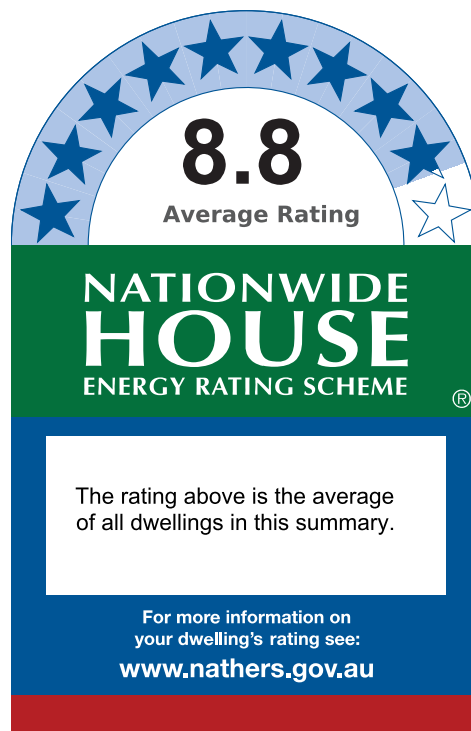
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance Star rating



NCC heating and cooling maximum loads MJ/m².yr

Limits taken from ABCB Standard 2022

	Heating	Cooling
Average load	6.4	11.5
Maximum load	25.8	26.3
Average limit	27.7	26.7
Maximum limit	29.2	28.1

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate or not completed for all dwellings.

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-SSRKXN-01	2007	0.9 (29)	6.3 (28)	7.2	10.0	n/a
HR-UKC69P-01	1001	0.9 (29)	8.1 (28)	9.0	10.0	n/a
HR-AIM7WV-01	1002	14.5 (29)	21.9 (28)	36.4	6.7	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-2VP0KD-01	1003	16.3 (29)	14.6 (28)	30.8	7.3	n/a
HR-I3VKZV-01	1004	9.5 (29)	7.9 (28)	17.3	8.8	n/a
HR-CP9BYM-01	1005	9.1 (29)	17.0 (28)	26.1	7.8	n/a
HR-59RI9I-01	1006	6.5 (29)	11.6 (28)	18.1	8.7	n/a
HR-HYMHWR-01	1007	2.6 (29)	11.7 (28)	14.3	9.2	n/a
HR-4RVCPT-01	1008	0.7 (29)	11.8 (28)	12.6	9.4	n/a
HR-4XH13J-01	1009	0.9 (29)	22.5 (28)	23.3	8.1	n/a
HR-D7MFOY-01	1010	0.1 (29)	11.7 (28)	11.8	9.5	n/a
HR-420XGP-01	1101	0.7 (29)	7.9 (28)	8.5	10.0	n/a
HR-Y2DR83-01	1102	16.5 (29)	14.3 (28)	30.8	7.3	n/a
HR-LNT83G-01	1103	11.8 (29)	7.6 (28)	19.4	8.6	n/a
HR-QVZGDU-01	1104	10.7 (29)	10.3 (28)	21.0	8.4	n/a
HR-3V0V34-01	1105	6.7 (29)	11.1 (28)	17.8	8.8	n/a
HR-CAK8KX-01	1106	1.2 (29)	12.1 (28)	13.2	9.3	n/a
HR-764QZP-01	1107	0.9 (29)	7.1 (28)	8.0	10.0	n/a
HR-10YT73-01	1108	0.1 (29)	11.7 (28)	11.8	9.5	n/a
HR-2IJE30-01	1201	0.7 (29)	7.9 (28)	8.6	10.0	n/a
HR-2V2EMV-01	1202	14.6 (29)	14.1 (28)	28.7	7.5	n/a
HR-21UX50-01	1203	11.9 (29)	7.6 (28)	19.5	8.6	n/a
HR-7PJRKT-01	1204	10.2 (29)	10.6 (28)	20.8	8.4	n/a
HR-XLO629-01	1205	6.8 (29)	11.0 (28)	17.8	8.8	n/a
HR-TMTHIM-01	1206	1.0 (29)	12.2 (28)	13.2	9.3	n/a
HR-ARHO9R-01	1207	0.8 (29)	7.1 (28)	7.9	10.0	n/a
HR-ROLYQL-01	1208	0.1 (29)	11.4 (28)	11.5	9.6	n/a
HR-L2NMH7-01	1301	0.7 (29)	7.9 (28)	8.6	10.0	n/a
HR-MJEWD2-01	1302	14.7 (29)	14.3 (28)	29.0	7.5	n/a
HR-MKSZOF-01	1303	12.0 (29)	7.7 (28)	19.7	8.5	n/a
HR-B8M4IC-01	1304	10.2 (29)	11.0 (28)	21.2	8.3	n/a
HR-JOY9EI-01	1305	6.9 (29)	10.8 (28)	17.6	8.8	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-SWJOKV-01	1306	1.0 (29)	12.3 (28)	13.3	9.3	n/a
HR-ZYZ5ZT-01	1307	0.8 (29)	7.1 (28)	7.9	10.0	n/a
HR-3Q6YG7-01	1308	0.1 (29)	11.2 (28)	11.3	9.6	n/a
HR-6S2JBN-01	1401	0.7 (29)	7.9 (28)	8.6	10.0	n/a
HR-D6KQLL-01	1402	14.8 (29)	14.0 (28)	28.8	7.5	n/a
HR-2EE9QJ-01	1403	12.1 (29)	7.4 (28)	19.5	8.6	n/a
HR-Q8PROX-01	1404	10.3 (29)	10.2 (28)	20.5	8.4	n/a
HR-ZA1L00-01	1405	6.9 (29)	10.7 (28)	17.6	8.8	n/a
HR-ZGQ1DW-01	1406	1.1 (29)	12.2 (28)	13.3	9.3	n/a
HR-3GKTZ6-01	1407	0.8 (29)	6.7 (28)	7.6	10.0	n/a
HR-DME16C-01	1408	0.1 (29)	11.2 (28)	11.3	9.6	n/a
HR-01L9AW-01	1501	0.7 (29)	7.8 (28)	8.5	10.0	n/a
HR-WOV2YI-01	1502	14.9 (29)	14.4 (28)	29.2	7.4	n/a
HR-E0A66Y-01	1503	12.2 (29)	7.4 (28)	19.6	8.6	n/a
HR-GGYDAP-01	1504	10.4 (29)	10.4 (28)	20.8	8.4	n/a
HR-RLTMEH-01	1505	7.0 (29)	10.7 (28)	17.7	8.8	n/a
HR-ECOE3G-01	1506	1.1 (29)	12.1 (28)	13.2	9.4	n/a
HR-QO282H-01	1507	0.9 (29)	6.6 (28)	7.5	10.0	n/a
HR-DNC4PS-01	1508	0.1 (29)	11.2 (28)	11.3	9.6	n/a
HR-4A0LAQ-01	1601	0.7 (29)	7.7 (28)	8.5	10.0	n/a
HR-4QPAR2-01	1602	14.9 (29)	13.9 (28)	28.9	7.5	n/a
HR-6IJ87O-01	1603	12.2 (29)	7.4 (28)	19.6	8.6	n/a
HR-S39HNP-01	1604	10.5 (29)	10.3 (28)	20.8	8.4	n/a
HR-3W7W9C-01	1605	7.1 (29)	10.8 (28)	17.8	8.8	n/a
HR-PKVE0I-01	1606	1.1 (29)	12.2 (28)	13.3	9.3	n/a
HR-WSF5A2-01	1607	0.9 (29)	6.6 (28)	7.5	10.0	n/a
HR-OSFY35-01	1608	0.1 (29)	11.0 (28)	11.1	9.6	n/a
HR-PKR6QD-01	1701	0.8 (29)	7.7 (28)	8.5	10.0	n/a
HR-ABW63Z-01	1702	15.0 (29)	13.9 (28)	28.9	7.5	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-T65TIS-01	1703	12.3 (29)	7.3 (28)	19.7	8.5	n/a
HR-5HLM0I-01	1704	10.5 (29)	10.3 (28)	20.9	8.4	n/a
HR-0TOGI1-01	1705	7.1 (29)	10.7 (28)	17.9	8.8	n/a
HR-JBQYA4-01	1706	1.0 (29)	12.3 (28)	13.3	9.3	n/a
HR-OBO2W7-01	1707	0.9 (29)	6.3 (28)	7.2	10.0	n/a
HR-RWIWF7-01	1708	0.1 (29)	11.0 (28)	11.2	9.6	n/a
HR-R9180K-01	1801	0.8 (29)	7.7 (28)	8.5	10.0	n/a
HR-C8FQRL-01	1802	15.1 (29)	14.4 (28)	29.5	7.4	n/a
HR-OYMN0V-01	1803	12.4 (29)	7.2 (28)	19.6	8.5	n/a
HR-XX3CBJ-01	1804	10.6 (29)	9.9 (28)	20.6	8.4	n/a
HR-O0PL8M-01	1805	7.2 (29)	10.7 (28)	17.9	8.8	n/a
HR-W271VO-01	1806	1.1 (29)	12.2 (28)	13.3	9.3	n/a
HR-MFM7F2-01	1807	0.9 (29)	6.3 (28)	7.2	10.0	n/a
HR-205403-01	1808	0.1 (29)	11.0 (28)	11.2	9.6	n/a
HR-Y5P5NB-01	1901	0.8 (29)	7.7 (28)	8.5	10.0	n/a
HR-7N24EP-01	1902	15.2 (29)	13.9 (28)	29.1	7.4	n/a
HR-40YCSJ-01	1903	12.5 (29)	7.2 (28)	19.7	8.5	n/a
HR-PLJQQ6-01	1904	10.7 (29)	10.4 (28)	21.1	8.4	n/a
HR-79JS0Y-01	1905	7.3 (29)	10.8 (28)	18.1	8.7	n/a
HR-M1YRTY-01	1906	1.1 (29)	12.2 (28)	13.3	9.3	n/a
HR-W18TKX-01	1907	0.9 (29)	6.3 (28)	7.3	10.0	n/a
HR-9D5FCS-01	1908	0.1 (29)	10.9 (28)	11.0	9.7	n/a
HR-MEJ2MS-01	2001	0.8 (29)	7.6 (28)	8.4	10.0	n/a
HR-RYCK5A-01	2002	15.2 (29)	14.0 (28)	29.2	7.4	n/a
HR-GD7QON-01	2003	12.6 (29)	7.3 (28)	19.8	8.5	n/a
HR-SY581N-01	2004	10.8 (29)	10.9 (28)	21.7	8.3	n/a
HR-HNOXKE-01	2005	7.3 (29)	10.9 (28)	18.2	8.7	n/a
HR-W1XG8T-01	2006	1.1 (29)	11.9 (28)	13.0	9.4	n/a
HR-LO4WYJ-01	2008	0.1 (29)	10.9 (28)	10.9	9.7	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-OKFSKN-01	2101	0.8 (29)	7.5 (28)	8.3	10.0	n/a
HR-7VZ7SM-01	2102	15.3 (29)	14.2 (28)	29.4	7.4	n/a
HR-K9COG4-01	2103	12.7 (29)	7.2 (28)	19.8	8.5	n/a
HR-W6HECA-01	2104	10.9 (29)	10.7 (28)	21.6	8.3	n/a
HR-7YV9VN-01	2105	7.4 (29)	10.8 (28)	18.2	8.7	n/a
HR-XD6QZ0-01	2106	1.1 (29)	11.9 (28)	13.0	9.4	n/a
HR-SVPZGN-01	2107	1.0 (29)	6.5 (28)	7.4	10.0	n/a
HR-YWCW0O-01	2108	0.1 (29)	10.8 (28)	10.9	9.7	n/a
HR-VWKPEB-01	2201	0.8 (29)	7.5 (28)	8.4	10.0	n/a
HR-9TEHYE-01	2202	15.3 (29)	13.9 (28)	29.3	7.4	n/a
HR-CSMD0U-01	2203	12.7 (29)	7.1 (28)	19.9	8.5	n/a
HR-55BXEW-01	2204	10.9 (29)	10.9 (28)	21.8	8.3	n/a
HR-W92C6X-01	2205	7.5 (29)	10.7 (28)	18.2	8.7	n/a
HR-VGH14G-01	2206	1.1 (29)	11.8 (28)	13.0	9.4	n/a
HR-CRY9VY-01	2207	1.0 (29)	6.4 (28)	7.4	10.0	n/a
HR-5ZRDGM-01	2208	0.1 (29)	10.7 (28)	10.8	9.7	n/a
HR-30QG78-01	2301	0.9 (29)	7.6 (28)	8.5	10.0	n/a
HR-WQSQAQ-01	2302	15.4 (29)	13.9 (28)	29.3	7.4	n/a
HR-WLHRKG-01	2303	12.8 (29)	7.1 (28)	19.8	8.5	n/a
HR-MI3EQR-01	2304	11.0 (29)	10.6 (28)	21.6	8.3	n/a
HR-2TZH5L-01	2305	7.5 (29)	10.8 (28)	18.3	8.7	n/a
HR-34LP2W-01	2306	1.1 (29)	11.7 (28)	12.8	9.4	n/a
HR-0SQZFF-01	2307	1.0 (29)	6.4 (28)	7.5	10.0	n/a
HR-9GFU36-01	2308	0.1 (29)	10.7 (28)	10.8	9.7	n/a
HR-YNH314-01	2401	7.1 (29)	11.9 (28)	19.0	8.6	n/a
HR-IMJOIO-01	2402	25.8 (29)	17.2 (28)	43.0	6.0	n/a
HR-VUE3MT-01	2403	25.7 (29)	10.7 (28)	36.4	6.7	n/a
HR-L2JOSH-01	2404	24.7 (29)	12.9 (28)	37.6	6.5	n/a
HR-9CEBI3-01	2405	17.1 (29)	12.5 (28)	29.6	7.4	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-4OKCJJ-01	2406	9.5 (29)	11.7 (28)	21.2	8.4	n/a
HR-DFFB3O-01	2407	11.0 (29)	10.2 (28)	21.2	8.4	n/a
HR-4Z7J9K-01	2408	4.5 (29)	18.0 (28)	22.4	8.2	n/a
HR-EIZ7XD-01	701	0.5 (29)	11.5 (28)	12.0	9.4	n/a
HR-5TVCDW-01	702	11.4 (29)	26.3 (28)	37.7	6.5	n/a
HR-O49NTY-01	703	14.6 (29)	15.6 (28)	30.2	7.4	n/a
HR-D5WN1I-01	704	9.0 (29)	9.4 (28)	18.4	8.7	n/a
HR-CB7RB0-01	705	7.2 (29)	15.2 (28)	22.4	8.2	n/a
HR-3PY2X2-01	706	5.7 (29)	13.3 (28)	19.1	8.6	n/a
HR-GYAQZY-01	707	2.1 (29)	13.6 (28)	15.6	9.0	n/a
HR-SR12JG-01	708	0.2 (29)	12.1 (28)	12.3	9.4	n/a
HR-T9C5WR-01	709	0.3 (29)	24.7 (28)	25.1	7.9	n/a
HR-YY4E46-01	710	0.1 (29)	14.7 (28)	14.8	9.2	n/a
HR-7V1QS5-01	801	0.5 (29)	9.6 (28)	10.1	9.8	n/a
HR-18FY76-01	802	12.3 (29)	24.8 (28)	37.0	6.6	n/a
HR-FO3X1H-01	803	14.2 (29)	16.0 (28)	30.2	7.4	n/a
HR-PD5U3N-01	804	7.7 (29)	9.4 (28)	17.0	8.9	n/a
HR-CWT3ON-01	805	7.6 (29)	15.3 (28)	22.9	8.1	n/a
HR-AIK9AS-01	806	5.4 (29)	13.0 (28)	18.4	8.7	n/a
HR-OF4M8U-01	807	2.1 (29)	12.9 (28)	15.0	9.1	n/a
HR-3M3G2D-01	808	0.3 (29)	12.1 (28)	12.4	9.4	n/a
HR-LG0VEY-01	809	0.4 (29)	24.5 (28)	24.9	7.9	n/a
HR-TK06US-01	810	0.0 (29)	15.9 (28)	16.0	9.0	n/a
HR-F2OS33-01	901	0.4 (29)	12.4 (28)	12.8	9.4	n/a
HR-EGPRKC-01	902	14.0 (29)	21.6 (28)	35.6	6.8	n/a
HR-O8JMRE-01	903	16.8 (29)	13.6 (28)	30.4	7.4	n/a
HR-P5NGKM-01	904	11.0 (29)	8.1 (28)	19.1	8.6	n/a
HR-NOJTGF-01	905	10.4 (29)	17.0 (28)	27.5	7.7	n/a
HR-I8DSRE-01	906	6.7 (29)	11.8 (28)	18.5	8.7	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-JCARLS-01	907	2.9 (29)	11.2 (28)	14.1	9.2	n/a
HR-G44AGF-01	908	1.0 (29)	10.6 (28)	11.6	9.6	n/a
HR-U66ATO-01	909	1.3 (29)	21.3 (28)	22.6	8.2	n/a
HR-34V44L-01	910	0.1 (29)	23.3 (28)	23.4	8.1	n/a
Averages	152x (Total)	6.4	11.5	17.9	8.8	n/a
Maximum Loads and Minimum Ratings		25.8	26.3	43.0	6.0	n/a

Explanatory notes

About the ratings

The thermal performance star rating in this Certificate is the average rating of all NCC Class 2 dwellings in an apartment block. The Whole of Home performance rating in this Certificate is the lowest rating for the apartment block. Individual unit ratings are listed in the 'Summary of all dwellings' section of this Certificate.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and societal cost. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy production and storage to estimate the home's societal cost. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Coffs Harbour Uniting Church

19A-21 Gordon Street, Coffs Harbour

State Significant Development Application | Architectural Drawings



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DA00.004	VIEW 02 FROM CORNER OF VERNON ST AND GORDON ST	A	14.01.26
DA00.005	VIEW 03 VIEW FROM CORNER OF RIDING LANE AND VERNON ST	A	14.01.26
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DA00.007	VIEW 05 FROM RIDING LANE	A	14.01.26
DA00.008	VIEW 06 FROM GORDON ST	A	14.01.26
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DA01.103	DEMOLITION PLAN	A	14.01.26
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DA40.101	SHADOW DIAGRAMS - 21 JUNE	A	14.01.26
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Location Plan

N.T.S.



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FOR INFORMATION

A	ISSUED FOR SSDA	14.01.26	MC
P06	FOR CLIENT REVIEW PRIOR TO SSDA SUBMISSION	28.10.25	JL
P05	FOR CLIENT REVIEW PRIOR TO SSDA SUBMISSION	20.10.25	JL
P04	FOR CLIENT REVIEW PRIOR TO SSDA SUBMISSION	16.10.25	JL
P03	DRAFT SSDA	02.10.25	JL
P02	DRAFT SSDA	26.09.25	JL
P01	PRELIMINARY CONCEPT DESIGN	17.04.25	SC
REV	DESCRIPTION	DATE	BY
DRN	CHK	APP	

NORTH:



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CLIENT:



PROJECT:

Coffs Harbour Uniting Church

19A-21 Gordon St Coffs Harbour

DRAWING TITLE:

A00 - GENERAL
COVER SHEET

PROJECT NO:
90019

SCALE AT A1:

DRAWING NO:
DA00.001

REV:

A

Design Specification - BUILDING FABRIC

External Walls

External walls are concrete with additional R2.50 insulation.

Internal Walls

Internal walls are AAC/concrete with additional R2.00 insulation.

Floors

Floors to basement or external are concrete with additional R2.30 insulation board.

Roof

Level 25 roof is concrete with an additional R2.75 insulation soffit board required.

Windows and Glazed Doors (Fixed and/or Operable)

Glazing is double-glazed aluminium framed with Low-E tint. The glazing properties are as follows:

Glazing - Sliding & Fixed:

- Levels 7-23: Max U-value = 2.27; SHGC: 0.26 (±5%)
- Level 24: Max U-value = 2.03; SHGC: 0.40 (±5%)

Glazing - Awning & Double Hung

- Levels 7-23: Max U-value = 2.36; SHGC: 0.23 (±5%)
- Level 24: Max U-value = 2.22; SHGC: 0.35 (±5%)

Design Specification - WATER

Central Water Commitments

Common Landscape: Landscaping 260m², Minimum 100% indigenous or low water use species

Fire Sprinkler Systems: Closed loop test systems

Dwelling Fixtures and Fittings

Fixtures with the following WELS ratings have been included in the BASIX assessment:

- 4 Star minimum rated Showerheads (>6 but ≤7.5L/min)
- 4 Star minimum rated Toilets
- 5 Star minimum rated Kitchen Taps
- 5 Star minimum rated Bathroom Taps
- 5 Star minimum rated Dishwashers

Design Specification - ENERGY

Central Ventilation Commitments

Undercover car park area - No mechanical ventilation

Switch room - Ventilation supply only. Thermostatically controlled.

Rooftop terrace - No mechanical ventilation

Plant or service room (Rooftop) - No mechanical ventilation

Hallway/lobby - Mechanically ventilated (not tempered)

Garbage room - Ventilation exhaust only

Central Lighting Commitments

The following rooms are lit with LED lighting:

- Undercover car park area - Time clock and motion sensor
- Switch room - Motion sensors
- Rooftop terrace - Motion sensors
- Plant or service room (Rooftop) - Motion sensors
- Hallway/lobby - Time clock and motion sensors
- Garbage room - Motion sensors
- Lift Bank - Connected to lift call button

Vertical Transporation

All lifts are gearless traction lifts with VVVF motor and regenerative drive. Lift load capacity is under >1001 but ≤1500.

Hot Water System

A centralised electric heat pump - air sourced hot water system, has been specified for the BASIX certificate. The energy efficiency or COP (coefficient of performance) of the system is to be > 3.5.

Hot water pipework is required to have minimum R0.6 insulation.

Solar Photovoltaics

There is no minimum requirement for the solar PV specified within the BASIX certificate.

Design Specification - ENERGY

Dwelling Energy Commitments

Appliances with the following Energy Star ratings have been included in the BASIX Assessment.

- Electric induction cooktop
- Electric oven
- 3 Star (energy) minimum rated Dishwashers
- 2 Star (energy) minimum rated Clothes Dryers

Dwelling Mechanical Ventilation Systems

- Bathroom fans to be ducted to facade with interlocked to light with timer off
- Kitchen exhausts to be ducted to the facade with interlocked to light
- Laundry fans to be ducted to facade with manual switch

Dwelling Heating and Cooling Systems

3-phase ducted air conditioning considered in the BASIX assessment. Heating efficiency > 3.0 SEER, and Cooling efficiency > 3.5 SEER.

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A	ISSUED FOR SSDA	14.01.26	MC
P05	FOR CLIENT REVIEW PRIOR TO SSDA SUBMISSION	28.10.25	JL
P04	FOR CLIENT REVIEW PRIOR TO SSDA SUBMISSION	20.10.25	JL
P03	FOR CLIENT REVIEW PRIOR TO SSDA SUBMISSION	16.10.25	JL
P02	DRAFT SSDA	26.09.25	JL
P01	PRELIMINARY CONCEPT DESIGN	17.04.25	SC
REV	DESCRIPTION	DATE	BY
DRN	CHK		APP

Cortese

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CLIENT:



PROJECT:

Coffs Harbour Uniting Church

19A-21 Gordon St Coffs Harbour

DRAWING TITLE:

A00 - GENERAL
BASIX COMMITMENTS

PROJECT NO:
90019

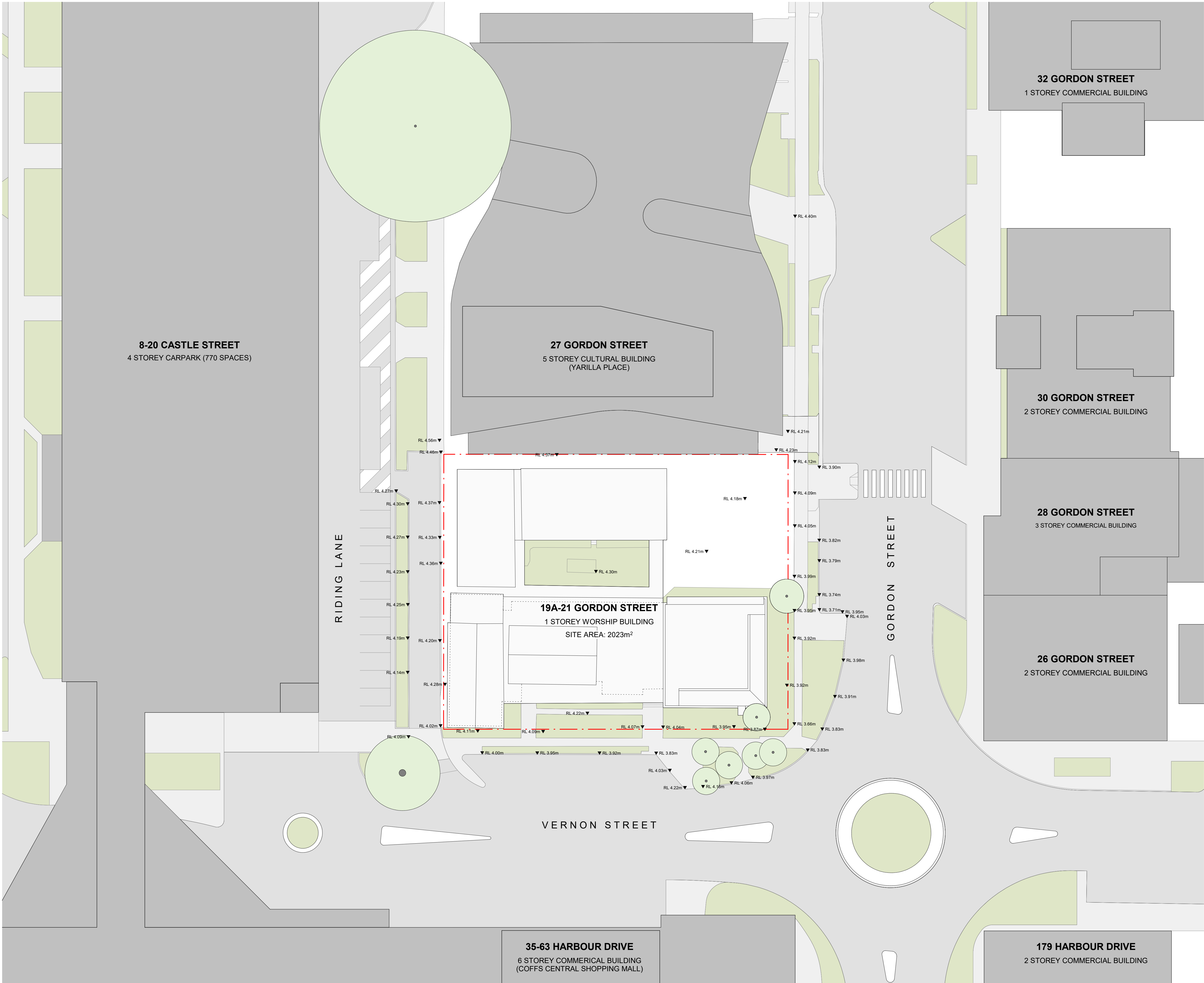
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DRAWING NO:

DA00.002

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Certificate No. #HR-LVC514-01
Scan QR code or follow website link for rating details.

Assessor name Robert Romanous
Accreditation No. ABSA 101535
Property Address 19A-21 Gordon St, Coffs Harbour, NSW, 2450
<http://www.heto-software.com.au/pdf/HR-LVC514-01>

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P04	FOR CLIENT REVIEW PRIOR TO SSDA SUBMISSION	16.10.25	JL
P03	DRAFT SSDA	02.10.25	JL
P02	DRAFT SSDA	26.09.25	JL
P01	PRELIMINARY CONCEPT DESIGN	17.04.25	SC
REV	DESCRIPTION	DATE	BY
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SCALE BAR:

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SCALE: 1:250

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Uniting Church
SYNOD OF NSW & ACT

PROJECT:
Coffs Harbour Uniting Church

19A-21 Gordon St Coffs Harbour

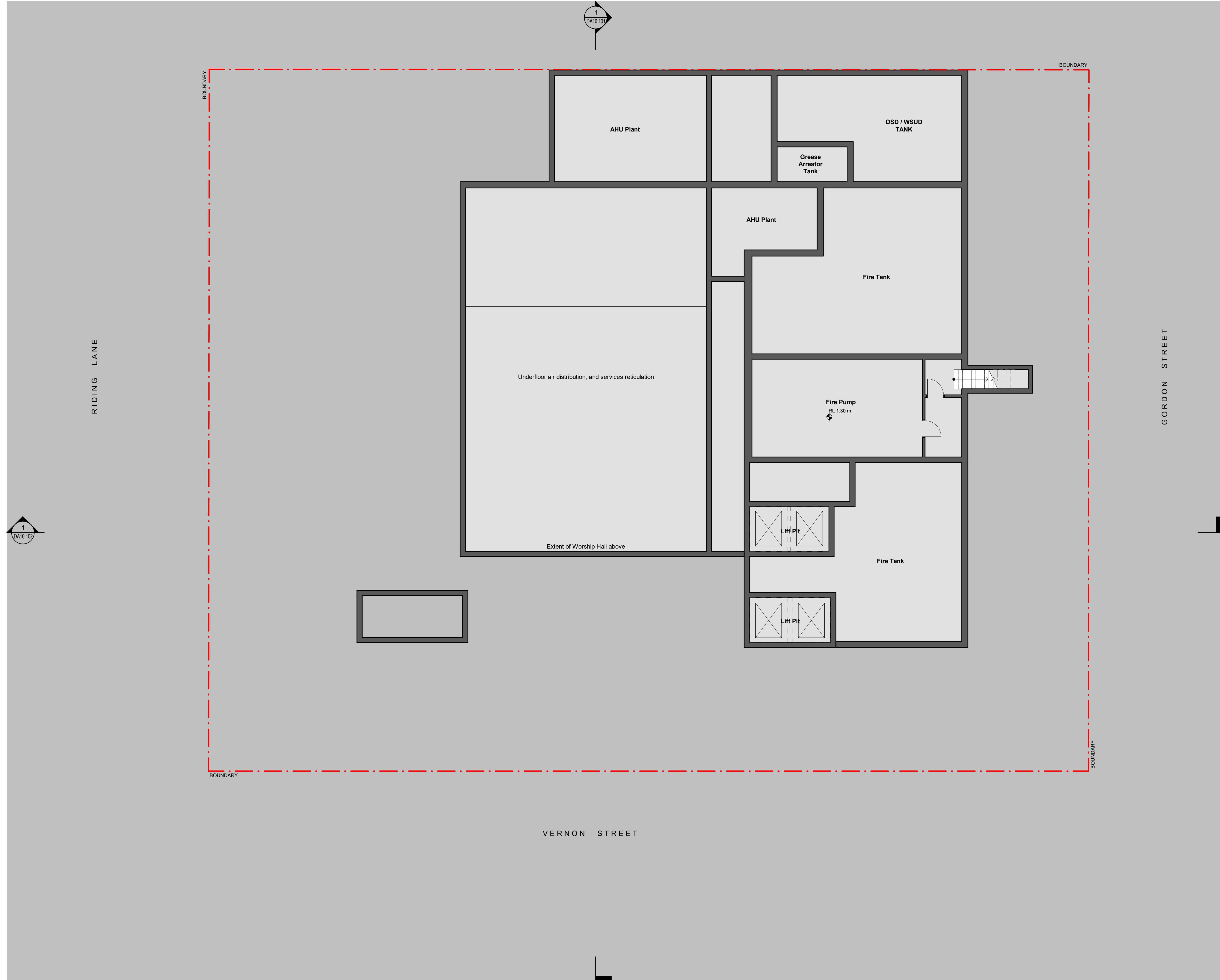
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A01 - SITE
EXISTING SITE PLAN

PROJECT NO:
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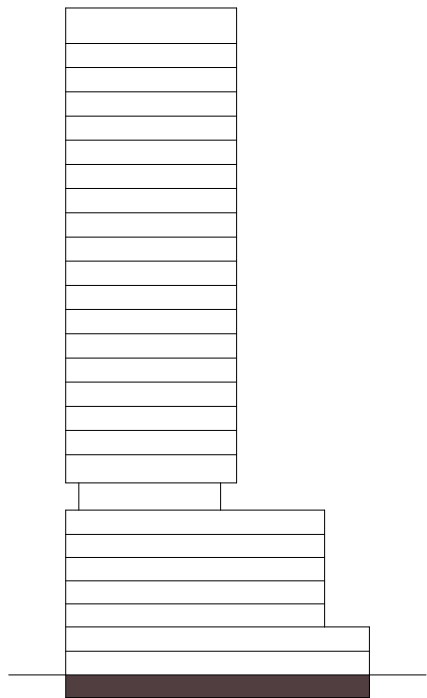
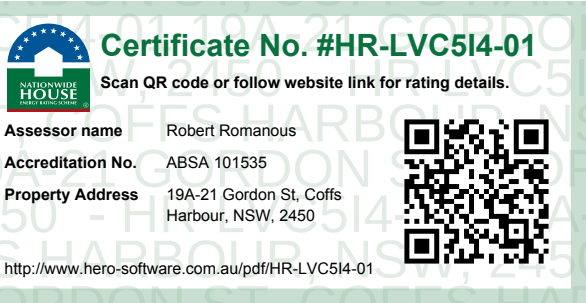
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DA01.101

REV:
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P24	FOR CLIENT REVIEW PRIOR TO SSDA SUBMISSION	16.10.25	JL
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P22	DRAFT SSDA	01.10.25	JL
P21	DRAFT SSDA	26.09.25	JL
P20	PRELIMINARY CONCEPT DESIGN	22.09.25	JL
P19	PRELIMINARY CONCEPT DESIGN	08.09.25	JL
P18	PRELIMINARY CONCEPT DESIGN	27.08.25	JL
P17	PRELIMINARY CONCEPT DESIGN	10.06.25	JL
P16	PRELIMINARY CONCEPT DESIGN	17.04.25	SC
P15	PRELIMINARY CONCEPT DESIGN	08.04.25	SC
P14	PRELIMINARY CONCEPT DESIGN	04.04.25	JL
P13	PRELIMINARY CONCEPT DESIGN	19.03.25	JL

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SCALE BAR:

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CLIENT:



PROJECT:

Coffs Harbour Uniting Church

19A-21 Gordon St Coffs Harbour

DRAWING TITLE:

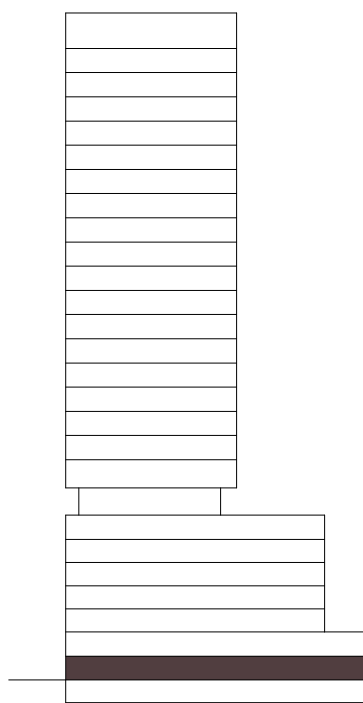
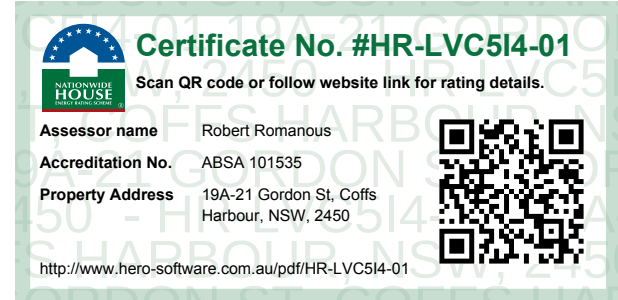
A03 - GENERAL ARRANGEMENT PLANS
LOWER GROUND

PROJECT NO: 90019 SCALE AT A1: 1 : 100

DRAWING NO: DA03.001 REV: A



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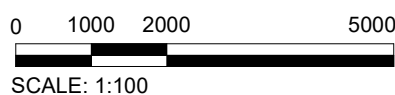


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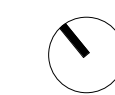
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P32	DRAFT SSDA	09.10.25	JL
P31	DRAFT SSDA	02.10.25	JL
P30	DRAFT SSDA	01.10.25	JL
P29	DRAFT SSDA	26.09.25	JL
P28	PRELIMINARY CONCEPT DESIGN	23.09.25	JL
P27	PRELIMINARY CONCEPT DESIGN	22.09.25	JL
P26	PRELIMINARY CONCEPT DESIGN	18.09.25	JL
P25	PRELIMINARY CONCEPT DESIGN	08.09.25	JL
P24	PRELIMINARY CONCEPT DESIGN	27.08.25	JL
P23	PRELIMINARY CONCEPT DESIGN	10.08.25	JL

DRN	CHK	APP
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CLIENT:



PROJECT:

Coffs Harbour Uniting Church

19A-21 Gordon St Coffs Harbour

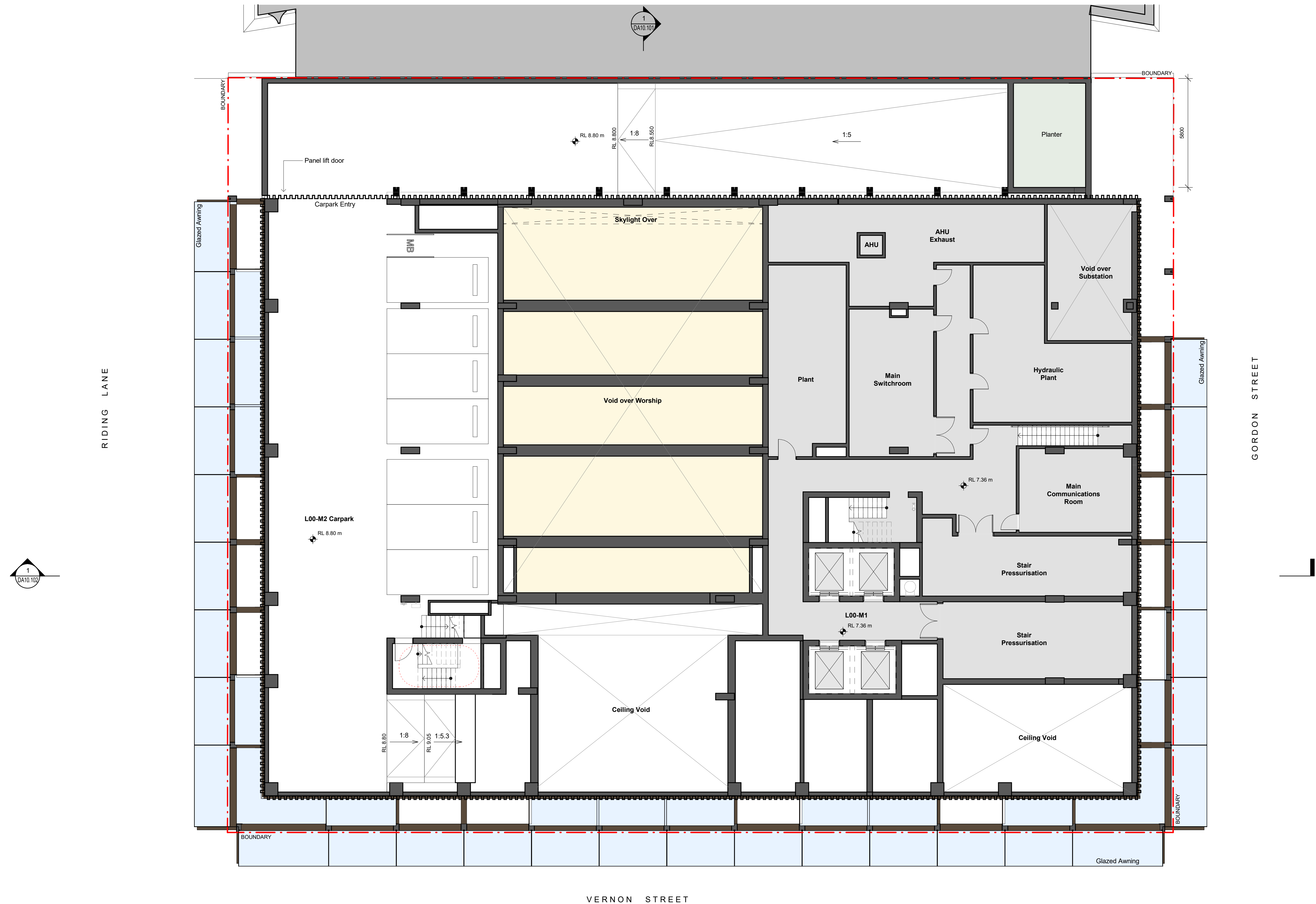
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A03 - GENERAL ARRANGEMENT PLANS
GROUND FLOOR

PROJECT NO:
90019

SCALE AT A1:
1 : 100

DRAWING NO:
DA03.100

REV:
A

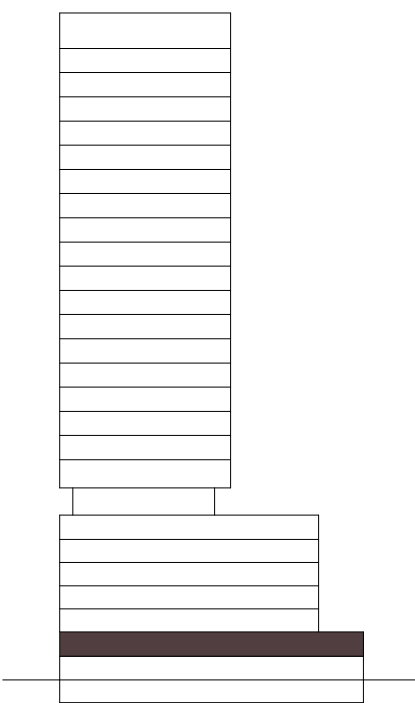


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CAR PARKING SUMMARY:

L00-M2	7 spaces
L01	28 spaces (23 + 4 small + 1 acc.)
L01-M	8 spaces
L02	26 spaces (22 + 2 small + 2 acc.)
L02-M	6 spaces
L03	30 spaces
L03-M	6 spaces
L04	30 spaces
L04-M	6 spaces
L05	28 spaces

Total = Approx. 173 spaces
(164 regular + 6 small + 3 acc. spaces)



FOR INFORMATION

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P29	FOR CLIENT REVIEW PRIOR TO SSDA SUBMISSION	16.10.25	JL
P28	DRAFT SSDA	02.10.25	JL
P27	DRAFT SSDA	01.10.25	JL
P26	DRAFT SSDA	26.09.25	JL
P25	PRELIMINARY CONCEPT DESIGN	22.09.25	JL
P24	PRELIMINARY CONCEPT DESIGN	08.09.25	JL
P23	PRELIMINARY CONCEPT DESIGN	29.08.25	JL
P22	PRELIMINARY CONCEPT DESIGN	27.08.25	JL
P21	PRELIMINARY CONCEPT DESIGN	10.06.25	JL
P20	PRELIMINARY CONCEPT DESIGN	17.04.25	SC
P19	PRELIMINARY CONCEPT DESIGN	08.04.25	SC
P18	PRELIMINARY CONCEPT DESIGN	04.04.25	JL

REV	DESCRIPTION	DATE	BY
DRN	CHK	APP	

SCALE BAR:
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SCALE: 1:100

NORTH:
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CLIENT:



PROJECT:

Coffs Harbour Uniting Church

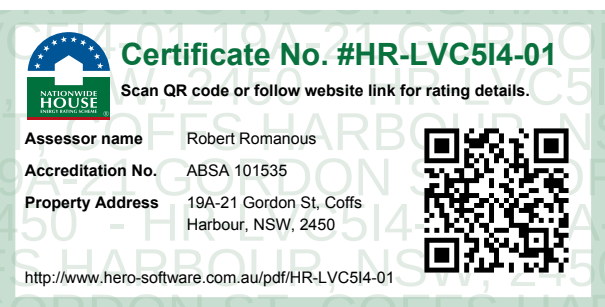
19A-21 Gordon St Coffs Harbour

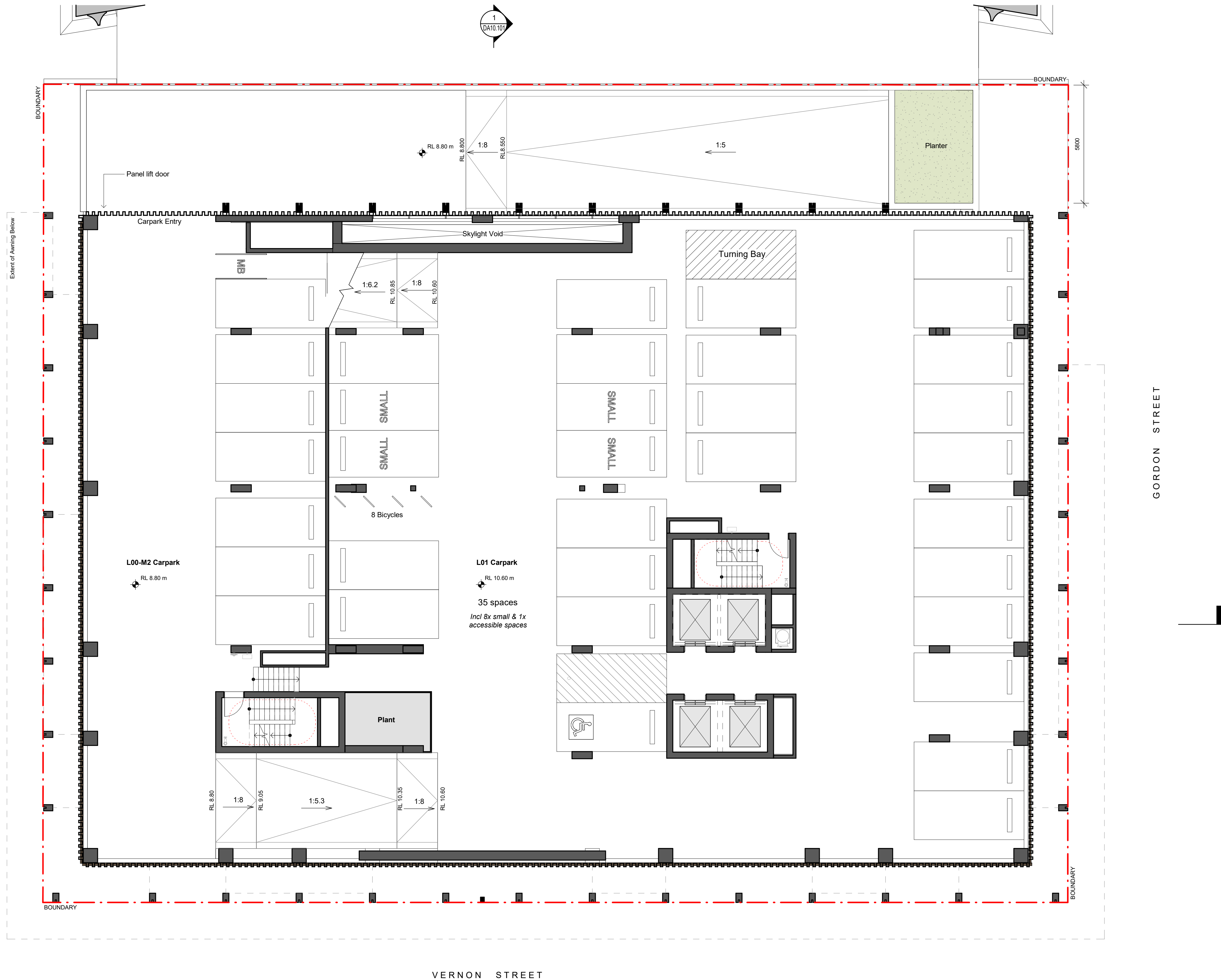
DRAWING TITLE:

A03 - GENERAL ARRANGEMENT PLANS
GROUND FLOOR MEZZANINE

PROJECT NO: 90019
SCALE AT A1: 1 : 100

DRAWING NO: DA03.100M
REV: A



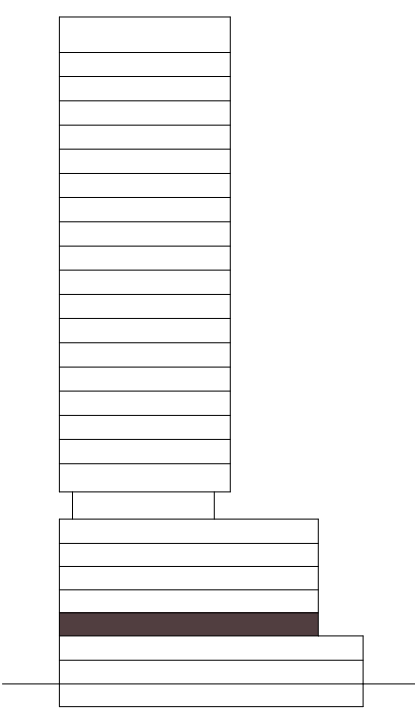


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CAR PARKING SUMMARY:

L00-M2	7 spaces
L01	28 spaces (23 + 4 small + 1 acc.)
L01-M	6 spaces
L02	26 spaces (22 + 2 small + 2 acc.)
L02-M	6 spaces
L03	30 spaces
L03-M	6 spaces
L04	30 spaces
L04-M	6 spaces
L05	28 spaces

Total = Approx. 173 spaces
(164 regular + 6 small + 3 acc. spaces)



FOR INFORMATION

A	ISSUED FOR SSDA	14.01.26	MC
P27	FOR CLIENT REVIEW PRIOR TO SSDA SUBMISSION	16.10.25	JL
P26	DRAFT SSDA	02.10.25	JL
P25	DRAFT SSDA	01.10.25	JL
P24	DRAFT SSDA	26.09.25	JL
P23	PRELIMINARY CONCEPT DESIGN	22.09.25	JL
P22	PRELIMINARY CONCEPT DESIGN	08.09.25	JL
P21	PRELIMINARY CONCEPT DESIGN	29.08.25	JL
P20	PRELIMINARY CONCEPT DESIGN	27.08.25	JL
P19	PRELIMINARY CONCEPT DESIGN	10.06.25	JL
P18	PRELIMINARY CONCEPT DESIGN	17.04.25	SC
P17	PRELIMINARY CONCEPT DESIGN	08.04.25	SC
P16	PRELIMINARY CONCEPT DESIGN	04.04.25	JL

REV	DESCRIPTION	DATE	BY
DRN	CHK	APP	

SCALE BAR:
0 1000 2000 5000
SCALE: 1:100

NORTH:
N

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Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000
E info@corteseeglder.com

CLIENT:



PROJECT:

Coffs Harbour Uniting Church

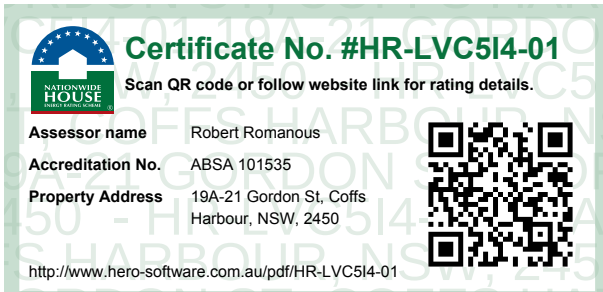
19A-21 Gordon St Coffs Harbour

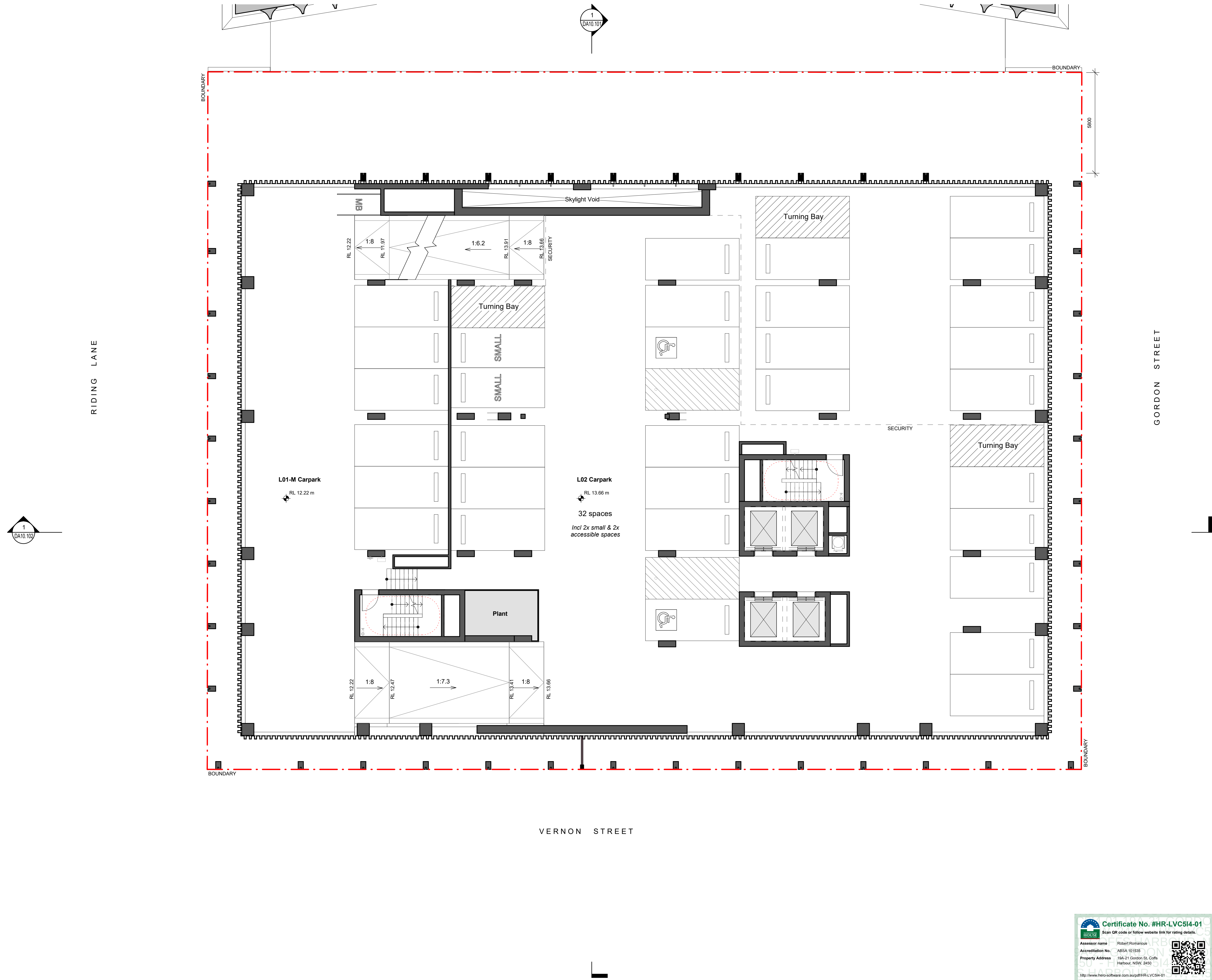
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A03 - GENERAL ARRANGEMENT PLANS
LEVEL 1

PROJECT NO: 90019 **SCALE AT A1:** 1 : 100

DRAWING NO: DA03.101 **REV:** A



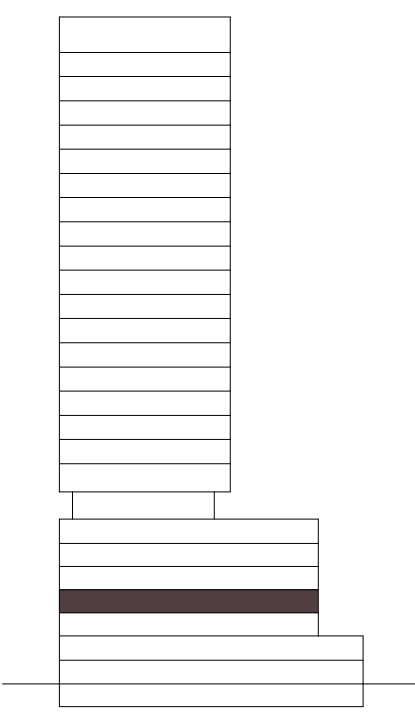


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L01	28 spaces (23 + 4 small + 1 acc.)
L01-M	6 spaces
L02	26 spaces (22 + 2 small + 2 acc.)
L02-M	6 spaces
L03	30 spaces
L03-M	6 spaces
L04	30 spaces
L04-M	6 spaces
L05	28 spaces

Total = Approx. 173 spaces
(164 regular + 6 small + 3 acc. spaces)



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P26	DRAFT SSDA	02.10.25	JL
P25	DRAFT SSDA	01.10.25	JL
P24	DRAFT SSDA	26.09.25	JL
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P16	PRELIMINARY CONCEPT DESIGN	04.04.25	JL

REV	DESCRIPTION	DATE	BY
DRN	CHK	APP	

SCALE BAR: 0 1000 2000 5000
SCALE: 1:100

NORTH:

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Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
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Sydney NSW 2000
E info@corteseeglder.com

CLIENT:

 **Uniting Church**
SYNOD OF NSW & ACT

PROJECT:

Coffs Harbour Uniting Church

19A-21 Gordon St Coffs Harbour

DRAWING TITLE:

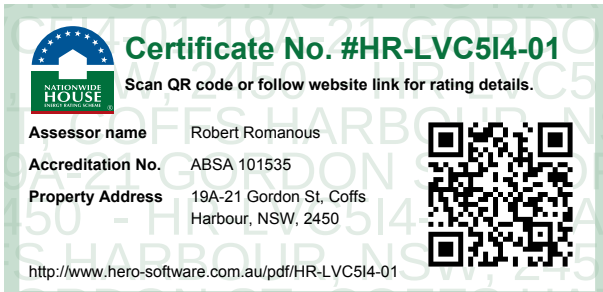
A03 - GENERAL ARRANGEMENT PLANS
LEVEL 2

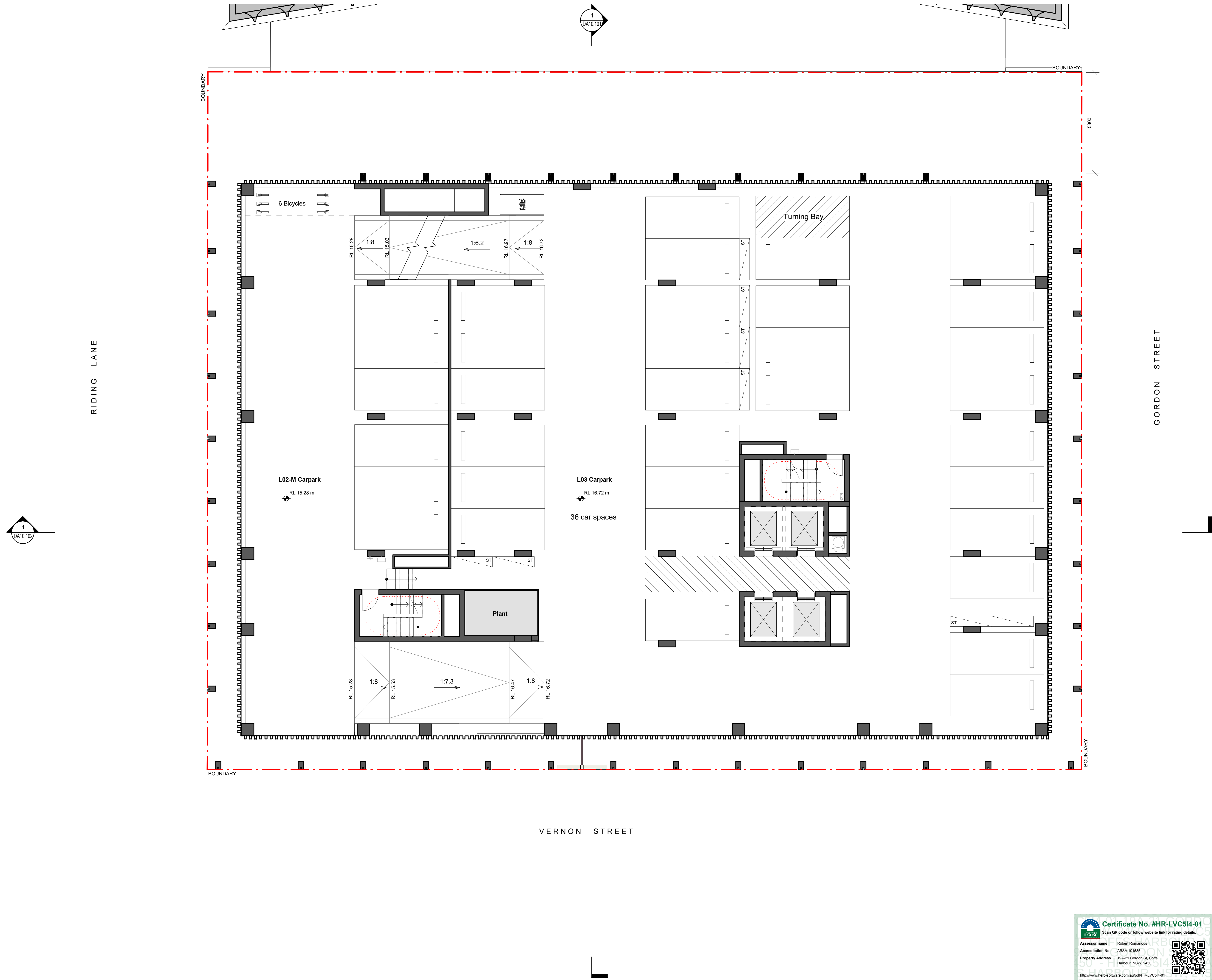
PROJECT NO: 90019

SCALE AT A1: 1 : 100

DRAWING NO: DA03.102

REV: A



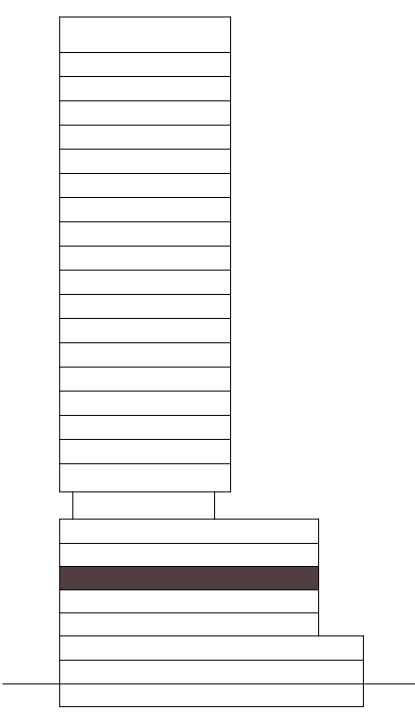


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L01	28 spaces (23 + 4 small + 1 acc.)
L01-M	6 spaces
L02	26 spaces (22 + 2 small + 2 acc.)
L02-M	6 spaces
L03	30 spaces
L03-M	6 spaces
L04	30 spaces
L04-M	6 spaces
L05	28 spaces

Total = Approx. 173 spaces
(164 regular + 6 small + 3 acc. spaces)



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P27	FOR CLIENT REVIEW PRIOR TO SSDA SUBMISSION	16.10.25	JL
P26	DRAFT SSDA	02.10.25	JL
P25	DRAFT SSDA	01.10.25	JL
P24	DRAFT SSDA	26.09.25	JL
P23	PRELIMINARY CONCEPT DESIGN	22.09.25	JL
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P18	PRELIMINARY CONCEPT DESIGN	17.04.25	SC
P17	PRELIMINARY CONCEPT DESIGN	08.04.25	SC
P16	PRELIMINARY CONCEPT DESIGN	04.04.25	JL

REV	DESCRIPTION	DATE	BY
DRN	CHK	APP	

SCALE BAR: 0 1000 2000 5000
SCALE: 1:100

NORTH:

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Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000
E info@corteseeglder.com

CLIENT:



PROJECT:
Coffs Harbour Uniting Church

19A-21 Gordon St Coffs Harbour

DRAWING TITLE:
A03 - GENERAL ARRANGEMENT PLANS
LEVEL 3

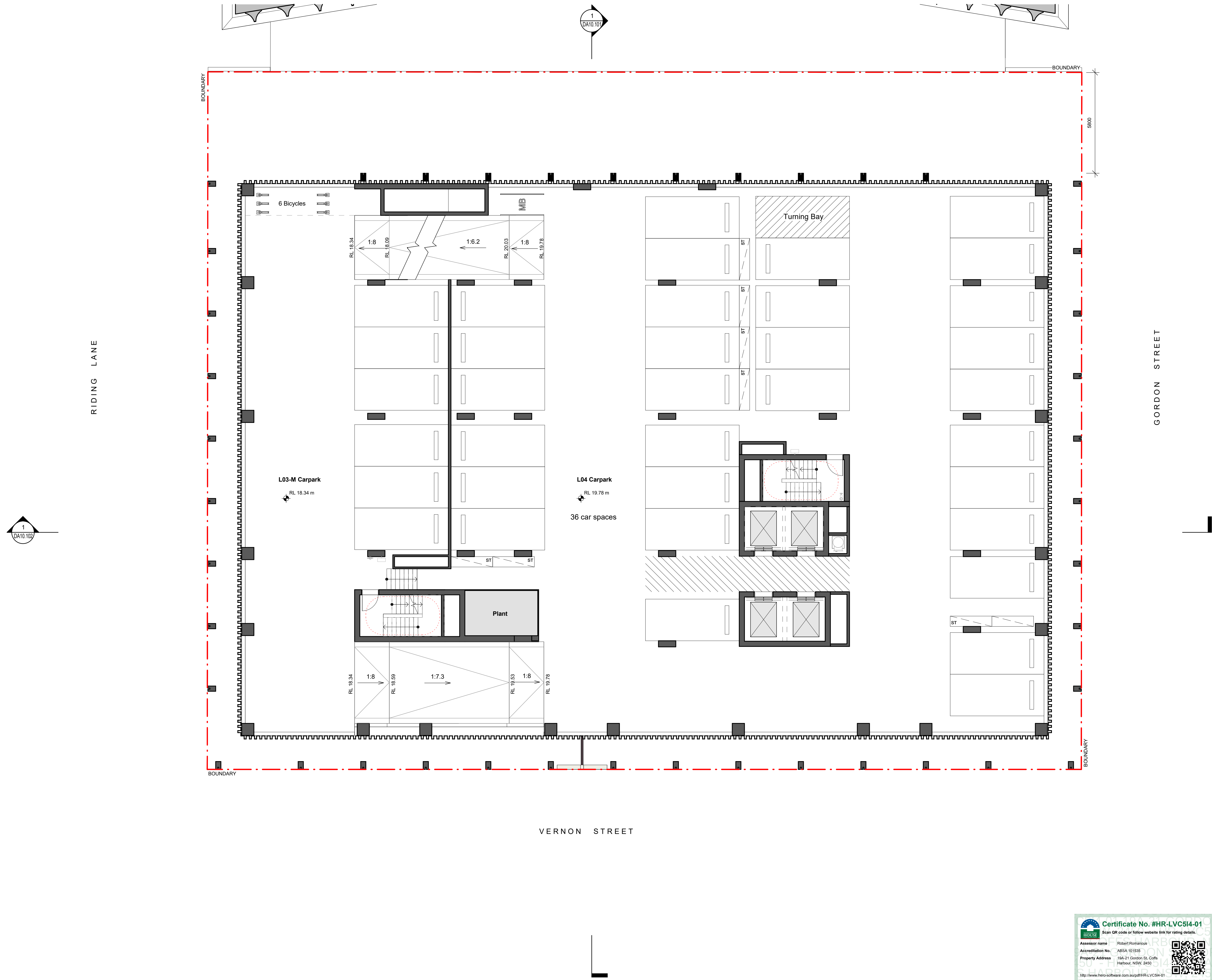
PROJECT NO: 90019 **SCALE AT A1:** 1 : 100

DRAWING NO: DA03.103 **REV:** A

Certificate No. #HR-LVC514-01
Scan QR code or follow website link for rating details.

Assessor name: Robert Rominous
Accreditation No: ABISA 101535
Property Address: 19A-21 Gordon St, Coffs Harbour, NSW, 2450

<http://www.hero-software.com.au/pdf/HR-LVC514-01>

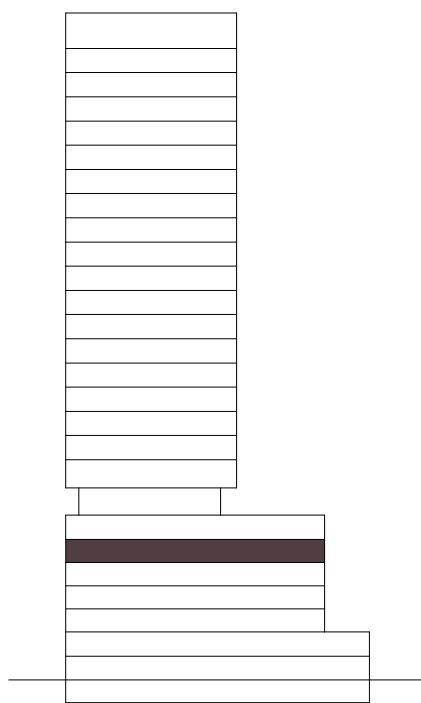


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L01	28 spaces (23 + 4 small + 1 acc.)
L01-M	6 spaces
L02	26 spaces (22 + 2 small + 2 acc.)
L02-M	6 spaces
L03	30 spaces
L03-M	6 spaces
L04	30 spaces
L04-M	6 spaces
L05	28 spaces

Total = Approx. 173 spaces
(164 regular + 6 small + 3 acc. spaces)



FOR INFORMATION

REV	DESCRIPTION	DATE	BY
A	ISSUED FOR SSDA	14.01.26	MC
P27	FOR CLIENT REVIEW PRIOR TO SSDA SUBMISSION	16.10.25	JL
P26	DRAFT SSDA	02.10.25	JL
P25	DRAFT SSDA	01.10.25	JL
P24	DRAFT SSDA	26.09.25	JL
P23	PRELIMINARY CONCEPT DESIGN	22.09.25	JL
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P18	PRELIMINARY CONCEPT DESIGN	17.04.25	SC
P17	PRELIMINARY CONCEPT DESIGN	08.04.25	SC
P16	PRELIMINARY CONCEPT DESIGN	04.04.25	JL

SCALE BAR: 0 1000 2000 5000
SCALE: 1:100

NORTH:

Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000
E info@corteseeglder.com

CLIENT:



PROJECT:

Coffs Harbour Uniting Church

19A-21 Gordon St Coffs Harbour

DRAWING TITLE:

A03 - GENERAL ARRANGEMENT PLANS
LEVEL 4

PROJECT NO:
90019

SCALE AT A1:
1 : 100

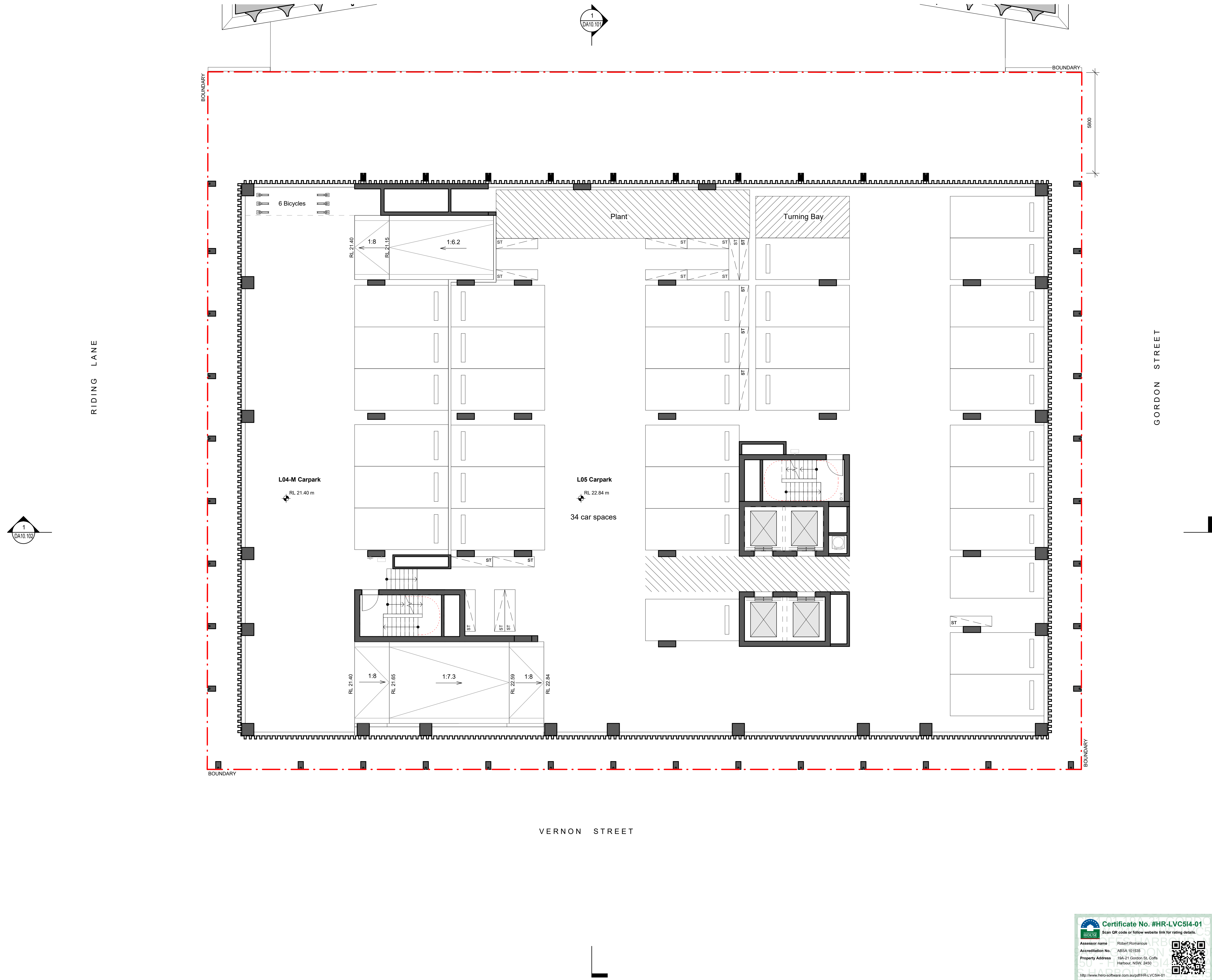
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DA03.104

REV:

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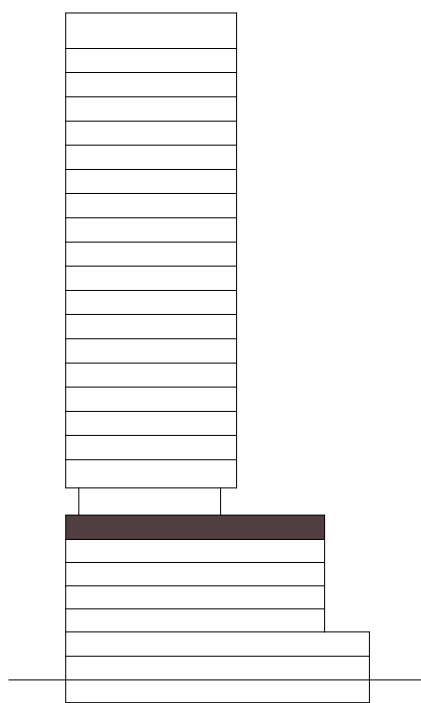


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L01	28 spaces (23 + 4 small + 1 acc.)
L01-M	6 spaces
L02	26 spaces (22 + 2 small + 2 acc.)
L02-M	6 spaces
L03	30 spaces
L03-M	6 spaces
L04	30 spaces
L04-M	6 spaces
L05	28 spaces

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(164 regular + 6 small + 3 acc. spaces)



FOR INFORMATION

A	ISSUED FOR SSDA	14.01.26	MC
P27	FOR CLIENT REVIEW PRIOR TO SSDA SUBMISSION	16.10.25	JL
P26	DRAFT SSDA	02.10.25	JL
P25	DRAFT SSDA	01.10.25	JL
P24	DRAFT SSDA	26.09.25	JL
P23	PRELIMINARY CONCEPT DESIGN	22.09.25	JL
P22	PRELIMINARY CONCEPT DESIGN	08.09.25	JL
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P16	PRELIMINARY CONCEPT DESIGN	04.04.25	JL

SCALE BAR:	NORTH:
0 1000 2000 5000	
SCALE: 1:100	

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NSW Nominated Architect Andrew Cortese 6652
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Sydney NSW 2000
E info@corteseeglder.com

CLIENT:



PROJECT:

Coffs Harbour Uniting Church

19A-21 Gordon St Coffs Harbour

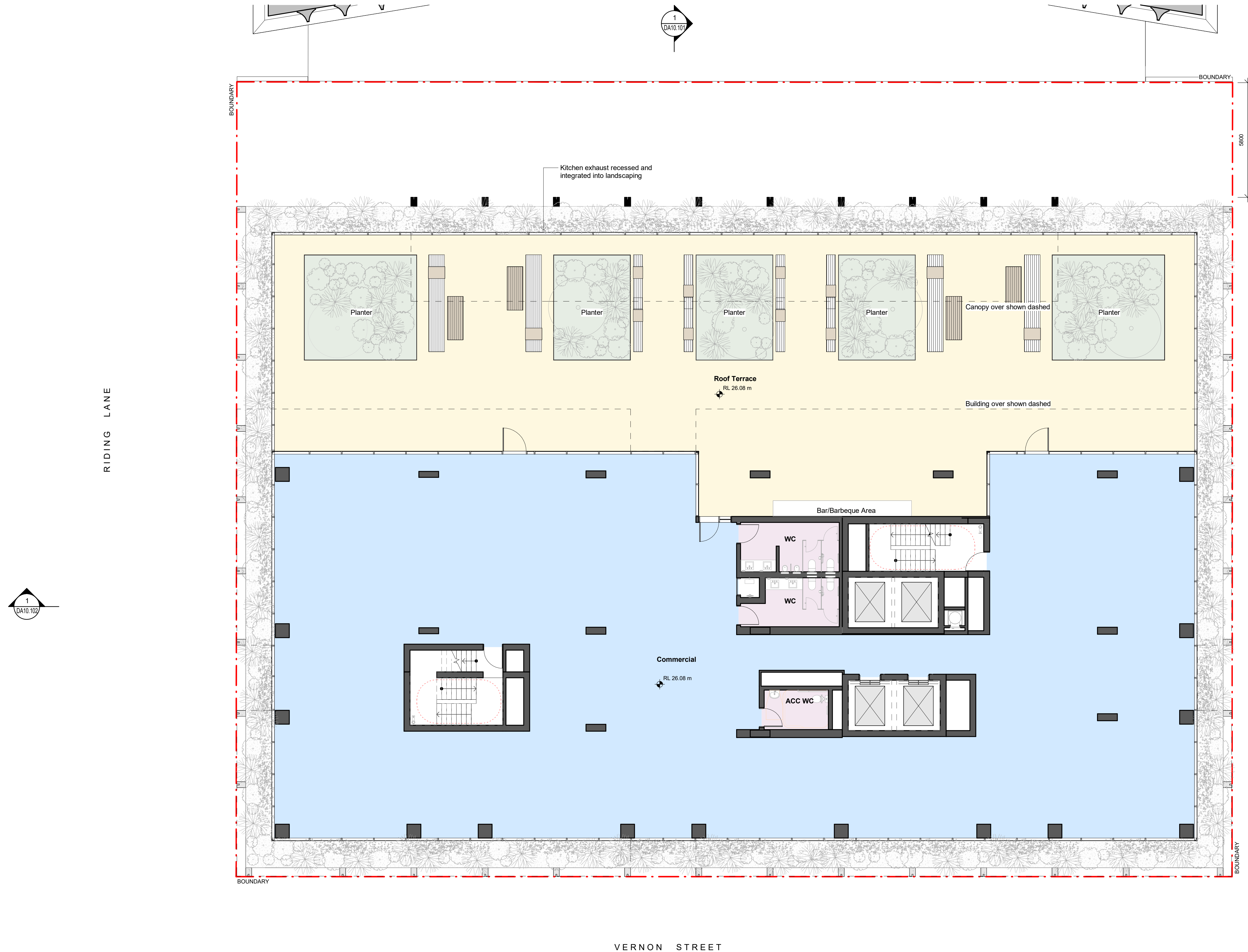
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A03 - GENERAL ARRANGEMENT PLANS
LEVEL 5

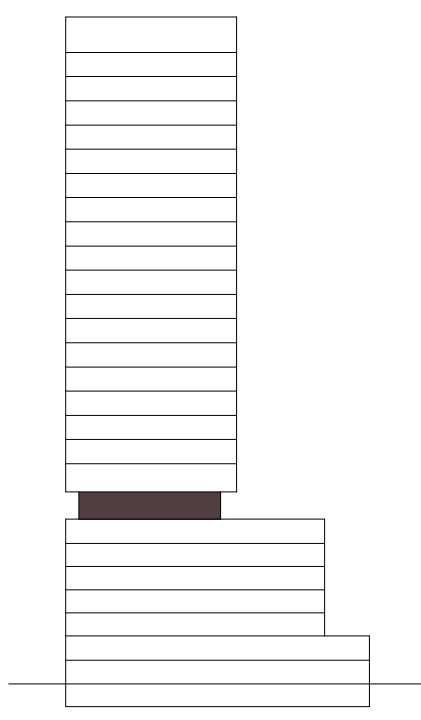
PROJECT NO: 90019 **SCALE AT A1:** 1 : 100

DRAWING NO: DA03.105 **REV:** A





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P29	FOR CLIENT REVIEW PRIOR TO SSDA SUBMISSION	16.10.25	JL
P28	DRAFT SSDA	02.10.25	JL
P27	DRAFT SSDA	01.10.25	JL
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P25	PRELIMINARY CONCEPT DESIGN	23.09.25	JL
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REV	DESCRIPTION	DATE	BY
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SCALE BAR: 0 1000 2000 5000
SCALE: 1:100

NORTH:

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NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000
E: info@corteseeglder.com

CLIENT:



PROJECT:

Coffs Harbour Uniting Church

19A-21 Gordon St Coffs Harbour

DRAWING TITLE:

A03 - GENERAL ARRANGEMENT PLANS
LEVEL 6

PROJECT NO:
90019

SCALE AT A1:
1 : 100

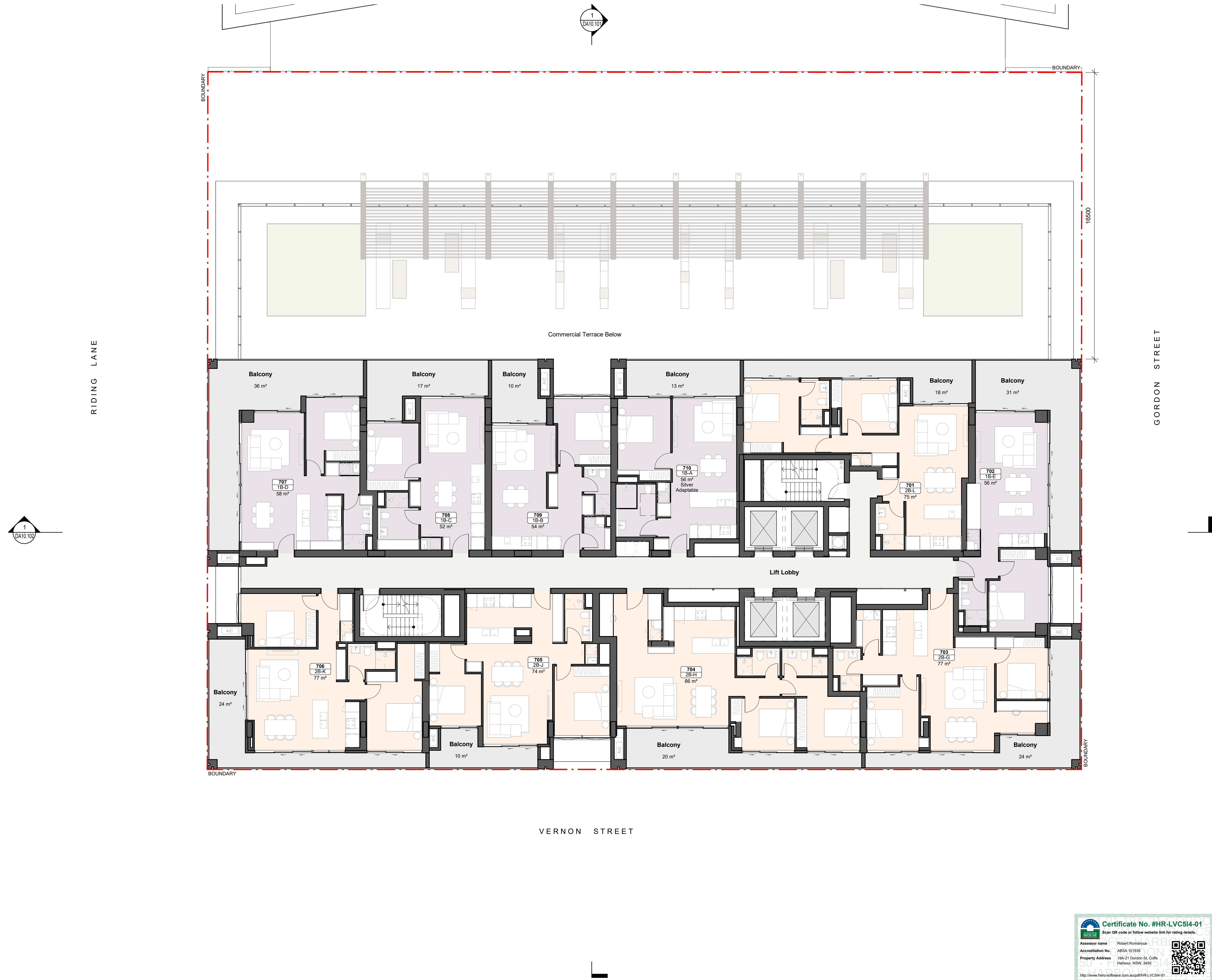
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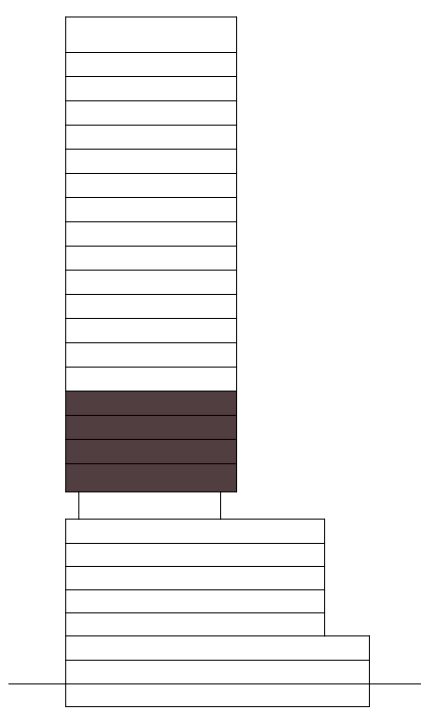
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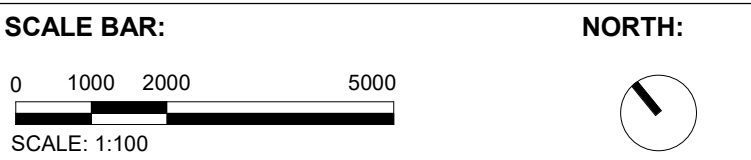
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P13	PRELIMINARY CONCEPT DESIGN	19.03.25	JL

REV	DESCRIPTION	DATE	BY
DRN	CHK	APP	



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Sydney NSW 2000
E info@corteseeglder.com

CLIENT:



PROJECT:

Coffs Harbour Uniting Church

19A-21 Gordon St Coffs Harbour

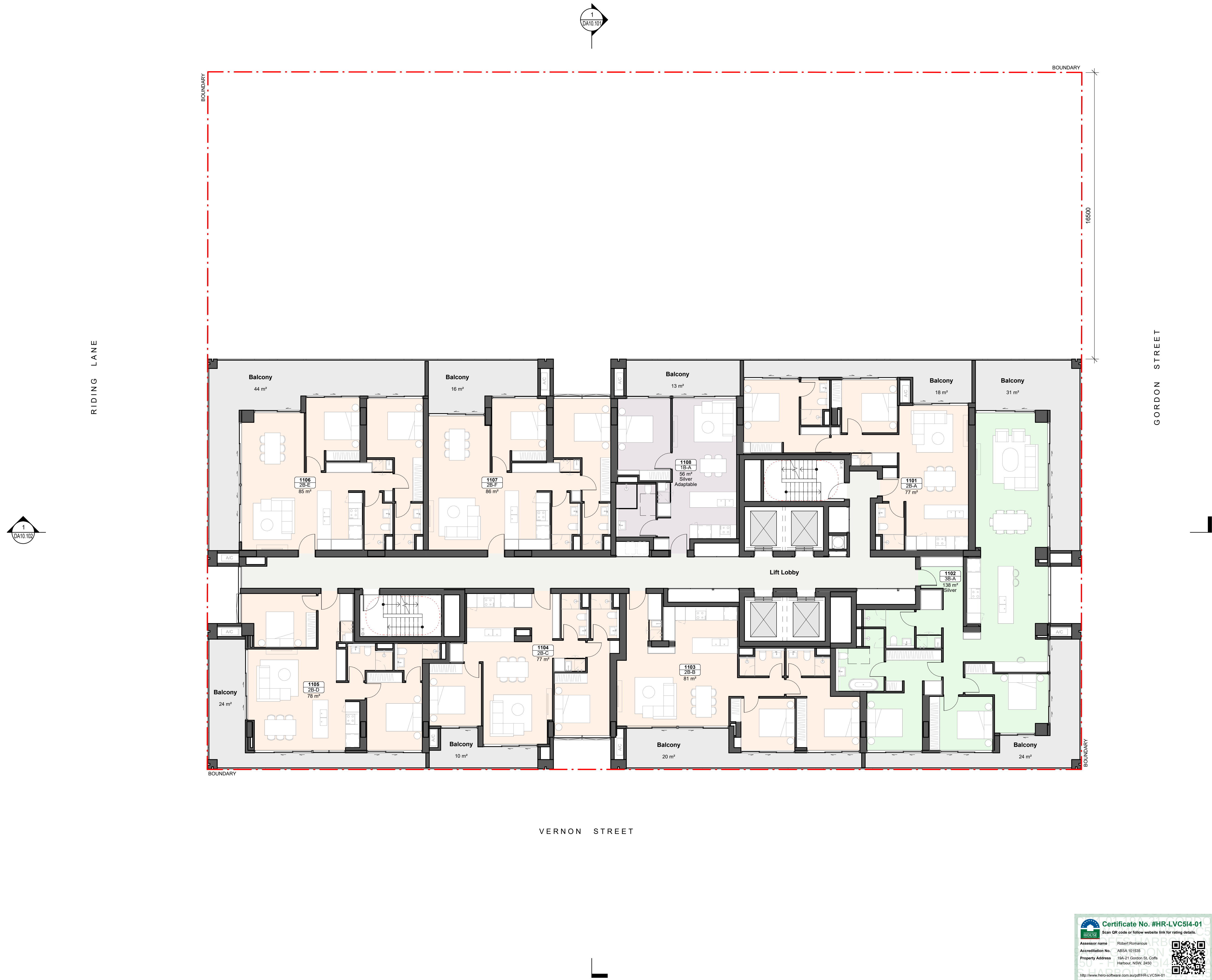
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A03 - GENERAL ARRANGEMENT PLANS
LEVEL 7-10 (AFFORDABLE HOUSING
LAYOUT)

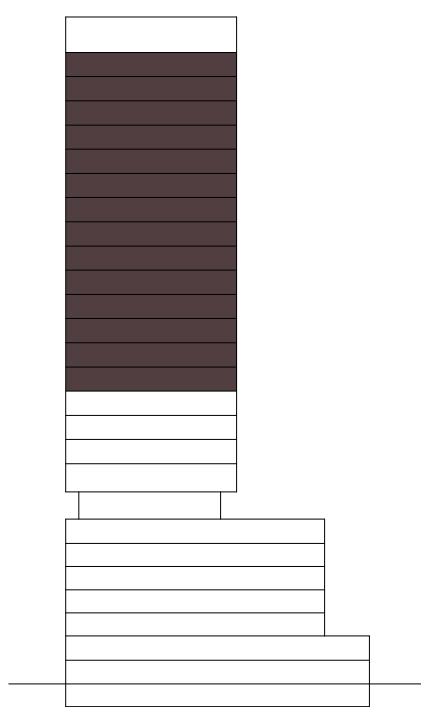
PROJECT NO: 90019 **SCALE AT A1:** 1 : 100

DRAWING NO: DA03.107 **REV:** A





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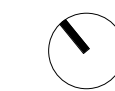
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DRN	CHK	APP	

SCALE BAR:

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SCALE: 1:100

NORTH:



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CLIENT:



PROJECT:

Coffs Harbour Uniting Church

19A-21 Gordon St Coffs Harbour

DRAWING TITLE:

A03 - GENERAL ARRANGEMENT PLANS
LEVEL 11-24 (TYPICAL MARKET HOUSING LAYOUT)

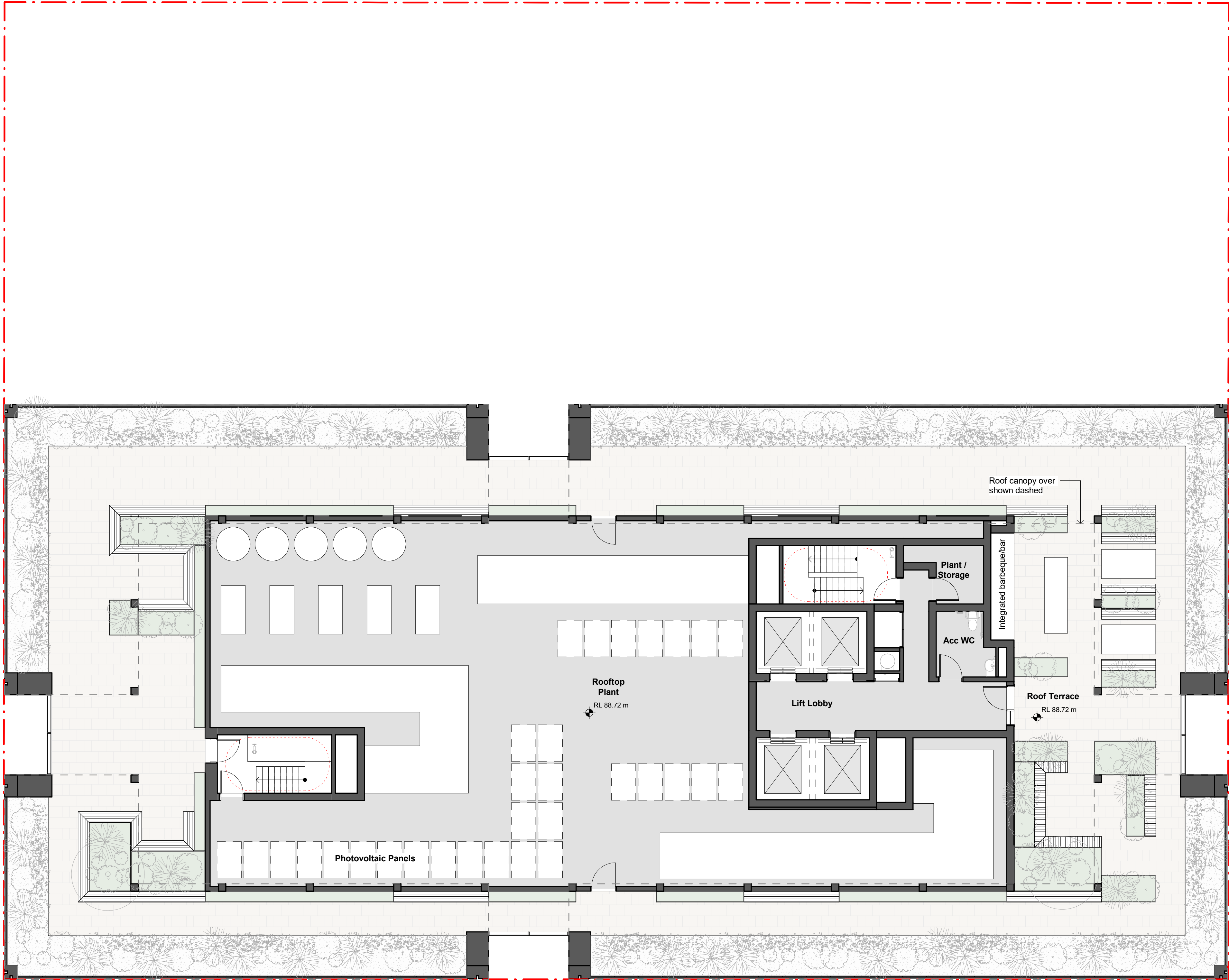
PROJECT NO:
90019

SCALE AT A1:
1 : 100

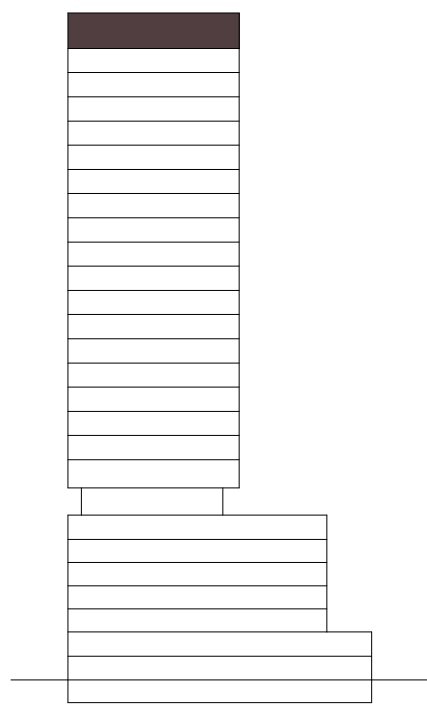
DRAWING NO:
DA03.109

REV:
A





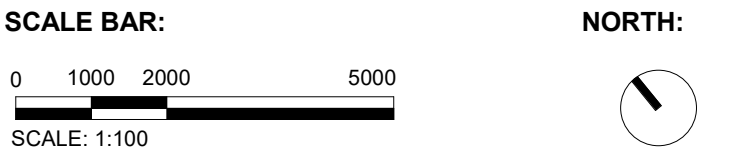
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FOR INFORMATION

A	ISSUED FOR SSDA	14.01.26	MC
P18	FOR CLIENT REVIEW PRIOR TO SSDA SUBMISSION	16.10.25	JL
P17	DRAFT SSDA	02.10.25	JL
P16	DRAFT SSDA	01.10.25	JL
P15	DRAFT SSDA	26.09.25	JL
P14	PRELIMINARY CONCEPT DESIGN	23.09.25	JL
P13	PRELIMINARY CONCEPT DESIGN	22.09.25	JL
P12	PRELIMINARY CONCEPT DESIGN	08.09.25	JL
P11	PRELIMINARY CONCEPT DESIGN	27.08.25	JL
P10	PRELIMINARY CONCEPT DESIGN	10.06.25	JL
P09	PRELIMINARY CONCEPT DESIGN	17.04.25	SC
P08	PRELIMINARY CONCEPT DESIGN	08.04.25	SC
P07	PRELIMINARY CONCEPT DESIGN	04.04.25	JL
REV	DESCRIPTION	DATE	BY

DRN	CHK	APP
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CLIENT:



PROJECT:

Coffs Harbour Uniting Church

19A-21 Gordon St Coffs Harbour

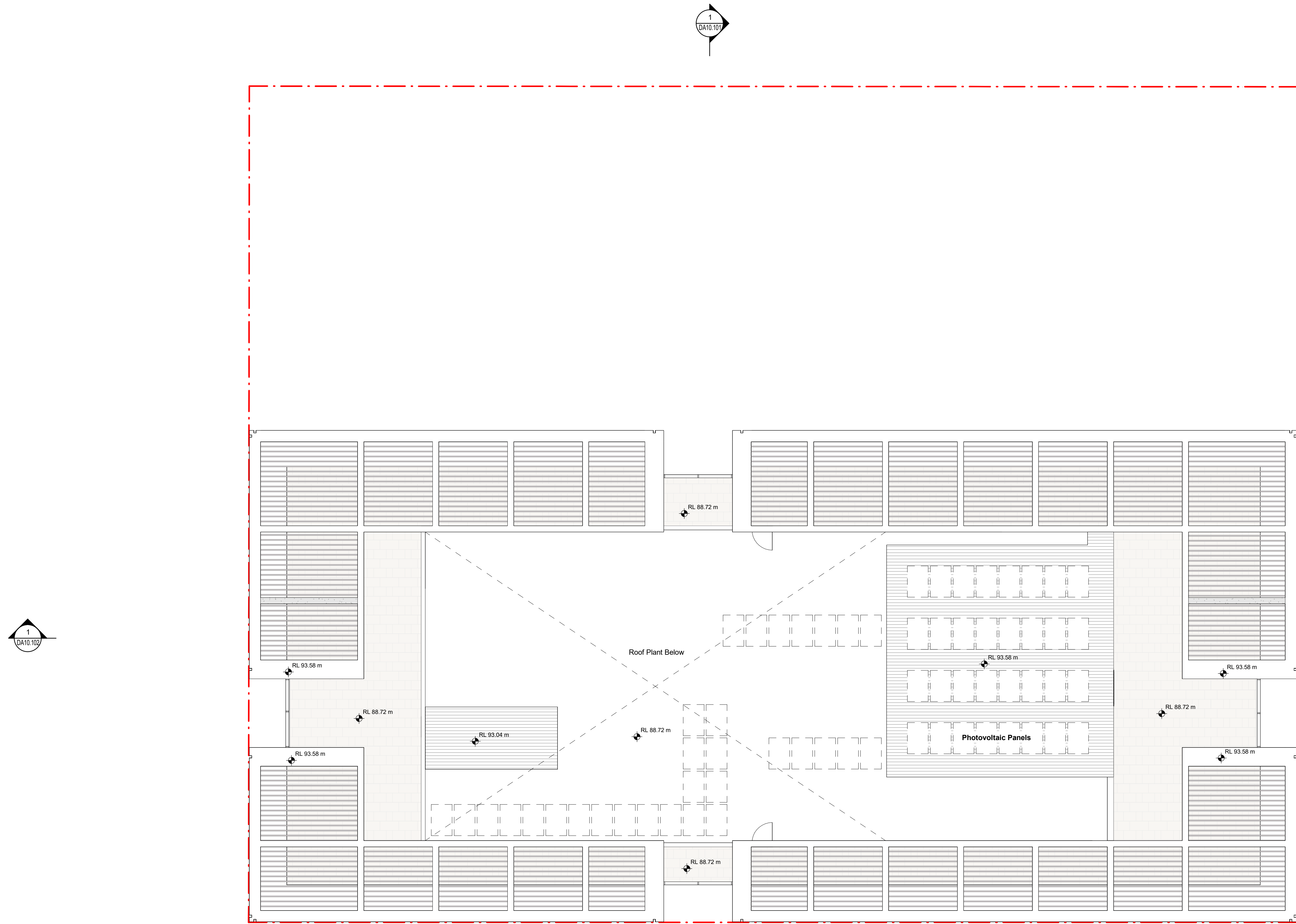
DRAWING TITLE:

A03 - GENERAL ARRANGEMENT PLANS
LEVEL 25

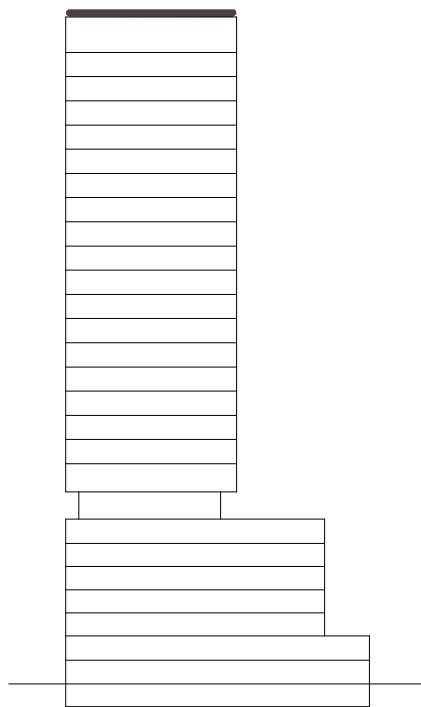
PROJECT NO: 90019 **SCALE AT A1:** 1 : 100

DRAWING NO: DA03.125 **REV:** A





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P17	FOR CLIENT REVIEW PRIOR TO SSDA SUBMISSION	16.10.25	JL
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P15	DRAFT SSDA	01.10.25	JL
P14	DRAFT SSDA	26.09.25	JL
P13	PRELIMINARY CONCEPT DESIGN	23.09.25	JL
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P09	PRELIMINARY CONCEPT DESIGN	10.06.25	JL
P08	PRELIMINARY CONCEPT DESIGN	17.04.25	SC
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P06	PRELIMINARY CONCEPT DESIGN	04.04.25	JL

DRN	CHK	APP

SCALE BAR: 0 1000 2000 5000
SCALE: 1:100

NORTH:

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PROJECT:

Coffs Harbour Uniting Church

19A-21 Gordon St Coffs Harbour

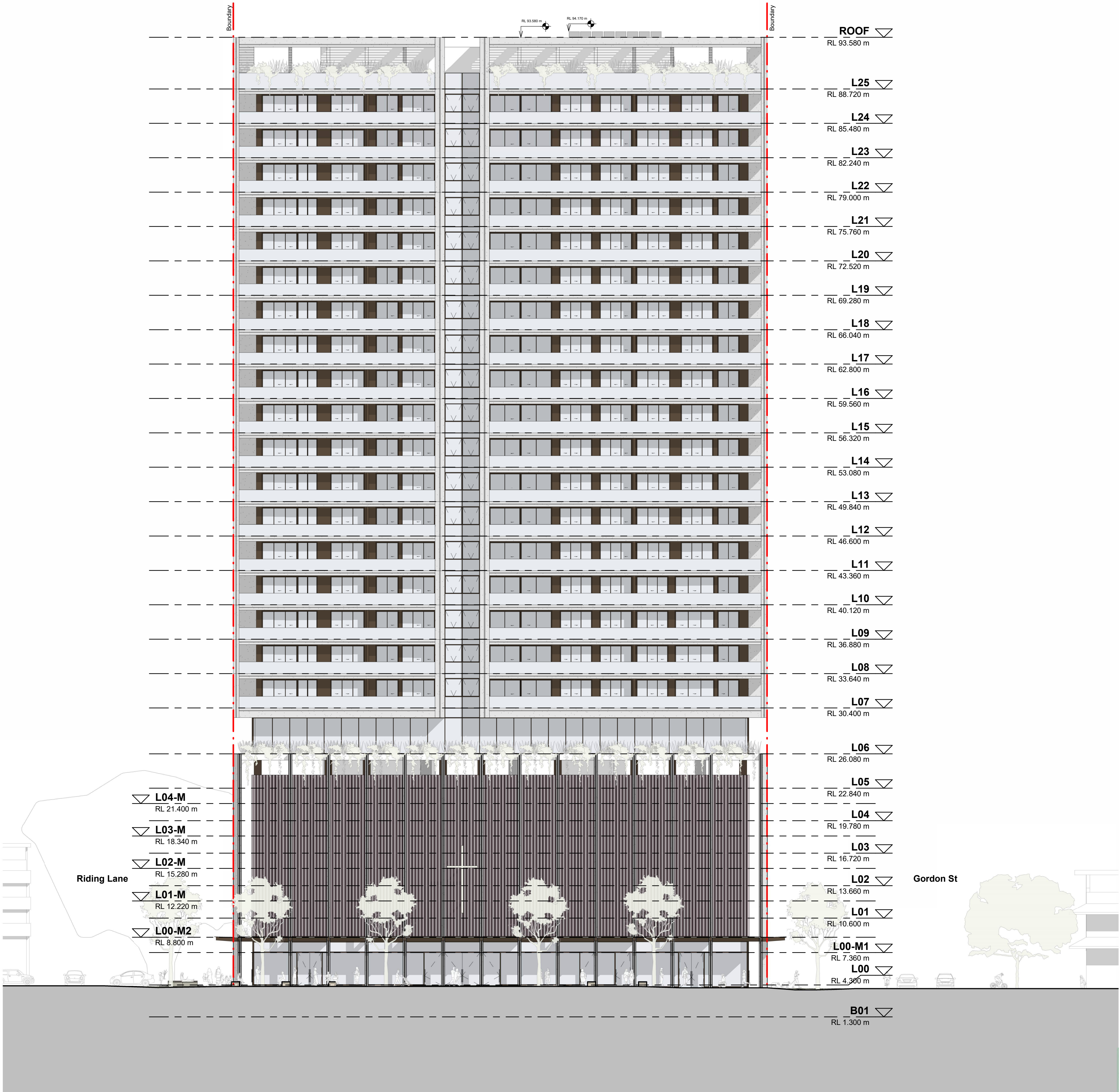
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A03 - GENERAL ARRANGEMENT PLANS
ROOF

PROJECT NO: 90019 SCALE AT A1: 1 : 100

DRAWING NO: DA03.126 REV: A



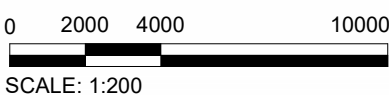


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P04	PRELIMINARY CONCEPT DESIGN	04.04.25	JL
P03	PRELIMINARY CONCEPT DESIGN	19.03.25	JL
P02	PRELIMINARY CONCEPT DESIGN	11.03.25	JL

SCALE BAR:



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PROJECT:

Coffs Harbour Uniting Church

19A-21 Gordon St Coffs Harbour

DRAWING TITLE:

A09 - BUILDING ELEVATIONS
SOUTH ELEVATIONS

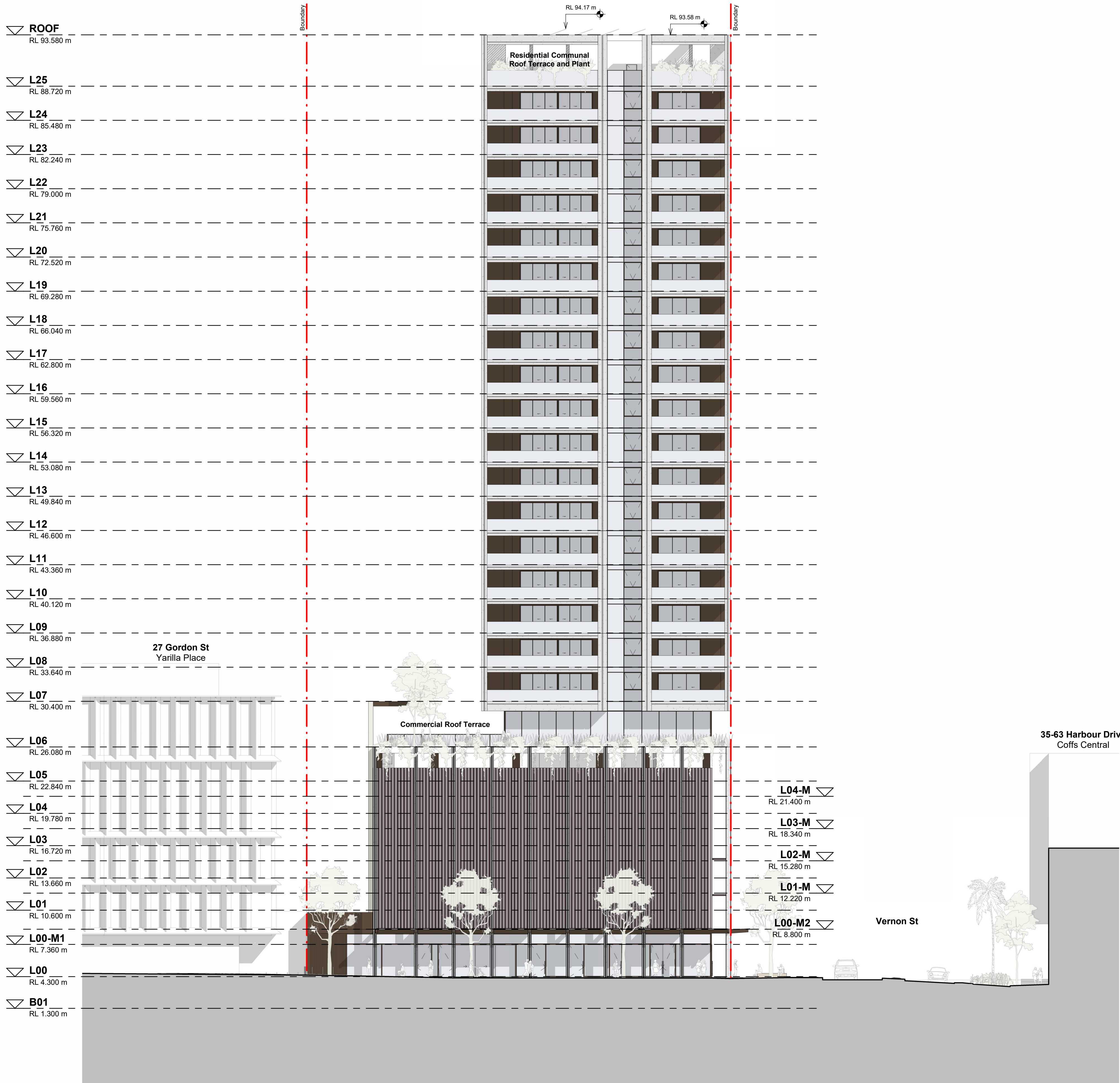
PROJECT NO:
90019

SCALE AT A1:
1 : 200

DRAWING NO:
DA09.101

REV:
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P03	PRELIMINARY CONCEPT DESIGN	19.03.25	JL
P02	PRELIMINARY CONCEPT DESIGN	11.03.25	JL

SCALE BAR:

0 2000 4000 10000

SCALE: 1:200

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Coffs Harbour Uniting Church

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DRAWING TITLE:

A09 - BUILDING ELEVATIONS
WEST ELEVATIONS

PROJECT NO:
90019

SCALE AT A1:
1 : 200

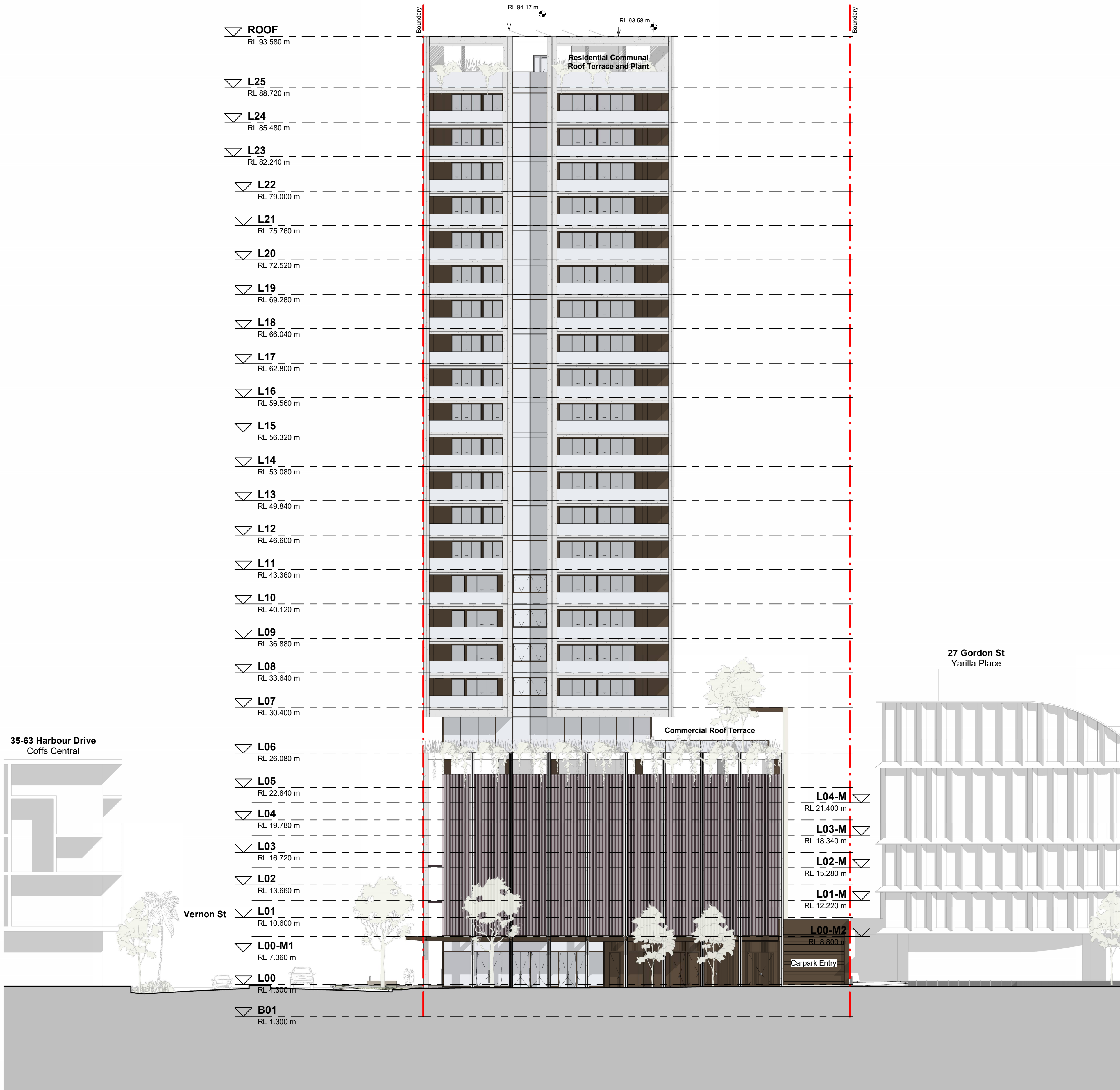
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P02	PRELIMINARY CONCEPT DESIGN	11.03.25	JL

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0 2000 4000 10000

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CLIENT:

 **Uniting Church**
SYNOD OF NSW & ACT

PROJECT:
Coffs Harbour Uniting Church

19A-21 Gordon St Coffs Harbour

DRAWING TITLE:
A09 - BUILDING ELEVATIONS
EAST ELEVATIONS

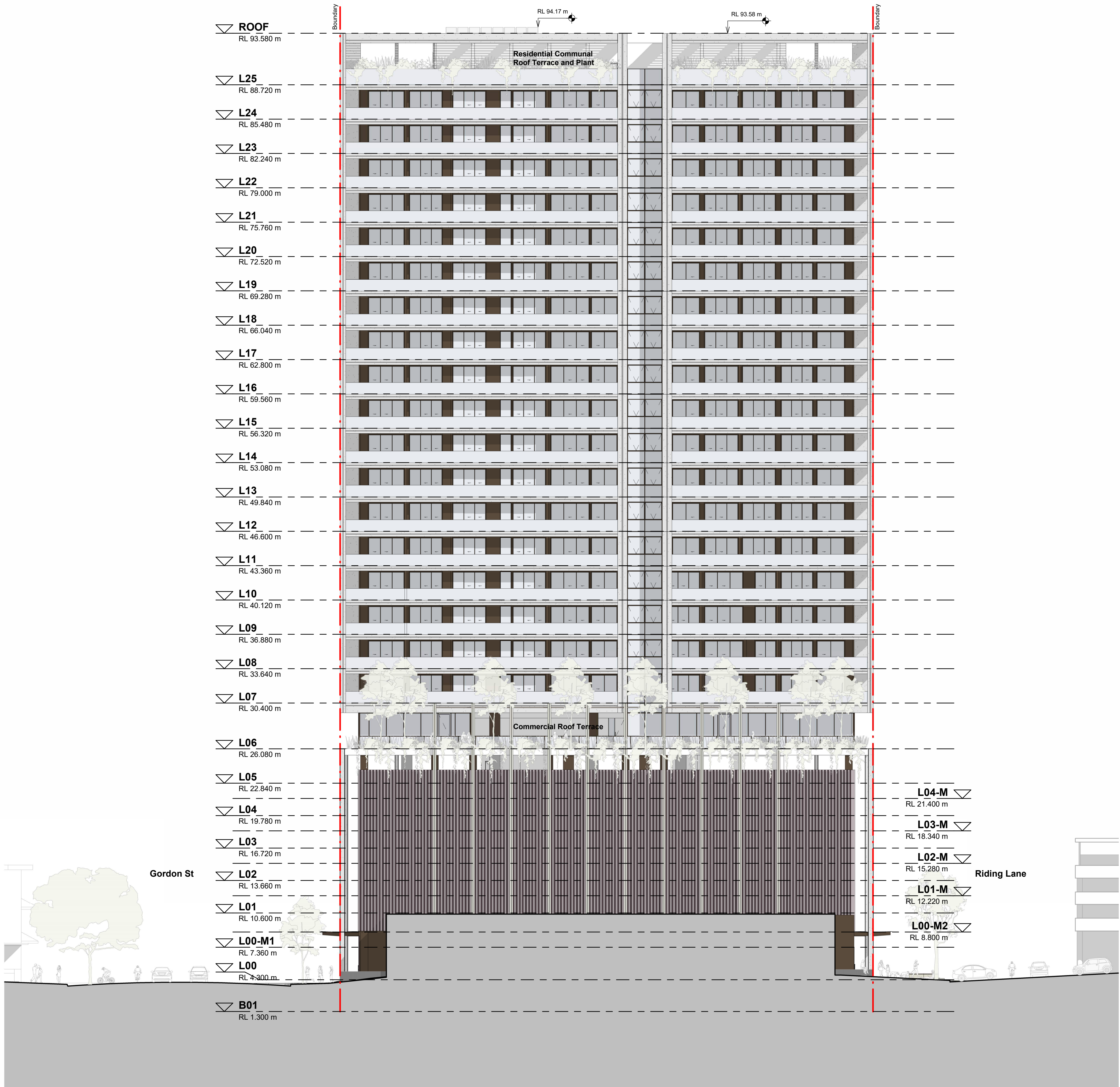
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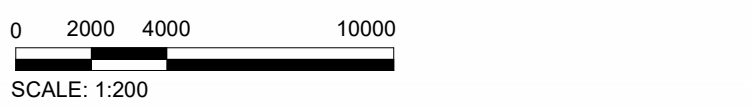
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P02	PRELIMINARY CONCEPT DESIGN	11.03.25	JL

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PROJECT:

Coffs Harbour Uniting Church

19A-21 Gordon St Coffs Harbour

DRAWING TITLE:

A09 - BUILDING ELEVATIONS
NORTH ELEVATIONS

PROJECT NO: 90019 **SCALE AT A1:** 1 : 200

DRAWING NO: DA09.104 **REV:** A

