



5 June 2024

The General Manager
Lithgow City Council
180 Mort Street
Lithgow NSW 2790
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Property Owner:
Mr Benjamin Harris
Experience OZ Pty Ltd (ABN: 71 637 922 966)
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Dear Sirs,

RE: Development Application Submission for Ecotourist Facility at 51 Atkinson Street Mort's Estate – Sustainable Buildings Policy

This letter considers the requirement for a NABERS Quantity of Materials and the essential requirement for lodging a NABERS Embodied Emissions Materials Form to accompany our development application.

Our proposal has considered the following.

The NSW Government Handbook for Estimating NABERS ratings Version 3.0 (NABERS, 2023) developers, building owners and tenants can promote and market the expected greenhouse performance of a new or refurbished space type from the design stage when they have undertaken the NABERS Energy Commitment Agreement.

The rating inputs to cover the scope of embodied emissions apply to offices, shopping centres, hotels, data centres, apartment buildings, aged care and retirement facilities, warehouses, and cold stores.

The Eco-Tourist development for 51 Atkinson Street does not include these building types or proposals at these scales, so we ask that this be exempt from the NABERS requirements.

Alternately, the results of the Do-It-Yourself assessment for BASIX show that project scores for water, thermal performance, energy, and materials have met the standard for sustainable buildings for our manager's house and the common room (bushfire refuge) buildings.

We reference the BASIX Certificate number 1377343S, 24 November 2023, for the Common Room, and the BASIX Certificate number—1750405S_5 June 2024, for the Manager's Residence

Sincerely,

Dr Jane T. Aiken for and on behalf of Mr Ben Harris, Experience OZ Pty Ltd.

ATTACHMENT: BASIX CERTIFICATIONS Common Room and Managers Residence.

Reference: NABERS (2023). Handbook Estimating NABERS ratings Version 3.0. New South Wales Government, 4 Parramatta Square, 12 Darcy Street Parramatta NSW 2150.