

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

Single Dwelling

Certificate number: 544346S

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 29/06/2009 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Friday, 16 May 2014

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



Project summary					
Project name	(Jose & Thomas) Lo	t 2175 Cabarita Way,			
Street address	Cabarita Way Jorda	n Springs 2747			
Local Government Area	Penrith City Council				
Plan type and plan number	deposited 1168992				
Lot no.	2175				
Section no.	-	14			
Project type	separate dwelling ho	separate dwelling house			
No. of bedrooms	4				
Project score					
Water	✓ 41	Target 40			
Thermal Comfort	✓ Pass	Target Pass			
Energy	✓ 40	Target 40			

Certificate Prepared by
Name / Company Name: Marretta Design
ABN (if applicable): 93126072606

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Description of project

Project address	
Project name	(Jose & Thomas) Lot 2175 Cabarita Way,
Street address	n/a Cabarita Way Jordan Springs 2747
Local Government Area	Penrith City Council
Plan type and plan number	Deposited Plan 1168992
Lot no.	2175
Section no.	
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m²)	582
Roof area (m²)	307
Conditioned floor area (m2)	192
Unconditioned floor area (m2)	17
Total area of garden and lawn (m2)	236

Assessor details and thermal lo	ads
Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m².year)	n/a
Area adjusted heating load (MJ/m².year)	n/a
Other	
none	n/a
Project score	
Water	✓ 41 Target 40
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 40 Target 40

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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 (> 4.5 but <= 6 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 5 star in the kitchen in the development.		~	
The applicant must install basin taps with a minimum rating of 3 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.	~	~	~
The applicant must configure the rainwater tank to collect rain runoff from at least 100 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		~	~
The applicant must connect the rainwater tank to:			
all toilets in the development		~	~
the cold water tap that supplies each clothes washer in the development		~	~
 at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		~	~

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Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 - brick veneer	1.66 (or 2.20 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3 (up), roof: foil/sarking	unventilated; medium (solar absorptance 0.475-0.70)

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

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Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check		
Windows, glazed doors and skylights					
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	V	~	V		
The dwelling may have 1 skylight (<0.7 square metres) and up to 2 windows/glazed doors (<0.7 square metres) which are not listed in the table.	V	~	V		
The following requirements must also be satisfied in relation to each window and glazed door:	V	~	V		
 Except where the glass is 'single clear' or 'single toned', each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) +/-10% of that listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. 			V		
 The leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 millimetres above the head of the window or glazed door, except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table. 	~	~	V		
• Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		~	~		
• Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		~	-		

Window/glazed door no.	Orientation	Maximum area (square metres)	Туре	Shading	Overshadowing
STUDY	W	2.17	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
DINING	W	1.70	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
DINING SLIDING	N	5.17	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed
FAMILY STACKER	W	6.36	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed
FAMILY	N	4.82	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
BED 3	N	1.81	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	none	not overshadowed

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Window/glazed door no.	Orientation	Maximum area (square metres)	Туре	Shading	Overshadowing
BED 4	E	2.17	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
BATH	Е	1.21	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
BED 2	E	2.17	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
ENSUITE	E	0.61	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
MASTER BED	S	4.84	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
LIVING/HOME THEATRE	S	3.40	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed

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Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	~	~	~
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		~	~
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		~	V
The cooling system must provide for day/night zoning between living areas and bedrooms.		~	V
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		~	~
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		~	V
The heating system must provide for day/night zoning between living areas and bedrooms.		~	V
Ventilation	,		
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off		~	V
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		~	-
Laundry: natural ventilation only, or no laundry; Operation control: n/a		~	V
Natural lighting			
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	~	~	V
Other			

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Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		~	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		V	
The applicant must install a fixed outdoor clothes drying line as part of the development.		V	

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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 accompanying 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 plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate(either interim or final) for the development may be issued.

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Single Dwelling

Certificate number: 544346S

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 29/06/2009 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Friday, 16 May 2014
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Project summary	
Project name	(Jose & Thomas) Lot 2175 Cabarita Way,
Street address	Cabarita Way Jordan Springs 2747
Local Government Area	Penrith City Council
Plan type and plan number	deposited 1168992
Lot no.	2175
Section no.	
Project type	separate dwelling house
No. of bedrooms	4
Project score	constant control of the astrony
Water	√ 41 Target 40
Thermal Comfort	✔ Pass Target Pass
Energy	✓ 40 Target 40

Certificate Prepared by

Name / Company Name: Marretta Design

ABN (if applicable): 93126072606

Reviewed by LEND LEASE COVENANT HANAGER

3/11/19 2014

Signed. II.

Project address	
Project name	(Jose & Thomas) Lot 2175 Cabarita Way,
Street address	n/a Cabarita Way Jordan Springs 2747
Local Government Area	Penrith City Council
Plan type and plan number	Deposited Plan 1168992
Lot no.	2175
Section no.	Annual Control of the
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m²)	582
Roof area (m²)	: 307
Conditioned floor area (m2)	192
Unconditioned floor area (m2)	: 17
Total area of garden and lawn (m2)	236

Assessor details and thermal l	oads	
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m².year)	n/a	
Area adjusted heating load (MJ/m².year)	n/a	
Other		
none	n/a	
Project score		senor si yoki jarawe 16. area sa
Water	₩ 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	₩ 40	Target 40

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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	nige (September 1997)		
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.	graph Michigangh, of 40 minutages and minutages with minutages of the minu		V
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.	•	· •	V
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		· •	ĭ.
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.	- Andrew Co. C. A. Calamark Co.	W	<u> </u>
Alternative water			and the state of t
Rainwater tank			1004.000000 actions to 100000000000000000000000000000000000
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.	V	V	V
The applicant must configure the rainwater tank to collect rain runoff from at least 100 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		V	
The applicant must connect the rainwater tank to:			•
all toilets in the development		W	W
the cold water tap that supplies each clothes washer in the development			
 at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		W	

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Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Floor, walls and ceiling/roof	physical and the second		Security of the second of the
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	L	V	

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.66 (or 2.20 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	, ceiling: 3 (up), roof: foil/sarking	unventilated; medium (solar absorptance 0.475-0.70)

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

Document Set ID: 5925367

Version: 1, Version Date: 24/06/2014

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	The second secon	∀	V
The dwelling may have 1 skylight (<0.7 square metres) and up to 2 windows/glazed doors (<0.7 square metres) which are not listed in the table.	V	✓	V
The following requirements must also be satisfied in relation to each window and glazed door:	V	V	V
 Except where the glass is 'single clear' or 'single toned', each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) +/-10% of that listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. 			₩
 The leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 millimetres above the head of the window or glazed door, except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table. 	V	✓	V
 Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. 		√	V
 Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm. 		∀	V

Window/glazed door no.	Orientation	Maximum area (square metres)	Туре	Shading	Overshadowing
STUDY	W	2.17	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
DINING	W	1.70	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
DINING SLIDING	N	5.17	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed
FAMILY STACKER	W	6.36	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed
FAMILY	N	4.82	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/baicony 451-600 mm	not overshadowed
BED 3	N	1.81	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	none	not overshadowed

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Window/glazed door no.	Orientation	Maximum area (square metres)	Туре	Shading	Overshadowing
BED 4	E	2.17	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
ВАТН	E	1.21	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
BED 2	E	2.17	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
ENSUITE	E	0.61	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
MASTER BED	s	4.84	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
LIVING/HOME THEATRE	s	3.40	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed

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Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	V		· •
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		~	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		V	W
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		₩	. 🗸
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		V	
The heating system must provide for day/night zoning between living areas and bedrooms.		V	
Ventilation			making promising the constraints of the constraints
The applicant must install the following exhaust systems in the development:			*
At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off		· West	y
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		W	V
Laundry: natural ventilation only, or no laundry; Operation control: n/a		₩	V
Natural lighting			60,000,000
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	V	V	V
Other			

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Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		W	: !
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.			;
The applicant must install a fixed outdoor clothes drying line as part 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 accompanying 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 plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate(either interim or final) for the development may be issued.

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