

11 June 2021

ACN 006 197 235  
ABN 38 006 197 235

Nirva Designs

Melbourne Office  
1 Glenferrie Road  
PO Box 61  
Malvern VIC 3144  
Tel: (03) 9524 8888

Dear Nigam,

beveridgewilliams.com.au

**RE: LOT 2255 Adina Street Illoura Precinct  
JORDAN SPRINGS DESIGN PANEL APPROVAL**

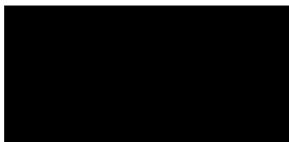
A review of your plans indicates they are compliant with the Design Guidelines and restrictions on your plan of subdivision for this estate. Please ensure all work undertaken on site is in accordance with the Jordan Springs Home Design Guidelines and any notations marked on the plans are suitably addressed and incorporated.

It should be noted this approval relates only to the matters required under the terms of the Covenant which is concerned essentially with the appearance and siting of buildings. No detailed examination has been made of the construction specifications and no consideration has been made regarding whether the proposal complies with the requirements of the Standard Building By-laws nor any other statute.

You are reminded that approval from the Design Assessment Panel does not constitute or imply building approval and separate application is to be made to a private building surveyor prior to the commencement of development.

Please find attached an endorsed copy of your plans for your records.

Should you have any queries, please contact Beveridge Williams at [planlodgement@bevwill.com.au](mailto:planlodgement@bevwill.com.au) or contact the undersigned on Ph: 0408 841 594



**Richard Chester**  
Estate Design Approvals Officer  
BEVERIDGE WILLIAMS

## Approval Conditions

Please note the following confirmation of requirements:

- This design approval is subject to council or private certifier consent.
- Builder/designer/lot owner to ensure compliance with the 88B document is achieved
- Refer to landscape plan for driveway requirements. Existing footpath to remain and not be cut to suit driveway.
- The side and rear fencing is to be 1.8m high 'Lysaght Smartascreen' or equivalent in Colourbond 'Woodland Grey' colour. Colourbond boundary fencing to not continue forward of the built to boundary walls, gate positioned minimum 7.5m behind the front boundary or 2m behind the adjacent façade, whichever is greater. Refer to Landscape plan.
- Where retaining walls are proposed and visible from the street, they must be constructed of textured or coloured masonry, bricks, blocks or concrete including render. Obtain relevant structural design approval from Council if required and ensure you discuss with affected neighbours prior to construction on any shared boundary.
- Completed home and associated landscaping to be built all in conjunction with this design approval and the binding land contractual agreement document of the Design Guidelines.

# GETTING CONNECTED TO



## CONNECTING

Online: [www.opticomm.net.au](http://www.opticomm.net.au)  
Customer Connection Information  
Desk: 1300 137 800  
Email: [ccid@opticomm.net.au](mailto:ccid@opticomm.net.au)

## FOLLOWING CONNECTION







Technical support, queries and  
fault reporting contacts for the  
following;  
Freeview\*: 1300 044 319  
Foxtel\*: 131 999  
Internet: Your retail service  
Telephone: Your retail service

IMPORTANT NOTE: All installation and service  
issues/faults should always be directed to  
your Retail Service Provider. OptiComm staff  
will not accept any direct calls or Emails  
for service installation and/ or faults from  
residents. Your RSP will work with OptiComm  
to resolve any issues you may be encountering.

\*Please check with your developer to be sure  
of the services provided at your estate.

# HOW TO GET CONNECTED...

To connect your new home to the fibre  
optic network that will enable your TV\*\*,  
broadband, telephone and other services,  
you will need to:

-   Check that your property has  
OptiComm fibre available at  
[www.opticomm.net.au](http://www.opticomm.net.au)
-   Register your property with  
OptiComm online or call 1300 137 800
-   Confirm your connection with  
the return of documentation to  
OptiComm
-   Make payment of your  
connection fee
-   Agree to appointment time and date  
for connection
-   Call your preferred telephone,  
internet or pay TV\*\* service provider  
to request connection or find a  
participating service provider at  
[www.opticomm.net.au](http://www.opticomm.net.au)



# OPTICOMM FIBRE CONNECTED COMMUNITIES

THERE ARE MANY FEATURES AND  
SERVICES PROVIDED ACROSS  
OPTICOMM'S FIBRE NETWORK

## TELECOMMUTING

Access to superfast internet speeds ensures a great working experience from home.

## SCHOOLING

Enter a new world of learning by readily accessing content for school assignments and further education. University study just got easier with the ability to collaborate online promptly and securely across the globe.

## TELEPHONY

Using the phone at home will be the same as it is today.

## KEEPING IN TOUCH

Family and friends will never be far away when you can stay in touch via high definition video calls and live chats.

## PLAY IT YOUR WAY

Family entertainment on your terms – watch what you want, when you want with the capacity to view television\*\* in High Definition.

## ELECTRONIC GAMING ONLINE

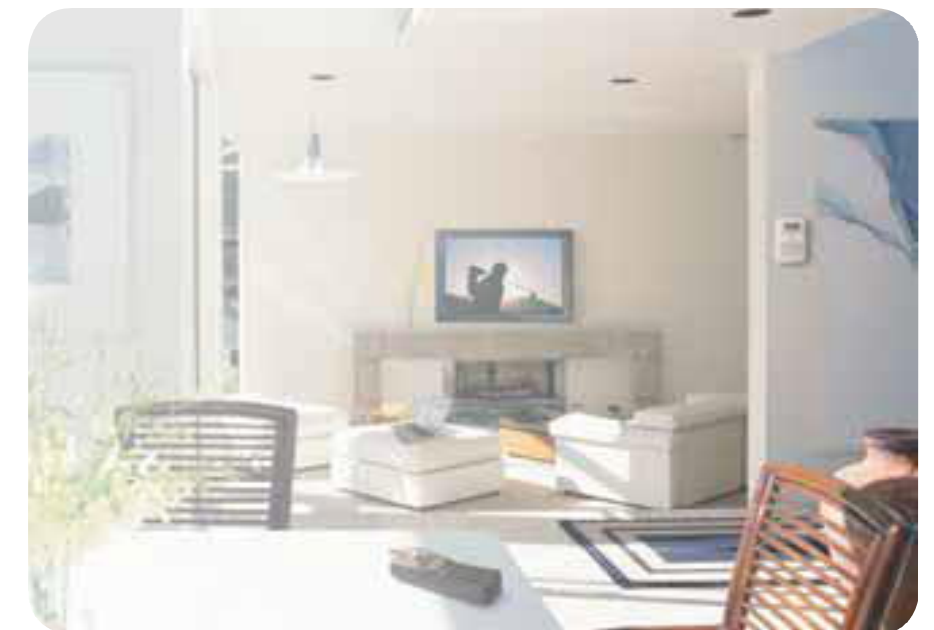
With speed capabilities enabling multiple players worldwide enjoy high speeds connecting you to a new gaming experience.

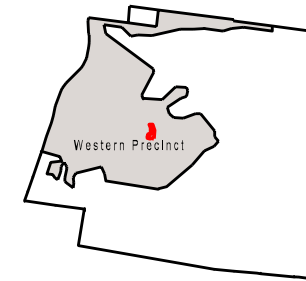
# ASK YOUR BUILDER...

- Has your home been prepared in accordance with OptiComm's Cable Entry Guidelines?
- Has your in-home wiring for broadband, telephone, Freeview\*\* and Pay TV\*\* been installed in accordance with industry standards?

Note: The OptiComm Cable Entry Guidelines are available online at [www.opticomm.net.au](http://www.opticomm.net.au), should you require assistance with the information provided contact the OptiComm Customer Connection Information Desk by phoning 1300 137 800 or emailing [ccid@opticomm.net.au](mailto:ccid@opticomm.net.au).

It is very important that all in home wiring and cable entry work has been completed by your builder to avoid delays in getting connected.





Issue	Amendment	Date
A	Release Issue	02.11.12
B	Release Issue - Trad. lots amended	24.04.13

SITING REQUIREMENTS

- Zero Boundary (max. 13m)
- Single Garage
- Double Garage
- Optional Garage location
- Increased Secondary Frontage building setback to 3.4m (garage 4.4m)
- Secondary Frontage Articulation 10m minimum of broken roofline & building line. Must provide suitable glazing.
- Easement for maintenance 0.9m wide
- Easement/pit to drain water 1.5-2.5 wide
- Approx. sewer line/manhole location Building adjacent or over sewer must conform with Sydney Water requirements
- Possible semi-detached site as referred to in the Western Precinct Plan. Subject to Council Approval.
- Proposed fill to site
- Proposed Design Levels
- Construction within this zone must comply with Sydney Water and Penrith City Council requirements concerning zone of influence
- Proposed driveway width reduced from standard due to setbacks
- Boundary Fencing by Lend Lease Footing and fencing wholly within boundary

SETBACK SUMMARY

Front Building Setback	4.5m
Front Garage Setback	5.5m
Side Building Setback (≥15m Frontage)	min. 0.9m both sides
Side Building Setback (≤12.5m Frontage)	Zero one side 0.9m other (as shown)
Secondary Side Setback	1.5m (unless otherwise noted)
Secondary Garage Setback	2.5m
Rear Building Setback	3m

BAL40, BAL29, BAL19, BAL12.5 Levels of Construction Standard for Bush Fire Protection (AS 3959-2009)

Developer



**Lend Lease**

Cnr Jordan Springs Blvd and Lakeside Pde  
Jordan Springs NSW 2747  
PO Box 1970 Penrith NSW 2751  
p.02 8010 6500

ABN 19 867 876 864

Development Manager: Lend Lease Development Pty Ltd

Project



**JORDANSPRINGS**

Drawing Title  
Illoura  
Stage 2c Release 8  
Building Envelope Plan

Scale AT A3	1:750
Drawn by	RS/LM
Drawing Number	WP V2c R6 BEP

Issue B



Proposed Electrical Substation  
Refer to Draft 88b for easements and restrictions

Proposed Electrical Substation  
Refer to Draft 88b for easements and restrictions

Note:  
It is acknowledged that the dimension and areas, as well as location of services and the existence and width of easements are subject to final survey and any change in accordance with the requirements of any relevant authority. The particulars of this plan are supplied for information only representing the facts at the time of printing and may change. The particulars shall not be taken as a representation in any respect on the part of the vendor or its agent. Authorities should be consulted in relation to any limitations or requirements as building restrictions may apply. Information correct at time of printing.

Note:  
Sydney Water have changed their sewerage requirements and introduced "low infiltration sewer systems". This new system may impact on the design and location of your home. Purchasers and their builders should make enquiries of Sydney Water to ascertain any relevant details.

**AUSTRALIAN STANDARDS COMPLIANCE:**

THE BUILDING WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH, BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS.

- GLAZING	AS 1288 AND AS 2047
- COMPONENTS OF PROTECTION OF OPENINGS IN FIRE RESISTANT WALLS	AS/NZS 1905
- TIMBER FRAMING IN ACCORDANCE WITH	AS 1684
- FOOTINGS IN ACCORDANCE WITH	AS 2870
- STORMWATER IN ACCORDANCE WITH	AS 3500
- TERMITE MANAGEMENT IN ACCORDANCE WITH	AS 3660.1
- MASONRY CONSTRUCTION IN ACCORDANCE WITH	AS 3700 & AS 4773.2
- WATERPROOFING IN ACCORDANCE WITH	AS 3740
- SMOKE ALARMS IN ACCORDANCE WITH	AS 3786
- ELECTRICAL INSTALLATIONS	AS 3013
- CONCRETE CONSTRUCTION IN ACCORDANCE WITH	AS 3600
- METAL ROOF SHEETING IN ACCORDANCE WITH	AS 1562.1 AND CLAUSE 3.5.1 OF THE BCA.
- ROOF TILING IN ACCORDANCE WITH	PART 3.5.1 OF THE BCA VOL.2 AND AS 2049
- SOUND INSULATION IN ACCORDANCE WITH	AS/NZS 1276
- BALUSTRADE TO COMPLY WITH	PART 3.9.2 OF BA VOL.2
- STAIR CONSTRUCTION IN ACCORDANCE WITH VOL.2	PART 3.9.1 OF THE BCA
- STAIR FLOOR FINISHES ARE REQUIRED TO COMPLY WITH	PART 3.9.1.3 OF THE BCAS LIP RESISTANCE (WHEN TESTED IN ACCORDANCE WITH AS 4586)
- STEEL STRUCTURES INCLUDING STEEL LINTELS COMPLIANCE WITH	AS 4100
- OFF STREET PARKING	AS/NZS 2890.1



**HOMEOWNER**  
CHECK THAT YOUR HOME WIRING COMPLIES WITH INDUSTRY STANDARDS TO AVOID DELAYS AND ADDITIONAL WIRING COSTS!  
WWW.OPTCOMM.NE.TAU

**BUILDING SPECIFICATION NOTES:**

- 0.2MM HIGH IMPACT VAPOUR MEMBRANE IS REQUIRED FOR ROOMS OR HABITABLE NATURE
- THE SLAB ON GROUND IS TO BE PROVIDED WITH A 0.2 MICRON HIGH IMPACT VAPOUR MEMBRANE

**STAIRS, STEPS AND BALUSTRADES**

- INTERNAL STAIR/ANTI-SKID NOSINGS THROUGHOUT THE DWELLING ARE IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.9 VOLUME 2 OF THE NCCS (BCA)
- ANY NEW STAIRS ARE REQUIRED TO MEET THE "NON SLIP" REQUIREMENTS DETAILED IN THE BCA, BEING A P3 OR R10 RATING FOR INDOOR (DRY) APPLICATIONS, OR A P4 OR R11 RATING FOR OUTDOOR (WET) APPLICATIONS (INTRODUCED IN BCA 2014)
- LANDINGS WHERE REQUIRED ARE TO BE IN ACCORDANCE WITH CLAUSE 3.9.1.3 OF BCA.
- ALL INTERNAL STAIRS ARE TO BE PROVIDED WITH HANDRAIL TO AT LEAST ONE SIDE IN ACCORDANCE CLAUSE 3.9.2.4 OF THE BCA
- BALUSTRADES SERVICING THE DWELLING ARE IN ACCORDANCE WITH REQUIREMENTS OF PART 3.9 OF VOLUME 2 OF THE NCCS (BCA).
- ALL GLASS BALUSTRADES REQUIRE A LOAD BEARING HANDRAIL ARE TO BE COMPLIED WITH THE REQUIREMENTS OF AS 1288.
- EXTERIOR DOORS STEP DOWN AS PER THE REQUIREMENTS OF PART 3.9 OF VOLUME 2 OF THE NCCS (BCA)

**SMOKE ALARMS**

- SMOKE ALARMS ARE TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.7.2 OF VOLUME 2 OF NCCS (BCA)

**LIFT OFF HINGES**

- DOOR SWING OF LIFT OFF HINGES ARE TO BE PROVIDED TO ENCLOSED WC AREA IN ACCORDANCE WITH REQUIREMENTS OF CLAUSE 3.8.3.3 OF VOLUME 2 OF THE NCCS (BCA)
- ALL WET AREAS ARE TO BE PROVIDED WITH FLOOR WASTES IN ACCORDANCE WITH BCA.
- INTERNAL FLOOR TO CEILING HEIGHT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.8.2 OF VOLUME 2 OF THE NCCS-BCA.

**ROOF AND GUTTERS**

- BRICK PARAPET CONSTRUCTION TO BE IN ACCORDANCE WITH CLAUSE 3.3.1.2 OF BCA
- ALL ROOF CLADDING IS TO BE IN ACCORDANCE WITH AS.1562.1
- ALL BOX GUTTERS WILL COMPLY WITH PART 3.5.2 OF BUILDING CODE OF AUSTRALIA (BCA)
- GUTTERS & DOWNPIPES ARE TO BE IN ACCORDANCE WITH CLAUSE 3.5.2 OF BCA & AS 3500 WITH ALL DOWNPIPES BEING A MINIMUM SIZE OF EITHER 100X75 OR 100X100 & ALL BOX GUTTERING WILL BE MINIMUM 400W X 200D.
- CONSTRUCTION PLANS/ DETAILS/ SPECIFICATIONS FOR THE PROPOSAL WILL BE PROVIDED PRIOR TO THE COMMENCEMENT OF ANY WORKS.

WE RELY ON SURVEY PROVIDED FOR SITE BOUNDARIES, LEVELS, EASEMENTS, SERVICES ETC. OWNER SHOULD CHECK ANY INCONSISTENCIES PRIOR TO COMMENCEMENT OF ANY WORK ON SITE.

**Compliance for DA (Penrith DCP 2014)**

	Allowed	Proposed	Complied
Primary Road Setback	4.5m	4.5m	Yes
Lower Level Side A Setback	0mm	150mm	Yes
Lower Level Side B Setback	900mm	920mm	Yes
Upper Level Side A Setback	900mm	1200mm	Yes
Upper Level Side B Setback	900mm	920mm	Yes
Lower Level Rear Setback	4m	5.1m	Yes
Upper Level Rear Setback	6m	10.36m	Yes
Soft Landscape	Min. 25% of lot area	107.32m <sup>2</sup>	Yes

ALL EARTHWORKS AND RETAINING WALLS MUST APPROPRIATELY ADDRESS THE EXISTING SITE CONDITIONS, THE ADJOINING LOTS AND BE CONTAINED WITHIN THE LOT BOUNDARIES.

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**DESIGN ASSESSMENT PANEL**

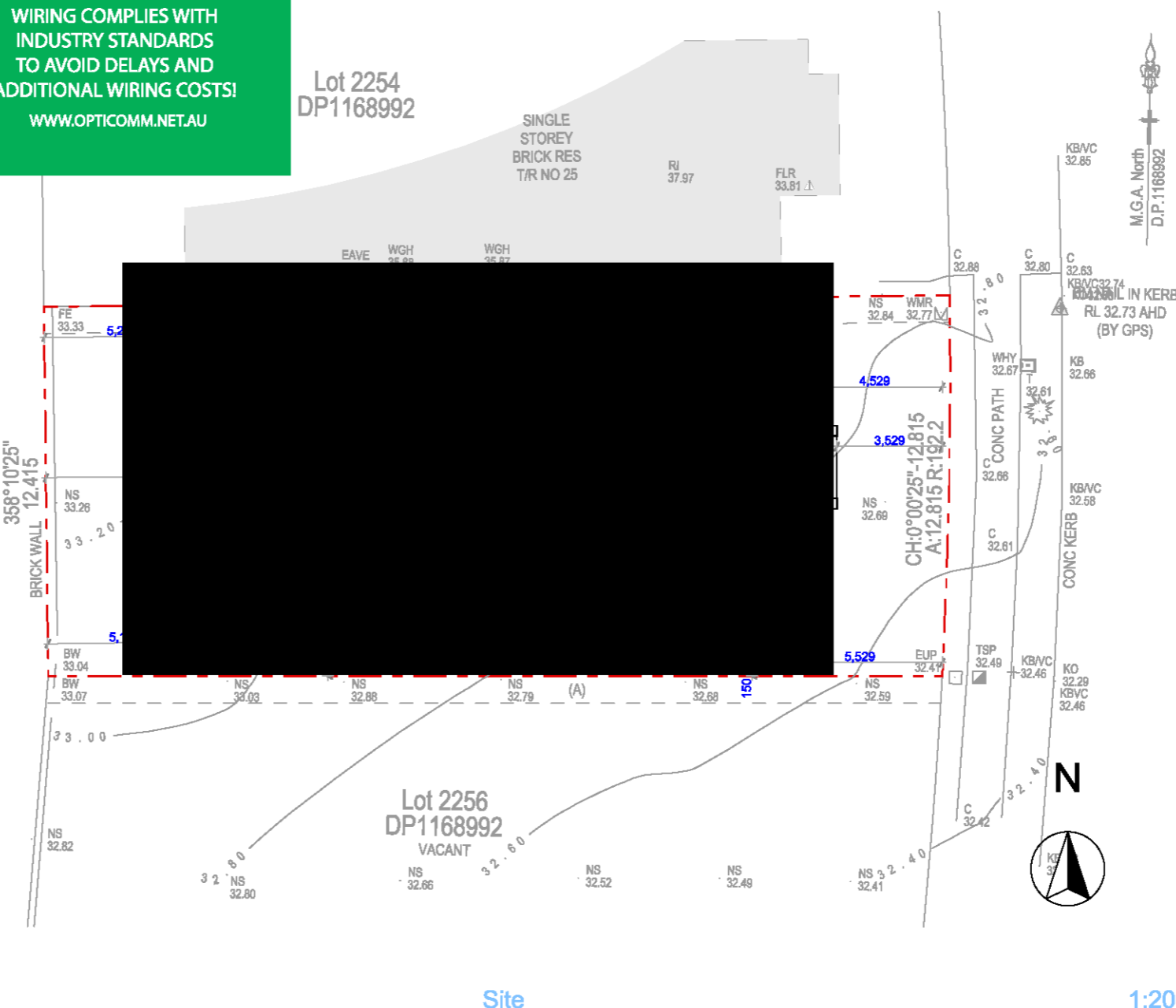
PLAN APPROVAL DATE: 11.06.2021

REVIEWED BY: Richard Chester



**Area Analysis**

Ground Floor	214.80m <sup>2</sup>
First Floor	136.20m <sup>2</sup>
<b>Total</b>	<b>351.00m<sup>2</sup></b>



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**Revision History**

RevID	ChID	Change Name	Date
01	Ch-01	Design	21/02/2021
02	Ch-02	Design & Elevations	7/03/2021
03	Ch-03	Design & Elevations	31/03/2021
04	Ch-04	Design & Elevations	1/04/2021

**Company Title**



**NIRVA DESIGNS**

Mail: info@nirvadesigns.com.au

Call: 0449903736

**Client Details**

Manko Homes  
builder@manko.com.au

**ND202194**

Lot 2255 Jordan Springs  
#Site City  
Australia  
#Site Postcode

Drawing Name

**Site**

Drawing Status

**Design**

Modified by  
NP

Date

Drawing Scale

**1:200**

Layout ID  
**A.01.2**

Revision  
**04**

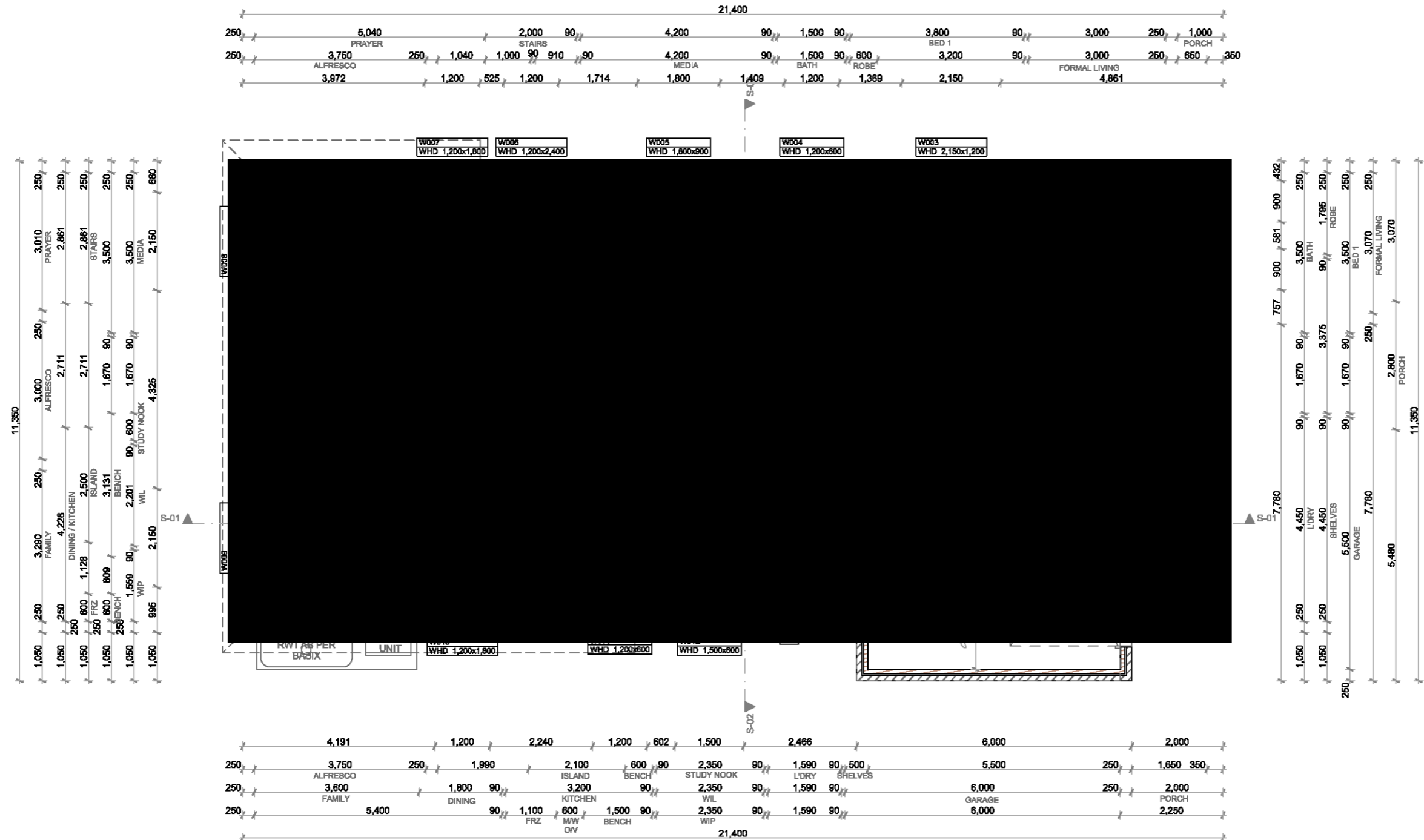
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**Client Details**

Manko Homes  
 builder@manko.com.au

**ND202194**

Lot 2255 Jordan Springs  
 #Site City  
 Australia  
 #Site Postcode

Drawing Name  
**Ground Floor**

Drawing Status  
**Design**

Modified by  
**NP** Date

Drawing Scale  
**1:100**

Layout ID Revision  
**A.03.1** **04**

2.

Ground Floor

1:100

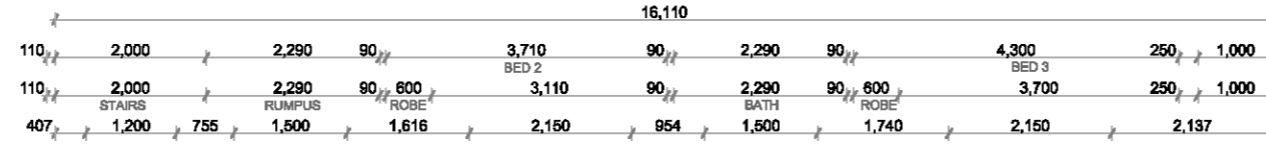
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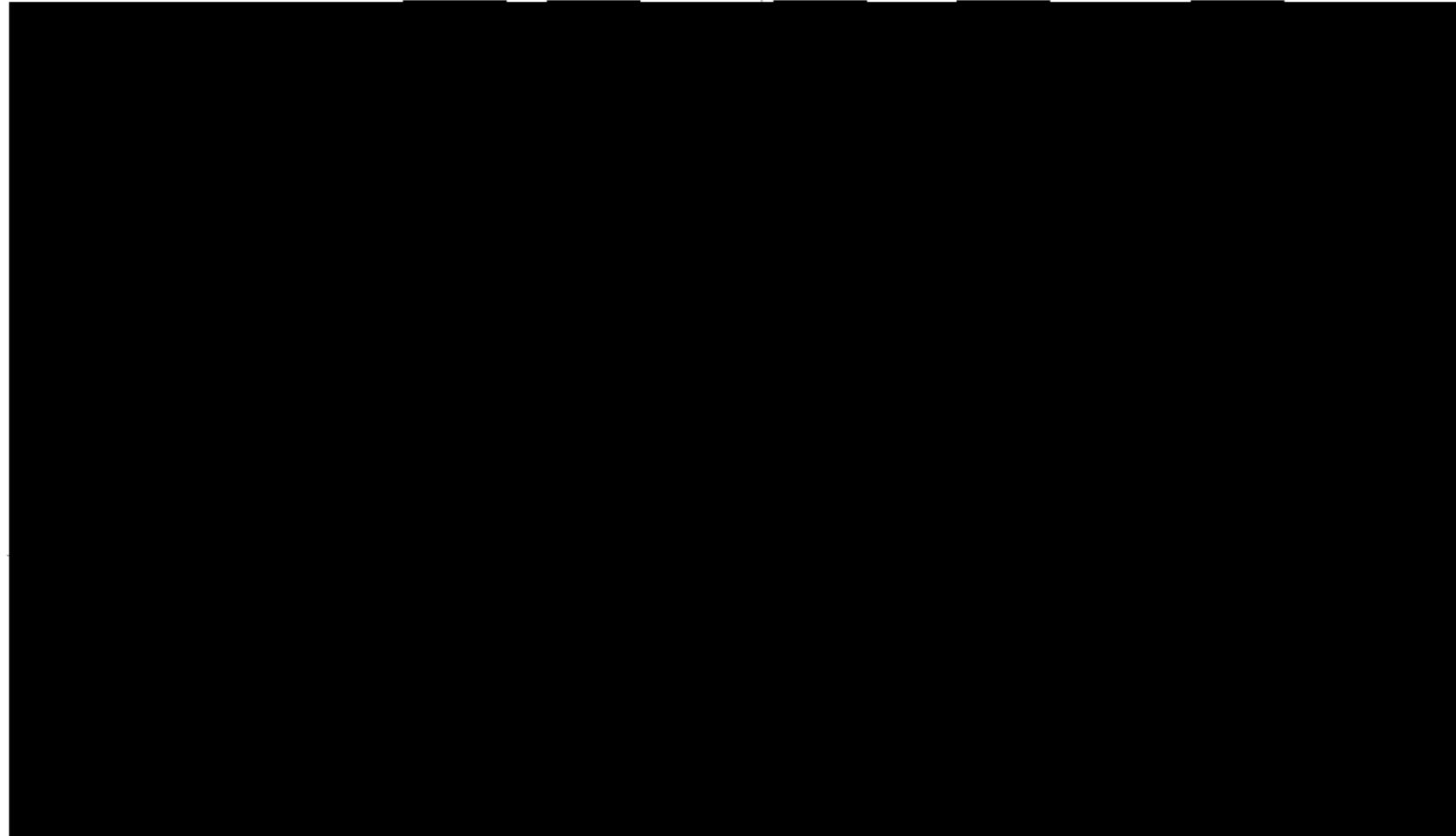
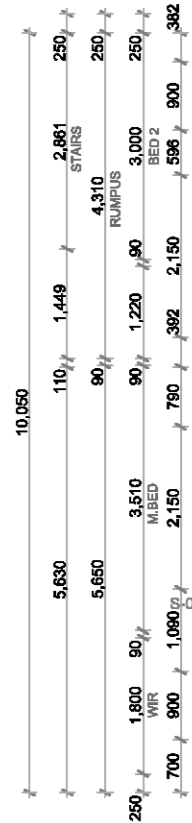


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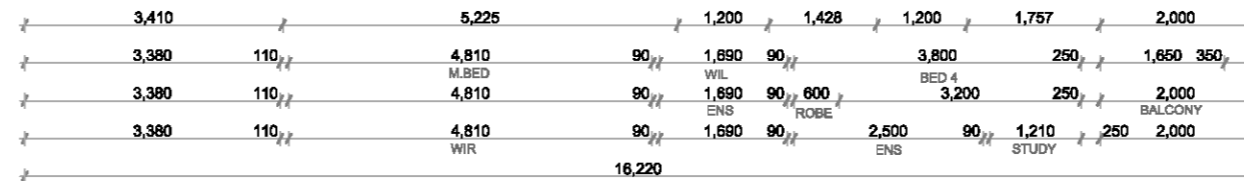
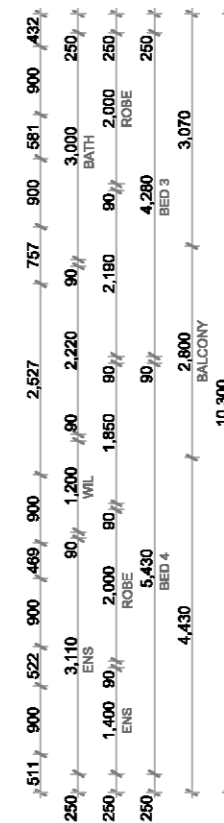


S-02

N



S-01



S-03

3.

First Floor

1:100

Revision History			
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01	Ch-01	Design	21/02/2021
02	Ch-02	Design & Elevations	7/03/2021
03	Ch-03	Design & Elevations	31/03/2021
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 <b>NIRVA DESIGNS</b> Mail: info@nirvadesigns.com.au Call: 0449903736			
Client Details			
Manko Homes			
builder@manko.com.au			
<b>ND202194</b>			
Lot 2255 Jordan Springs			
#Site City			
Australia			
#Site Postcode			
Drawing Name			
<b>First Floor</b>			
Drawing Status			
<b>Design</b>			
Modified by			Date
NP			
Drawing Scale			
<b>1:100</b>			
Layout ID		Revision	
<b>A.03.2</b>		<b>04</b>	



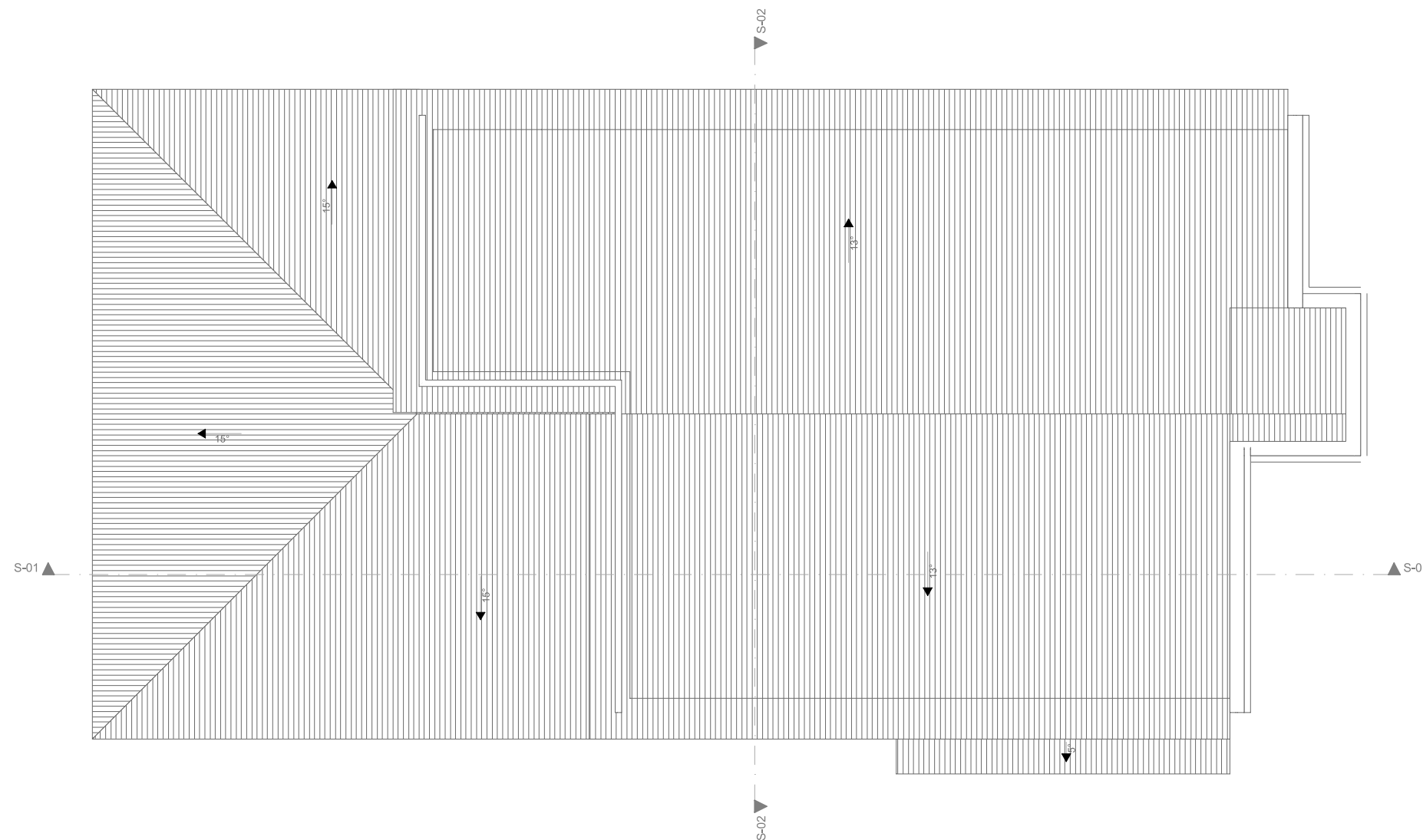
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**ND202194**  
 Lot 2255 Jordan Springs  
 #Site City  
 Australia  
 #Site Postcode

Drawing Name  
**Roof**

Drawing Status

Modified by \_\_\_\_\_ Date \_\_\_\_\_

Drawing Scale  
**1:100**

Layout ID  
**A.03.3**

Revision  
**03**

4. Roof 1:100

**NOTES:**

ALL WINDOW SIZES ARE NOMINAL ONLY AND ARE TO BE MEASURED AND VERIFIED ON -SITE PRIOR TO ANY MANUFACTURE.

ALL WET AREA GLAZING TO BE OBSCURE.

EXPANSION JOINTS TO BE PROVIDED AS PER BCA/AUSTRALIAN STANDARDS.

WHERE FLOOR LEVEL IS >2M ABOVE EXTERNAL SURFACE BENEATH WINDOW, AND WHERE THE OPENABLE SASH IS <1.7M, ANY OPENABLE WINDOW IN A BEDROOM MUST BE RESTRICTED TO A 125MM OPENING. IN REGARDS TO OTHER ROOMS, THIS APPLIES WHERE THE FLOOR LEVEL IS >4M.

R DENOTES RESTRICTION ON THE WINDOW.

ALL DOWNPIPES TO BE PVC, CIRCULAR & PLUMBER TO CONNECT THE DOWNPIPES TO GUTTER.

**DESIGN ASSESSMENT PANEL**

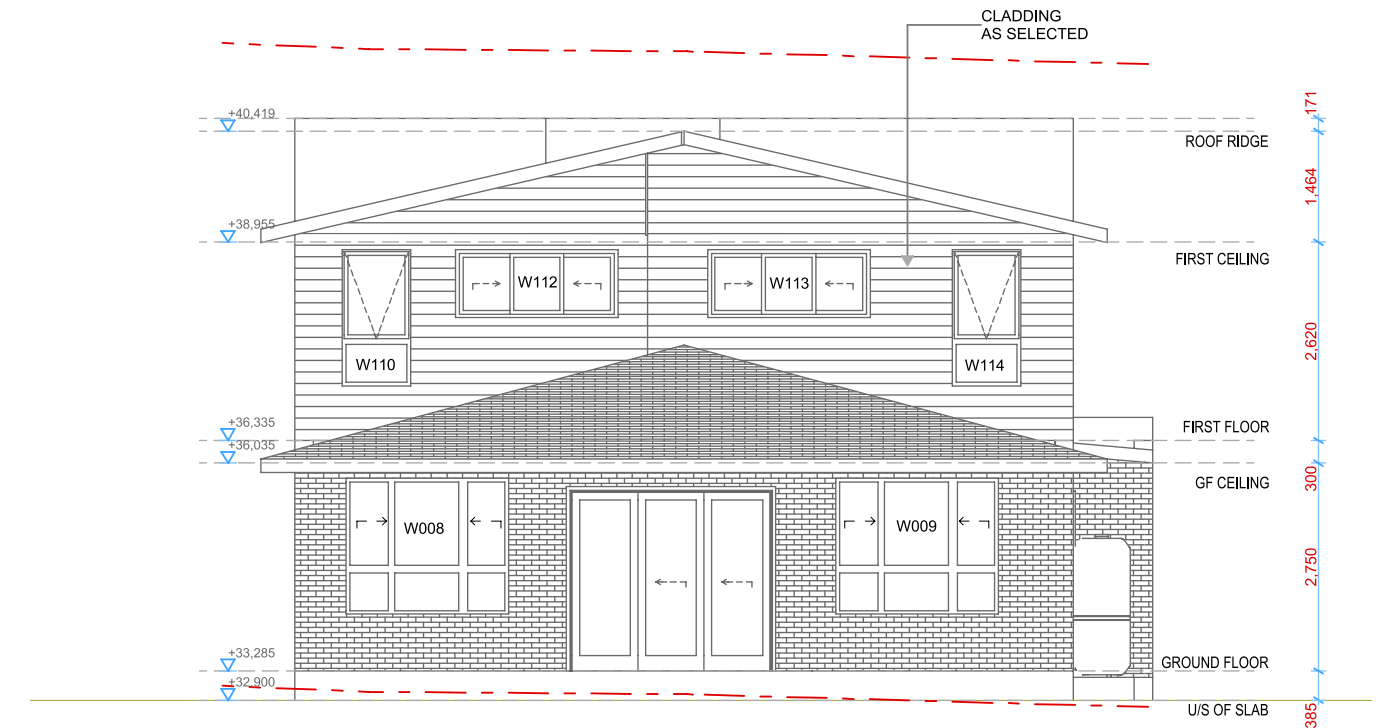
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East Elevation

1:100



West Elevation

1:100

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**ND202194**  
 Lot 2255 Jordan Springs  
 #Site City  
 Australia  
 #Site Postcode

Drawing Name  
**East Elevation, West Elevation**

Drawing Status  
**Design**

Modified by  
**NP**

Date

Drawing Scale  
**1:100**

Layout ID  
**A.04.1**

Revision  
**03**

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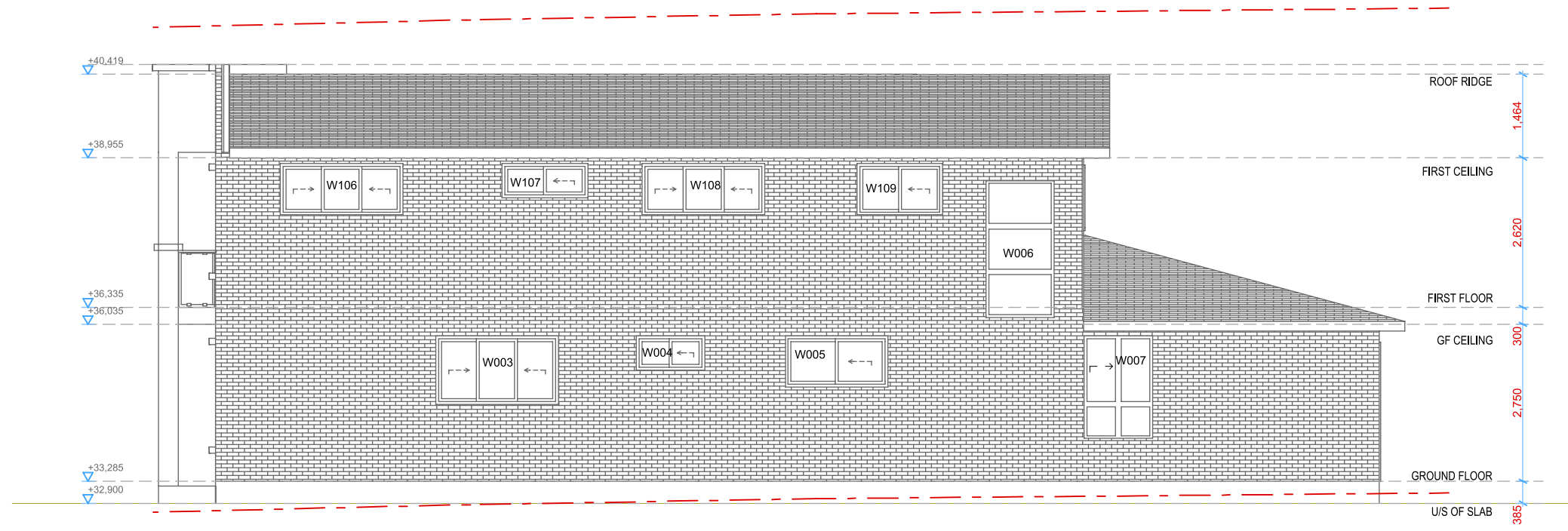
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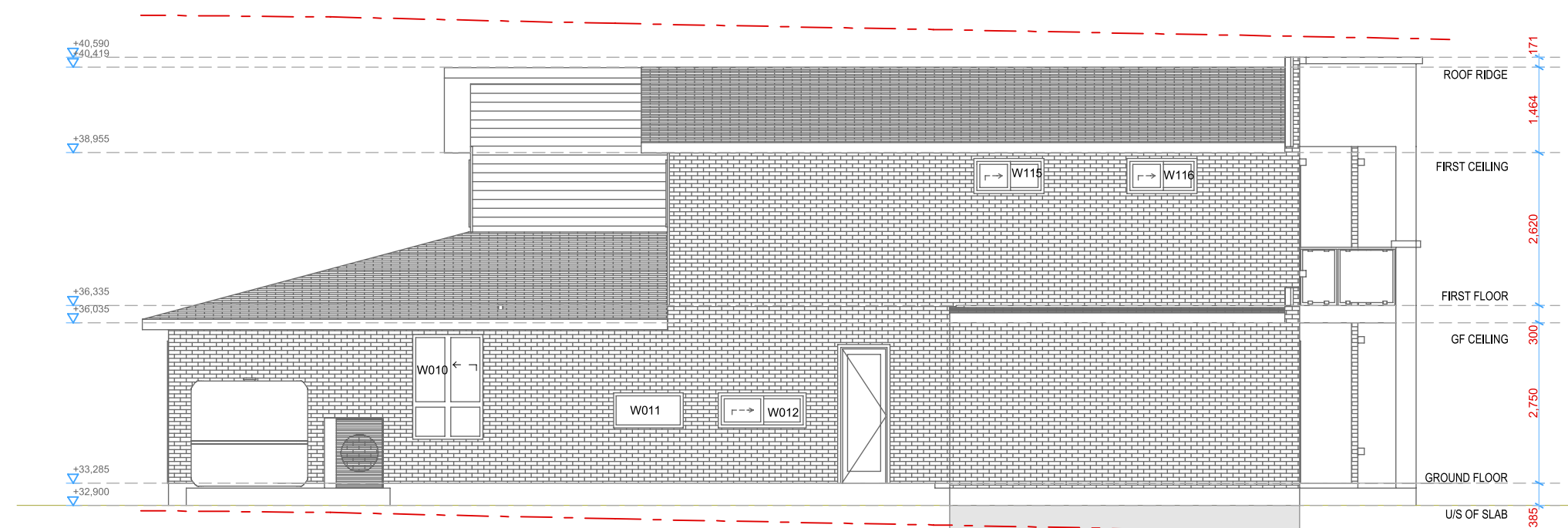
**NIRVA DESIGNS**  
 Mail: info@nirvadesigns.com.au  
 Call: 0449903736

Client Details	
Manko Homes builder@manko.com.au	
<b>ND202194</b>	
Lot 2255 Jordan Springs #Site City Australia #Site Postcode	
Drawing Name <b>North Elevation, South</b>	
Drawing Status <b>Elevation Design</b>	
Modified by <b>NP</b>	Date
Drawing Scale <b>1:100</b>	
Layout ID <b>A.04.2</b>	Revision <b>03</b>



North Elevation

1:100




South Elevation

1:100

A DROP EDGE BEAM MUST BE CONSTRUCTED 650MM BELOW THE NATURAL GROUND LEVEL.

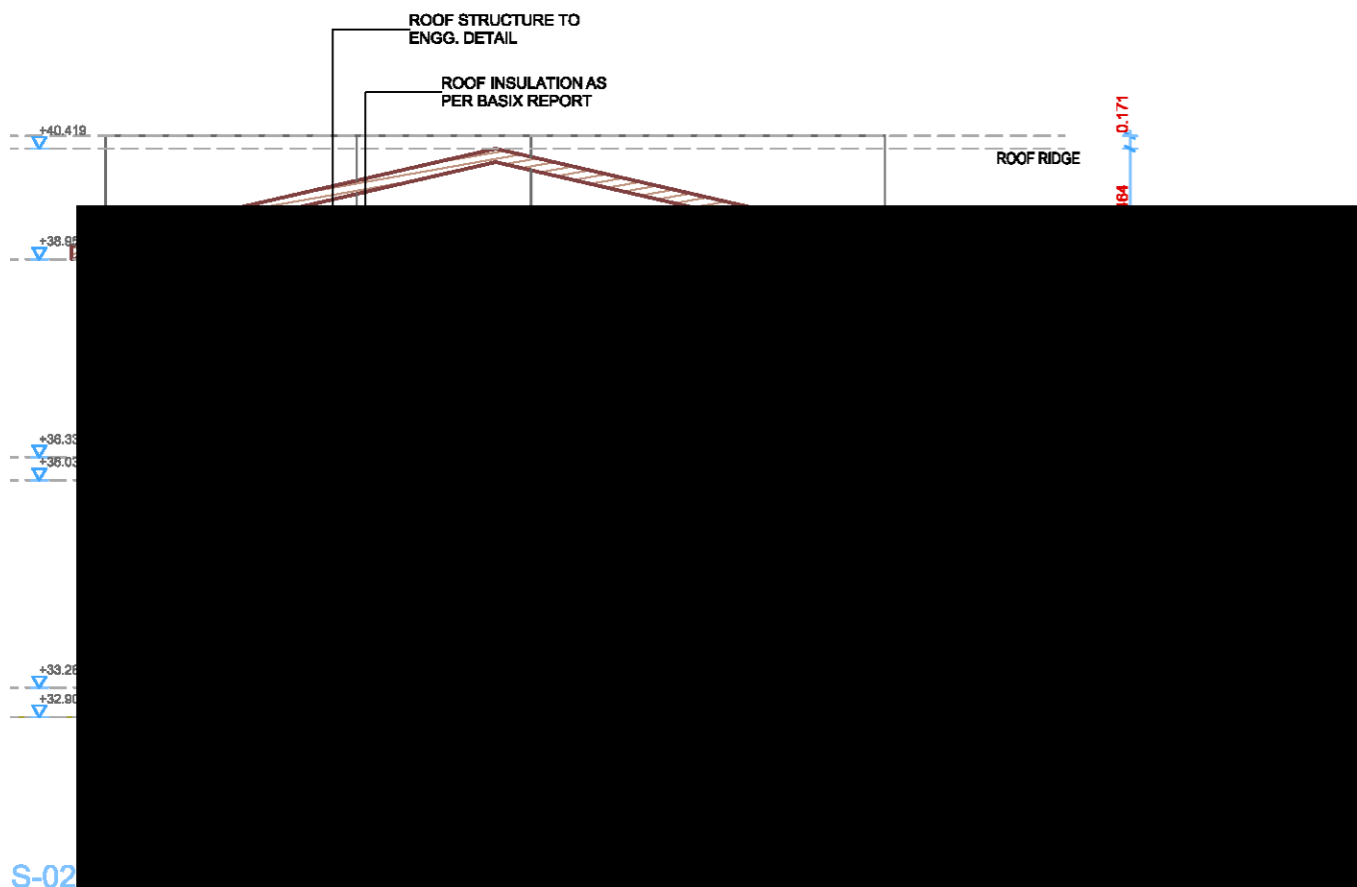
**DESIGN ASSESSMENT PANEL**  
 PLAN APPROVAL DATE: 11.06.2021  
 REVIEWED BY: Richard Chester



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S-01 Building Section 1:100



S-02

**DESIGN ASSESSMENT PANEL**  
PLAN APPROVAL DATE: 11.06.2021  
REVIEWED BY: Richard Chester



Revision History			
RevID	ChID	Change Name	Date
01			7/03/2021

Company Title



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**Client Details**

Manko Homes  
builder@manko.com.au

**ND202194**  
Lot 2255 Jordan Springs  
#Site City  
Australia  
#Site Postcode

Drawing Name  
**Building Section**

Drawing Status

Modified by \_\_\_\_\_ Date \_\_\_\_\_

Drawing Scale  
**1:100**

Layout ID **A.05.1** Revision **01**

**DESIGN ASSESSMENT PANEL**

PLAN APPROVAL DATE: 11.06.2021

REVIEWED BY: Richard Chester

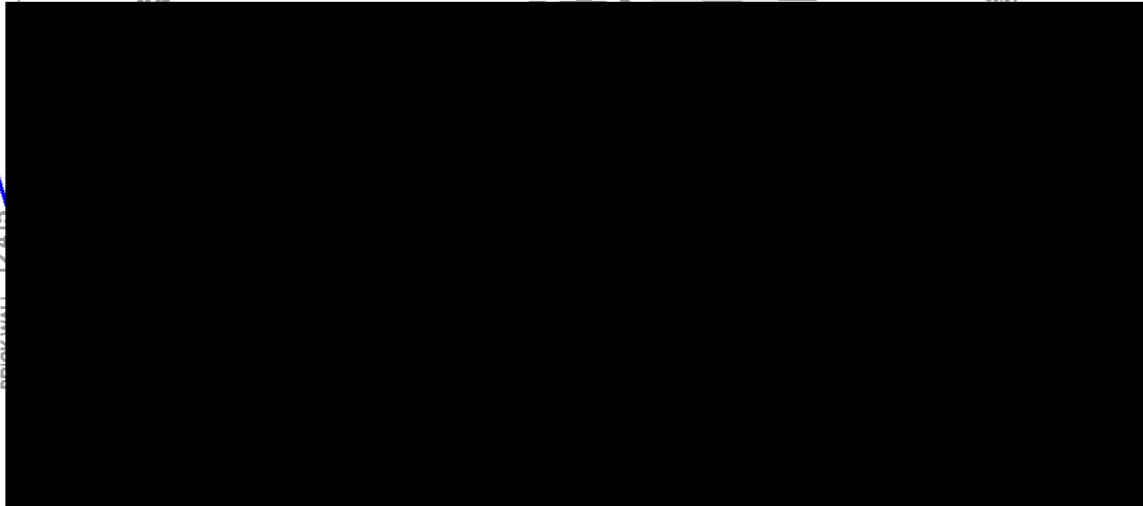


Lot 2000  
DP1168989

Boundary Fence -1800mm high  
Lysaght Smartacreen in  
Woodland Grey or equivalent

358°10'25"  
19.415

Boundary Fence -1800mm high  
Lysaght Smartacreen in  
Woodland Grey or equivalent



Boundary Fence -1800mm high  
Lysaght Smartacreen in  
Woodland Grey or equivalent

Lot 2256  
DP1168992  
VACANT

LENDLEASE INSTALLED FOOTPATHS MUST  
REMAIN IN PLACE AND LEFT IN PLAIN  
CONCRETE.



Concept Landscape

1:200

Revision History			
RevID	ChID	Change Name	Date
01			7/03/2021

Company Title



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Australia  
#Site Postcode

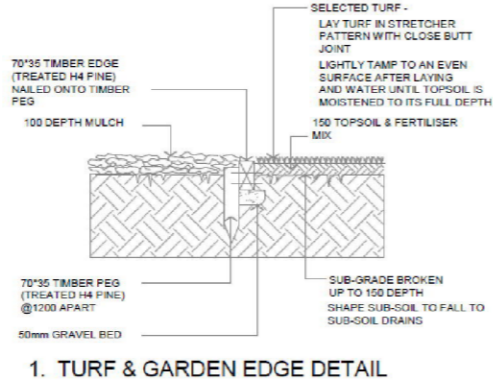
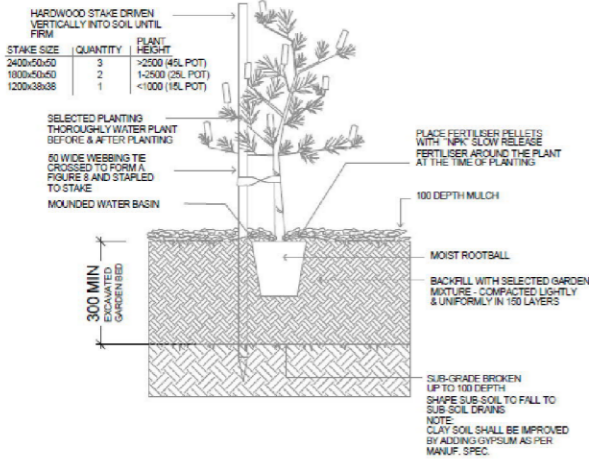
Drawing Name  
**Concept Landscape**

Drawing Status

Modified by \_\_\_\_\_ Date \_\_\_\_\_

Drawing Scale  
**1:200**

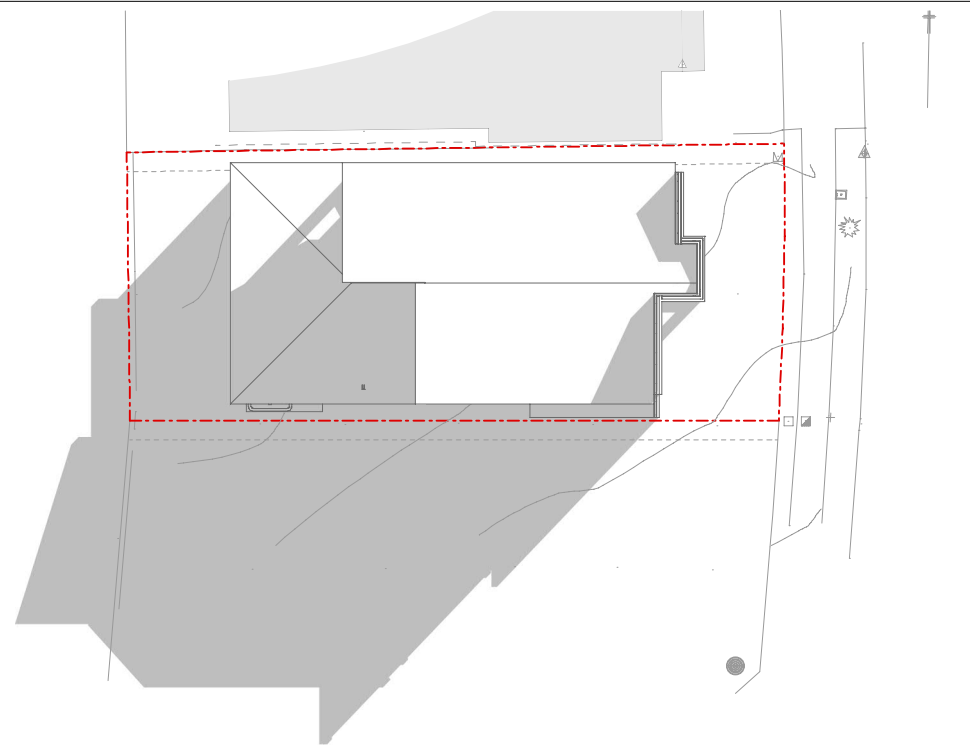
Layout ID **A.06** Revision **01**



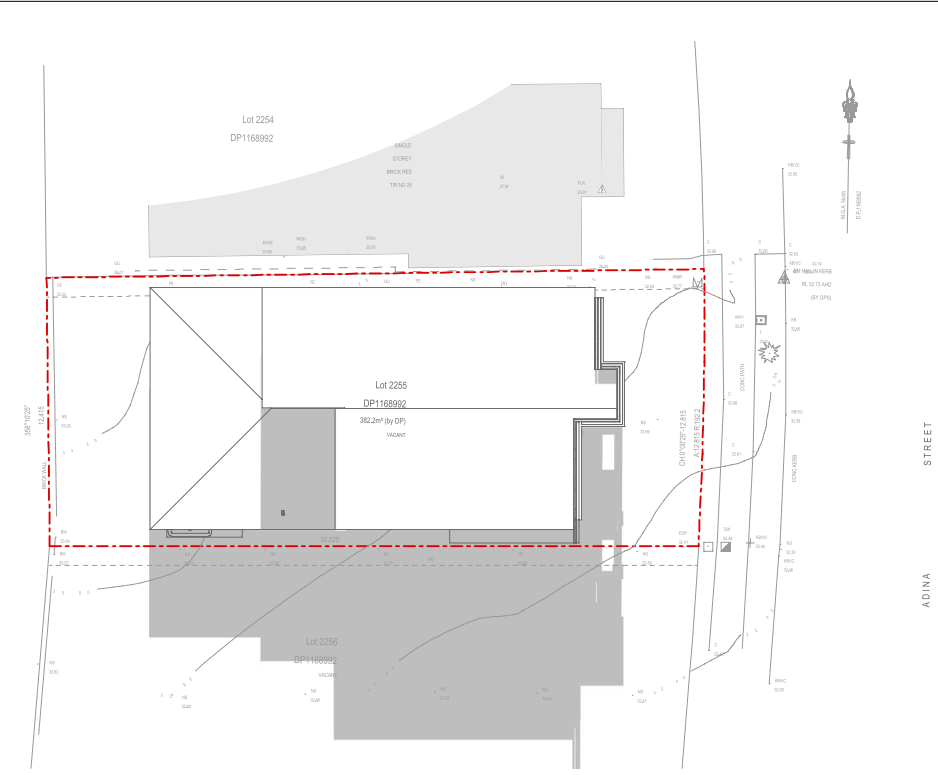
LEGEND	
	PROPOSED TREES, SHRUBS, AND GROUND COVER
	STONES
	TURF
	DRIVEWAY – COLOURED CONCRETE

MARK	TYPE	NATIVE	POT SIZE	HEIGHT	COUNT
AS	Amena Smithi	Yes	200mm	1.8m	11
DS	Dianella 'Silver Streak'	Yes	150mm	500mm	12
WF	Waterhousea Floribunda	Yes	45L	8m	1
GA	Gordonia Axillaris	Yes	45L	5m	1

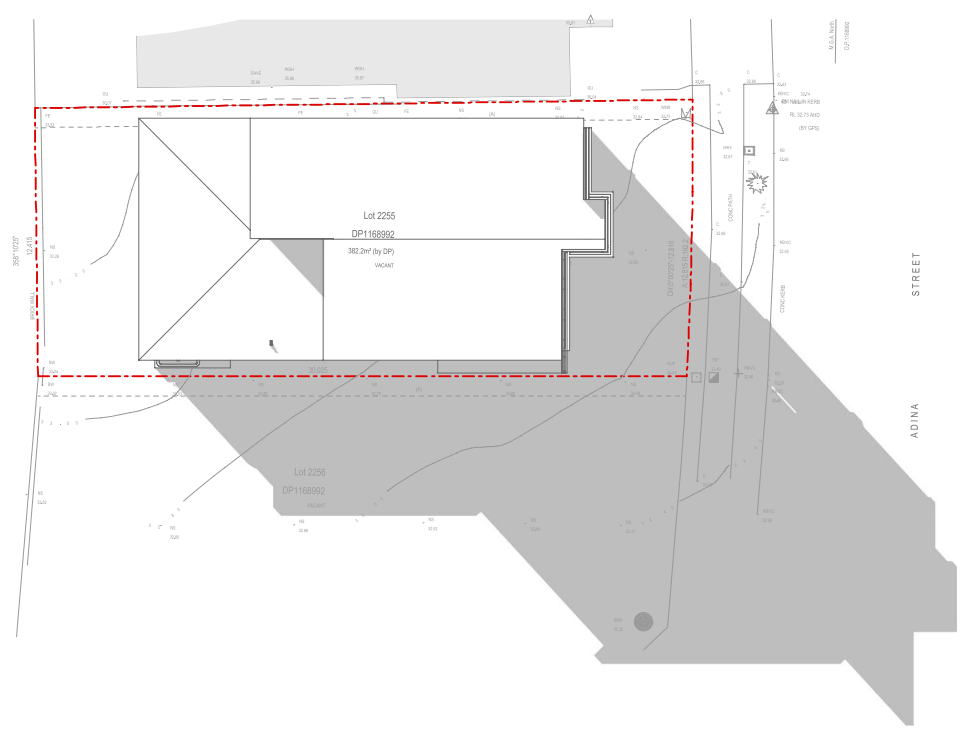
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21 June 9AM 21 June 9AM 1:350



21 June 12PM 21 June 12PM 1:350



21 June 3PM 21 June 3PM 1:350

**DESIGN ASSESSMENT PANEL**  
 PLAN APPROVAL DATE: 11.06.2021  
 REVIEWED BY: Richard Chester



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Revision History			
RevID	ChID	Change Name	Date

Company Title



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**ND202194**  
 Lot 2255 Jordan Springs  
 #Site City  
 Australia  
 #Site Postcode

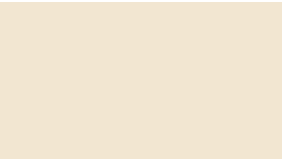

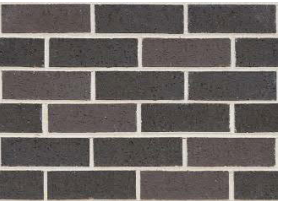



Drawing Name  
**21 June 12PM, 21 June 3PM, 21 June 9AM**

Drawing Status **June 9AM**

Modified by \_\_\_\_\_ Date \_\_\_\_\_

Drawing Scale **1:350**

Layout ID **A.10** Revision \_\_\_\_\_


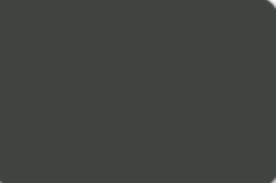
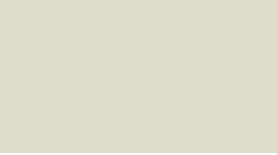

Rendered Brickwork – Colour 1	Taubmans – Surf Wax or similar	
Rendered Brickwork – Colour 2	Taubmans – Tornado or similar	
Face Brickwork	PGH – Thunder or similar	
Tile Roof	Colorbond – Monument or similar	
Gutter	Colorbond Monument or similar	
Fascia	Colorbond Surfsmist or similar	

**DESIGN ASSESSMENT PANEL**

PLAN APPROVAL DATE: 11.06.2021

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Downpipes	To match – Colorbond Woodland Grey or similar	
Driveway – Coloured Concrete	Woodland Grey or similar	
Garage Door	Surfmist or similar	
Entrance Door	Timber – Classic Walnut on Merbau or similar	

**DESIGN ASSESSMENT PANEL**

PLAN APPROVAL DATE: 11.06.2021

REVIEWED BY: Richard Chester





# BASIX<sup>®</sup>Certificate

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

## Single Dwelling

Certificate number: 1191714S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary

Date of issue: Monday, 24 May 2021

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



Planning,  
Industry &  
Environment

### DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 11.06.2021

REVIEWED BY: Richard Chester



Project summary		
Project name	Lot 2255 Jordan Springs	
Street address	23 Adina Street Jordan Springs 2747	
Local Government Area	Penrith City Council	
Plan type and plan number	deposited 1168992	
Lot no.	2255	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	5	
Project score		
Water	✓ 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 50	Target 50

### Certificate Prepared by

Name / Company Name: Nirva Designs

ABN (if applicable): 12526379243

# Description of project

Project address	
Project name	Lot 2255 Jordan Springs
Street address	23 Adina Street Jordan Springs 2747
Local Government Area	Penrith City Council
Plan type and plan number	Deposited Plan 1168992
Lot no.	2255
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	5
Site details	
Site area (m <sup>2</sup> )	382
Roof area (m <sup>2</sup> )	250
Conditioned floor area (m2)	241.22
Unconditioned floor area (m2)	19.49
Total area of garden and lawn (m2)	107

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m <sup>2</sup> .year)	n/a	
Area adjusted heating load (MJ/m <sup>2</sup> .year)	n/a	
Ceiling fan in at least one bedroom	n/a	
Ceiling fan in at least one living room or other conditioned area	n/a	
Project score		
Water	✔ 41	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

## DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 11.06.2021

REVIEWED BY: Richard Chester



## 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
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 2000 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 150 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: <ul style="list-style-type: none"> <li>the cold water tap that supplies each clothes washer in the development</li> <li>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.)</li> </ul>		✓ ✓	✓ ✓

### DESIGN ASSESSMENT PANEL

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