

# BASIX<sup>®</sup>Certificate

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

## Single Dwelling

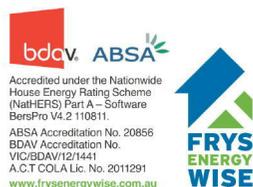
Certificate number: 579877S

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 18/09/2014 published by Planning & Infrastructure. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Director-General

Date of issue: Friday, 03 October 2014

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



Project summary		
Project name	Wisdom Homes 143790	
Street address	Empire Circuit Penrith 2750	
Local Government Area	Penrith City Council	
Plan type and plan number	deposited Unreg	
Lot no.	2384	
Section no.	0	
Project type	separate dwelling house	
No. of bedrooms	3	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 46	Target 40

### Certificate Prepared by

Name / Company Name: Frys Energywise

ABN (if applicable): 61012522051

# Description of project

## Project address

Project name	Wisdom Homes 143790
Street address	n/a Empire Circuit Penrith 2750
Local Government Area	Penrith City Council
Plan type and plan number	Deposited Plan Unreg
Lot no.	2384
Section no.	0

## Project type

Project type	separate dwelling house
No. of bedrooms	3

## Site details

Site area (m <sup>2</sup> )	256
Roof area (m <sup>2</sup> )	104
Conditioned floor area (m2)	169
Unconditioned floor area (m2)	15
Total area of garden and lawn (m2)	100

## Assessor details and thermal loads

Assessor number	BDAV/12/1441
Certificate number	14412500
Climate zone	28
Area adjusted cooling load (MJ/m <sup>2</sup> .year)	40
Area adjusted heating load (MJ/m <sup>2</sup> .year)	45

## Other

none	n/a
------	-----

## Project score

Water	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 46	Target 40

## 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 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 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 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 83 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>all toilets in the development</li> <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>		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Simulation Method</b>			
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 an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate 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. 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.			
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.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres
floor - new floor above another dwelling or building	All or part of floor area

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Hot water</b>			
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 6 stars.	✓	✓	✓
<b>Cooling system</b>			
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.		✓	✓
<b>Heating system</b>			
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		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
<b>Ventilation</b>			
<p>The applicant must install the following exhaust systems in the development:</p> <p>At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off</p> <p>Kitchen: individual fan, not ducted; Operation control: manual switch on/off</p> <p>Laundry: natural ventilation only, or no laundry; Operation control: n/a</p>		<p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p>
<b>Artificial lighting</b>			
<p>The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:</p> <ul style="list-style-type: none"> <li>at least 3 of the bedrooms / study;</li> </ul>		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> <li>• at least 3 of the living / dining rooms;</li> <li>• the kitchen;</li> <li>• all bathrooms/toilets;</li> <li>• the laundry;</li> <li>• all hallways;</li> </ul>		    	    
Natural lighting			
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.			
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			
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.

3.10.14

**Wisdom Properties Group Pty Ltd T/A Wisdom Homes**  
**Shop 5C 342 Camden Valley Way 2567**



**Phone: 02 4647 1200**

**Fax: 02 4647 1233**

**Email: [acubelic@wisdomhomes.com.au](mailto:acubelic@wisdomhomes.com.au)**

ABN: 82 089 425 829

BL No.131951C

The **wise** choice

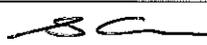
## PENRITH Council DA Lodgement Checklist

Client Name/s:	BELLAMPALLI & VALLATURU
Site Address:	LOT 2384 EMPIRE CIRCUIT PENRITH

Check	Quantity	Item
<input checked="" type="checkbox"/>	1	Development Application Form
<input checked="" type="checkbox"/>	6	Full Set of Drawings in A3 size (site plan, elevations, floor plans, sections
<input checked="" type="checkbox"/>	6	Full Set of Drawings in A4 size – Neighbour Notification (If applicable)
<input checked="" type="checkbox"/>	4	Statement of Environmental Effects
<input checked="" type="checkbox"/>	4	Waste Management
<input checked="" type="checkbox"/>	1	Owners Consent
<input checked="" type="checkbox"/>	1	Cheque for Lodgement Fees
<input checked="" type="checkbox"/>	4	BASIX Certificate/ Stamped Plans
<input checked="" type="checkbox"/>	1	Road Opening Application & Separate Cheque
<input checked="" type="checkbox"/>	1	Driveway Application
<input checked="" type="checkbox"/>	1	Restoration Bond
<input checked="" type="checkbox"/>	1	Landscape Plan
<input checked="" type="checkbox"/>	1	Developer Approval
<input checked="" type="checkbox"/>	1	Electronic Copy of Application

**INFRASTRUCTURE RESTORATION BOND 2013-14**

This restoration bond is a refundable bond applied as a condition of development consent and is payable prior to the issue of a Construction Certificate or any site works starting. It is a form of guarantee to protect Council's kerbing, footpaths and verges and may be used to repair or reinstate any damage that occurs during development works.

APPLICATION DETAILS			
At DA/CDC application stage an Infrastructure Restoration Fee of \$168 should have been paid. You will need the original receipt to obtain the following information: DA details and Fee receipt number.			
Address:	LOT 2384 EMPIRE CIRCUIT PENRITH		
DA/CD/CDP No:		Type of works	Provision of vehicle crossing, New Services, Waste Skip
Infrastructure Restoration fee (\$168) receipt No.			
APPLICANT DETAILS			
Name	SANDI CUNLIFFE		
Company	WISDOM HOMES		
Address	5, 338 CAMDEN VALLEY WAY NARELLAN NSW 2567		
Phone	02 4647 1200	Mobile	N/A
Email	scunliffe@wisdomhomes.com.au		
CONDITION INSPECTION OF PUBLIC INFRASTRUCTURE			
The applicant is to inspect public infrastructure around the work site for damage prior to work starting. Any damage must be documented on the supplied <i>Prior Damage Report</i> and supported by documentation (photographs, maps, descriptions) and be attached to this form.			
I, the applicant,	Wisdom Homes		
Have <u>THOROUGHLY</u> inspected Council's (Public) Infrastructure, (including, but not limited to, footpaths, vehicle crossovers, road pavement, kerb and gutter, laneways, car parks, bridges, utilities, stormwater drains, drainage pits, nature strip, landscaping, street trees, street furniture) and have found:			
<input checked="" type="checkbox"/> no prior damage exists			
<input type="checkbox"/> prior damage exists as marked on the attached <i>Prior Damage Report</i> and supporting documents.			
Signature		Date	3 / 10 / 2014
BOND CALCULATION			
Works	2013-14 Bond Structure		
Development/building works that will NOT involve access over or through the Public Infrastructure Assets (as above)			Not Applicable
Residential building-new and/or additional (excluding multi-unit housing), construction of swimming pool, retaining walls, major excavations, demolition and resite of building up to \$400,000.			\$500
Development (including commercial, industrial, subdivision, dual occupancy or equivalent-up to the value of \$400,000.			\$1000
Development application over \$400,000 (0.5% of value). All types of development including subdivision, dual occupancy, residential, commercial, industrial or equivalent.			Minimum \$2000
Value of Works	\$	Bond Applicable	\$ 500
CREDIT CARD PAYMENTS (All credit card transactions attract a surcharge of 0.6%)			
Card Type	MC / VISA		
Name on Card			
Card No.	- - - - -		
Signature		Expiry	/
OFFICE USE ONLY (Raise ram charge on DA/CD or 50 item 519 & update custom fields)			
Amount	\$	Receipt No	Date / /
Payment options fax or email this bond payment.			
Penrith City Council Civic Centre, 601 High Street, Penrith 2750 • PO Box 60, Penrith NSW 2751 Phone 4732 7777 • Fax 4732 7958 • Email council@penrithcity.nsw.gov.au • DX 8017 Penrith			



# INFRASTRUCTURE RESTORATION BOND INFORMATION SHEET AND CONDITIONS

## GENERAL INFORMATION

This **Infrastructure Restoration Bond** is needed to minimise the likelihood of damage to Council property as a result of building (including demolition) work being carried out. The bond allows Council to make sure any damage to public assets can be fixed.

The **Infrastructure Restoration Fee** is payable on lodgement of a DA or a Complying Development Certificate (CDC) and will be used to make a final inspection after notification of completion of all works.

The **Infrastructure Restoration Bond** is NOT applicable for minor works such as: awnings, carports, sheds, internal shop fitouts etc – unless major excavations are required.

## CONDITIONS

This Infrastructure Restoration Bond is to be paid to Council before a Construction Certificate is issued or any demolition works start.

Further permits may be required for activities on Council land such as a road opening, road closure or vehicle crossover.

It is the applicant's responsibility to inform Council (using this form and additional written and/or photographic evidence) of any pre-existing damage/defects to Council's infrastructure before work starts. If works start prior to payment of this Infrastructure Restoration Fee and Bond, all damage to Council's infrastructure assets will be attributed to these works and reinstatement will be the responsibility of the Owner/Builder.

Council reserves the right to undertake all rectification works for damage to Council's assets and will deduct these costs from the security bond. Council will seek to recover the actual cost, as per the adopted Fees and Charges – Restoration rates, from the applicant where the cost exceeds the bond held.

## REQUESTING REFUND OF BOND

When all demolition building and associated works are finished, the applicant must request a refund from Council (either in writing or using Council's *Refund of Cash Bond or Bank Guarantee form*) and provide a copy of the relevant **Occupation Certificate** (not applicable to demolition only works). The *Request for Refund of Cash Bond or Bank Guarantee form* is available on Council's website or by calling 4732 7777.

Once Council has this written request (with relevant certificate), we will do a final inspection to compare the condition of Council's Infrastructure to the Prior Damage Report submitted by the applicant. The bond will be refunded once the Council Officer confirms no damage has occurred during works or that any damage has been reinstated to Council's satisfaction.

**DAMAGE:** New damage must be reinstated to Council specifications within 28 days of *receiving written notification* from Council. If work is not complete within the specified time, all or part of the Bond will be used to pay for the repairs to be completed without any further notice. If the cost of reinstatement exceeds the Bond held, the Applicant will be invoiced for the additional cost.

**NO DAMAGE:** Provided there has been no new damage to Council's infrastructure OR any new damage has been reinstated to Council specifications, the Infrastructure Restoration Bond will be refunded to the original payee by cheque within 30 days of the final inspection.

Where refunds are to be forwarded to another party, written consent is needed from the original bond payee.

24<sup>th</sup> of September 2014

Penrith City Council  
PO BOX 60  
Penrith NSW 2750

**Owner's Consent to Lodge Application – Thornton, Lot 1197, DP No. 1.171491**

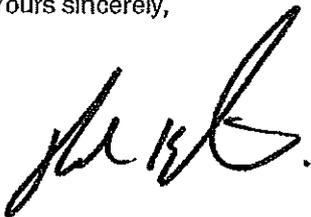
Landcom (now trading as UrbanGrowth NSW) is the registered owner of the lots listed below at Thornton.

I am duly authorised to grant owner's consent on behalf of Landcom and accordingly hereby confirm consent to the lodging development applications and construction certificate applications for the following lots:

Bullder	Lots
Wisdom Homes	- Lot 2376 - Lot 2377 - Lot 2378 - Lot 2384 - Lot 2385 - Lot 2386

Please don't hesitate to contact me if you have any queries in regards to the above.

Yours sincerely,



Paul Kingston  
**Development Manager**



The wise choice

**OWNERS CONSENT TO BUILDER TO LODGE DOCUMENTS  
AND APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY**

To: Penrith City Council

Attention: Planning Division

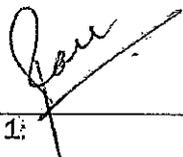
Lot: 2384 Empire Circuit, Thornton Estate, Penrith NSW 2750

We, Mr Ramesh Bellampalli & Mrs Sravanthi Vallaturu of Unit 21, 46 Harris Street, Harris Park NSW 2150, give permission for Wisdom Homes to lodge and communicate to Penrith City Council and Sydney Building Approvals for all Development Applications, Construction Certificates and associated dealings on our behalf for the above property.

In accordance with the requirements of the Environmental Planning and Assessment Act 1979 and Regulation 2000 we also hereby appoint Sydney Building Approvals as the Private Certifier (PCA) for the above property.

The PCA will carry out or ensure that mandatory or other necessary inspections of construction work are undertaken, to ensure that work is completed in accordance with the requirements of the Act.

Signed,

  
Owner 1: \_\_\_\_\_  
Date: 22/09/2014

V. Sravanthi  
Owner 2: \_\_\_\_\_  
Date: 22/09/2014

  
Signed: \_\_\_\_\_  
Builder: Wisdom Homes  
Shop 5, 338 Camden Valley Way  
NARELLAN NSW 2567

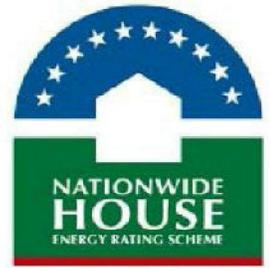
Date: 22/9/14  
Builders Licence No: 1319510  
Phone: 02 4647 1200  
Fax: 02 4647 1233



# NatHERS Certificate

## New Dwelling

### 6.0 Stars



#### Simulation Software

Software Name BERS Pro 4.2  
Software Version Release 110811/A  
Engine Version CHENATH V2.13

#### Simulation Details

Project Name Wisdom Homes 143790\_1  
Date 02-10-2014  
Location PENRITH PC 2750  
Climate file climat28.TXT  
Adjusted Star Rating 6.0 Stars  
Conditioned Area 168.71 m<sup>2</sup>  
Unconditioned Area 34.31 m<sup>2</sup>  
Adjusted Cooling 39.9 MJ/m<sup>2</sup>  
Adjusted Heating 44.9 MJ/m<sup>2</sup>  
Adjusted Total 84.8 MJ/m<sup>2</sup>

#### Dwelling Address

DP Number  
Unit Number  
Lot Number 2384  
House Number  
Street Name Empire Circuit  
Development Name  
Suburb Thornton Estate NSW 2751

#### Client Details

Name Wisdom Homes  
Phone 4647 1200 Fax 4647 1233  
Email  
Postal Address 338 Camden Valley Way, Narellan, NSW 2567  
Street Details

#### Assessor Details

Name Ian .Fry  
Phone 98992825 Fax 88248933  
Email ian@frysenergywise.com.au  
Postal Address Suite 29, 159 Ridgecrop Drive, Castle Hill. NSW 2154  
Street Details

<b>Energy Rating</b>		Certificate Number 14412500
<input checked="" type="checkbox"/> single-dwelling rating		6.0 stars
<input type="checkbox"/> multi-unit development (attach listing of ratings) <small>If selected, data specified is the average across the entire development</small>	heating 44.9 MJ/m <sup>2</sup> cooling 39.9 MJ/m <sup>2</sup>	
Recessed downlights confirmation:	<input type="checkbox"/> Rated with	<input checked="" type="checkbox"/> Rated without
Assessor Name/Number	Ian Fry VIC/BDV/12/1441	
Assessor Signature		Date 02-10-14

Signed by the Assessor.....Date...../...../.....

*Tilted roof windows with blinds cannot be modelled using this version of BERSPro.  
All windows are modelled with Holland Blinds for regulatory purposes.*

# Building Element Details

Project Wisdom Homes 143790 Run 1  
PENRITH PC 2750 Lat -33.80 Long 150.70 Climate File climat28.TXT

## Summary

Conditioned Area	168.7 m <sup>2</sup>
Unconditioned Area	34.3 m <sup>2</sup>
Total Floor Area	203.0 m <sup>2</sup>
Total Glazed Area	34.9 m <sup>2</sup>
Total External Solid door Area	9.4 m <sup>2</sup>
Glass to Floor Area	17.2 %
Gross External Wall Area	230.3 m <sup>2</sup>
Net External Wall Area	186.0 m <sup>2</sup>

## Window

34.9 m<sup>2</sup> GGG-05-001a Generics Uval 6.57 SHGC 0.74  
Glass Single Glazed Clear  
Frame Aluminium

## External Wall

161.1 m<sup>2</sup> Brick Veneer Bulk Insulation R 2.0  
16.7 m<sup>2</sup> Brick Veneer No Insulation  
3.4 m<sup>2</sup> Cavity Brick No Insulation  
4.8 m<sup>2</sup> Weatherboard Cavity Panel Bulk Insulation R 2.0

## Internal Wall

128.4 m<sup>2</sup> Cavity Panel 70mm gap No Insulation  
23.4 m<sup>2</sup> Cavity Panel 70mm gap Bulk Insulation R 2.0

## External Floor

75.5 m<sup>2</sup> Concrete Slab on Ground Ceramic Tiles 8mm Bulk Insulation in Contact with Floor R 1.0  
19.8 m<sup>2</sup> Concrete Slab on Ground Bare Bulk Insulation in Contact with Floor R 1.0  
9.0 m<sup>2</sup> Concrete Slab on Ground 80/20 Carpet 10mm/Ceramic Bulk Insulation in Contact with Floor R 1.0

## External Ceiling

104.3 m<sup>2</sup> Plasterboard Bulk Insulation R3.5 Ventilated roofspace

## Internal Floor/Ceiling

104.2 m<sup>2</sup> Timber Above Plasterboard No Insulation

## Roof (Horizontal area)

104.3 m<sup>2</sup> Corrugated Iron Foil, Gap Above, Reflective Side Down, Anti-glare Up 22° slope Hip roof



	<b>Energy Rating</b>	Certificate Number <b>14412500</b>
<input checked="" type="checkbox"/> single-dwelling rating		<b>6.0</b> stars
<input type="checkbox"/> multi-unit development (attach listing of ratings) <small>If selected, stars specified is the average across the entire development</small>	heating <b>44.9</b> MJ/m <sup>2</sup>	
	cooling <b>39.9</b> MJ/m <sup>2</sup>	
Recessed downlights confirmation:	<input type="checkbox"/> Rated with	<input checked="" type="checkbox"/> Rated without
Assessor Name/Number	Jar Fry VIC/BDAV/12/1441	
Assessor Signature		Date <b>02-10-14</b>

THE PENRITH CITY COUNCIL

**PROPOSED NEW RESIDENCE**  
AT  
LOT 2384 EMPIRE CIRCUIT, PENRITH  
(THORNTON ESTATE)

FOR  
WISDOM HOMES

## **STATEMENT OF ENVIRONMENTAL EFFECTS**



**The wise choice**

Shop 5, 338 Camden Valley Way Narellan NSW 2567  
Phone: 02 4647 1200 Fax: 02 4647 1233

## **SITE CONDITIONS**

The site is situated on the south side of EMPIRE CIRCUIT in the 'THORNTON ESTATE' and is the subject of this application. The property is vacant with adjoining vacant properties.

The property has a total area of 256.2sqm. The locality is characterized by a mix of single and double storey dwellings, constructed of face brick finish, cement rendered finish and light weight cladding. Our proposed design is in keeping with the existing locality and is well adapted to the development.

## **SUITABILITY OF THE DWELLING**

The proposed is consistent with character of other developments in the street. The setback and window placement ensures no negative effect on adjoining sites and solar access is not compromised.

## **PROPOSED DEVELOPMENT**

The proposal is a double storey brick veneer home with light weight cladding and concrete roof tiles. Front setback of 5.97m to the front façade wall and 5.50m to the Garage wall from the northern boundary. Side setback of 920mm from the western side boundary and 1,680mm from the eastern boundary.

The proposed two storey dwelling consists of 3 bedrooms and a single lock-up garage. The design is well articulated, therefore minimizing the bulk and scale of the proposed development. Materials finish such as face brickwork, Axon cladding and concrete roof tiles are keeping with the requirements and set precedent for future development in the surrounding areas.

The ALTO 23 design is well adapted to the existing surroundings and character in the area.

The overall appearance of our proposal is comparable to other developments in the locality. The well-articulated façade incorporates architectural design elements which will strengthen the streetscape and the relationship between dwellings.

## **IMPACT OF THE DEVELOPMENT**

The proposal has no social or economical impact on the locality.

The proposed façade, the setback to the front of the dwelling will have a minimum impact on the streetscape. Together with the proposed landscape plan, the proposal will enhance the existing streetscape and landscape character of the residential neighborhoods.

The slab on ground construction will result in minimal disturbance to the natural slope of the land. Stormwater will be conveyed to the proposed water tank with the overflow discharged to the street which satisfies council requirements.

## PRIVACY, VIEWS AND OVERSHADOWING

The adjoining properties are currently vacant and there are no overshadowing and overlooking properties.

Our proposal will also receive the minimum three hours of sunlight to its private open space.

## GENERAL DCP SUMMARY

Pursuant to the North Penrith Design Guidelines 2013.

Compliance with the relevant DCP is summarized in the following table:-

<b>Issue</b>	<b>Council Requirements Min</b>	<b>Proposed</b>	<b>Comment</b>
Front Setback (m)	<i>Min. 3m and 4.5m Min. 5.5m to Garage</i>	<i>5.97m to façade wall 5.5m to garage wall</i>	<i>Complies</i>
Side Setback (m) (Dwelling houses – Lots 8m wide & greater)	<i>Min. 0m to 1 side Min. 0.9m to 1 side – except for where permitted</i>	<i>920m to RHS (Western Boundary)</i>	<i>Complies</i>
Secondary Setback	<i>0m except for the first 7m of the allotment which to be setback a min. 2.0m</i>		<i>N/A</i>
Rear Setback (m)	<i>Min. 0.9m to Ground Floor</i>	<i>4.24m to Ground Floor</i>	<i>Complies</i>
Car Space	<i>2 parking spaces</i>	<i>Single garage &amp; on driveway</i>	<i>Complies</i>
Cut & Fill	<i>Max. 1m cut Max. 1m fill</i>	<i>To be confirmed when contour survey received</i>	<i>TBC</i>
Private Open Space	<i>Min. 20% (Min. 2m dimension)</i>	<i>20%</i>	<i>Complies</i>
Principal POS	<i>24sqm Min. 4m dimension</i>	<i>6.0m x 4.0m = 24sqm</i>	<i>Complies</i>

### **ECOLOGICAL SUSTAINABLE DEVELOPMENT**

The proposed dwelling demonstrates cross flow ventilation throughout the dwelling.

Wall insulation to the value of R2.0 and ceiling insulation to the value of R3.5 has been included in the design to keep the house warm in winter and cooler in summer.

The proposed development will have a 3,000ltr rainwater tank. This will be connected to all toilets and at least one outdoor garden tap.

The proposal meets the NSW BASIX policy that relates to Water, Thermal Comfort and Energy requirements.

### **EROSION AND SEDIMENT CONTROL**

Erosion and Sediment control measures will be put in place and maintained throughout the construction of the dwelling. As per Benching Plan, there will be stockpile to contain rubbish and trade waste bin.

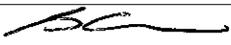
### **CONCLUSION**

Council DCP requirements and good planning principles have been incorporated in a design that complies best suits the site and surrounds, resulting in a high quality development that will enhance the locality.

Consideration has been given to matters listed in the North Penrith Design Guidelines 2013 and other relevant planning policies.

Accordingly, we seek Council favorable consideration for the above Development Application.

# VEHICLE CROSSOVER APPLICATION 2014-15

Residential (Owner Occ, Dual Occ) \$126 <input checked="" type="checkbox"/> per entry		Medium Density (Units, Townhouses) \$252 <input type="checkbox"/> per entry		Commercial/Industrial \$252 <input type="checkbox"/> per entry	
I (owner)	WISDOM HOMES		Phone	02 4647 1200	
Of (postal address)	Shop 5, 338 Camden Valley Way Narellan NSW 2567				
Wish to install	Footpath Crossing <input checked="" type="checkbox"/>	Layback <input type="checkbox"/>	Footpath <input type="checkbox"/>	Dish Crossing <input type="checkbox"/>	Pipe Crossing <input type="checkbox"/>
For my Property at	Lot 2384 EMPIRE CIRCUIT PENRITH		Suburb	Penrith	
DA/CDP No	Type of Finish		Plain <input type="checkbox"/>	Stencil/Coloured <input checked="" type="checkbox"/>	
<b>Stamped, Exposed Aggregate and Pebblecrete driveways are NOT permitted.</b>					
I acknowledge that:					
<ol style="list-style-type: none"> <li>1. If the vehicular crossing is constructed in material other than plain grey concrete, Council will not be responsible for the restoration or repairs in material other than plain concrete.</li> <li>2. I am aware that Council will not be responsible for any Public Risk Claims for accident or otherwise, arising from an incorrectly installed vehicular crossing.</li> <li>3. I am responsible for contacting <b>DIAL BEFORE YOU DIG 1100</b> for the location of other authorities services.</li> <li>4. The proposed surface is to be non-slip finish to comply with AS/NZS 4586.1999; AS/NZS 3661.2.1994</li> </ol>					
Work will be carried out by		Owner <input type="checkbox"/>	Contractor <input checked="" type="checkbox"/>		
Contractor's name	Lets Dig Excavation	Licence no.	178007C	Mobile no.	0418 299 132
Contractor's address	5 Cox Place West Hoxton Park			Postcode	2171
I understand that I am to observe the following conditions:					
<ol style="list-style-type: none"> <li>1. I am responsible for protection of the Public during construction (barricades, safe lanes etc.) and for all damage caused to any Public Utility by the construction of the crossing.</li> <li>2. I am to book an inspection with Council's Engineering Co-ordinator by telephone (02) 4732 7562 twenty four (24) hours prior to the required inspection time, or prior to 11am for the same day afternoon inspections (Mon to Fri), <b>Quoting the application number.</b></li> <li>3. For work which is not formed up and ready to pour at the requested time of inspection, which is not cancelled prior to the inspection, an additional charge of \$66 will apply.</li> <li>4. This application is only valid for 12 months from receipt date.</li> </ol>					
Contractor's signature			Date	3/10/14	
Owners signature		Please see attached		Date	/ /
<b>CREDIT CARD PAYMENTS (All credit card transactions attract a surcharge of 0.6%)</b>					
Card type	MC / VISA				
Name on card					
Card No.	- - - - -				
Signature				Expiry	/
<b>OFFICE USE ONLY</b>					
Application no			Receipt no		
Amount	\$	Date			
First inspection			Final approval		
First inspection no.			Not ready		
Signature					
Penrith City Council Civic Centre, 601 High Street, Penrith 2750 • PO Box 60, Penrith NSW 2751 Phone 4732 7777 • Fax 4732 7958 • Email council@penrithcity.nsw.gov.au					

**AREAS SCHEDULE**

**SITE DETAILS**

LOT NUMBER: 2384  
 SITE AREA: 256.2m<sup>2</sup>

**DWELLING AREAS**

GROUND FLOOR LIVING: 88.08m<sup>2</sup>  
 FIRST FLOOR LIVING: 107.74m<sup>2</sup>  
 GARAGE: 20.07m<sup>2</sup>  
 PORCH: 1.81m<sup>2</sup>  
 TOTAL FLOOR AREA: 217.50m<sup>2</sup>

**H' CLASS**

(subject to borehole report)

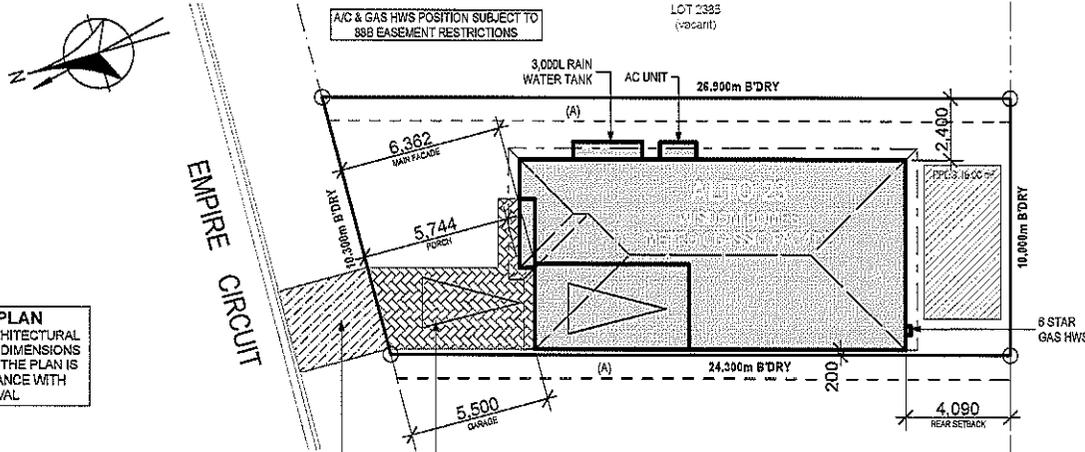
**LOT: 2384**  
**AREA: 256.2m<sup>2</sup>**

EXCAVATE SITE APPROX. 000mm TO FORM JOB DATUM R.L. 00.000 (ASSUMED) DATUM POINT 000mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

(A) EASEMENT FOR MAINTENANCE AND SUPPORT 0.9 WIDE (ASSUMED)

**PRELIMINARY DEPOSITED PLAN**

THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY URBANGROWTH NSW. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE ONLY. THE PLAN IS SUBJECT TO FINAL SURVEY AND COMPLIANCE WITH COUNCIL CONDITIONS OF APPROVAL



PROVIDE PLAIN CONCRETE TO CROSSOVER AS PER REQUIREMENTS

PROVIDE NON-SLIP CONCRETE DRIVEWAY AND PATH AS PER COUNCIL AND/OR ESTATE GUIDELINES

**SITE PLAN**  
 1:200

**NOTES:**  
 PREFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.  
 PREFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.  
 PREFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.  
 PREFER TO A/C DETAILS FOR A/C DUCT POSITIONS.  
 A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).  
 FLOOR FINISHES AS SELECTED AS PER TENDER.

**Wisdom Smart**

**The easystart**

Ph: 4647 1200  
 Fax: 4647 1233

www.wisdomsmart.com.au

PROJECT:  
 PROPOSED BRICK VENEER DWELLING  
 CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:  
 Lot 2384 Empire Circuit  
 Thornton Estate, Penrith

- ☒ EXHAUST FAN
- ☒ SMOKE ALARM AS 3786-1993

LODGEMENT: D.A/C.C  
 DP No: Unreg.

\*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A WISDOM HOMES, BUILDERS LIC. No 131891-C.  
 NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

**REVISION SCHEDULE**

ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLAN	DC	10/06/14
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

JOB No: <b>143790</b>	DRAWN: DC
LGA: PENRITH	DATE: 10.06.14
DESCRIPTION: ALTO 23	SITE CLASSIFICATION: H' Class
CODE: WS-ALTO23D CL RH	FACADE: CLASSIC
	SHEET: <b>2</b>

24<sup>th</sup> of September 2014

Penrith City Council  
PO BOX 60  
Penrith NSW 2750

**Owner's Consent to Lodge Application – Thornton, Lot 1197, DP No. 1171491**

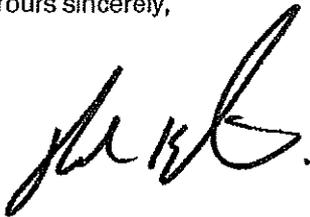
Landcom (now trading as UrbanGrowth NSW) is the registered owner of the lots listed below at Thornton.

I am duly authorised to grant owner's consent on behalf of Landcom and accordingly hereby confirm consent to the lodging development applications and construction certificate applications for the following lots:

Builder	Lots
Wisdom Homes	- Lot 2376 - Lot 2377 - Lot 2378 - Lot 2384 - Lot 2385 - Lot 2386

Please don't hesitate to contact me if you have any queries in regards to the above.

Yours sincerely,



Paul Kingston  
Development Manager



The wise choice

**OWNERS CONSENT TO BUILDER TO LODGE DOCUMENTS AND APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY**

To: Penrith City Council

Attention: Planning Division

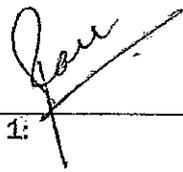
Lot: 2384 Empire Circuit, Thornton Estate, Penrith NSW 2750

We, Mr Ramesh Bellampalli & Mrs Sravanthi Vallaturu of Unit 21, 46 Harris Street, Harris Park NSW 2150, give permission for Wisdom Homes to lodge and communicate to Penrith City Council and Sydney Building Approvals for all Development Applications, Construction Certificates and associated dealings on our behalf for the above property.

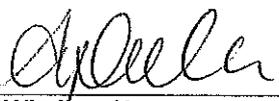
In accordance with the requirements of the Environmental Planning and Assessment Act 1979 and Regulation 2000 we also hereby appoint Sydney Building Approvals as the Private Certifier (PCA) for the above property.

The PCA will carry out or ensure that mandatory or other necessary inspections of construction work are undertaken, to ensure that work is completed in accordance with the requirements of the Act.

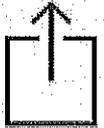
Signed,

  
Owner 1: \_\_\_\_\_  
Date: 22/09/2014

V. Sravanthi  
Owner 2: \_\_\_\_\_  
Date: 22/09/2014

  
Signed: \_\_\_\_\_  
Builder: Wisdom Homes  
Shop 5, 338 Camden Valley Way  
NARELLAN NSW 2567

Date: 22/9/14  
Builders Licence No: 131951C  
Phone: 02 4647 1200  
Fax: 02 4647 1233



INCORPORATING  
 Instrat Insurance Brokers Pty Ltd / insurance markets and rewards (imar) Pty Ltd  
 Australian Financial Services License No 233103  
 AHN 84 088 119 297      AHN 15 086 768 318  
 Unit 4 / 10 Dawson Street Clayton North Victoria 3168  
 PO Box 500 Melbourne Victoria 3179  
 Telephone: (03) 9244 7777      Facsimile: (03) 9244 7788  
 Email: [insure@instrat.com.au](mailto:insure@instrat.com.au)  
 Websites: [www.instrat.com.au](http://www.instrat.com.au)      [www.imar.com.au](http://www.imar.com.au)



The Perfect Policy at the Best Price

### CERTIFICATE OF INSURANCE

INSURED : Joe Facchiarotta T/As Lets Dig Excavations & Concreting

OCCUPATION: Concretors

SITUATION OF RISK : Australia Wide

TYPE OF COVER : TradeLink Insurance- Broadform Public Liability

PROPERTY INSURED : Legal Liability to third parties

SUM INSURED : \$20,000,000

UNDERWRITER : QBE Insurance (Australia) Limited (T/L)

POLICY NUMBER : 141A504962BPK

POLICY CURRENT TO : 15/02/2015

We certify the above information to be current as at 11 February 2014

**Sean Rossetti**  
Client Manager

Ph: 03 9244 7777  
Email: [sean.r@instrat.com.au](mailto:sean.r@instrat.com.au)

# CONTRACTOR LICENCE

GENERAL CONCRETING



G PACCHIAROTTA AND B. BOLADIAN

NUMBER  
178007C

5 COX PLACE  
WEST HOXTON PARK 2171



EXPIRES  
26/08/2015

## Issued Under Home Building Act 1989

- All contracts must show the name and licence number shown on the front of this licence card.
- The licence number must be quoted in any advertisement.
- The name of the licence holder or the registered business name (if applicable) must be quoted in any advertisement.
- All business documentation must bear the licence number and name shown on this licence card.
- The licence is not transferable and is to be produced on demand.

Signature of Licence holder

A handwritten signature in cursive script, appearing to read 'G. Pacchiarotta', written over a horizontal line.

178007C



The **wise** choice

Waste Management Plan  
Construction

Site Address: Lot 2384 Empire Circuit, PENRITH

Applicants Name & Address: Wisdom Homes  
Shop 5, 338 Camden Valley Way  
NARELLAN NSW 2567

Building & Other Structures on Site: Vacant

Description of Proposal: New Double Storey Dwelling

The details provided in this Waste Management Plan are how we intend to treat waste during this project.

Applicants signature:  Date: 3.10.14

Shop 5, 338 Camden Valley Way, Narellan NSW 2567

# WASTE MANAGEMENT PLAN

Site Clean	Construction Stage	Task	Responsibility	
	Excavation	Remove any excess spoil	Supervisor Supervisor	Supplied to Brandowns for certification and recycling
	Slab Poured	Waste waffle pods and steel picked up by supplier	Concreter	Blacktown Waste Services
	External Drainage	Removal of any excess spoil	Supervisor	Supplied to Brandowns for certification and recycling
1	Frame	Nominate position for waste for timber Stack all timber waste at front of site in one neat pile All timber waste collected Side and rear yard checked and cleaned	Supervisor Framer Site Clean Contractor Site Clean Contractor Supervisor	Separated on site by Site Clean Contractor Supplied to Brandowns for recycling Chipped for garden mixes, compost etc
		Brick bin delivered to site	Site Clean Contractor	
		Paper and plastic bin installed	Site Clean Contractor	
	Brickwork to 20 courses	All brick waste placed in brick bin provided Place all other waste - (cement bags, brick straps etc) in paper waste bin	Bricklayer Bricklayer	
	Second Story Brickwork	All brick waste placed in brick bin provided Place all other waste (cement bags, brick straps, plastics etc) in paper waste bin Macleans Waste notified by supervisor on completion of brickwork Side and rear yard checked and cleaned If site conditions is unacceptable supervisor contacted for ETS	Bricklayer Bricklayer Supervisor Site Clean Contractor Supervisor	Separated on site by Site Clean Contractor Supplied to Hallinans - St Marys, crushed for the reuse of allweather access material supplied back to the building sites and general purpose aggreg for landscaping etc
2		Brick bin removed from site/ paper bin emptied	Site Clean Contractor	

Site Clean	Construction Stage	Task	Responsibility	
3	Facia and Gutter	Place all plastic waste in paper waste bin	Installer	Separated on site by Site Clean Contractor
		Stack all steel off cuts at front of site	Installer	Roof tiles recycled on site as allweather access
	Roof	Place all broken roof tiles in driveway ( to top up AWA)	Roofer	material placed in driveway
	Eaves	Stack all waste at front of site	All trades	Paper and plastics delivered to Galaways Recycling
	Remove scaffold	Stack all waste at front of site	All trades	for separation and recycling
	Rough ins	Place all waste in paper and plastic bin	All trades	
	Pre-sheet site clean	All waste collected/ paper bin emptied	Site Clean Contractor	
		Side and rear yard checked and cleaned	Site Clean Contractor Supervisor	
	Gyprock	Stack plasterboard offcuts separate to any general waste on site for recycling Plasterboard recycle pickup	Gyprocker Gyprocker/Boral/CSR	Picked up and removed from site by supplier
4	Fixout	Stack all waste at front of site	All trades	Separated on site by Site Clean Contractor
	Stairs	Stack all waste at front of site	All trades	Supplied to Brandowns for recycling
	Kitchen	Stack all waste at front of site - plastics,papers in bin	All trades	All metals supplied to Sims Metal to be recycled
	Wall and Floor Tiling	Stack all waste at front of site - plastics,papers in bin	All trades	All timber chipped for recycling
	Painter	Stack all waste at front of site	All trades	Masonry material crushed for aggregate etc
	Finish Offs	Stack all waste at front of site (appliance boxes etc)	All trades	
	Internal Cleaner	Place all plastics and paper in bin (incl window protection material)	Cleaner	
		Final Site Clean	All waste collected/ paper bin removed Side and rear yard checked and cleaned	Site Clean Contractor Site Clean Contractor