

# BASIX<sup>®</sup>Certificate

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

## Single Dwelling

Certificate number: 577870S

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: Thursday, 25 September 2014

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



Project summary		
Project name	Wisdom Homes 143792	
Street address	Empire Circuit Penrith 2750	
Local Government Area	Penrith City Council	
Plan type and plan number	deposited Unreg	
Lot no.	2386	
Section no.	0	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 50	Target 40

Certificate Prepared by
Name / Company Name: Frys Energywise
ABN (if applicable): 61012522051

# Description of project

Project address	
Project name	Wisdom Homes 143792
Street address	n/a Empire Circuit Penrith 2750
Local Government Area	Penrith City Council
Plan type and plan number	Deposited Plan Unreg
Lot no.	2386
Section no.	0
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m <sup>2</sup> )	309
Roof area (m <sup>2</sup> )	127
Conditioned floor area (m2)	161
Unconditioned floor area (m2)	17
Total area of garden and lawn (m2)	100

Assessor details and thermal loads		
Assessor number	BDAV/12/1441	
Certificate number	14412433	
Climate zone	28	
Area adjusted cooling load (MJ/m <sup>2</sup> .year)	57	
Area adjusted heating load (MJ/m <sup>2</sup> .year)	59	
Other		
none	n/a	
Project score		
Water	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 50	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 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 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 90 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, not ducted; Operation control: manual switch on/off</p> <p>Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off</p> <p>Laundry: natural ventilation only, or no laundry; Operation control: n/a</p>		<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</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 4 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 4 of the living / dining rooms;</li> <li>• the kitchen;</li> <li>• all bathrooms/toilets;</li> <li>• the laundry;</li> <li>• all hallways;</li> </ul>		    	    
<b>Natural lighting</b>			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.			
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.			
<b>Other</b>			
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.			
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.

PENRITH CITY COUNCIL

**PROPOSED NEW RESIDENCE**  
AT  
LOT 2386 EMPIRE CIRCUIT, THORNTON ESTATE, PENRITH

FOR  
WEI MO & WEI XIE  
C/O  
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 southern side of EMPIRE CIRCUIT and is the subject of this application. The property is currently unregistered and the property is vacant with adjoining vacant properties.

The outer locality is characterized by a mix of single and double storey dwellings, constructed of face brick finish or cement rendered finish. 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 stria board cladding and a concrete tiled roof. The dwelling has a front setback of 5.494m to the main building line and 5.5m to the Garage. The side setbacks are complying with councils' policy at a minimum of 1260mm LHS & 920mm RHS respectively.

The proposed two storey dwelling consists of an informal and formal area, 4 bedrooms and 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 and concrete roof tile are keeping with the surrounding area and setting a precedent for future development in area.

The Wisdom Columbus 24 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 as per the Hydraulic Engineers details, which satisfies council requirements.

### **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 3000ltr water tank with an overflow as per the Hydraulic Engineers details. Water from this tank will be used for flushing toilets and garden taps. 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 Penrith Council LEP & DCP as well as other relevant planning policies.

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



## Waste Management Plan Construction

Site Address: Lot 2386 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: 24.9.14

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

25.9.14

**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:	MO & XIE
Site Address:	LOT 2386 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 (if applicable)
<input checked="" type="checkbox"/>	1	Electronic Copy of Application