



WASTE MANAGEMENT PLAN

OUTLINE OF PROPOSAL

SITE ADDRESS: Lot 1160 Sydney Smith Drive,
Penrith

APPLICANT: Firststyle Homes Pty Ltd

PHONE: (02) 9608 9777

EXISTING BUILDING ON SITE: No existing building and structures
currently on site.

PROPOSAL: The proposal involves the construction of
a double storey dwelling.

SIGNATURE:

A handwritten signature in black ink, appearing to be "J. Smith", is written over a horizontal line.

DATE:

11.10.12



WASTE MANAGEMENT PLAN REPORT

DEMOLITION/ EXCAVATION

Site Address: Lot 1160, Sydney Smith Drive, Penrith

Materials on-site		Destination		
		Re-use & Recycling		Disposal
Type of Material	Estimated Volume (m3) or Area (m2)	On-Site Specify proposed reuse or on-site recycling methods	Off-Site Specify contractor and recycling outlet	Specify contractor and landfill site
Excavation Material	Nil	N/A	N/A	N/A
Green Waste	Nil	N/A	N/A	N/A
Bricks	Nil	N/A	N/A	N/A
Concrete	Nil	N/A	N/A	N/A
Timber – Please Specify	Nil	N/A	N/A	N/A
Plasterboard	Nil	N/A	N/A	N/A
Metals – please specify	Nil	N/A	N/A	N/A
Other – (e.g. Asbestos, tiles, PVC tubing, plastics)	Nil	N/A	N/A	N/A



WASTE MANAGEMENT PLAN REPORT

CONSTRUCTION: Destination Of Excess Materials

Site Address: Lot 1160, Sydney Smith Drive, Penrith

Materials on-site		Destination		
		Re-use & Recycling		Disposal
Type of Material	Estimated Volume (m3) or Area (m2)	On-Site Specify proposed reuse or on-site recycling methods	Off-Site Specify contractor and recycling outlet	Specify contractor and landfill site
Excavation Material	20.9 m3	Imported soil to be used for filling and landscaping.	N/A	N/A
Green Waste	Nil	N/A	N/A	N/A
Bricks	N/A	Unbroken bricks to be kept on site.	Broken bricks to be taken to Brandowns	Broken- chipped & used for aggregate. Unbroken- recycled and re-used for another Firststyle Homes job.
Concrete	0.8m3	To be spread in driveway to form part of all weather access.	N/A	N/A
Timber – Please Specify	N/A	Framing pine to be re-used on another Firststyle Homes job.	N/A	N/A
Plasterboard	1.5m3	Plasterboard will be separated on site & loaded into skips.	To be picked up & recycled by Boral Plasterboard.	Sent to land fill if to EPA Standards or crushed for soil conditioner if contaminated.
Metals – please specify	N/A	N/A	N/A	N/A
Other – (e.g. Asbestos, tiles PVC tubing, plastics)	N/A	Unbroken tiles to be kept on site and re-used for another Firststyle Homes job. Broken tiles to form part of all weather access.	N/A	N/A

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Lengths are in Metres

ePlan Sheet 1 of 5 Sheets

Plan: **DP1184391**

Plan of Easements within Lots 1153 to 1168, 1174, 1177 to 1180, 1184 & 1186 to 1190 in DP1171491

<u>Full Name and address of Proprietor of land:</u>	Landcom Level 14 60 Station Street PARRAMATTA NSW 2150
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Part 1

	Identity of Easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan:-	Burdened lot(s) or parcel(s):-	Benefited lot(s), road(s), bodies or Prescribed Authorities:-
1.	Easement for Access & Maintenance 0.9 Wide	1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1174 1177 1178 1179 1180 1184 1186 1187 1188 1189 1190	1152 1153 1154 1155 1156 1157 1158 1159 1162 1162, 1163 1162, 1164 1163, 1165 1166 1167 1166, 1168 1169 1173 1176 1177 1180 1181 1183 1185 1186 1187 1188 1188 1189

Lengths are in Metres

ePlan Sheet 2 of 5 Sheets

Plan: **DP1184391**

Plan of Easements within Lots 1153 to 1168, 1174, 1177 to 1180, 1184 & 1186 to 1190 in DP1171491

Part 1

	Identity of Easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan:-	Burdened lot(s) or parcel(s):-	Benefited lot(s), road(s), bodies or Prescribed Authorities:-
2.	Easement for Support 0.25 Wide	1156 1157 1158 1159 1167 1168	1157 1156 1159 1158 1168 1167
3.	Easement for Support 0.4 Wide	1165	1164

Lengths are in Metres

ePlan Sheet 3 of 5 Sheets

Plan: **DP1184391**

Plan of Easements within Lots 1153 to 1168, 1174, 1177 to 1180, 1184 & 1186 to 1190 in DP1171491

Part 2

Terms of easement, profit à prendre, restriction or positive covenant numbered 1 in the plan.

The proprietor of the lot benefited and persons authorised by him may:

- (a) enter upon the burdened lot but only within the site of this easement.
- (b) do anything reasonably necessary for the purpose of constructing, renewing, replacing, painting, repairing and maintaining the dwelling adjacent to this easement.
- (c) remain on the site of this easement for any reasonable time for the said purposes.

In exercising those powers the proprietor of the lot benefited must:

- (a) ensure that all work is done properly and carried out as quickly as practicable; and
- (b) cause as little inconvenience to the proprietor or occupier of the burdened lot; and
- (c) cause as little damage as possible to the burdened lot and any improvement on it and
- (d) restore as nearly as is practicable the burdened lot to its former condition; and
- (e) make good any collateral damage; and

The proprietor of the burdened lot shall not place any obstructions within the site of the easement nor erect any building or other structure of any kind on or over the site of the easement except for any eave and/or gutter and/or roof structure attached to any dwelling that has been granted development approval by Penrith City Council, and

The owner of the lot burdened and the owner of the lot benefited acknowledge that it is not the responsibility of Penrith City Council to determine any dispute in relation to the Easement for Access & Maintenance and that any dispute is a civil matter to be resolved with the relevant parties.

Lengths are in Metres

ePlan Sheet 4 of 5 Sheets

Plan: **DP1184391**

Plan of Easements within Lots 1153 to 1168, 1174, 1177 to 1180, 1184 & 1186 to 1190 in DP1171491

Part 2

Terms of easement, profit à prendre, restriction or positive covenant numbered 2 in the plan.

Full and free right and liberty for every person who is at any time entitled to an estate or interest in the lot benefited to have any wall presently erected or to be erected on so much of the lot burdened as is marked 'B' on the plan continued in such manner that any structure supported or to be supported in whole or in part thereby shall have the support of the whole of such wall and the footings thereof.

Terms of easement, profit à prendre, restriction or positive covenant numbered 3 in the plan.

Full and free right and liberty for every person who is at any time entitled to an estate or interest in the lot benefited to have any wall presently erected or to be erected on so much of the lot burdened as is marked 'C' on the plan continued in such manner that any structure supported or to be supported in whole or in part thereby shall have the support of the whole of such wall and the footings thereof.

Lengths are in Metres

ePlan Sheet 5 of 5 Sheets

Plan: **DP1184391**

Plan of Easements within Lots 1153 to 1168, 1174, 1177 to 1180, 1184 & 1186 to 1190 in DP1171491

Part 2

SIGNED by me, MATTHEW KENNETH WHITE
as Delegate of **LANDCOM**
who hereby declares that he has no notice of the
revocation of such delegation in the presence of

)
) *Matt Witt*
)

Graham Hall
.....
Signature of WITNESS

GRAHAM HALL
.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

22-3-2013
.....
Date of execution

*SUITE 400, 16 CAMBRIDGE ST
EPPING NSW*

REGISTERED  3-4-2013

HOX

Assessor Certificate

Single Dwelling



Certificate Version 6.1.1. Prior versions not valid after 1 March 2006
Issued in Accordance with the requirements of
BASIX THERMAL COMFORT - Simulation Method

Assessor			
Name:	Vic Vicaretti	Company:	AKV Pty Ltd
Address:	PO Box 135 HOXTON PARK NSW 2171		Assr #: 20311
Phone:	0414 426 546	Fax:	
Declaration of interest:		None	
Email:		v.vicaretti@bigpond.com	

Client			
Name:	Domenic Tamburri	Company:	Firststyle Homes
Address:	PO Box 171 HOXTON PARK NSW 2171		
Phone:	9601 0100	Fax:	9601 0711
Email:			

Project			
Address:	Lot 1160 Sydney Smith Drive PENRITH NSW 2750		
Lot / DP:	/	LGA:	Penrith City Council
Applicant:			

Assessment			
Date:	24/09/2012	Job ID:	414a-12
Filename:	Na1588-12	Run #	1
Software:	BERS	Version:	010510
Climate Zone:	28		

Referenced documents

All details upon which this Assessment has been based, are included in the project documentation which has been stamped and signed by the Assessor issuing this Certificate, as detailed below:

Thermal Performance Specification / Commitments attached and affixed to drawings, page 1
Drawings: site plan

Specifications:

ABSA Assessor Certificate	Assessor # 20311	Certificate #85415000	Issued:24/09/2012
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THERMAL COMFORT - Simulation Method

The details must be entered into your BASIX Assessment

Area calculations (M2)			
Net Conditioned Floor Area	121	Net Unconditioned Floor Area	45

Concessions / Ventilation Bonus	
Eligible Concessions:	None

The dwelling has the required shading to qualify for BASIX cross ventilation bonus: N/A

Predicted annual energy loads

Heating:	67
Cooling:	68
(sensible + latent)	
Total:	135

ABSA Assessor stamp



ABSA Assessor Certificate

Assessor # 20311

Certificate # 85415000

Issued: 24/09/2012

Thermal Performance Specifications - BASIX THERMAL COMFORT - Simulation Method

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.

Windows	Product ID	Glass	Frame	U value	SHGC	Area M2	Detail
AWS 504 series 3mm		Single clear	Aluminium	6.57	0.74	46.50	As per plans

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M2	Detail
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Any U and SHGC values specified on Certificates Issued after 1 May 2007 are according to NFRC. All values prior to this date are ANAC. Alternate products may be used if their U value is lower, and the SHGC value is less than 10% higher or lower

External Walls	Construction	Insulation	Colour - Solar absorptancy	Detail
Brick Veneer		R2.5 R2.0 G.P.	Medium - SA 0.475 - 0.7	

Internal walls	Construction	Insulation	Detail
Plasterboard on Studs		None	

Floors	Construction	Insulation	Covering	Detail
Concrete		None	Ceramic Tile	
Timber		None	Ceramic Tile	
Timber		None	Carpet	

Ceilings	Construction	Insulation	Detail
Plasterboard		None	
Plasterboard		R2.5	

Roof	Construction	Insulation	Colour - Solar absorptancy	Detail
Roofing Tiles		None	Dark - SA > 0.7	

Window cover	Internal (curtains)	External (awnings, shutters, etc)
None		None

Fixed Shading	Eaves (width - inc gutters, height above windows)	Verandahs, Pergolas (type, description)
	600	0

Overshadowing	Overshadowing structures	Overshadowing trees
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Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north elevation	315
Terrain category	Suburban
Roof Ventilation	Unventilated
Cross Ventilation	Standard
Subfloor Ventilation	On ground
Living area open to entry:	Yes
Living areas separated by doors:	No
Stair open to heated areas:	Yes
Seals to windows and doors:	Yes
Exhaust fans without dampers:	No
Ventilated skylights:	No
Open fire or unflued gas heater:	No
Vented downlights:	No
Wall and ceiling vents:	No

ABSA Assessor Stamp



Assessor Certificate**Single Dwelling**

Certificate Version 6.1.1. Prior versions not valid after 1 March 2006

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BASIX THERMAL COMFORT - Simulation Method

Assessor

Name: Vic Vicaretti Company: AKV Pty Ltd Assr #: 20311
Address: PO Box 135 HOXTON PARK NSW 2171
Phone: 0414 426 546 Fax: Email: v.vicaretti@bigpond.com

Declaration of interest: None

Client

Name: Domenic Tamburri Company: Firststyle Homes
Address: PO Box 171 HOXTON PARK NSW 2171
Phone: 9601 0100 Fax: 9601 0711 Email:

Project

Address: studio Lot 1160 Sydney Smith Drive PENRITH NSW 2750
Lot / DP: / LGA: Penrith City Council
Applicant:

Assessment

Date: 24/09/2012 Job ID: 414a-12 Filename: Na1588-12 Run # 1
Software: BERS Version: 010510 Climate Zone: 28

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THERMAL COMFORT - Simulation Method

The details must be entered into your BASIX Assessment

Area calculations (M2)

Net Conditioned Floor Area 56 Net Unconditioned Floor Area 18

Concessions / Ventilation Bonus

Eligible Concessions: None

The dwelling has the required shading to qualify for BASIX cross ventilation bonus: N/A

Predicted annual energy loads

ABSA Assessor stamp

Heating: 55

Cooling: 69

(sensible + latent)

Total: 124



Thermal Performance Specifications - BASIX THERMAL COMFORT - Simulation Method

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Timber		None	Carpet	

Ceilings	Construction	Insulation	Detail
Plasterboard		None	
Plasterboard		R2.5	

Roof	Construction	Insulation	Colour - Solar absorptancy	Detail
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ABSA Assessor Stamp

