

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
Fixtures
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.
Alternative water
Rainwater tank
The applicant must install a rainwater tank of at least 2500 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 35 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"> 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.)

General features
The dwelling must not have more than 2 storeys.
The conditioned floor area of the dwelling must not exceed 300 square metres.
The dwelling must not contain open mezzanine area exceeding 25 square metres.
The dwelling must not contain third level habitable attic room.
Floor, walls and ceiling/roof
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

Construction	Additional insulation required (R-Value)	Other specifications
floor - suspended floor above garage, framed	0.3 (or 1 including construction) (down)	
external wall - framed (weatherboard, fibre cement, metal clad)	3.20 (or 3.60 including construction)	
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ceiling and roof - flat ceiling / pitched roof	ceiling: 5 (up), roof: foil/sarking	gable end vents; medium (solar absorptance 0.475-0.70)

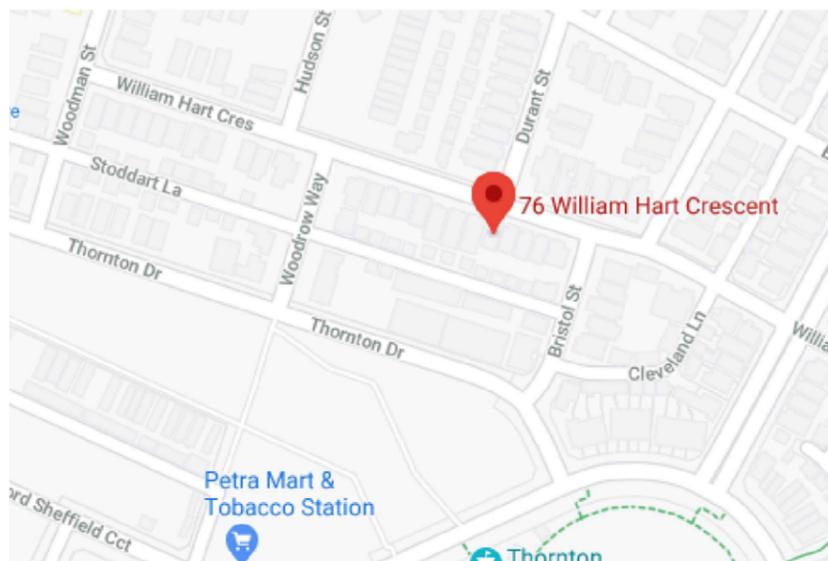
Note	<ul style="list-style-type: none"> Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	<ul style="list-style-type: none"> In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Commitments
Windows, glazed doors and skylights
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.
The following requirements must also be satisfied in relation to each window and glazed door:
<ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> Aluminium single clear Aluminium double (air) clear Timber/uPVC/fibreglass single clear Timber/uPVC/fibreglass double (air) clear

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
South facing					
W01	600	1810	aluminium, single, clear	none	not overshadowed
W02	2110	2770	aluminium, single, clear	solid overhang 1500 mm, 100 mm above head of window or glazed door	not overshadowed

Energy Commitments
Hot water
The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (electric boosted) with a performance of 41 to 45 STCs or better.
Cooling system
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 9.5 star (average zone)
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 9.5 star (average zone)
The cooling system must provide for day/night zoning between living areas and bedrooms.
Heating system
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 9.5 star (average zone)
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 9.5 star (average zone)
The heating system must provide for day/night zoning between living areas and bedrooms.
Ventilation
The applicant must install the following exhaust systems in the development:
At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a
Laundry: natural ventilation only, or no laundry; Operation control: n/a
Artificial lighting
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:
<ul style="list-style-type: none"> at least 1 of the bedrooms / study; dedicated

Energy Commitments
<ul style="list-style-type: none"> at least 1 of the living / dining rooms; dedicated the kitchen; dedicated all bathrooms/toilets; dedicated the laundry; dedicated all hallways; dedicated
Natural lighting
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.
Other
The applicant must install a gas cooktop & gas 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.
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.



LOCALITY PLAN

Wayne Wilson

Architectural Drafting
ABN 20 214 071 779

South Penrith NSW 2750

NOTES

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20-117-05	SHADOW DIAGRAMS
20-117-06	NOTIFICATION
20-117-07	PLAN OF PROPOSED STRATA SUBDIVISION

PROJECT

PROJECT:	PROPOSED STUDIO OVER EXISTING GARAGE
PROJECT NUMBER:	20-117
CLIENT:	[Redacted]
SITE ADDRESS:	Lot 2235 DP1184495 76WILLIAM HART CRES. PENRITH NSW 2750

DRAWING

TITLE:	COVER SHEET
SCALE:	N.T.S.
SHEET SIZE:	A3
DRAWN BY:	W.W.
DATE:	SEPTEMBER 2020

DEVELOPMENT APPLICATION

20-117-00

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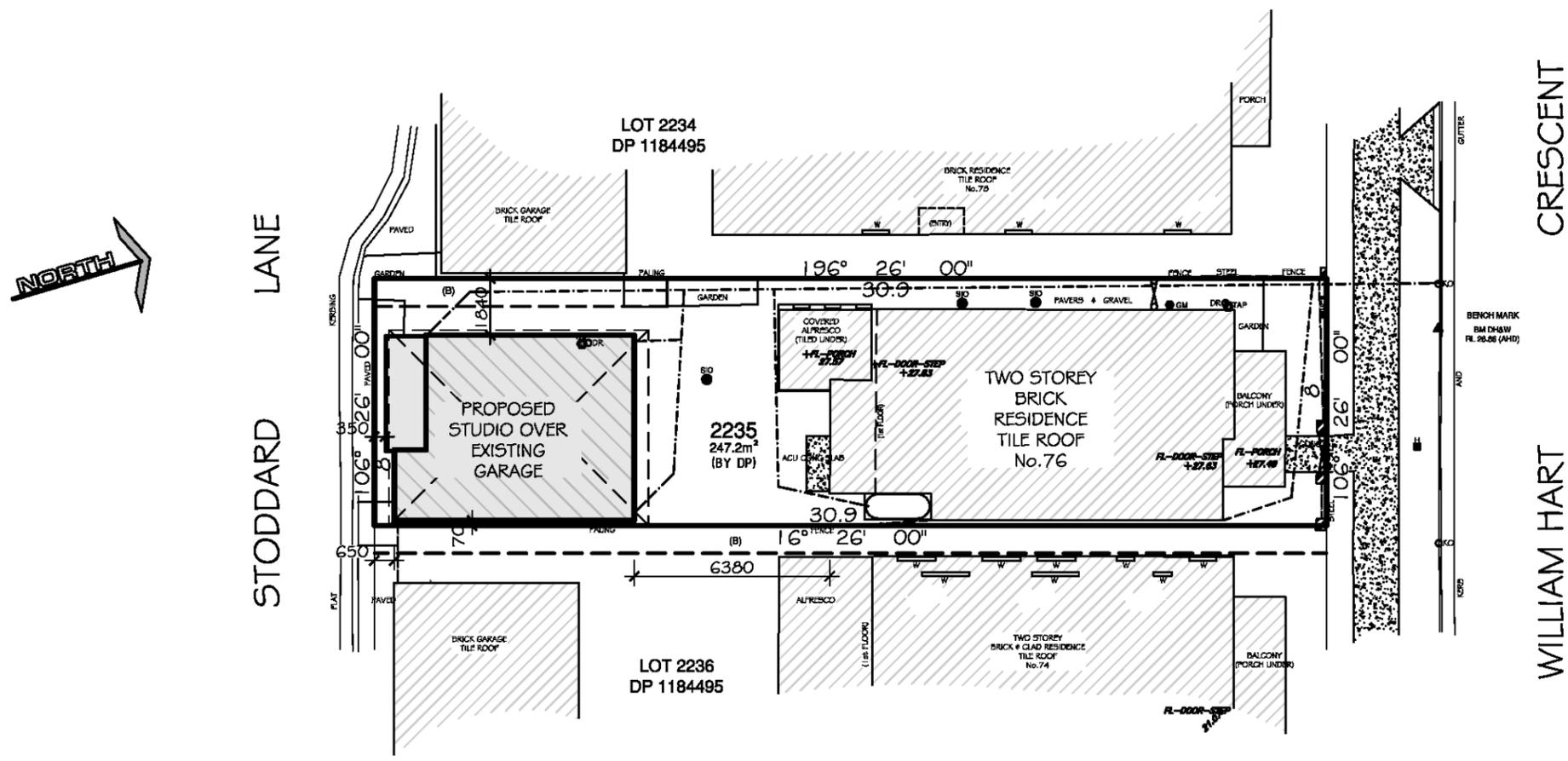
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 DRAWN BY: **W.W.**
 DATE: **SEPTEMBER 2020**

DEVELOPMENT APPLICATION

20-117-01



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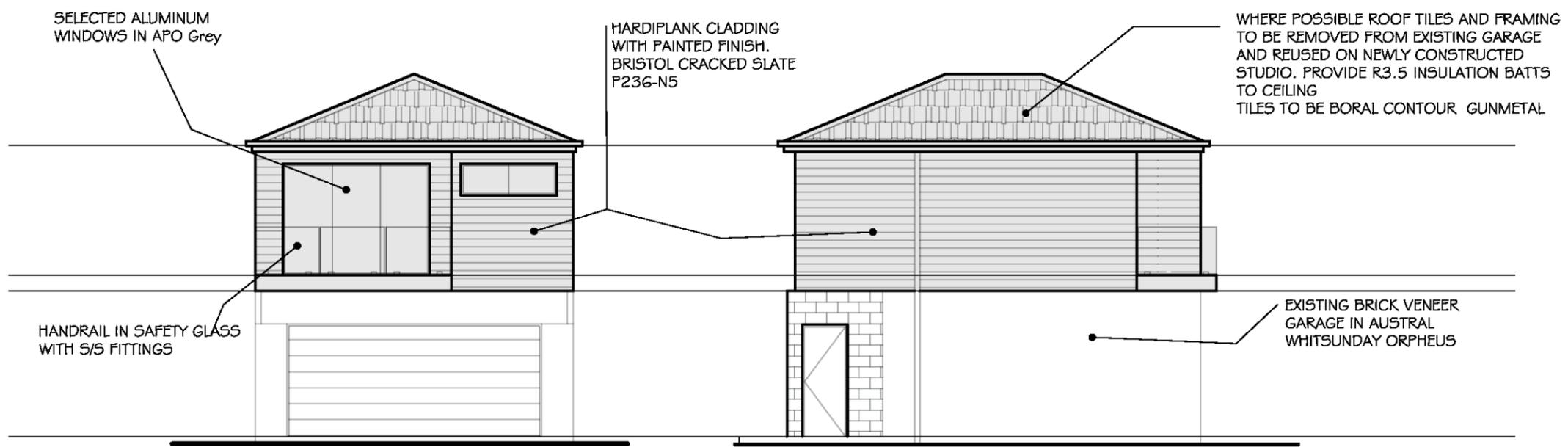
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DRAWING

TITLE: **ELEVATIONS**
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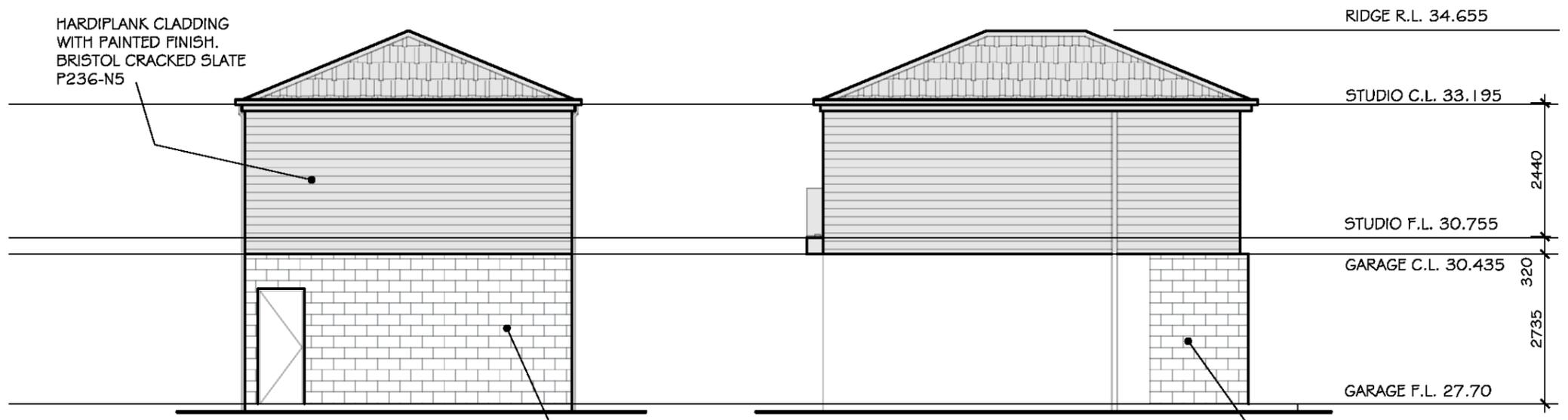
DEVELOPMENT APPLICATION

20-117-03



SOUTH ELEVATION

WEST ELEVATION



NORTH ELEVATION

EAST ELEVATION

SITE ANALYSIS

R1 GENERAL RESIDENTIAL UNDER PENRITH LEP 2010
 PENRITH DCP 2014 - PART 'E11' - PART 'B' NORTH PENRITH

SITE AREA	247.20 m ² .
LANDSCAPE AREA	
Landscape Area Achieved	= 91.22 m ² = 36.90%
PRIVATE OPEN SPACE	
Required:	49.44 m ² = 20.0%
Achieved:	75.60 m ² = 30.58%
PRINCIPAL P.O.S.	
Primary Residence:	18.00 m ²
Ancillary Residence:	4.95m ²
CAR PARKING SPACES	
Two (2) Provided.	

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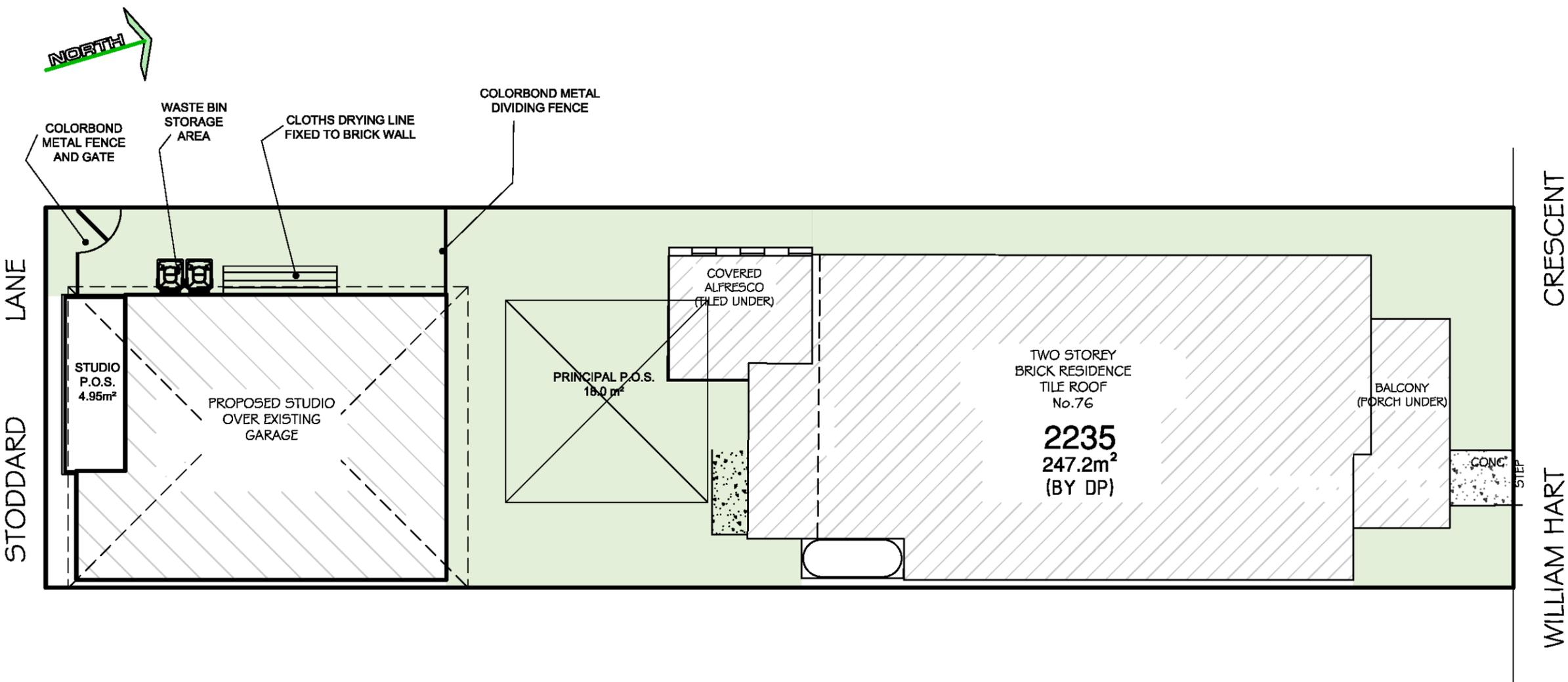
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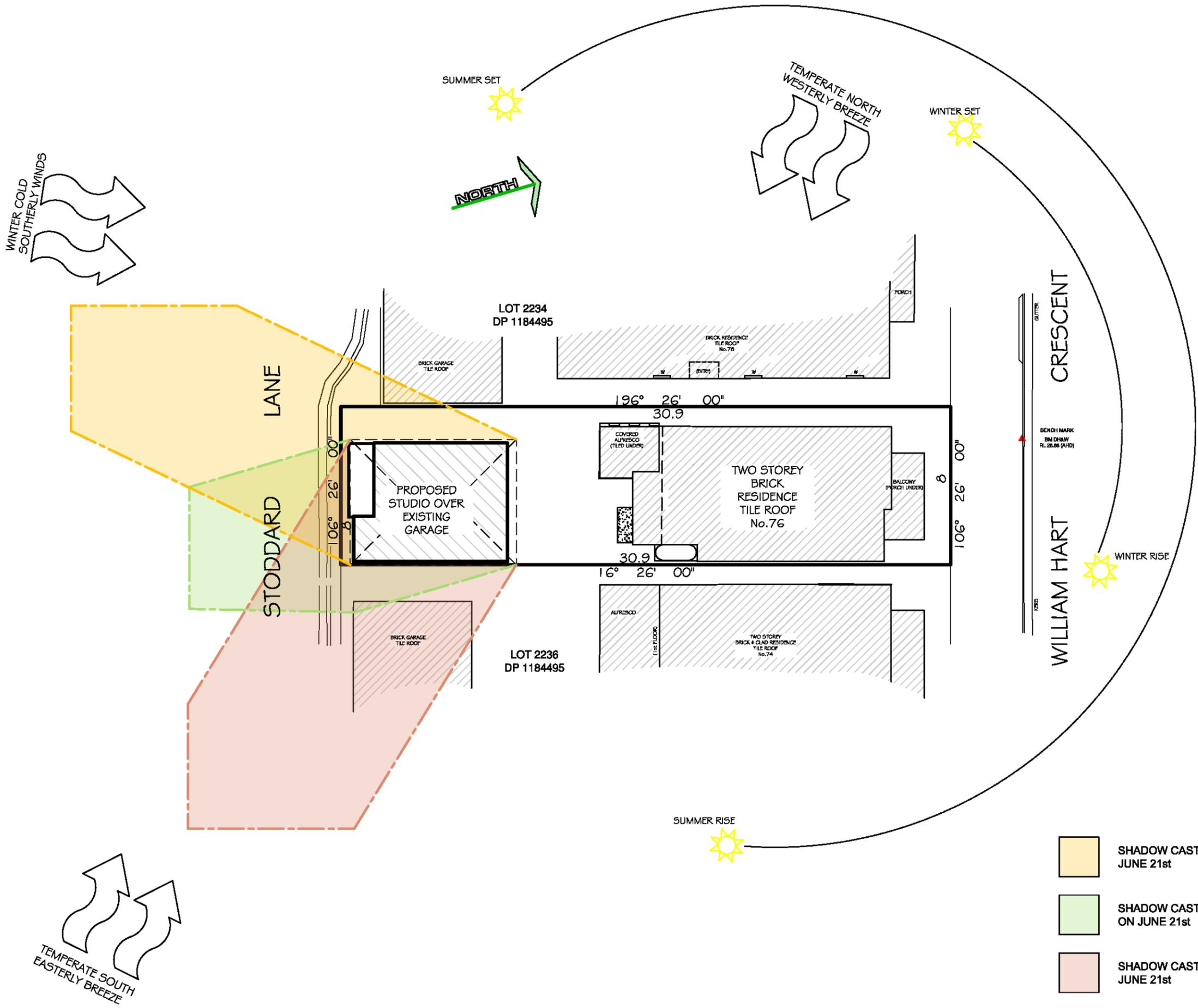
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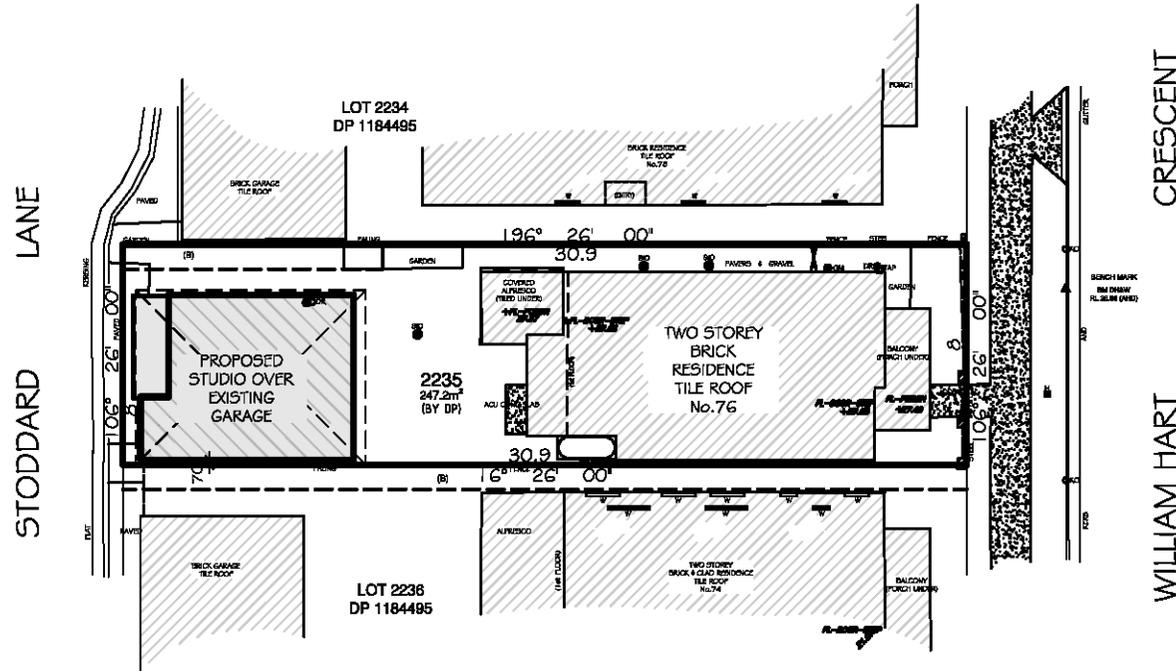
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DEVELOPMENT APPLICATION

20-117-05





STODDARD LANE
 CRESCENT
 WILLIAM HART

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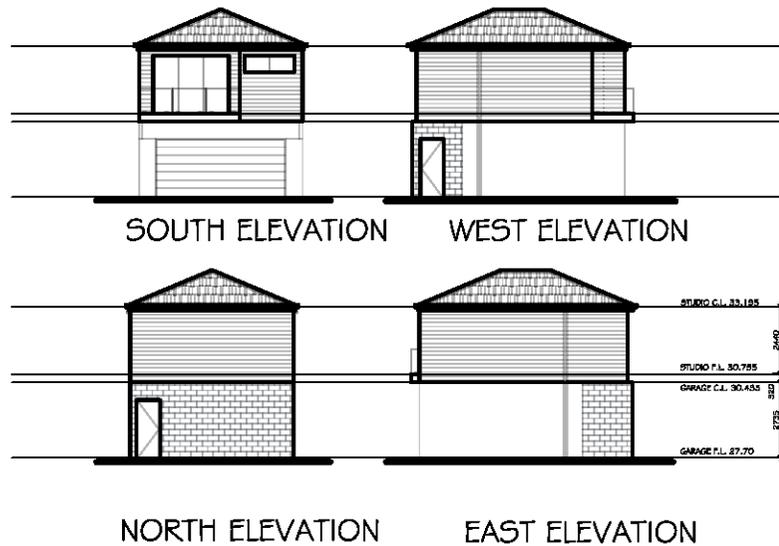
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DEVELOPMENT APPLICATION

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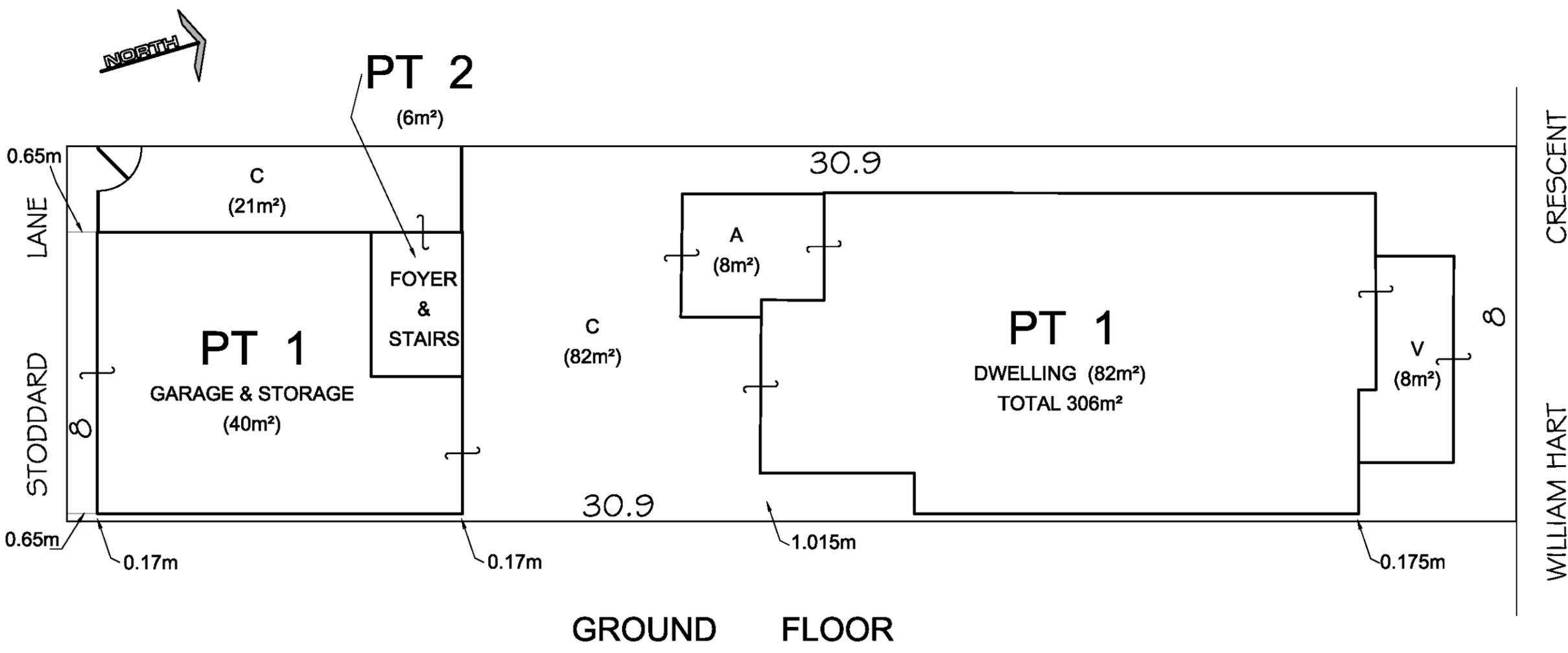
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DEVELOPMENT APPLICATION

20-117-07



GENERAL NOTES

1. ALL AREAS ARE APPROXIMATE
2. COURTYARDS ARE LIMITED IN HEIGHT TO 10m BELOW AND 20m ABOVE THE UPPER SURFACE OF THE GROUND FLOOR LEVEL OF THE RESPECTIVE RESIDENCE EXCEPT WHERE PARTLY COVERED.
3. ANY PIPES, WIRES, CABLES AND ASSOCIATED STRUCTURES NOT WITHIN THE BUILDINGS AND NOT FOR THE EXCLUSIVE USE OF ONE LOT ARE COMMON PROPERTY.
4. ANY SERVICE LINE WITH IN ONE LOT SERVICING ANOTHER IS COMMON PROPERTY.

A - DENOTES ALFRESCO
 C - DENOTES COURTYARD
 V - DENOTES VERANDAH
 BA - DENOTES BALCONY

