

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 579884S

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

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	Sobrevilla 143789	
Street address	William Hart Crescent Penrith 2750	
Local Government Area	Penrith City Council	
Plan type and plan number	deposited Unreg	
Lot no.	2378	
Section no.	0	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 49	Target 40

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

Description of project

Project address

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Site details

Site area (m ²)	273
Roof area (m ²)	110
Conditioned floor area (m2)	168
Unconditioned floor area (m2)	17
Total area of garden and lawn (m2)	145

Assessor details and thermal loads

Assessor number	BDAV/12/1441
Certificate number	14412495
Climate zone	28
Area adjusted cooling load (MJ/m ² .year)	53
Area adjusted heating load (MJ/m ² .year)	68

Other

none	n/a
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Project score

Water	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 49	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
Fixtures			
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 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
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 110 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"> all toilets in the development the cold water tap that supplies each clothes washer in the development 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.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
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
Hot water			
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.	✓	✓	✓
Cooling system			
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.		✓	✓
Heating system			
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.		✓	✓
Ventilation			
<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, not ducted; 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>
Artificial lighting			
<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"> at least 4 of the bedrooms / study; 		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> • at least 3 of the living / dining rooms; • the kitchen; • all bathrooms/toilets; • the laundry; • all hallways; 		    	    
Natural lighting			
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.			
Other			
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.

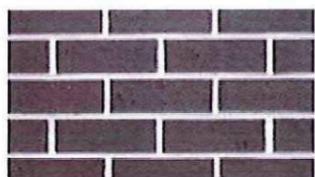
Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

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.

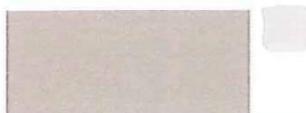
Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.



ROOF TILE - BRISTILE
TUNGSTEN
SMOOTH PROFILE



PGH BRICK
ALFRESCO
VINO
Off White Mortar
Ironed Joints



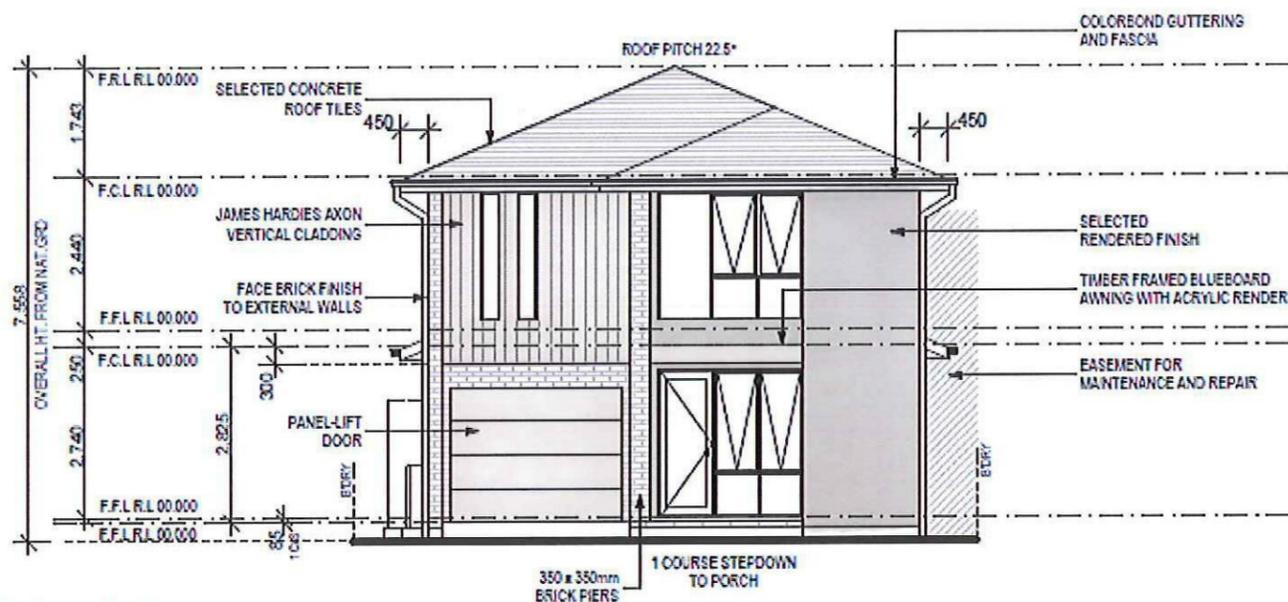
BRISTOL PAINT
QUARRY
• FAÇADE RENDER
• F.C SHEETING



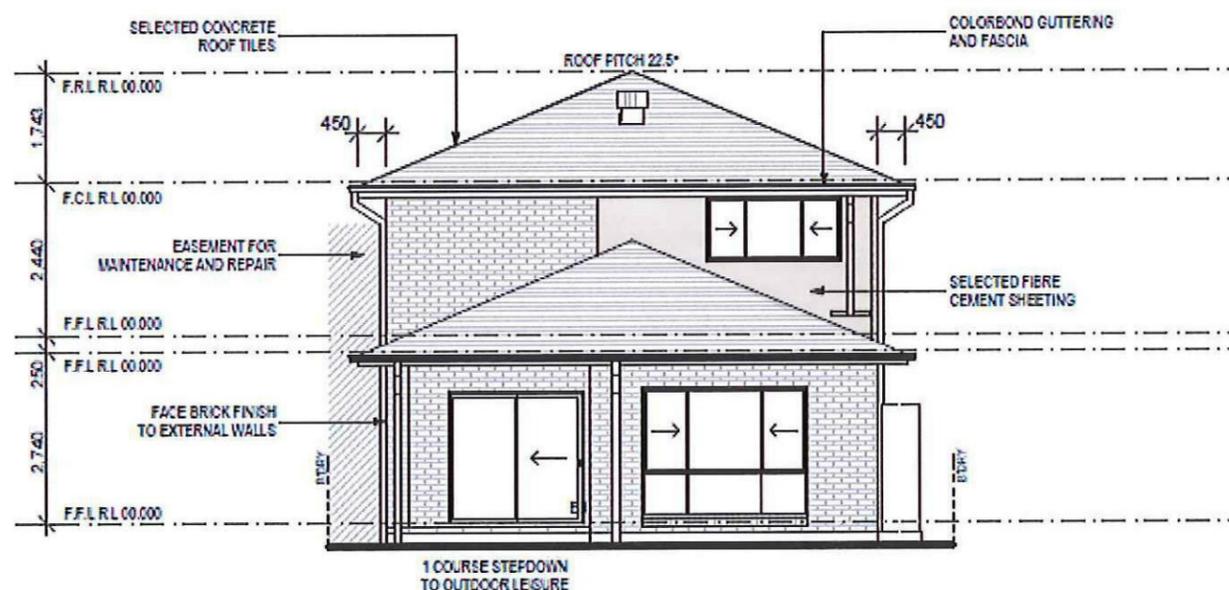
TREND WINDOWS
SURFMIST



BRISTOL PAINT
C/BOND SURFMIST
• AXON CLADDING



○ FRONT/SOUTH ELEVATION
1:100



○ REAR/NORTH ELEVATION
1:100

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 2378 William Hart Crescent
Thornton Estate, Penrith

JOB No: 143789	DRAWN DC
LGA: PENRITH	DATE 05.06.14
DESCRIPTION: COLUMBUS 27	SITE CLASSIFICATION 'H' Class
CODE: WS-COLU27D CL LH	FAÇADE CLASSIC SHEET 5



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• METERBOX
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JOB No: 143789	DRAWN DC
LGA: PENRITH	DATE: 05.06.14
DESCRIPTION: COLUMBUS 27	SITE CLASSIFICATION: "H" Class
CODE: WS-COLU27D CLLH	FACADE CLASSIC SHEET: 5



LEFT/WEST ELEVATION
1:100



RIGHT/EAST ELEVATION
1:100

THE PENRITH CITY COUNCIL

PROPOSED NEW RESIDENCE
AT
LOT 2378 WILLIAM HART CRESCENT, THORNTON
FOR
WISDOM HOMES C/O MRS SOBREVILLA

STATEMENT OF ENVIRONMENTAL EFFECTS



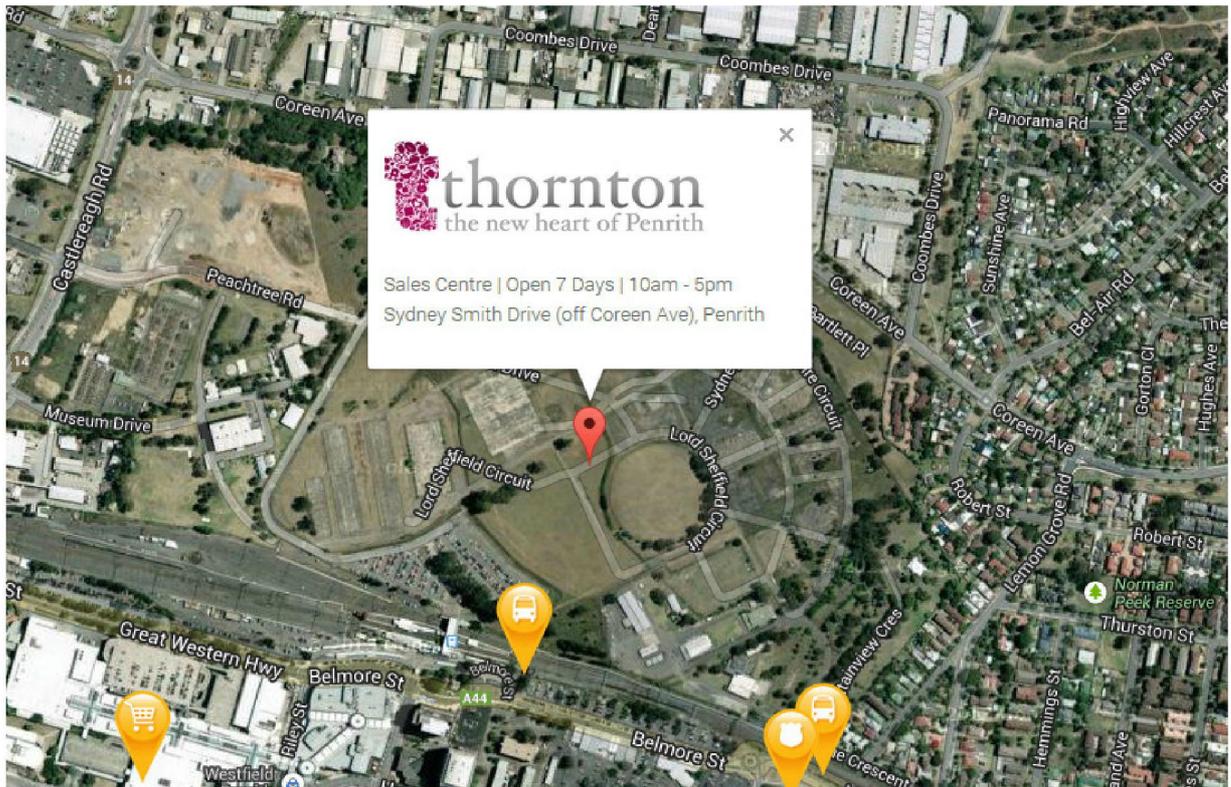
Thewisechoice

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

SITE CONDITIONS

The site is situated on WILLIAM HART CRESENT and is the subject of this application. The property is vacant with adjoining vacant properties. The property has a total area of 273sqm.

The locality is proposed to be characterized by a mix of single and double storey dwellings, constructed of face brick finish, light weight cladding and/or cement rendered finish. Our proposed design will be well adapted to the proposed development.



SUITABILITY OF THE DWELLING

The proposed dwelling will be consistent with the character of other proposed 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. A front setback of 4.5m to the porch and main facade, and 6.66m to the Garage from the southern boundary. A side setback of 920mm from the eastern side boundary and a 1.26m setback from the western side boundary with a 5.51m rear setback from the northern boundary.

The proposed double storey dwelling consists of an informal area, 4 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, light weight cladding, render and concrete roof tiles will be keeping with the requirements and set precedent for future development in the surrounding areas.

The 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 and 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 Penrith City Council – North Penrith Design Guidelines 2013.

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

Issue	Council Requirements Min	Proposed	Comment
Front Setback (m)	<i>Min. 3m – 4.5m to front façade line Min. 5.5m to the Garage</i>	<i>4.5m to façade/porch 6.66m to garage</i>	<i>Complies</i>
Side Setback (lots 8m wide and greater)	<i>Min. 0mm to 1 side Min. 900mm to 1 side</i>	<i>920mm to Garage RHS (eastern boundary 1.26m to LHS (western boundary</i>	<i>Complies</i>
Rear Setback (m)	<i>Min. 0.9m to Ground Floor</i>	<i>5.510m</i>	<i>Complies</i>
Car Space	<i>2 parking spaces</i>	<i>Single garage & driveway</i>	<i>Complies</i>
Private Open Space	<i>Min. 20% (min. 2m dimension PPOS Min. 18sqm (min. 3m dimension)</i>	<i>20.18% Private open space</i>	<i>Complies</i>
Cut & Fill	<i>Max. 1m cut Max. 1m fill</i>	<i>TBC on contour survey</i>	<i>TBC</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. Stormwater drainage will have an overflow to the easement.

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 City Council - North Penrith Design Guidelines 2013 and other relevant planning policies.

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



Waste Management Plan
Construction

Site Address: Lot 2378 William Hart Crescent, 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: 2.10.14

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