

BASIX[®]Certificate

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

Single Dwelling

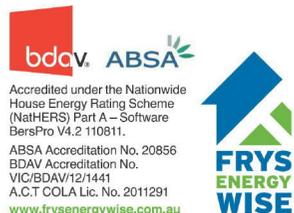
Certificate number: 577861S

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: 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 143791	
Street address	Empire Circuit Penrith 2750	
Local Government Area	Penrith City Council	
Plan type and plan number	deposited Unreg	
Lot no.	2385	
Section no.	0	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✓ 42	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 143791
Street address	n/a Empire Circuit Penrith 2750
Local Government Area	Penrith City Council
Plan type and plan number	Deposited Plan Unreg
Lot no.	2385
Section no.	0

Project type

Project type	separate dwelling house
No. of bedrooms	4

Site details

Site area (m ²)	283
Roof area (m ²)	127
Conditioned floor area (m2)	152
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	14412434
Climate zone	28
Area adjusted cooling load (MJ/m ² .year)	48
Area adjusted heating load (MJ/m ² .year)	48

Other

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

Project score

Water	 42	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
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 6 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 100 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, 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>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</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 2 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 3 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.

PENRITH CITY COUNCIL

PROPOSED NEW RESIDENCE
AT
LOT 2385 EMPIRE CIRCUIT, THORNTON ESTATE, PENRITH

FOR
MR HAN & MS HOU
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 colorbond roof. The dwelling has a front setback of 5.21m to the main building line and 5.5m to the Garage. The side setbacks are complying with councils' policy at a minimum of 900mm LHS & 1.68m RHS respectively.

The proposed two storey dwelling consists of an informal and formal area, 3 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 colorbond roof are keeping with the surrounding area and setting a precedent for future development in area.

The Wisdom Modena 22 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.

NatHERS Certificate

New Dwelling

5.5 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 143791_1
Date 24-09-2014
Location PENRITH PC 2750
Climate file climat28.TXT
Adjusted Star Rating 5.5 Stars
Conditioned Area 151.73 m²
Unconditioned Area 34.57 m²
Adjusted Cooling 48.3 MJ/m²
Adjusted Heating 47.6 MJ/m²
Adjusted Total 95.9 MJ/m²

Dwelling Address

DP Number
Unit Number
Lot Number 2385
House Number
Street Name Empire Circuit
Development Name
Suburb Penrith NSW 2750

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 Ridgescrop Drive, Castle Hill. NSW 2154
Street Details

		Certificate Number 14412434
<input checked="" type="checkbox"/> single-dwelling rating		5.5 stars
<input type="checkbox"/> multi-unit development (attach listing of ratings)	heating 47.6 MJ/m ²	
<small>If selected, data specified is the average across the entire development</small>	cooling 48.3 MJ/m ²	
Recessed downlights confirmation:	<input type="checkbox"/> Rated with	<input checked="" type="checkbox"/> Rated without
Assessor Name/Number Ian Fry VIC/BDAN/12/1441		
Assessor Signature		Date 24-09-14

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 143791 Run 1
 PENRITH PC 2750 Lat -33.80 Long 150.70 Climate File climat28.TXT



Summary
 Conditioned Area 151.7 m²
 Unconditioned Area 34.6 m²
 Total Floor Area 186.3 m²
 Total Glazed Area 37.5 m²
 Total External Solid door Area 9.0 m²
 Glass to Floor Area 20.1 %
 Gross External Wall Area 220.1 m²
 Net External Wall Area 173.7 m²



Window
 37.5 m² GGG-05-001a Generics Uval 6.57 SHGC 0.74
 Glass Single Glazed Clear
 Frame Aluminium

External Wall
 152.4 m² Brick Veneer Bulk Insulation R 2.0
 18.4 m² Brick Veneer No Insulation
 2.9 m² Cavity Brick No Insulation

Internal Wall
 132.4 m² Cavity Panel 70mm gap No Insulation
 24.0 m² Cavity Panel 70mm gap Bulk Insulation R 2.0

External Floor
 33.7 m² Concrete Slab on Ground Ceramic Tiles 8mm Bulk Insulation in Contact with Floor R 1.0
 19.2 m² Concrete Slab on Ground Bare Bulk Insulation in Contact with Floor R 1.0
 43.3 m² Concrete Slab on Ground 20/80 Carpet 10mm/Ceramic Bulk Insulation in Contact with Floor R 1.0

External Ceiling
 96.3 m² Plasterboard Bulk Insulation R3.5 Unventilated roofspace

Internal Floor/Ceiling
 96.2 m² Timber Above Plasterboard No Insulation

Roof (Horizontal area)
 96.3 m² Corrugated Iron Foil, Gap Above, Reflective Side Down, Anti-glare Up 5° slope Skillion roof

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
**Lot 2385 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 131951C.
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	05/06/14
A-1	AMENDED CONTRACT PLANS	DC	10/06/14
A-2	CHANGE OF HOUSE TYPE	DC	24/07/14
B	D.A/C.C PACK	AL	23.09.14
-	-	-	-
-	-	-	-

JOB No: **143791** DRAWN: **AL**
DATE: **05.06.14**
LGA: **PENRITH** SITE CLASSIFICATION: **'H' Class**
DESCRIPTION: **MODENA 22** FACADE: **LUXE**
CODE: **WS-MODED LU RH** SHEET: **10**

Window Schedule									
Window No.	Type	Window Size		Plan View	Elev. View	Glazing	Frame and reveal	Flyscreens	Others
		Height	Width						
W1	AA2009T	2,042	843			Single clear	240mm BV		
W2	AA2009T	2,042	843			Single clear	240mm BV		
W3	AA1009	1,020	843			Single clear	240mm BV		
W4	AA2009T	2,042	843			Single clear	240mm BV		
W5	AS2026T	2,042	2,630			Single clear	240mm BV		
W6	AF2910T Spec.	2,900	1,020			Single clear	240mm BV		2100mm Sill ht.
W7	AF2005	2,042	500			Single clear	90mm TF		
W8	AA2009T	2,042	843			Single clear	240mm BV		
W9	AA1007	1,020	724			Single clear	240mm BV		
W10	AA1207	1,191	724			Single clear	240mm BV		
W11	AS1022	1,020	2,153			Single clear	240mm BV		
W12	AS1022	1,020	2,153			Single clear	240mm BV		
W13	AS1022	1,020	2,153			Single clear	240mm BV		

NOTES:
*REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
*REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
*REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
*REFER 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).
Document Set ID: 6189613
Version: 1, Version Date: 08/10/2014





Waste Management Plan Construction

Site Address: Lot 2385 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

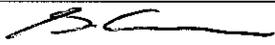
Site Clean	Construction Stage	Task	Responsibility	
	Excavation	Remove any excess spoil	Supervisor Supervisor	Supplied to Brandowns for certification and recycling
	Slab Poured	Waste waffle pods and steel picked up by supplier	Concreter	Blacktown Waste Services
	External Drainage	Removal of any excess 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	

INFRASTRUCTURE RESTORATION BOND 2013-14

B13/ _____

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 2385 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	24 / 9 / 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.

24th of September 2014

Penrith City Council
PO BOX 60
Penrith NSW 2750

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

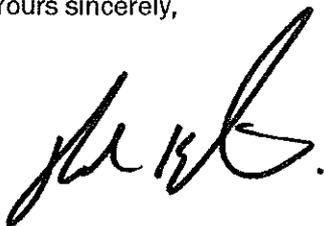
Landcom (now trading as UrbanGrowth NSW) is the registered owner of the lots listed below at Thornton.

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

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 2385 EMPIRE CIRCUIT		Suburb	Penrith	
DA/CDP No		Type of Finish	Plain <input type="checkbox"/>	Stencil/Coloured <input checked="" type="checkbox"/>	
Stamped, Exposed Aggregate and Pebblecrete driveways are NOT permitted.					
I acknowledge that:					
<ol style="list-style-type: none"> 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. 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. 3. I am responsible for contacting DIAL BEFORE YOU DIG 1100 for the location of other authorities services. 4. The proposed surface is to be non-slip finish to comply with AS/NZS 4586.1999; AS/NZS 3661.2.1994 					
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"> 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. 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), Quoting the application number. 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. 4. This application is only valid for 12 months from receipt date. 					
Contractor's signature			Date	24 / 9 / 14	
Owners signature	Please see attached		Date	/ /	
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					
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: 2385
 SITE AREA: 282.8m²

DWELLING AREAS

GROUND FLOOR LIVING: 82.11m²
 FIRST FLOOR LIVING: 102.80m²
 GARAGE: 20.71m²
 PORCH: 1.89m²
 TOTAL FLOOR AREA: 207.60m²

'H' CLASS

(subject to borough report)

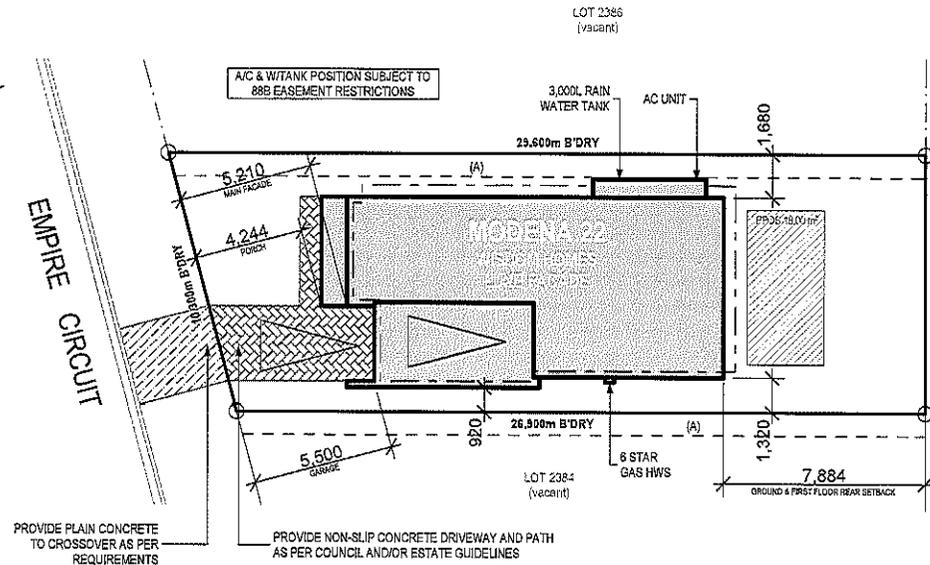
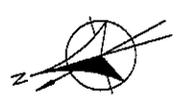
LOT: 2385
AREA: 282.8m²

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.



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 2385 Empire Circuit
 Thornton Estate, Penrith

- EXHAUST FAN
- SMOKE ALARM AS 3785-1993

LODGE: D.A.C.C
 DP No: Unreg.

*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD /A WISDOM HOMES, BUILDERS LIC. No 131851C.
 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.

BASIX NOTES

WATER

- RAINWATER TANK OF AT LEAST 3,000 LITRES TO BE INSTALLED.
- RAINWATER TANK MUST MEET AND BE INSTALLED IN ACCORDANCE WITH APPLICABLE REGULATORY AUTHORITIES.
- RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST 150.00m² OF ROOF AREA.
- RAINWATER TANK SUPPLY TO BE CONNECT TO ALL TOILETS IN THE DEVELOPMENT.
- KITCHEN TAP FITTING RATING 4 STAR
- SHOWERHEAD RATING 3 STAR
- TOILET RATING (DUAL FLUSH) 4 STAR
- BATHROOM TAP FITTING RATING 6 STAR
- RAINWATER TANK TO BE CONNECTED TO AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT.

THERMAL COMFORT

EXTERNAL WALLS: BRICK VENEER/TIMBER FRAME
 EXTERNAL WALL INSULATION: R2.0
 EXTERNAL WALL COLOUR: MEDIUM
 ROOFING MATERIAL: COLORBOND ROOF SHEETING
 ROOF INSULATION: SARKING
 ROOF COLOUR: MEDIUM
 CEILING INSULATION: R3.5

ENERGY

- ACTIVE HEATING AND COOLING TO BE INSTALLED IN LIVING AND BEDROOMS, 3 PHASE A/C SYSTEM (EER 2.5-3.0), TO BE DAY/NIGHT ZONED BETWEEN LIVING AREAS AND BEDROOMS. TO BE INSTALLED PRIOR TO FINAL OCCUPATION CERTIFICATE.
- PROVIDE GAS 6 STAR INSTANTANEOUS HWS.
- PROVIDE GAS COOKTOP TO KITCHEN.
- PROVIDE ELECTRIC OVEN TO KITCHEN.
- ALL REFRIGERATOR GRACES TO BE WELL VENTILATED.
- PROVIDE COMPACT FLUORESCENT ENERGY SAVING LIGHT BULBS TO ALL LIGHT POINTS.
- PROVIDE OUTDOOR CLOTHES LINE BY OWNER.

REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLAN	DC	05/06/14
A-1	AMENDED CONTRACT PLANS	DC	10/06/14
A-2	CHANGE OF HOUSE TYPE	DC	24/07/14
-	-	-	-
-	-	-	-

JOB No: 143791
 DRAWN: DC
 DATE: 05.06.14
 LGA: PENRITH
 SITE CLASSIFICATION: 'H' Class
 DESCRIPTION: MODENA 22
 FACADE: LUXE
 CODE: WS-MODED LU RH
 SHEET: 2

24th of September 2014

Penrith City Council
PO BOX 60
Penrith NSW 2750

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

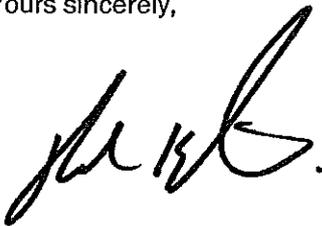
Landcom (now trading as UrbanGrowth NSW) is the registered owner of the lots listed below at Thornton.

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: 2385 Empire Circuit, Thornton Estate, Penrith NSW 2750

We, Mr Qingshuai Han & Ms Fang Hou of Unit 17, 28A-32 Belmore Street, Burwood NSW 2134 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,

Qingshuai Han
Owner 1

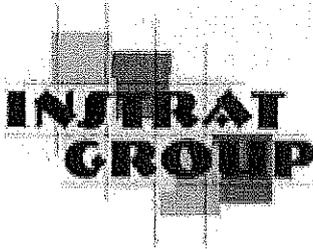
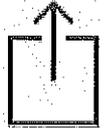
Fang Hou
Owner 2

Date: 11/09/2014

Date: 11/09/2014

Signed: [Signature]
Builder: Wisdom Homes
Shop 5, 338 Camden Valley Way
NARELLAN NSW 2567

Date: 11/9/14
Builders Licence No: 131951C
Phone: 02 4647 1200
Fax: 02 4647 1233



INCORPORATING
Instrat Insurance Brokers Pty Ltd / insurance markets and rewards (imr) Pty Ltd
Australian Financial Services License No 235103
AHN 84 088 119 297 AHN 15 086 768 318
Unit 4 / 10 Dorrain Street Clayton North Victoria 3168
PO Box 500 Mulgrave Victoria 3170
Telephone: (03) 9244 7777 Facsimile: (03) 9244 7788
Email: insure@instrat.com.au
Websites: www.instrat.com.au www.imr.com.au



The Perfect Policy at the Best Price

CERTIFICATE OF INSURANCE

INSURED : Joe Pacchiarotta 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

CONTRACTOR LICENCE

GENERAL CONCRETING



G PACCHIAROTTA AND R. ROLADIAN

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