BASIX® Certificate

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

Alterations and Additions

Certificate number: A437578

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 14, December 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW Planning, Industry & Environment

Description of project

Project address	
Project name	21P2050 Orlando
Street address	17 Coventry Road Strathfield 2135
Local Government Area	Strathfield Municipal Council
Plan type and number	Deposited Plan 31617
Lot number	3
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at $50,000 or more, and includes a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: House Plans By Design

ABN (if applicable): 39213203432

Outdoor swimming pool

The swimming pool must be outdoors.

The swimming pool must not have a capacity greater than 30 kilolitres.

The swimming pool must have a pool cover.

The applicant must install a pool pump timer for the swimming pool.

The applicant must install the following heating system for the swimming pool that is part of this development: solar only.

Hot water

The applicant must install the following hot water system in the development: gas instantaneous.

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
external wall: cavity brick	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
internal wall shared with garage: single skin masonry (R0.18)	nil	
flat ceiling, pitched roof	ceiling: R2.25 (up), roof: thermocellular reflective	dark (solar absorptance > 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R2.04 (up), roof: thermocellular reflective	dark (solar absorptance > 0.70)

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	NE	4	1.73	8	external louvre/blind (adjustable)	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W2	SE	1.5	0	0	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W3	SE	1.5	0	0	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W4	SE	2.6	0	0	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W5	NE	1.3	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W6	NE	1.3	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W7	NE	4	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W8	SE	1.8	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W9	SW	1.8	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W10	SW	1.1	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W11	NW	4.3	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W12	SW	3.6	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W13	NW	1.1	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W14	NE	1.1	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W15	NE	0.5	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W16	NE	1.81	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
D1	NW	6.1	5.54	6.41	none	aluminium: thermally broken, double Lo-Tsol/air gap/clear , (U-value: 3.1, SHGC: 0.27)
D2	SE	2.5	0	0	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
D3	NE	9.4	0	0	eave/verandah/pergola/balcony >=900 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	1.3	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S2	0.8	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)
S3	0.8	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

DRAWING SCHEDULE

01	COVER SHEET / BASIX NOTES / STREETSCAPE VIEW
02	SITE ANALYSIS / ESC PLAN 1:200
03	PROPOSED SITE / LANDSCAPE CALC PLAN 1:200
04	EXISTING FLOOR PLAN 1:100
05	PROPOSED FLOOR PLAN 1:100
06	PROPOSED FIRST FLOOR PLAN 1:100, SCHEDULES
07	ROOF PLAN 1:100
08	ELEVATIONS 1:100
09	ELEVATIONS 1:100
10	SECTIONS 1:100
11	SHADOW DIAGRAMS 21ST JUNE 1:300

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STREETSCAPE VIEW

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ISSUE	DATE	PURPOSE	DRWN	CHKD
STG 4	21/12/21	DA ISSUE	NP	NP
STG 4	29/11/21	Various amendments	NP	NP
STG 4	17/11/21	DA Preparation 80% Complete	NP	NP
STG 3	27/10/21	Stage 3 Completed	NP	NP
STG 2	01/09/21	Stage 2 Council Meeting	NP	NP
STG 1	25/08/21	Stage 1 Completed	NP	NP

01

COVER SHEET / BASIX NOTES / STREETSCAPE VIEW

PROPOSED ALTERATIONS & ADDITIONS INCL POOL & OUTBUILDING at
17 COVENTRY ROAD, STRATHFIELD NSW 2135
for **MR & MRS ORLANDO**
LOT 3, DP 31617
Ref:21P2050 Tuesday, 21 December 2021

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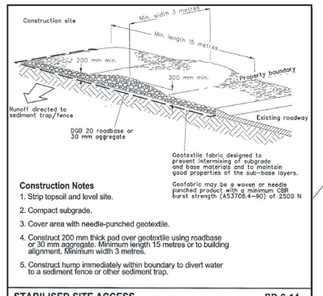
STAGE 4 DA PREPARATION - *NOT FOR CONSTRUCTION*

NOTES

1. Site works will not start until the erosion and sediment control works outlined in clauses 2 to 4, below, are installed and functional.
2. The entry to and departure of vehicles from the site will be confined to one stabilised point. Sediment or barrier fencing will be used to restrict all vehicular movements to that point. Stabilisation will be achieved by either:
   - constructing a sealed (e.g. concrete or asphalt) driveway to the street
   - constructing a stabilised site access following Standard Drawing SD 6-14 or other suitable technique approved by the Council.
3. Sediment fences (SD 6-8) and barrier fences will be installed as shown on the attached drawing.
4. Topsoil from the work's area will be stripped and stockpiled (SD 4-1) for later use in landscaping the site.
5. All stockpiles will be placed in the location shown on the ESCP and at least 2 metres clear of all areas of possible areas of concentrated water flow, including driveways.
6. Lands to the rear of the allotment and on the footpath will not be disturbed during works except where essential, e.g. drainage works across the footpath. Where works are necessary, they will be undertaken in such a way to minimise the occurrence of soil erosion, even for short periods. They will be rehabilitated (grassed) as soon as possible. Stockpiles will not be placed on these lands and they will not be used as vehicle parking areas.
7. Approved bins for building waste, concrete and mortar slurries, paints, acid washings and litter will be provided and arrangements made for regular collection and disposal.
8. Guttering will be connected to the stormwater system or the rainwater tank as soon as practicable.
9. Topsoil will be respread and all disturbed areas will be stabilised within 20 working days of the completion of works.
10. All erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.

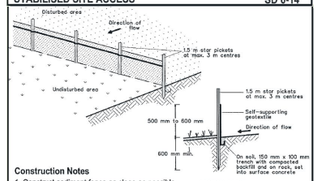


Construction Notes
1. Strip topsoil and level site.
2. Compact subgrade.
3. Cover area with needle-punched geotextile.
4. Construct 200 mm thick pad over geotextile using roadbase or 30 mm aggregate. Minimum length 15 metres or to building alignment. Minimum width 3 metres.
5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

Geotextile fabric designed to prevent intermixing of subgrade and base materials and to maintain good properties of the sub-base layers.

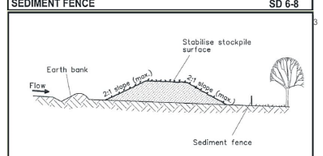
Geofabric may be a woven or needle punched product with a minimum GRI burst strength (AS3706.4–90) of 2500 N

STABILISED SITE ACCESS SD 6-14



Construction Notes
1. Construct sediment fence as close as possible to parallel to the contours of the site.
2. Drive 1.5 metre long star pickets into ground, 2.5 metres apart (max.).
3. Dig a 150 mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
5. Join sections of fabric at a support post with a 150 mm overlap.
6. Backfill the trenchover the base of the fabric and compact it thoroughly over the geotextile

SEDIMENT FENCE SD 6-8



Construction Notes
1. Where possible locate stockpile at least 5 metres from existing vegetation, concentrated water flows, roads and hazard areas.
2. Construct on the contour as a low, flat, elongated mound.
3. Where there is sufficient area topsoil stockpiles shall be less than 2 metres in height.
4. Rehabilitate in accordance with the SWMP/ESCP.
5. Construct earth bank (Standard Drawing 5-5) on the upslope side to divert run off around the stockpile and a sediment fence (Standard Drawing 6-8) 1 to 2 metres downslope of stockpile.

TOPSOIL STOCKPILE SD 4-1

DATUM : A.H.D.

0 1 2 3 4 5 10

DATE	ISSUE	AMMENDMENTS
19/07/17	'A'	FIRST ISSUE
02/08/21	'B'	DETAIL UPDATED

Existing concrete driveway as stabilised site access during works

Material stockpiles

Existing trees and shrubs as shown

Brown arrows indicate approx location of Sydney Water sewer mains

Sediment fencing installed as required during works

Site safety fencing as required during works

Tree protection as required

COVENTRY ROAD

1 & 2 STOREY BRICK HOUSE (TILE ROOF) No.19

CAR PORT (TILE ROOF)

CAR PORT (METAL ROOF)

BRICK GARAGE (TILE ROOF)

OLD FIBRO GARAGE (METAL ROOF)

1 STOREY BRICK & FIBRO HOUSE (SLATE & METAL ROOF) No.17

1 STOREY BRICK HOUSE (TILE ROOF) No.15

BRICK GARAGE (TILE ROOF)

DP 31617 2

DP 31617 3 817.2m² (BY SURVEY)

DP 31617 4

DP 205361 10

280°45'40" 95.24

110°45'40" 13.995

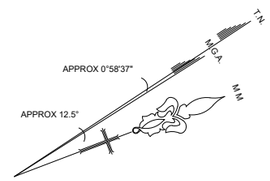
20°49'25" 48.77

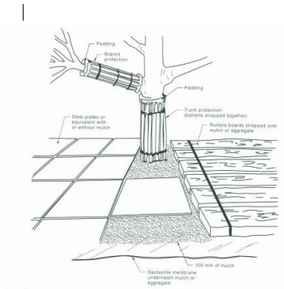
11.55 211°02'00"

33.30 200°46'05"

4.095 200°46'05"

3.35 110°46'05"





NOTES:
1 For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.
2 Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

FIGURE 4 EXAMPLES OF TRUNK, BRANCH AND GROUND PROTECTION

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02

SITE ANALYSIS / ESC PLAN 1:200

PROPOSED ALTERATIONS & ADDITIONS INCL POOL & OUTBUILDING at
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for **MR & MRS ORLANDO**
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STAGE 4 DA PREPARATION - *NOT FOR CONSTRUCTION*

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DATUM : A.H.D.

0 1 2 3 4 5 10

DATE	ISSUE	AMMENDMENTS
19/07/17	'A'	FIRST ISSUE
02/08/21	'B'	DETAIL UPDATED

SITE AREA	817.2 m2
PROPOSED LANDSCAPE AREA	**373.47 m2**
(MIN DCP 45%, 1.5m WIDE)	**45.7%**
INCLUDES PERVIOUS DRIVEWAY AREA	

Proposed new permeable driveway, included in landscape calculations

Existing vehicular crossing retained

Existing shrubs to be removed shown dashed. Refer to Landscape Plan for proposed new plantings

DP 31617 2

Excavate rear yard to RL 18,760. Max height retaining walls 600mm

Existing trees to be retained as shown

1,200 Ground Floor

2,010 First Floor

Brown arrows indicate approx location of Sydney Water sewer mains

DP 205361 10

Landscape areas for calculation purposes shown green

500 Shed setback

500 Shed setback

1,500 Pool setback

1,000 Pool setback

2,310 Side setback

7,720 Rear setback

DP 31617 4

1 & 2 STOREY BRICK HOUSE (TILE ROOF) No.19

CAR PORT (TILE ROOF)

BRICK GARAGE (TILE ROOF)

1 STOREY BRICK & FIBRO HOUSE (SLATE & METAL ROOF) No.17

1 STOREY BRICK HOUSE (TILE ROOF) No.15

PROPOSED ADDITIONS

PROPOSED POOL

SHED 4.095

BRICK GARAGE (TILE ROOF)

106.50 m²

67.62 m²

40.49 m²

57.37 m²

94.72 m²

6.77 m²

817.2m² (BY SURVEY)

ROAD

COVENTRY

280°45'40"

211°02'00"

20°49'25"

200°46'05"

110°45'40"

110°46'05"

15.24

11.55

48.77

33.30

13.905

3.335

BM NAIL IN CONC. RL = 19.74 A.H.D.

APPROX 0°58'37"

APPROX 12.5°

TN MGA MN

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03

PROPOSED SITE / LANDSCAPE CALC PLAN 1:200

PROPOSED ALTERATIONS & ADDITIONS INCL POOL & OUTBUILDING at

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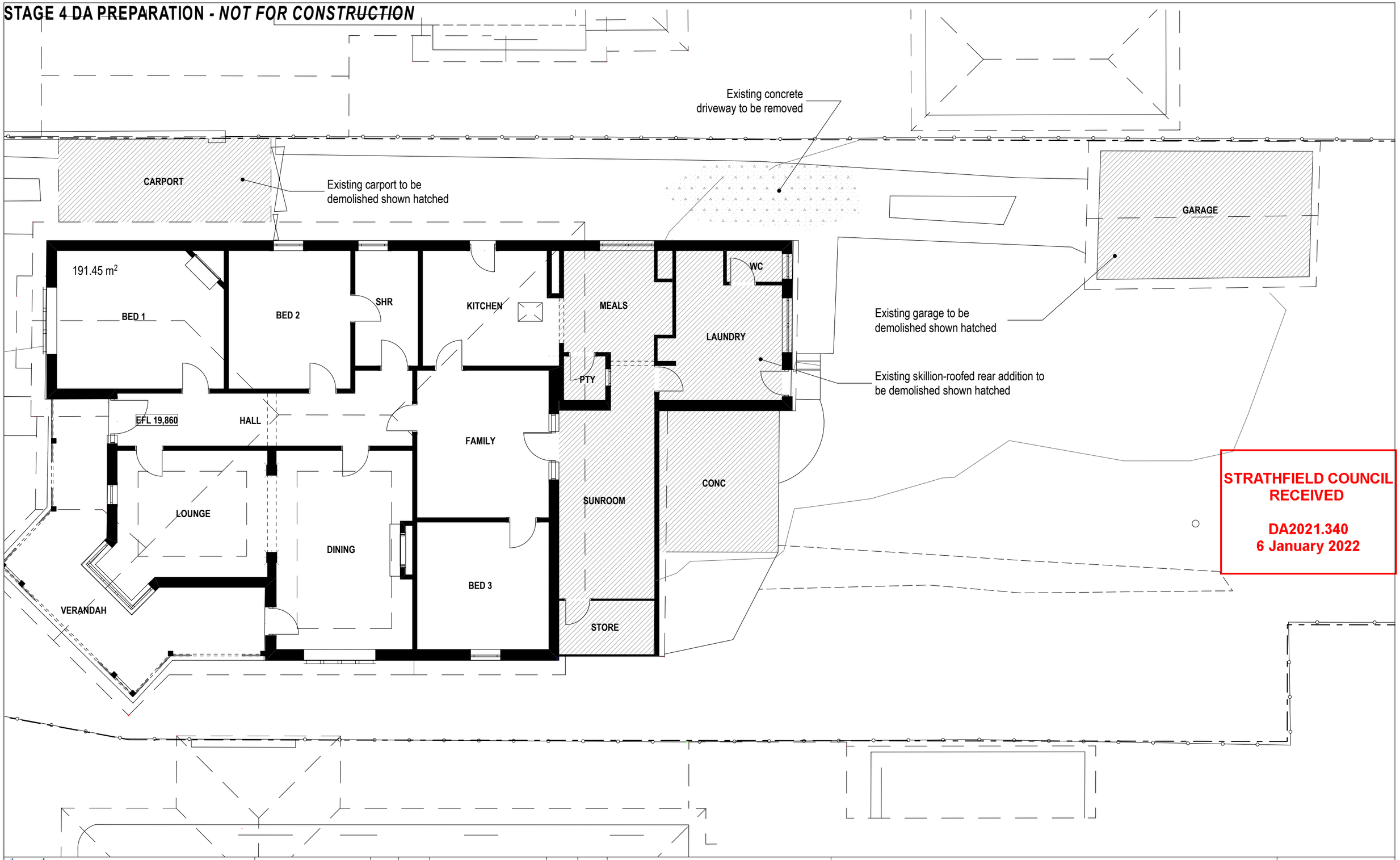

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04

EXISTING FLOOR PLAN
1:100

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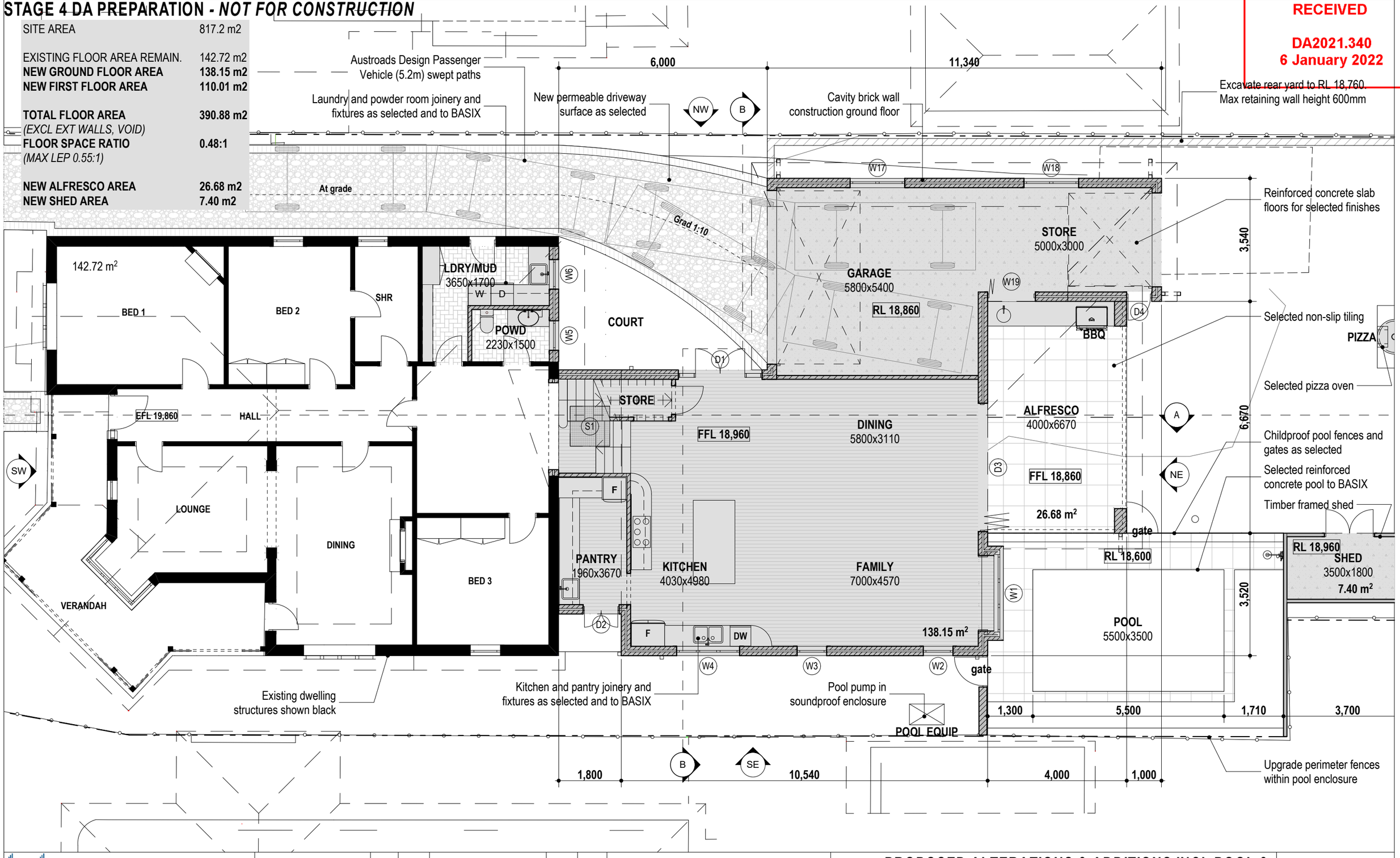
STAGE 4 DA PREPARATION - *NOT FOR CONSTRUCTION*

SITE AREA	817.2 m2
EXISTING FLOOR AREA REMAIN.	142.72 m2
NEW GROUND FLOOR AREA	**138.15 m2**
NEW FIRST FLOOR AREA	**110.01 m2**
TOTAL FLOOR AREA	**390.88 m2**
(EXCL EXT WALLS, VOID)	
FLOOR SPACE RATIO	**0.48:1**
(MAX LEP 0.55:1)	
NEW ALFRESCO AREA	**26.68 m2**
NEW SHED AREA	**7.40 m2**



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PROPOSED FLOOR PLAN 1:100

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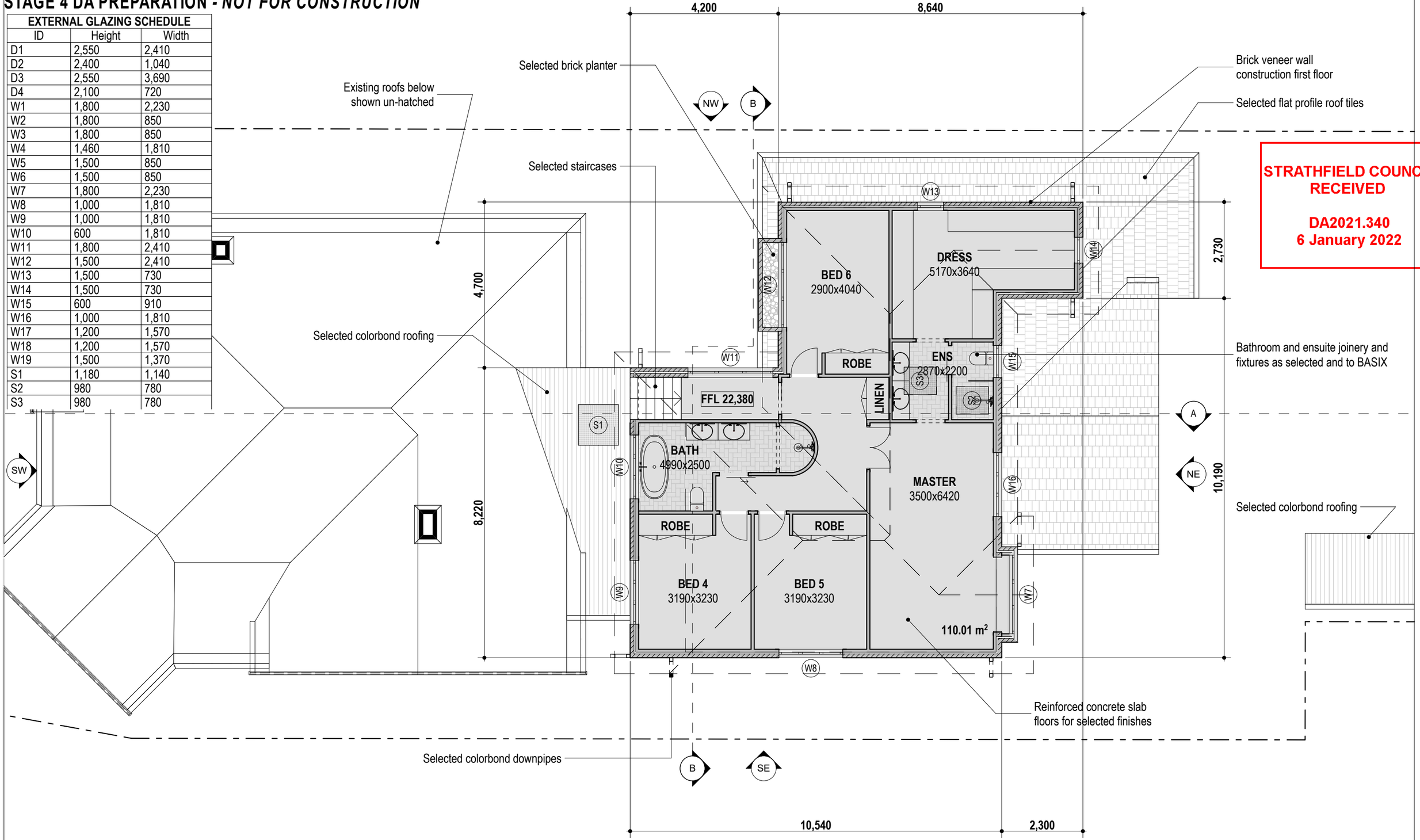
EXTERNAL GLAZING SCHEDULE		
ID	Height	Width
D1	2,550	2,410
D2	2,400	1,040
D3	2,550	3,690
D4	2,100	720
W1	1,800	2,230
W2	1,800	850
W3	1,800	850
W4	1,460	1,810
W5	1,500	850
W6	1,500	850
W7	1,800	2,230
W8	1,000	1,810
W9	1,000	1,810
W10	600	1,810
W11	1,800	2,410
W12	1,500	2,410
W13	1,500	730
W14	1,500	730
W15	600	910
W16	1,000	1,810
W17	1,200	1,570
W18	1,200	1,570
W19	1,500	1,370
S1	1,180	1,140
S2	980	780
S3	980	780



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STG 4	21/12/21	DA ISSUE	NP	NP
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STG 4	17/11/21	DA Preparation 80% Complete	NP	NP
STG 3	27/10/21	Stage 3 Completed	NP	NP
STG 2	01/09/21	Stage 2 Council Meeting	NP	NP
STG 1	25/08/21	Stage 1 Completed	NP	NP

06

PROPOSED FIRST FLOOR PLAN 1:100, SCHEDULES

PROPOSED ALTERATIONS & ADDITIONS INCL POOL & OUTBUILDING at
17 COVENTRY ROAD, STRATHFIELD NSW 2135
for MR & MRS ORLANDO
LOT 3, DP 31617
Ref:21P2050 Tuesday, 21 December 2021

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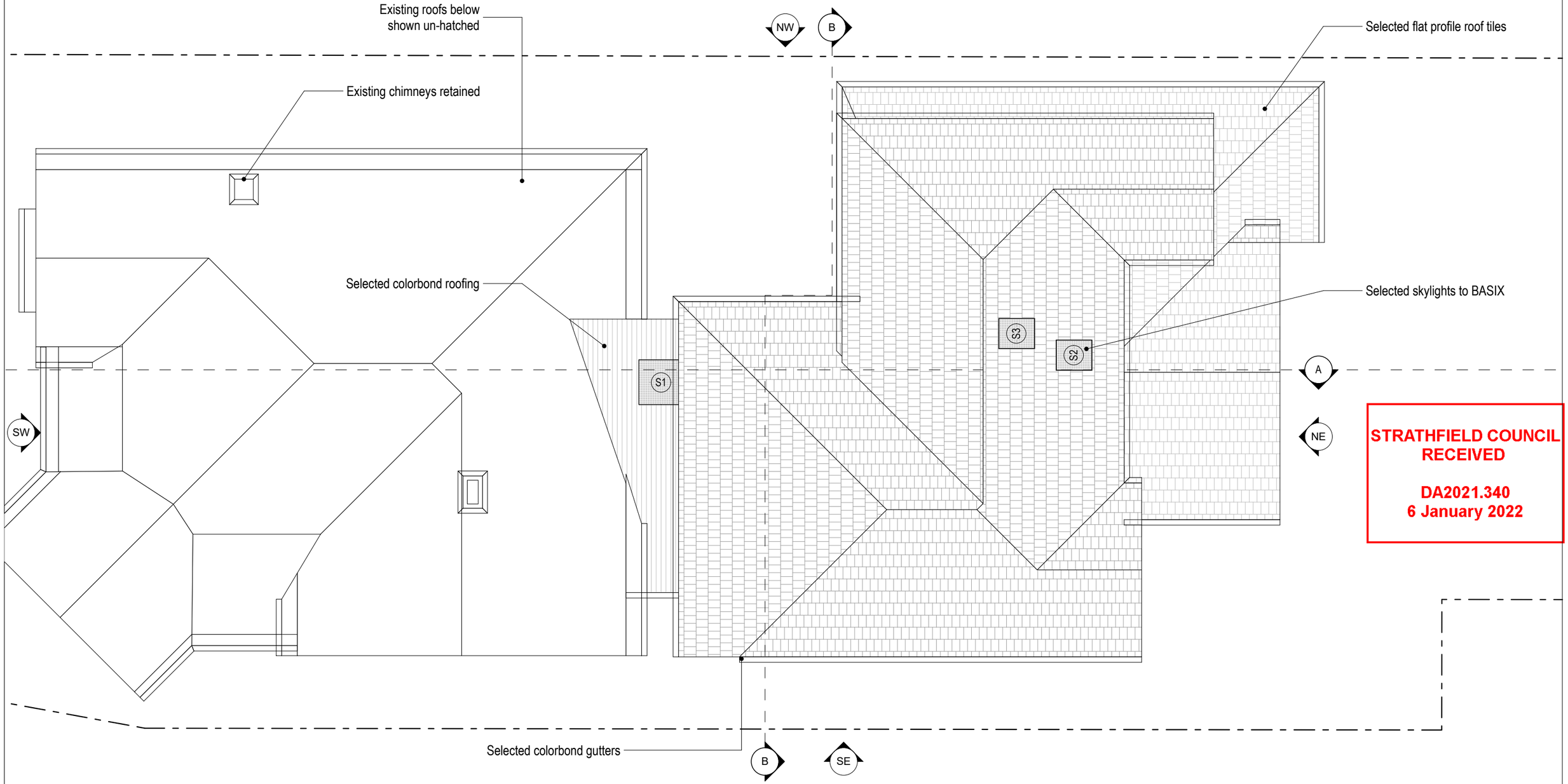

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STG 1	25/08/21	Stage 1 Completed	NP	NP

07

ROOF PLAN 1:100

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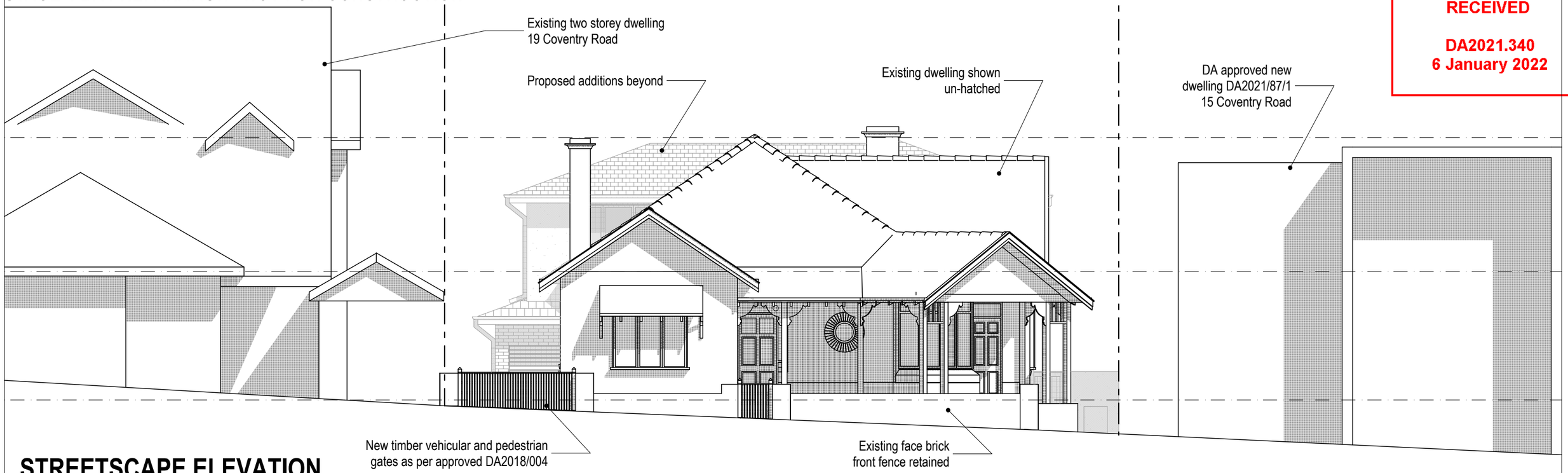
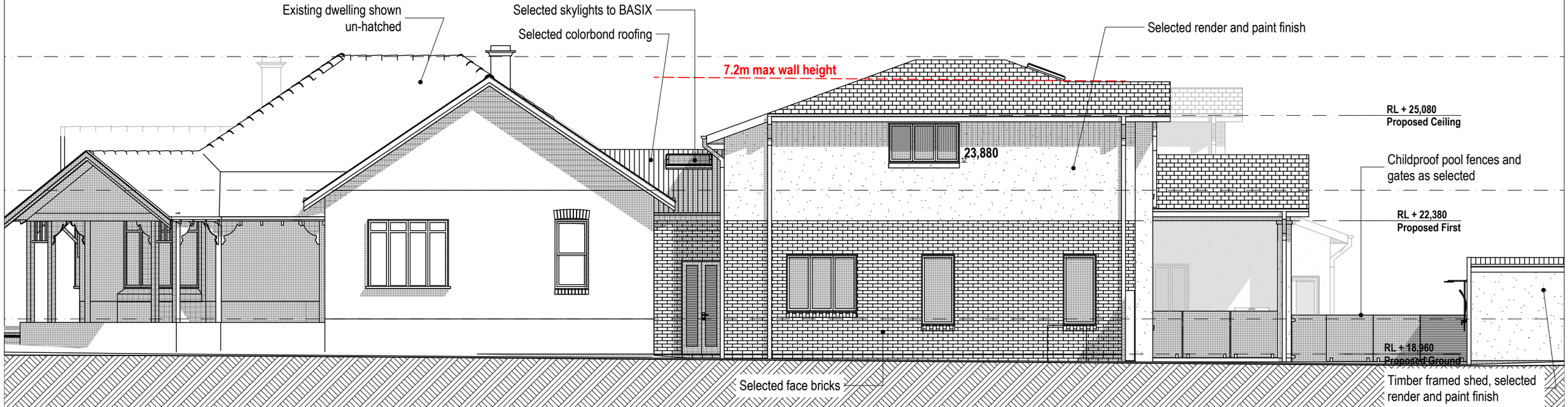


STREETSCAPE ELEVATION



SOUTHEAST ELEVATION

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STG 1	25/08/21	Stage 1 Completed	NP	NP

08

ELEVATIONS 1:100

PROPOSED ALTERATIONS & ADDITIONS INCL POOL & OUTBUILDING at

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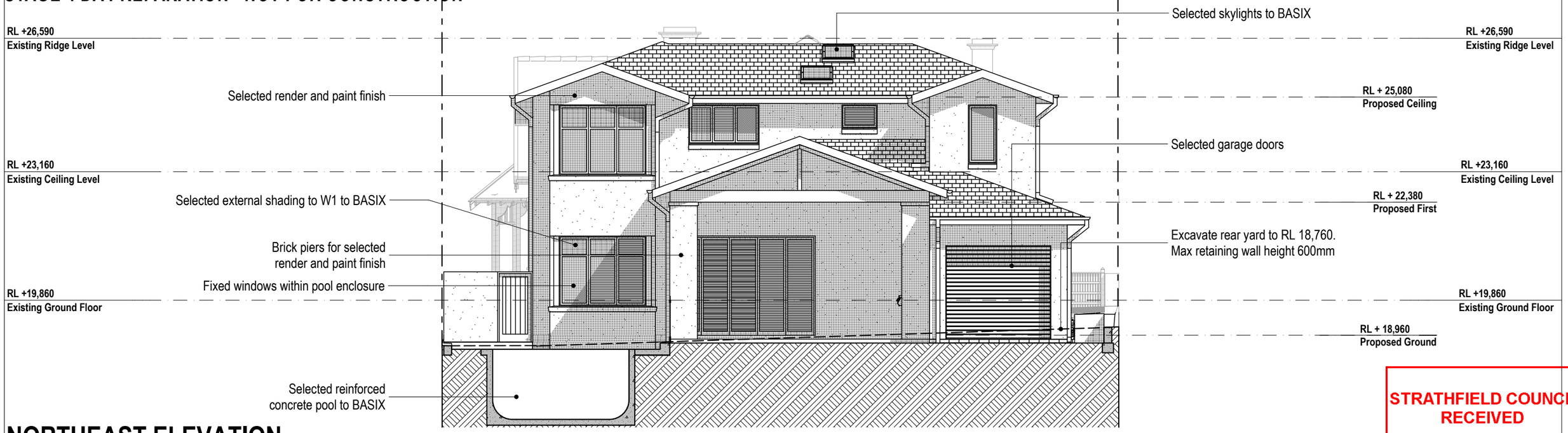
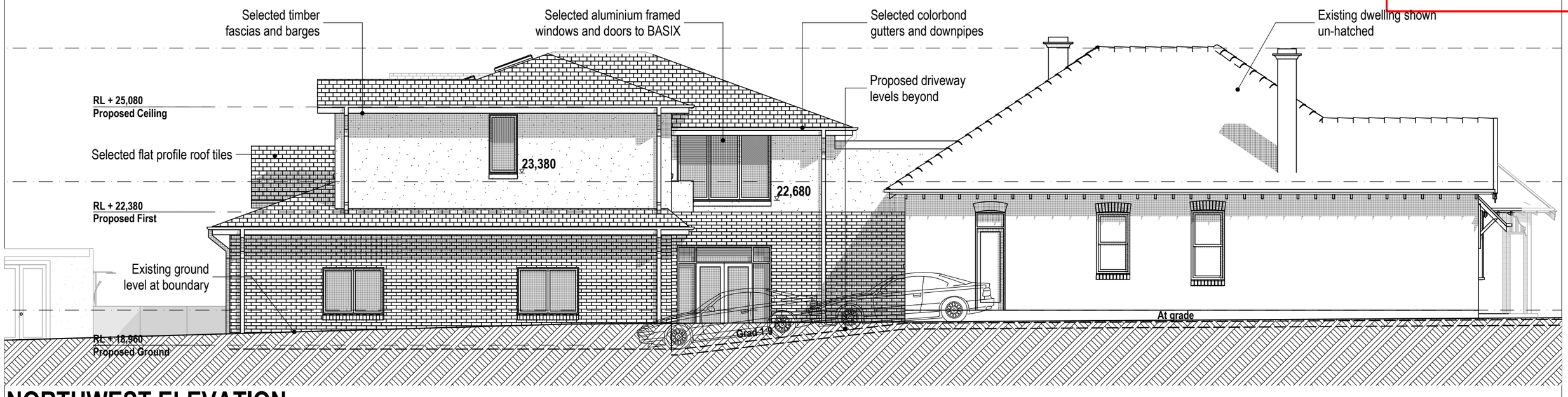


NORTHEAST ELEVATION



NORTHWEST ELEVATION

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09
ELEVATIONS 1:100

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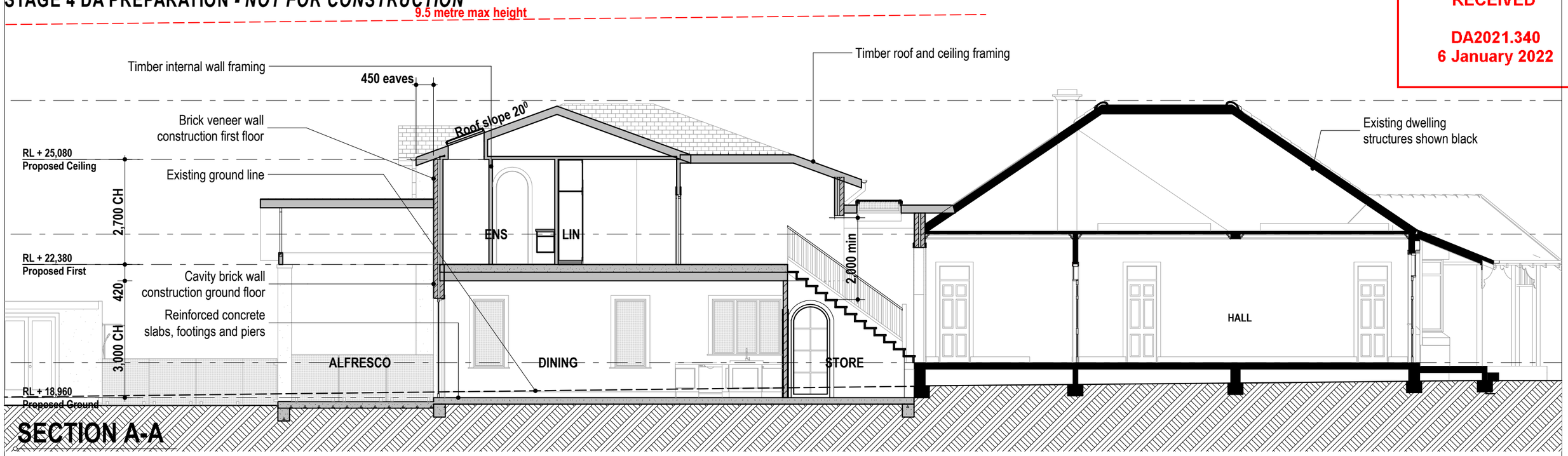
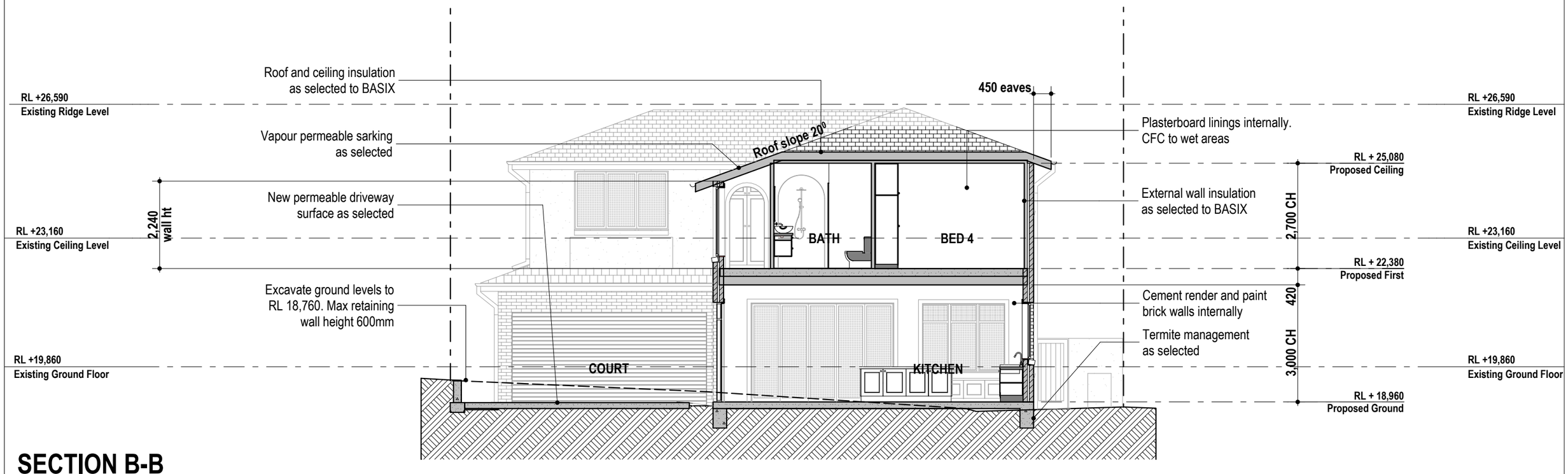


SECTION A-A



SECTION B-B

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10
SECTIONS 1:100

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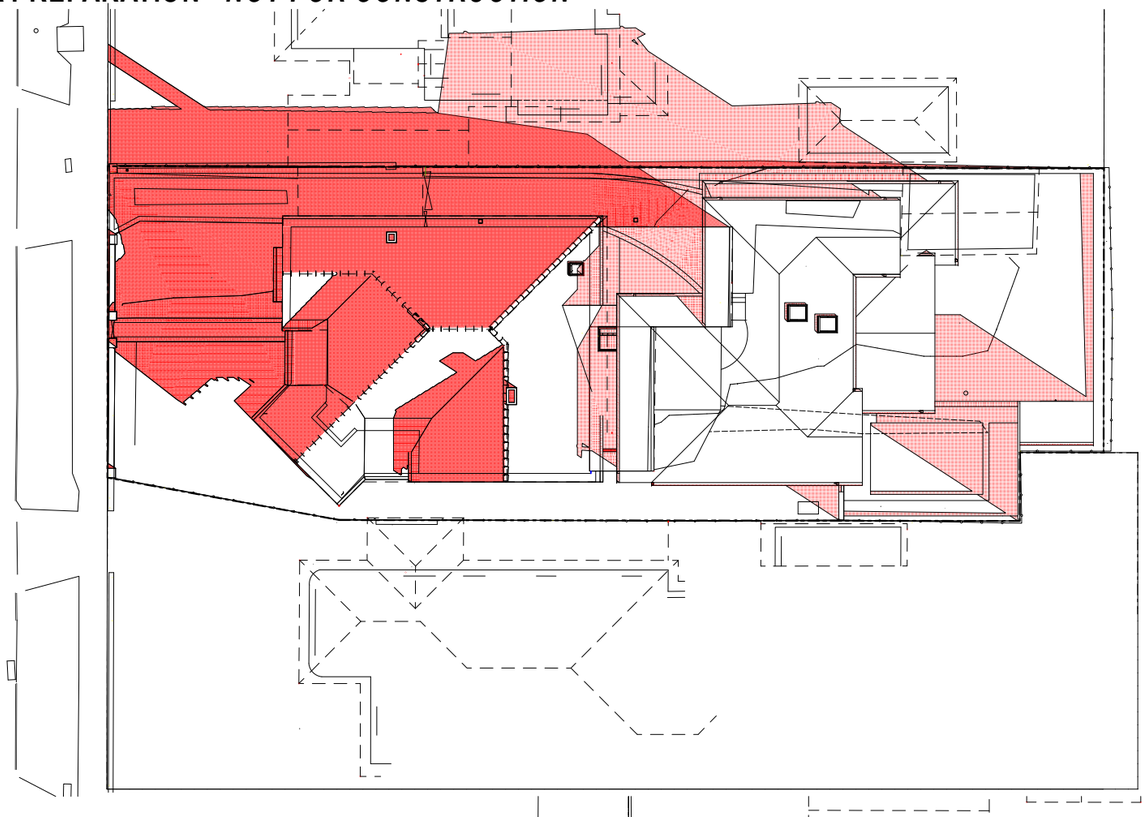

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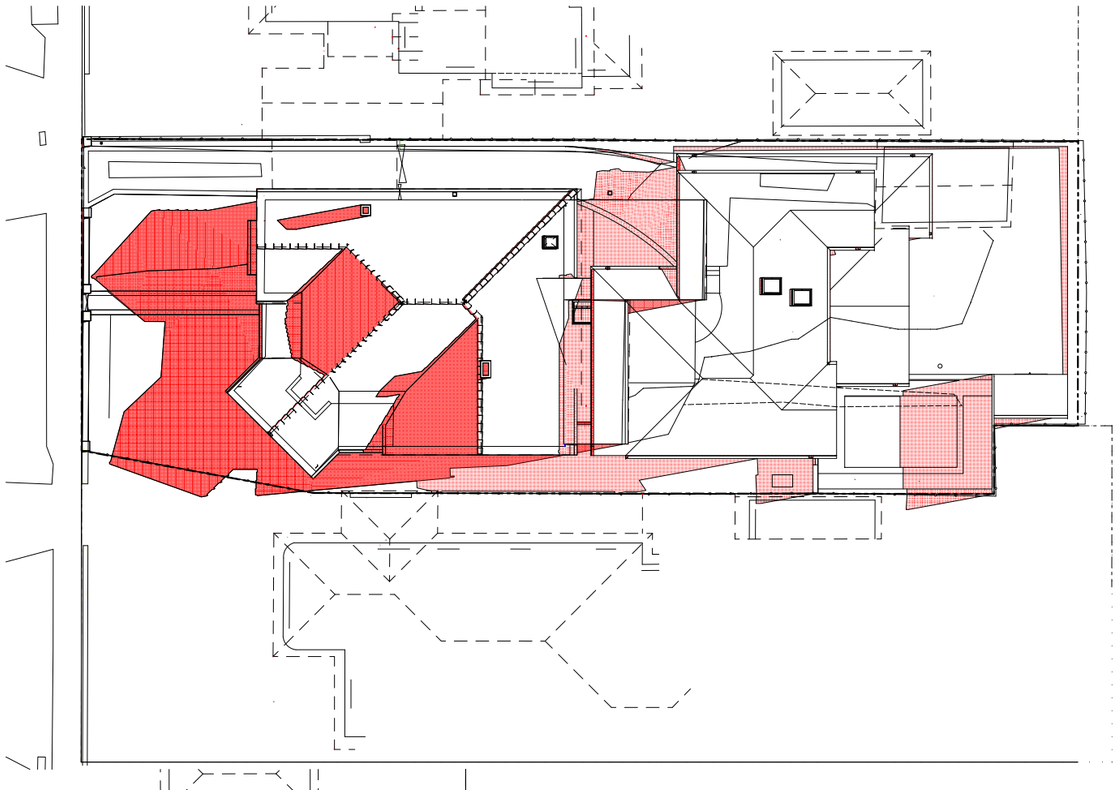

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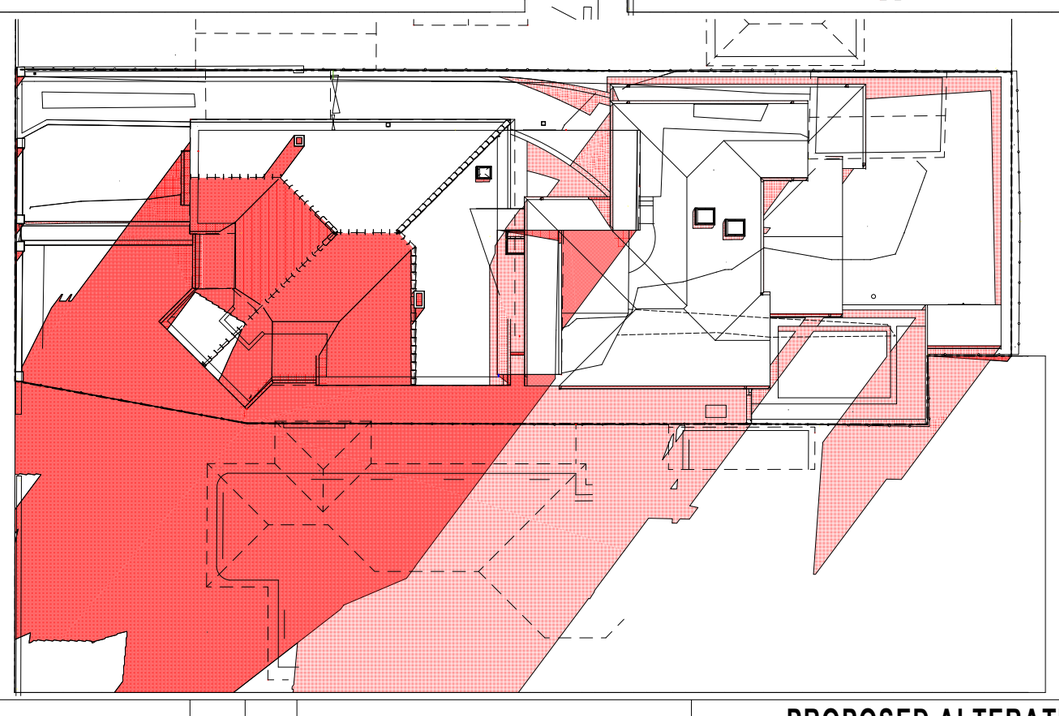

3PM

EXISTING SHADOW

PROPOSED SHADOW

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SHADOW DIAGRAMS
21ST JUNE 1:300

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