

-DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY, IF IN DOUBT, ASK.

-THE OWNER/BUILDER/SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS, REPORT ANY DISCREPANCIES TO THE OWNER OR CONTRACTOR.

-ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE BUILDING CODE OF AUSTRALIA AND THE AUSTRALIAN STANDARDS LISTED .

AS 1288 - 1994 GLASS IN BUILDINGS - SELECTION AND INSTALLATION

AS 1562 - 1992 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING

AS 1684 - 2010 NATIONAL TIMBER FRAMING CODE

AS 2049 - 1992 ROOF TILES

AS 2050 - 1995 INSTALLATION OF ROOF TILES

AS 2870 - 1996 RESIDENTIAL SLAB AND FOOTINGS - CONSTRUCTION

AS/NZS 2904 - 1995 DAMP-PROOF COURSES AND FLASHINGS

AS 3600 - 1994 CONCRETE STRUCTURES

AS 3660 - 2004 BARRIERS FOR SUBTERRANEAN TERMITES

AS 3700 - 1998 MASONRY IN BUILDINGS

AS 3740 - 2010 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS

AS 3786 - 1993 SMOKE ALARMS

AS 4055 - 1992 WIND LOADINGS FOR HOUSING

AS 4100 - 1996 STEEL STRUCTURES

-THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY SOIL, STRUCTURAL AND CIVIL ENGINEERING CALCULATIONS AND DRAWINGS.

-ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS 3660.1 AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.

-SAFETY GLAZING TO BE USED IN THE FOLLOWINGS CASES -

I) ALL ROOMS - WITHIN 500mm VERTICAL OF THE FLOOR

II) BATHROOMS - WITHIN 1500mm VERTICAL OF THE BATH BASE

III) FULLY GLAZED DOORS

IV) SHOWER SCREENS

v) WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL

vi) WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZES WILL VARY WITH MANUFACTURER, AND ARE TO BE VERIFIED WITH SAME. FLASHING ALL ROUND.

-TILED DECKS OVER LIVABLE AREAS ARE TO BE, IN THE FOLLOWING ORDER -

OVER THE FLOOR JOISTS : 19mm COMPRESSED FIBRE CEMENT SHEET, WITH ONE LAYER OF PARCHEM EMERPROOF 750 WITH A SECOND LAYER OF SAND SEED WITH A DFT OF 1300 MICRON, INSTALLED TO MANUF. SPECIFICATIONS, AND FLOOR TILES OVER, ALL CORNERS TO HAVE 20mm MASTIC SEALANT UNDER THE PARCHEM EMERPROOF 750.

-FOOTINGS ARE TO BE WHOLLY WITHIN TITLE BOUNDARIES AND ARE NOT TO ENCRANCH EASEMENTS. IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY OF BOUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.

-ALL STEELWORK IN MASONRY TO BE HOT DIP GALVANISED.

-ALL WET AREAS TO COMPLY WITH BCA 3.8.1,2 AND AS 3740, SPLASH BACKS SHALL BE IMPERVIOUS FOR 1500mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.

-PROVIDE WALL TIES AT 600mm SPACINGS BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS. BRICK TIES TO BE STAINLESS STEEL.

-SUB-FLOOR VENTILATION MINIMUM 7500mm/sq FOR EXTERNAL WALLS AND 1500mm/sq FOR INTERNAL WALLS BELOW BEARER.

-THERMAL INSULATION TO BE PROVIDED TO ACHIEVE MINIMUM REQUIREMENTS AS SPECIFIED BY LICENSED ASSESSOR.

-STAIR REQUIREMENTS : MIN. TREAD 240mm, MIN. RISER 115mm, MAX. RISER 190mm, SPACE BETWEEN OPEN TREADS MAX. 125mm. TREADS TO BE NON SLIP SURFACE.

-BALUSTRADES : MIN. 1000mm ABOVE LANDINGS WITH MAX. OPENING OF 125mm AND IN ACCORDANCE WITH BCA 3.9.2

-FOR STAINLESS STEEL BALUSTRADE, REFER TO Table 3.9.2.1 (WIRE BALUSTRADE CONSTRUCTION - REQUIRED WIRE TENSION AND MAXIMUM PERMISSIBLE DEFLECTION) OF THE BCA.

-THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF EXISTING AND NEW STRUCTURES THROUGHOUT CONSTRUCTION.

-SMOKE DETECTORS (refer electrical layout plans), TO BE HARD WIRED WITH EMERGENCY BACK-UP AND COMPLY WITH AS 3786.

-PROVIDE LIFT OFF HINGES, OPEN OUT DOOR OR MIN 1200mm CLEARANCE FROM DOOR TO PAN IN WATER CLOSETS.

-EXHAUST FANS FROM SANITARY COMPARTMENTS ARE TO BE DUCTED EXTERNALLY OR TO A VENTED ROOF SPACE IN COMPLIANCE WITH AS 1668.2

-THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS.

-THESE PLANS ARE PROTECTED BY COPY RIGHT AND ARE THE PROPERTY OF THE AUTHOR.

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

Certificate number: 1308999S

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 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 25 May 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	20 Trafalgar Street, Belmore	
Street address	20 Trafalgar Street Belmore 2192	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 318556	
Lot no.	1	
Section no.	-	
Project type	separate dwelling house - secondary dwelling	
No. of bedrooms	1	
Project score		
Water		Target 40
Thermal Comfort		Target Pass
Energy		Target 50

Certificate Prepared by
Name / Company Name: Master Granny Flats
ABN (if applicable): 120836080

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 13089995 Wednesday, 25 May 2022 page 1/9

Thermal Comfort Commitments		Shown on DA plans	Shown on CCDC plans & specs	Certifier check
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 ceilingroof				
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 - concrete slab on ground	nil			
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)			
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)			
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)			
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)			
external wall shared with garage - plasterboard	nil			
ceiling and roof - flat ceiling / pitched roof	ceiling: 1.95 (up), roof: foil backed blanket (75 mm)	unventilated; dark (solar absorbance > 0.70)		
Note	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.			
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.			

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 13089995 Wednesday, 25 May 2022 page 4/9

Energy Commitments	Show on DA plans	Show on CCDC 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: 1-phase airconditioning, Energy rating: 7 star (average zone)	✓	✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.	✓	✓	✓
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: 6 star (average zone)	✓	✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.	✓	✓	✓
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 "indicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: - at least 1 of the bedrooms / study, dedicated - at least 1 of the living / dining rooms, dedicated - the kitchen, dedicated		✓ ✓ ✓	✓ ✓ ✓

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1308999S Wednesday, 25 May 2022 page 7/9

Project address

Project address		Assessor details and thermal loads	
Project name	20 Trafalgar Street, Belmore	Assessor number	n/a
Street address	20 Trafalgar Street Belmore 2192	Certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 216556	Area adjusted cooling load (MJ/m ² /year)	n/a
Lot no.	-	Area adjusted heating load (MJ/m ² /year)	n/a
Section no.	-	Ceiling fan in at least one bedroom	n/a
Project type		Ceiling fan in at least one living room or other conditioned area	n/a
Project type	separate dwelling house - secondary dwelling	Project score	
No. of bedrooms	1	Water	 48 Target 40
Site details		Thermal Comfort	 Pass Target Pass
Site area (m ²)	659	Energy	 50 Target 50
Roof area (m ²)	75		
Conditioned floor area (m ²)	122.39		
Unconditioned floor area (m ²)	9.49		
Total area of garden and lawn (m ²)	24		
Roof area (m ²) of the existing dwelling	228		
No. of bedrooms in the existing dwelling	3		

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 13089995 Wednesday, 25 May 2022 page 2/9

Thermal Comfort Commitments	Show on DA plans	Show on CC/CD plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must detail 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 must have a 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:	✓	✓	✓
- For the following glass and frame types, the certifier check can be performed by visual inspection. - Aluminium single clear - Aluminium double (air) clear - Timber/uPVC/breastless single clear - Timber/uPVC/breastless double (air) clear	✓	✓	✓
For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.	✓	✓	✓
Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.	✓	✓	✓

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 13089995 Wednesday, 25 May 2022 page 5/9

Window/glassed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 15%)	Overshadowing
W05	1800	2630	aluminium, single, clear	eave 450 mm, 145 mm above head of window or glazed door	1-2 m high, <1.5 m away
D03	2109	3610	aluminium, single, clear	eave 450 mm, 205 mm above head of window or glazed door	>4 m high, <2 m away
West facing					
W07	595	2630	U-value: 6.6, SHGC: 0.441 - 0.539 (aluminium, single, tint)	eave 450 mm, 199 mm above head of window or glazed door	not overshadowed
W08	940	724	U-value: 6.6, SHGC: 0.441 - 0.539 (aluminium, single, tint)	eave 450 mm, 145 mm above head of window or glazed door	not overshadowed

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1306999S Wednesday, 25 May 2022 page 6/9

Energy Commitments	Show on DA plans	Show on CC/GCDD plans & specs	Certifier check
• all bathroom/shower, dedicated		✓	✓
• the laundry, dedicated		✓	✓
• all hallways, dedicated		✓	✓
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 1 bathroom(s)/bathroom(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.		✓	

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1308999S Wednesday, 25 May 2022 page 8/9

Legend
In these comments, "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 CCDC 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.

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1308999S Wednesday, 25 May 2022 page 9/9

CLIENT _____ DRAWING TITLE _____

GENERAL COMMITMENTS

A3

719 FOREST ROAD, PEAKHURST 2210 NSW

1300 643 528
www.mastergrannyflats.com.au

design@mastergrannyflats.com.au



REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
----------	-------------	------	-------	-------	---------	------

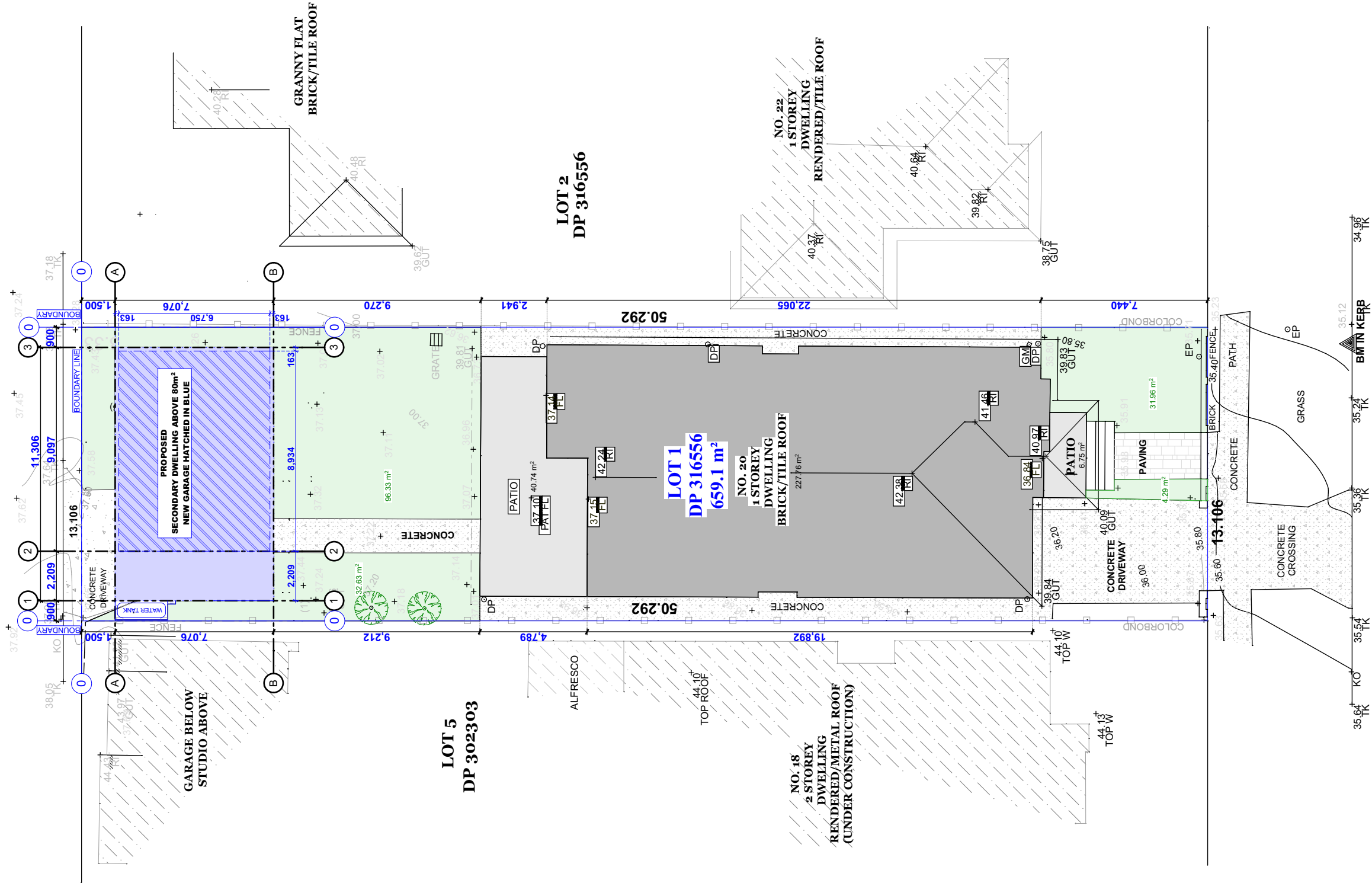
P01	PRELIMINARY DRAFT (P01)	31.03.2022	1:1.250, GINA NG 1:3.037	29.04.2022
P02	PRELIMINARY DRAFT (P02)	12.04.2022		
DA01	FOR DA SUBMISSION (DA01)	22.04.2022		
DA02	FOR DA SUBMISSION (DA02)	29.04.2022		

PROJECT No. [REDACTED] DRAWING No. [REDACTED] REVISION [REDACTED]

C22-0001917 DA 1002 DA 02

GARDEN LANE

TRAFALGAR STREET



2 SITE PLAN
1:200

CLIENT		DRAWING TITLE		REVISION		DESCRIPTION		DATE		SCALE		DRAWN		CHECKED		DATE	
MR MANUEL DE LIMA & MRS NATALIE FERREIRA		General Arrangements		P01		PRELIMINARY DRAFT (P01)		31.03.2022		1:200		GINA NG				29.04.2022	
LOT 1, DP 316556		SITE PLAN		P02		PRELIMINARY DRAFT (P02)		12.04.2022									
20 TRAFALGAR STREET, BELMORE		SHEET SIZE		DA01		FOR DA SUBMISSION (DA01)		22.04.2022									
PROJECT		A3		DA02		FOR DA SUBMISSION (DA02)		29.04.2022									
DEVELOPMENT APPLICATION SET																	
CONSTRUCTION OF BUILDING A SECONDARY DWELLING																	
ON TOP OF A DOUBLE GARAGE																	

MASTER GRANNY FLATS

719 FOREST ROAD, PEAKHURST 2210 NSW

1300 643 528
www.mastergrannyflats.com.au

design@mastergrannyflats.com.au



MASTER
GRANNYFLATS



FOR DA SUBMISSION

REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
P01	PRELIMINARY DRAFT (P01)	31.03.2022	1:200	GINA NG		29.04.2022
P02	PRELIMINARY DRAFT (P02)	12.04.2022				
DA01	FOR DA SUBMISSION (DA01)	22.04.2022				
DA02	FOR DA SUBMISSION (DA02)	29.04.2022				

PROJECT No C22-0001917 DRAWING No DA 0401 REVISION DA 02

COMPLIANCE TABLE : 20 TRAFALGAR STREET, BELMORE (STATE ENVIRONMENTAL PLANNING POLICY (HOUSING 2021))

CLAUSE	REQUIRED	PROPOSED	COMPLIES
2 SITE & LOT REQUIREMENTS	- At least 12m frontage and between 450m ² - 900m ²	-13.106m Frontage & Site Area 659.1m ²	Y
3 MAX SITE COVERAGE	- 50% of the area if the lot has an area between 450m ² & 900m ²	- 48% (total 316.64m ² / 659.1m ²)	Y
4 MAX FLOOR AREA OF PRINCIPAL & SECONDARY DWELLING	- 60m ² floor area of secondary dwelling - Maximum floor area of Principal Dwelling , Secondary Dwelling , Carport / Garage area : 380m ² : Lots 600m ² but not more than 900m ²	- 176.64m ² Existing Dwelling - 60m ² Proposed Secondary Dwelling - 80m ² Proposed New Garage - Total: 316.64m ²	Y
5 SETBACKS & MAX FLOOR AREA FOR BALCONIES & DECKS etc	- 12m ² max if the structure at any point is located within 6m of the side or rear & any point of its finished floor more than 2m of the NGL	- NIL	Y
6 BUILDING HEIGHT	- 8.5m max from NGL	- Maxium 6.57m Proposed Building Height	Y
7 SETBACKS FROM ROADS OTHER THAN CALSSIFIED ROADS	- The average distance of setback of the nearest 2 dwelling houses	- NIL	Y
9 SETBACKS FROM SIDE BOUNDARIES	- 0.9m if the lot has an area of 450m ² - 900m ² min to a building height of 3.8m and to any carport , garage , pergola etc etc - 0.9m and 1/4 of the additional building height above 3.8m	- Min 0.9m Side Setback for Secondary Dewlling	Y
10 SETBACKS FROM REAR BOUNDARIES	- 3.0m if the lot has an area of 450m ² - 900m ² min to a building height of 3.8m and to any carport , garage , pergola etc etc - 3.0m plus an amount that is equal to 3 times of the additional building height above 3.8m, up to a max setback of 8m - if the lot has an area of at least 450m ² - 900m ²	- Min 1.5m to the rear boundary	N*
16 LANDSCAPED AREA	- 25% if the lot has an area of 600m ² - 900m ² - 50% of landscaped area to be located behind building line - Landscape area must be at least 2.5m wide	-Total Landscape Area:25% (total 165.21m ² / 659.1m ²) -Landscaping Behind Building Line: 78% (128.96m ² /165.21m ²)	Y
17 PRIVATE OPEN SPACE	- 24m ² of P.O.S P.O.S to be directly accessibleand adjacent from a habitable room other then a bedroom and is 4m wide and not steeper than 1 in 50 grade	- 24m ²	Y

N* PLEASE REFER TO THE JUSTIFICATION STATEMENT OF ENVIRONMENTAL EFFECTS

FOR DA SUBMISSION

CLIENT	DRAWING TITLE	REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
MR MANUEL DE LIMA & MRS NATALIE FERREIRA LOT 1, DP 316556 20 TRAFALGAR STREET, BELMORE	General Arrangements	P01	PRELIMINARY DRAFT (P01)	31.03.2022	1:182.376	GINA NG		29.04.2022
		P02	PRELIMINARY DRAFT (P02)	12.04.2022				
		DA01	FOR DA SUBMISSION (DA01)	22.04.2022				
		DA02	FOR DA SUBMISSION (DA02)	29.04.2022				
PROJECT	SHEET SIZE				PROJECT No	DRAWING No	REVISION	
DEVELOPMENT APPLICATION SET CONSTRUCTION OF BUILDING A SECONDARY DWELLING ON TOP OF A DOUBLE GARAGE	A3				C22-0001917	DA 0403	DA 02	

MASTER GRANNY FLATS

719 FOREST ROAD, PEAKHURST 2210 NSW

1300 643 528
www.mastergrannyflats.com.au

design@mastergrannyflats.com.au



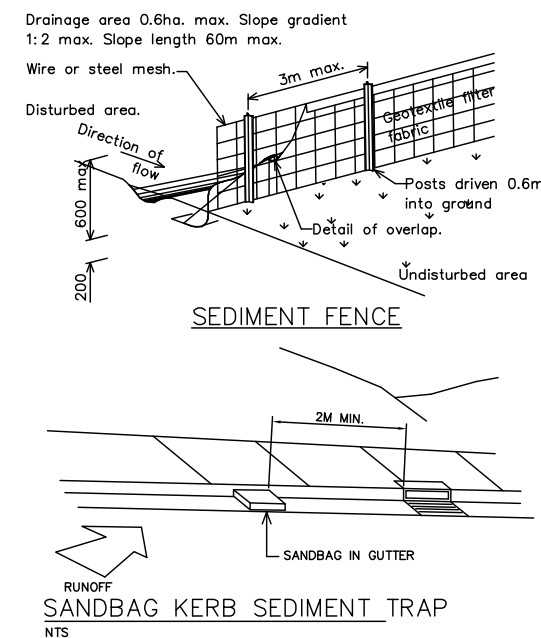
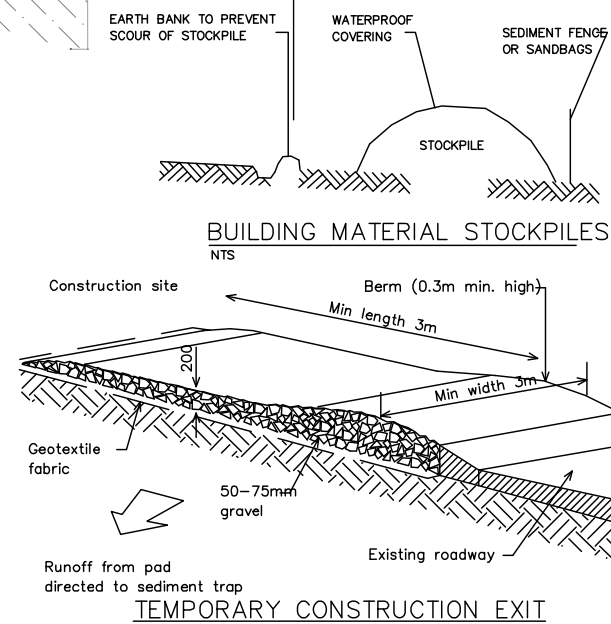
MASTER
GRANNYFLATS

3 SEDIMENT CONTROL PLAN 1:200

1		SIGNBOARD IN FRONT OF THE PROPERTY
2		TEMPORARY SITE FENCE
3		TEMPO. ONSITE TOILET
4		BIN & MATERIAL STORAGE AREA
5		FUTURE LOCATION OF WHEELY BIN STORAGE
6		HARD-STAND AREA FOR LOADING & UNLOADING MATERIALS AREA & CONCRETE PUMPS
7		ACCESS FOR VEHICLE

LEGEND

	STOCKPILES
	GEOTEXTILE FABRIC FILLED WITH GRAVEL
	SILT FENCE
	WATER DIVERSION (Earth Mound)
	GRAVEL ACCESS
	STORMWATER PIT



STORMWATER CONCEPT TO COMPLY
WITH COUNCILS REQUIREMENTS. COUNCILS
REQUIREMENTS WILL TAKE PRECEDENCE OVER THE
STORM WATER PLAN

FOR DA SUBMISSION

P01	PRELIMINARY DRAFT (P01)	31.03.2022	PROJECT No DRAWING No REVISION
P02	PRELIMINARY DRAFT (P02)	12.04.2022	
DA01	FOR DA SUBMISSION (DA01)	22.04.2022	
DA02	FOR DA SUBMISSION (DA02)	29.04.2022	

MR MANUEL DE LIMA & MRS NATALIE FERREIRA
LOT 1, DP 316556
20 TRAFALGAR STREET, BELMORE
PROJECT
DEVELOPMENT APPLICATION SET
CONSTRUCTION OF BUILDING A SECONDARY DWELLING
ON TOP OF A DOUBLE GARAGE

General Arrangements

SEDIMENT CONTROL PLAN

SHEET SIZE

A3

MASTER GRANNY FLATS

719 FOREST ROAD, PEAKHURST 2210 NSW

1300 643 528
www.mastergrannyflats.com.au

design@mastergrannyflats.com.au

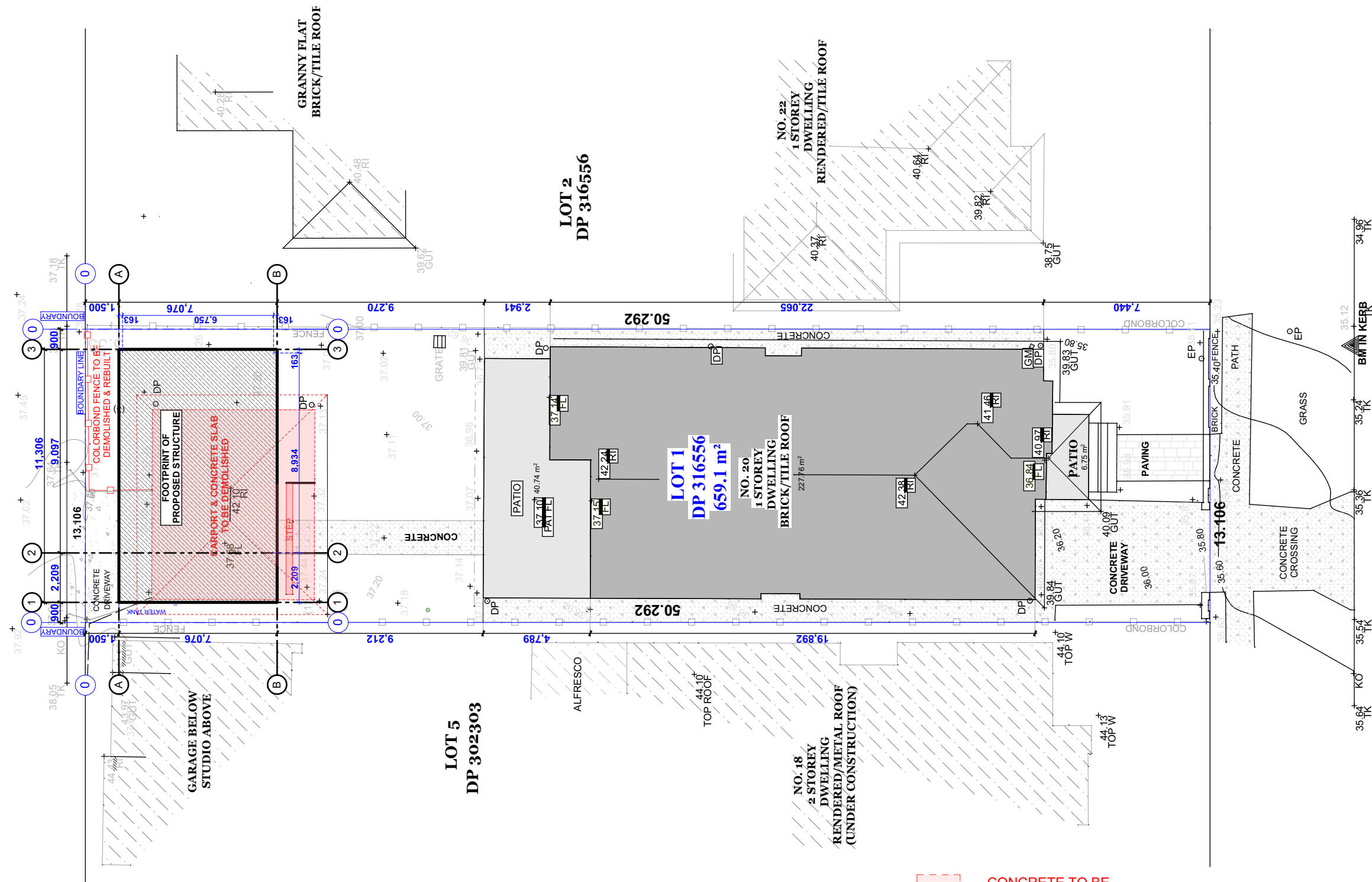


MASTER GRANNYFLATS



GARDEN LANE

TRAFALGAR STREET



2

DEMOLITION PLAN

1:200

CONCRETE TO BE
REMOVED BY MGF

EXISTING CARPORT IS BEING
DEMOLISHED BY MGF

FOOTPRINT OF PROPOSED
STRUCTURE

FOR DA SUBMISSION

CLIENT	DRAWING TITLE
MR MANUEL DE LIMA & MRS NATALIE FERREIRA LOT 1, DP 316556 20 TRAFALGAR STREET, BELMORE	General Arrangements
PROJECT	DEMOLITION PLAN
DEVELOPMENT APPLICATION SET CONSTRUCTION OF BUILDING A SECONDARY DWELLING ON TOP OF A DOUBLE GARAGE	SHEET SIZE A3

MASTER GRANNY FLATS

719 FOREST ROAD, PEAKHURST 2210 NSW

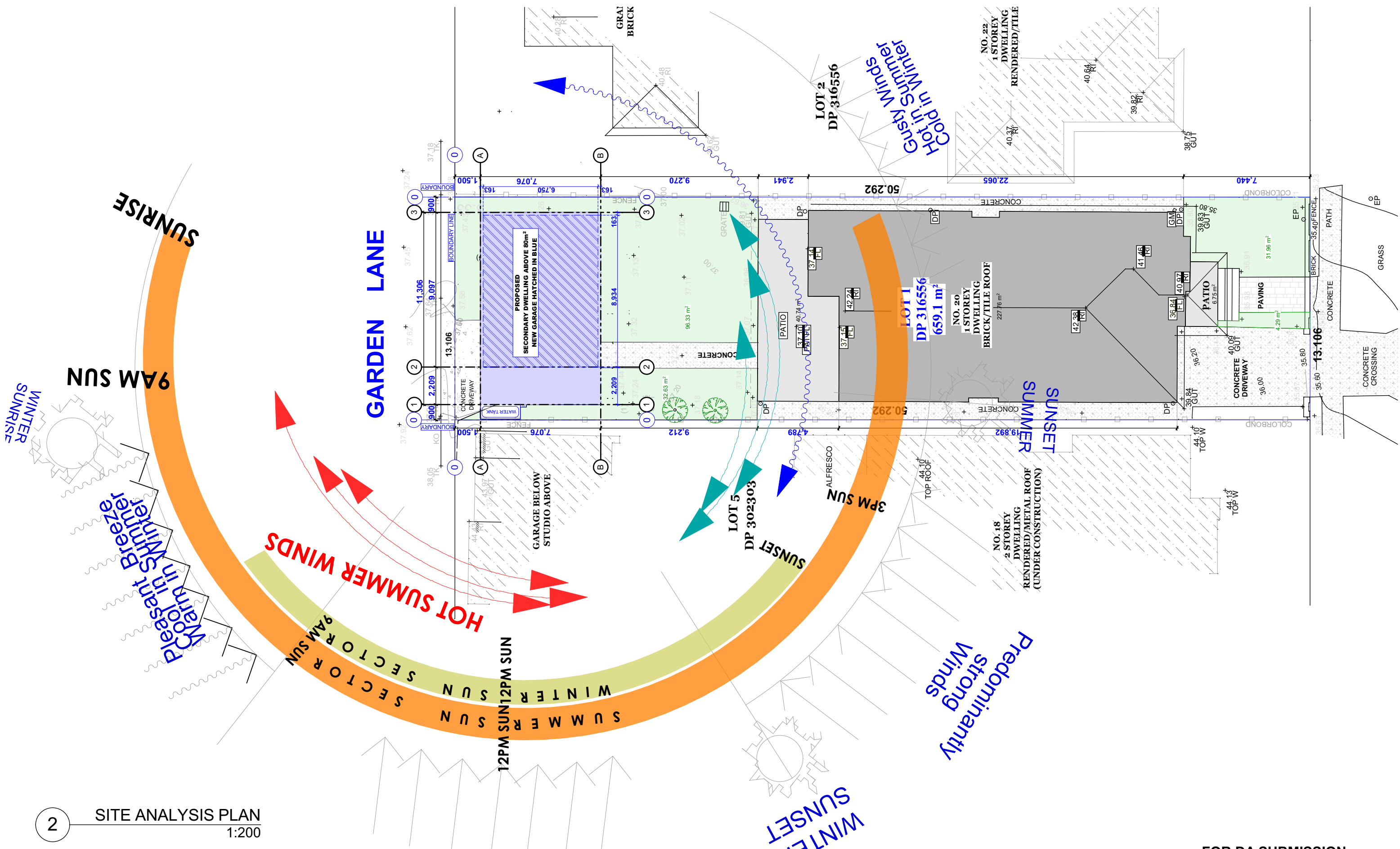
1300 643 528
www.mastergrannyflats.com.au
design@mastergrannyflats.com.au



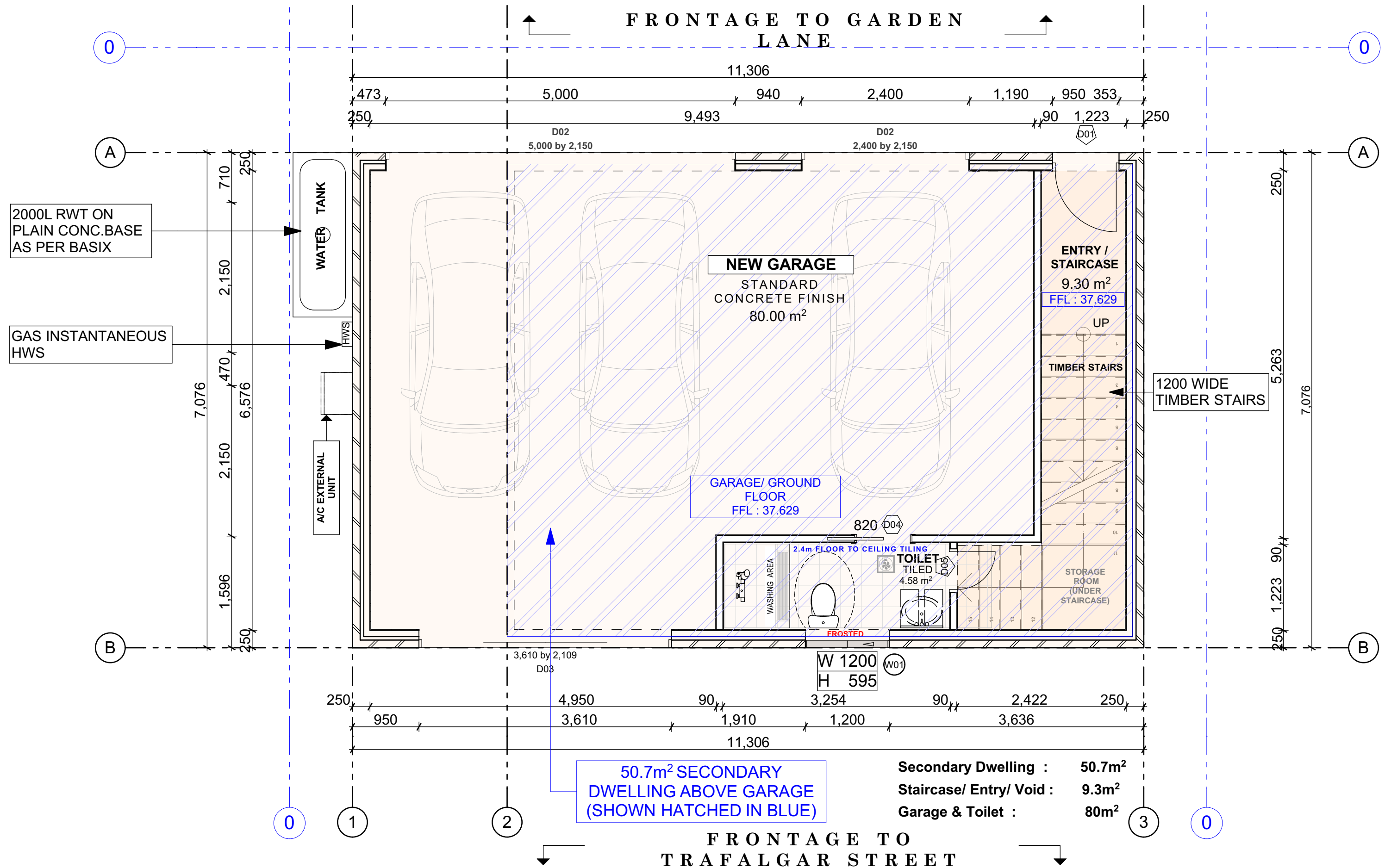
MASTER GRANNYFLATS



REVISION			DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE	
FOR DA SUBMISSION									
P01	PRELIMINARY DRAFT (P01)			31.03.2022	1:200	GINA NG		29.04.2022	
P02	PRELIMINARY DRAFT (P02)			12.04.2022					
DA01	FOR DA SUBMISSION (DA01)			22.04.2022					
DA02	FOR DA SUBMISSION (DA02)			29.04.2022					
					PROJECT No		DRAWING No	REVISION	
					C22-0001917		DA 0405	DA 02	

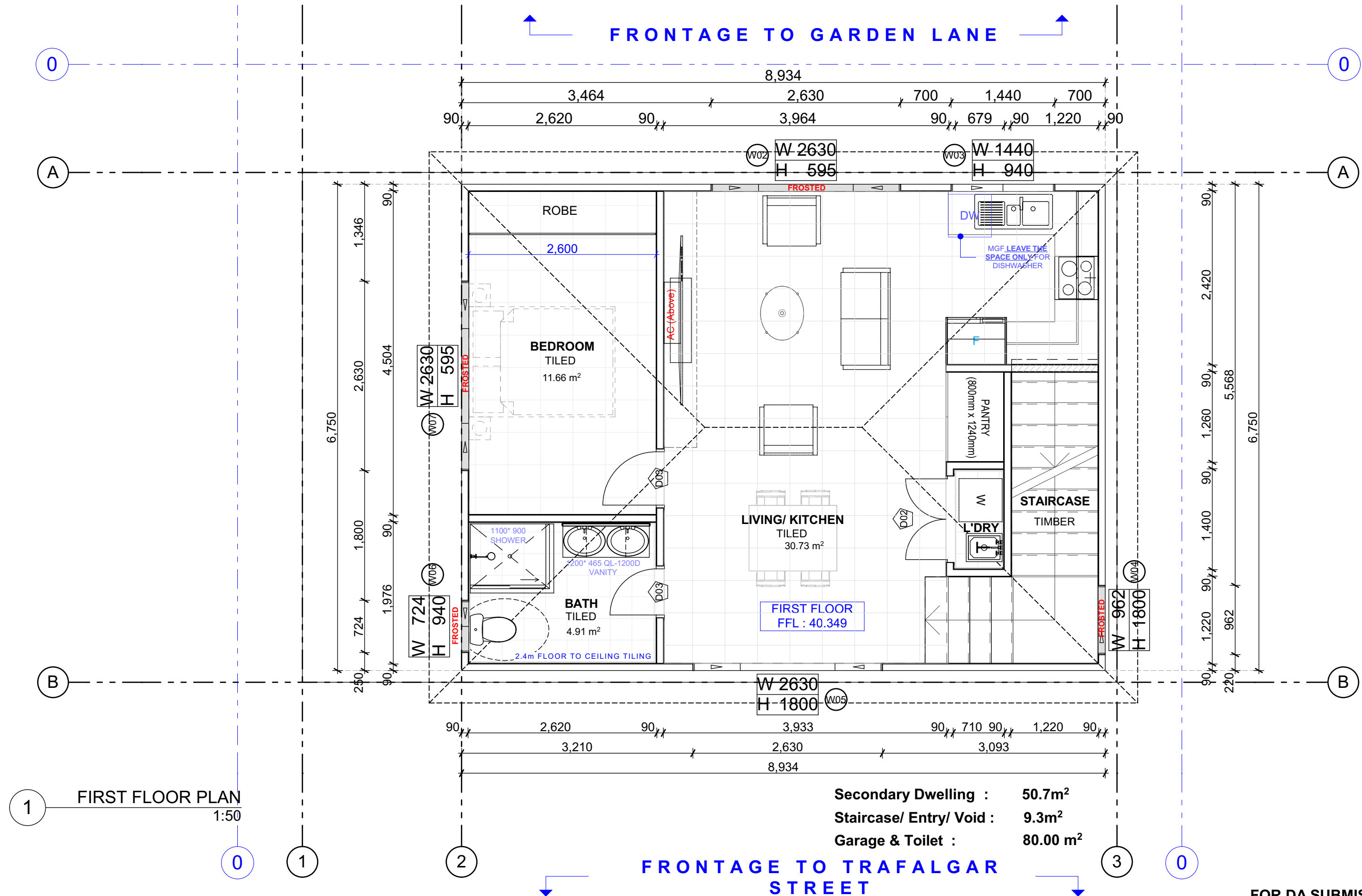


2 SITE ANALYSIS PLAN
1:200



FOR DA SUBMISSION

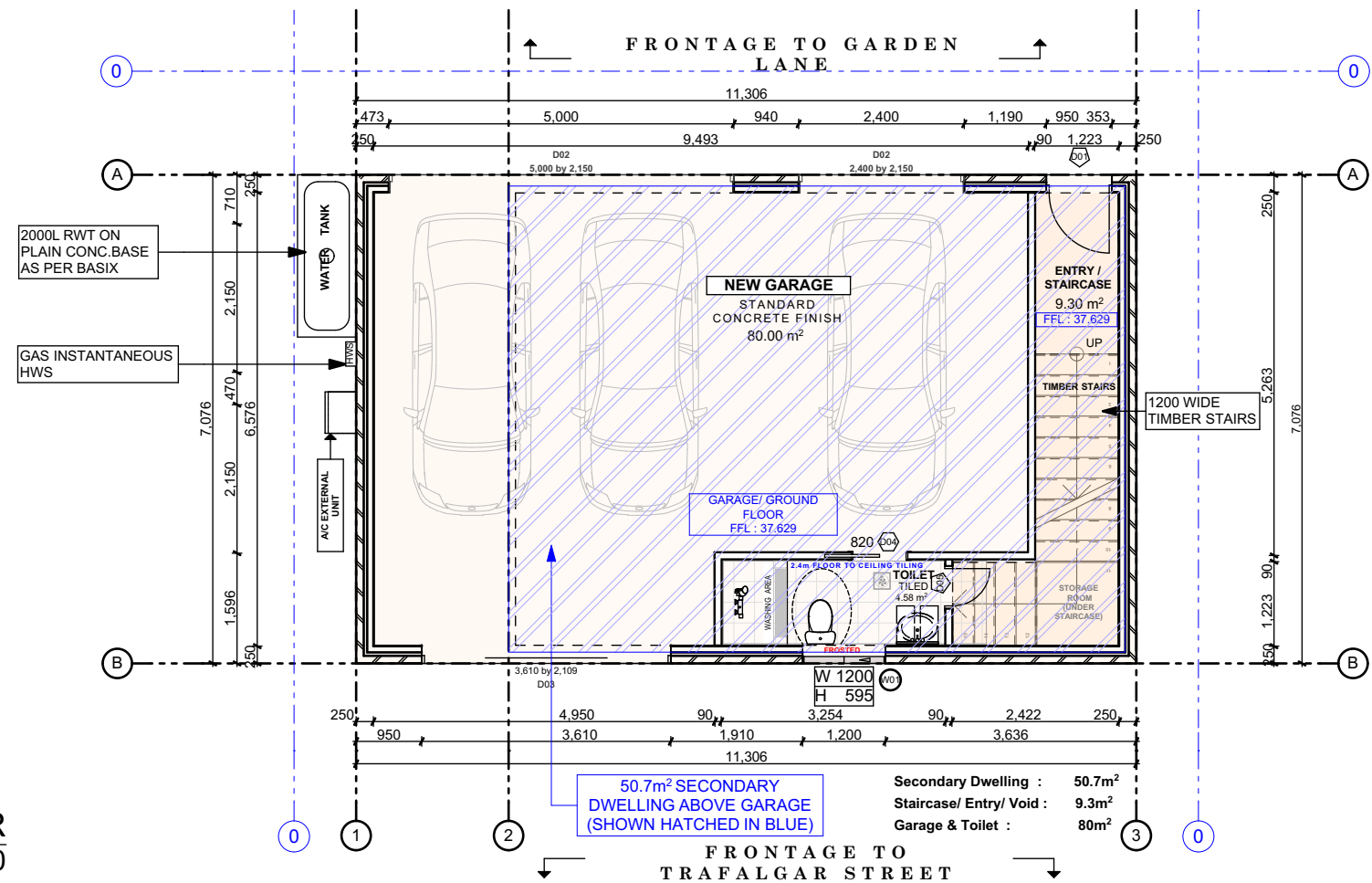
REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
P01	PRELIMINARY DRAFT (P01)	31.03.2022	1:50	GINA NG		29.04.2022
P02	PRELIMINARY DRAFT (P02)	12.04.2022				
DA01	FOR DA SUBMISSION (DA01)	22.04.2022				
DA02	FOR DA SUBMISSION (DA02)	29.04.2022				
			PROJECT No. XXXXXXXXXX DRAWING No. XXXXXXXXXX REVISION XXXXXX			
			C22-0001917			
			DA 1001			
			DA 02			



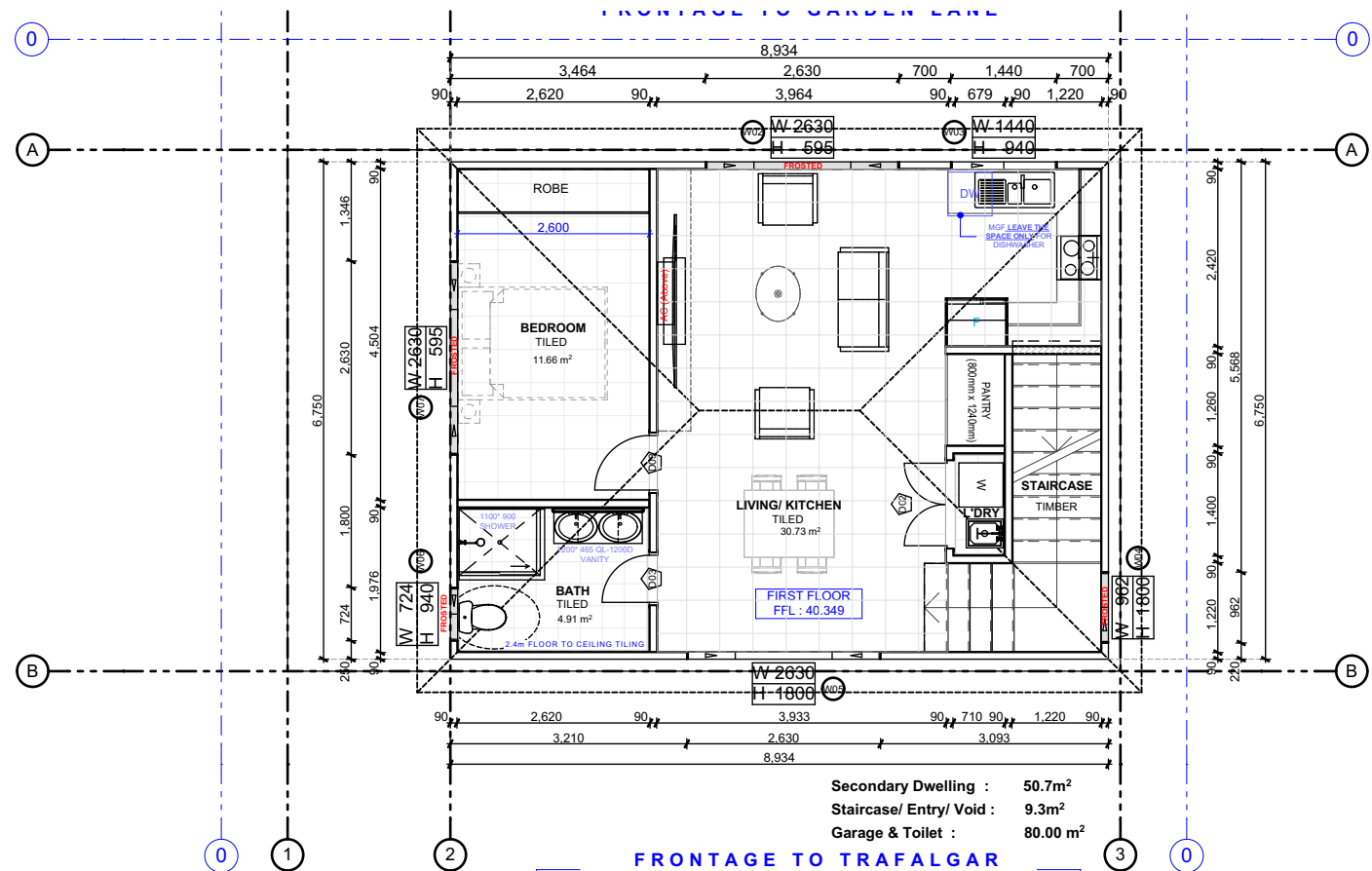
1 FIRST FLOOR PLAN
1:50

Secondary Dwelling : 50.7m²
Staircase/ Entry/ Void : 9.3m²
Garage & Toilet : 80.00 m²

1 GROUND FLOOR
1:100



2 FIRST FLOOR PLAN
1:100



FOR DA SUBMISSION

CLIENT MR MANUEL DE LIMA & MRS NATALIE FERREIRA
LOT 1, DP 316556
20 TRAFALGAR STREET, BELMORE

DRAWING TITLE Grid Setout Plans

FLOOR PLANS

PROJECT DEVELOPMENT APPLICATION SET
CONSTRUCTION OF BUILDING A SECONDARY DWELLING
ON TOP OF A DOUBLE GARAGE

SHEET SIZE A3

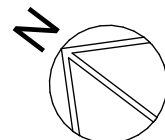
MASTER GRANNY FLATS

719 FOREST ROAD, PEAKHURST 2210 NSW

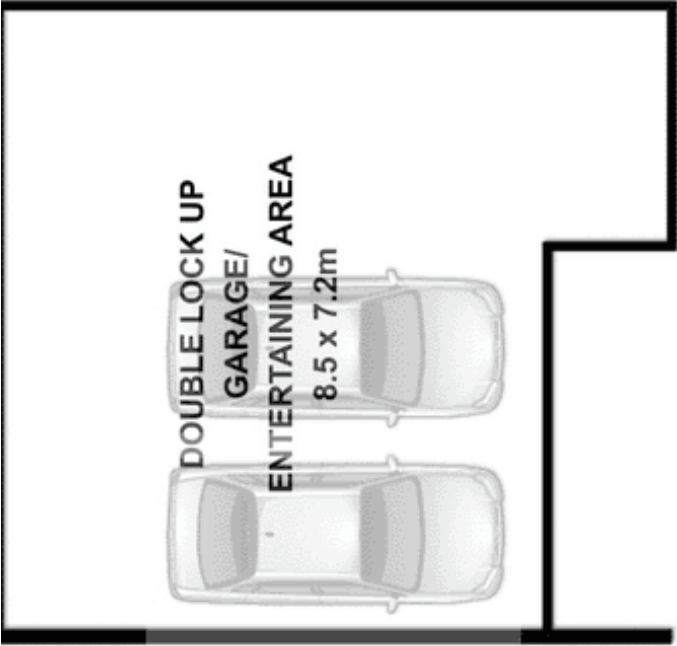
1300 643 528
www.mastergrannyflats.com.au
design@mastergrannyflats.com.au



MASTER GRANNYFLATS



REVISION		DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
P01	PRELIMINARY DRAFT (P01)		31.03.2022	1:100	GINA NG		29.04.2022
P02	PRELIMINARY DRAFT (P02)		12.04.2022				
DA01	FOR DA SUBMISSION (DA01)		22.04.2022				
DA02	FOR DA SUBMISSION (DA02)		29.04.2022				
				PROJECT No		DRAWING No	REVISION
				C22-0001917		DA 1003	DA 02



EXISTING PRINCIPAL INTERNAL LAYOUT

CLIENT

MR MANUEL DE LIMA & MRS NATALIE FERREIRA
LOT 1, DP 316556
20 TRAFALGAR STREET, BELMORE

PROJECT

DEVELOPMENT APPLICATION SET
CONSTRUCTION OF BUILDING A SECONDARY DWELLING
ON TOP OF A DOUBLE GARAGE

DRAWING TITLE

Grid Setout Plans

EXISTING FLOOR PLAN

SHEET SIZE

A3

MASTER GRANNY FLATS

719 FOREST ROAD, PEAKHURST 2210 NSW

1300 643 528
www.mastergrannyflats.com.au

design@mastergrannyflats.com.au



MASTER

GRANNYFLATS



REVISION	DESCRIPTION	DATE
P01	PRELIMINARY DRAFT (P01)	31.03.2022
P02	PRELIMINARY DRAFT (P02)	12.04.2022
DA01	FOR DA SUBMISSION (DA01)	22.04.2022
DA02	FOR DA SUBMISSION (DA02)	29.04.2022

1:100

GINA NG

29.04.2022

PROJECT No

DRAWING No

REVISION

C22-0001917

DA 1004

DA 02

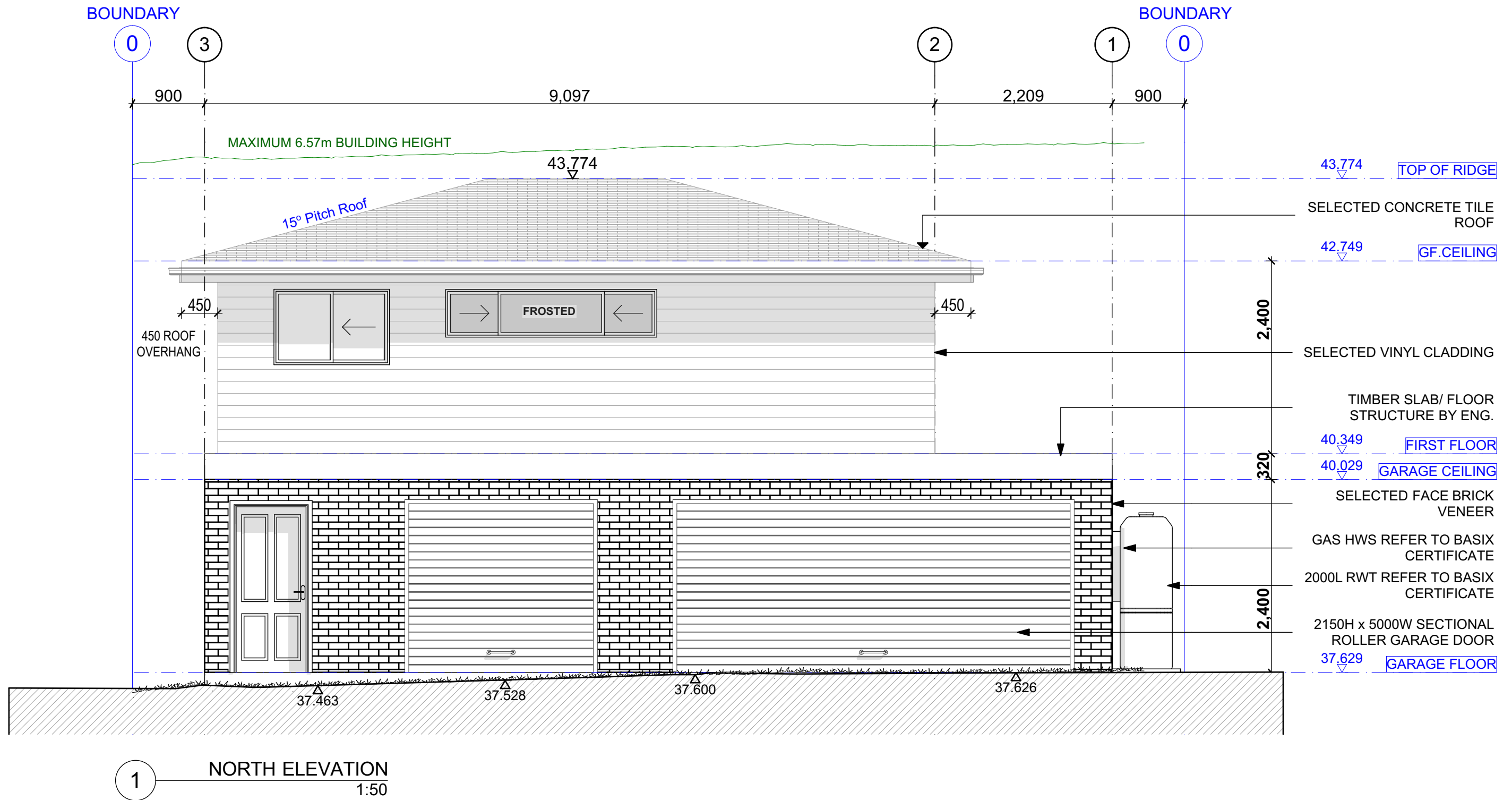
NOTE: ORIENTATION OF ALL WINDOWS & DOORS TO BE AS PER FLOOR PLAN ONLY.

Door List									
ID	D01	D02	D02	D02	D03	D03	D03	D04	D05
Quantity	1	1	1	1	1	1	1	1	1
To Room Number									
W x H Size	950x2,100	1,200x2,100	2,400x2,150	5,000x2,150	720x2,100	820x2,100	3,610x2,109	820x2,100	620x2,040
Door sill height	0	0	0	0	0	0	0	0	0
Door head height	2,100	2,100	2,150	2,150	2,100	2,100	2,109	2,100	2,040
2D Symbol									

1 Door List

Window List							
ID	W01	W02	W03	W04	W05	W06	W07
Quantity	1	1	1	1	1	1	1
From Room Number							
Height	595	595	940	1,800	1,800	940	595
Width	1,200	2,630	1,440	962	2,630	724	2,630
Window sill height	1,538	1,452	1,108	248	248	1,108	1,400
Window head height	2,133	2,047	2,048	2,048	2,048	2,048	1,995
2D Symbol							

2 Window List



CLIENT MR MANUEL DE LIMA & MRS NATALIE FERREIRA
LOT 1, DP 316556
20 TRAFALGAR STREET, BELMORE

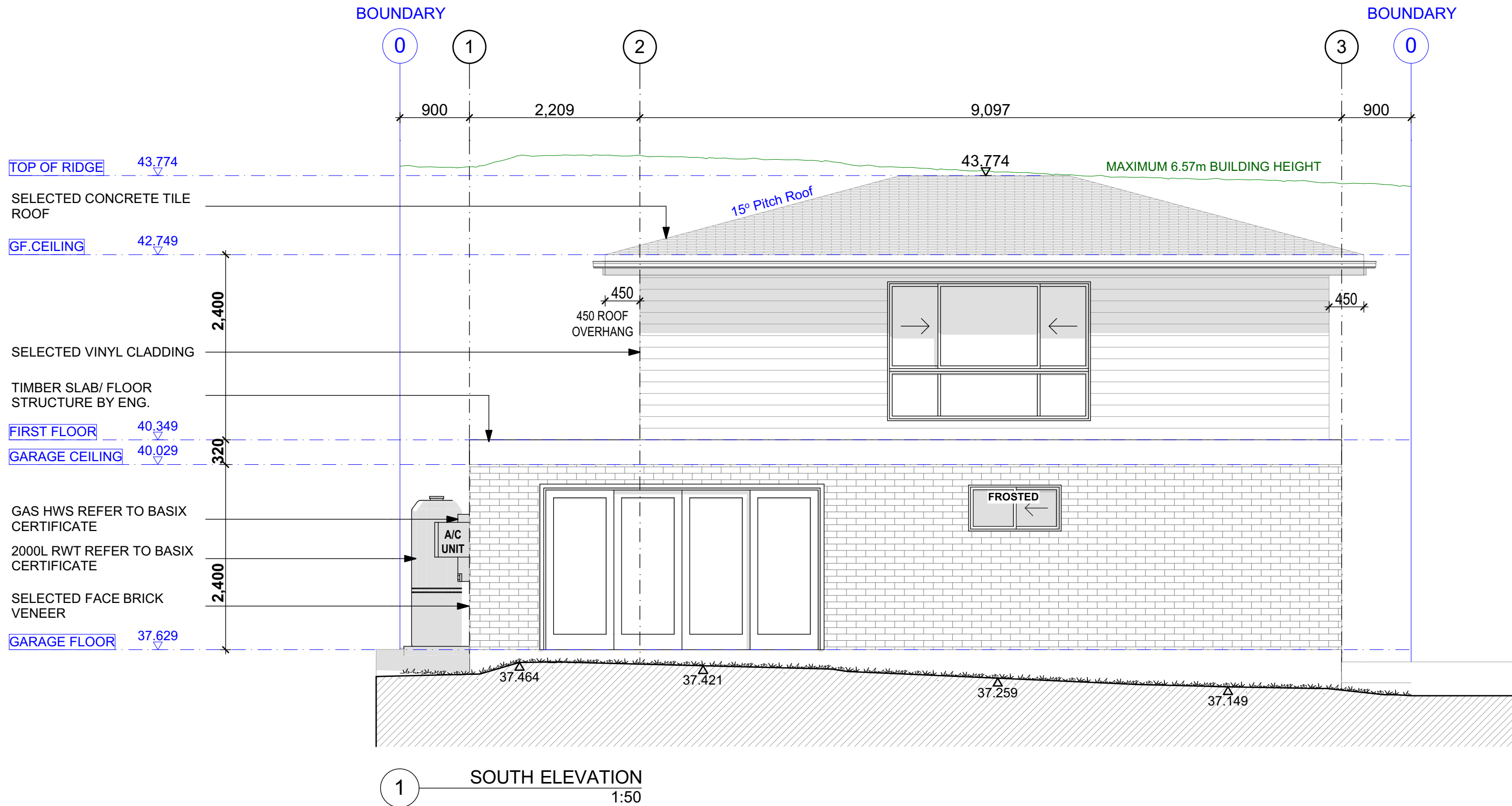
PROJECT DEVELOPMENT APPLICATION SET
CONSTRUCTION OF BUILDING A SECONDARY DWELLING
ON TOP OF A DOUBLE GARAGE

DRAWING TITLE Elevations
NORTH ELEVATION
SHEET SIZE A3

MASTER GRANNY FLATS
719 FOREST ROAD, PEAKHURST 2210 NSW
1300 643 528
www.mastergrannyflats.com.au
design@mastergrannyflats.com.au



FOR DA SUBMISSION						
REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
P01	PRELIMINARY DRAFT (P01)	31.03.2022	1:50	GINA NG		29.04.2022
P02	PRELIMINARY DRAFT (P02)	12.04.2022				
DA01	FOR DA SUBMISSION (DA01)	22.04.2022				
DA02	FOR DA SUBMISSION (DA02)	29.04.2022				
			PROJECT No DRAWING No REVISION			
			C22-0001917 DA 1501 DA 02			



CLIENT MR MANUEL DE LIMA & MRS NATALIE FERREIRA
LOT 1, DP 316556
20 TRAFALGAR STREET, BELMORE

DRAWING TITLE Elevations
SOUTH ELEVATION

PROJECT DEVELOPMENT APPLICATION SET
CONSTRUCTION OF BUILDING A SECONDARY DWELLING
ON TOP OF A DOUBLE GARAGE

SHEET SIZE A3

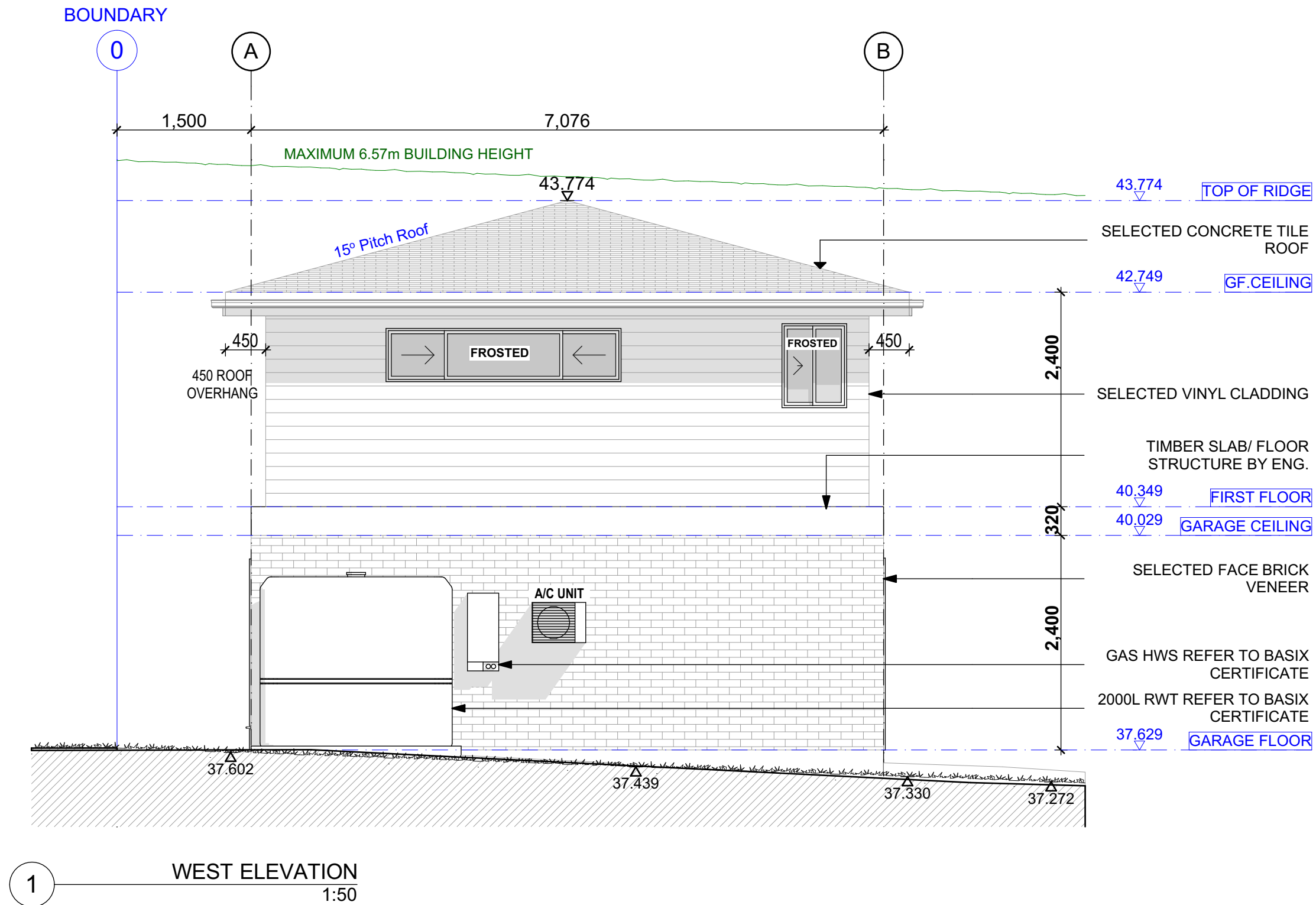
MASTER GRANNY FLATS

719 FOREST ROAD, PEAKHURST 2210 NSW

1300 643 528
www.mastergrannyflats.com.au
design@mastergrannyflats.com.au

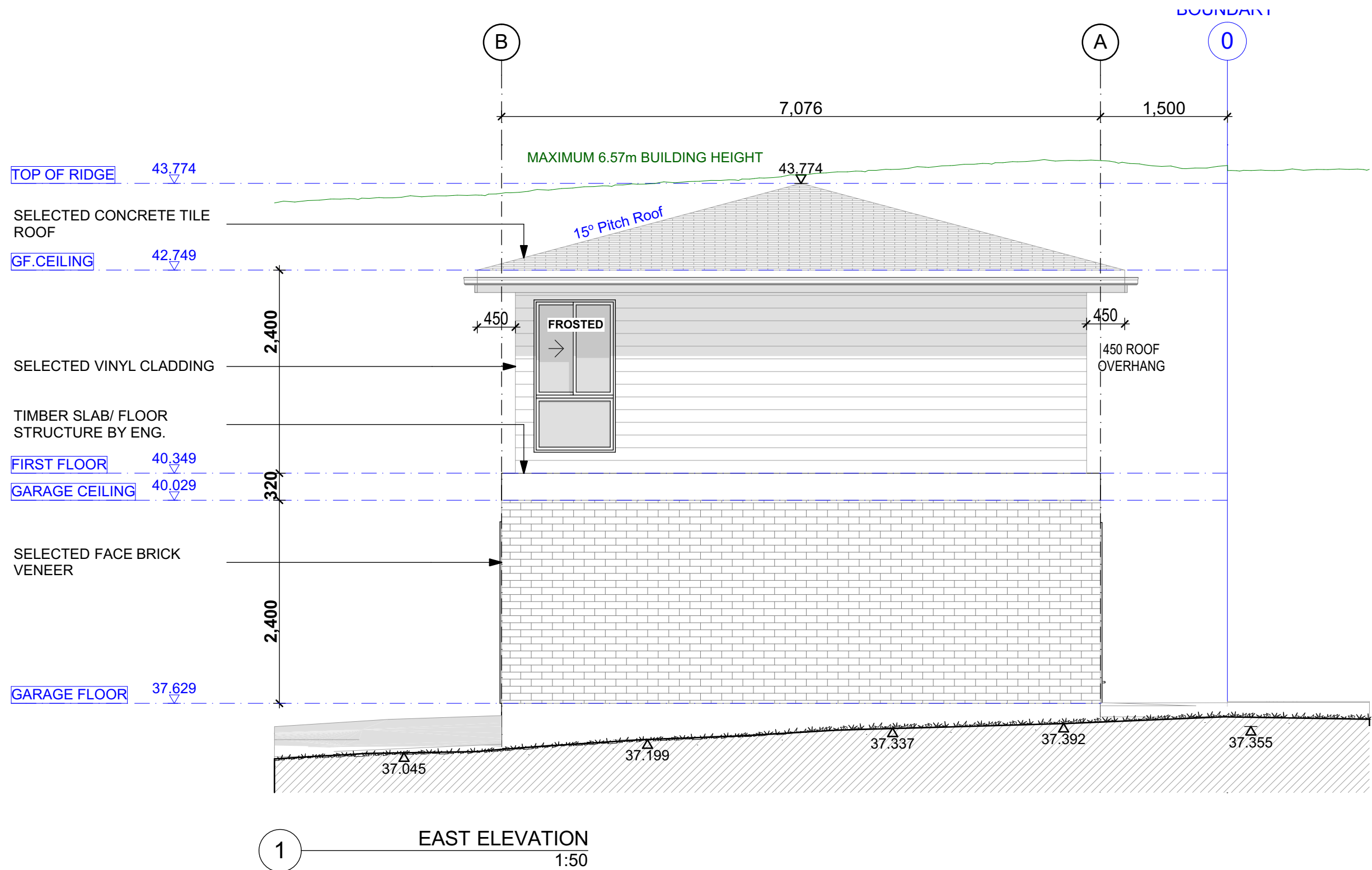


REVISION			DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
P01	PRELIMINARY DRAFT (P01)			31.03.2022	1:50	GINA NG		29.04.2022
P02	PRELIMINARY DRAFT (P02)			12.04.2022				
DA01	FOR DA SUBMISSION (DA01)			22.04.2022				
DA02	FOR DA SUBMISSION (DA02)			29.04.2022				
					PROJECT No			
					DRAWING No			
					REVISION			
					C22-0001917			
					DA1502			
					DA 02			

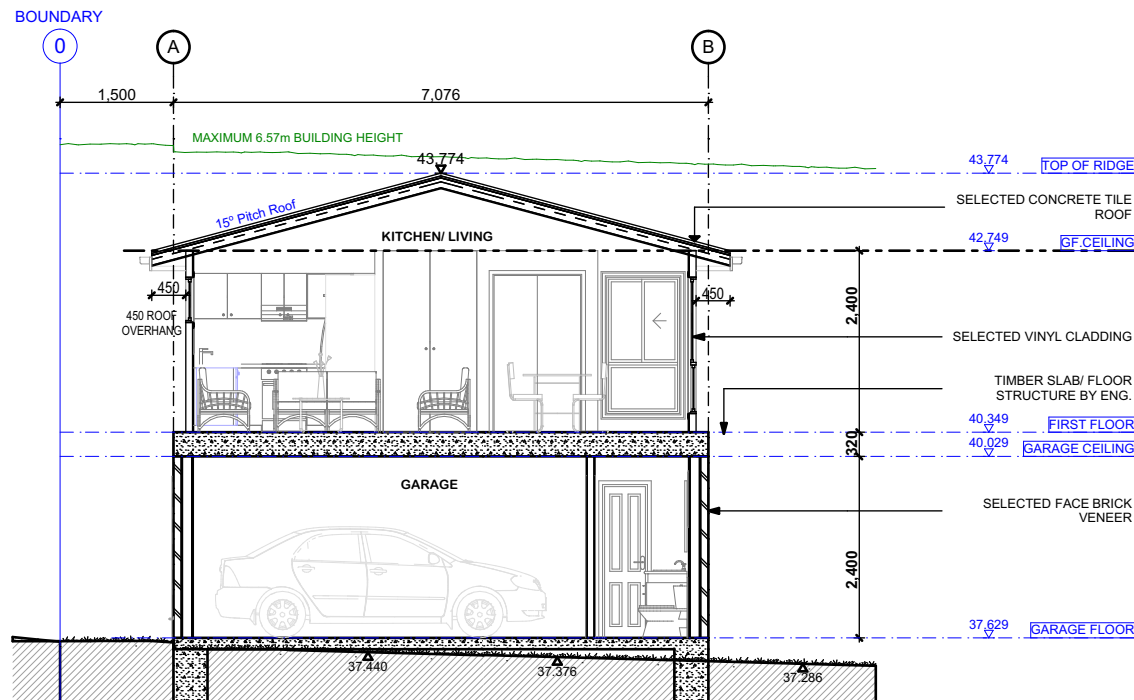


FOR DA SUBMISSION

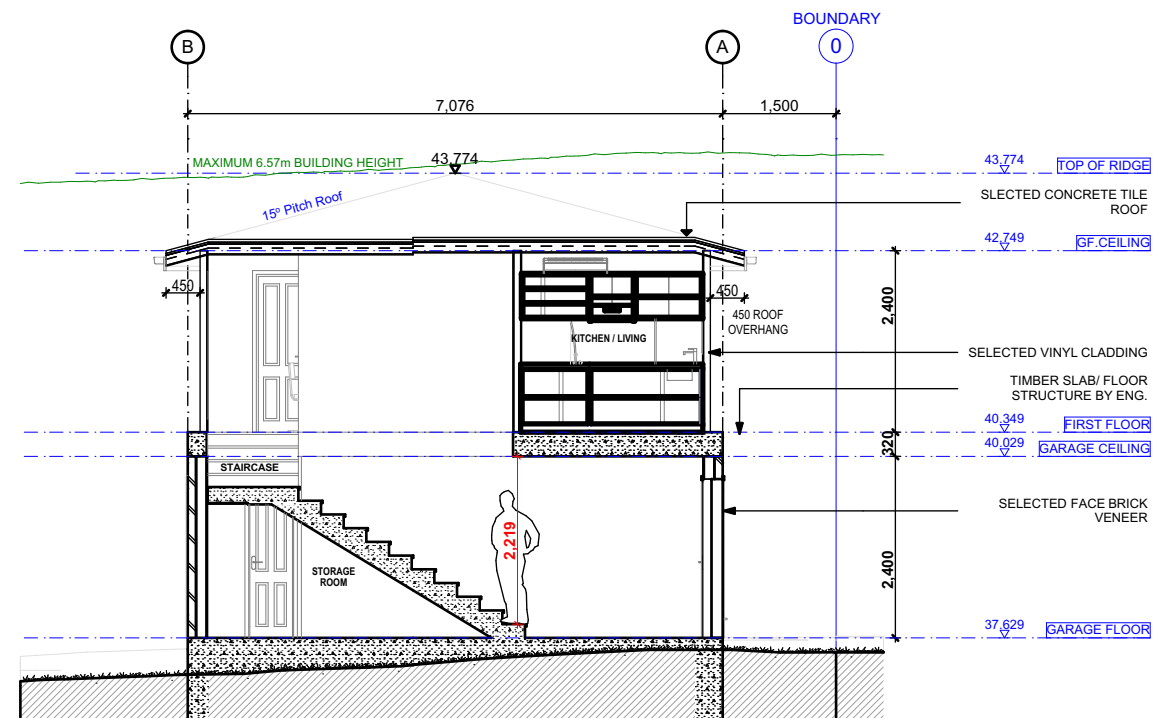
CLIENT	DRAWING TITLE	REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
MR MANUEL DE LIMA & MRS NATALIE FERREIRA	Elevations	P01	PRELIMINARY DRAFT (P01)	31.03.2022	1:50	GINA NG		29.04.2022
LOT 1, DP 316556		P02	PRELIMINARY DRAFT (P02)	12.04.2022				
20 TRAFALGAR STREET, BELMORE	WEST ELEVATION	DA01	FOR DA SUBMISSION (DA01)	22.04.2022				
PROJECT	SHEET SIZE	DA02	FOR DA SUBMISSION (DA02)	29.04.2022				
DEVELOPMENT APPLICATION SET	A3							
CONSTRUCTION OF BUILDING A SECONDARY DWELLING								
ON TOP OF A DOUBLE GARAGE								
MASTER GRANNY FLATS								
719 FOREST ROAD, PEAKHURST 2210 NSW								
1300 643 528								
www.mastergrannyflats.com.au								
design@mastergrannyflats.com.au								



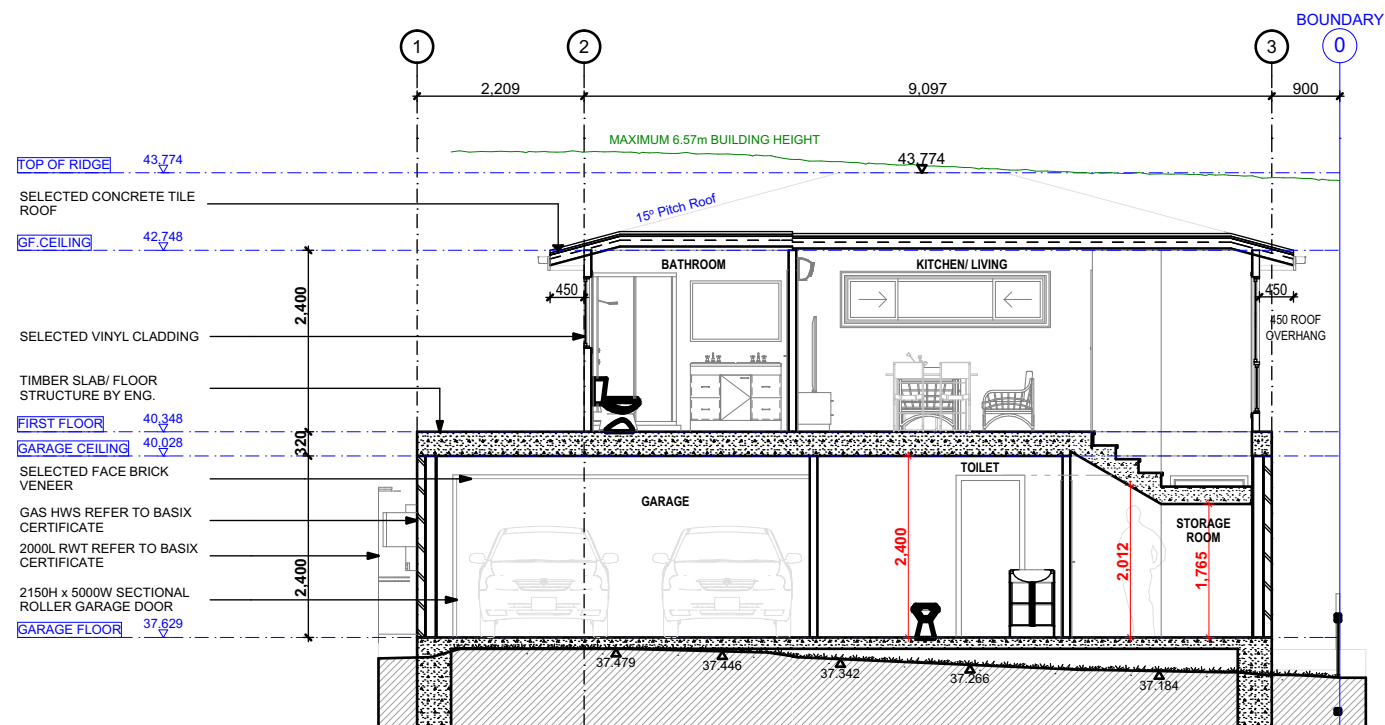
CLIENT		DRAWING TITLE		REVISION		DESCRIPTION		DATE	SCALE	DRAWN	CHECKED	DATE	FOR DA SUBMISSION		
MR MANUEL DE LIMA & MRS NATALIE FERREIRA LOT 1, DP 316556 20 TRAFALGAR STREET, BELMORE		Elevations EAST ELEVATION		MASTER GRANNY FLATS 719 FOREST ROAD, PEAKHURST 2210 NSW				P01	PRELIMINARY DRAFT (P01)	31.03.2022	1:50	GINA NG	29.04.2022	PROJECT No	C22-0001917
								P02	PRELIMINARY DRAFT (P02)	12.04.2022					
								DA01	FOR DA SUBMISSION (DA01)	22.04.2022					
								DA02	FOR DA SUBMISSION (DA02)	29.04.2022					
PROJECT		SHEET SIZE											DRAWING No	DA 1504	
DEVELOPMENT APPLICATION SET		A3		1300 643 528									REVISION	DA 02	
CONSTRUCTION OF BUILDING A SECONDARY DWELLING ON TOP OF A DOUBLE GARAGE				www.mastergrannyflats.com.au											
				design@mastergrannyflats.com.au											



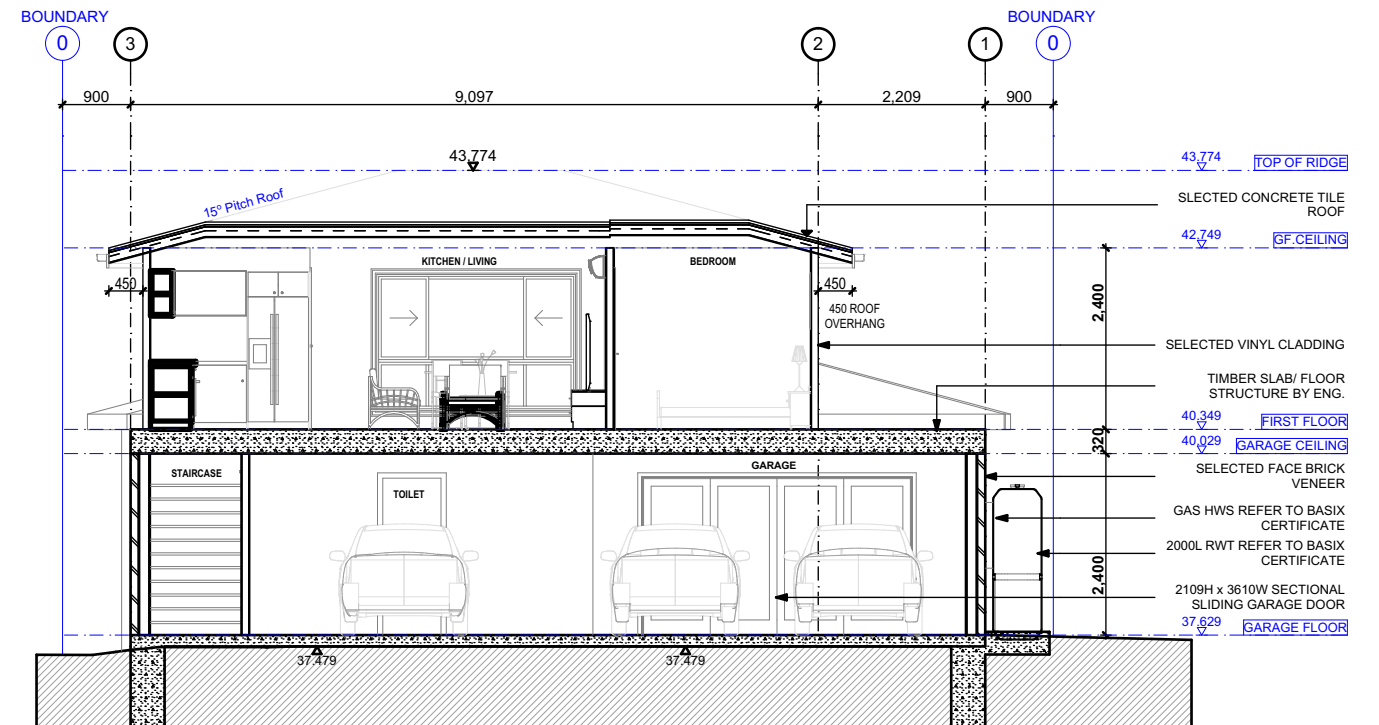
2 SECTION A
1:100



4 SECTION D
1:100



1 SECTION B
1:100



3 SECTION C
1:100

FOR DA SUBMISSION

CLIENT MR MANUEL DE LIMA & MRS NATALIE FERREIRA
LOT 1, DP 316556
20 TRAFALGAR STREET, BELMORE

DRAWING TITLE Sections
SECTIONS
SHEET SIZE A3

PROJECT DEVELOPMENT APPLICATION SET
CONSTRUCTION OF BUILDING A SECONDARY DWELLING
ON TOP OF A DOUBLE GARAGE

MASTER GRANNY FLATS
719 FOREST ROAD, PEAKHURST 2210 NSW
1300 643 528
www.mastergrannyflats.com.au
design@mastergrannyflats.com.au



REVISION		DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
P01		PRELIMINARY DRAFT (P01)	31.03.2022	1:100	GINA NG		29.04.2022
P02		PRELIMINARY DRAFT (P02)	12.04.2022				
DA01		FOR DA SUBMISSION (DA01)	22.04.2022				
DA02		FOR DA SUBMISSION (DA02)	29.04.2022				
				PROJECT No			
				DRAWING No			
				REVISION			
				C22-0001917			
				DA 1601			
				DA 02			