



20 TRAFALGAR STREET, BELMORE NSW 2192
LOT 1, DP 316556

DA 1601 : SECTIONS

CLIENT		DRAWING TITLE			FOR DA SUBMISSION		
MR MANUEL DE LIMA & MRS NATALIE FERREIRA LOT 1, DP 316556 20 TRAFALGAR STREET, BELMORE		Cover Page	MASTER GRANNY FLATS 719 FOREST ROAD, PEAKHURST 2210 NSW 1300 643 528 www.mastergrannyflats.com.au design@mastergrannyflats.com.au				
PROJECT	SHEET SIZE	REVISION					
DEVELOPMENT APPLICATION SET CONSTRUCTION OF BUILDING A SECONDARY DWELLING ON TOP OF A DOUBLE GARAGE	A3	P01	PRELIMINARY DRAFT (P01)	31.03.2022	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 1001	DA 02

BASIX CERTIFICATE NUMBER: 1308999S

GENERAL NOTES

-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 AUSTRALIAN 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 ENCROACH 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 150mm 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 THROUGH-OUT 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.

BASIX Certificate

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

Single Dwelling

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 1/01/2010 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.



BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1308999S Wednesday, 25 May 2022 page 3/9

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 316556		
Lot no.	1		
Section no.	-		
Project type	separate dwelling house - secondary dwelling		
No. of bedrooms	1		
Project score			
Water	✓ 48	Target 40	
Thermal Comfort	✓ Pass	Target Pass	
Energy	✓ 50	Target 50	

Certificate Prepared by

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

Description of project

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 316556	Area adjusted cooling load (MJ/m ² /year)	n/a
Lot no.	1	Area adjusted heating load (MJ/m ² /year)	n/a
Section no.	1	Ceiling fan in at least one bedroom	n/a
Project type		Project score	
Project type	separate dwelling house - secondary dwelling	Water	✓ 48 Target 40
No. of bedrooms	1	Thermal Comfort	✓ Pass Target Pass
Site details		Energy	✓ 50 Target 50
Site area (m ²)	659		
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		

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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 CCICDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 Lit/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 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 2000 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 75.23 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:			
• all toilets 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.)		✓	✓

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Thermal Comfort Commitments		Show on DA plans	Show 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 ceiling/roof				
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.		✓	✓	✓
Construction	Additional insulation required (R-Value)	Other specifications		
floor - 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)			
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external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)			
internal 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.				

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Thermal Comfort Commitments			
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.			
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:			
• 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/fibreglass single clear	✓	✓	✓
- Timber/UPVC/fibreglass 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.	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W03	1440	940	aluminium, single, clear	eave 450 mm, 146 mm above head of window or glazed door	1-2 m high, <1.5 m away
W02	595	2630	U-value: 6.6, SHGC: 0.441 - 0.539 (aluminium, single, tint)	eave 450 mm, 147 mm above head of window or glazed door	1-2 m high, <1.5 m away
East facing					
W03	1800	962	U-value: 6.6, SHGC: 0.441 - 0.539 (aluminium, single, tint)	eave 450 mm, 147 mm above head of window or glazed door	>4 m high, <2 m away
South facing					

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Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W05	1900	2630	aluminium, single, clear	eave 450 mm, 146 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, 2835 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
W06	940	724	U-value: 6.6, SHGC: 0.441 - 0.539 (aluminium, single, tint)	eave 450 mm, 146 mm above head of window or glazed door	not overshadowed

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Energy Commitments			
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 install the following lighting: "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.			
• at least 1 of the bedrooms / study; dedicated		✓	✓
• at least 1 of the living / dining rooms; dedicated		✓	✓
• the kitchen; dedicated		✓	✓

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Energy Commitments			
• all bathrooms/toilets; 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)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & gas oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

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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 CCICDC 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.

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FOR DA SUBMISSION

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

Cover Page

GENERAL COMMITMENTS

A3

MASTER GRANNY FLATS

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MASTER

GRANNYFLATS

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

C22-0001917

DRAWING No

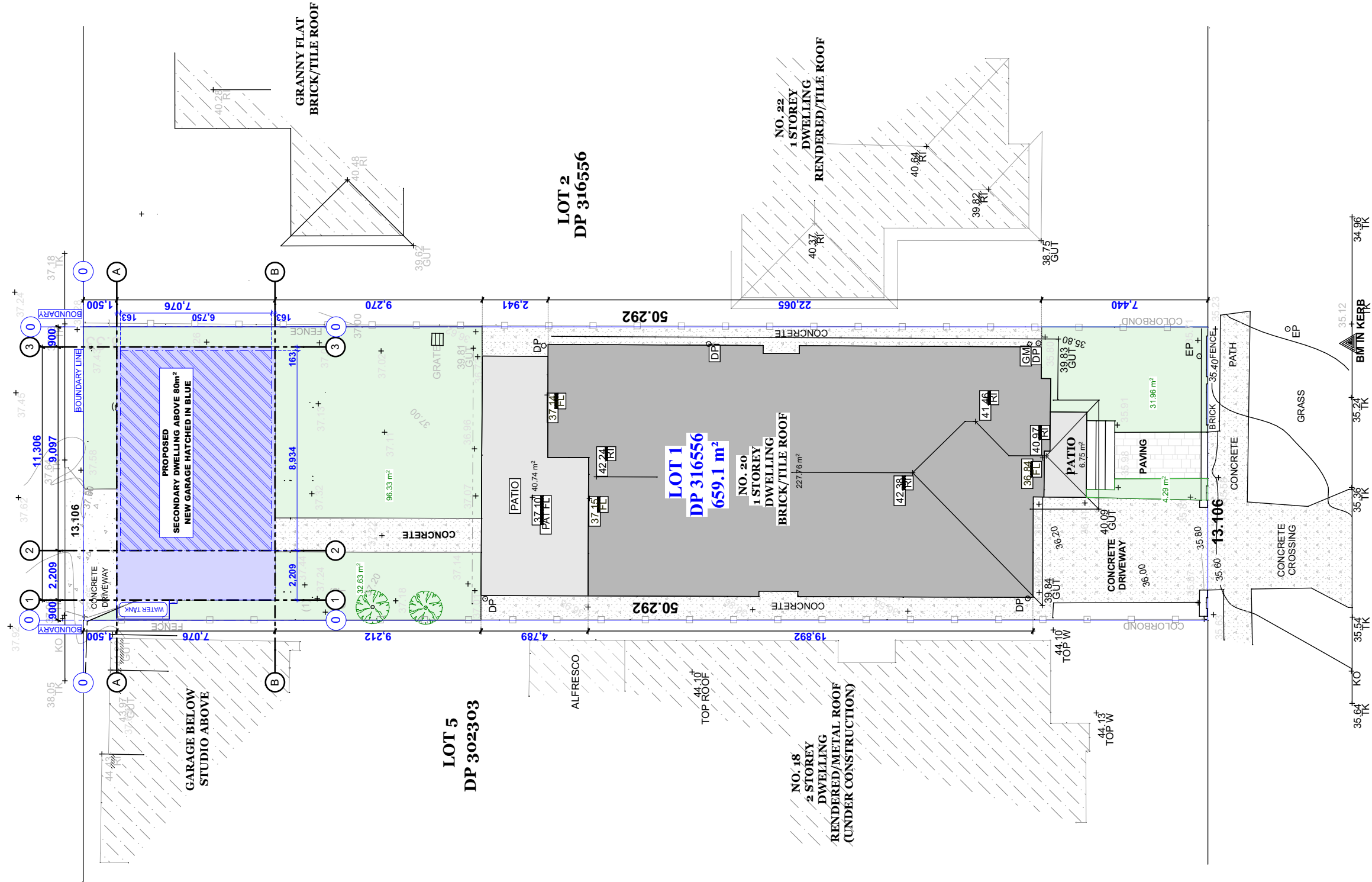
DA 1002

REVISION

DA 02

GARDEN LANE

TRAFALGAR STREET



2 SITE PLAN
1:200

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

DRAWING TITLE General Arrangements
SITE PLAN
SHEET SIZE A3

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

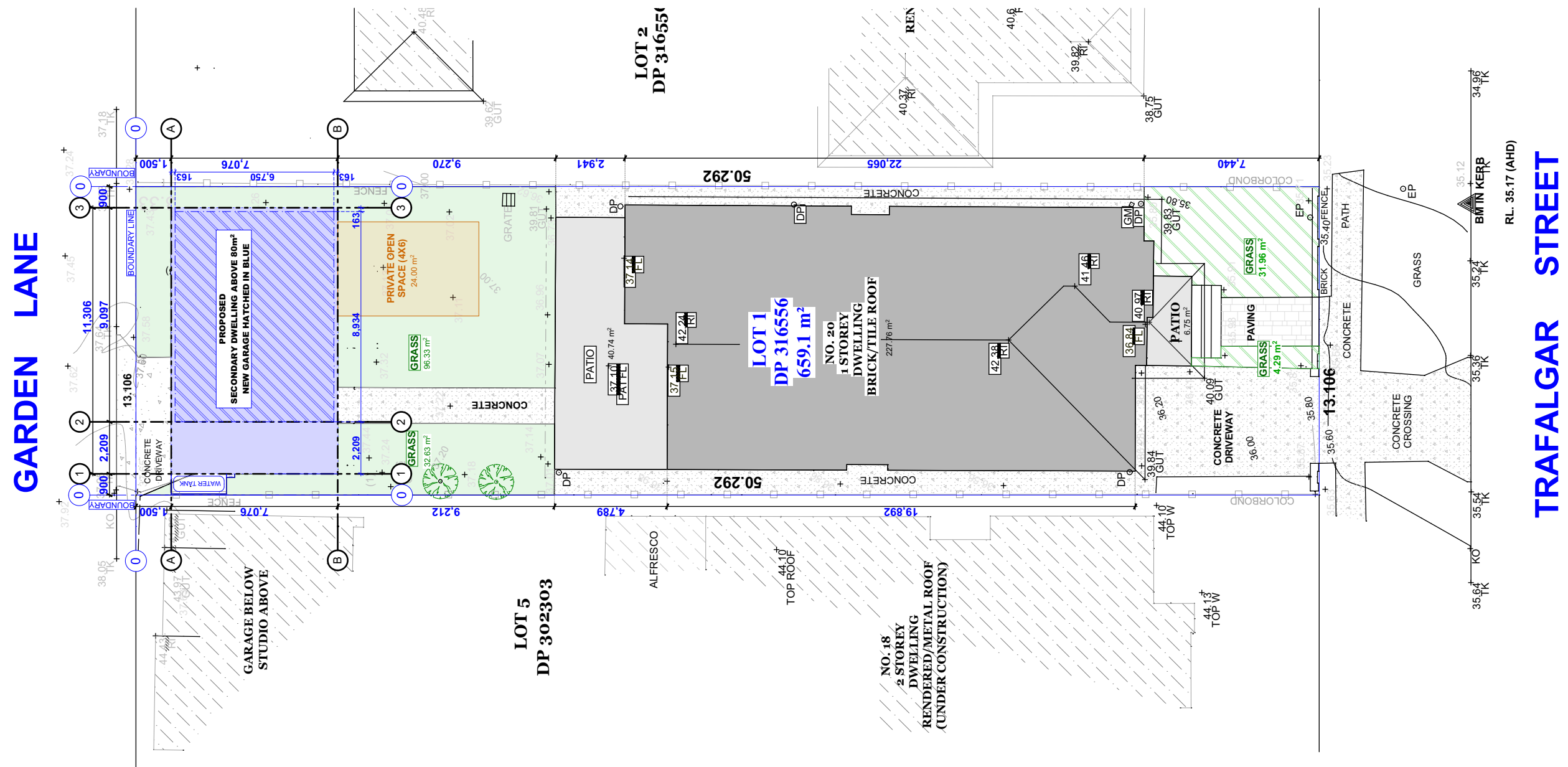
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FOR DA SUBMISSION			
REVISION	DESCRIPTION	DATE	SCALE
P01	PRELIMINARY DRAFT (P01)	31.03.2022	1:200
P02	PRELIMINARY DRAFT (P02)	12.04.2022	GINA NG
DA01	FOR DA SUBMISSION (DA01)	22.04.2022	29.04.2022
DA02	FOR DA SUBMISSION (DA02)	29.04.2022	
PROJECT No		DRAWING No	
C22-0001917		DA 0401 DA 02	



2 LANDSCAPE CONCEPT PLAN 1:200

LEGEND

-  LANDSCAPE BEHIND BUILDING LINE
 -  LANDSCAPE IN FRONT OF BUILDING LINE
 -  PRIVATE OPEN SPACE

FOR DA SUBMISSION

REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
P01	PRELIMINARY DRAFT (P01)	31.03.2022	1:200	GINA NG		29.04.2022
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			PROJECT No		DRAWING No	REVISION
			C22-0001917		DA 0402	DA 02

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

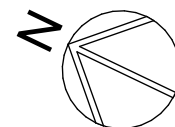
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COMPLIANCE TABLE : 20 TRAFALGAR STREET, BELMORE (STATE ENVIRONMENTAL PLANNING POLICY (HOUSING 2021))

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
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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

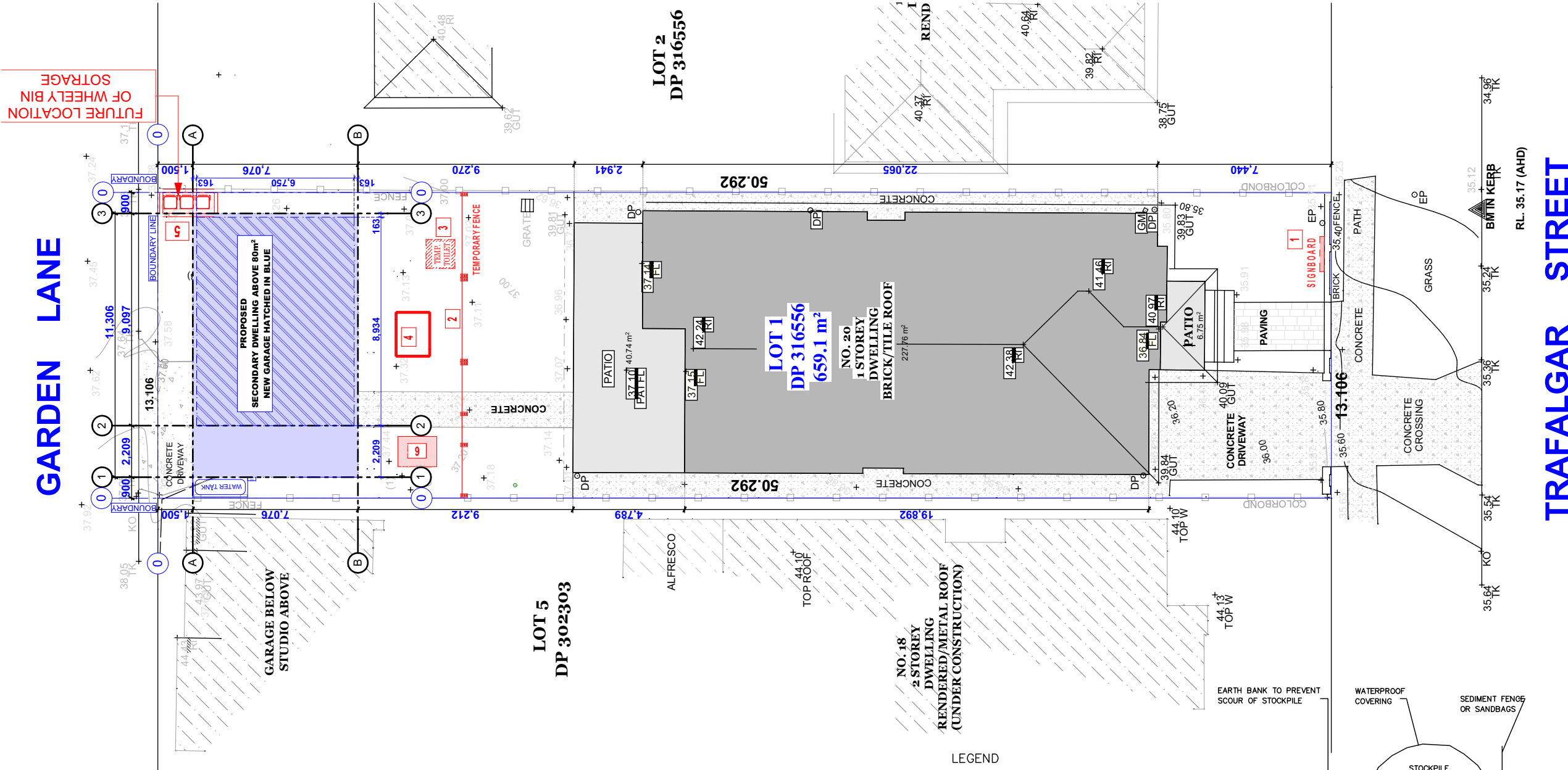
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GARDEN LANE

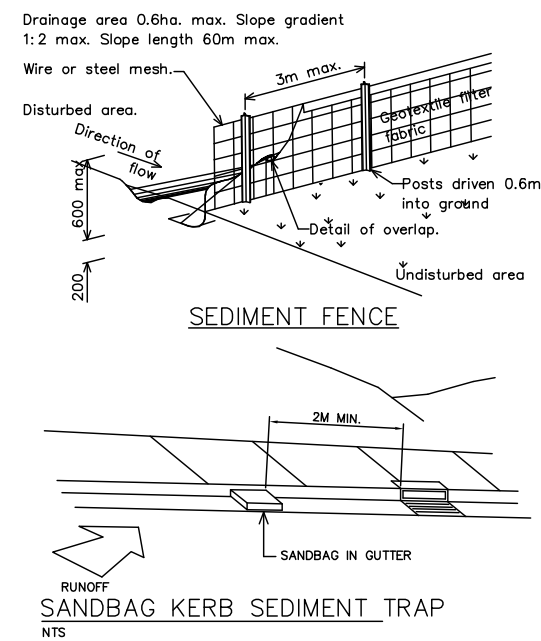
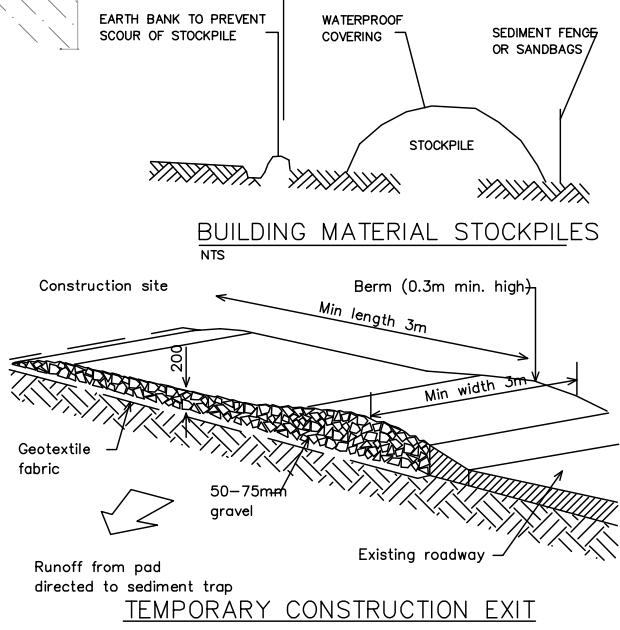
TRAFALGAR STREET

FUTURE LOCATION OF WHEELY BIN SOTRAGE

SITE LAYOUT PLAN - LEGEND

- 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



3 SEDIMENT CONTROL PLAN 1:200

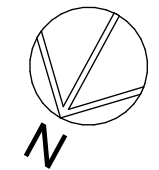
STORMWATER CONCEPT TO COMPLY WITH COUNCILS REQUIREMENTS. COUNCILS REQUIREMENTS WILL TAKE PRECEDENCE OVER THE STORM WATER PLAN

FOR DA SUBMISSION

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 General Arrangements
SEDIMENT CONTROL PLAN
SHEET SIZE A3

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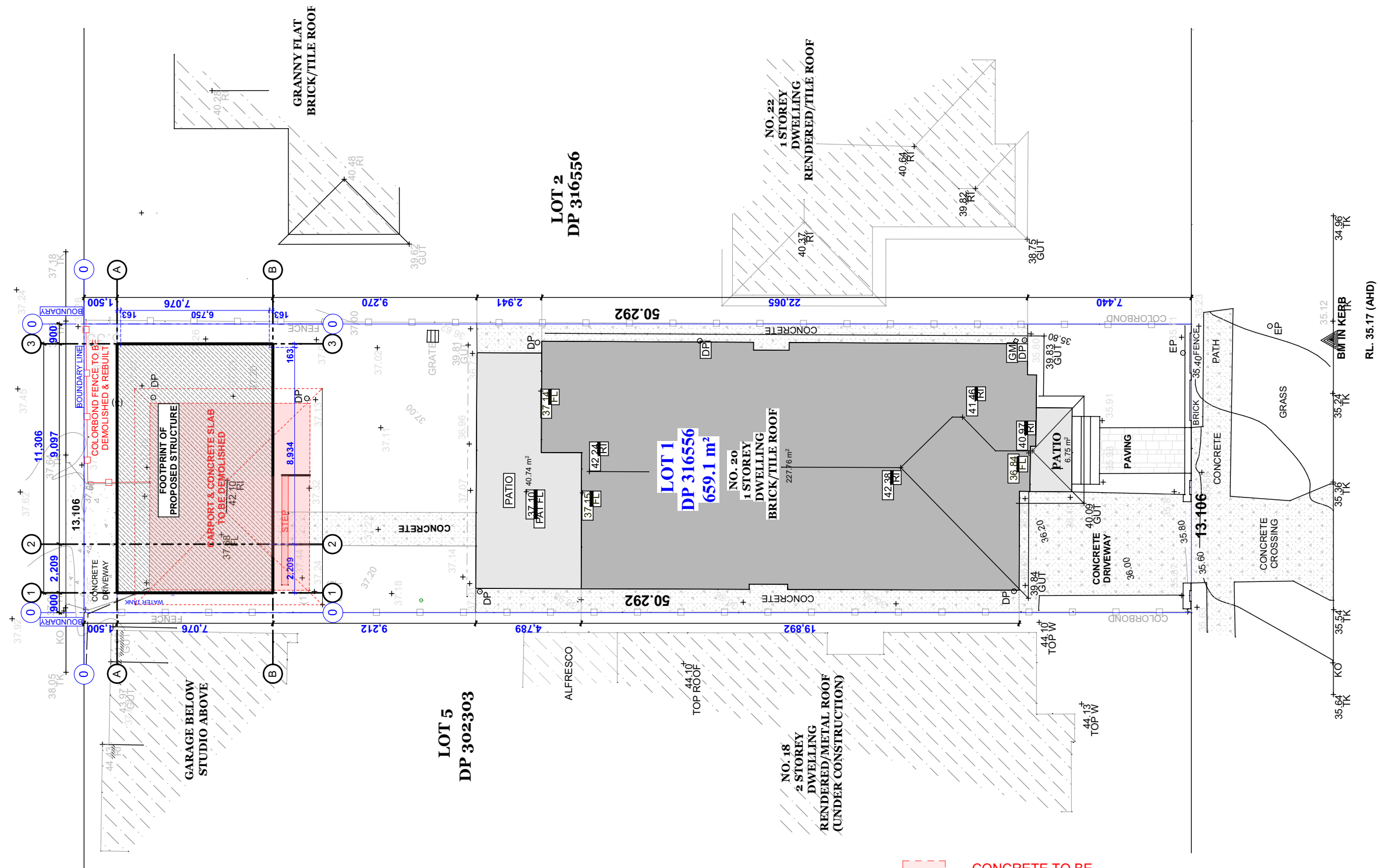
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P01	PRELIMINARY DRAFT (P01)	31.03.2022
P02	PRELIMINARY DRAFT (P02)	12.04.2022
DA01	FOR DA SUBMISSION (DA01)	22.04.2022
DA02	FOR DA SUBMISSION (DA02)	29.04.2022

PROJECT No C22-0001917
DRAWING No DA 0404
REVISION DA 02

DATE 29.04.2022

GARDEN LANE

TRAFALGAR STREET



CONCRETE TO BE
REMOVED BY MGF

EXISTING CARPORT IS BEING
DEMOLISHED BY MGF

FOOTPRINT OF PROPOSED
STRUCTURE

2 DEMOLITION PLAN 1:200

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			
			DRAWING No			
			REVISION			
			C22-0001917	DA 0405	DA 02	

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	A3

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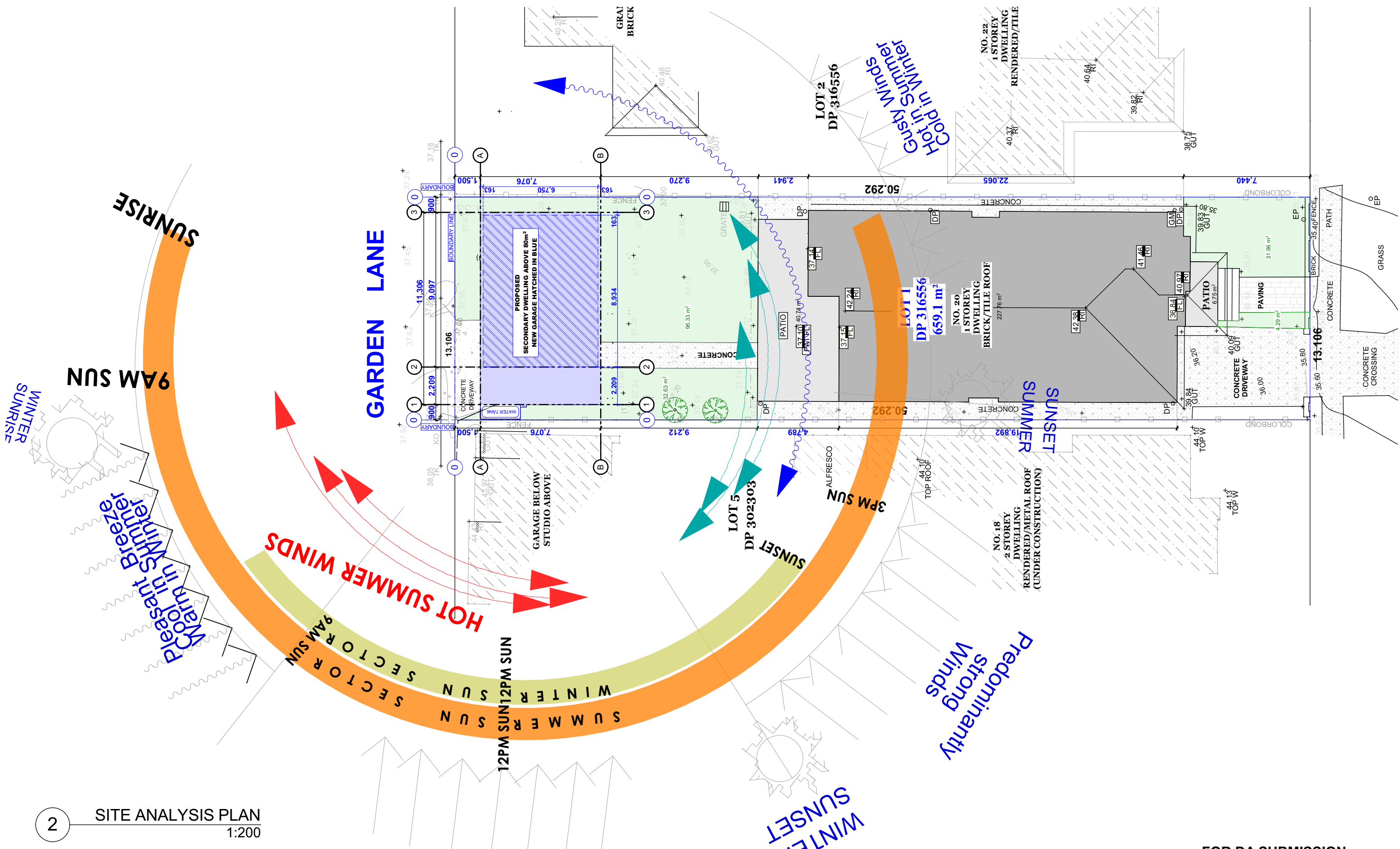
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2 SITE ANALYSIS PLAN
1:200

CLIENT

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

DRAWING TITLE

General Arrangements

SITE ANALYSIS PLAN

PROJECT

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

SHEET SIZE

A3

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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

SCALE

1:200

DRAWN

GINA NG

CHECKED

DATE

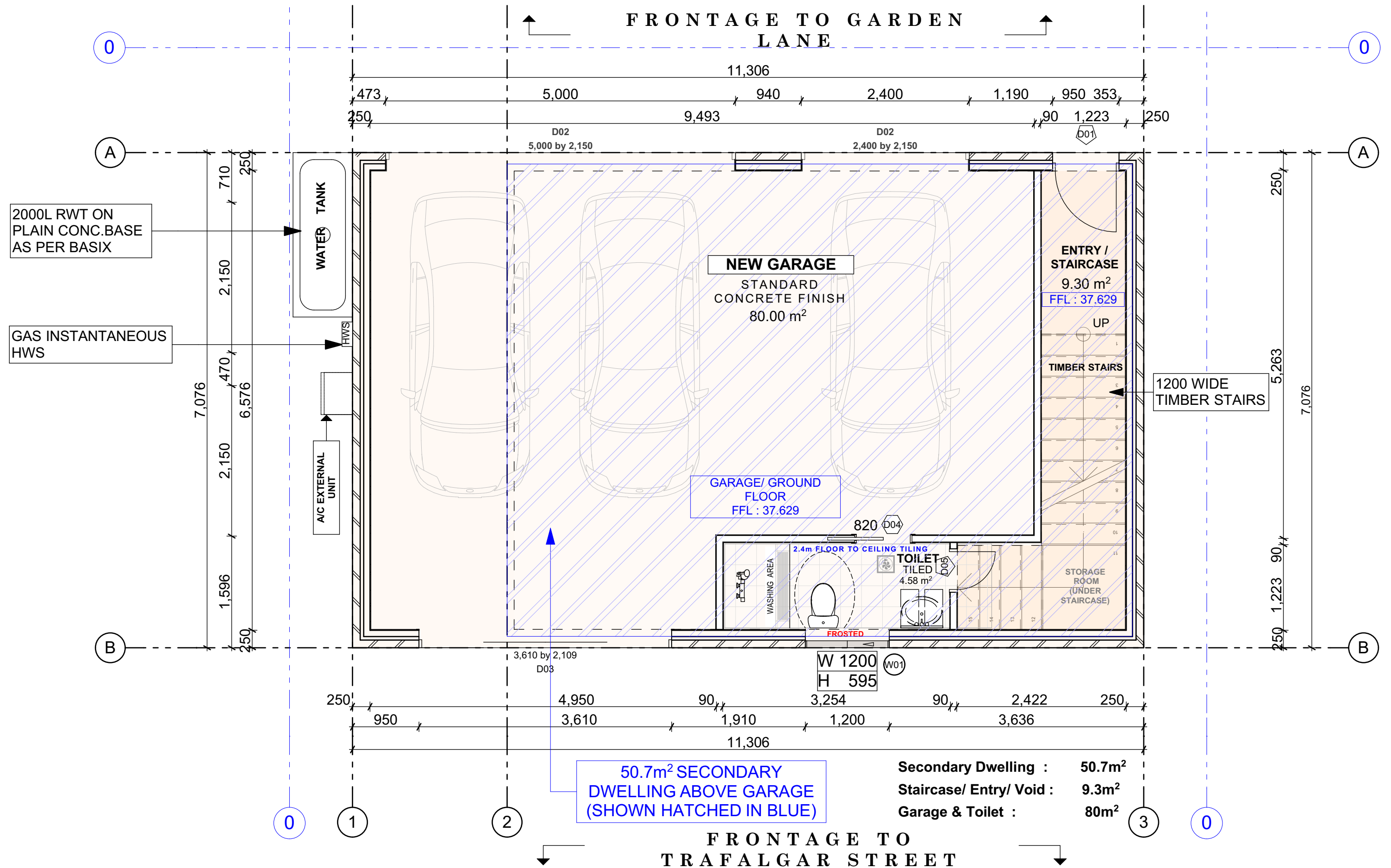
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FOR DA SUBMISSION

PROJECT No C22-0001917

DRAWING No DA 0406

REVISION DA 02

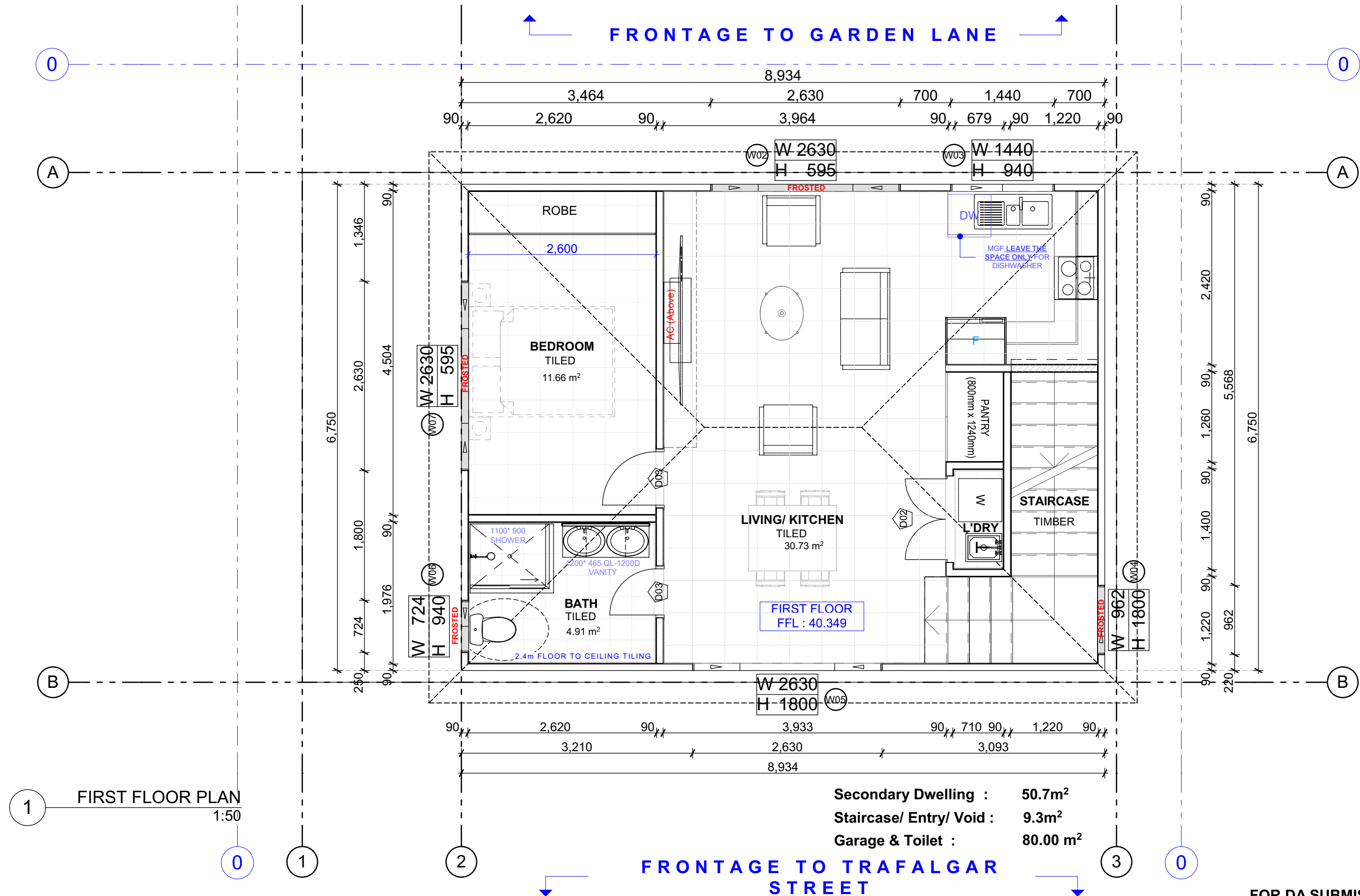


FOR DA SUBMISSION

REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
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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 1001	DA 02

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

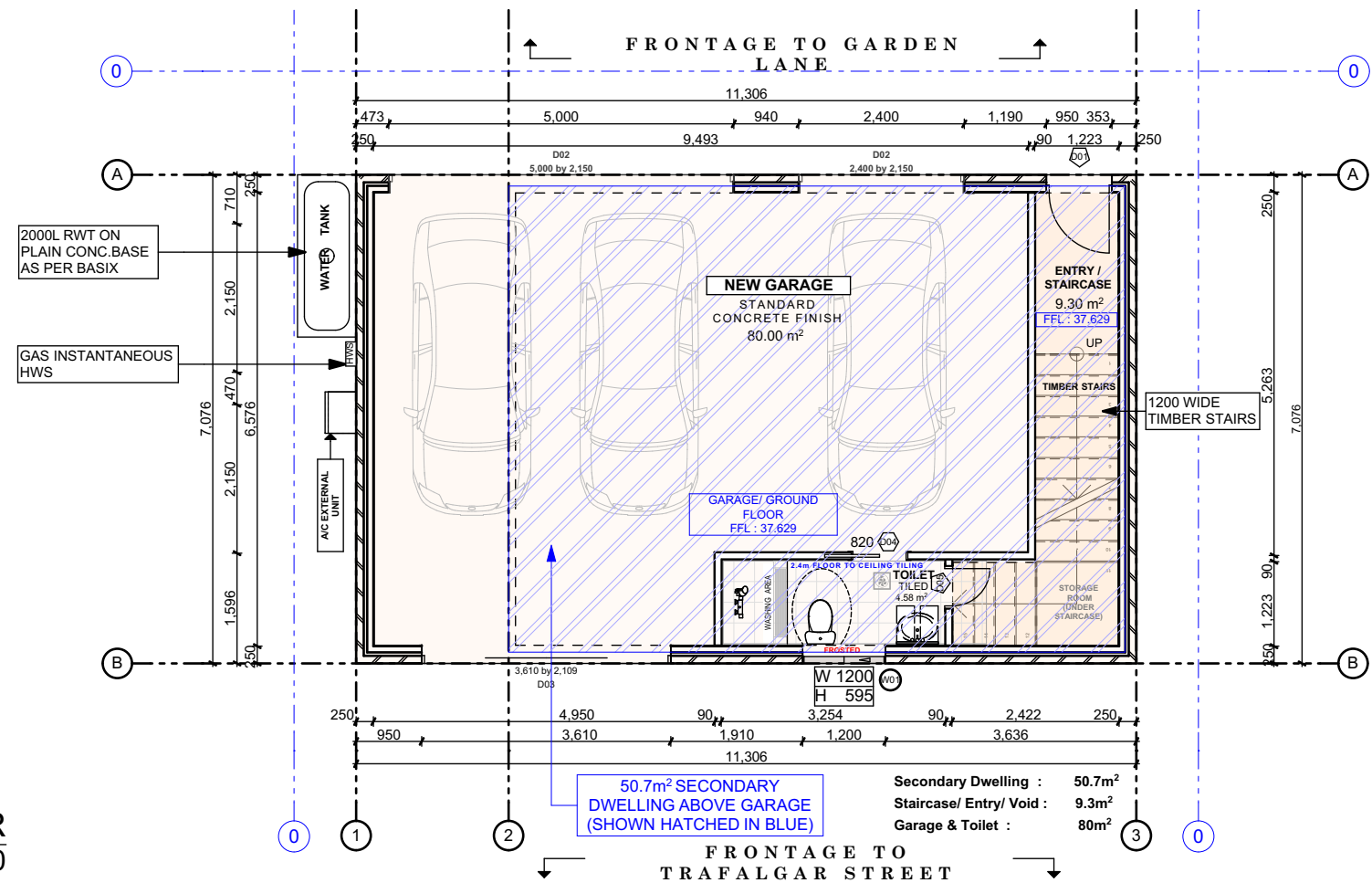
C22-0001917	DA 1001	DA 02
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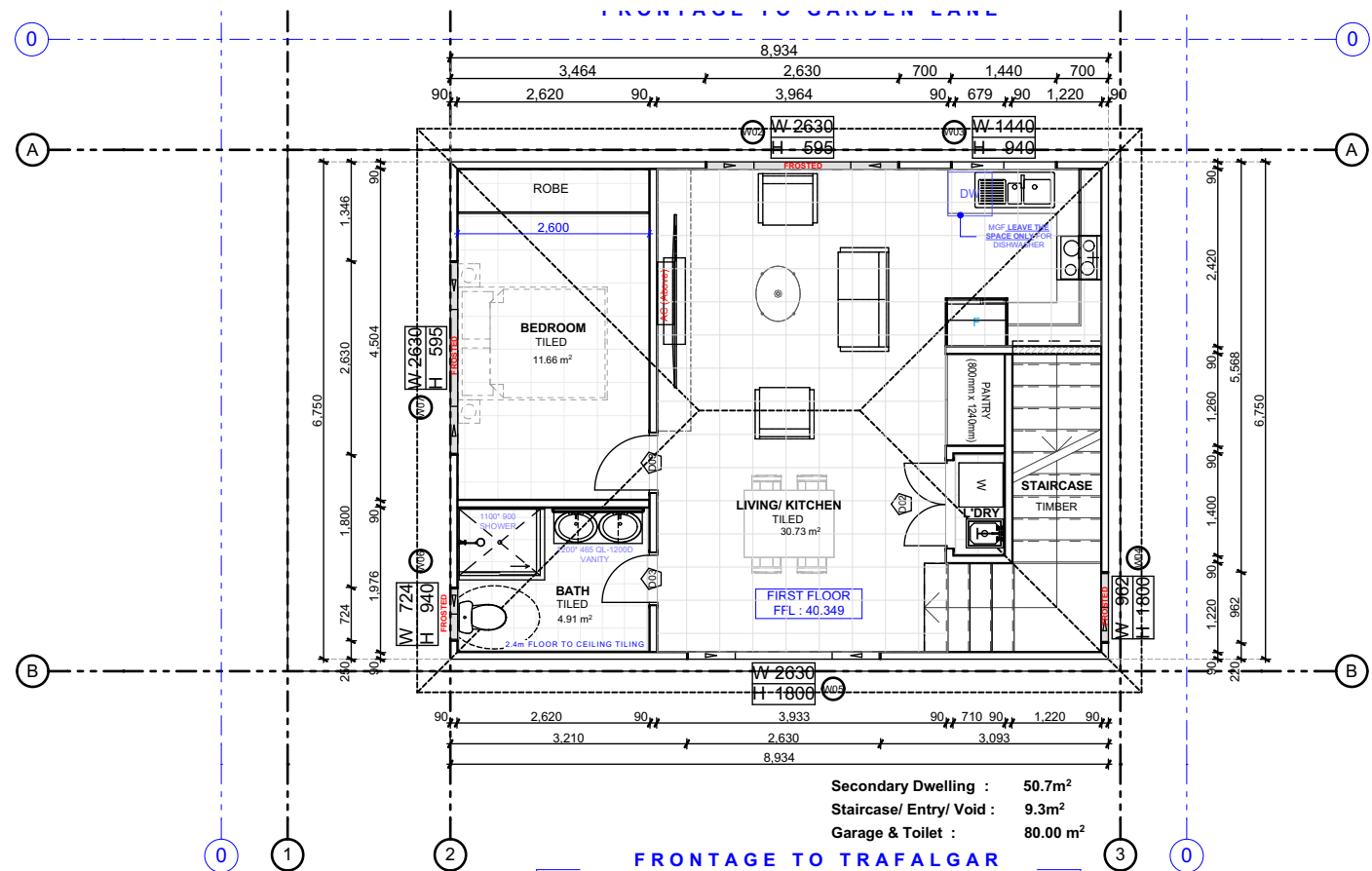
1 FIRST FLOOR PLAN
1:50

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

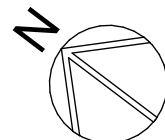
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REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
P01	PRELIMINARY DRAFT (P01)	31.03.2022	1:100	GINA NG		29.04.2022
P02	PRELIMINARY DRAFT (P02)	12.04.2022				
DA01	FOR DA SUBMISSION (DA01)	22.04.2022				
DA02	FOR DA SUBMISSION (DA02)	29.04.2022				
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					REVISION	
			C22-0001917		DA 1003	
					DA 02	

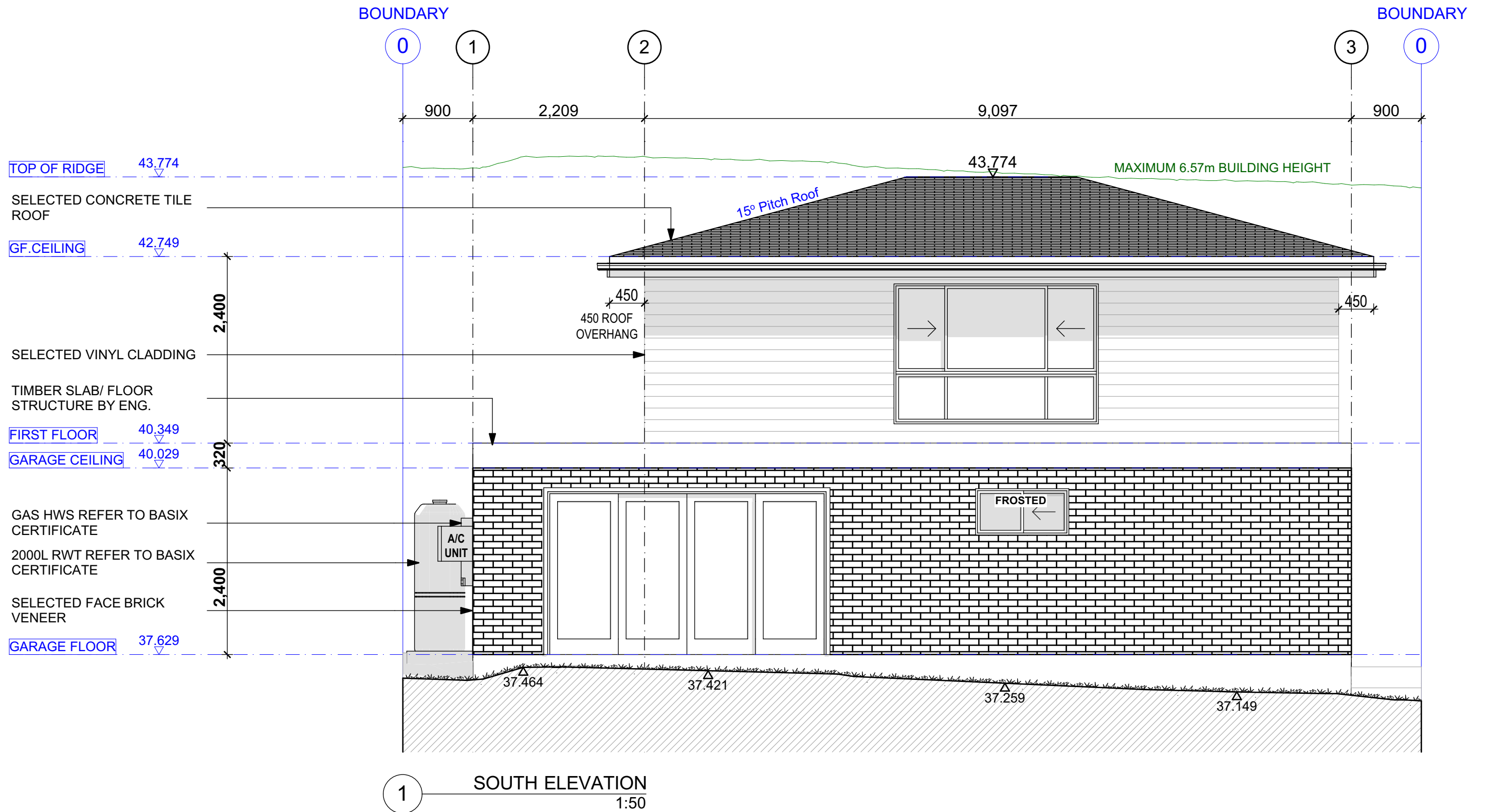
NOTE: ORIENTATION OF ALL WINDOWS & DOORS TO BE AS PER FLOOR PLAN ONLY.

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



FOR DA SUBMISSION

CLIENT DRAWING TITLE

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

PROJECT SHEET SIZE

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

A3

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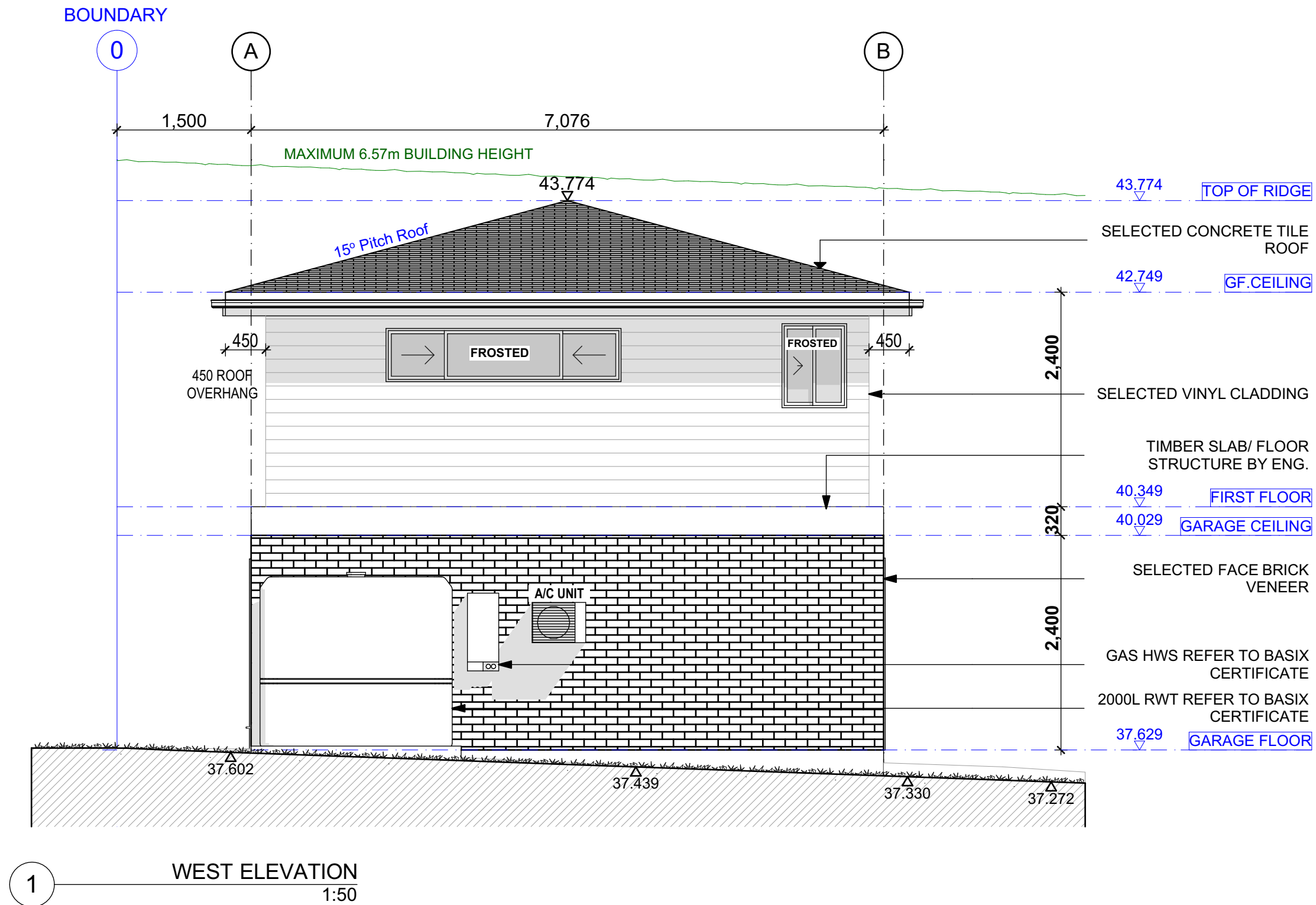


REVISION DESCRIPTION DATE SCALE DRAWN CHECKED DATE

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			

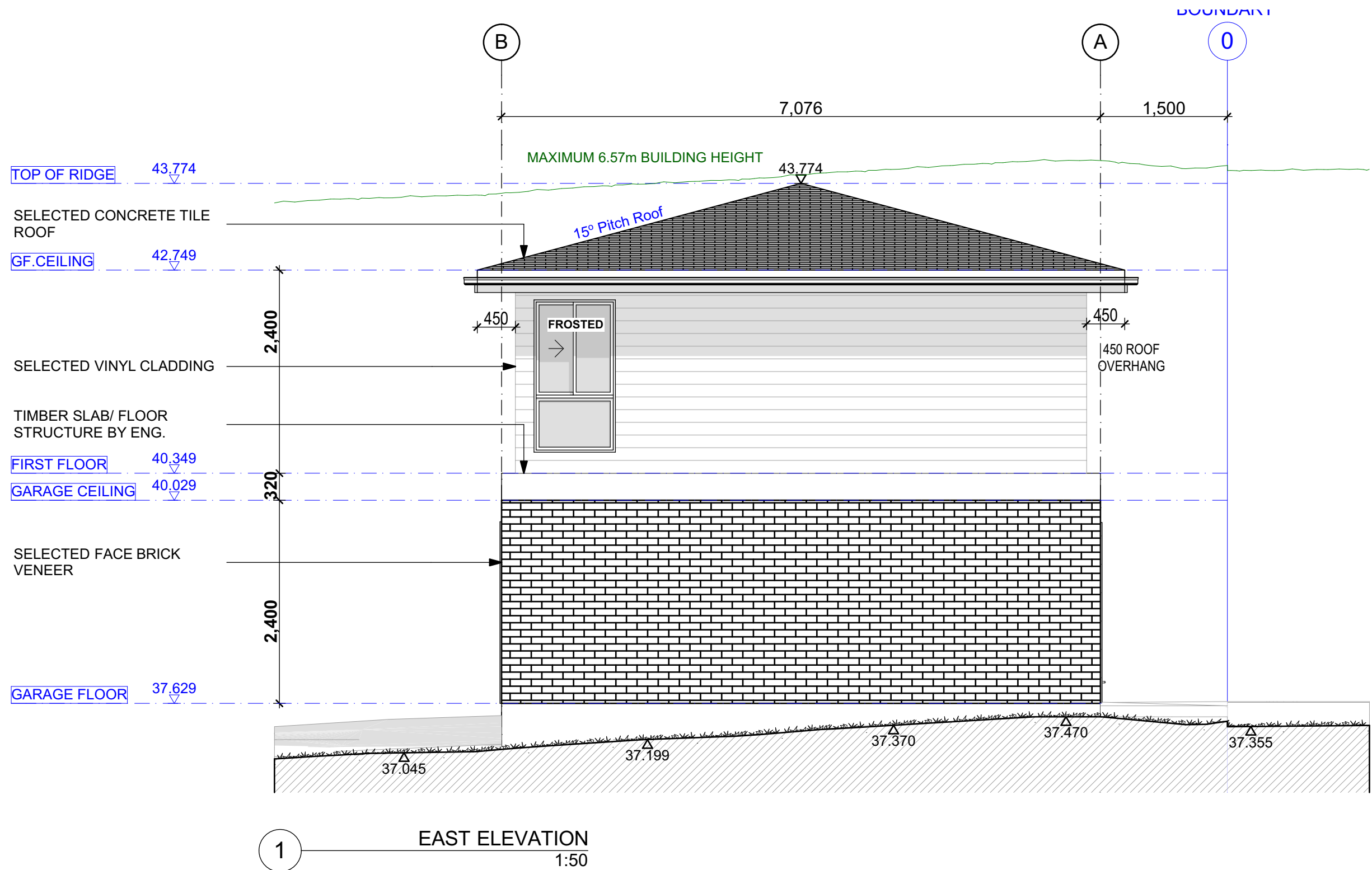
PROJECT No DRAWING No REVISION

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		MASTER GRANNY FLATS		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		719 FOREST ROAD, PEAKHURST 2210 NSW		DA01	FOR DA SUBMISSION (DA01)	22.04.2022			
						DA02	FOR DA SUBMISSION (DA02)	29.04.2022			
PROJECT		SHEET SIZE		1300 643 528					PROJECT No		
DEVELOPMENT APPLICATION SET		A3		www.mastergrannyflats.com.au					DRAWING No		
CONSTRUCTION OF BUILDING A SECONDARY DWELLING				design@mastergrannyflats.com.au					REVISION		
ON TOP OF A DOUBLE GARAGE									C22-0001917		
									DA 1503		
									DA 02		



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		EAST 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																	

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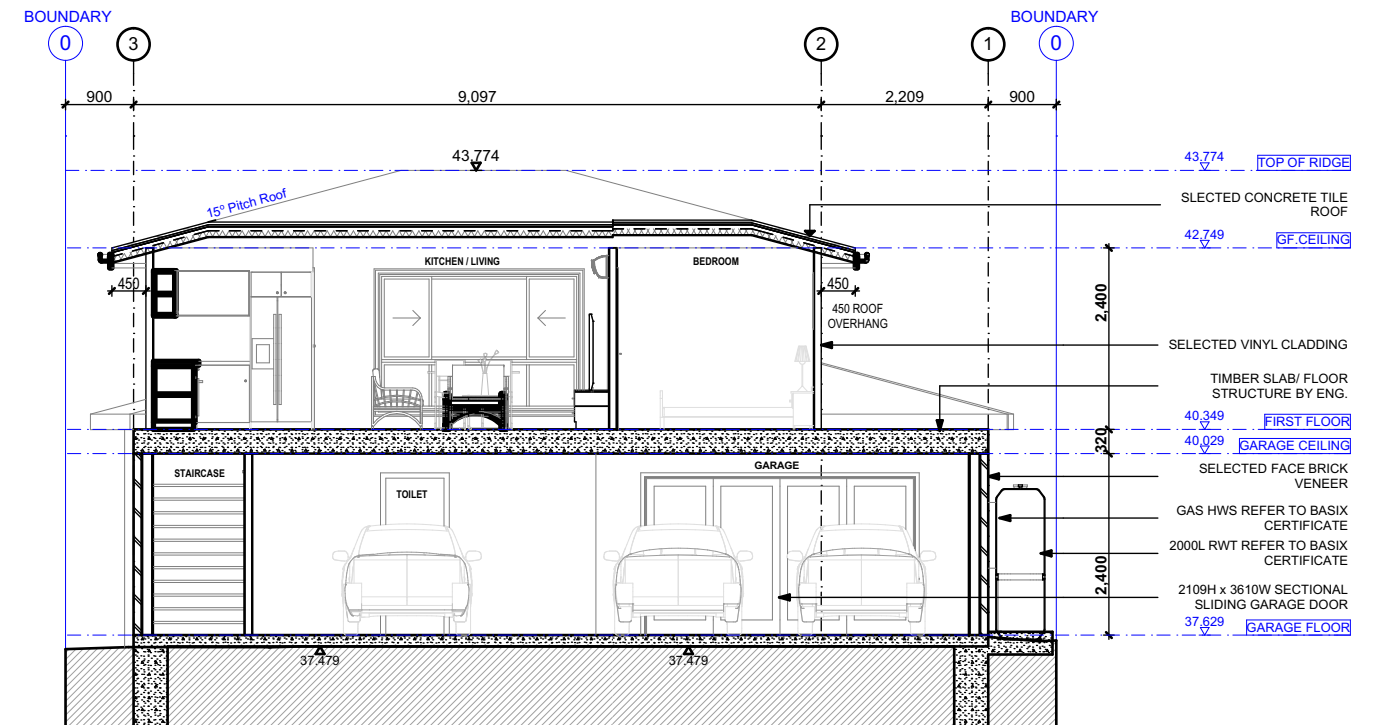
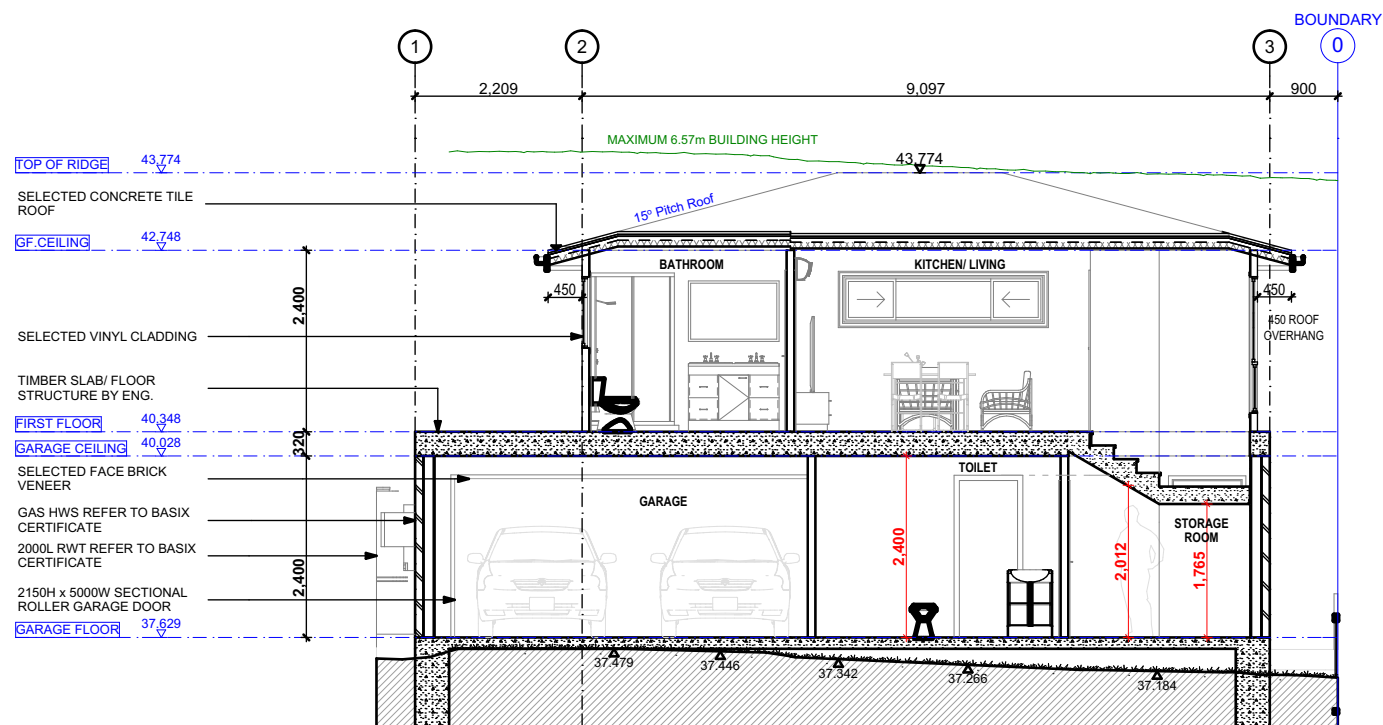
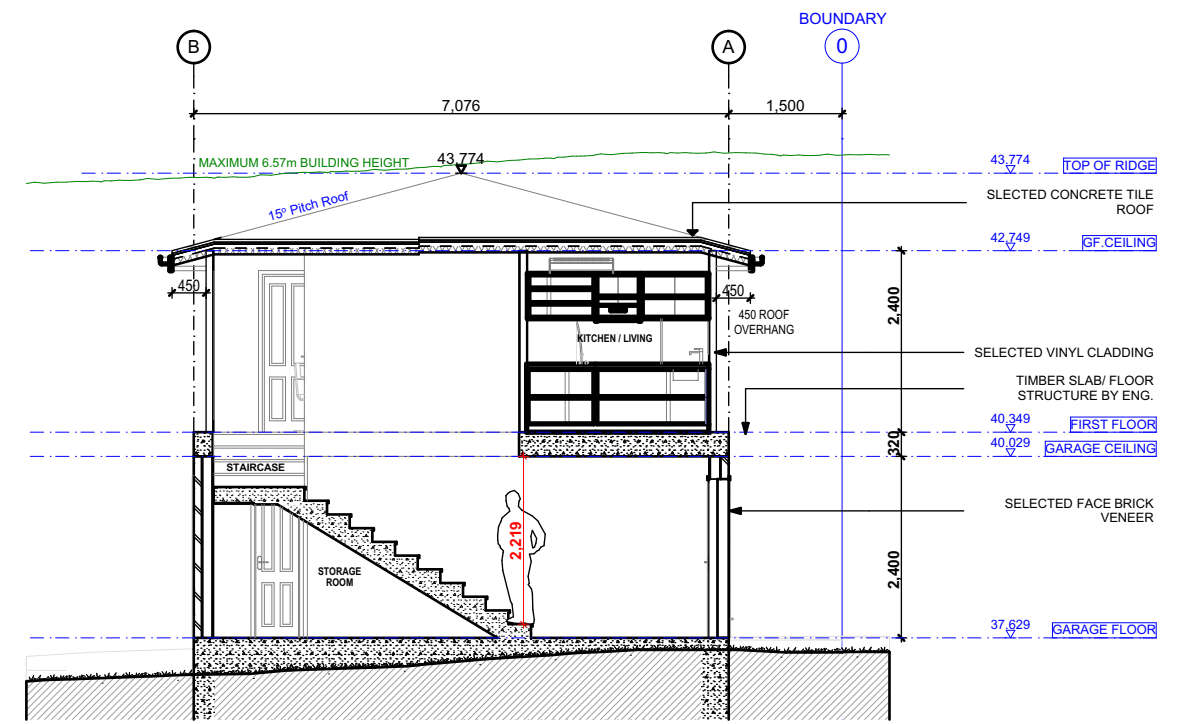
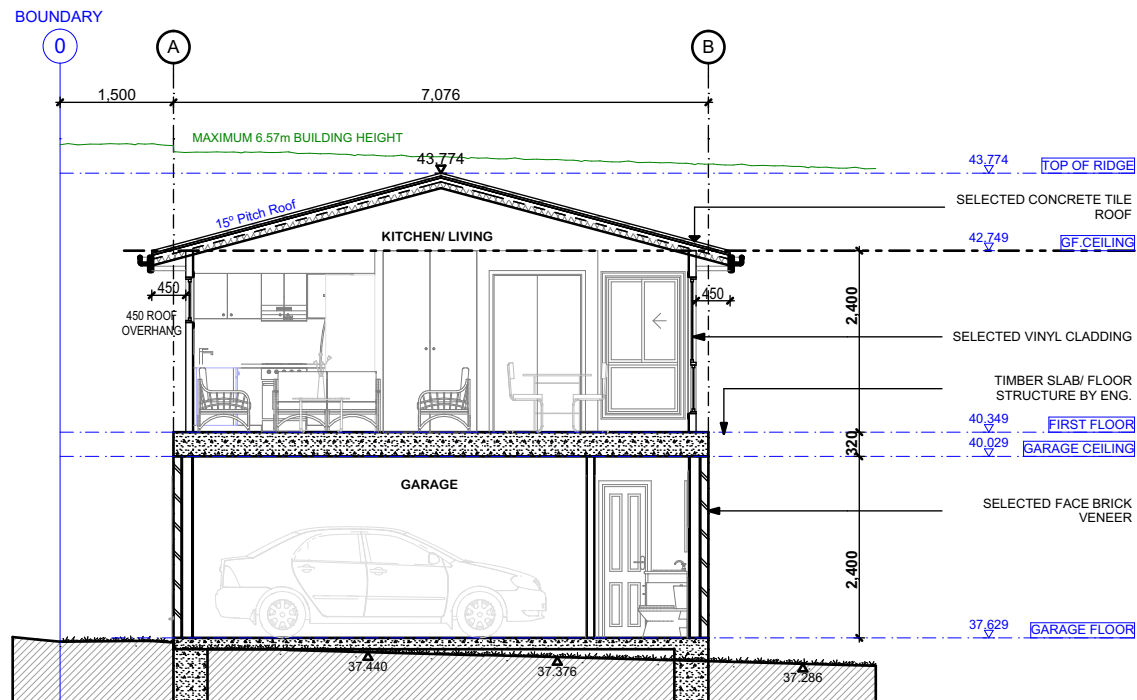
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FOR DA SUBMISSION

PROJECT No C22-0001917

DRAWING No DA 1504

REVISION DA 02



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

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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	
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			C22-0001917		DA 1601	
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