

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.

BASIXCertificate

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

Single Dwelling

Certificate number: 17338595_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability. 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 1/10/2020 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 17338595 submitted to the consent authority or certifier on 11 July 2024 with application P40-451915

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4b or 5A of the Environment Planning and Assessment Regulation 2000

Secretary of issue: Wednesday, 07 August 2024

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary		
Project name	61 The River Road, Revesby, 02	
Street address	61 THE RIVER ROAD REVESBY 2212	
Local Government Area	Cammerford-Bankstown Council	
Plan type and plan number	Deposited Plan DP358685	
Lot no.	3	
Section no.	-	
Project type	dwelling house (detached) - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 72	Target 68
Materials	✓ 1	Target n/a

Certificate Prepared by	
Name / Company Name:	DAVID BUILDING GROUP PTY LIMITED
ABN (if applicable):	3412083680

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Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
ceiling and roof - flat ceiling / pitched roof - timber / concrete slab, timber - H2 treated softwood	75.1	ceiling: 4 star, roof: flat ceiling ceiling: Rangesless batts or roll - no fabricating	n/a	roof space ventilation: unventilated: roof colour: medium solar absorptance 0.40-0.50; ceiling area fully insulated
Note: • Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.				
Note: • If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.				
Note: • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.				
Note: • Thermal breaks must be installed in masonry framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.				

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Energy Commitments	Show on DA plans	Show on CCODC 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: electric heat pump with a performance of 38 to 40 STCs or better.	✓	✓	✓
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 - non ducted. Energy rating: 6.5 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 - non ducted. 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: individual fan, ducted to lapside or roof. Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to lapside or roof. Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to lapside or roof. Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

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Description of project

Project address	Assessor details and thermal loads
Project name	Assessor number
Street address	Certificate number
Local Government Area	Climate zone
Plan type and plan number	Area adjusted cooling load (MJ / m² year)
Lot no.	Area adjusted heating load (MJ / m² year)
Section no.	-
Project type	Project score
Project type	Water
No. of bedrooms	Thermal Performance
Energy	Energy
Materials	Materials

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Thermal Performance and Materials commitments	Show on DA plans	Show on CCODC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code.			

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Energy Commitments	Show on DA plans	Show on CCODC plans & specs	Certifier check
The applicant must install a window and/or skylight in 1 bathroom(s) in the development for natural lighting.	✓	✓	✓

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Schedule of BASIX commitments

The commitments set out below regulate how the proposed development 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 CCODC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a maximum rating of 4 star (> 4.5 but <= 6 L/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			
Reinwater tank			
The applicant must install a reinwater tank of at least 2000 litres on the site. This reinwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the reinwater tank to collect rain runoff from at least 75.1 square metres of the roof area of the development (excluding the area of the roof which drains to any reinwater tank or private dam).		✓	✓
The applicant must connect the reinwater tank to:			
• all toilets in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that reinwater be used for human consumption in areas with possible water supply)		✓	✓

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Thermal Performance and Materials commitments	Show on DA plans	Show on CCODC plans & specs	Certifier check
Glazed windows, 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 overshading specifications must be satisfied for each glazed window and 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:			
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✓	✓	✓
• Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 2 square metres (for 1 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (dimension within 10%)	Overshading
North facing					
W01	1020.00	1570.00	aluminium, single glazed (U-value <=0.8, SHGC: 0.60 - 0.74)	slave 450 mm, 60 mm above head of window or glazed door	not overshadowed
East facing					
W04	595.00	1200.00	aluminium, single glazed (U-value <=0.8, SHGC: 0.60 - 0.74)	slave 450 mm, 60 mm above head of window or glazed door	not overshadowed
South facing					
W03	1020.00	1570.00	aluminium, single glazed (U-value <=0.8, SHGC: 0.60 - 0.74)	slave 450 mm, 60 mm above head of window or glazed door	not overshadowed

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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 CCODC 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 must be issued.

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Thermal Performance and Materials commitments	Show on DA plans	Show on CCODC plans & specs	Certifier check
General fixtures			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and 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 three 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.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in masonry framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, conventional slab	60	n/a not specified	n/a	
external wall - brick veneer, frame timber - H2 treated softwood	all external walls	2.38 (or 3.55 including construction (R-panels batts or roll + reflective foil in the cavity	n/a	wall colour: Medium (color absorbance 0.48-0.7)
internal wall - plasterboard, frame timber - H2 treated softwood	34.08	R-panels batts or roll	n/a	

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Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (dimension within 10%)	Overshading
W03	1020.00	1570.00	aluminium, single glazed (U-value <=0.8, SHGC: 0.60 - 0.74)	slave 450 mm, 60 mm above head of window or glazed door	not overshadowed
West facing					
W02	1020.00	1200.00	aluminium, single glazed (U-value <=0.8, SHGC: 0.60 - 0.74)	slave 450 mm, 60 mm above head of window or glazed door	not overshadowed
D03	2109.00	1816.00	aluminium, single glazed (U-value <=0.8, SHGC: 0.60 - 0.74)	slave 450 mm, 60 mm above head of window or glazed door	not overshadowed

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CLIENT

ALIMA SINGH DONGOL & MILAN RAJBHANDARI
LOT 3, DP 358685
61 THE RIVER ROAD, REVESBY 2212

PROJECT

DEVELOPMENT APPLICATION SET
CONSTRUCTION OF A SECONDARY DWELLING

DRAWING TITLE

General Arrangements

GENERAL COMMITMENTS

SHEET SIZE

A3

MASTER GRANNY FLATS

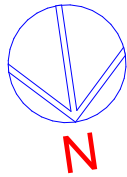
719 FOREST ROAD, PEAKHURST 2210 NSW

1300 643 528
www.mastergrannyflats.com.au

design@mastergrannyflats.com.au



MASTER GRANNYFLATS



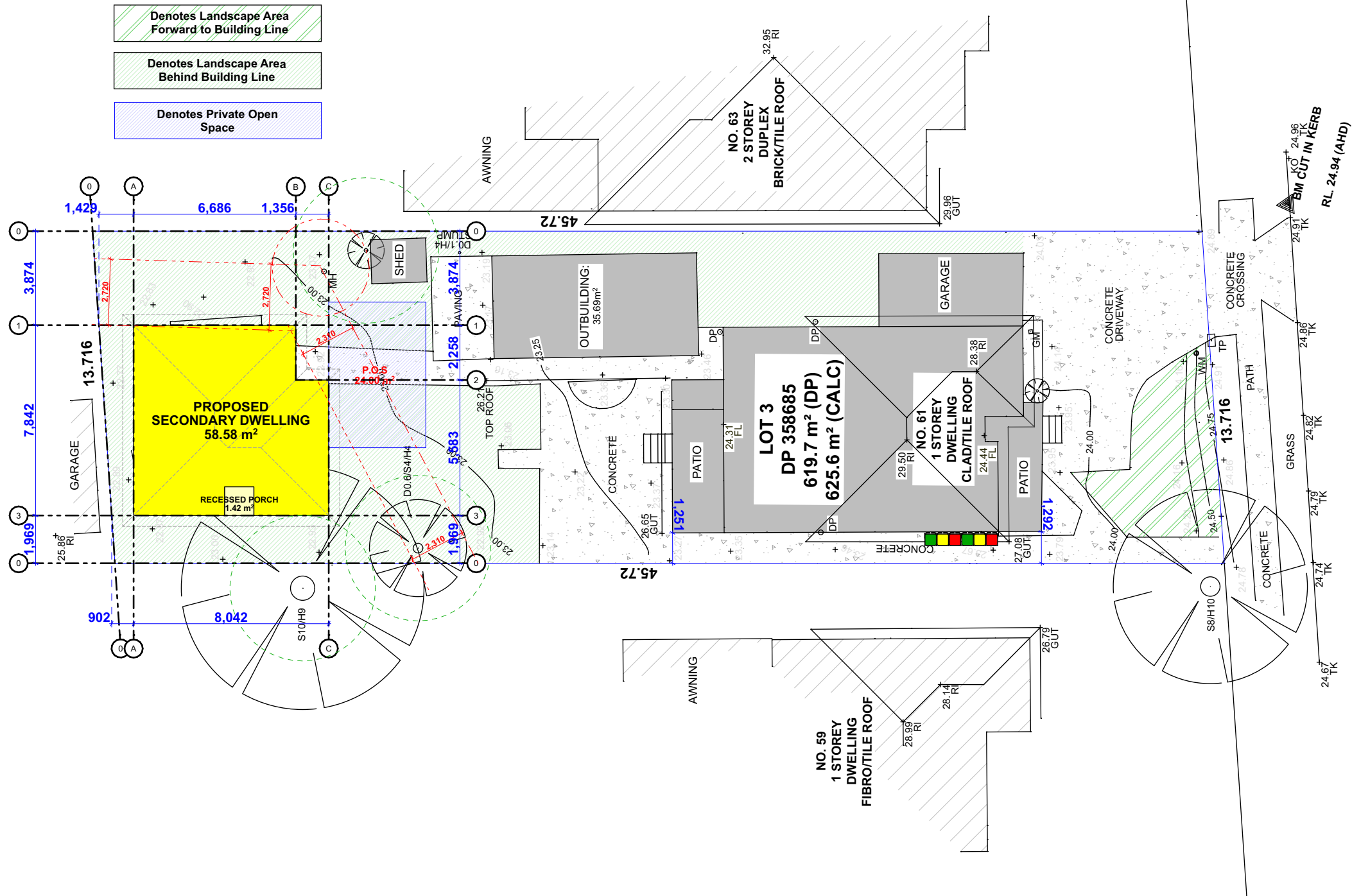
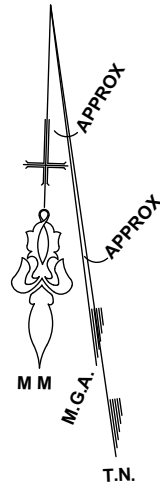
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DA01	ARCHITECTURE SET	21.06.2024	JV		
DA02	ARCHITECTURE SET	28.06.2024	JV		
DA03	ARCHITECTURE SET	01.07.2024	JV		
DA04	ARCHITECTURE SET AD INFO.	05.08.2024	JV		
DA05	ARCHITECTURE SET	12.05.2025	JV		

1:1.250, JV 12.05.2024
1:3.744

PROJECT No DRAWING No REVISION

C24-0007410 DA 0001 DA05



THE RIVER ROAD

1

SITE & LANDSCAPE PLAN

1:200

CLIENT ALIMA SINGH DONGOL & MILAN RAJBHANDARI
LOT 3, DP 358685
61 THE RIVER ROAD, REVESBY 2212

Construction Details

PROJECT DEVELOPMENT APPLICATION SET
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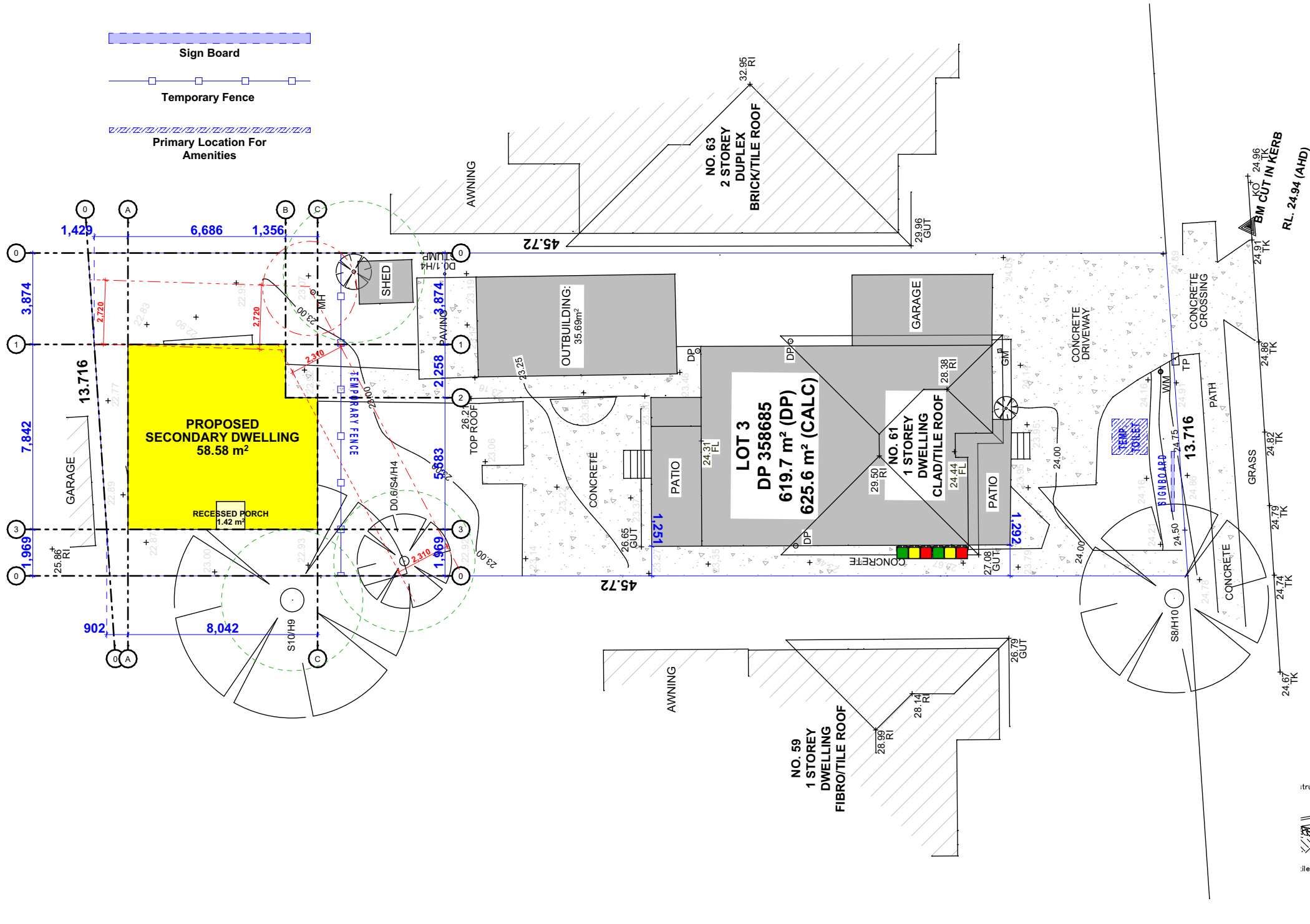
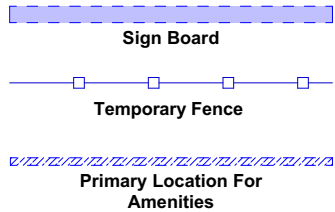
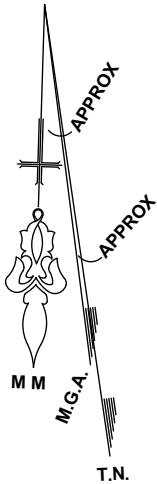
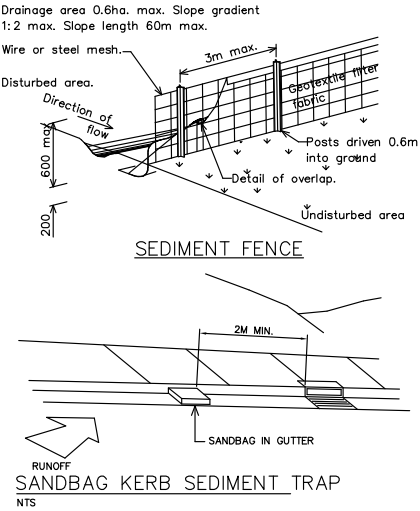
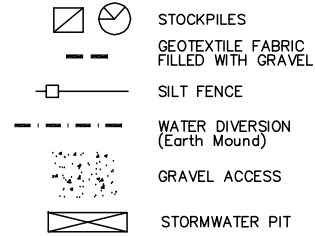
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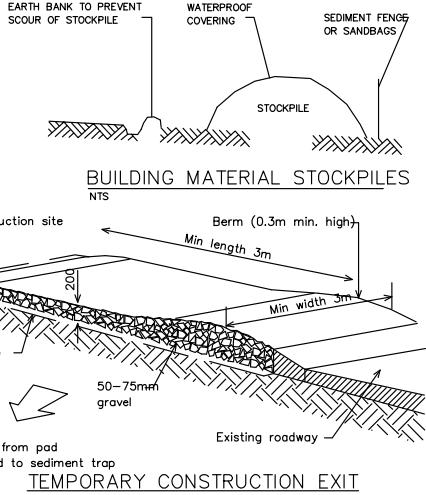
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DA05	ARCHITECTURE SET	12.05.2025	JV				

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PROJECT No	DRAWING No	REVISION
C24-0007410	DA 0400	DA05

LEGEND



THE RIVER ROAD



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

4

SEDIMENT CONTROL PLAN

1:200

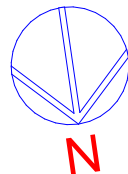
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LOT 3, DP 358685
61 THE RIVER ROAD, REVESBY 2212
PROJECT
DEVELOPMENT APPLICATION SET
CONSTRUCTION OF A SECONDARY DWELLING

DRAWING TITLE
Construction Details
SEDIMENT CONTROL PLAN
SHEET SIZE
A3

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



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REVISION	DESCRIPTION	DATE	DRAWN	SCALE	DRAWN	CHECKED	DATE
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DA04	ARCHITECTURE SET AD INFO.	05.08.2024	JV				
DA05	ARCHITECTURE SET	12.05.2025	JV				

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PROJECT No C24-0007410
DRAWING No DA 0401
REVISION DA05
12.05.2024



1:200

A3

MASTER GRANNYFLATS



C24-0007410 DA 0402 DA05

CLAUSE	REQUIRED	PROPOSED	COMPLIES
2 SITE & LOT REQUIREMENTS	- At least 12m frontage and between 450m ² - 900m ²	- 13.7m Frontage & Site Area 619.7m ²	Y
3 MAX SITE COVERAGE	- 50% of the area if the lot has an area between 450m ² & 900m ²	- 35.4% (total 219.35m ² / 619.7m ²) - Existing main dwelling, shed, outbuilding and garage: 159.35m ² - Secondary dwelling: 60m 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 for lots 600m ² - 900m ²	- 99.09m ² Existing Dwelling - 60m ² Proposed Secondary Dwelling - Total: 159.09m²	Y
6 BUILDING HEIGHT	- 4.5m max from NGL	- 4m Proposed Building Height	Y
9 SETBACKS FROM SIDE BOUNDARIES	- 0.9m if the lot has an area of 450m ² - 900m ²	- 1.9m & 3.8m	Y
10 SETBACKS FROM REAR BOUNDARIES	- 3m if the lot has an area of 450m ² - 900m ²	- 0.9m	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	-Total Landscape Area: 35.95% (total 222.76m ² / 619.7m ²) - Landscaping Behind Building Line: 87.13% (194.10m ² / 222.76m ²)	Y
17 PRIVATE OPEN SPACE	- 24m ² of P.O.S P.O.S to be directly accessible and adjacent from a habitable room other than a bedroom and is 4m wide and not steeper than 1 in 50 grade	- 24m ²	Y

SEVEN CORE DESIGN ELEMENTS		COMPLIES
1	A SAFE CONTINUOUS AND STEP FREE PATH OF TRAVEL FROM THE STREET ENTRANCE AND/OR PARKING AREA TO THE DWELLING ENTRANCE THAT IS LEVEL	Y
2	1.2m x 1.2m LEVEL LANDING AREA IS TO BE PROVIDED AT THE ENTRANCE	Y
3	INTERNAL DOORS AND CORRIDORS THAT FACILITATE COMFORTABLE AND UNIMPEDED MOVEMENT BETWEEN SPACES	Y
4	A TOILET ON GROUND (OR ENTRY) LEVEL THAT PROVIDES EASY ACCESS	Y
5	A BATHROOM THAT CONTAINS A HOBLESS SHOWER ACCESS	Y
6	REINFORCED WALLS AROUND THE TOILET, SHOWER AND BATH SUPPORT THE SAGE INSTALLATION OR GRABRAILS AT A LATER DATE	Y
7	STAIRWAYS ARE DESIGNED TO REDUCE THE LIKELIHOOD OF INJURY AND ALSO ENABLE FUTURE ADAPTATION	Y

REVISION		DESCRIPTION	DATE	DRAWN	SCALE	DRAWN	CHECKED	DATE
P01		PRELIMINARY DRAFT	05.06.2024	JV				
DA01		ARCHITECTURE SET	21.06.2024	JV	1:150	JV		12.05.2024
DA02		ARCHITECTURE SET	28.06.2024	JV				
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PROJECT No

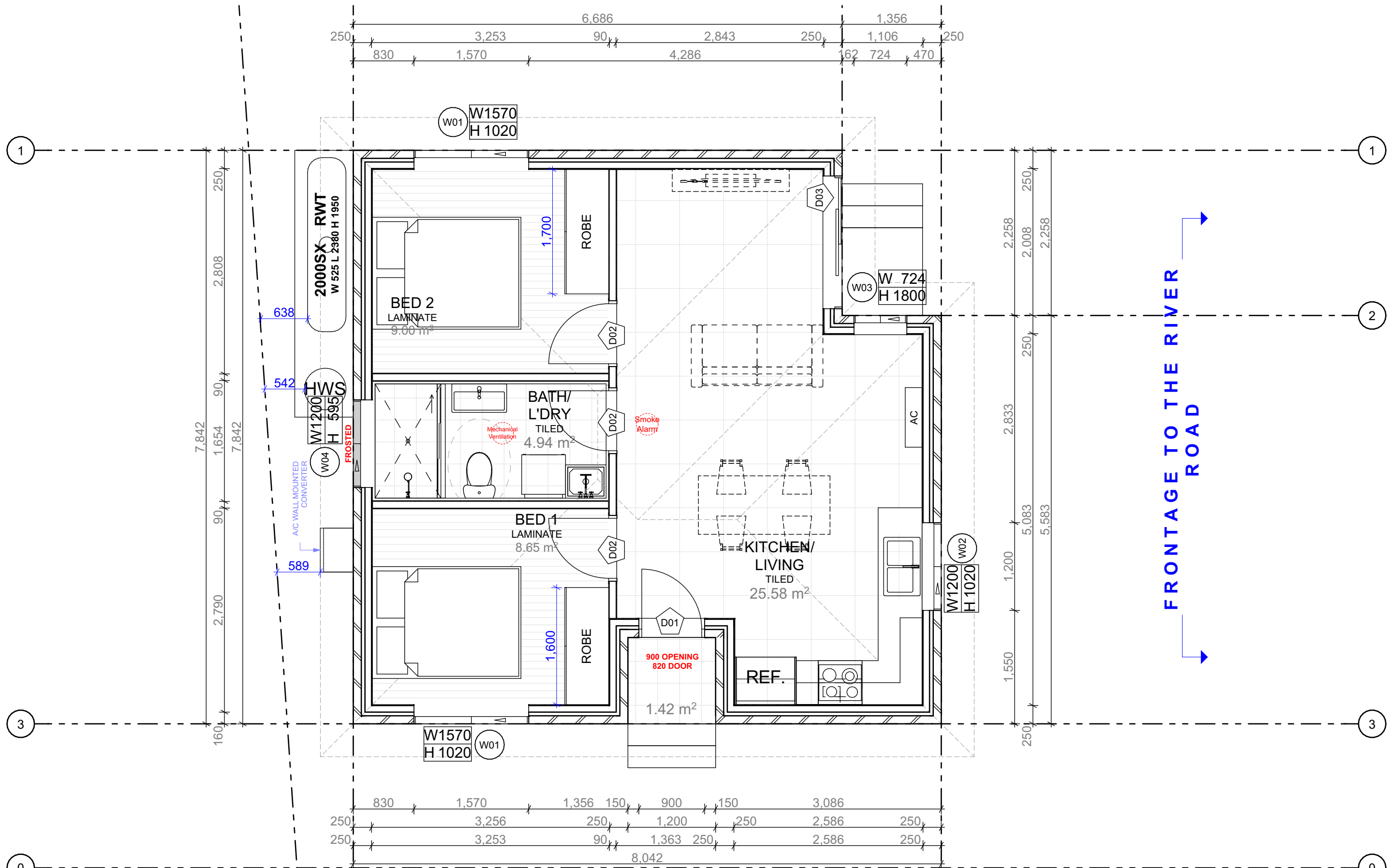
DRAWING No

REVISION

C24-0007410

DA 0403

DA05



1
GROUND FLOOR PLAN
1:50

CLIENT
ALIMA SINGH DONGOL & MILAN RAJBHANDARI
LOT 3, DP 358685
61 THE RIVER ROAD, REVESBY 2212

DRAWING TITLE
Construction Details

PROJECT
DEVELOPMENT APPLICATION SET
CONSTRUCTION OF A SECONDARY DWELLING

FLOOR PLAN
SHEET SIZE
A3

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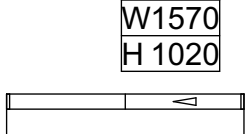
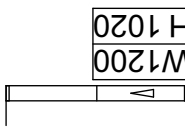
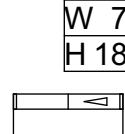
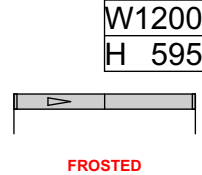


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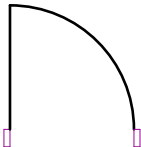
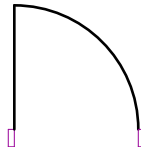
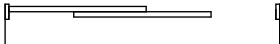
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DA05	ARCHITECTURE SET	12.05.2025	JV				
		PROJECT No		DRAWING No		REVISION	
		C24-0007410		DA 1000		DA05	

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

Window List				
ID	W01	W02	W03	W04
Quantity	2	1	1	1
From Room Number	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Height	1,020	1,020	1,800	595
Width	1,570	1,200	724	1,200
Window sill height	1,108	1,108	334	1,538
Window head height	2,128	2,128	2,134	2,133
2D Symbol				

1

Window List

Door List			
ID	D01	D02	D03
Quantity	1	3	1
To Room Number	<Undefined>	<Undefined>	<Undefined>
W x H Size	900×2,109	820×2,109	1,816×2,109
Door sill height	0	0	0
Door head height	2,109	2,109	2,109
2D Symbol			

2

Door List

1:1

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ALIMA SINGH DONGOL & MILAN RAJBHANDARI

LOT 3, DP 358685

61 THE RIVER ROAD, REVESBY 2212

DRAWING TITLE

Construction Details

SCHEDULES

PROJECT

DEVELOPMENT APPLICATION SET

CONSTRUCTION OF A SECONDARY DWELLING

SHEET SIZE

A3

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P01	PRELIMINARY DRAFT	05.06.2024	JV	1:1	JV		12.05.2024
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DA02	ARCHITECTURE SET	28.06.2024	JV				
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PROJECT No

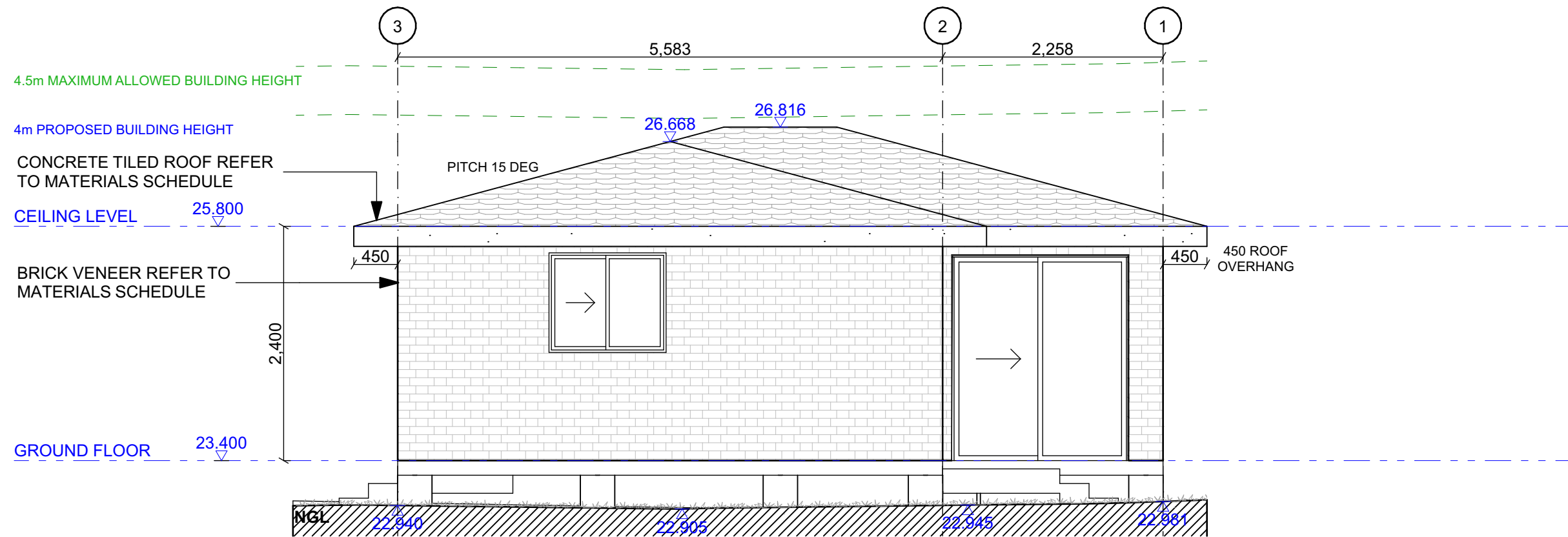
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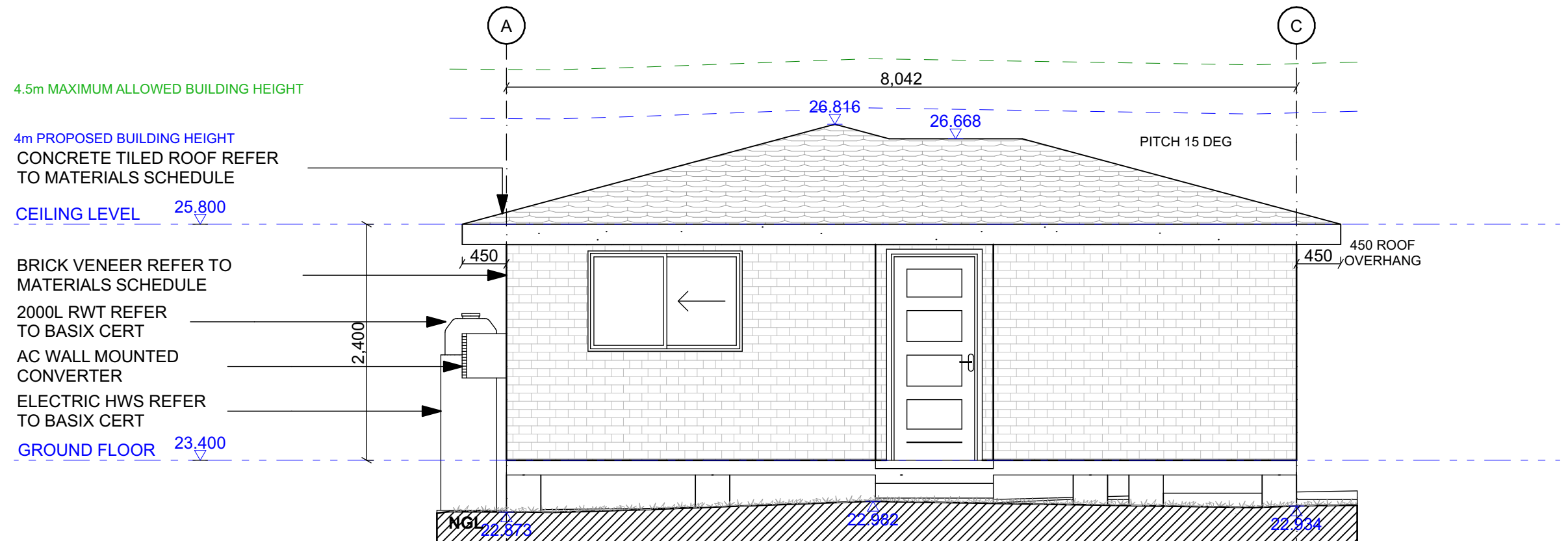
DA 1100

REVISION

DA05



1
WEST ELEVATION
1:50



2
NORTH ELEVATION
1:50

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ALIMA SINGH DONGOL & MILAN RAJBHANDARI
LOT 3, DP 358685
61 THE RIVER ROAD, REVESBY 2212

DRAWING TITLE
Construction Details

PROJECT
DEVELOPMENT APPLICATION SET
CONSTRUCTION OF A SECONDARY DWELLING

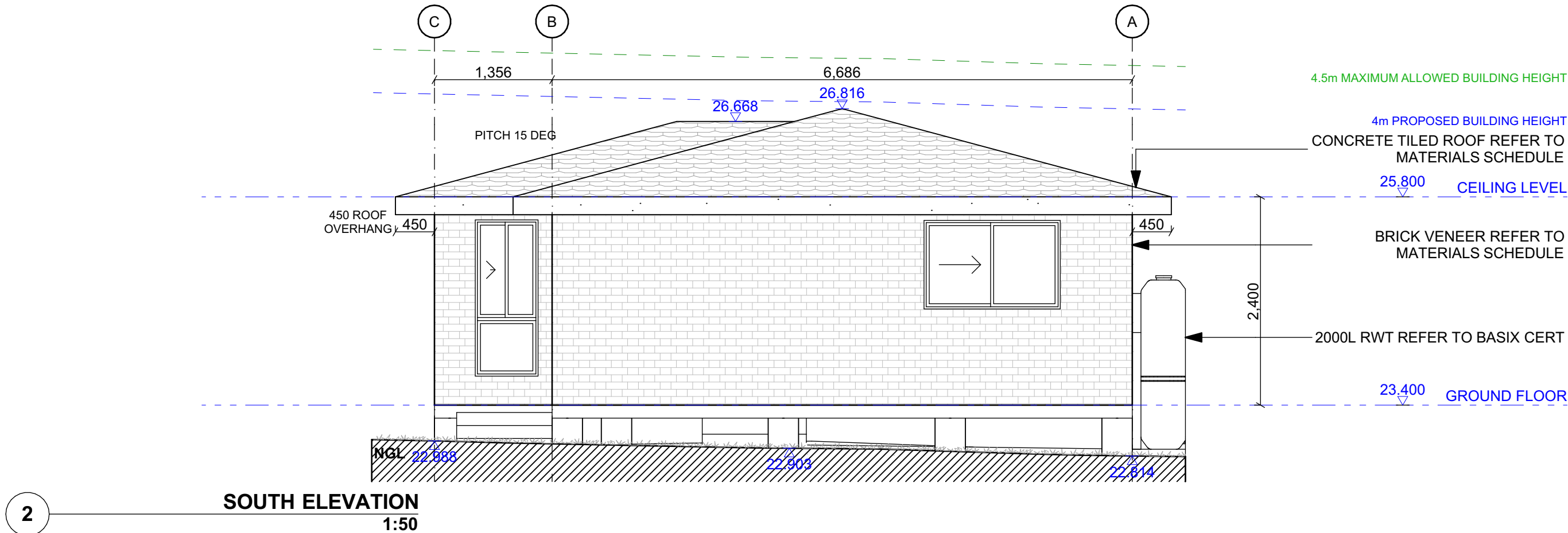
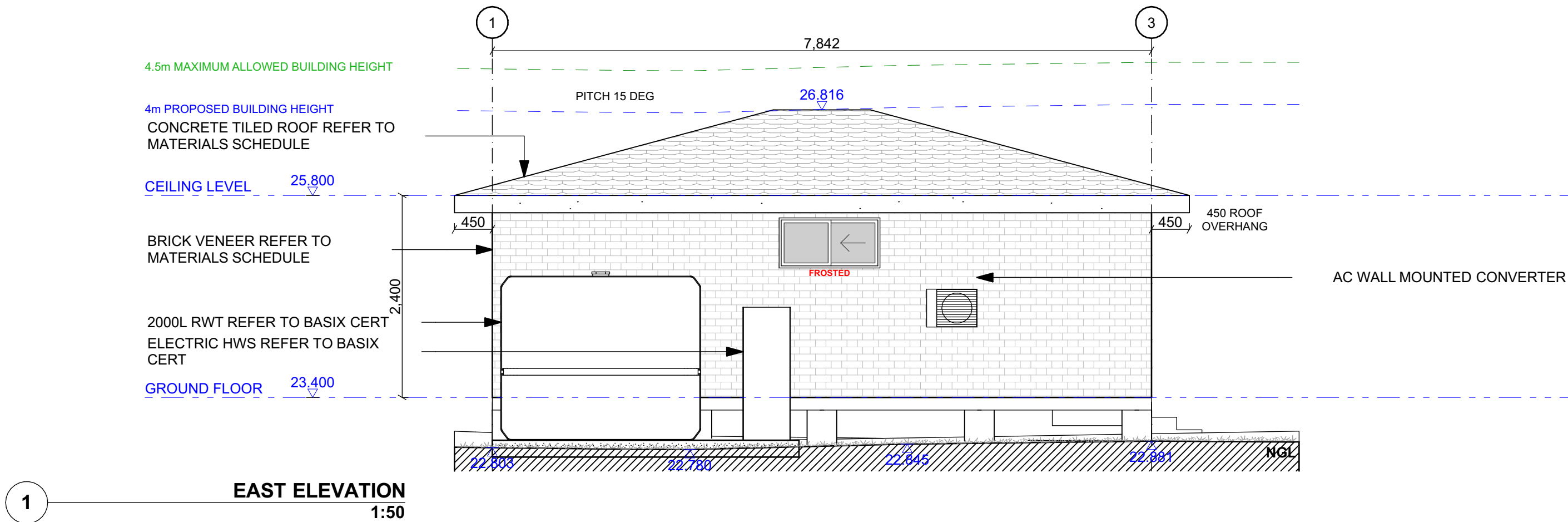
WEST & NORTH ELEVATIONS

SHEET SIZE
A3

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PROJECT No				DRAWING No		REVISION	
C24-0007410				DA 1501		DA05	



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LOT 3, DP 358685
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DRAWING TITLE

Construction Details

PROJECT

DEVELOPMENT APPLICATION SET

CONSTRUCTION OF A SECONDARY DWELLING

EAST & SOUTH ELEVATIONS

SHEET SIZE

A3

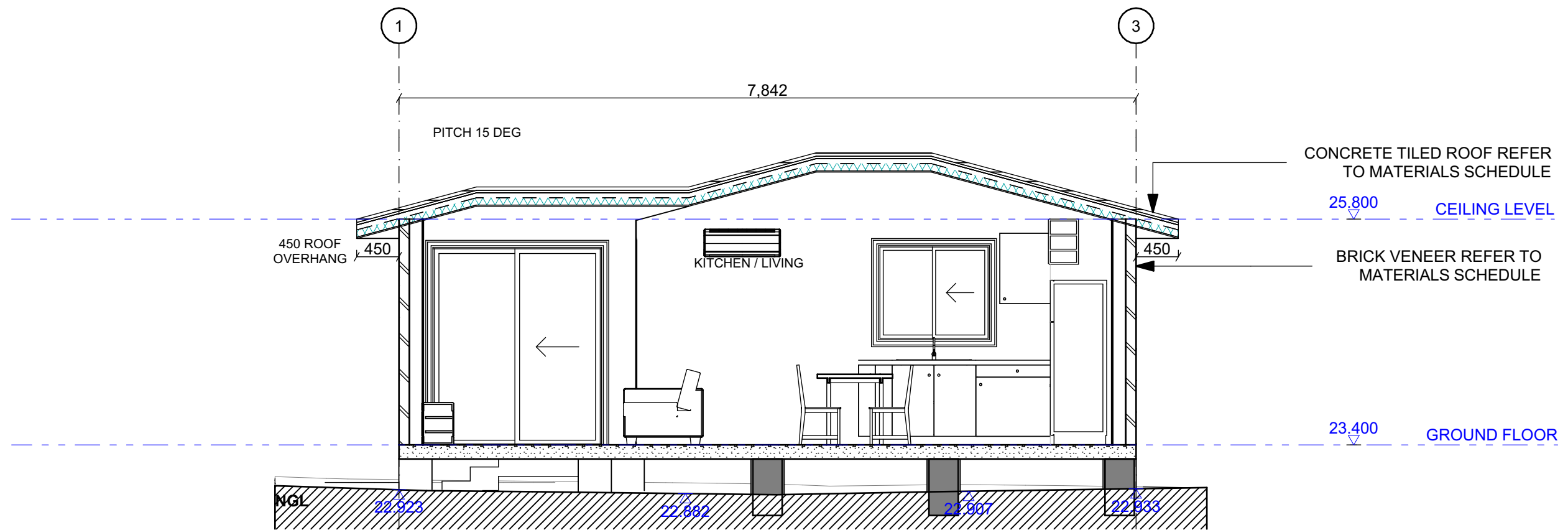
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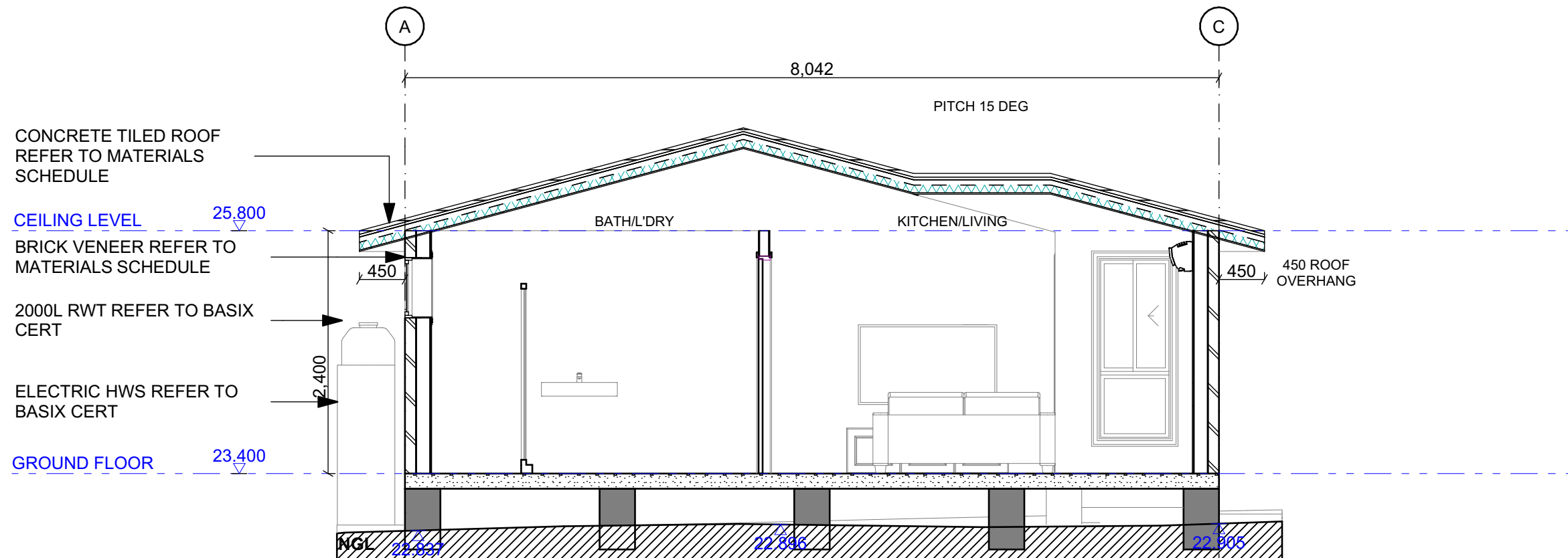
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		PROJECT No		DRAWING No		REVISION	
		C24-0007410		DA 1502		DA05	



SECTION A
1:50



SECTION B
1:50

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LOT 3, DP 358685
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DRAWING TITLE Construction Details

SECTION A & B

PROJECT DEVELOPMENT APPLICATION SET
CONSTRUCTION OF A SECONDARY DWELLING

SHEET SIZE A3

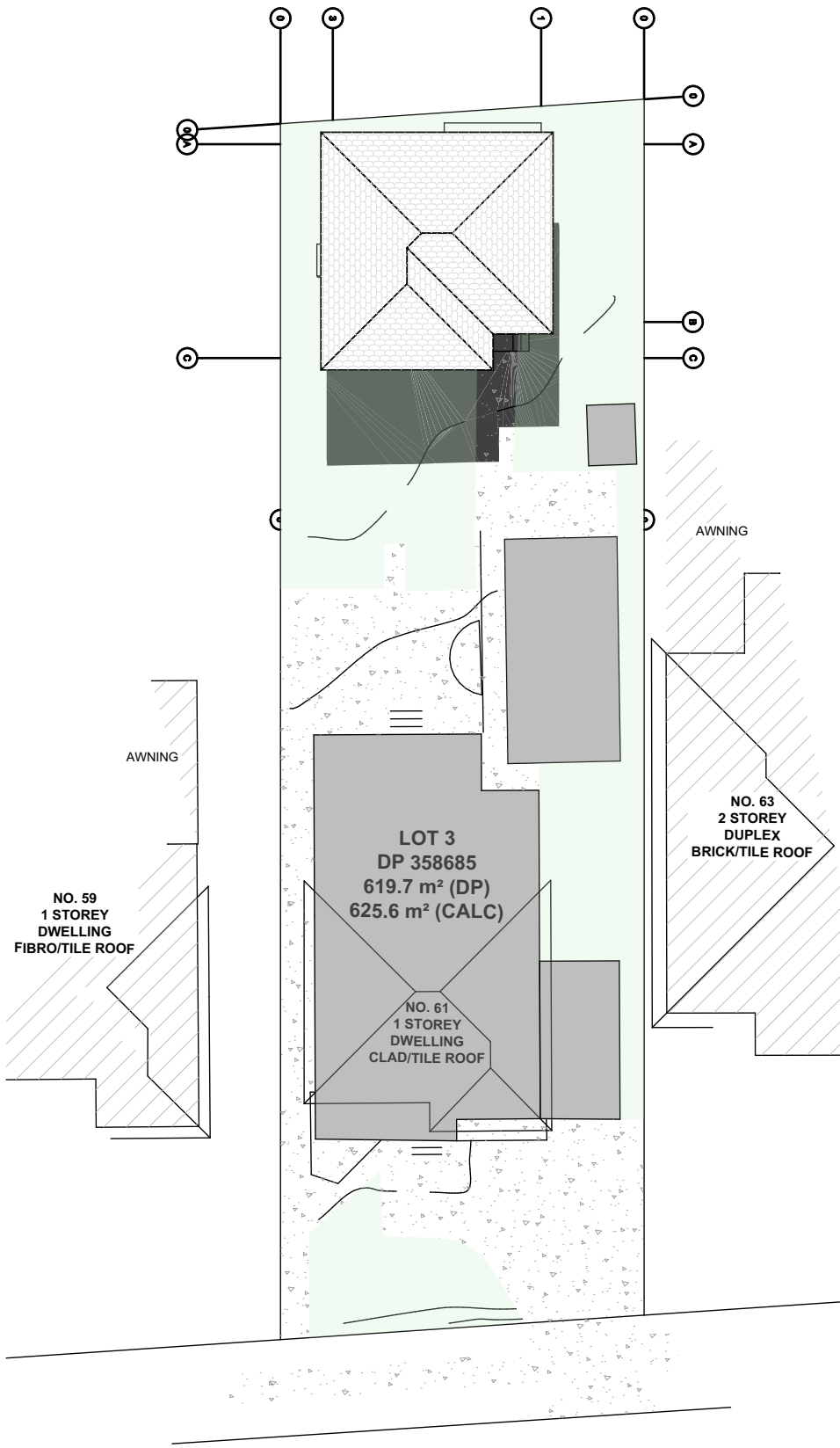
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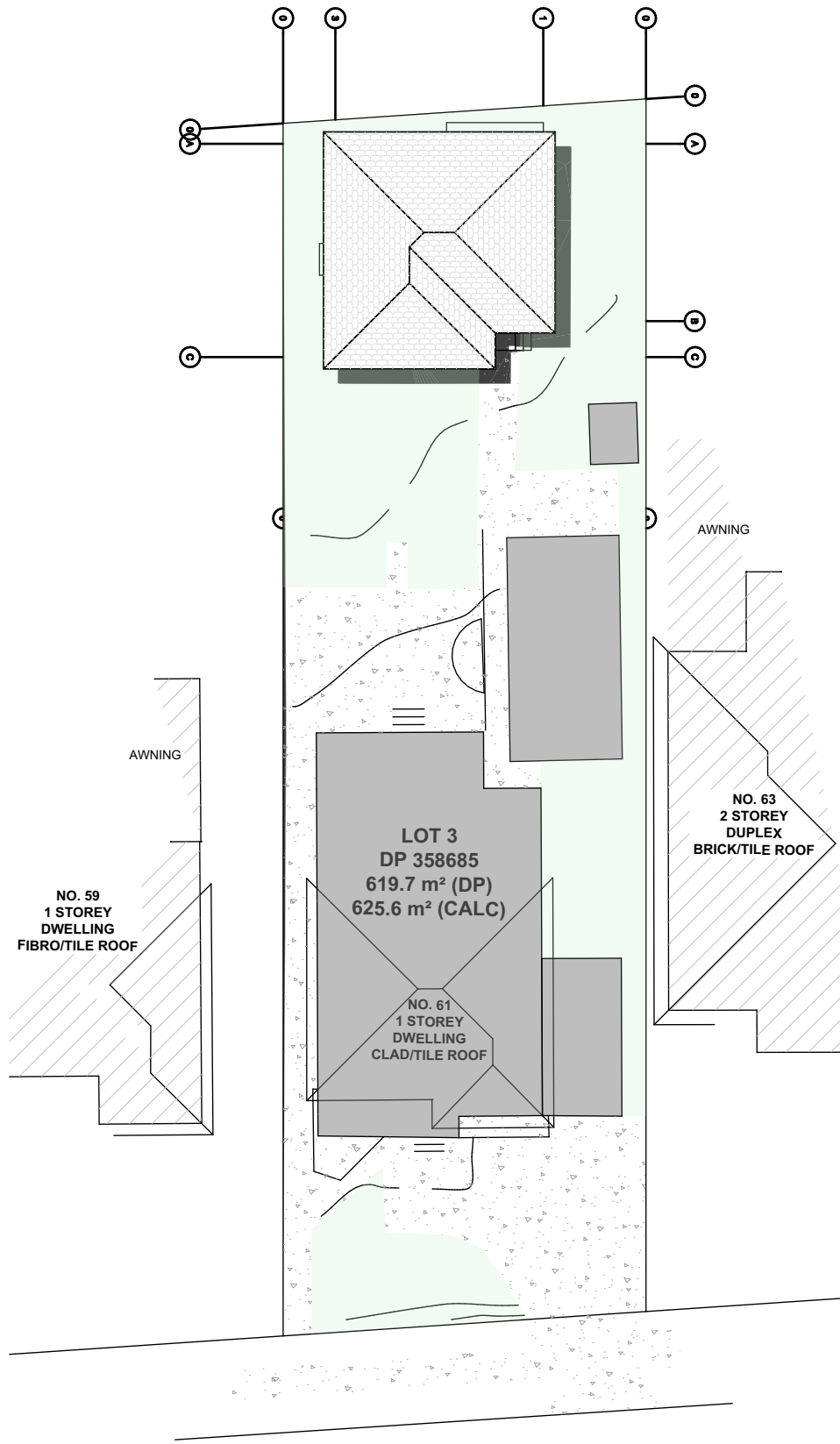
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DA05	ARCHITECTURE SET	12.05.2025	JV				
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				C24-0007410	DA 1601	DA05	



THE RIVER ROAD

21 DEC 9AM

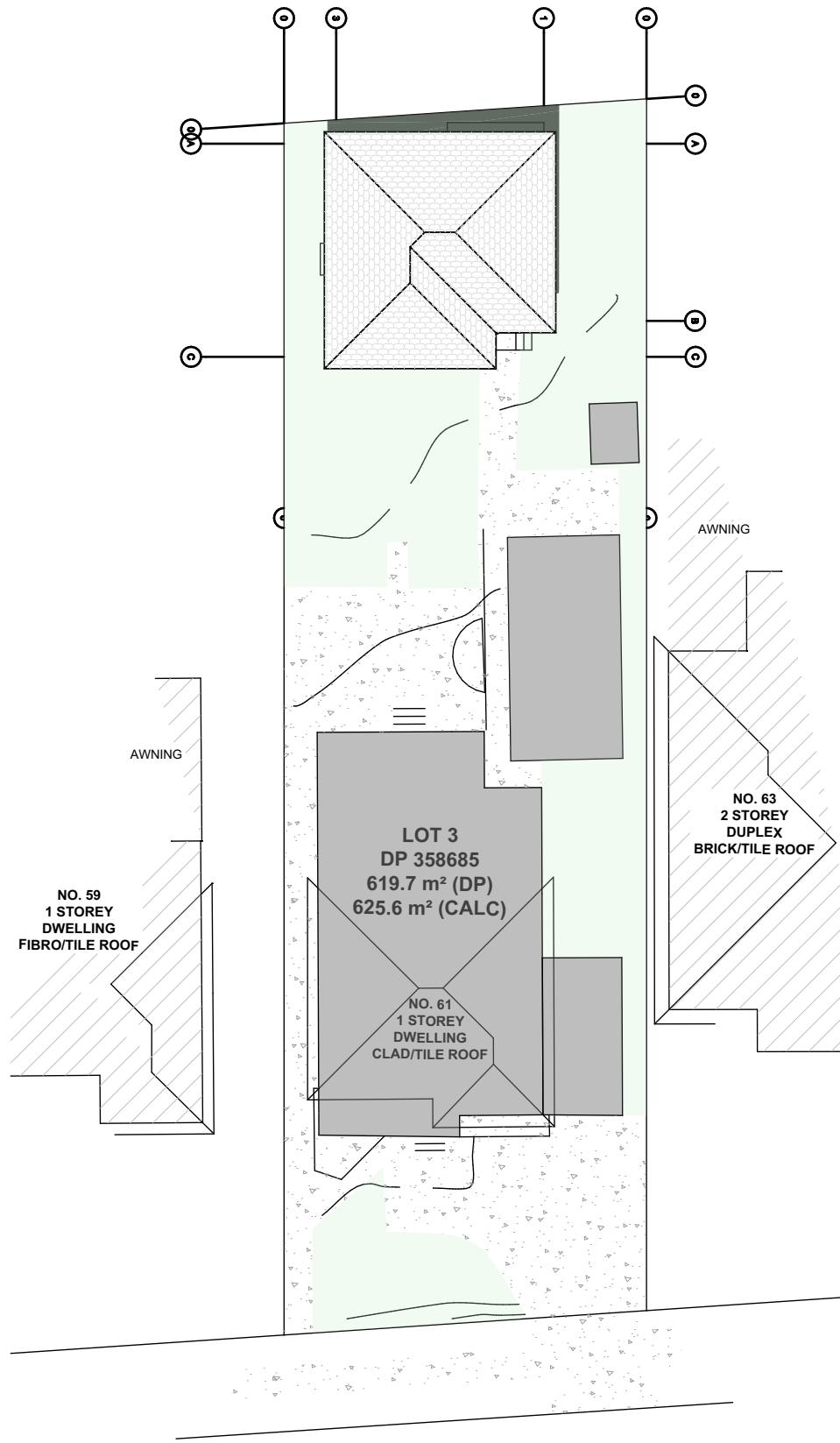
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THE RIVER ROAD

21 DEC 12PM

1:250



THE RIVER ROAD

21 DEC 3PM

1:250

CLIENT ALIMA SINGH DONGOL & MILAN RAJBHANDARI Construction Details

LOT 3, DP 358685
61 THE RIVER ROAD, REVESBY 2212

PROJECT DEVELOPMENT APPLICATION SET
CONSTRUCTION OF A SECONDARY DWELLING

SUMMER SHADOW DIAGRAMS

SHEET SIZE

A3

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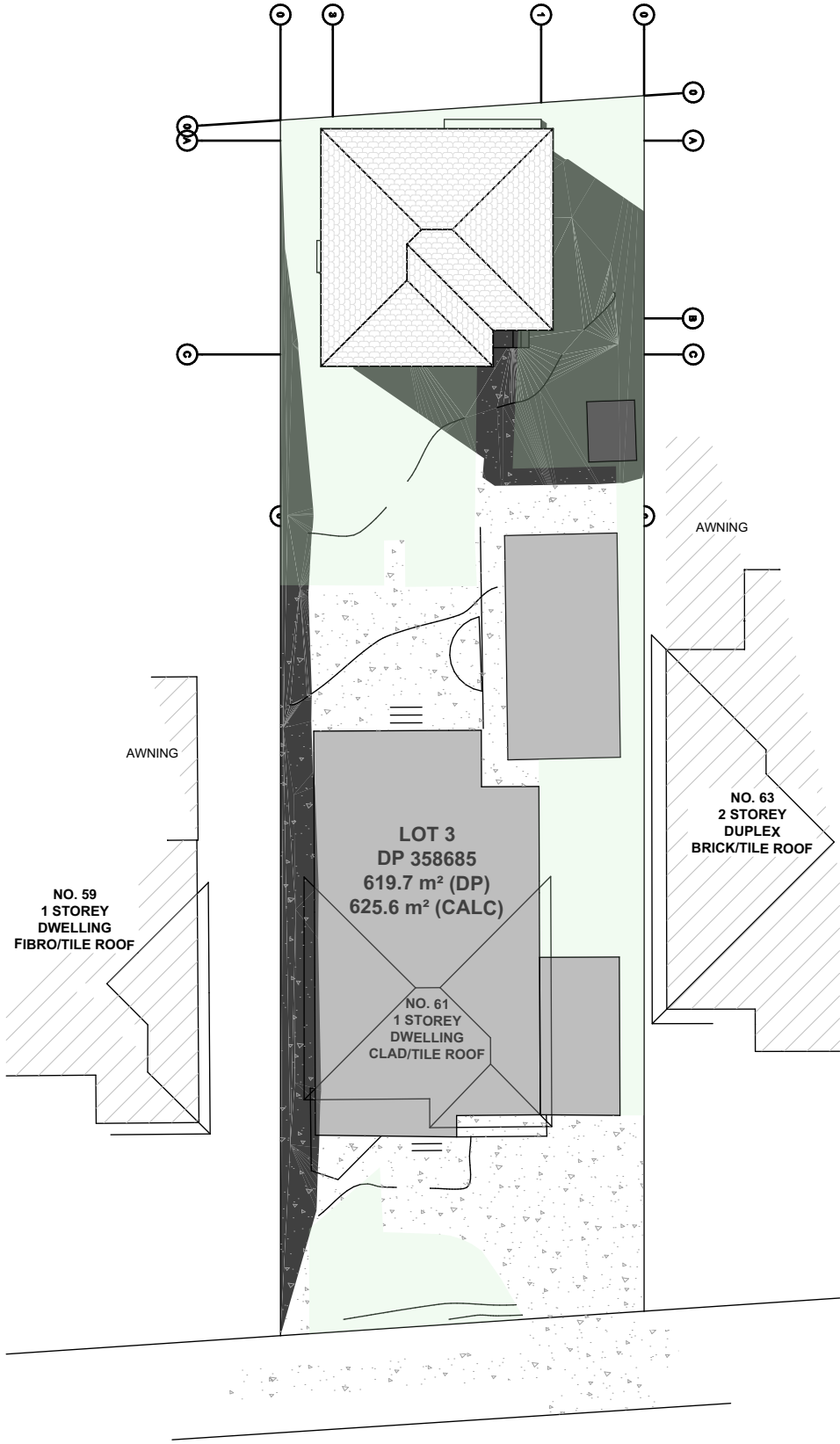
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DA05	ARCHITECTURE SET	12.05.2025	JV		

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PROJECT No DRAWING No REVISION

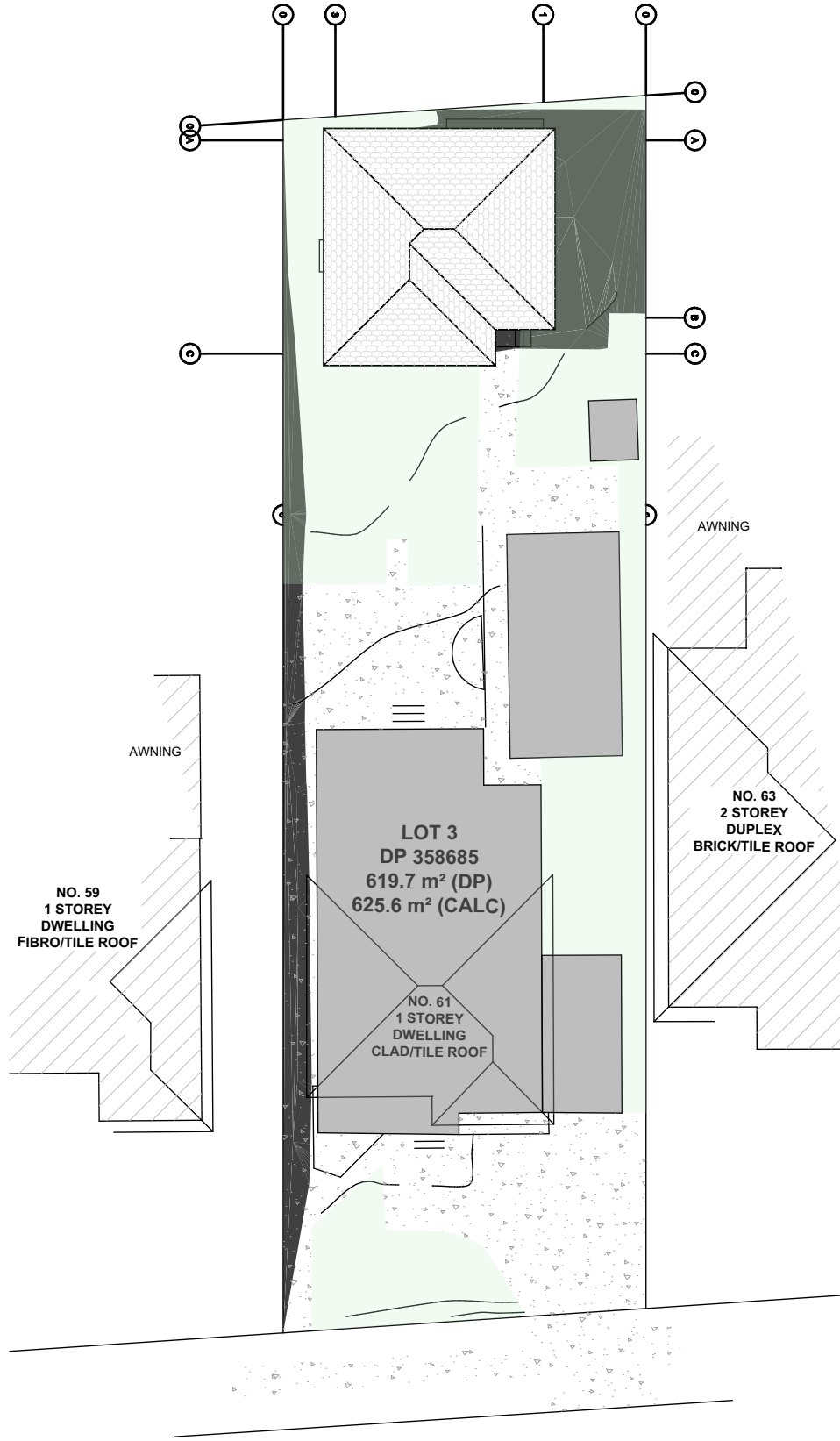
C24-0007410 DA 1700 DA05



THE RIVER ROAD

21 JUN 9AM

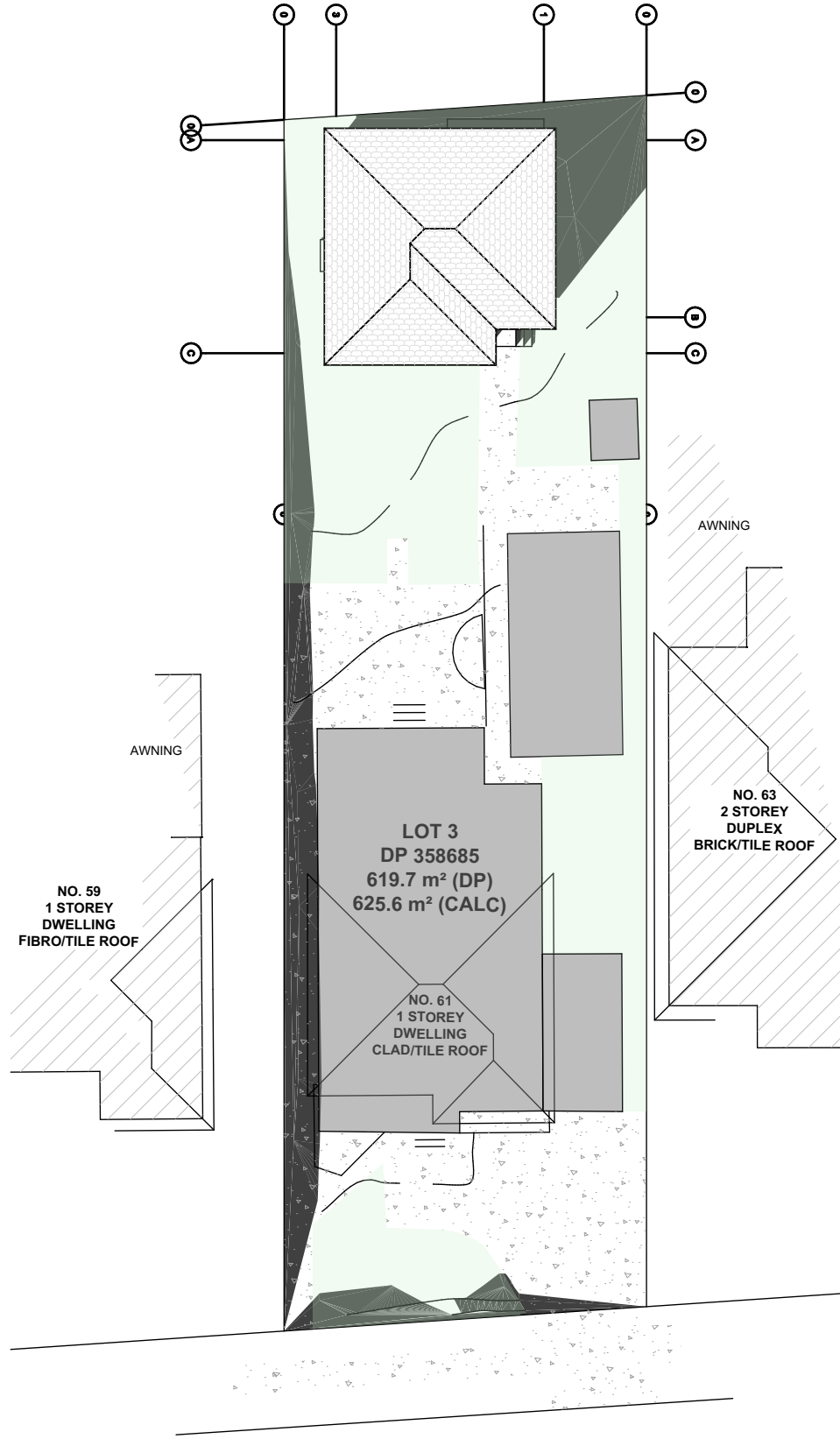
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THE RIVER ROAD

21 JUN 12PM

1:250



THE RIVER ROAD

21 JUN 3PM

1:250

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DRAWING TITLE
Construction Details

PROJECT
DEVELOPMENT APPLICATION SET
CONSTRUCTION OF A SECONDARY DWELLING

WINTER SHADOW DIAGRAMS
SHEET SIZE
A3

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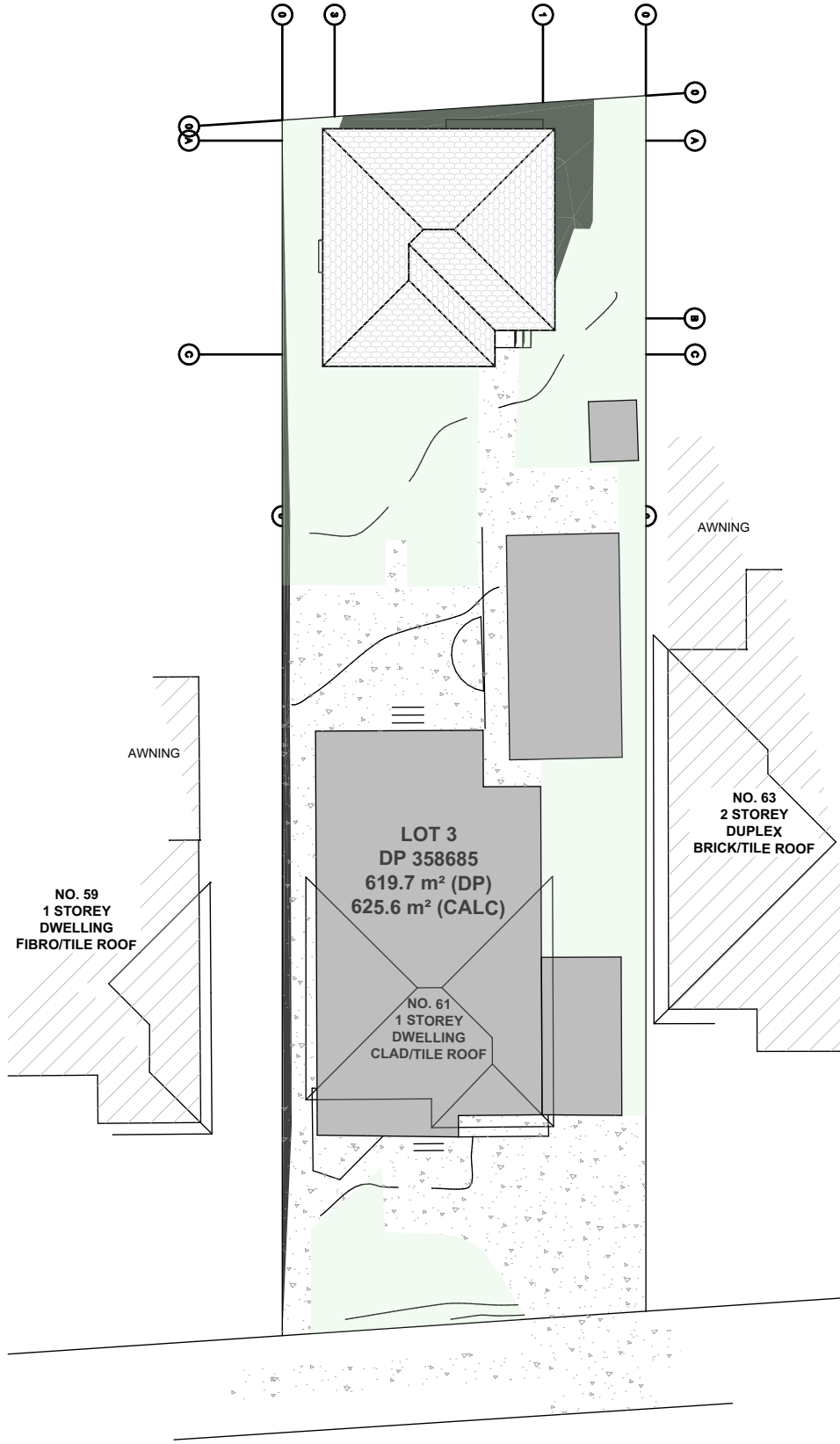
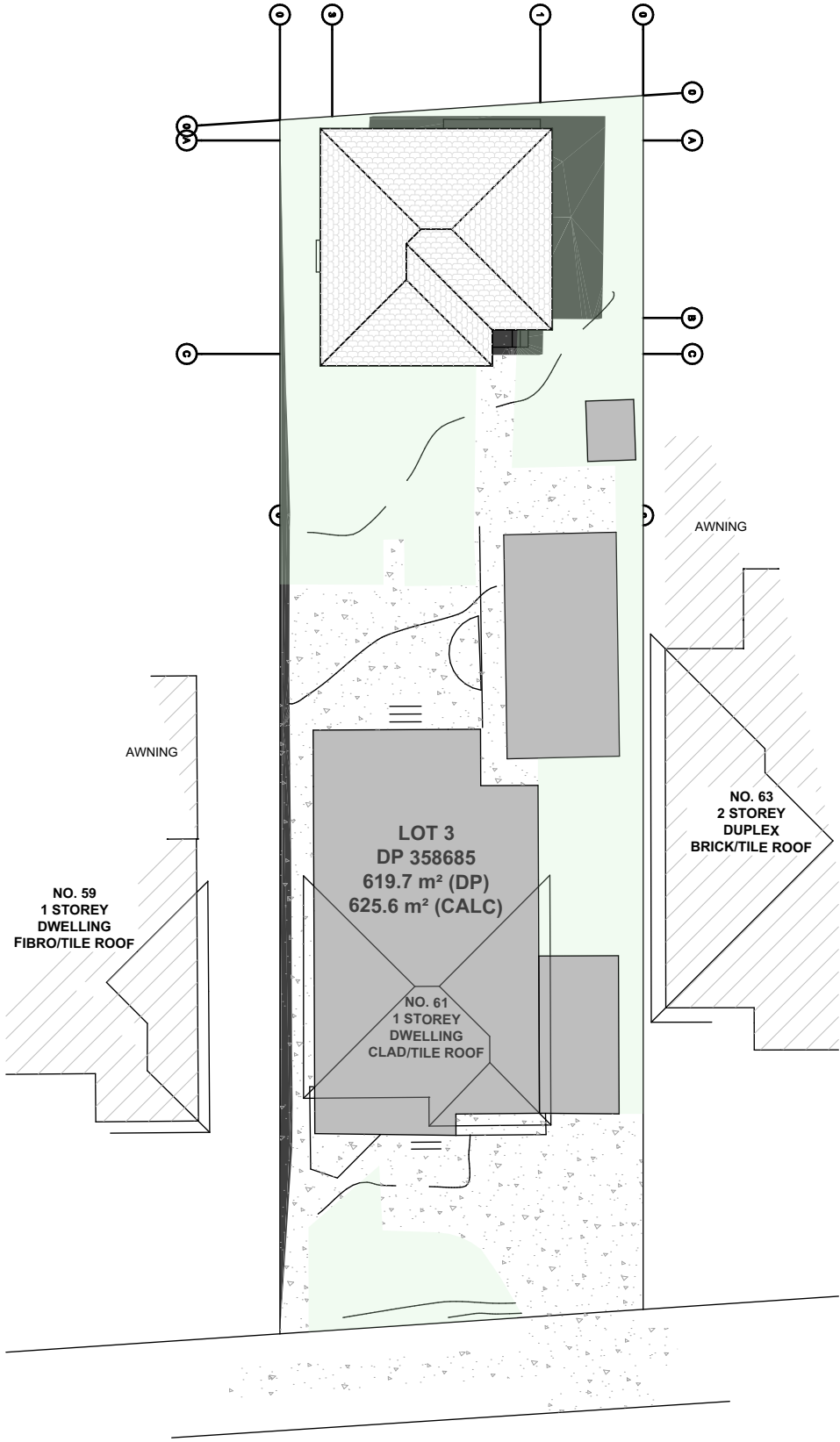
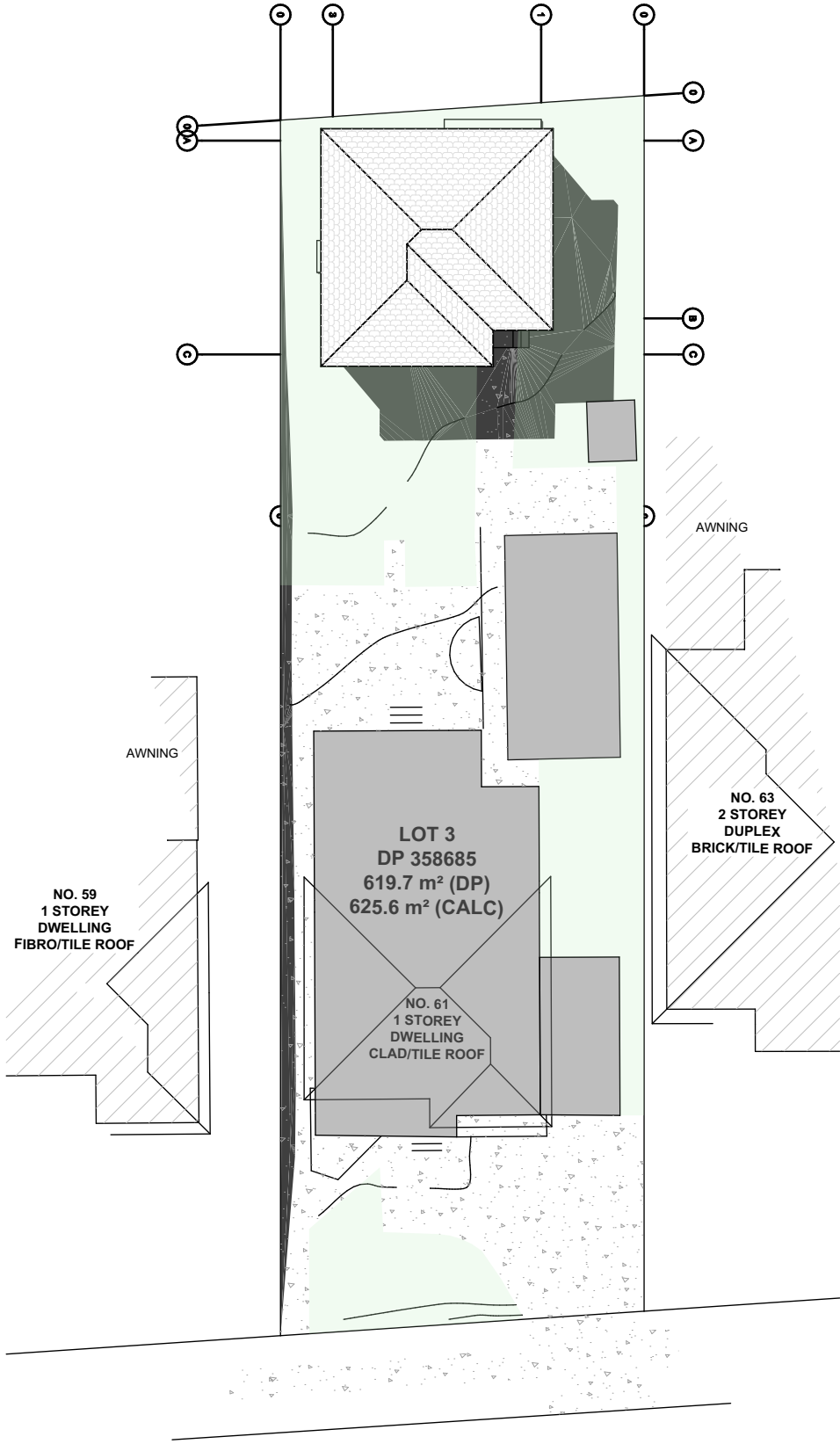
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DA01	ARCHITECTURE SET	21.06.2024	JV	1:250	JV		12.05.2024
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DA05	ARCHITECTURE SET	12.05.2025	JV				



3

21 SEP 9AM
1:250

2

21 SEP 12PM
1:250

1

21 SEP 3PM
1:250

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LOT 3, DP 358685
61 THE RIVER ROAD, REVESBY 2212

DRAWING TITLE
Construction Details

EQUINOX SHADOW DIAGRAMS

PROJECT
DEVELOPMENT APPLICATION SET
CONSTRUCTION OF A SECONDARY DWELLING

SHEET SIZE
A3

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C24-0007410		DA 1702		DA05			